

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

TUESDAY

MARCH 26, 2013

8:30 A.M.

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

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

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

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

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

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

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

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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 24)

PRESENTATIONS/GOLD RESOLUTIONS

(Items 1 through 5)

PRESENTATIONS AT BOARD MEETING

1. Adopt a Gold Resolution commending Sonoma International Film Festival for their cultural, artistic and sensory contribution to the community. (First District)
2. Adopt a Gold Resolution commending Sonoma County Vintners and Sonoma Valley Vintners & Growers Alliance for their outstanding contributions and commitment to the community. (First District)
3. Adopt a Gold Resolution celebrating 50 years since the decision of Gideon vs. Wainwright guaranteeing the right to counsel in all criminal cases for indigent defendants. (Public Defender)

PRESENTATIONS AT DIFFERENT DATE

4. Adopt a Gold Resolution declaring April 1-7, 2013 as Public Health Week in Sonoma County. (Health Services)
5. Adopt a Gold Resolution honoring Dave Miller for his passion, dedication and hard work as President of the Healdsburg Little League for over a decade, positively impacting the lives of thousands of Healdsburg families through his development of an exceptional, player-centered youth sports program. (Fourth District)

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

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

6. Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District (“District”) to execute, on behalf of the District, a services agreement with Restoration Design Group, LLC (“RDG”) to complete a management plan and trails plan for Calabazas Creek Open Space Preserve and a services agreement with Prunuske Chatham, Inc. (“PCI”) to update a management plan for Healdsburg Ridge Open Space Preserve. The RDG contract is not to exceed \$203,378 and the PCI contract is not to exceed \$84,213. (First and Fourth Districts)

CONSENT CALENDAR (Continued)

RUSSIAN RIVER COUNTY SANITATION DISTRICT
SONOMA COUNTY WATER AGENCY
(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)
AND
SONOMA VALLEY COUNTY SANITATION DISTRICT
(Directors: Gorin, Rabbitt, K. Brown)

7. Authorize the Chair to execute a joint agreement with City of Santa Rosa for the City of Santa Rosa to provide janitorial services for the amount of \$274,793; agreement terminates on February 28, 2015; and Authorize the General Manager to amend the agreement provided amendments do not cumulatively increase the total cost by more than \$15,000 and do not substantially change the scope of work. (First, Fourth and Fifth Districts)

SONOMA COUNTY WATER AGENCY
(Directors: Gorin, Rabbitt, Zane, McGuire, Carrillo)

8. Authorize the Chair to execute an agreement with EMC Research, Inc. to provide public opinion survey services (\$33,000; agreement terminates on March 31, 2014).
9. Authorize the Chair to execute the agreement for funding of Gold Ridge Resource Conservation District Russian River Watershed Program (2013/2015) with Gold Ridge Resource Conservation District (\$44,200 over the course of three fiscal years; agreement is anticipated to be complete on December 31, 2014); and execute the agreement for funding of Green Valley Road Stream Crossing Project with Gold Ridge Resource Conservation District (\$75,000; agreement is anticipated to be complete on December 31, 2014). (Fifth District)

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

10. Authorize the Auditor-Controller-Treasurer-Tax Collector to sign a five-year contract with Hinderliter, de Llamas, and Associates for a rate of \$4,500/year + 15% of recovered funds to obtain sales tax audit services for the County.

BOARD OF SUPERVISORS

11. Disbursement of 2012-2013 Discretionary Advertising Funds (Third District) – Approve Advertising Program grant awards to the following entities and authorize the County Administrator to execute contracts with the following entities: Actors’ Theater For Children: \$1,000, Santa Rosa Symphonic Chorus: \$1,000.
12. Approve a contribution, in the amount of \$5,000, to Cinco de Mayo Santa Rosa Festival.

COUNTY ADMINISTRATOR

13. Authorize the Chair to execute a Personal Services Agreement with Susan Klassen as Director of Transportation and Public Works, from March 26, 2013 through March 14, 2016.

CONSENT CALENDAR (Continued)

COUNTY COUNSEL

14. Authorize the Chair to execute an amendment to the Personal Services Agreement with Veronica Ferguson as County Administrator, extending the term effective February 1, 2013 through March 26, 2016.

GENERAL SERVICES

15. Authorize the Chair to execute a contract with Voorhis/Robertson Justice Services, Inc. in the amount of \$45,000 to provide services to support the implementation of oversight and service delivery structural enhancements within the General Services Architecture, Facilities Operations, and Real Estate Divisions.

PERMIT AND RESOURCE MANAGEMENT

16. Authorize the Chair to execute a professional services agreement with ICF Jones and Stokes, Inc. in the amount of \$473,950 to prepare a multi-jurisdictional Greenhouse Gas Reduction Implementation Program (GRIP).

REGIONAL PARKS

17. Adopt a Resolution adopting the Mitigated Negative Declaration and approving the Bodega Bay Boat Launch Facilities Improvements project; and adopt a Resolution authoring the Director of Regional Parks to apply for grant funding from the California Department of Boating & Waterways. (Fifth District)

TRANSPORTATION AND PUBLIC WORKS

18. Adopt a Resolution accepting Grant of Utility Easement deed, and land for Phase 2 of the Guerneville Street Lighting on Fife Creek Bridge Project; authorizing execution of agreement for purchase and sale of easement; authorizing payment of \$3,147, including \$-0- severance; authorizing proration and transfer of taxes on said land; and authorizing refunds, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Raitano Trust (APN 071-180-014); Project No. W12001. (Fifth District)

MISCELLANEOUS

19. Approval of Minutes – (A) Approve the minutes of the meeting of March 12, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Russian River County Sanitation District, Occidental County Sanitation District, South Park County Sanitation District, Sonoma County Water Agency, and Board of Supervisors. (B) Approve the minutes of the meeting of March 12, 2013 for the Sonoma Valley County Sanitation District.

CONSENT CALENDAR (Continued)

APPOINTMENTS/REAPPOINTMENTS

(Items 20 through 24)

20. Appoint Mary Basham to the Commission on the Status of Women for a two year term beginning on March 26, 2013 and ending on March 26, 2015. (Third District)
21. Appoint Robert Halverson, Alfredo Perez and Carlos Ayala to the Upstream Investments Portfolio Review Committee for a two-year term ending March 30, 2015; and Reappoint current members B.J. Bischoff, Julie Sabbag-Maskey, Katie Greaves, Leo Tacata and Stephen Jackson to the Portfolio Review Committee for a second term ending March 30, 2015. (Human Services)
22. Reappoint Stephanie Cabral and Paul Duranczyk to the Workforce Investment Board for two year terms ending March 26, 2015; and Reappoint Ed Barr, Dan Blake, Jeanne Buckley, Scott Kincaid, Jim Sartain, and Jimmy Toro to the Youth Council for a two year term ending March 26, 2015. (Human Services)
23. Reappoint Alice Perlman to the Advisory Council to Area Agency on Aging for a two-year term from April 8, 2013 through April 8, 2015. (Fifth District)
24. Reappoint John Hadzess to the Civil Service Commission for a four-year term from March 17, 2013 through March 17, 2017. (Fifth District)

IV. REGULAR CALENDAR

(Items 25 through 28)

SHERIFF'S OFFICE

25. Adopt a Resolution introducing, reading the title of and waiving further reading of a proposed Ordinance adding Article IX, Taxicab Regulations, to Chapter 18, Motor Vehicles and Traffic, of the Sonoma County Code. (4/5 vote required) (First Reading)

GENERAL SERVICES / AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

AND

SONOMA COUNTY PUBLIC FINANCING AUTHORITY

SONOMA COUNTY WATER AGENCY

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

26. Sonoma County Energy Independence Program Update – (A) Acting as the Board of Directors of the Sonoma County Public Finance Authority: Adopt a Resolution and approve agreements authorizing continued issuance and sale of revenue bonds, and loan of funds to the County, to fund the Sonoma County Energy Independence Program; and (B) Acting as the County Board of Supervisors: Adopt three Resolutions authorizing the Treasurer to invest in bonds issued by the Public Finance Authority, and authorizing execution of various related agreements, including a bond purchase agreement and a loan agreement; and receive an update on the program activity of the Sonoma County Energy Independence Program (S.C.E.I.P.) and the Federal Housing Finance Agency (F.H.F.A.) litigation proceedings; and (C) Acting as the Directors of the Sonoma County Water Agency: Adopt a Resolutions withdrawing funds from the County Treasury Pool, and authorizing the withdrawn funds to be invested in Sonoma County Energy Independence Program bonds as a long-term Water Agency investment.

PERMIT AND RESOURCE MANAGEMENT

27. Receive the 2012 Annual Report on the General Plan and review the proposed Special Projects Work Plan and provide direction to staff for program implementation in Fiscal Years 2013/2014 and 2013/2015.

BOARD OF SUPERVISORS

28. Approve Board Sponsorship of \$4,205 to the Sebastopol Center for the Arts for the AARP Tax-Aide Program at the Sebastopol Veteran's Memorial Building from February 7, 2013 through April 11, 2013. (Fifth District)

V. CLOSED SESSION CALENDAR

(Items 29 through 31)

29. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – Resolution of potential claims from all cities, based on City of Alhambra et al. v County of Los Angeles, California Supreme Court no, S18547 (Govt. Code Section 54956.9(d)(1)).
30. 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)).
31. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Initiation of Litigation (Govt. Code Section 54956.9(d)(4)).

VI. REGULAR AFTERNOON CALENDAR

(Items 32 through 36)

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

32. Report on Closed Session.
33. **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.)
34. 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

35. **2:10 P.M. – FIRST GENERAL PLAN AMENDMENT PACKAGE FOR 2013**
- A) **PLP11-0022 – (FIRST DISTRICT)**
- a) APPLICANT: Herb and Betsy Stone.
 - b) LOCATION: 2837 Cavedale Road Glen Ellen
 - c) ASSESSOR'S PARCEL NO.: 053-070-039
 - d) ENVIRONMENTAL DOCUMENT: Categorical Exemption, Section 15061(b)(3)
 - e) REQUEST: Conduct a public hearing and consider adopting a Resolution approving: 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to the RRD (Resources and Rural Development) 100-acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on a 1.2 acre portion of the 4.72 acre parcel. This action will fulfill a Condition of Approval for a previously approved Lot Line Adjustment (LLA09-0053) to eliminate split land use and zoning on the newly reconfigured parcels.
- B) **PLP11-0039 – (FIRST DISTRICT)**
- a) APPLICANT: Stephen Hoffner
 - b) LOCATION: 13920 Carmel Ave., Glen Ellen
 - c) ASSESSOR'S PARCEL NO.: 054-190-007
 - d) ENVIRONMENTAL DOCUMENT: Negative Declaration
 - e) REQUEST: Conduct a public hearing and consider adopting a Resolution approving: 1) a General Plan Amendment from Rural Residential 5 acre density to Urban Residential 1 dwelling unit/acre; 2) a Zone Change from RR (Rural Residential) B6-5 acres per dwelling unit, BR (Biotic Resources), SD (Scenic Design), SR (Scenic Resources) to R1 (Low Density Residential) B6-1 dwelling unit/acre, BR, SD, SR; and 3) a Minor Subdivision to allow a 2.2 +/- acre parcel to be divided into two lots of 1.2 +/- and 1.0 +/- acres.

REGULAR AFTERNOON CALENDAR (Continued)

C) ZCE11-0018 – (FIFTH DISTRICT)

- a) APPLICANT: Ned Kahn, David and Amanda Crutcher, and Walter Iberti
- b) LOCATION: 8760 Graton Road, 3145 and 3137 Mueller Road, Graton
- c) ASSESSOR'S PARCEL NO.: 130-130-022, 130-130-023, and 130-130-024
- d) ENVIRONMENTAL DOCUMENT: Categorical Exemption, Section 15061(b)(3)
- e) REQUEST: Conduct a public hearing and consider adopting a Resolution approving proposed technical corrections for the three Graton properties to correct the technical error in implementation of a Condition of Approval (COA) for a 1992 Lot Line Adjustment (File LLA92-471). Conditions of Approval for the previously approved Lot Line Adjustment in 1992 required the applicant to apply for reconfiguration of the zoning boundaries to conform to the re-aligned parcel lines of the three parcels, which never occurred, and as a result each of the three parcels has dual land use and zoning designations. The proposed technical corrections change the land use designation and zoning boundary lines to conform to the parcel lines' and reflects current residential use of the three properties.

36. **ADJOURNMENTS**

NOTE: The next regular meeting will be held on April 9, 2013 at 8:30 a.m.

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

- 1. April 9th (AM) – Housing Authority Annual PHA Plan
- 2. April 9th (PM) – CPH12-0004; State of California - Iron Rangers; Sonoma
- 3. April 23rd (PM) – Consolidated Fee Hearings
- 4. May 7th (PM) – ZCE12-0009; Request for a Zone Change, 1900 Flora Marie Lane, Healdsburg
- 5. May 21st (AM) – Sanitation Zones & District Prop 218 Hearing



County of Sonoma
Agenda Item
Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Susan Gorin, 565-2241

Supervisorial District(s):

First

Title: Gold Resolution

Recommended Actions:

Approve a Gold Resolution commending Sonoma International Film Festival for their cultural, artistic and sensory contribution to the community.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, COMMENDING SONOMA INTERNATIONAL FILM FESTIVAL FOR THEIR CULTURAL, ARTISTIC AND SENSORY CONTRIBUTION TO THE COMMUNITY

WHEREAS, the upcoming 16th annual Sonoma International Film Festival has grown from a weekend, single screen venue, to the present 5-day, nine screening venue event; and

WHEREAS, the 2012 Festival welcomed over 200 filmmakers from around the world with audience attendance of over 20,000; and

WHEREAS, in the world of film festivals, Sonoma International Film Festival is considered to be one of the top ten destinations to enjoy and celebrate the art of independent films; and

WHEREAS, in addition to the film screenings, Sonoma International Film Festival offers an exceptional hospitality experience to all attendees with samples of world-renowned Sonoma wines and exemplary cuisine; and

WHEREAS, incorporated into Sonoma International Film Festival are spotlights and tributes to those outstanding in the film industry including John Lasseter, Robin Williams, Bruce Willis, Susan Sarandon, Saul Zanez and Michael Keaton; and

WHEREAS, Sonoma International Film Festival has grown in importance over the years both in the quality of films screened and those films that have gone on to theatrical release, such as *Bhutto*, *The Cove*, *Fat, Sick and Nearly Dead*, *Dressed* and *Bag-it*; and

WHEREAS, for the second consecutive year Sonoma International Film Festival has added a "festival-within-a-festival" with the addition of a Latino program that features films from Spanish speaking countries; and

WHEREAS, the 16th Annual Sonoma International Film Festival will be held April 10 through 14, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Sonoma County, hereby commends Sonoma International Film Festival for melding all that is artistic, cultural, and sensory and providing the unique opportunity to expose film attendees to the vibrancy of Sonoma and the Sonoma Valley areas.

Resolution #

Date:

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Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
Agenda Item
Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Susan Gorin, 565-2241

Supervisorial District(s):

First

Title: Gold Resolution

Recommended Actions:

Adopt a resolution commending Sonoma County Vintners and Sonoma Valley Vintners & Growers Alliance for their outstanding contributions and commitment to the community.

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Resolution			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, COMMENDING SONOMA COUNTY VINTNERS AND SONOMA VALLEY VINTNERS & GROWERS ALLIANCE FOR THEIR OUTSTANDING CONTRIBUTIONS AND COMMITMENT TO THE COMMUNITY

WHEREAS, Sonoma Valley Vintners & Growers Alliance is a non-profit trade organization serving over 500 members who share a mission to promote awareness of Sonoma Valley's grapes, wine, and history as the birthplace of the California wine industry; and

WHEREAS, Sonoma Valley Vintners and Growers Foundation is a non-profit 501c.3 organization that has raised over \$8,000,000 for local Sonoma Valley charities; and

WHEREAS, Sonoma County Vintners (SCV) is the leading voice of Sonoma County wine, dedicated to raising awareness of Sonoma County as one of the world's premier wine regions, noted for its heritage of artisan winemaking, distinct growing regions, and extraordinary quality.

WHEREAS, a total of \$483,500 in proceeds from Sonoma Wine Country Weekend, the annual Labor Day Weekend collection of wine and food events jointly produced by the Sonoma County Vintners and the Sonoma Valley Vintners and Growers Alliance, were distributed to thirty-two Sonoma County beneficiaries on March 1, 2013 at St. Francis Winery and Vineyards in Sonoma Valley; and

WHEREAS, two of the primary beneficiaries, the Boys & Girls Clubs of Sonoma Valley and Boys & Girls Clubs of Central Sonoma County, received grants that totaled \$264,000 raised from the "Fund-A-Need" lot at the 2012 Sonoma Harvest Wine Auction, one of Sonoma Wine Country Weekend's flagship events; and

WHEREAS, the balance of funds was disbursed through the Sonoma Valley Vintners and Growers Foundation and the Sonoma County Vintners Foundation in small grants to local organizations across Sonoma County, from Petaluma to Geyserville, from Guerneville to Sonoma; and

WHEREAS, the 2012 charity beneficiaries also include: 10,000 Degrees, Ceres Community Project, Friends in Sonoma Helping, Global Student Embassy, Green Acre Home & School, Jewish Community Free Clinic, La Luz Center, Operation Access, Parks Alliance for Sonoma County, PDI Surgery Center, Petaluma Health Center, Redwood Empire Aqua Stars, Redwood Empire Food Bank, Sonoma Community Center, Sonoma County Family YMCA, Sonoma Overnight Support, Sonoma Valley Community Health Center, Sonoma Valley Education Foundation, Sonoma Valley High School

Resolution #

Date:

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Agriculture Department, Sonoma Valley Hospital, Sonoma Valley Mentoring Alliance, Sonoma Valley Museum of Art, Sonoma Valley Teen Services, Sunny Hills Services, SVVGA Scholarship Fund, The Living Room Center, Tomorrow's Leaders Today, Transcendence Theatre Company, Verity and Willmar Family Grief & Healing Center; and

WHEREAS, over the years, the Sonoma Valley Vintners and Growers Foundation and Sonoma County Vintners Foundation have raised a cumulative total of more than \$11 million that has been donated directly to Sonoma County's non-profit organizations; and

WHEREAS, the 2013 Sonoma Wine Country Weekend is set for Labor Day Weekend, August 30 – September 1, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Sonoma County, hereby commends Sonoma Valley Vintners & Growers Alliance, Sonoma Valley Vintners and Growers Foundation and Sonoma County Vinters for their outstanding contributions and commitment to the community.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Law Office of the Public Defender

Staff Name and Phone Number:

Kathleen Pozzi, Interim Public Defender 565-3876

Supervisorial District(s):

Title: Celebrating 50 years of the right to a Public Defender

Recommended Actions:

Adopt a Gold Resolution declaring March 2013 Gideon Month

Executive Summary:

50 years ago, the Supreme Court handed down the decision of Gideon vs. Wainwright that has played a fundamental role in protecting the constitutional rights of those accused of crimes. The Supreme Court unanimously held that under the Sixth Amendment of the U.S. Constitution, there is a right to counsel in all criminal cases, and those that are indigent must be provided with Court appointed counsel. Prior to Gideon, that right was only reserved for death penalty cases.

In June of 1961, Clarence Gideon was accused by the State of Florida of burglarizing a local pool hall. Mr. Gideon was indigent and requested Court appointed counsel to represent him in his defense. His request was denied and he was forced to represent himself. A jury found him guilty and he was sentenced to serve 5 years in a Florida State prison. Poor and uneducated, he managed to handwrite his own appeal until they reached the United States Supreme Court. The Supreme Court agreed to hear his appeal and in a landmark decision agreed that the Sixth Amendment of the U.S. Constitution guaranteed the right to counsel for indigent persons accused of a crime. Gideon's case was remanded for a new trial, wherein he was afforded court appointed counsel. In the retrial, the jury found Gideon not guilty. It turned out that the prosecution's chief witness was an accomplice to the actual culprit.

The case of Gideon vs. Wainwright, decided in March of 1963, was the birth of Public Defender Offices across the United States.

The criminal justice system is a complicated system of laws and proceedings that often go misunderstood and can be extremely confusing and intimidating for those accused of a crime. Experienced criminal defense attorneys are necessary to protect the fundamental constitutional rights afforded by the Constitution. In order to get a fair trial, it is necessary for all persons who are accused

of committing a criminal act, to have the opportunity to be represented by competent and zealous advocates. To hold otherwise would be a grave injustice, one of which Gideon vs. Wainwright remedied. U.S. Supreme Court Justice Hugo Black wrote for the majority and held “that lawyers in criminal courts are necessities, not luxuries”. Clarence Earl Gideon is a Constitutional Hero!

Prior Board Actions:

None

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

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



County of Sonoma
State of California

Date: March 26, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Declaring March 2013 Gideon Month In Sonoma County.**

Whereas, the Supreme Court in March 1963 held that indigent person accused of crimes have a Sixth Amendment right to counsel and

Whereas, over the last 50 years these rights have been extended to those person accused of crimes and to hold otherwise would be a grave injustice and

Whereas, and wherein Public Defenders are necessary to protect the fundamental constructional rights afforded by the constitution and

Now, Therefore, Be It Resolved that Public Defenders are “necessities and not luxuries “as stated by U.S. Supreme Court Justice Hugo Black, in the case of Gideon vs. Wainwright.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors of Sonoma County

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Rita Scardaci, 565-4700

Supervisorial District(s):

Countywide

Title: National Public Health Week 2013

Recommended Actions:

Approve Resolution declaring April 1-7, 2013 as Public Health Week in Sonoma County

Executive Summary:

By Presidential Proclamation, Public Health week is celebrated nationally in the first week of April every year. The theme for 2013 is "Public Health is ROI: Save Lives, Save Money." In the business world, ROI indicates the return on investments. Public health programs have an excellent record of return on investment, resulting in healthier communities, fewer persons afflicted with injuries or illness, and reduced cost in treating diseases. The funds spent on programs that ensure public health have and continue to provide substantial returns for relatively small investments.

For example, routine childhood immunizations save \$9.9 million in direct health care costs, save 33,000 lives and prevent 14 million cases of disease in the US. A \$52 investment in a child safety seat prevents \$2,200 in medical costs, resulting in a return of \$42 for every \$1 invested. Similarly, a \$12 investment in a child's bicycle helmet can prevent \$580 in medical costs, resulting in a return of \$48 for every \$1 invested. Investing in public health is an investment in our nation's health and future.

Locally, the Department's Nurse-Family Partnership program is a good example of a wise investment of public funds. Independent research conducted on the national program shows that every dollar invested in the program can yield as much as five dollars in return. A study done by the Pacific Institute for Research and Evaluation found that by a child's fifth birthday, the program offsets an average of \$10,104 in federal, state, local, and individual costs for each family served in California. Savings include lower Medicaid costs associated with reduced smoking during pregnancy, decreased child injury, reduced child abuse and neglect, better rates of immunization, and reduced public benefits enrollment.

This year's theme focuses on five key areas:

- Ensuring a safe, healthy home for your family
- Providing a safe environment for children at school
- Creating a healthy workplace

- Protecting you while you're on the move
- Empowering a healthy community

Internally and in collaboration with our community partners, the Department is actively engaged in advancing health and safety in these five areas. Through programs and initiatives such as Healthy Eating Active Living (HEAL), Safe Routes to Schools, nutrition education offered through the Women, Infants and Children (WIC) program, and Childhood Lead Poisoning Prevention, the Department is working to make Sonoma County the healthiest county in California by 2020.

The Department of Health Services requests the Board of Supervisors proclaim April 1-7, 2013 as Public Health Week in Sonoma County.

Prior Board Actions:

1999 through 2012 - Annual recognition of Public Health Week

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

Public health programs improve the health of the community, reduce the number of persons afflicted with injuries or illness, and reduce the cost in treating diseases.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

N/A

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

N/A

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



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Declaring April 1-7, 2013 As Public Health Week.

Whereas, since 1995, by Presidential proclamation, the first week in April has been designated as National Public Health Week, and this year's theme of "Public Health is ROI (Return on Investments): Save Lives, Save Money" emphasizes the many ways that public health programs provide superior value by reducing community health costs and prolonging lives, and

Whereas, investments in public health such as food inspections, enforcing good sanitation, controlling infectious diseases, promoting healthy behaviors, providing pre and post natal care and promoting childhood immunizations all provide significant returns in terms of fewer school/work days lost to illness, fewer persons becoming ill, and lifetime health benefits for infants, and

Whereas, the value of a strong public health system can be found all around us: providing clean water to drink, ensuring that the food we eat is safe, and improving the safety of the places where we all live, learn, work and play.

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma proclaims April 1-7, 2013, to be Public Health Week throughout Sonoma County, and call upon all County Departments to join with private organizations and community members to celebrate with activities that recognize the value of investing in public health and prevention and which promote awareness of the critical roles that public health and prevention play in keeping all communities healthy and safe.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
Agenda Item
Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Mike McGuire, 707-565-3758

Supervisorial District(s):

Fourth

Title:

Recommended Actions:

Gold Resolution

Executive Summary:

Adopt a Gold Resolution honoring Dave Miller for his passion, dedication and hard work as President of the Healdsburg Little League for over a decade, positively impacting the lives of thousands of Healdsburg families through his development of an exceptional, player-centered youth sports program.
(Fourth District)

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Related Items “On File” with the Clerk of the Board:			



County of Sonoma

State of California

Date: March 26, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, adopting a Gold Resolution honoring Dave Miller for his vision, passion, integrity, dedication and hard work as President of Healdsburg Little League for over a decade, positively impacting the lives of thousands of Healdsburg families through his development of an exceptional, player-centered youth sports program.

Whereas, Dave Miller’s vision, guidance and strong work ethic transformed Healdsburg Little League from a fledgling youth sports program to the highly respected and successful program it is today; and

Whereas, Dave Miller has demonstrated a nonparallel commitment by selflessly donating thousands of volunteer hours to the League as Board President, coach, umpire, and counselor; and

Whereas, Dave Miller’s commitment, energy, and hands-on leadership skills motivate many highly qualified and hardworking individuals to step forward and support the implementation of his vision.

Whereas, Dave Miller, in partnership with the Positive Coaching Alliance, has instilled a philosophy, policy and practice of positive reinforcement for all players; and

Whereas, Dave Miller adopted a Fair Play model that assures more playing time and support for all players, based upon character, sportsmanship, attitude, and effort and not just ability; and

Whereas, Dave Miller developed pre-season players and coaches clinics to serve players’ skill development and to provide coaches with the tools to enhance their team practices; and

Whereas, Dave Miller established a players’ assessment program that provided data used to achieve parity in drafting team rosters; and

Whereas, Dave Miller expanded league participation by adding a Farm League serving players ages 6 and 7; and

Whereas, Dave Miller instituted a program recognizing “scholar athletes” for players who attain a B average or better; and

Whereas, Dave Miller led the establishment of a \$100,000 training endowment, managed by Community Foundation of Sonoma County, to ensure permanent funding for players’ and coaches’ training programs; and

Whereas, Dave Miller developed a formal training program for volunteer umpires and established a junior umpire program that affords additional personal growth for players; and

Whereas, Dave Miller, with the help of local trades, championed the construction of a first-class concessions and storage building that has generated essential financial support for the league and operational support for the coaches and umpires; and

Resolution #

Date:

Page 2

Whereas, Dave Miller was an integral part of the team that led the renovation of the grandstands at the Sweetest Little Ballpark in Northern California, helping to raise \$600,000 and oversee the \$1.6 million project; and

Whereas, Dave Miller continues to serve the youth of Sonoma County as a Healdsburg Little League Board member, League Umpire-in-Chief, District Umpire, and Co-Manager of both the Healdsburg Little League Seniors Team and a AA Division Team.

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma does hereby honor and celebrate Dave Miller for his fifteen years of dedicated, exemplary service to the youth of Sonoma County through his work on behalf of the Healdsburg Little League Board of Directors.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Kim Batchelder, 565-7355

Supervisorial District(s):

1st and 4th Districts

Title: Services Agreements for Management Planning on District Open Space Preserves

Recommended Actions:

Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District ("District") to execute, on behalf of the District, a Services Agreement with Restoration Design Group, LLC ("RDG") to complete a management plan and trails plan for Calabazas Creek Open Space Preserve and a Services Agreement with Prunuske Chatham, Inc. ("PCI") to update a management plan for Healdsburg Ridge Open Space Preserve. The RDG contract is not to exceed \$203,378 and the PCI contract is not to exceed \$84,213.

Executive Summary:

The District proposes to enter into contract with Restoration Design Group, LLC in an amount not to exceed \$203,378 to complete a management plan and a trails plan for Calabazas Creek Open Space Preserve in the Sonoma Valley near the town of Glen Ellen. The District also proposes to enter into contract with Prunuske Chatham, Inc. to prepare an updated management plan for Healdsburg Ridge Open Space Preserve northeast of the town of Healdsburg in an amount not to exceed \$84,213. These properties were purchased by the District to protect scenic, open space, and natural resource conservation values as well as provide public access for recreation.

Calabazas Creek Open Space Preserve is a 1,280-acre preserve in the Sonoma Valley region purchased in 2004. The Preserve is one of the few properties that extend from the Sonoma/Napa county line at the top of the ridge down to the Sonoma Valley floor nearly to Highway 12. A management plan is needed for this property in order to describe the habitat and conservation values, existing and potential threats to habitats, species, and cultural resources, propose management practices for maintaining the conservation values of the property, and propose appropriate areas for development of trail and other infrastructure that does not adversely impact these conservation values.

The District has received a \$100,000 grant from the California State Coastal Conservancy to develop a trails plan and complete biological and cultural resources studies across the property. This trails plan

will include initial assessments and planning to develop a trailhead near Highway 12 as well as an appropriate trail route to connect visitors to a new 3-mile segment of the Bay Area Ridge Trail that will travel along the Napa/Sonoma county line. In addition, as stipulated in the grant conditions, the District will develop and document the public outreach and input methodology as a model for involving the public and partner organizations in the management planning, design and implementation of future trail plans associated with the Bay Area Ridge Trail. The District will match the State Coastal Conservancy grant with approximately \$103,400 of staff time and consultants from its general fund to complete the resource studies and develop a full management plan to address the resource management issues within the preserve.

The District purchased Calabazas Creek Open Space Preserve in 2004 with a reasonable expectation of transferring it to the California State Parks system. Since this transfer is currently postponed due to economic issues within State Parks, the District needs to define appropriate management priorities for this property until long-term management objectives can be resolved. This approach is consistent with the District's Board approved Work Plan 2012-2015 and the Fee Land Strategy approved by the Board in November 2012.

Restoration Design Group ("RDG") is the lead contractor for a consortium of sub-consultants including: Vollmar Natural Lands Consulting, Impact Sciences, Inc., Anthropological Studies Center, John Aranson (trail designer), and Storesund Consulting (engineering). RDG will identify sensitive habitats within the preserve and then determine appropriate routes or trail features that will minimize or avoid negative impacts to these sensitive resources.

Healdsburg Ridge Open Space Preserve is a 155-acre property northeast of the town of Healdsburg. It was purchased by the District in fee in 2003 to protect the scenic hillsides of Healdsburg, to protect serpentine and mixed evergreen forest habitat, and to offer outdoor recreational opportunities for the citizens of Sonoma County. The City of Healdsburg and the District entered into agreement in 2008 whereby the two public agencies would divide management responsibilities of the property for the first five years and then the property title would be transferred to the City in 2013 and the District would retain a conservation easement. Prior to the transfer, the District and the City committed to developing a management plan that will guide management decisions on the property after the transfer. The District will lead the management planning process and the City will provide input in order for the management plan to address the City's needs and provide clear direction as to how the preserve should be managed. The District intends to transfer this property to the City of Healdsburg by November 2013.

Prunuske Chatham, Inc. ("PCI") will rely on in-house staff and lead a group of sub-consultants to complete a thorough resources assessment of the Healdsburg Ridge Open Space Preserve in order to strengthen the original management plan adopted in 2008. PCI will manage cultural resource studies conducted by Tom Origer and Associates, and Athena Design will assist PCI in management plan formatting and layout. The management planning work on Healdsburg Ridge Open Space Preserve is consistent with the District's Board approved Work Plan 2012-2015 and the Fee Land Strategy approved by the Board in November 2012.

A Request for Proposal (RFP) was sent out to more than 75 different service providers and professionals through the Bay Area inviting firms to submit a proposal to develop management plans for Healdsburg Ridge and Calabazas Creek Open Space Preserves. The RFP was also posted on the District and County websites as of January 10, 2013. Five proposals were submitted by the deadline and evaluated by a selection committee made up of District staff and an outside representative from the Bay Area Open Space Council. The selection committee submitted its scores and comments on each proposal to the District's management decision-making team. The RDG proposal was selected for the Calabazas Creek Management Planning contract based on its responsiveness to the proposal criteria, a solid and diverse group of sub-consultants and team members, and the insightful approach to evaluating the property for biological and cultural resources before defining the final trails plan layout. Similarly, Prunuske Chatham, Inc. was selected to complete the Healdsburg Ridge Management Plan based on its solid technical field team, clear understanding and responsiveness to the RFP, and a demonstrated track record for working with communities to seek input and support. This RFP process was specific to these properties, and the District does not intend to use the list for future management plan contracting.

The District anticipates both management plans and trails plan to be completed by June 2014.

Prior Board Actions:

On November 20, 2012, the Board approved the Fee Lands Strategy for District-owned properties. On March 27, 2012, the Board approved the District's Work Plan 2012-2015. On June 3, 2008, the Board approved the Healdsburg Ridge Open Space Preserve Management Plan 2008-2012 and a Matching Grant Agreement between the District and the City of Healdsburg.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 287,591		\$
Add Appropriations Req'd.	\$	State/Federal	\$ 100,000
	\$	Fees/Other	\$ 187,591
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 287,591	Total Sources	\$ 287,591

Narrative Explanation of Fiscal Impacts (If Required):

Contract expenditures for consultants are included in the District's 2013 Board approved budget. The California State Coastal Conservancy has approved a \$100,000 grant to the District for a Calabazas Creek Open Space Preserve trails plan and resource studies.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

- 1) Services Agreement between the District and Restoration Design Group, LLC
- 2) Services Agreement between the District and Prunuske Chatham, Inc.

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

AGREEMENT FOR CONSULTING SERVICES

This agreement ("Agreement"), is by and between the Agricultural Preservation and Open Space District (hereinafter "District"), and Restoration Design Group LLC, (hereinafter "Consultant"), and is effective upon March 26, 2013.

RECITALS

WHEREAS, Consultant represents that it is a duly qualified consultant, experienced in the areas of ecological resource evaluation, planning, design, and related services; and

WHEREAS, in the judgment of the General Manager of the District, it is necessary and desirable to employ the services of Consultant to assist the District in preparing a management and trails plan for the Calabazas Creek Open Space Preserve.

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

AGREEMENT

1. Scope of Services.

1.1 Consultant's Specified Services

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

1.2 Cooperation With District. Consultant shall cooperate with District and District staff in the performance of all work hereunder. Consultant shall coordinate the work with the District's Project Lead, per the contact information and mailing addresses below:

DISTRICT PROJECT LEAD	CONSULTANT
Kim Batchelder	Richard Walkling
747 Mendocino Avenue – Suite 100	2612B Eighth Street
Santa Rosa, CA 95401	Berkeley, CA 94710
Phone: 707-565-7355	Phone: 510-644-2798 Ext. #5
FAX: 707-565-7359	FAX: 510-644-2799
Email: Kim.Batchelder@sonoma-county.org	Email: rich@rdgmail.com

1.3 Performance Standard. Consultant shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Consultant's profession. District has relied upon the professional ability and training of Consultant as

a material inducement to enter into this Agreement. Consultant hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by District shall not operate as a waiver or release. If District determines that any of Consultant's work is not in accordance with such level of competency and standard of care, District, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with District to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4 Assigned Personnel.

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

2. Payment. For all services and incidental costs required hereunder, Consultant shall be paid in a series of lump sums in accordance with Tasks listed in Exhibit B, attached hereto and incorporated herein by this reference, regardless of the number of hours or length of time necessary for Consultant to complete the services. Total payments to Consultant shall not exceed \$203,378.00, and Consultant shall not be entitled to any additional payment for any expenses incurred in completion of the services without the prior written approval of District.

Consultant shall submit its bills in arrears on a monthly basis in a form approved by District's General Manager or designee. Expenses not expressly authorized by the Agreement shall not be reimbursed. The bills shall show or include:

- Name of Project: Calabazas Creek Open Space Preserve Management and Trails Plans; Contact No. 757;
- Copies of all subconsultant/subcontractor invoices, if any
- Index No. 697029 and Sub-Object No. 8510; District Cost Coding No. D2002821;
- Description of task(s) performed
- The hourly rate or rates of the persons performing the task
- Copies of receipts for reimbursable materials/expenses, if any

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

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

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

3. Term of Agreement. The term of this Agreement shall be from March 26, 2013 to February 28, 2015 unless terminated earlier in accordance with the provisions of Article 4 below.

4. Termination.

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

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

4.3 Delivery of Work Product and Final Payment Upon Termination.

In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to District all materials and work product subject to Section 9.10 (Ownership and Disclosure of Work Product) and shall submit to District an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4 Payment Upon Termination. Upon termination of this Agreement by District, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services which have been satisfactorily rendered are to be paid on a per-hour or per-day basis, Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to the termination times the applicable hourly or daily rate; and further provided, however, that if District terminates the Agreement for cause pursuant to Section 4.2, District shall deduct

from such amount the amount of damage, if any, sustained by District by virtue of the breach of the Agreement by Consultant.

4.5 Authority to Terminate. The Board of Directors has the authority to terminate this Agreement on behalf of the District. In addition, the District's General Manager, in consultation with District Counsel, shall have the authority to terminate this Agreement on behalf of the District.

5. Indemnification. Consultant agrees to accept responsibility for loss or damage to any person or entity, including County, and to defend, indemnify, hold harmless, and release County, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant or its agents, employees, contractors, subcontractors, or invitees hereunder, whether or not there is concurrent negligence on County's part, but, to the extent required by law, excluding liability due to County's conduct. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents, employees, contractors, subcontractors, or invitees under workers' compensation acts, disability benefits acts, or other employee benefit acts. This indemnity provision survives the Agreement.

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

7. Prosecution of Work. The execution of this Agreement shall constitute Consultant's authority to proceed immediately with the performance of this Agreement. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

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

9. Representations of Consultant.

9.1 Standard of Care. District has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with generally accepted and applicable professional practices and standards as well as the requirements of applicable federal,

state and local laws, it being understood that acceptance of Consultant's work by District shall not operate as a waiver or release.

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

9.5 Taxes. Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold District harmless from any liability which it may incur to the United States or to the State of California as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case District is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish District with proof of payment of taxes on these earnings.

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

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

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

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

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

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

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

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

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

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

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

TO DISTRICT:

SONOMA COUNTY AGRICULTURAL
PRESERVATION AND OPEN SPACE DISTRICT
747 Mendocino Avenue
Santa Rosa, CA 95401
Phone: 707-565-7366
Fax: 707-565-7359
Jennifer.chong@sonoma-county.org

TO CONSULTANT:

RESTORATION DESIGN GROUP
2612B Eighth Street
Berkeley, CA 94710
rich@rdgmail.com

When a notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

13. Miscellaneous Provisions.

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

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

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

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

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

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

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

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

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

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

RESTORATION DESIGN GROUP


By:  _____

Name: DREN GOETTING

Title: PRINCIPAL

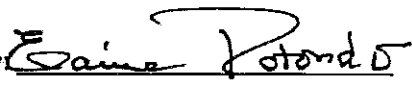
Date: 3/8/13

SONOMA COUNTY AGRICULTURAL
PRESERVATION AND OPEN SPACE DISTRICT

By:  _____
William J. Keene, General Manager


Date: _____

CERTIFICATES OF INSURANCE ON
FILE WITH THE DISTRICT

By:  _____
Elaine Rotondo, Administrative Aide

Date: 3/5/13

APPROVED AS TO SUBSTANCE FOR
DISTRICT:

By:  _____
Kim Batchelder, Project Lead

Date: 3/5/13

Exhibit A Scope of Work

On January 10, 2013 the Sonoma County Agricultural Preservation and Open Space District (District) posted a Request for Proposals (RFP) to solicit bids from interested consultants to produce a management plan for Calabazas Creek Open Space Preserve. On February 20, 2013, the District selected Restoration Design Group (RDG) to prepare a comprehensive preserve management plan (Plan). This property is found at 1199 Nuns Canyon Road, Glen Ellen, California.

The Calabazas Creek Open Space Preserve Management Planning Project (Project) to be carried out by the consultant includes: project work plan, public engagement strategy, annotated outline, cultural and biological resource assessments, a comprehensive management plan, a trails plan and initial study and analysis of potential environmental impacts in accordance with California Environmental Quality Act (CEQA). The consultant has assembled a team of sub-consultants to accomplish the tasks above. This team consists of: Restoration Design Group (RDG – landscape architect and environmental planning – lead), Vollmar Natural Lands Consulting (VNLC – environmental scientists), Impact Sciences (CEQA specialist), Anthropological Studies Center (ASC – cultural scientists), John Aranson (trail designer and planner), Rune Storesund (geotechnical and civil engineer).

A. Background Information

Calabazas Creek Open Space Preserve is a 1254-acre property that consists of a mosaic of grasslands, serpentine chaparral, oak woodlands, riparian corridors and mixed deciduous forest surrounded by rural homesteads and vineyard development within the Valley of the Moon.

In 2011, the District was awarded a grant from the California State Coastal Conservancy (SCC) to complete a trails plan and resource study across Calabazas Creek Open Space Preserve. With matching funds from the District, the consultant will develop a comprehensive preserve management plan for the preserve. RDG and its consortium of sub-consultants (RDG Team) will be responsible for preparing this management plan and will work with District staff to engage the general public and interested parties to ensure all elements are sufficiently addressed to the satisfaction of District, partner organizations and its principal funder, State Coastal Conservancy.

B. Summary of Consultant Responsibilities

RDG and its consortium of sub-consultants will provide management planning and resource assessment services to the District to complete the Calabazas Creek Open Space Preserve Management Plan. This Plan will require RDG to coordinate and manage a team of resource consultants to produce a comprehensive management plan and assess potential environmental impacts. The consultant will begin by drafting a work plan for District staff review that describes the methodology, schedule and personnel to complete all phases of the Project. RDG will design a public engagement strategy and coordinate events to actively seek public participation in the management planning process. An annotated outline will be submitted by the consultant highlighting the format of the Plan to be reviewed and approved by District staff. The RDG Team will review all existing studies to determine the appropriate field studies required to prepare the Plan. The consultant team will coordinate an assessment of the cultural resources of the property to identify any site specific cultural resources within the preserve that require protection. The RDG Team will then prepare a draft management plan

incorporating the results of the field studies, existing data and input from the public, District staff and its partner organizations. Similarly, the consultant team will prepare a trails plan to connect a proposed staging area to the Bay Area Ridge Trail. The consultant will conduct an initial study in accordance to CEQA to identify any potentially significant impacts related to the implementation of the management plan and propose appropriate steps to mitigate, if necessary. The consultant will collaborate with the District and its partners to ensure all issues are addressed in the management plan and trails plan prior to approval by the District's Board of Directors.

C. Detailed Description of Tasks and Deliverables

The following is a summary of the responsibilities of the consultant and expected deliverables to complete this assignment.

1. Project Management and Coordination

This task includes project coordination meetings beginning with the kickoff meeting of the Restoration Design Group/Vollmar Natural Lands Consulting (RDG/VNLC) Team with the Sonoma County Agricultural Preservation and Open Space District. The kickoff meeting will establish the schedule and review the draft work plan and schedule for the project and transfer the District's knowledge and vision for the site to the RDG/VNLC Team.

The Kickoff Meeting will also initiate the California Environmental Quality Act (CEQA) for Calabazas Creek Open Space Preserve. The CEQA Project Manager will present at the meeting her thoughts on the project approach and review CEQA project details such as data needs, timelines, deliverables, lines of communication, and administrative details.

Following the Kickoff Meeting, RDG recommends holding four subsequent project coordination meetings. As many as three phone meetings will assist in project coordination when in-person meetings are not necessary.

Task 1 will include all on-going project management and coordination internally between the RDG/VNLC Team and also with the District. This includes monthly invoices and project progress reporting.

Task 1 Deliverables:

- 1.1 Kickoff Meeting
- 1.2 Work Plan
- 1.3 Progress Reports
- 1.4 Project Coordination Meetings (4 meetings total)
- 1.5 Project Coordination Phone Meetings (3 phone meetings total)

2. Biological Resources Assessment

The site analysis/assessment will focus on identifying initial key opportunities and constraints related to resource management and public use of the site, and also conducting more intensive

surveys and assessments as needed to develop the Management Plan and public access and use projects. The RDG/VNLC Team's vision is to manage the site for its rare and native natural resources, and to develop public access and use opportunities with limited impacts that are compatible with the resource management goals.

Task 2 will take a two-step approach to the analysis/assessment for this project. First, VNLC will gather and review remote and reconnaissance level field data as well as any existing site resource information to begin framing the discussion of resource management and public use. VNLC will also coordinate with the other team members for information related to public use components and regulatory considerations. Following these discussions, VNLC will prepare a summary memo of preliminary findings and recommendations to be circulated to the project team.

The second step will be to conduct more in-depth field surveys as needed to identify undocumented biological resources on the property, which will in turn guide analyses of habitat restoration and enhancement opportunities and constraints. These surveys will be timed to allow completion of the site management plan according to the District's proposed project schedule. A total of three survey rounds will be conducted prior to preparation of the Land Use and Management Plan. Each survey round will be conducted by two senior VNLC biologists. The first two rounds will be conducted over a three-day period. The third round will be conducted over two days. A fourth, one-day survey round may be required after the draft plan is completed to conduct a late season rare plant survey depending on the findings from the earlier surveys.

Surveys to be conducted as part of CEQA process:

- Formal delineation and verification of all wetland and riparian resources. We will document the results of these surveys in a report suitable for submittal to the Army Corps of Engineers;
- Early, peak spring and late spring rare plant surveys and floristic inventories. These surveys will be conducted according to the "intuitive control" method as defined by the California Native Plant Society (CNPS) and will serve to document all plant taxa including rare plants identifiable during the survey timeframe;
- Plant community mapping and characterization including terrestrial sensitive plant communities such as serpentine habitats, oak woodlands, non-wetland riparian habitats, etc; we will classify plant communities according to the most recent CNPS classification system, and cross list the results with other classification systems (e.g., Holland);
- Reconnaissance visual surveys for California red-legged frog (CRLF) and foothill yellow-legged frog (FYLF); these surveys will also include an investigation of the potential for breeding and sheltering habitat enhancement and creation for these species.
 - Protocol surveys may be required if California red-legged frog has potential to occur on the site;

- Habitat assessment and reconnaissance surveys for California freshwater shrimp along lower Calabazas Creek;
- Reconnaissance bird surveys and habitat assessments including nesting raptors and any special-status birds that may occur on the site.

Surveys to be conducted as part of the development of the Site Management Plan:

- Noxious weed surveys to identify potential management issues—and to formulate prescriptions. Surveys will be conducted concurrently with plant and habitat surveys described above;
- Reconnaissance-level surveys for foothill yellow-legged frog;
- Habitat assessment of onsite breeding and upland/transitory habitat California tiger salamander (CTS) and CRLF. A summer rare plant survey round may be required as condition of the CEQA document but this would be conducted after the Use and Management Plan is completed.
- Wildlife motion-sensor camera surveys.
 - VNLC will install 10 motion-sensing wildlife cameras at strategic locations throughout the Preserve. VNLC will install five of its own Bushnell Trophy Cam units and purchase an additional five cameras that will remain with the District at the end of the project. The cameras will be configured, tested, and installed at locations where the detection of wildlife species of interest would be maximized, such as along creek corridors and other hydrographic features, roads and trails (particularly within densely vegetated habitat), and habitat transitions. The cameras and associated features will be installed for at least one month, starting in early-to-peak spring, 2013. They would be installed during currently scheduled surveys for special-status biological resources, to minimize costs associated with travel time and site surveys for camera installation.
 - Since the cameras should be checked at least once a week to ensure all the units are functioning properly as well as to download and process the digital images, one biologist will visit the site each of the following three weeks during the month-long study. VNLC will process and analyze the images and alert the District of any significant findings (e.g., large carnivores or other species of interest) prior to the following week's visit.
 - Upon completion of the study, VNLC will produce a brief report summarizing our methods and results. The report will include a table of species recorded as well as significant images and descriptive text and GIS-based maps as appropriate. The report will be submitted to the District within two weeks of completion of the study.

Task 2 Deliverables:

- 2.1 Wetlands Delineation Memo
- 2.2 Biological Resources Assessment

3. Archeological and Cultural Resources Assessment

Anthropological Studies Center (ASC) will perform a Northwest Information Center records search for Calabazas Creek Open Space Preserve, Native American Heritage Commission (NAHC) contact, and survey the full 1,280 acres. ASC will provide a technical report documenting the findings and assumes up to six archaeological sites will be discovered and recorded, no other resources identified, and no evaluations. ASC will prepare the cultural resources section of management plan and cultural resources section of operations manual.

Task 3 Deliverables:

- 3.1 Technical report documenting findings
- 3.2 Cultural resources section of management plan
- 3.3 Cultural resources section of operations manual

4. Air Quality and Greenhouse Gas Emissions

Operational air quality impacts will not be an issue, as the proposed project will not generate emissions of criteria pollutants or greenhouse gases during operation. Impact Sciences will assess the potential for construction-related vehicle emissions impacts, using the updated Urban Emissions (URBEMIS) model and relevant California and National ambient air quality standards (AAQS), ambient monitoring data from the closest monitoring station(s) to the project site for the past five years, and attainment status with respect to state and federal AAQS. Ambient monitoring data will be obtained from the California Air Resources Board (ARB) and U.S. Environmental Protection Agency (U.S. EPA) websites. According to the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, implementation of the appropriate mitigation measures for fugitive dust listed in the Guidelines would ensure that typical construction air quality impacts for respirable particulate matter (PM10) would be less than significant. Similarly, construction-phase greenhouse gas emissions will be estimated. The results of the analysis will be incorporated into the Air Quality and Greenhouse Gas Emissions subsections of the IS.

Task 4 Deliverables:

- 4.1 Air Quality and Greenhouse Gas Emissions subsections of the CEQA Initial Study

5. Stream Assessment

For the riparian resources within the Calabazas Creek Open Space Preserve, RDG will perform a rapid assessment of the potential for stream enhancement and restoration. RDG will visit the site to perform a reconnaissance level survey of creek geomorphologic (bankfull channel and flood prone areas) and vegetative conditions, collect reconnaissance level survey data (rapid cross-section and long profile surveys), identify possible sediment sources, and assess the

potential for restoration, particularly for steelhead trout. RDG will identify a creek restoration plant palette appropriate for Calabazas Creek. RDG will review existing hydrologic reports, collect existing precipitation data, aerial photographs, and assess channel forming discharges using Rantz regression analysis to prepare a flood frequency curve for the project site.

Task 5 Deliverables:

5.1 Stream Assessment Memo for inclusion on Site Management Plan

6. Management Plan

VNLC will take the lead on preparing the Management Plan for the site. VNLC will provide all information related to site resources and management, and will incorporate information prepared by other RDG/VNLC Team members related to archeological and cultural resources, and proposed public access and use elements. The Plan will be developed for both on-going use by the District and its land managers, and to support CEQA and other permitting processes as required. The management components will target a 10-year time frame, with considerations given for on-going adaptive management.

The Plan will include (at a minimum) the following sections:

- Introduction/Plan Purpose
- District Site Visions
- Historic and Current Land Use and Regional Setting
- Description of Site Resources (Natural and Cultural)
- Description of Management Issues/Constraints (e.g., invasive species)
- Natural Resource Management Goals, Objectives and Tasks
- Natural Resource Restoration/Enhancement Goals, Objectives and Tasks
- Public Access/Use Goals, Objectives and Tasks
- Facilities Maintenance Goals, Objectives and Tasks
- Regulatory Considerations of Plan Implementation
- Recommended Monitoring and Adaptive Management
- Plan Implementation Schedule and Cost Analysis

Task 6 Deliverables:

6.1 Draft Annotated Outline Management Plan

6.2 Administrative Draft Management Plan

6.3 Final Management Plan

7. Trail Plan and Operations Manual

RDG and John Aranson, trail design sub-consultant, will use existing mapping, aerial photography, and topographic data supplemented by field reconnaissance to identify potential trail alignments and locations for site features such as staging areas, bridge(s), trail features, fencing, and interpretive opportunities.

In the early stages of the project, RDG and John Aranson (with VNLC) will visit the site with a representative from the District to walk potential alignments. Potential alignments will be transferred into GIS and analyzed for compatibility with existing and newly acquired site assessment data. The most appropriate trail alignments will be advanced for final evaluation. From this process, Preferred Trail Routes will emerge, guided by trail design criteria including: special places and vistas, sensitive habitats and species impact, aspect and canopy cover, hydrology, and implementation and management feasibility.

Based on this reconnaissance, RDG and John Aranson (with VNLC) will map out a trails implementation corridor (typically 50-100 foot in width). The corridor width will allow for Biological and CEQA evaluation while providing for field-fit flexibility.

RDG will deliver a GIS layer of the trail alignment corridor and a draft and final Trail Plan (including a Trail Operation and Maintenance Manual) describing and assessing the proposed trail alignment, public access improvements, and long term trail maintenance for the site.

Task 7 Deliverables:

- 7.1 GIS layer of trail alignment corridor
- 7.2 Administrative Draft Trail Plan and Trail Operation and Maintenance Manual
- 7.3 Final Trail Plan and Trail Operation and Maintenance Manual
- 7.4 Trail and Staging Area Construction Documents

8. Construction Documents

RDG will guide the Trail Plan through a formal Plans, Specifications, and Estimates (PS&E) process as noted below. Client will review the PS&E submittals at standard prescribed intervals. Plans, specifications, and estimates shall be submitted at each PS&E submittal (50%, 100%, and Bid Set) to ensure that project documents meet the Districts expectations, code, local public safety and engineering criteria. Client review comments will be incorporated into the final Bid Set PS&E plan set. Final Bid Set will include:

- Title Sheet
- Survey (provided by the Client)
- Demolition Plan
- Grading Plan
- Layout Plan (includes trail and staging area)
- Re-vegetation Plan
- Restoration and Site Details

Plans will be stamped by a licensed landscape architect. RDG does not anticipate the need for any additional studies (*e.g.*, geotechnical) to complete the design of the trail system. Storesund Consulting is available for geotechnical review of the trail system if necessary, but not for formal geotechnical report. Formal geotechnical report can be added as an additional service.

Task 8 Deliverables:

- 8.1 Plans, Specifications, and Estimates submittal (50%, 100%, and Bid Set)

9. Outreach

RDG will coordinate with the District on two community and stakeholder meetings to solicit input on the priorities and concerns that the public believe should be addressed in the management plan. Armed with graphically-rich and informative displays, RDG will hold the first outreach meeting to introduce interested stakeholders to the site, its resources and potential, and the District's goals. RDG staff will collect input from stakeholders through breakout groups discussing the site and marking up site diagrams with their ideas and vision.

Task 9 Deliverables:

- 9.1 Facilitation of and materials for two community stakeholder meetings
- 9.2 Meeting notes from two community stakeholder meetings

10. CEQA**Administrative Draft Initial Studies**

Impact Sciences will prepare written and illustrated descriptions of the proposed management plans for the open space preserve for review by District staff. These descriptions will address the objectives of the project and its locations and characteristics, and will include graphic exhibits such as maps of the sites and surrounding areas.

Impact Sciences will prepare a fully documented draft ISs for the proposed project, using the latest Initial Study checklist in Appendix G of the *State CEQA Guidelines*. To ensure that the project is viewed in the proper context, complete descriptions of the existing site conditions and current and planned uses around the open space preserve site will be provided. This is important as, under CEQA, the proposed project is to be compared to existing conditions to determine the significance of any changes in environmental conditions. Analysis will be provided for each of the 17 environmental topics in the Initial Study checklist form to explain and justify each "No Impact", "Less Than Significant Impact", "Less Than Significant with Mitigation Incorporated" and "Potentially Significant Impact" answer checked in response to each question. Documentation for the answers will include information from the project description, technical studies covering the project area, and available published sources. For each environmental topic, we will fully document existing conditions, conduct impact evaluations (including cumulative impacts), describe and quantify (as appropriate) potentially significant impacts, and identify mitigation measures as needed to reduce impacts to a less than significant level. If the analysis indicates that the project may have significant environmental impacts, and that an environmental impact report may be required, we will notify the District immediately.

Up to five printed copies and one electronic version of each Administrative Draft IS, including all exhibits and graphics, will be provided to the District for review and comment.

Response to District Comments on the Administrative Draft Initial Studies and Public Draft Initial Studies

Impact Sciences will respond to one round of District staff comments on the administrative draft IS and prepare a screen check (preliminary) copy of each document for District review. Impact Sciences will incorporate any additional changes as a result of the review and will then prepare the IS for public review. We will prepare an integrated PDF file the IS for public review and for posting on the District's web site, if desired. The cost estimate includes up to 20 hard copies and 20 CD copies of the IS. As part of this task, Impact Sciences will prepare the required public Notices of Intent to adopt the Mitigated Negative Declarations. Impact Sciences will also submit the Notices of Intent and IS to the State Clearinghouse. It is assumed that the District will handle the distribution of the Notice of Intent and IS to the public. It is assumed that the public review period will be set at 30 days; however, a 20-day review period may be appropriate if no state agency review is needed.

Final Initial Studies /Mitigated Negative Declarations

Impact Sciences will review all comments received during the public review period and will prepare draft written responses to these comments, if desired by the District. Because of the nature of the project, Impact Sciences does not anticipate that many comments would be received. However, please note that the time necessary to complete this task is highly dependent on the number of comments received. Therefore, beyond the hours budgeted, we propose to be available for as much time as is necessary on a time and material basis.

In conjunction with the Final IS, Impact Sciences will prepare a Mitigation Monitoring and Reporting Program (MMRP) for the open space preserve, which identifies the project impacts for which mitigation measures were identified, the timing for implementation of each measure, and the public agencies responsible for implementing and monitoring each measure. Impact Sciences will coordinate with the District to define the responsible parties for each mitigation measure. If any revisions to the IS are identified as a result of public comments, Impact Sciences will incorporate them into the Final IS. If desired by the District, Impact Sciences will submit three hard copies and one electronic version of the preliminary Final IS for District review. Impact Sciences will prepare the Final IS/MND, MMRP, and Notice of Determination, incorporating any changes and input from District staff review. Impact Sciences will submit 10 printed copies and one CD of the Final IS. Impact Sciences will distribute the Notices of Determination to the State Clearinghouse and County Clerk, as required by CEQA.

Task 10 Deliverables:

- 10.1 Preliminary Draft IS for District Review
- 10.2 Draft IS for publication
- 10.3 Final Draft Initial Study/MND and MMRP

Exhibit C

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

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

1. Workers Compensation and Employers Liability Insurance

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

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

2. General Liability Insurance

- a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01.
- b. Minimum Limits: \$1,000,000 per Occurrence; \$2,000,000 General Aggregate; \$2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, District requires and shall be entitled to coverage for the higher limits maintained by Consultant.
- c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by District. Consultant is responsible for any deductible or self-insured retention and shall fund it upon District's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the District.

- d. Sonoma County Agricultural Preservation and Open Space District, its officers agents, and employees, 747 Mendocino Avenue, Ste. 100, Santa Rosa, CA 95403 shall be additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this agreement.
- e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.
- f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in ISO form CG 00 01, or equivalent).
- g. The policy shall cover inter-insured suits between District and Consultant and include a "separation of insureds" or "severability" clause which treats each insured separately.
- h. Required Evidence of Insurance:
 - i. Copy of the additional insured endorsement or policy language granting additional insured status; and
 - ii. Certificate of Insurance.

3. Automobile Liability Insurance

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

4. Professional Liability/Errors and Omissions Insurance

- a. Minimum Limit: \$1,000,000 per occurrence.
- b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by District.
- c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
- d. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.
- e. Required Evidence of Coverage: Certificate of Insurance.

5. Standards for Insurance Companies

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

6. Documentation

- a. The Certificate of Insurance must include the following reference: Calabazas Creek Open Space Preserve Management and Trails Plan Contract No. 757.
- b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with District for the entire term of this Agreement and any additional periods if specified in Sections 1 – 4 above.
- c. The name and address for Additional Insured endorsements and Certificates of Insurance is: Sonoma County Agricultural Preservation and Open Space District, 747 Mendocino Avenue, Ste. 100, Santa Rosa, CA 95403.
- d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
- e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.
- f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

7. Policy Obligations

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

8. Material Breach

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

AGREEMENT FOR CONSULTING SERVICES

This agreement ("Agreement"), is by and between the Agricultural Preservation and Open Space District (hereinafter "District"), and Prunuske Chatham Inc., a California corporation (hereinafter "Consultant"), and is effective upon March 26, 2013.

RECITALS

WHEREAS, Consultant represents that it is a duly qualified consultant, experienced in the areas of ecological resource evaluation, planning, design, and related services; and

WHEREAS, in the judgment of the General Manager of the District, it is necessary and desirable to employ the services of Consultant to assist the District with the Healdsburg Ridge Open Space Preserve management plan.

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

AGREEMENT

1. Scope of Services.

1.1 Consultant's Specified Services

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

1.2 Cooperation With District. Consultant shall cooperate with District and District staff in the performance of all work hereunder. Consultant shall coordinate the work with the District's Project Lead, per the contact information and mailing addresses below:

DISTRICT PROJECT LEAD	CONSULTANT
Kim Batchelder	Jennifer Michaud, Senior Wildlife Biologist
747 Mendocino Avenue – Suite 100	400 Morris Street, Suite G
Santa Rosa, CA 95401	Sebastopol, CA 95472
Phone: 707-565-7355	Phone: 707-824-4600
FAX: 707-565-7359	FAX:
Email: Kim.Batchelder@sonoma-county.org	Email: jennifer@pcz.com

1.3 Performance Standard. Consultant shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Consultant's profession. District has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by District shall not operate as a waiver or release. If District determines that any of Consultant's work is not in accordance with such level of competency and standard of care, District, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with District to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4 Assigned Personnel.

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

2. Payment. For all services and incidental costs required hereunder, Consultant shall be paid in a series of lump sums in accordance with Tasks listed in Exhibit B, attached hereto and incorporated herein by this reference, regardless of the number of hours or length, of time necessary for Consultant to complete the services. Total payments to Consultant shall not exceed \$84,213.00, and Consultant shall not be entitled to any additional payment for any expenses incurred in completion of the services without the prior written approval of District.

Consultant shall submit its bills in arrears on a monthly basis in a form approved by District's General Manager or designee. Expenses not expressly authorized by the Agreement shall not be reimbursed. The bills shall show or include:

- Name of Project: Update of Healdsburg Ridge Management Plan; Contact No. 756;
- Copies of all subconsultant/subcontractor invoices, if any
- Index No. 697029 and Sub-Object No. 8510; District Cost Coding No. D6015722;
- Description of task(s) performed
- The hourly rate or rates of the persons performing the task
- Copies of receipts for reimbursable materials/expenses, if any

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

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

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

3. Term of Agreement. The term of this Agreement shall be from date of execution to February 28, 2014 unless terminated earlier in accordance with the provisions of Article 4 below.

4. Termination.

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

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

4.3 Delivery of Work Product and Final Payment Upon Termination.

In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to District all materials and work product subject to Section 9.10 (Ownership and Disclosure of Work Product) and shall submit to District an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4 Payment Upon Termination. Upon termination of this Agreement by District, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services which have been satisfactorily rendered are to be paid on a per-hour or per-day basis, Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to the termination times the applicable hourly or daily rate; and further provided, however, that if District terminates the Agreement for cause pursuant to Section 4.2, District shall deduct from such amount the amount of damage, if any, sustained by District by virtue of the breach of the Agreement by Consultant.

4.5 Authority to Terminate. The Board of Directors has the authority to terminate this Agreement on behalf of the District. In addition, the District's General Manager, in consultation with District Counsel, shall have the authority to terminate this Agreement on behalf of the District.

5. Indemnification. Consultant agrees to accept responsibility for loss or damage to any person or entity, including County, and to defend, indemnify, hold harmless, and release County, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant or its agents, employees, contractors, subcontractors, or invitees hereunder, whether or not there is concurrent negligence on County's part, but, to the extent required by law, excluding liability due to County's conduct. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents, employees, contractors, subcontractors, or invitees under workers' compensation acts, disability benefits acts, or other employee benefit acts. This indemnity provision survives the Agreement.

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

7. Prosecution of Work. The execution of this Agreement shall constitute Consultant's authority to proceed immediately with the performance of this Agreement. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

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

9. Representations of Consultant.

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

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

9.5 Taxes. Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold District harmless from any liability which it may incur to the United States or to the State of California as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case District is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish District with proof of payment of taxes on these earnings.

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

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

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

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

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

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

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

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

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

11. Assignment and Delegation. Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other,

and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

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

TO DISTRICT:	Sonoma County Agricultural Preservation and Open Space District 747 Mendocino Avenue Santa Rosa, CA 95401 Phone: 707-565-7366 Fax:707-565-7359 Jennifer.chong@sonoma-county.org
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TO: CONSULTANT:	PRUNUKSE CHATHAM, INC. 400 Morris Street, Suite G Sebastopol, CA 95472 jennifer@pcz.com
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When a

notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

13. Miscellaneous Provisions.

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

13.2 Construction. To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and

effect and shall in no way be affected, impaired, or invalidated thereby. Consultant and District acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Consultant and District acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

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

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

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

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

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

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

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

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

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PRUNUSKE CHATHAM, INC.

By: _____

Name: _____

Title: _____

Date: _____

CERTIFICATES OF INSURANCE ON
FILE WITH THE DISTRICT

By: Elaine Rotondo
Elaine Rotondo, Administrative Aide

Date: 3/7/13

SONOMA COUNTY AGRICULTURAL
PRESERVATION AND OPEN SPACE DISTRICT

By: William J. Keene
William J. Keene, General Manager


Date: _____

APPROVED AS TO SUBSTANCE FOR
DISTRICT:

By: Kim Batchelder
Kim Batchelder, Associate Planner

Date: 3/7/13

PRUNUSKE CHATHAM, INC.

By: 
Name: Elizabeth J. Prunuske
Title: President
Date: 3-8-13

CERTIFICATES OF INSURANCE ON
FILE WITH THE DISTRICT

By: _____
Elaine Rotondo, Administrative Aide
Date: _____

SONOMA COUNTY AGRICULTURAL
PRESERVATION AND OPEN SPACE DISTRICT

By: _____
William J. Keene, General Manager
Date: _____

APPROVED AS TO SUBSTANCE FOR
DISTRICT:

By: _____
Kim Batchelder, Associate Planner
Date: _____

Exhibit A **Scope of Work**

On January 10, 2013 the Sonoma County Agricultural Preservation and Open Space District (District) posted a Request for Proposals (RFP) to solicit bids from interested consultants to produce a management plan for Healdsburg Ridge Open Space Preserve. On February 20, 2013, the District selected Prunuske Chatham, Inc. (PCI) to prepare a comprehensive and updated preserve management plan (Plan) prior to the transfer of this property to the City of Healdsburg in November 2013. This property is found at the eastern termini of Parkland Farms Boulevard and Arabian Way on the northeastern city limits of the town of Healdsburg, California.

The Healdsburg Ridge Open Space Preserve Management Planning Project (Project) to be carried out by the consultant includes: project work plan, public engagement strategy, annotated outline, cultural and biological resource assessments, a comprehensive management plan, and initial study and analysis of potential environmental impacts in accordance with California Environmental Quality Act (CEQA).

A. Background Information

Healdsburg Ridge Open Space Preserve is a 155-acre property that consists of a mosaic of grasslands, serpentine chaparral, oak woodlands, wetland features and mixed deciduous forest surrounded by dense suburban housing and vineyard development. Since 2008, the management of the preserve has represented a unique collaboration between the District and the City of Healdsburg whereby the District has completed a capital improvement plan and the City has provided volunteer patrols, educational and outreach events and maintained access points and the trail system.

The District and the City entered into an agreement in June of 2009 to establish appropriate tasks for each entity to complete during a transition period. One of these tasks is to collaborate in the development of an updated and comprehensive preserve management plan prior to transferring the property from the District to the City. PCI will be responsible for preparing this management plan and will work with District staff to engage City staff to ensure all elements are sufficiently addressed to the satisfaction of both parties.

A 5-year interim management plan was prepared and approved by the District's Board of Directors and the Healdsburg City Council in June 2008 that highlighted the necessary capital improvements for public access and resource management as well as operation and maintenance tasks to be accomplished prior to the transfer of the property. This interim management plan provides information about the preserve and has incorporated numerous studies including endangered and threatened plant surveys, bird surveys, and a wetland delineation. An initial study and mitigated negative declaration was published and approved by the District's Board of Directors and California Department of Fish and Game Department in 2008. The 2008 interim management plan provides a baseline for the preserve and was

designed to serve as an interim guide to manage the preserve and address specific infrastructural development to provide a safe recreational experience for the public.

B. Summary of Consultant Responsibilities

PCI will provide management planning services to the District to revise and update the Healdsburg Ridge Open Space Preserve Management Plan. This Plan will require PCI to coordinate and manage a team of resource consultants to produce a comprehensive management plan and assess potential environmental impacts. The consultant will begin by drafting a work plan for District staff review that describes the methodology, schedule and personnel to complete all phases of the Project. PCI will design a public engagement strategy and coordinate events to actively seek public participation in the management planning process. An annotated outline will be submitted by the consultant highlighting the format of the Plan to be reviewed and approved by District staff. PCI will review all existing studies to determine the appropriate field studies required to prepare the Plan. The consultant will coordinate an assessment of the cultural resources of the property to identify any site specific cultural resources within the preserve that require protection. PCI will then prepare a draft management plan incorporating the results of the field studies, existing data and input from the public, District staff and the City of Healdsburg staff. The consultant will conduct an initial study in accordance to the CEQA to identify any potentially significant impacts related to the implementation of the management plan and propose appropriate steps to mitigate, if necessary. The consultant will collaborate with the District and the City of Healdsburg to ensure all issues are addressed in the management plan prior to approval by the District's Board of Directors and the Healdsburg City Council.

The District is scheduled to transfer this property to the City of Healdsburg by November 2013. Consequently, it is essential that this management plan be produced in an efficient and timely manner. The management plan will be incorporated by reference into the District conservation easement that will be established on the property prior to transfer to the City of Healdsburg.

C. Detailed Description of Tasks and Deliverables

The following is a summary of the responsibilities of the consultant and expected deliverables to complete this assignment.

1. Project Management and Coordination

Prunuske Chatham, Inc. has selected Jennifer Michaud as project manager and point of contact to the District and the team leader. Liza Prunuske will serve as project principal and will be available as an alternative point of contact and to support Jennifer as needed.

Jennifer will work with District staff to negotiate the contract, coordinate site visits, and ensure that project assignments are completed on schedule. She will coordinate meetings as needed

with the District and facilitate the flow of information necessary to support the project deliverables.

PCI will participate in up to five (5) meetings at the District office or on site for the Healdsburg Ridge property to consult with project partners, initiate project planning, provide information, review outlines and draft reports, and finalize the management plan. Additional meetings can be added at the discretion of the District for a pre-determined fixed fee.

PCI has sub-contracted with Tom Origer and Associates for cultural resources assessments within the 155-acre property. For the purposes of project management and coordination, Tom Origer and Associates will not participate in meetings between the District and PCI, but will be available for phone conferences as needed throughout the project.

PCI will provide detailed task descriptions in monthly invoices submitted to District administrative staff. PCI will also provide brief summaries of overall progress toward project deliverables with each invoice. As directed by the District, PCI will ensure that project partners are regularly updated on project status and given timely opportunities to provide comment on documents.

Deliverables:

- 1.1 Monthly detailed task descriptions and invoices for work accomplished.
- 1.2 Planning update for tasks to be completed within the following month.
- 1.3 Up to five partner/staff meetings with District staff and summary of proposed actions or follow-up.

2. Work Plan

After an initial project kickoff with the District and the project team, PCI will develop a work plan that identifies the tasks necessary to develop the deliverables: background information review, collection of additional data, mapping, meetings, and management plan preparation, revision, and production. PCI will provide a detailed schedule with target dates for completion of interim tasks. The approach and timing for CEQA compliance will also be included. As needed, PCI will update the schedule in coordination with the District and team members.

PCI will submit to the District the draft work plan with schedule in Microsoft Word and Adobe Acrobat formats. The District will use the track changes feature in Microsoft Word to provide comments. After receiving input from the District and other reviewers designated by the District, PCI will finalize the work plan to address comments and questions. The final work plan will be submitted by PCI electronically in Microsoft Word and Adobe Acrobat formats. The draft work plan will be subject to one (1) round of review before it is finalized.

Deliverables:

- 2.1 Draft work plan for District review including schedule of key activities.
- 2.2 Final work plan incorporating District and City staff input.

3. Outreach and Public Engagement

The primary goals of the outreach piece of Outreach and Public Engagement are to:

- Inform neighbors, users, and the general public about the planning process, its goals, and the properties themselves;
- Collect their ideas, desires, and concerns for the preserves to inform the development of the management and trail plans; and
- Build common ground to continue managing the preserves with community support.

In consultation with the District, PCI will assemble a list of organizational stakeholders (e.g., resource agencies, conservation organizations, trail advocacy groups, local residential associations, etc.) at the start of the project. The District will provide a list and addresses for the adjacent landowners to be included in the outreach effort for the property.

Together with the District and its partners, PCI will develop an outreach plan that best fits the community. The plan will include methods to disseminate information and to announce public meetings. Methods could include postcards, District and partner website materials including a project blog, announcements for local e-mail groups, and word-of-mouth strategies. The plan will also address the best meeting format for the property. Depending on community interest, timing, and key issues, the formats could include traditional public meetings with presentations and question-and-answer-periods, less formal gatherings broken into smaller work groups that allow more active engagement by participants, or even on-site tours and activities.

PCI will plan and facilitate two (2) stakeholder meetings for Healdsburg Ridge to solicit input on priorities and concerns. PCI will prepare the agendas, presentation materials, and summarize the results of each meeting. Liza Prunuske will facilitate the meetings.

PCI will submit a slide and flyer template to the District in Microsoft Power Point and Microsoft Word formats for use at the public meetings. These templates will build upon existing presentation provided by the District. The District will use the track changes features to provide comments on the slide and flyer template layout. After receiving input from the District and other reviewers designated by the District, PCI will finalize the flyer and presentation layouts. Before each meeting, PCI will provide meeting materials to the District and appropriate partners for review. The materials for each meeting will be subject to one (1) round of review before being finalized. Meeting flyers will be printed, addressed, stamped, and mailed at Sonoma County Reprographics.

Deliverables:

- 3.1 Coordinate two stakeholder meetings to solicit input from neighbors and interested parties.
- 3.2 Meeting preparation includes preparation of agenda, presentation materials and facilitation of each meeting.
- 3.3 Provide a summary of proposed recommendations or action items from each meeting.

4. Annotated Outline

At the start of the project, the project team will begin reviewing background information. This will include existing management documents, biological resource reports, and other reference materials listed in the RFP. Next PCI will consult standard references for biological resource data in the region, including, but not limited to, the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB), the primary source for special-status plant and animal sighting information in the state, US Fish and Wildlife Service list of special-status species, the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California, CNDDDB/Spotted Owl Viewer database, Klamath Resource Information System (KRISWEB), local and regional studies, field guides, and county records, and vegetation classification systems. As necessary, local resource agencies will be informally consulted to determine management concerns or specific knowledge of any sensitive resources in the vicinity, particularly with regard to special-status species.

These resources will be reviewed to help identify potential habitats, special-status species and communities, and management concerns on the property. They will also be consulted to help understand the ecological role in the larger landscape; for instance, how hydrology links Healdsburg Ridge Open Space Preserve to other aquatic resources, and how rare serpentine ceanothus and daisy populations at Healdsburg Ridge may relate to other regional populations.

Tom Origer and Associates, cultural resources sub-consultant, will provide to PCI a list of the primary topics to be included in the cultural resources assessment.

PCI will submit to the District draft outline of the management plan, including the cultural resources assessment, in Microsoft Word and Adobe Acrobat format. It will identify the primary topics to address and provide a brief overview of key information or concerns for each topic. A list of maps and other figures to be produced, and a figure template, will also be included for District review. The District will use the track changes features in Microsoft Word to provide comments. After receiving input from the District and other reviewers designated by the District, PCI will finalize the outline to address comments and questions. The final outline will be submitted by PCI electronically in Microsoft Word and Adobe Acrobat format. The annotated outline will be subject to one (1) round of review before it is finalized.

Deliverables:

- 4.1 Draft annotated outline of the management plan including biological and cultural resources issues to be addressed during the management plan update.
- 4.2 Draft list of maps and figures to be included in the management plan.
- 4.3 Integrate comments from District and City staff into the final draft of the annotated outline.

5. Management Plan Preparation

Management plan development will entail site visits for additional data collection, data analysis, map preparation, drafting the plan itself, and revising it to incorporate feedback from the District.

5.1 Site Visits

After reviewing existing background information, the PCI team will determine what additional field data is needed and begin a series of site visits. Site visits are anticipated to include one initial orientation visit with District staff, and two (2) subsequent visits for natural resource assessment and mapping. Depending on project schedules and seasonality of biological resources, some assessments may not be possible prior to management plan development; these will be noted in the plan as data gaps to be addressed in the future. During the initial orientation visit with the District, PCI staff will seek input from the District on specific goals and areas of known management concern.

PCI's senior wildlife biologist and vegetation ecologist will complete field surveys of natural resources on the property. Surveys will focus on updating existing information, such as identifying changes in invasive species populations; assessing current status of described plant, wildlife, and aquatic resources; and noting any evident impacts from current public uses. Sensitive resources, areas of management concern (e.g., erosion, invasive species occurrences), opportunities for restoration, and areas of potential trail or other park development will be mapped using GPS equipment.

Surveys will be conducted in accordance with applicable regulatory guidelines and will follow the *Protocols for Surveying and Evaluating Impacts to Special-status Native Plant Populations and Natural Communities* by CDFW (2009), as well as other survey guidelines. Botanical surveys will be floristic in nature, identifying every plant observed to the extent necessary to determine its rarity and listing status. As project schedules allow, surveys will be conducted within the focal species' blooming periods. All plants will be identified to species using *The Jepson Manual, 2nd Ed.* (Baldwin et al. 2012), *The Jepson Online Interchange, California Floristics* (University of California, Berkeley, 2012) and *A Flora of Sonoma County* (Best et al. 1996). Vegetation type classification will follow both *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) and the *Manual of California Vegetation, Second Edition* (Sawyer et al. 2009) and will also include, if available, lifeform classification in use by the in-progress county vegetation mapping effort. CDFW's most current rarity rankings of natural communities will be reviewed to determine whether any vegetation types present may be of high priority for protection. If special-status plants or rare plant communities are observed, reports and maps of these observations will be prepared and included in the report and submitted to the CNDDb. A complete list of all plant species observed will be compiled.

Wildlife surveys will be conducted to evaluate the potential presence of special-status wildlife, compile an inventory of species observed and wildlife habitats, and identify potential

management concerns. Surveys will be conducted with the aid of binoculars. Visual cues (e.g., nests, tracks, scat, burrows, skeletal remains), calls, songs, and direct observations will be used to identify wildlife. Unique habitat features (e.g., woody debris, water sources, etc.) and other plant materials will be examined for presence of mammals, amphibians, reptiles, and birds. All representative habitats will be evaluated. If special-status animals are observed, reports and maps of these observations will be prepared and included in the report and submitted to the CNDDDB. A complete list of all animal species observed will be compiled. The number of wildlife species observed on the property will not be a comprehensive list due to the activity period and seasonal natural of some species, rarity of others, and timing of field surveys.

Deliverables:

- 5.1.1 A complete list of all animal and plant species observed within the Preserve. If special-status plants or animals are observed reports and maps of observations will be prepared and submitted to CNDDDB.

5.2 Data Analysis and Management Plan Production

PCI staff will bring the field data back to the office for analysis and compilation. PCI's GIS analyst will prepare maps showing plant communities, sensitive resources and areas of management overlain on aerial photos. Input from partner meetings and public meetings will be considered, and additional consultation may be held with the District to refine goals and priorities.

PCI will prepare a draft management plan for the preserve, with Tom Origer and Associates providing cultural resources sections. The management plan will set priorities for restoration, stewardship, and public use. They are an opportunity to step back from routine activities and look at greater community and environmental needs. This property is critical for building on Sonoma County's efforts to create a network of diverse outdoor experiences. The plan will also include strategies that contribute over time to the ecological function of the larger landscape.

The plan will include:

- A statement of overarching goals for the property's protection
- Plan purpose
- Data collection methods
- Identification of data gaps, if any
- Description of existing conditions, including hydrology, geology, wildlife, plant communities, special-status species, invasive species, land use, and existing roads, trails, and utilities. For each of these sections, the plan will also provide an overview of the ecological processes that underlie the conditions, and indicate how conditions on the property relate to the broader landscape.
- Identification of key management considerations, with goals, objectives and recommended strategies for addressing each. These are likely to include habitat protection and restoration; invasive species management; management of public uses; special-status species protection; enhancement opportunities; and fire risk management.

- Adaptive management strategies, as appropriate, such as identification of monitoring needs, methods, targets or action thresholds, and opportunities for plan adjustment.
- On-going operations and maintenance to guide the long-term management of the day-to-day operations. This section will be formatted and written to allow it to be pulled out of the overall plan and used separately.
- References

Plan attachments will include representative maps, species lists, photographs, and, as applicable, CNDDDB reporting forms. For species with potential to occur but that are not readily identifiable at the time of the field surveys, PCI will report on the need for further focused surveys in the appropriate season. PCI will tailor the report to provide the information needed by the District in a readily accessible and engaging format.

PCI will submit to the District a draft of the management plan, including the cultural resources assessment, in Microsoft Word and Adobe Acrobat format. The District will use the track changes features in Microsoft Word to provide comments. After receiving input from the District and other reviewers designated by the District, PCI will finalize the plan to address comments and questions. The final plan will be submitted by PCI electronically in Microsoft Word and Adobe Acrobat format. The plan will be subject to one (1) round of review before it is finalized. Athena Design, graphic artist sub-consultant, will provide input on the document layout to produce a high quality document. In addition to the final pdf plan, GIS data layers will be submitted in the appropriate format and compatible with ArcMap.

Deliverables:

- 5.2.1 Draft management plan including cultural resources assessment for District and City of Healdsburg staff review.
- 5.2.2 Final management plan including all figures, graphics, maps and final layout approved by the District and City of Healdsburg.

6. Cultural Resource Studies

Tom Origer and Associates will complete archival research at the Northwest Information Center of the California Historical Resources Information System, to determine if previously identified cultural resources are present on either property. They will contact the Native American Heritage Commission and local Native American groups to solicit information regarding tribal concerns about the project areas. A mixed strategy field survey will be completed for each property. Intensity of field survey coverage will be based on environmental and historical information that could have a bearing on the cultural sensitivity of the terrain. Tom Origer and Associates will complete preliminary documentation of any cultural resources identified during the field surveys.

A written report will be prepared for the site including findings, with recommendations for treatment of all cultural resources identified on the property and transmitted to the District in

Adobe Acrobat format. Documents will be designed to meet CEQA requirements and obligations under 36 Code of Federal Regulations part 800.4 (Protection of Historic Properties under the National Historic Preservation Act) for identification of historic properties. The cultural resources assessment will serve as an appendix to the management plan and CEQA documents, but contents of the reports will be incorporated, as needed.

Deliverables:

- 6.1 Cultural resources report will highlight any pre-historic or historic findings with recommendations for treatment of all resources for this property. Documents will be meet CEQA requirements and obligations under 36CFR part 800.4.

7. CEQA Document Preparation

PCI will initiate CEQA analyses during the resources assessment process in order to streamline the project timeline. Existing information and plan-specific assessments will be reviewed, and a draft Initial Study will be developed to allow for publication of the Notice of Intent prior to the second outreach meeting, which would include a CEQA scoping element to gather public input on perceived areas of concern for inclusion in the environmental analysis. The draft Initial Study and recommended CEQA findings will then be prepared for District and stakeholder review prior to finalization for circulation by the State Clearinghouse and publication by the District and the City of Healdsburg.

Throughout the process, PCI planners will work with the management plan developers to ensure that impact avoidance and mitigation measures are consistent with management plan goals, are effective in conserving sensitive resources, and are cost-effective and feasible for long-term management. For this proposal, PCI presumes that it will be possible to avoid or mitigate any potential impacts. Should potentially significant and unavoidable impacts be identified requiring the preparation of an Environmental Impact Report, a change in scope will be necessary.

PCI will submit to the District an administrative draft of the CEQA document in Microsoft Word and Adobe Acrobat formats. The District will use the track changes feature in Microsoft Word to provide comments in a single document. The document will be subject to one (1) round of review before it is finalized. After receiving input from the District and other reviewers designated by the District, PCI will finalize the CEQA document to address comments and questions. The final Draft CEQA document will be submitted by PCI electronically in Microsoft Word and Adobe Acrobat formats and will be compliant with the U.S. Department of Health and Human Services §508 requirements for electronic and Internet accessibility. The District will publish all required CEQA notices, distribute CEQA documents, and maintain the administrative record. The draft Initial Study/Mitigated Negative Declaration (IS/MND) will be printed, addressed, stamped, and mailed at Sonoma County Reprographics for public comment.

Upon completion of 30-day public comment period, PCI will prepare responses to comments, the final findings, and the Mitigation, Monitoring, and Reporting Plan (MMRP). PCI will also

provide a crosswalk table between the MMRP and Management Plan. Timing for CEQA compliance will be determined in consultation with the District.

The District and the City of Healdsburg will be responsible for the review process during the public comment period and preparation of the Final IS/MND and Mitigation, Monitoring & Reporting Plan. PCI will prepare crosswalk table between MMRP and Management Plan. Timing for CEQA compliance will be determined in consultation with the District.

Deliverables:

- 7.1 Administrative draft of CEQA document to District staff for review.
- 7.2 Final Draft CEQA document incorporating staff comments and additional information, if necessary.
- 7.3 Document public comments and assist the District in responding to public comments.
- 7.4 Assist in the preparation of the Mitigation, Monitoring & Reporting Plan (MMRP).

D. Proposed Work Schedule

The proposal team will complete the project tasks according to the following schedule. Public meetings and project team meetings will be completed as directed by District staff.

March 2013

- Contract initiation (mid-March)
- Kickoff meeting/site visit
- Perform literature/background information review
- Initiate natural resource and cultural surveys

April 2013

- Develop and submit work plan to District – by April 15
- Receipt of comments on work plan – by April 24
- Work plan revision and final submittal – by April 30
- Develop and submit annotated outline to District – by April 30
- Continue field surveys
- Begin data analysis, mapping, draft outline

May 2013

- Receipt of comments on annotated outline – by May 10
- Outline revisions and final submittal – by May 24
- Continue field surveys, data analysis, mapping, draft report

June 2013

- Provide administrative draft of report, figures, and GIS layers to District – by June 28
- Revise report and figures based on District comments

July 2013

- Receive comments from District on outline and figures – by June 12
- Revise report and figures based on District comments
- Provide final report and GIS layers to District – by July 26

May-July 2013

- Prepare and finalize CEQA documentation

E. Assumptions

In addition to those assumption listed in the approach, this proposal and cost estimate are based on the following assumptions:

- The Healdsburg Ridge cultural resources study assumes that up to three cultural resources will be found and require documentation.
- The District will provide contact information for adjacent landowners to be included in the stakeholder meeting. Facility and equipment rental is not included. Public meeting will include CEQA notice, but not public review.
- This scope and budget do not include preparation of an EIR.
- If in-depth studies of noise, traffic, or visual impacts are determined to be necessary, additional budget may be needed.
- Only CEQA documents will be compliant with the U.S. Department of Health and Human Services §508 requirements for electronic and Internet accessibility.
- All existing maps and figures from the existing Healdsburg Ridge Open Space Preserve Management Plan will be made available to the project team in GIS format.
- The cultural resources assessment report will be an appendix to the management plan.
- The District and City comments on administrative Draft Initial Study/Mitigated Negative Declaration (IS/MND) will be compiled into a single Word document using Track Changes for use in preparing final Draft IS/MND for public circulation; there will be one iteration of changes.
- The District will publish all required CEQA notices, distribute CEQA documents, and maintain the administrative record.
- District will conduct CEQA public review and prepare Final IS/MND and Mitigation, Monitoring & Reporting Plan (MMRP); PCI will prepare crosswalk table between MMRP and Management Plan.

PRUNUSKE CHATHAM, INC.
 Management Planning
 Healdsburg Ridge Open Space Preserve
 Revised Cost Estimate 02/25/2013

	Hour	Hour	Hour	Hour	Hour	Hour	Hour	Hour	Hour	Hour	Day	Dollars	Dollars	Dollars		
	Principal	Principal	Principal	Registered	Senior	Botanist/	Certified	Assistant	GIS	Project	Vehicle	Sub-	Sub-	Project	Line Item	Phase
	\$150	\$140	\$140	\$115	\$105	\$95	\$95	\$85	\$83	\$60	\$35	Athena	Consultant:	Materials	Subtotal	Subtotals
		Architect	Environmental	Architect	Project	Vegetation	Planner	Engineer	Technician	Administrator		Design	Orger &	and	Cost	
			Planner		Manager	Ecologist							Assoc.	Printing		
Healdsburg Ridge Open Space Preserve																
Project management and coordination																
Project management	2		2		8	2				2						\$1,730
Team meetings with District	4				24	24					5					\$5,575
Partner communications	2				4	2										\$910
Develop work plan and schedule																
Develop draft work plan and schedule; Transmittal to District	2				8	8	1			4						\$2,235
Workplan revisions and final transmittal	2				4	4										\$1,100
Progress reports																
Monthly progress reports					4	1										\$515
Outreach and public engagement																
Stakeholder list	2				2	2										\$700
Develop outreach plan with District and partners	8				2											\$1,410
Outreach to stakeholders and partners	4				6	4										\$1,610
Develop agenda and presentation; Meeting preparation	8		2		14	14	4			4		\$800				\$5,780
Attend two public meetings	10				10	10	6				2					\$4,140
Meeting summary					4	2										\$610
Annotated outline																
Background information review	4		2		6	6	4									\$2,460
Develop draft outline; Transmittal to District	2				8	8			5							\$2,315
Outline revisions and final transmittal					2	2										\$400
Administrative draft management plan																
Site visits/field surveys			2		20	20	4				4					\$4,800
Data analysis	4				8	15										\$2,960
Draft management plan production and transmittal	12	4	2	8	40	40		4	40	4		\$1,200		\$100		\$16,895
Final Management Plan																
Additional analysis and revisions	2				12	10										\$2,510
Final management plan production and transmittal	4				8	6			5	4		\$800		\$100		\$3,660
Initial Study and CEQA documentation preparation																
Impact assessments and avoidance and mitigation planning			6		8	4	16									\$3,580
Cultural resources assessment and report						2	2						\$5,230			\$6,133
Prepare Notice of Intent			2				4									\$660
Prepare administrative Draft IS/MNO			6		2	2	8									\$2,000
Incorporate combined District and City comments			2				8									\$1,040
Prepare §508 ADA-compliant final Draft IS/MNO for submittal to SCH and public review			2				4					\$400				\$1,100
Circulate documents for 30-day comment period			2				6			4	1					\$1,125
Compile and respond to public comments			8		4		16									\$3,060
Develop mitigation, monitoring, and reporting plan			4		4		8									\$1,740
Create MMRP crossreference table to management plan			2		4		8									\$1,460
Total	72	4	44	8	216	189	99	4	50	22	12	\$3,200	\$5,230	\$200	\$84,213	\$84,213

Exhibit C

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

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

1. Workers Compensation and Employers Liability Insurance

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

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

2. General Liability Insurance

- a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01.
- b. Minimum Limits: \$1,000,000 per Occurrence; \$2,000,000 General Aggregate; \$2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, District requires and shall be entitled to coverage for the higher limits maintained by Consultant.
- c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by District. Consultant is responsible for any deductible or self-insured retention and shall fund it upon District's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the District.

- d. Sonoma County Agricultural Preservation and Open Space District, its officers agents, and employees, 747 Mendocino Avenue, Ste. 100, Santa Rosa, CA 95403 shall be additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this agreement.
- e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.
- f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in ISO form CG 00 01, or equivalent).
- g. The policy shall cover inter-insured suits between District and Consultant and include a "separation of insureds" or "severability" clause which treats each insured separately.
- h. Required Evidence of Insurance:
 - i. Copy of the additional insured endorsement or policy language granting additional insured status; and
 - ii. Certificate of Insurance.

3. Automobile Liability Insurance

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

4. Professional Liability/Errors and Omissions Insurance

- a. Minimum Limit: \$1,000,000 per occurrence.
- b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by District.
- c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
- d. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.
- e. Required Evidence of Coverage: Certificate of Insurance.

5. Standards for Insurance Companies

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

6. Documentation

- a. The Certificate of Insurance must include the following reference: Healdsburg Ridge Management Plan Update, Contract No. 756.
- b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with District for the entire term of this Agreement and any additional periods if specified in Sections 1 – 4 above.
- c. The name and address for Additional Insured endorsements and Certificates of Insurance is: Sonoma County Agricultural Preservation and Open Space District, 747 Mendocino Avenue, Ste. 100, Santa Rosa, CA 95403.
- d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
- e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.
- f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

7. Policy Obligations

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

8. Material Breach

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



County of Sonoma Agenda Item Summary Report

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

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

To: Boards of Directors, Sonoma County Water Agency, Russian River County Sanitation District, and Sonoma Valley County Sanitation District

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency, Russian River County Sanitation District, and Sonoma Valley County Sanitation District

Staff Name and Phone Number:

Jim Flessner / 521-1810

Supervisory District(s):

First, Fourth and Fifth

Title: Joint Agreement for Janitorial Services

Recommended Actions:

a) Authorize Chair to execute a joint agreement with City of Santa Rosa to provide janitorial services for the amount of \$274,793.40; agreement terminates on February 28, 2015; b) Authorize the General Manager to amend the Agreement provided amendments do not cumulatively increase the total cost by more than \$15,000 and do not substantially change the scope of work.

Executive Summary:

HISTORY OF ITEM/BACKGROUND

Since 1999 the City of Santa Rosa (City) and the Sonoma County Water Agency (Water Agency) have contracted jointly for janitorial services, in order to take advantage of cost savings.

The Water Agency, Russian River County Sanitation District, and Sonoma Valley County Sanitation District each owns facilities, similar to those owned by the City.

Water Agency facilities are as follows: Service Center at 2150 West College Avenue, Santa Rosa, California; Administration Offices at 404 Aviation Boulevard, Santa Rosa, California; 204 Concourse Boulevard, Santa Rosa, California; and Service Center Auxiliary Building at 2025 Skylane Boulevard, Santa Rosa, California.

Sonoma Valley County Sanitation District facilities are as follows: Sonoma Valley Treatment Plant, 22675 8th Street East, Sonoma, California.

Russian River County Sanitation District facilities are as follows: Russian River Treatment Plant, 18400 Neely Road, Guerneville, California.

SELECTION PROCESS

On October 18, 2012, the City issued an Invitation for Bids for utilities janitorial services to 55 service providers; 9 bids were received. The responsive and responsible bids received surpassed the budget estimate and, therefore, the process was cancelled and no contract was signed.

On December 3, 2012, the City issued a second Invitation for Bids for utilities janitorial services with a revised scope of work; 7 bids were received. The City and Water Agency evaluated the bids and selected James Furuli Investment Company, Inc. dba Environmental Dynamics (Contractor) as the lowest responsive and responsible service provider for janitorial services.

SERVICES TO BE PERFORMED

Under the proposed Agreement, the City will administer the Water Agency’s portion of the janitorial services contract for a 5% administration fee. The Water Agency has been working with the City of Santa Rosa on janitorial services since 1999. The Water Agency is responsible for 24.7% of the total contract (\$528,928). The Water Agency is saving more than the 5% service charge by the economy of scale of the larger contract and in the less complex process of a simple agreement. The City will also procure the Water Agency’s supplies (toilet paper, paper towels, soap, etc.) and deliver the supplies to Water Agency facilities. The City will conduct monthly meetings with Contractor and the Water Agency, to ensure that Water Agency needs are being met.

The Agreement cost is \$130,854 per year for janitorial services plus \$6,542.70 per year for the City’s administration fee for a yearly total of \$137,396.70 and a two-year total of \$274,793.40. The Agreement terminates February 28, 2015.

GENERAL MANAGER AMENDMENT AUTHORITY

The Water Agency is currently constructing a new Service Center and, when fully occupied, will no longer be at the Service Center at 2150 West College Avenue. Other location adjustments may be made in the aftermath of the Service Center relocation. For this reason, staff requests amendment authority to make modifications to the location of janitorial services and increase or decrease the cost for services, as appropriate, in an amount not to exceed \$15,000.

Prior Board Actions:

03/18/08 Authorize Chair to execute the Joint Agreement for Janitorial Services between the Sonoma County Water Agency and City of Santa Rosa and Authorize the Agency’s General Manager/Chief Engineer to amend the Agreement provided amendments do not cumulatively increase the total cost to the Agency by more than \$25,000 (taking into account all prior amendments) and do not substantially change the scope of work; 08/03/99: Authorized General Manager/Chief Engineer to Execute the Agreement for Janitorial Services Between the City of Santa Rosa and Agency.

Strategic Plan Alignment Goal 3: Invest in the Future

County Goal 3: Invest in the Future. This item meets this goal by partnering with the City to achieve economies of scale in maintaining facilities.

Water Agency Organizational Goals and Strategies, Goal 1: Responsively manage Water Agency finances.

Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$ 137,396.70		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 137,396.70
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 137,396.70	Total Sources	\$ 137,396.70
Narrative Explanation of Fiscal Impacts (If Required):			
FY 2012/2013 appropriation of \$137,396.70 is from the Facilities Funds. FY 2013/2014 expenditures of \$137,396.70 will be budgeted in that fiscal year.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
N/A			
Attachments:			
N/A			
Related Items "On File" with the Clerk of the Board:			
Agreement (4 Copies)			

RW\\FILESERVER\DATA\CL\AGENDA\AGREES\03-26-2013 WA JOINT AGREEMENT FOR JANITORIAL SERVICES_SUMM.DOCM

CF/0-0-21 SANTA ROSA, CITY OF (JOINT AGREE FOR JANITORIAL SERVICES) TW 12/13-112 (ID 4624)



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Brad Sherwood / 547-1927

Supervisorial District(s):

All Districts

Title: 2013 Biannual Public Opinion Survey

Recommended Actions:

Authorize Chair to execute an agreement with EMC Research, Inc. to provide public opinion survey services (\$33,000; agreement terminates on March 31, 2014).

Executive Summary:

HISTORY OF ITEM/BACKGROUND

The Sonoma County Water Agency (Water Agency) is seeking approval from its Board of Directors (Board) to authorize an agreement with EMC Research (Consultant) to develop and conduct its bi-annual public opinion survey. The purpose of this research project is to track opinion studies conducted for the Water Agency in 2003, 2007, 2009 and 2011 and to evaluate how opinions and awareness on key issues such as water conservation have changed over time. Conducting the research project on a bi-annual basis is recommended by the Water Agency's Public Affairs Department and is a metric for measuring customer service trends. The Board approved similar agreements with Consultant in 2003, 2007, 2009 and 2011.

If authorized, Consultant would conduct the survey during the month of April 2013, with reporting and consultation on results available by May 2013. The survey would be conducted by telephone and consist of 600 registered voters in the Water Agency's service area, and would be available in both Spanish and English. The survey would measure opinions on a variety of issues including water conservation and the Russian River Biological Opinion.

The Water Agency, along with its water contractors, uses the information gathered by the research project to measure the success of its public education efforts, such as the "Save Our Water" conservation program. The research data also provides the Water Agency with the information necessary to improve and further develop its core functions in water supply, flood protection, and sanitation. Final research data will be made available to the public on the Water Agency's website.

SELECTION PROCESS

EMC Research was originally selected in 2003 as the result of a Request for Proposals that was sent to four firms. Three proposals were received, and EMC Research was selected based on their qualifications and their geographical proximity to Sonoma County. A competitive selection process was not performed this year due to

the need for a consistent baseline for survey tracking, development and implementation of which has been conducted by the same Consultant in a timely and professional manner since the survey was first conducted in 2003. The goal of the project is to track public opinions on Water Agency projects and issues using the baseline the Consultant established. This consistency ensures reliability in measuring results.

SERVICES TO BE PERFORMED

Under the proposed Agreement, the Consultant will design and conduct a telephone survey of 600 randomly selected registered voters in Sonoma County, and provide an in-depth report analyzing the data.

Prior Board Actions:

Board approved agreements for Water Conservation and Public Information Survey between the Sonoma County Water Agency and EMC Research (formerly Evans/McDonough Company, Inc.) in 2003, 2007 2009 and 2011.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

The survey aligns with County Goal 4 because it seeks to align public service provided with community needs and desires. The survey measures the success of community service programs to better increase accountability and efficiency.

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

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 33,000	Water Agency Gen Fund	\$ 33,000
Add Appropriations Req'd.	\$ -0-	State/Federal	\$ -0-
	\$	Fees/Other	\$ -0-
	\$	Use of Fund Balance	\$ -0-
	\$	Contingencies	\$ -0-
	\$		\$
Total Expenditure	\$ 33,000	Total Sources	\$ 33,000

Narrative Explanation of Fiscal Impacts (If Required):

Fiscal year 2012/13 appropriation of \$33,000 is from the General Fund, 672105-6570. No additional appropriation is required.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):
None.
Attachments:
None.
Related Items "On File" with the Clerk of the Board:
Agreement (4 Copies)

DT: \\FILESERVER\DATA\CL\AGENDA\AGREES\03-26-2013 WA 2013 BIENNIAL PUBLIC
OPINION SURVEY_TRANS.DOCM

CF/0-0-21 EMC RESEARCH, INC. (AGREE FOR 2013 BIENNIAL PUBLIC
OPINION SURVEY) TW 12/13-134 (ID 4649)



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 9

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

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

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Ann DuBay / 524-8378

Supervisory District(s):

Fifth District

Title: Gold Ridge Resource Conservation District Watershed Program and Stream Crossing Project

Recommended Actions:

Authorize the Chair to execute the Agreement for Funding of Gold Ridge Resource Conservation District Russian River Watershed Program (2013/2014) with Gold Ridge Resource Conservation District (\$44,200; agreement will terminate on December 31, 2014); and execute the Agreement for Funding of Green Valley Road Stream Crossing Project with Gold Ridge Resource Conservation District (\$75,000; agreement will terminate on December 31, 2014).

Executive Summary:

HISTORY OF ITEM/BACKGROUND

The Gold Ridge Resource Conservation District (Gold Ridge) Russian River Watershed Program (Program) provides landowner assistance, public outreach and education, watershed stewardship, watershed monitoring, interagency coordination, resource enhancement, and planning and implementation to assist local groups in improving land management and restoring fish habitat. The intent of the Program is to create a long-term system of organization, training, communication, and improvements in the health of the watershed and enhanced and restored habitat for threatened fish species. . The program benefits the Water Agency through enhanced water quality and improved riparian and tributary habitat for coho and steelhead. The amount of this agreement is \$44,200.

In 2002 the Board of Directors (Board) approved and authorized the Chair to execute an agreement between the Water Agency and Gold Ridge for funding of the Program. The intent of the agreement was to allow the Water Agency to assist the Gold Ridge by providing partial funding for the Gold Ridge's efforts to improve watershed health to the benefit of anadromous fish species. The original agreement was amended to extend the term to December 31, 2003. With the Board's authorization, the Water Agency and Gold Ridge have regularly entered into this type of funding agreement.

The 2011/2012 agreement also allowed Gold Ridge to develop the second phase of analysis of a coordinated permitting program for the Russian River and implement a priority restoration project in the Green Valley Creek Watershed that will stabilize and improve the streambank and upslope areas while increasing habitat

for salmon and native vegetation. Through their partnership with the Water Agency, Gold Ridge has been able to utilize Water Agency funding as a local match for state, federal and other grants, and bring additional funding and restoration benefits to the Russian River Watershed.

Gold Ridge is also involved in the Green Valley Road Stream Crossing Project (Project). The Project is intended to address flooding issues at the Green Valley Road crossing of Green Valley Creek, adjacent to the Korbel vineyard property. Flooding of the road and adjacent vineyard has been occurring with increasing frequency over the past several years, creating the potential for stranding of threatened and endangered fish as well as a threat to public safety presented by flooding of the road. Sonoma County Water Agency (Water Agency) funding (\$75,000, through December 31, 2014) is intended to augment a matching grant of \$75,000 from the State Coastal Conservancy, which will fund Project from initial geomorphic and hydrologic studies to a concept design. Water Agency funding will be used to complete the feasibility and design process and take the Project through permitting.

SERVICES TO BE PERFORMED

Under the proposed Agreement, the Water Agency provides funding for Gold Ridge to continue the activities described above through the following tasks:

Agreement A: Watershed Program

1. Prepare and disseminate on-line and paper educational bulletins for landowners and interested stakeholders.
2. Coordinate Watershed Symposium; other tasks related to landowner and community outreach and Youth Ecology Corps.
3. Assess habitat conditions in the Green Valley Creek and other watersheds and produce a stream monitoring data and related Habitat Enhancement Plan to prioritize restoration actions for the protection and improvement of critical Coho habitat.
4. Implement priority road erosion upgrades on five properties along Green Valley and Purrington creeks, increasing habitat for salmon and native vegetation.
5. Perform Upper Green Valley Creek sediment source assessment, including a technical report.

Agreement B: Stream Crossing Project

Water Agency funding will be used to complete the feasibility and design process and take the project through permitting. The State Coastal Conservancy grant will fund supporting studies of the site and watershed conditions upstream of the crossing, and initial engineering work on the project design. During the concept design phase, Gold Ridge will work in consultation with wildlife agencies to ensure that the project will meet fisheries objectives. Since the project has public safety and flood control aspects, Gold Ridge will also consult closely with both Sonoma County Department of Transportation and Public Works and the Water Agency.

Prior Board Actions:

10/14/2010:	Board Chair executed the Agreement for Funding of Gold Ridge Resource Conservation District Russian River Watershed Program (2011/2012) between the Water Agency and Gold Ridge Resource Conservation District, a 2-year agreement in the amount of \$37,000
6/09/2009:	Board Chair executed the Agreement for Funding of Gold Ridge Resource Conservation District Russian River Watershed Program (2009/2010) between the Water Agency and Gold Ridge Resource Conservation District, a 2-year agreement in the amount of \$50,000.

04/10/2007:	Board Chair executed the Agreement for Funding of Gold Ridge Resource Conservation District Russian River Watershed Program (2007/2008) between the Water Agency and Gold Ridge Resource Conservation District, a 2-year agreement in the amount of \$53,000.
9/24/2004:	Board Chair executed the Agreement for Funding of Gold Ridge Resource Conservation District Russian River Watershed Program between the Water Agency and Gold Ridge Resource Conservation District, a 2-year agreement in the amount of \$30,000.
1/15/2002:	Board Chair executed the Agreement for Funding of Gold Ridge RCD's Russian River Watershed Efforts between the Water Agency and Gold Ridge Resource Conservation District, a 2-year agreement in the amount of \$50,000.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The agreements support County Goal 2 by enhancing the environment through outreach, education, and water quality monitoring of the Russian River watershed. In addition, the agreements will reduce hazards to endangered coho salmon by eliminating a deadly trap when road flooding occurs.

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

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 86,200	Water Agency Gen Fund	\$ -0-
Add Appropriations Req'd.	\$ -0-	State/Federal	\$ -0-
	\$	Russian River Project Fund/Flood Zone 1A - Fees/Other	\$ 86,200
	\$	Use of Fund Balance	\$ -0-
	\$	Contingencies	\$ -0-
	\$		\$
Total Expenditure	\$ 86,200	Total Sources	\$ 86,200

Narrative Explanation of Fiscal Impacts (If Required):

The fiscal year 2012/2013 appropriation of \$86,200 is from flood control Zone 1A (\$75,000), and the Russian River Project Fund (\$11,200). The remaining expenditures, \$22,000 in FY 2013/2014 and \$11,000 in 2014/2015, will be budgeted in those fiscal years.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):
None.
Attachments:
None.
Related Items "On File" with the Clerk of the Board:
2 Agreements (4 copies each)

DT: I:\AGENDA\AGREES\03-26-2013 WA GOLD RIDGE RCD_SUMM.DOCM

CF/40-11-21 GOLD RIDGE RCD (AGREE FOR FUNDING OF GOLD RIDGE RESOURCE CONSERVATION DISTRICT RUSSIAN RIVER WATERSHED PROGRAM 2013/2014) TW 12/13-085 (ID 4566)

AND

CF/45-5-21 GOLD RIDGE RCD (FUNDING AGREE FOR GREEN VALLEY ROAD STREAM CROSSING PROJECT) TW 12/13-086 (ID 4589)



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Brenton Haerr, 707.565.3285

Supervisorial District(s):

All

Title: Sales Tax Audit Contract

Recommended Actions:

Authorize the Auditor-Controller-Treasurer-Tax Collector to sign a five-year contract with Hinderliter, de Llamas, and Associates for a rate of \$4,500/year + 15% of recovered funds to obtain sales tax audit services for the County.

Executive Summary:

Background:

The County has contracted with Hinderliter, de Llamas, and Associates (HdL) since 1992 to receive sales tax audit services. These services require HdL to search out sales tax revenues that are generated by Sonoma County businesses and paid by the business owner but misdirected to another government agency.

In the past nine years, this contract with HdL has allowed the County to recover a considerable amount of sales tax dollars that would otherwise have been misdirected. The table below indicates how much sales tax revenue was directed toward the County as a result of HdL's services in each of the past five fiscal years and how much the County benefitted from the service after expenses.

Fiscal Year	Revenues Found	Total Fees Paid	Net
2007-2008	784,252	120,038	664,214
2008-2009	328,256	51,638	276,618
2009-2010	300,667	48,125	252,542
2010-2011	283,053	46,358	236,695
2011-2012	505,596	79,739	425,856

Additionally, these numbers are based only on those funds for which the County pays sales tax audit fees. The structure of the existing and proposed contracts state that the County is only required to pay audit fees on

recovered funds for the first 8 quarters following the funding source's discovery. After those eight quarters, the taxed entity's sales tax dollars are still correctly allocated but the County is no longer required to pay any audit fees to HdL.

Current Status:

The County's contract with HdL was last reviewed in 1997 and had continued without revision until 2010, when the base monthly fee was increased to \$325 and coverage for Bradley Burns Tax audits was added to the services provided by HdL. Since 2002, the County has been working with HdL on a year-to-year contract. The proposed agreement will establish a five-year contract for sales tax auditing services with Hinderliter, de Llamas, and Associates, whom the County considers to be a single source provider of sales tax audit services because of:

- the company's long and successful track record providing said services to the County,
- the company's position as sales tax auditor for 37 other California counties, and
- the lack of equivalent competition within the market.

Additional expenses and increasing overhead have caused HdL to request a \$50 increase in the base monthly fee, increasing the yearly base price of the contract from \$3,900 to \$4,500. Both the base fee and the total fee (adjusted for the 15% of recovered funds) are small compared to the positive increase in revenue generated for the County by HdL's services. If the contract with HdL is not renewed, the County risks losing a significant amount of sales tax dollars in the future.

The company's strong record of positive results, its prominence in the sales tax audit industry, and its history with the County all support the importance of renewing the County's contract with HdL for the next five years. Both because of the company's strong track record with the County and HdL's status as a premier provider of sales tax audit services to California counties (38 of California's 58 counties rely on HdL's services, while several of the other counties have to employ dedicated personnel to perform the same services), Hinderliter, de Llamas and Associates should be retained for the County's sales tax audit services.

Recommended Action:

We recommend that the Board authorize the Auditor-Controller-Treasurer-Tax Collector to sign a five-year contract with HdL for a rate of \$4,500 per year plus 15% of recovered funds. This contract will ensure that the valuable and productive services of HdL are retained and continue to benefit Sonoma County going into the future.

Prior Board Actions:

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

HdL's services will ensure that tax dollars earned within the County are kept within the County, allowing local taxpayers to receive the benefits from the taxes that they report.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 69,179.60*	County General Fund	\$ 69,179.60*
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 69,179.60*	Total Sources	\$ 69,179.60*

Narrative Explanation of Fiscal Impacts (If Required):

*The fiscal summary shown above is an estimate based on the average fees (fixed base + 15% recovered funds fee) paid to HdL over each of the past five fiscal years.

Because of the commission-style nature of the payment, it is impossible to accurately predict the actual cost of the contract in any fiscal year. However, the payments to HdL are offset by the significant sales tax revenues generated by their services.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A: Professional Services Agreement with Hinderliter, de Llamas and Associates

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

AGREEMENT FOR SALES TAX AUDIT AND INFORMATION SERVICES

This agreement ("Agreement"), dated as of March 26, 2013 ("Effective Date") is by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and Hinderliter, De Llamas and Associates, a California corporation (hereinafter "Consultant").

R E C I T A L S

WHEREAS, Consultant represents that it is a duly qualified professional services S corporation, experienced in the preparation of sales tax audits and related services; and

WHEREAS, in the judgment of the County Auditor-Controller-Treasurer-Tax Collector, it is necessary and desirable to employ the services of Consultant for sales tax analysis to effectively manage the sales tax base and recover revenues erroneously allocated to other jurisdictions and allocation pools;

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

A G R E E M E N T

1. Scope of Services.

1.1 Consultant's Specified Services

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

Any work performed as a result of this contract is subject to the conditions specified in the attached Exhibit "B", drawn from Section 7056 (b), (1) of the State of California Revenue and Taxation Code. Said conditions are hereby made part of this contractual agreement.

1.2 Cooperation With County.

Consultant shall cooperate with County and County staff in the performance of all work hereunder.

1.3 Performance Standard.

Consultant shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Consultant's profession. County has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees to provide all

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

1.4 Assigned Personnel.

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

2. Payment.

For all services and incidental costs required hereunder, Consultant shall be paid in accordance with the following terms:

Consultant shall be paid a lump sum amount of \$375 per month, regardless of the number of hours or length of time necessary for Consultant to complete the services. The monthly fee shall increase annually, following the month of the Effective Date, by the percentage increase in the CPI for the preceding twelve month period. For purposes of this Agreement, the "CPI" shall mean the Consumer Price Index - All Urban Consumers for the surrounding statistical metropolitan area nearest County, All Items (1982-84 = 100), as published by the U.S. Department of Labor, Bureau of Labor Statistics, or, if such index should cease to be published, any reasonably comparable index selected by Consultant. Consultant shall also receive a fee equal to 15% of all funds recovered by the County as a result of audit and recovery work performed by Contractor ("audit fees"). Said audit fees will apply to state fund transfers received

for back quarter reallocations and monies received in the first eight consecutive reporting quarters following completion of the audit by Contractor and confirmation of corrections by the State Board of Equalization.

Consultant shall not be entitled to any additional payment for any expenses incurred in completion of the services.

Upon completion of the work, Consultant shall submit its bill[s] for payment in a form approved by County's Auditor-Controller-Treasurer-Tax Collector. The bill[s] shall identify the services completed and the amount charged. Consultant will bill County quarterly for any amounts due.

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

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

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

3. Term of Agreement.

The term of this Agreement shall be from March 26, 2013 to March 26, 2018 unless terminated earlier in accordance with the provisions of Article 4 below. The Agreement can be extended for up to two one-year terms with the same terms and conditions upon written agreement executed by both Consultant and Auditor-Controller-Treasurer-Tax Collector.

4. Termination.

4.1 Termination Without Cause.

Notwithstanding any other provision of this Agreement, at any time and without cause, either party shall have the right, in its sole discretion, to terminate this Agreement by giving 30

days' written notice to the other. Upon the presentation of such notice, Consultant may continue to work through the date of termination.

4.2 Termination for Cause.

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

4.3 Delivery of Work Product and Final Payment Upon Termination.

In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to County all materials and work product subject to Section 9.10 (Ownership and Disclosure of Work Product) and shall submit to County an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4 Payment Upon Termination.

Upon termination of this Agreement by County, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services which have been satisfactorily rendered are to be paid on a per-hour or per-day basis, Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to the termination times the applicable hourly or daily rate; and further provided, however, that if County terminates the Agreement for cause pursuant to Section 4.2, County shall deduct from such amount the amount of damage, if any, sustained by County by virtue of the breach of the Agreement by Consultant. Compensation for any audit work previously authorized and satisfactorily performed shall be made in accordance with the terms specified in Section 2 of this Agreement.

4.5 Authority to Terminate.

The Board of Supervisors has the authority to terminate this Agreement on behalf of the County. In addition, the Purchasing Agent or Auditor-Controller-Treasurer-Tax Collector Department Head, in consultation with County Counsel, shall have the authority to terminate this Agreement on behalf of the County.

5. Indemnification.

Consultant agrees to accept all responsibility for loss or damage to any person or entity, including County, and to indemnify, hold harmless, and release County, its officers, agents, and

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

6. Insurance.

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

7. Prosecution of Work.

The execution of this Agreement shall constitute Consultant's authority to proceed immediately with the performance of this Agreement. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

8. Extra or Changed Work.

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

9. Representations of Consultant.

9.1 Standard of Care.

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

9.2 Status of Consultant.

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

9.3 No Suspension or Debarment.

Consultant warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Consultant also warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration. If the Consultant becomes debarred, consultant has the obligation to inform the County

9.4 Taxes.

Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold County harmless from any liability which it may incur to the United States or to the State of California as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case County is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish County with proof of payment of taxes on these earnings.

9.5 Records Maintenance.

Consultant shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make

such documents and records available to County for inspection at any reasonable time. Consultant shall maintain such records for a period of four (4) years following completion of work hereunder.

9.6 Conflict of Interest.

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

9.7 Statutory Compliance.

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

9.8 Nondiscrimination.

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

9.9 AIDS Discrimination.

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

9.10 Ownership and Disclosure of Work Product.

In performing its duties under this contract, Consultant will produce reports, technical information, and other compilations of data to County. These reports, technical information, and compilations of data are derived by Consultant using methodologies, formulae, programs, techniques, and other processes designed and developed by Consultant at a substantial expense. Consultant's reports, technical information, compilations of data, methodologies, formulae, programs, techniques, and other processes designed and developed

by Consultant shall be referred to as Proprietary Information. Consultant's Proprietary Information is not generally known by the entities with which Consultant competes.

Consultant desires to protect its Proprietary Information. Accordingly, County agrees that neither it nor any of its employees, agents, independent contractors, or other persons or organizations over which it has control will, at any time during or after the term of the Agreement, directly or indirectly use any of Consultant's Proprietary Information for any purpose not associated with Consultant's activities. Further, County agrees that, to the extent permitted below, neither it nor any of its employees, agents, independent contractors, or other persons or organizations over which it has control will disseminate or disclose any of Consultant's Proprietary Information to any person or organization not connected with Consultant. County will not release any such information without (1) having received a request therefor; (2) notifying Consultant of such request; and (3) granting Consultant a reasonable period of time, not to exceed ten days from the date of the request for information, to initiate legal action to prevent disclosure. County shall have no further responsibility or obligation to maintain the proprietary nature of Consultant's Proprietary Information.

9.11 Authority.

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

10. Demand for Assurance.

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

11. Assignment and Delegation.

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

12. Method and Place of Giving Notice, Submitting Bills and Making Payments.

All notices, bills, and payments shall be made in writing and shall be given by personal delivery or by U.S. Mail or courier service. Notices, bills, and payments shall be addressed as follows:

TO: COUNTY: County of Sonoma
Auditor-Controller-Treasurer-Tax Collector
585 Fiscal Drive, Suite 100
Santa Rosa, CA 95403

TO: CONSULTANT: Hinderliter, De Llamas, & Associates
1340 Valley Vista Drive, Suite 200
Diamond Bar, CA 91765

When a notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

13. Miscellaneous Provisions.

13.1 No Waiver of Breach.

The waiver by County of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or provision or any subsequent breach of the same or any other term or promise contained in this Agreement.

13.2 Construction.

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

13.3 Consent.

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

13.4 No Third Party Beneficiaries.

Nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

13.5 Applicable Law and Forum.

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

13.6 Captions.

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

13.7 Merger.

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

13.8. Survival of Terms.

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

13.9 Time of Essence.

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

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

CONSULTANT: _____

By: _____

Name: _____

Title: _____

Date: _____

COUNTY: COUNTY OF SONOMA

By: _____

Auditor-Controller/
Treasurer-Tax Collector

Date: _____

APPROVED AS TO FORM FOR
COUNTY:

By: _____

County Counsel

Date: _____

CERTIFICATES OF INSURANCE ON
FILE:

By: _____

Auditor-Controller/
Treasurer-Tax Collector

Date: _____

SERVICES

The Consultant shall perform the following services:

A. Sales tax and economic analysis

1. Consultant shall establish a special database that identifies the name, address, and quarterly allocations of the major sales tax producers within the County for the most current and previous four quarters from the date of this Agreement. Major sales tax producers are defined as those businesses meeting a quarterly revenue threshold determined by County. Since 100% of the business outlets registered with the Board of Equalization are tracked monthly, this major producers database is designed to highlight the activities of major businesses. A second database covering the same period will be established showing total sales tax receipts for each business category identified by the Board of Equalization. These databases will be utilized to generate special reports to the County on: major sales tax producers by rank and category, analysis of sales tax activity by category and business districts or redevelopment areas specified by County, analysis of reporting aberrations, and per capita and outlet comparisons with state wide sales.
2. Consultant shall provide updated reports each quarter identifying changes in sales by major outlets and by category; area growth and decline comparisons; and current graphics, tables, and top 100 listings. Quarterly aberrations due to State audits, fund transfers, and receivable along with late or double payments will be identified.
3. Consultant will additionally provide an analysis for the County to share with Chambers of Commerce and other economic development interest groups that analyze County's sales tax trends by major groups and geographic areas without disclosing confidential information.
4. Consultant will provide annual reports for the Administrator and Board of Supervisors identifying historical growth comparisons with state, county, selected County averages and CPI indices; top producer listings; and make up and volatility of the economic base. Annual reconciliation worksheets to assist Finance Officers with budget forecasting will also be provided.
5. Consultant shall make available to County Staff the HdL DATA computer program and database containing sellers permit information for all in-county business outlets registered with the Board of Equalization. In addition, consultant shall process for County the monthly registration and allocation files provided by the Board.

Printouts of registration changes and dollars allocated by business name and number will be provided from these files on a monthly basis.

B. Allocation Audit and Recovery

1. Consultant shall conduct an initial and on-going sales tax audit in order to identify and correct "point-of-sale" distribution errors and thereby generate previously unrealized sales tax income for the County. Common errors that will be monitored and corrected include: transposition errors resulting in misallocations; erroneous consolidation of multiple outlets; misreporting of "point of sale" from the wrong location; delays in reporting new outlets; misidentifying transactions as a "use tax" rather than a "sales tax" and erroneous fund transfers and adjustments.
2. Consultant will initiate contacts with the appropriate sales management and accounting officials in companies that have businesses where a probability of error exists to verify whether current tax receipts accurately reflect the local sales activities. Such contacts will be conducted in a manner to encourage local business retention and expansion.
3. Consultant shall prepare and submit to the Board of Equalization all information necessary to correct any allocation errors that are identified and shall follow-up with the individual businesses and the State Board of Equalization to ensure that all back quarter payments due the County are recovered.
4. If during the course of its audit, Consultant finds businesses located in the County that are properly reporting sales tax but have the potential for modifying their operation to provide an even greater share to the County, Consultant will work with those businesses and the County to encourage such changes.

C. On Going Consultation

1. Consultant shall work with County Staff on questions related to tenant mix alternatives for maximum sales tax returns; advise County business license staff on utilization of reports to enhance business license collection efforts; provide sales tax projections on specific projects for redevelopment negotiation and County budget purposes; and provide sample reports, letters, and programs to enhance the sales tax base through improved economic development efforts.

CONFIDENTIALITY

Section 7056 of the State of California Revenue and Taxation code specifically limits the disclosure of confidential taxpayer information contained in the records of the State Board of Equalization. This section specifies the conditions under which a County may authorize persons other than County officers and employees to examine State Sales and Use Tax records.

The following conditions specified in Section 7056 (b), (1) of the State of California Revenue and Taxation Code are hereby made part of this contractual agreement:

- A. Consultant is authorized by this Agreement to examine sales and use tax records of the Board of Equalization pertaining to sales or transactions and use tax collected for the County pursuant to contract entered into between the County and the Board of Equalization under the Bradley-Burns Uniform Sales or the Transactions and Use Tax Law.
- B. Consultant is required to disclose information contained in, or derived from, those sales and use tax records only to an officer or employee of the County who is authorized by resolution to examine the information.
- C. Consultant is prohibited from performing consulting services for a retailer, as defined in California Revenue and Tax Code Section 6015, during the term of this agreement.
- D. Consultant is prohibited from retaining the information contained in or derived from those sales and use tax records after this agreement has expired. Information obtained by examination of board records shall be used only for purposes related to collection of local sales and use tax or for other governmental functions of the County as set forth by resolution adopted pursuant to Section 7056 (b) of the Revenue and Taxation Code. The resolution shall designate the Consultant as a person, authorized to examine sales and use tax records and certify that this Agreement meets the requirements set forth above and in Section 7056 (b), (1) of the Revenue and Taxation Code.

INSURANCE REQUIREMENTS

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

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

1. Workers Compensation and Employers Liability Insurance

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

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

2. General Liability Insurance

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

- f. The policy definition of “insured contract” shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the “F” definition of insured contract in ISO form CG 00 01, or equivalent).
- g. The policy shall cover inter-insured suits between County and Consultant and include a “separation of insureds” or “severability” clause which treats each insured separately.
- h. Required Evidence of Insurance:
 - i. Copy of the additional insured endorsement or policy language granting additional insured status; and
 - ii. Certificate of Insurance.

3. Automobile Liability Insurance

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

4. Professional Liability/Errors and Omissions Insurance

- a. Minimum Limit: \$1,000,000 per occurrence.
- b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by County.
- c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
- d. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.
- e. Required Evidence of Coverage: Certificate of Insurance.

5. Standards for Insurance Companies

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

6. Documentation

- a. The Certificate of Insurance must include the following reference: Sales Tax Audit Services.
- b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with County for the entire term of this Agreement and any additional periods if specified in Sections 1 – 4 above.

- c. The name and address for Additional Insured endorsements and Certificates of Insurance is:

County of Sonoma, its Officers, Agents, and Employees
Attn: Auditor-Controller-Treasurer-Tax Collector
585 Fiscal Drive, Suite 100
Santa Rosa, CA 95403

- d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
- e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.
- f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

7. Policy Obligations

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

8. Material Breach

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



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Shirlee Zane 565-2241

Supervisorial District(s):

Third

Title: Disbursement of 2012-2013 Discretionary Advertising Funds (3rd District)

Recommended Actions:

Approve Advertising Program grant awards to the following entities and authorize the County Administrator to execute contracts with the following entities:

Actors' Theater For Children: \$1,000.00, Santa Rosa Symphonic Chorus: \$1,000.00

Executive Summary:

Category E – Local Events and Organizations of the Advertising & Promotions Program Policy provides grant allocations to each Supervisor, to be distributed at the Supervisor's discretion. The Third District has made decisions regarding a portion of its allocation, totaling \$11,210 for FY 12/13. This item allocates the following Category E grants from Third District Funds in FY 12/13:

Actors' Theater For Children: \$1,000.00;
Santa Rosa Symphonic Chorus: \$1,000.00;

The Third District requests that funds be distributed upon approval of these awards by Board and execution of an advertising grant agreement contract with each entity.

Prior Board Actions:

3/27/12 - The Board approved the Advertising & Promotions Policy update, including the district allocations for Category E funds for FY 12/13. 8/14/12, 12/11/12 & 1/29/13--Board approved Third District Category E grant awards totaling \$10,000 from \$11,210 in available funding, leaving a remaining balance of \$1,210.00.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

These grants promote the County of Sonoma and encourage tourism resulting in economic growth.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 2,000.00		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 2,000.00
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 2,000.00	Total Sources	\$ 2,000.00

Narrative Explanation of Fiscal Impacts (If Required):

The original Third District allocation was \$11,210.00. \$8,000.00 has previously been allocated; today's appropriation of \$2,000.00 leaves a balance of \$1,210.00 remaining.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

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

AGREEMENT

THIS AGREEMENT made and entered into this ___ day of ___, 2013, by and between the COUNTY OF SONOMA, (hereinafter COUNTY) and the NAME, (hereinafter ADVERTISER).

WITNESSETH:

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

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

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

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

1. During the fiscal year July 1, 2012 to June 30, 2013, COUNTY shall pay to ADVERTISER up to the total sum of \$xxx (hereinafter "Advertising Funds"), payable upon execution of this contract.
2. ADVERTISER must submit to the COUNTY receipts of activities performed utilized the Advertising Funds. Activities must take place between July 1, 2012 and June 30, 2013. Receipts must be remitted to the COUNTY by July 31, 2013. If receipts are not submitted by July 15, 2013, repayment will be required of grant dollars not supported by advertising expense receipts by August 15, 2013. Failure to submit required receipts may jeopardize ability to receive future grant awards.
3. In consideration whereof, ADVERTISER promises and agrees to render the following services to COUNTY during the fiscal year July 1, 2012 to June 30, 2013:

As set forth in the attached, Exhibit A. In the case of more than one event, Advertiser will not transfer funds between events without prior approval from the county's program coordinator.
3. ADVERTISER agrees to keep complete books and records, and to make available and submit to audit by COUNTY all of ADVERTISER'S books, records, and financial statements upon COUNTY'S request and without prior notice.
4. ADVERTISER warrants to COUNTY that any Advertising funds paid to ADVERTISER by COUNTY pursuant to this agreement shall be expended for only those purposes authorized by Section 26100 of the Government Code of the State of California and the COUNTY's Advertising and Promotions Policy.

5. Travel expenses, such as transportation and lodging, and/or meal costs, are not allowable advertising and promotions expenses. Advertising Funds may not be used to purchase or lease fixed assets.
6. ADVERTISER agrees to submit copies of all published materials to the County Administrator's Office.
7. Indemnification:
 - a. ADVERTISER agrees to accept all responsibility for loss or damage to any person or entity, including but not limited to COUNTY, and to defend, indemnify, hold harmless, reimburse and release COUNTY, its officers, agents, and employees, from and against any and all actions, claims, damages, disabilities, liabilities and expense, including but not limited to attorneys' fees and the cost of litigation incurred in the defense of claims as to which this indemnity applies or incurred in an action by COUNTY to enforce the indemnity provisions herein, whether arising from personal injury, property damage or economic loss of any type, that may be asserted by any person or entity, including ADVERTISER, arising out of or in connection with the performance of ADVERTISER hereunder, whether or not there is concurrent negligence on the part of COUNTY, but, to the extent required by law, excluding liability due to the sole or active negligence or due to the willful misconduct of COUNTY. If there is a possible obligation to indemnify, ADVERTISER's duty to defend exists regardless of whether it is ultimately determined that there is not a duty to indemnify. COUNTY shall have the right to select its own legal counsel at the expense of ADVERTISER, subject to ADVERTISER's approval, which approval shall not be unreasonably withheld. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for ADVERTISER or its agents under workers' compensation acts, disability benefits acts, or other employee benefits acts.
 - b. ADVERTISER shall be liable to COUNTY for any loss or damage to COUNTY property arising from or in connection with ADVERTISER's performance hereunder.
8. Non-Discrimination: ADVERTISER shall comply with all applicable federal, state and local laws, rules and regulations in regard to non-discrimination in employment because of race, ancestry, color, sex, age, national origin, religion, marital status, medical condition, or handicap, including the provisions of Article II of Chapter 19 of the Sonoma County Code, prohibiting discrimination in housing, employment, and services because of AIDS or HIV infection.
9. Assignment/Delegation: ADVERTISER shall not assign, sublet, transfer or delegate any interest in or duty under this agreement without written consent of COUNTY, and no assignment shall be of any force or effect whatsoever unless and until so consented.
10. Merger: This writing is intended both as the final expression of the agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to C.C.P. Section 1856. No modification of this agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.
11. Termination: At any time, with or without cause, COUNTY shall have the right in its sole discretion, to terminate this Agreement by giving written notice to ADVERTISER. In the event of such termination, COUNTY shall pay ADVERTISER for services rendered satisfactorily and in good faith to such date in an amount which bears the same ratio to the total fees specified in the Agreement as the services satisfactorily rendered hereunder by ADVERTISER bear to the total services otherwise required to be performed for such total fee; provided, however, that there shall be deducted from such amount the amount of damage, if any, sustained by COUNTY by virtue of the breach of the Agreement by ADVERTISER.

12. Conflict of Interest: ADVERTISER covenants that it presently has no interest and shall not acquire any interest, direct, or indirect, which would conflict in any manner or degree with the performance of its services hereunder. ADVERTISER further covenants that in the performance of this contract no person having any such interest shall be employed.

13. Attorneys' Fees: In the event either party brings an action or proceeding for damages arising out of the other's performance under this Agreement or to establish the right or remedy of either party, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs as a part of such action or proceeding.

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

15. Extra or Changed Work: Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. ADVERTISER expressly recognizes that, pursuant to Sonoma County Code Section 1-11, COUNTY personnel are without authorization to order extra or changed work or waive Agreement requirements. Failure of ADVERTISER to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter ADVERTISER shall be entitled to no compensation whatsoever for the performance of such work. ADVERTISER further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of the COUNTY.

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

COUNTY OF SONOMA

DATE: _____

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

ATTEST: _____
 Clerk of the Board of Supervisors

NAME

DATE: _____

By _____
 Name

 Advertiser Title



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s):

Staff Name and Phone Number:

Supervisorial District(s):

Fifth District

Title: Cinco de Mayo 2013

Recommended Actions:

Approve a contribution, in the amount of \$5,000, to Cinco de Mayo Santa Rosa Festival

Executive Summary:

The Cinco de Mayo Santa Rosa Committee has requested the County and the City of Santa Rosa each contribute \$5,000 for the multicultural Roseland Cinco de Mayo community event.

The Committee which is comprised of representatives from the community, the County and the City, is diligently working to raise funds in preparation for this year's event. As in previous years, the event will showcase the Southwest Santa Rosa Community and will include ethnic food vendors, entertainment for children and adults and information booths representing various entities and services.

The Cinco de Mayo celebration provides a positive, safe, family friendly event for the entire community. Whereas historically Cinco de Mayo presented challenges for the community and law enforcement, this organized event enjoy broad support.

Prior Board Actions:

The County and City have historically provided equal contributions of \$5,000 towards the event

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

The County's contribution to the Cinco de Mayo event helps to provide a safe, family friendly, and organized way for the Community to celebrate this important date

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 5,000	County General Fund	\$ 5,000
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Request for contribution

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



March 14, 2013

Honorable Supervisor Efren Carrillo
County of Sonoma
575 Administration Drive, Ste. 100A
Santa Rosa, CA 95403

Esteemed Supervisor Carrillo,

As you know the Santa Rosa Cinco de Mayo committee is planning the 8th Annual Cinco de Mayo Festival in Roseland. This event is held in cooperation with civic leaders, local law enforcement, and community organizations. This event has been successful because of supporters including the County of Sonoma, City of Santa Rosa, and many others. The festival is a well-organized, safe celebration of the rich heritage of the Hispanic community and our goal is to continue making it a positive, family friendly, alcohol free event.

We have been honored with the County's continued support of this event and invite you to one of our planning meetings; our next meeting is scheduled for Wednesday, March 20, 2013 from 6:00 – 7:00 p.m. We count on approximately 25 community leaders that volunteer their time in planning, to ensure the success of this event. At the festival, we are blessed to have hundreds of volunteers, including local high school students helping to create a safe, family friendly event.

We are expecting from 5,000 to 8,000 participants at this year's event to be held on Sunday, May 5, 2013 and thanks to you, we will have the support needed to carry out this task. This event has been evidenced and used as a national best practice for law enforcement as it has lessened the negative activities associated with Cinco de Mayo revelries. We take pride and share that pride with our sponsors on the positive response we have received as a community since the inception of this event.

The Cinco de Mayo Festival has made an impact in our local community and we offer our gratitude to you, and the County of Sonoma, for helping to support this worthwhile endeavor...!

Mail you sponsorship donation to: Santa Rosa Cinco de Mayo, Attn: Rene Meza, P.O. Box 15156, Santa Rosa, CA 95402. If you have any questions or require further information, please feel free to contact Rene Meza at (707)576-5301 or email rmeza@redwoodcu.org.

Sincerely,

Rene Meza
Redwood Credit Union
Member of Cinco de Mayo Finance Committee



Sponsorship Form/Invoice

March 14, 2013

Thank you for supporting the 8th Annual Roseland Cinco de Mayo Festival organized by the Santa Rosa Cinco de Mayo Committee. Your sponsorship will help support the festival and community of Roseland.

Sponsorship \$5,000.00

For your sponsorship, your logo will be listed on all promotional material (posters/t-shirts), and highlighted in all radio and TV ads, and announced from both stages on day of event.

Payable to: Santa Rosa Cinco de Mayo Fund

Mail you sponsorship donation to:

Santa Rosa Cinco de Mayo, Attn: Rene Meza, P.O. Box 15156, Santa Rosa, CA 95402.

Or contact Rene Meza at (707) 576-4301 or rmeza@redwoodcu.org



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Veronica Ferguson, (707) 565-2431

Supervisorial District(s):

All

Title: Personal Services Agreement – Transportation and Public Works Director

Recommended Actions:

Authorize the Chair to execute a Personal Services Agreement with Susan Klassen as Director of Transportation and Public Works, from March 26, 2013 through March 14, 2016.

Executive Summary:

Attached for the Board's approval is a 3-year Personal Services Agreement with Susan Klassen in the capacity of the Director of Transportation and Public Works, as appointed by the Board on March 26, 2013, through March 14, 2016.

Prior Board Actions:

Prior personal services agreements have been in place for the position of Director of Transportation and Public Works; the most recent prior incumbent retired in 2012.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

This position provides the civic services and support required to manage various Public Works programs and services.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

The Director will start at "G" salary step, \$14,697 monthly salary. Ongoing annualizing salary associated with this position is \$176,364 and is incorporated in the FY 12-13 budget.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Agreement for Personal Services.

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

None.

AGREEMENT FOR PERSONAL SERVICES

DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS

This Agreement is made this 26th day of March 2013 by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "COUNTY") and Susan Klassen (hereinafter called "EMPLOYEE").

WITNESSETH:

WHEREAS, COUNTY and EMPLOYEE are desirous of entering into a personal services agreement for the position of Director of Transportation and Public Works; and

WHEREAS, EMPLOYEE acknowledges that by accepting the position of Director of Transportation and Public Works her position will be in the unclassified service under the Sonoma County Civil Service System;

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

1. Term of Employment. COUNTY hereby employs EMPLOYEE in the position of Director of Transportation and Public Works for a period of three (3) years, commencing on March 19, 2013, and ending on March 14, 2016, subject, however, to termination as herein provided.

2. Duties. EMPLOYEE shall perform the duties of Director of Transportation and Public Works as set forth in the County job specification, attached hereto as Exhibit A, as it now provides or may hereafter be amended, and such other duties as may be prescribed by the COUNTY.

3. Compensation.

(a) EMPLOYEE's salary shall initially be set at the "G" step of the salary range for the position of Director of Transportation and Public Works as set forth in the Sonoma County Salary Resolution 95-0926 ("Salary Resolution"). Any provisions of the Salary Resolution regarding merit increases or step advancements, including Sections 7.18 and 7.19, are not applicable or made part of this Agreement. EMPLOYEE may advance in the salary range, if the Board determines that EMPLOYEE is eligible for advancement based upon annual performance evaluations.

(b) Except as herein provided, EMPLOYEE shall be entitled to the same fringe benefits generally available to COUNTY department heads, as specified in the Salary Resolution.

4. Performance review.

The Board of Supervisors shall review EMPLOYEE's performance on an annual basis. If the Board provides EMPLOYEE with a satisfactory or better performance evaluation, EMPLOYEE shall be eligible to advance in the salary range.

5. Expiration and Non-renewal. At the expiration of the term of this Agreement, EMPLOYEE's employment shall automatically terminate, unless otherwise mutually extended by the parties.

6. Termination.

(a) EMPLOYEE may be terminated by the Board of Supervisors with cause as provided in attachment B.

(b) EMPLOYEE may terminate her employment at any time by delivering to the Board of Supervisors her written resignation. Such resignation shall be irrevocable and shall be effective not earlier than sixty (60) calendar days following delivery.

(c) From the date upon which EMPLOYEE either resigns or is notified of the COUNTY's intention to terminate the Agreement until the actual date upon which the resignation, termination or expiration becomes effective, EMPLOYEE shall continue to devote her full time attention and effort to the duties anticipated hereunder and shall perform the same in a professional and competent manner. If requested, EMPLOYEE shall assist COUNTY in orienting EMPLOYEE's replacement and shall perform such tasks as are necessary to effect a smooth transition in the leadership of the COUNTY. These tasks may also include providing information or testimony regarding matters which arose during EMPLOYEE's term as Director of Transportation and Public Works.

(d) EMPLOYEE acknowledges, understands and warrants that EMPLOYEE shall have no further right or claim to employment after the expiration of the term of this Agreement. Except as provided herein, no other document, handbook, policy, resolution or oral or written representation shall be effective or construed to be effective to extend the term hereof or otherwise grant EMPLOYEE any right or claim to continued employment with COUNTY.

7. Nonassignability. EMPLOYEE shall not, during the term of this Agreement, make any assignment or delegation of any of its provisions without the prior written consent of COUNTY.

8. Compliance with Law. EMPLOYEE shall, during his employment hereunder, comply with all laws and regulations applicable to such employment. Any act or omission of EMPLOYEE constituting a public offense involving moral turpitude or a withholding of labor is a material breach of this Agreement relieving COUNTY of any and all obligations hereunder. Such act or omission shall constitute sufficient grounds for EMPLOYEE's termination with cause pursuant to this Agreement.

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

10. No Representations or Warranties on Tax or Retirement Issues. EMPLOYEE acknowledges and agrees that the COUNTY has not made any representations or warranties regarding tax consequences or retirement compensation pertaining to her salary and benefits. EMPLOYEE further acknowledges and agrees that the Sonoma County Employees' Retirement Association ("SCERA") makes the final determination on what is deemed "final compensation" for purposes calculating retirement benefits.

ATTEST:

COUNTY OF SONOMA

Clerk of the Board

By _____
Chair, Board of Supervisors

EMPLOYEE

Susan Klassen

EXHIBIT A to Personal Services Agreement with Susan Klassen

County of Sonoma
CAT. NO. I JGRP NO. III

1042
Established 6/94
Revised 3/02

DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS

Definition

Under general policy direction of the Board of Supervisors and the County Administrator, provides leadership and administrative policy direction for programs and services of the Department of Transportation and Public Works; performs related duties as required.

Distinguishing Characteristics

The incumbent of this position is the department head for the Transportation and Public Works Department and is responsible for the administration of the County's highway operations, public works engineering, transit, airport, integrated waste management and any other assigned functions, and may, by contract between the Northern Sonoma County Air Pollution Control District (hereinafter the District) and the County, provide administrative and management services to the District. Work is performed with a maximum amount of independence within established policies and procedures set forth by the Board of Supervisors, the Board of Directors NSCAPCD, the County Administrator, and relevant laws, ordinances and regulations. This job class is not within the classified civil service under the provisions of Section 5 (t) of the County of Sonoma Civil Service Ordinance No. 305-A as amended. The incumbent serves at the will of the Board of Supervisors and is required to enter into an "at will" employment contract.

Typical Duties

(Depending on the area of assignment, duties may include, but are not limited to, the following)

Plans, organizes, directs and coordinates all functions assigned to the Transportation and Public Works Department.

Manages department operations through subordinate managers and supervisors; maintains control over assignments of a large and diverse work force; reviews and mediates personnel problems; designs and implements systems which result in efficient public works operations; reports status of department to the Board of Supervisors and the County Administrator.

Interviews, selects, trains, supervises and evaluates the performance of management staff.

Ensures the appropriate expenditure of public funds through the efficient operation of programs; monitors quality control and work production; and directs operational changes to increase effectiveness and efficiency of operations.

Directs the preparation of the departmental annual budget and ensures that budget expenditures are properly controlled to ensure conformance with approved funding.

Coordinates departmental activities with other county departments and other governmental agencies to achieve common objectives, share information and resolve operational concerns.

Meets with and advises citizen groups, advisory bodies and others concerned with departmental programs and activities; represents the County at public meetings, legislative and administrative hearings, and related functions.

Directs the preparation of contracts and related legal documents for design, construction, maintenance, rights-of-way, land acquisition, and other activities.

Participates as a member of various committees as directed by legislation and/or when required by the Board of Supervisors.

Directs the preparation of a wide variety of plans, reports, and economic data; and maintenance of accurate records and documents.

Directs the conduct of a wide variety of analytical and feasibility studies.

Identifies long and short range transportation and public works requirements, and develops and directs the development of long range plans to meet these requirements.

Monitors and interprets changes in laws and regulations related to transportation and public works activities and functions, evaluates their impact upon County activities, and provides for the development and implementation of required policy or operational modifications.

Knowledge and Abilities

Knowledge of: the principle objectives of a County Transportation and Public Works Department; infrastructure financing and of State and Federal laws relating to public construction and maintenance programs including highways, and airport operation; the principles and practices of public administration and organization including personnel and fiscal management; the principles applicable to the planning and organization of large scale governmental construction programs; civil engineering theories; principles and practices; the principles and practices of contract negotiations and administration; English syntax and grammar.

Ability to: direct preparation of economics feasibility studies relating to transportation and public works operation; plan, organize and operate through subordinate supervisors a transportation system which includes transit and airport operations, a public works program which includes engineering, road construction and maintenance, bridge construction and maintenance and an integrated waste management program; establish and maintain harmonious working relationships with subordinates, representatives of other County departments, agencies, private contractors, engineers, architects, and with the general public; plan, organize and coordinate the activities of a large department with highly specialized professional and technical employees; interpret, explain and apply applicable federal, state, and local laws, rules, regulations, ordinances, and federal, state and local legislation; prepare and direct the preparation of simple, concise, and comprehensive written reports and oral presentations containing alternate solutions and recommendations regarding specific resources, plans and policies; exercise initiative, ingenuity and sound judgment in solving difficult administrative, economic, technical and personnel problems; serve as technical advisor to public officials, boards and the general public on engineering, surveying and other public works and transportation matters; evaluate departmental policies and procedures, define problem areas, and direct the implementation of policy decisions and practices to improve department operations; effectively interview, select, train, supervise and evaluate subordinate managers; supervise and control the expenditure of funds allocated to the department; implement effective air pollution control programs and to evaluate the effectiveness of programs and projects.

Minimum Qualifications

Education: Any combination of academic course work and training including on the job training which would provide the opportunity to acquire the knowledge and abilities stated herein. Normally, graduation from an accredited college or university with a bachelor's degree in public administration, business administration, engineering, or closely related courses, with course work or training in supervision and management would provide such opportunity.

Experience: Any combination of experience which would provide the opportunity to acquire the knowledge and abilities stated herein. Normally, five years of increasingly responsible management and supervisory experience in the management and supervision of an agency consisting of functions associated with transportation systems, public works, integrated solid waste and air quality, would provide such opportunity.

License: Possession of a valid certification of registration as a Professional Engineer issued by the State Board of Registration and Professional Engineers and a Licensed Land Surveyors is desirable.

Possession of a valid driver's license at the appropriate level including special endorsements, as required by the State of California, may be required depending upon assignment to perform the essential job functions of the position.

EXHIBIT B to Personal Services Agreement with Susan Klassen
Termination and Administrative Leave Provisions

1. As provided in the Personal Services Agreement, to which this Attachment B is attached and incorporated, COUNTY may terminate EMPLOYEE's employment with cause.

2. Termination without cause:

Severance. Termination of EMPLOYEE's employment without cause may be effected by the COUNTY giving sixty (60) days' prior written notice to EMPLOYEE. Upon such termination, EMPLOYEE shall be entitled to additional salary, and any other compensation allowed under the County of Sonoma Salary Resolution, equal to that which would accrue during ninety (90) calendar days following termination and to be computed by the COUNTY Auditor-Controller at the rate applicable on the day of termination plus the cash equivalent of all accumulated vacation as of the day of termination. In addition to the foregoing, EMPLOYEE shall also be entitled to be compensated for any floating holiday balance or any other compensation or benefits as allowed by the Sonoma County Salary Resolution, as it may be amended from time to time. EMPLOYEE's health benefits and the COUNTY's portion of the premium contribution shall continue to remain in effect for a period of ninety (90) calendar days from date of termination. EMPLOYEE's acceptance of said severance pay shall constitute a final settlement and satisfaction of all claims of EMPLOYEE against the COUNTY arising out of her employment.

2. Termination with cause:

COUNTY may terminate EMPLOYEE's employment for just cause at any time by giving notice of employment discrepancies and an opportunity to respond to such discrepancies prior to termination. Notice is accomplished by COUNTY depositing a written notice in the United States mail that is addressed to EMPLOYEE at EMPLOYEE's last known address. After termination for just cause has been affected, EMPLOYEE shall have no further rights under this Agreement or to continued employment with the COUNTY. Just cause shall be related to and limited to those matters of local concern to the Board of Supervisors. Just cause includes those grounds set forth in the Sonoma County Civil Service Rules, Rule 10.3 and may include, but is not limited to, unauthorized absence, conviction of a felony or of any criminal act involving moral turpitude; hostile and discourteous treatment of employees; mismanagement of County funds; conduct which brings discredit to the County; disorderly conduct; incapacity due to mental or physical disability to the extent permitted by law; willful concealment or misrepresentation of material facts in applying for or securing employment; willful disregard of a lawful order from a duly constituted authority; willful disregard of a County or departmental policy and/or laws regarding the confidentiality of records; using, being in possession of, or being under the influence of alcohol, narcotics, intoxicants, drugs, or hallucinatory agents while on County property or in vehicles during working hours or reporting to work under such conditions, or abuse of alcohol or drugs while in County uniform (possession and proper use of drugs prescribed by a licensed physician and appropriate possession of unopened alcoholic beverages are not prohibited by this section); negligence or willful damage to public property or waste or theft of public supplies or equipment; refusal to comply with a proper directive to

undergo a medical examination as issued by an appointing authority; falsification of any records, such as medical forms, time cards or employment applications, or making material dishonest work-related statement to other employees at work or committing perjury; unauthorized use of County vehicles and equipment; conviction of driving under the influence, reckless driving, or hit-and-run driving whether on or off the job, in a County vehicle; unauthorized possession of weapons or explosives on County premises; willful carelessness or violation of safety rules and regulations which jeopardize the safety of others and/or which could result in bodily injury to others or damage to County property; and sexual harassment of or unlawful discrimination against another employee or applicant for employment. Any other just cause not set forth above, must be of similar egregious conduct.

3. Statement of Reasons for Termination.

The COUNTY and EMPLOYEE will, within a reasonable period of time, not to exceed 10 working days, attempt to agree on a mutually acceptable statement as to the reasons for termination. If the parties cannot mutually agree to an acceptable statement of the reasons for termination within the time period set forth above, the Board of Supervisors may, in its sole discretion, publish its reasons for termination. In such event, publication shall consist of filing the reasons with the Clerk of the Board. A copy of the statement shall be made for EMPLOYEE and kept for her in the office of the Board's Clerk. Within ninety (90) days following the announcement of termination, EMPLOYEE may present a written response to the Chair of the Board of Supervisors which will be maintained as a public record. The parties agree that other than as provided above, they will not make any other public statement concerning EMPLOYEE's termination.

4. Administrative Leave.

Upon receiving a specific complaint or charge brought against EMPLOYEE by another person or employee, the Chair of the Board of Supervisors may place EMPLOYEE on administrative leave when, in the sole opinion of the Chair of the Board of Supervisors, EMPLOYEE's temporary removal from office would be in the best interests of COUNTY. The administrative leave will commence on the Chair of the Board of Supervisors' delivery to EMPLOYEE's office of a written notice to that effect. Upon the delivery of the notice to EMPLOYEE's office, performance of EMPLOYEE's job duties under this Agreement are suspended but all other provisions of this Agreement shall remain in full force and effect. COUNTY and EMPLOYEE agree that COUNTY will incur damages, if, during the period of administrative leave, EMPLOYEE performs or attempts to perform any of the duties provided in paragraph 2, or in any other way interferes with the administration or operation of the Department of Transportation and Public Works. COUNTY and EMPLOYEE agree that the measurement of these damages would be difficult and speculative and accordingly further agree that if EMPLOYEE performs or attempts to perform any of the duties provided in job specification for the position of Director of Transportation and Public Works, or in any other way interferes with the administration or operation of the Department that COUNTY's duties to compensate EMPLOYEE under the Agreement are discharged for each day during which EMPLOYEE engages in such non-cooperation and/or interference. The administrative leave and

the suspension of job duties shall terminate on the Chair's delivery to EMPLOYEE's office of a written notice to that effect.



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): County Counsel

Staff Name and Phone Number:

Bruce Goldstein (707) 565-2421

Supervisorial District(s):

All

Title: Amendment to Personal Services Agreement – County Administrator

Recommended Actions:

Authorize the Chair to execute an Amendment to the Personal Services Agreement with Veronica Ferguson as County Administrator, extending the term effective February 1, 2013 through March 26, 2016.

Executive Summary:

Attached for the Board's approval is a 3-year Amendment to the Personal Services Agreement with Veronica Ferguson in the capacity of the County Administrator, extending the term of the Agreement through March 14, 2016. All other terms and conditions of the original agreement (On File with the Clerk) apply.

Prior Board Actions:

January 12, 2010: Approved Personal Services Agreement with County Administrator Veronica Ferguson.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

This position provides the civic services and support required to manage various County programs and public services.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

Ongoing annualizing salary associated with this position is \$235,010, and is incorporated in the FY 12-13 budget.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

1st Amendment to Agreement for Personal Services.

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

Agreement for Personal Services.

1st AMENDMENT TO AGREEMENT FOR PERSONAL SERVICES

COUNTY ADMINISTRATOR

This Agreement is made this 26th day of March 2013 by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "COUNTY") and Veronica Ferguson (hereinafter called "EMPLOYEE").

WITNESSETH:

WHEREAS, COUNTY and EMPLOYEE entered into a personal services agreement for the position of County Administrator effective January 12, 2012 for the period of February 1, 2010 through February 1, 2013;

WHEREAS, COUNTY and EMPLOYEE wish to extend the contract terms;

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

1. Term of Employment. COUNTY hereby extends employment of EMPLOYEE in the position of County Administrator for the period commencing on February 1, 2013 and ending on March 26, 2016, subject, to the terms of the original contract.
2. All other Terms. COUNTY and EMPLOYEE agree that all other terms of the January 12, 2010 agreement remain in full force and effect and there are no other amendments to that agreement.

ATTEST:

COUNTY OF SONOMA

Clerk of the Board

By _____
Chair, Board of Supervisors

EMPLOYEE

Veronica Ferguson



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): General Services

Staff Name and Phone Number:

Wayne Hovey 565-7684

Supervisorial District(s):

Title: Facility Development and Management Division Support Services

Recommended Actions:

Authorize the Chair of the Board to execute a contract with Voorhis/Robertson Justice Services, Inc. in the amount of \$45,000 to provide services that support the implementation of service delivery structural enhancements within the General Services Architecture, Facilities Operations, and Real Estate Divisions.

Executive Summary:

Background:

General Services has been implementing options that help it remain sustainable and effective in delivering its core services. By redesigning its business model and restructuring its functional areas the department will increase efficiencies, leverage reduced resources resulting from prior year budget cuts, and better position itself to pursue revenue opportunities.

Prior to Fiscal Year 2012-13, the Department was organized in a multilayer, silo structure, with the majority of the eight operating divisions reporting directly to the Director. This resulted in the following challenges:

1. Responsibility for facility planning, design, construction, operation, and maintenance was splintered
2. Lack of clarity from customer departments' perspectives about how to best obtain direct service, particularly with regard to addressing work space issues and needs.
3. Inefficient coordination and duplication in delivery of core services, particularly in the area of facility development and operations.
4. Direct span of control responsibility was heavily weighted on the Director
5. Lack of cohesiveness impacted Department's ability to deliver core services in a strategic, efficient manner.
6. Silo effect of Divisions resulted in competition for diminishing resources
7. Redundancy of administrative, accounting and clerical functions across the Department.
8. Inefficient use of physical space.

To address the above challenges, a restructuring initiative of the Department's divisions was developed, presented to the County Administrator and implemented as part of the FY 2012-13 budgets. The goal of the restructuring is to 1) better support the County's mission and the four focus areas of the County's Strategic Plan; 2) sustain the department's ability to provide core services; 3) establish a structure that optimizes the delivery of services effectively and efficiently; 4) better manage the department's net cost to the General Fund and 4) provide a more holistic and coordinated approach in planning, developing and delivering services to the Department's customers.

Facilities Development and Management

The initial effort in the Department reorganization was the consolidation of the Architecture, Facilities Operations, and Real Estate Divisions into one functional unit with an integrated workforce that is focused on a single goal - planning, building, and operating effective and efficient facilities. This consolidation became effective on July 1, 2012 with the formation of the Facilities Development and Management operations area. (FDMD).

To achieve this consolidation, the Department worked to identify core service tasks and staffing resources across the three divisions. The focus of the consolidation is to:

- Better utilize resources for its core mission
- Develop the ability to adapt quickly to an ever changing work environment and customer needs
- Become capable of expanding and contracting resources to meet its core mission
- Optimize facility functionality by creating and maintaining a flexible and innovative facility portfolio
- Eliminate silos in facility oversight allowing all staff to use common work processes to achieve desired outcomes
- Provide the organization with one point of contact to meet their work space concerns and needs.
- Become an end-to-end facility service delivery management model - single point of ownership to plan, build, and operate facilities.

Through a competitive Request for Qualification process, the firm Voorhis/Robertson Justice Services, Inc. (V.R.J.S.) was awarded a contract in the amount of \$24,980 to assist the Department with the restructuring and help guide and support the consolidation of the three divisions. The services provided by VRJS resulted in an Implementation Plan, completed April 30, 2012. The implementation plan included: 1) a change management plan; 2) a plan for reviewing and making required modifications to the divisions' operations manuals, space and operational requirements; 3) staffing recommendations; 4) opportunities to improve operational efficiencies, and 5) outcome and success criteria. These tasks were achieved by a transition team made up of staff from VRJS, a 10 member employee working group, and a 4 member management group.

In order to fully realize the benefits of the restructuring the transition team identified several next steps and issued a new Request for Qualifications (RFQ) to solicit and identify qualified consultants to assist with the implementation phase of the consolidation. RFQs were issued to six different firms, however only one Statement of Qualifications was received from V.R.J.S. Based on the information provided in their Statement of Qualifications, the previous performance of V.R.J.S. with this effort and their demonstrated experience and knowledge with the subject matter. The consultant assigned to this project by V.R.J.S. is Rich Van Anda, former County Architect. Staff found VRJS to be qualified to provide the requested services and entered into fee negotiations with them. Staff negotiated a fee, not to exceed \$45,000 for the following services:

- Total Asset Management Program development
 - Staff identified that the success of a holistic and single focus facility division is predicated on having an asset inventory and management strategy that provides the data and roadmap upon which resource allocation and utilization decisions are based. V.R.J.S will work with Staff to

develop a draft total asset management strategy, which will include an Asset Strategy and Capital Investment Strategy based on the Comprehensive County Facility Plan, plus an Asset Maintenance Plan and an Asset Disposal Plan. These draft documents will be vetted with the CAO and will, when completed and approved, become an essential tool for the management of County owned and leased facilities. It will be a dynamic document that will address current facilities and establish the framework through which new or improved facilities can be assimilated. The Capital Investment Strategy will include an examination of funding options and models for maintaining County facilities. Change management oversight and support

- Staffs recognize that the benefits of a major organizational revision could be delayed or derail if concerns and challenges associated with the changes are not recognized and effectively address. V.R.J.S will assist management staff with proper methods for managing communications and “troubleshooting” events that could become potential stumbling blocks to change and will support managers in developing strategies to address change management issues, resulting in a smooth transition to the fully consolidated organization. Guide and coordinate FDMD restructuring efforts to support established goals
- V.R.J.S. will work with staff to ensure that the above efforts remain consistent with the intent of the overall Implementation Plan as established by the employee transition team and that the consolidated structure continues to move toward the goal of becoming an efficient and effective end-to-end facility service delivery management model.

Staff has reviewed the proposed fee and found it to be fair and reasonable for the scope of services being provided based on the cost of work completed to date and recommends that the agreement with V.R.J.S. be approved.

Schedule

The tasks which this consultant will support are anticipated to be completed in September, 2013.

Prior Board Actions:

Strategic Plan Alignment Goal 3: Invest in the Future

This work will provide for more efficient and cost effective planning, construction, and operation of County facility assets.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 45,000.	County General Fund	\$ 45,000.
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 45,000	Total Sources	\$ 45,000.

Narrative Explanation of Fiscal Impacts (If Required):			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
None			
Related Items “On File” with the Clerk of the Board:			
4 copies Voorhis/Robertson Justice Services Inc. contract #2625 in the amount of \$45,000.00			



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 16

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

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

To: Sonoma County Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: 4/5

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

Staff Name and Phone Number:

David Schiltgen (707) 565-7384

Supervisorial District(s):

All

Title: Greenhouse Gas Reduction Implementation Plan (GRIP) consultant contract

Recommended Actions:

Authorize the Chair to execute a Professional Services Agreement with ICF Jones and Stokes, Inc. in the amount of \$510,950, through March 26, 2016, to prepare a multi-jurisdictional Greenhouse Gas Reduction Implementation Program (GRIP)

Executive Summary:

Background:

In February 2012, the Board and the Sonoma County Regional Climate Protection Authority/Sonoma County Transportation Authority (RCPA/SCTA) authorized PRMD (as the grantee) to collaborate with the RCPA/SCTA to submit an application to the California Strategic Growth Council for Proposition 84 grant funds under the Sustainable Communities Planning Grant Program for the purpose of developing a multi-jurisdictional Community-wide Greenhouse Gas Reduction Implementation Program (GRIP). The grant application was submitted on behalf of the County, all nine cities, the RCPA/SCTA, along with three community partners; the Climate Protection Campaign, North Bay Climate Adaptation Initiative, and Sonoma State University's (SSU) Center for Sustainable Communities. At that time, the Board also granted the Director of PRMD authority to execute the grant and cooperating agreements with the partner agencies and non-profit groups.

In May of 2012, the Strategic Growth Council (SGC) awarded the County the Sustainable Communities Planning Grant of \$1 million (the maximum possible) to develop the Greenhouse Gas Reduction Implementation Program (GRIP).

Greenhouse Gas Reduction Implementation Program (GRIP):

The GRIP is a collaborative effort among all nine cities and the County of Sonoma to take further actions to reduce GHG emissions community-wide. The development of the GRIP will provide a consistent and comprehensive assessment of GHG emissions and reduction strategies for Sonoma County, educate and engage the public and stakeholders in GHG planning and reductions and create the necessary tools and

policies to implement GHG reduction efforts in the future. The GRIP will include a qualified Climate Action Plan for each jurisdiction in accordance with CEQA Guidelines and Bay Area Air Quality Management District (BAAQMD) guidance.

Preparation of the GRIP will implement policies and programs in the County's General Plan Open Space and Resource Conservation Element, consistent with the guidance provided in GP Policy OSRC-14g. The GRIP work plan has also been designed to be consistent with the grant requirements as well as other state, regional and local planning initiatives, including the regional Sustainable Communities Strategy required under SB 375, CEQA streamlining for future development projects and the SCTA's Comprehensive Transportation Plan.

The GRIP work plan incorporates efficiencies by building upon past climate protection studies, programs and goals adopted or prepared by participating entities such as the 2008 Community Climate Action Plan created by the Climate Protection Campaign, and the City of Santa Rosa's 2012 Climate Action Plan. The GRIP will identify greenhouse gas emission reduction strategies as well as climate change adaptation strategies that each participating agency can implement as appropriate to their circumstances. The GRIP will also suggest model code or policy language that can be adopted by local jurisdictions to help reach GHG reduction goals. Each jurisdiction retains its independent legislative authority to decide what should be adopted within its boundaries.

GRIP Preparation - organization and responsibilities:-

The preparation of the GRIP is projected to be a 2 year process beginning in spring 2013 (the SGC grant gives the County up to 3 years to complete the project). PRMD will carry out grant administration duties while the RCPA will carry out project management duties. As lead project manager, RCPA will be responsible for overseeing the performance of consultants, coordinating with participating entities, and will be the public face of the project working with jurisdiction and County staff to facilitate public meetings and GRIP development meetings. RCPA will also be the "Lead Agency" for compliance with CEQA, including certification of a Program EIR prior to adoption of the program. The cities and the County will be CEQA "Responsible Agencies" and will use the Program EIR to adopt the local programs applicable to their jurisdictions.

Public outreach will be done through meetings, interviews, focus groups, and public workshops. RCPA, with help from jurisdiction staff and the consultant, will take the lead in facilitating the public workshops. This allows the community to participate and inform in the GRIP process. Additionally, the public will stay informed on the progress of the GRIP via the project website, and social media.

A Stakeholder Advisory Group will be formed with members to be identified consisting of environmental advocacy groups, energy providers, agricultural and tourism interests, the development and construction industry, businesses, -and other governmental agencies that are not grant sub-recipients to ensure community input and access to the GRIP process.

GRIP Consultant Selection:

A Request for Qualifications (RFQ) and Request for Proposals (RFP) process was conducted to select the GRIP consultant. Three firms were interviewed and ICF Jones and Stokes (Sacramento) was selected because of their experience with multi-jurisdictional climate action plans, their GHG assessment technical expertise and the strength of their proposal.

The scope of work for consultant services includes GHG inventories, policy gap analysis, GHG reduction strategy development including a cost/benefit, and co-benefit analysis of identified reduction strategies so that measures may be prioritized for implementation and, a tracking tool for monitoring and tracking each jurisdiction’s implementation of GRIP strategies.

The Scope of Work includes a budget of \$143,084 for preparation of the Program EIR that will be needed for adoption of the GRIP and related implementation measures. Preparation of the CEQA document is not covered by the SGC grant, but staff is seeking additional funding from other sources for this portion of the contract. Consultant work on the CEQA document will not be authorized until the additional funding is secured. Once the GRIP is adopted by the participating agencies, subsequent projects that conform to the adopted program will be streamlined under CEQA and no further CEQA analysis of GHG impacts will be needed.

GRIP budget:

The \$1 million SGC grant will be allocated as shown below. The largest amount is earmarked for the lead consultant’s work. The grant will also help pay for staff time at each jurisdiction, as well as the RCPA/SCTA. It also provides funding for work to be completed by three community partners.

Entity	DOC Grant
Sonoma County	\$85,000
Cloverdale	\$35,000
Cotati	\$20,000
Healdsburg	\$35,000
Petaluma	\$35,000
Rohnert Park	\$23,552
Santa Rosa	\$35,000
Sebastopol	\$35,000
Sonoma	\$35,000
Town of Windsor	\$35,000
SCTA	\$30,000
RCPA	\$145,000
North Bay Climate Adaptation Initiative	\$20,000
Climate Protection Campaign	\$20,000
Sonoma State University Center for Sustainable Community	\$20,000
ICF- Lead Consultant (Including extra work if authorized)	\$367,866
Model Code Book	\$23,582
TOTAL	\$1,000,000

Prior Board Actions:

In September 2005, the Board joined with the nine cities and towns to adopt a community-wide greenhouse gas reduction target to reduce greenhouse gas emissions to a level 25% below 1990 levels by 2015 (BOS resolution # 05-0827).

September 2008, the Board adopted General Plan 2020 including policies and programs to prepare a Greenhouse Gas Emissions Reduction Program as a high priority.

In 2009, the Regional Climate Protection Authority (RCPA) was formed to coordinate countywide climate protection efforts among Sonoma County’s nine cities and multiple county agencies.

February 7, 2012, the Board authorized PRMD to apply for Proposition 84 grant funds (resolution# 12-0055) to prepare a Greenhouse Gas Reduction Implementation Program.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Sonoma County and its cities were quick to recognize that global climate change could dramatically affect the County’s agricultural economy and natural environment, with each jurisdiction adopting an ambitious greenhouse gas reduction goal. The proposed Professional Services Agreement with ICF will identify specific greenhouse gas reduction implementation measures as well as climate change adaptation measures that can be considered for implementation by all jurisdictions in the county in order to meet the community’s Greenhouse gas reduction targets while helping maintain a thriving economy and sustainable quality of life in the county.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 510,950.00		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$ 143,084.00
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$	SGC Grant	\$ 367,866.00
Total Expenditure	\$ 510,950.00	Total Sources	\$ 510,950.00

Narrative Explanation of Fiscal Impacts (If Required):

PRMD’s budget (FY12-13) and FY 13-14 include \$1,000,000 in grant funds as anticipated revenues and budgeted for reimbursements to the grant partners including payments for consultant services pursuant to this contract.

The cost of the attached consultant scope of work is \$473,950.00. The Agreement includes up to an additional \$37,000 for unforeseen out-of-scope costs or contingencies that arise during the term of the contract. This additional work, if authorized, would be reimbursed by the SGC grant. With these contingency funds, the maximum total consultant compensation under the contract is \$510,950.00.

As noted above, the CEQA documentation called for under Task 4 of the scope of work (\$143,084) is not reimbursable under the grant and requires a separate funding source. The County and RCPA/SCTA are seeking funding from the two Air Pollution Control Districts to fund the preparation of a Program EIR. Work on the CEQA document will not be authorized until funding is in place.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Pursuant to a MOU with the County, the Regional Climate Protection Authority (RCPA) staff will be the lead staff assigned to be the primary point of contact and GRIP project manager for this collaborative effort to implement the grant. RCPA will oversee preparation of the multi-jurisdictional GRIP and the performance of the consultant. PRMD will provide technical support and information to RCPA as outlined in the approved grant proposal, similar to other participating jurisdictions. In addition, as the designated “grantee,” PRMD will also provide grant administration and accounting activities including overseeing the disbursement of grant funds to participating jurisdictions and consultants.

No changes in staff levels are required. Staff hours and costs for preparation of the GRIP were anticipated and included in the proposed 2013/2014 PRMD budget and Comprehensive Planning Work Plan.

Attachments:

A) Professional Services Agreement, including Scope of Work and Billing Rates

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

1) Five original signed copies of the Professional Services Agreement with ICF

AGREEMENT FOR ENVIRONMENTAL CONSULTING SERVICES

This agreement ("Agreement"), dated as of March 26, 2013 ("Effective Date") is by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and ICF Jones & Stokes, Inc. (hereinafter "Consultant").

R E C I T A L S

WHEREAS, Consultant represents that it is a duly qualified consulting firm, experienced in the preparation and analysis of greenhouse gas inventories, climate action plans, climate action plan adoption, and related services;

WHEREAS, Consultant was chosen by the County pursuant to a competitive selection process, in which Consultant submitted the proposal attached as Exhibit A; and

WHEREAS, in the judgment of the County's Board of Supervisors, it is necessary and desirable to employ the services of Consultant for the Sonoma County Greenhouse Gas Reduction Implementation Program (GRIP).

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

A G R E E M E N T

1. Scope of Services.

1.1 Consultant's Specified Services.

Consultant shall perform the services described in Exhibit B, attached hereto and incorporated herein by this reference (hereinafter "Scope of Work"), and within the times or by the dates provided for in Exhibit "B" and pursuant to Article 7, Prosecution of Work. In the event of a conflict between the body of this Agreement and Exhibit B, the provisions in the body of this Agreement shall control. If any services, functions, or responsibilities not specifically described in the Scope of Work are an inherent or necessary part of the services provided in the Scope of Work, they shall be deemed to be included within the scope of this Agreement as though set forth in full in the Scope of Work.

1.2 Cooperation With County. Consultant shall cooperate with County, County staff, and agencies working on the County's behalf in the performance of all work hereunder.

1.2.1. Content Online Accessibility. County policy requires that all documents that may be published to the Web meet accessibility standards to the greatest extent possible, and

utilizing available existing technologies. All digital deliverables under this Agreement shall comply with this Section 1.2.1.

1.2.1.1 Standards. All consultants responsible for preparing content intended for use or publication on a County-managed or County-funded web site must comply with applicable Federal accessibility standards established by 36 C.F.R. Section 1194, pursuant to Section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794(d)), and the County's Web Site Accessibility Policy located at <http://webstandards.sonoma-county.org>.

1.2.1.2 Certification. Consultants must complete the Document Accessibility Certification Form attached hereto as Exhibit C which shall describe how all deliverable documents were assessed for accessibility (e.g. Microsoft Word accessibility check; Adobe Acrobat accessibility check, or other commonly accepted compliance check.)

1.2.1.3 Alternate Format. When it is strictly impossible due to the unavailability of technologies required to produce an accessible document, Consultant shall identify the anticipated accessibility deficiency prior to commencement of any work to produce such deliverables. Consultant agrees to cooperate with County staff in the development of alternate document formats to maximize the facilitative features of the impacted document(s), e.g. embedding the document with alt-tags that describe complex data/tables.

1.2.1.4 Noncompliant Materials; Obligation to Cure. Remediation of any materials that do not comply with County's Web Site Accessibility Policy shall be the responsibility of Consultant. If County, in its sole and absolute discretion, determines that any deliverable intended for use or publication on any County-managed or County-funded Web site does not comply with County Accessibility Standards, County will promptly inform Consultant in writing. Upon such notice, Consultant shall, without charge to County, repair or replace the non-compliant materials within such period of time as specified by County in writing. If the required repair or replacement is not completed within the time specified, County shall have the right to do any or all of the following, without prejudice to County's right to pursue any and all other remedies at law or in equity:

- a. Cancel any delivery or task order;
- b. Terminate this Agreement pursuant to the provisions of Article 4; and/or
- c. In the case of custom EIT developed by Consultant for County, County may have any necessary changes or repairs performed by itself or by another contractor. In such event, contractor shall be liable for all expenses incurred by County in connection with such changes or repairs.

1.3 Performance Standard. Consultant shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Consultant's profession. County has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Contractor's work by County shall not operate as a waiver or release. If County determines that any of Consultant's work is not in accordance with such level of competency and standard of care, County, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with County to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4 Assigned Personnel.

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

2.0 Payment. For all services and incidental costs required hereunder, Consultant shall be paid in accordance with the following terms:
Consultant shall be paid on a time and material/expense basis in accordance with the budget set forth in Exhibit B, provided, however, that Consultant agrees to perform all budgeted tasks in the Scope of Work for no more than the amount budgeted for those tasks, regardless of whether it takes Consultant more time to complete or costs more than anticipated.

Consultant shall submit its billing invoice in arrears on a monthly basis in a form approved by the Department Head. Invoices are to be submitted electronically to GRIP Project Manager,

Misty Mersich (mmersich@sctainfo.org) and to County of Sonoma, PRMD Accountant, Alicia Ceniceroz (Alicia.Ceniceroz@sonoma-county.org) within 30 days of the end of each month. Payment will be made 45 days after receipt of invoice.

Retention: Fifteen percent (15%) of the amounts submitted for reimbursement will be withheld by the County and issued as a final payment 60 days after successful project completion as determined by the County in consultation with RCPA.

Billing invoices shall show or include: (i) the task(s) performed; (ii) the time in quarter hours devoted to the task(s); (iii) the hourly rate or rates of the persons performing the task(s); and (iv) the 15% amount to be retained by the County (v) copies of receipts for reimbursable materials/expenses, if any. Expenses not expressly authorized by the Agreement shall not be reimbursed. Invoices that do not may be rejected.

The total amount paid to Consultant for work performed under Tasks 1-4 of the Scope of Work in Exhibit B shall not exceed \$473,950. All hourly rates in Exhibit B are to include travel, and all overhead direct expenses. With concurrence of Consultant, the Department Head may authorize in writing budget modifications among subtasks, provided that the total amount for each task may not exceed the amount budgeted for that task.

The term “tasks” includes:

- Task 2.1- GHG Inventories and Forecasts
- Task 2.2- Policy Gap Analysis
- Task 2.3- GHG Reduction Strategies
- Task 2.4 Adaptation and Resiliency Strategies
- Task 2.5- Climate Action Plan
- Task 2.6- Model Policy/Practice Book
- Task 2.7- GRIP Implementation Tracker
- Task 3.1- Public Outreach Workshops
- Task 3.2- Attend Sub Recipient Grant Meetings
- Task 3.3- Engage Stakeholder Groups
- Task 3.4- Participate local adoption process
- Task 4- Prepare CEQA document (contingent on Notice to Proceed)

The parties anticipate that the County may have use of Consultant’s services for extra work not identified in the Scope of Work. Work not included in the tasks listed above and in the Scope of Work must be authorized by the Department Head or as applicable, the Board of Supervisors, pursuant to Section 8 of this Agreement. The hourly rates and payment terms for any such extra work shall be the same as is set forth in this Agreement.

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

corporation/LLC or Partnership qualified to do business in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

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

3. Term of Agreement. The term of this Agreement shall be from the Effective Date to such time that all deliverables are satisfactorily delivered, or March 18, 2016, whichever comes first, unless this Agreement is terminated earlier in accordance with the provisions of Article 4 below.

4. Termination.

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

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

4.3 Delivery of Work Product and Final Payment Upon Termination. In the event of termination, Consultant, within fourteen (14) days following the date of termination, shall deliver to County all reports, original drawings, graphics, plans, studies, and other data or documents, in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement and shall submit to County an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4 Payment Upon Termination. Upon termination of this Agreement by County, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and reimbursable expenses properly incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however that if County terminates the Agreement for cause pursuant to paragraph 4.2 of this Agreement, County shall deduct from such amount the amount of damage, if any, sustained by County by virtue of Consultant's breach of this Agreement.

4.5 Authority to Terminate. The Board of Supervisors has the authority to terminate this Agreement on behalf of the County. In addition, the Department Head, in consultation with

County Counsel, shall have the authority to terminate this Agreement on behalf of the County.

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

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

7. Prosecution of Work. The execution of this Agreement shall constitute Consultant's authority to proceed immediately with the performance of this Agreement, provided however, that if work identified in the Scope of Work requires a Notice to Proceed from the County, then such work shall only be commenced when and if the County issues Contractor a Notice to Proceed with that work. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

8. Extra or Changed Work. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Minor changes which do not significantly change the scope of work or significantly lengthen time schedules, and amendments to the Agreement which do not increase the amount of payment under the Agreement (taking into account all prior amendments) more than \$37,000 from the original Agreement amount, may be executed by the Department Head in a form approved by County Counsel. The Board of Supervisors must authorize all other extra or changed work. The parties expressly recognize that, pursuant to Sonoma County Code Section 1-11, County personnel are without authorization to order extra or changed work or waive Agreement requirements. Failure of Consultant to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Consultant shall be entitled to no compensation whatsoever for the performance of such work. Consultant further expressly waives any and all right or remedy

by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of the County.

9. Representations of Consultant.

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

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

9.3 No Suspension or Debarment.

9.4 Taxes. Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold County harmless from any liability which it may incur to the United States or to the State of California as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case County is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish County with proof of payment of taxes on these earnings.

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

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

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

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

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

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

9.11 Ownership and Disclosure of Work Product. All reports, drawings, graphics, plans, and studies, in their final form and format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement, shall be the property of County. Consultant shall deliver such materials to County upon request in their final form and format. Such materials shall be and will remain the property of County without restriction or limitation. Document drafts, notes, and emails of the Consultant and Consultant's subcontractors, consultants, and other agents shall remain the property of those persons or entities.

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

10. Demand for Assurance. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect to the performance of either party, the other may in writing

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

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

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

TO: COUNTY: Director
Permit and Resource Management Department
Sonoma County
2550 Ventura Avenue
Santa Rosa, CA 95403

TO: CONSULTANT: Rich Walter
ICF International
620 Folsom St. Suite 200
San Francisco, 94107

When a notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

13. Miscellaneous Provisions.

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

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

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

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

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

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

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

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

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

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

CONSULTANT: ICF INTERNATIONAL

COUNTY: COUNTY OF SONOMA

By: _____

CERTIFICATES OF INSURANCE ON
FILE WITH AND APPROVED AS TO
SUBSTANCE FOR COUNTY:

Name: Rahul Young

Title: Branch Manager

Date: March 8, 2013

By: _____
Department Head

Date: _____

APPROVED AS TO FORM FOR
COUNTY:

By: _____
County Counsel

Date: _____

By: _____
Chair
Board of Supervisors

Date: _____

ATTEST:

Clerk of the Board of
Supervisors



Sonoma County

Greenhouse Gas Reduction Implementation Program (GRIP)



January 23, 2013



Submitted to:
Sonoma County Regional Climate
Protection Authority
490 Mendocino Avenue, Suite 206
Santa Rosa, CA 95401



Submitted by:
ICF International
620 Folsom Street, Suite 200
San Francisco, CA 94107

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Cover Letter

January 23, 2013

Sonoma County Regional Climate Protection Authority
490 Mendocino Avenue, Suite 206
Santa Rosa, California 95401
Attention: Sonoma County GRIP/Misty Mersich

Dear Ms. Mersich:

Sonoma County is a pioneer in regional climate action planning in California. ICF Jones & Stokes, Inc. (an ICF International company hereafter referred to as ICF), has teamed with Fehr & Peers to provide a uniquely qualified consulting team partner that can enable the County's success in its Greenhouse Gas Reduction Implementation Plan (GRIP).

The GRIP is needed in order to fulfill the prior commitments made by all the jurisdictions in Sonoma County, first in 2002 when the 10 jurisdictions committed to reducing GHG emissions and then in 2005 when a target of reducing emissions by 25% below 1990 levels by 2015 was adopted. The Climate Protection Campaign (CPC) prepared a Community Climate Action Plan (CCAP) in 2008 that recommended regional solutions to reducing emissions in the County, but the plan was never formally adopted by County municipalities. To date, only the city of Santa Rosa has adopted a community CAP in the County.

Based on the available County-level GHG inventory data from the RCPA, through 2010, the County is at a level of GHG emissions (3.9 million metric tons - MMT) that is estimated to be approximately 8% above 1990 levels (3.6 MMT) and 44% above the County's 2015 target of 25% below 1990 levels (2.7 MMT). Although the County governments and private sector have invested heavily in energy efficiency, renewable energy, alternative fueled vehicles, water conservation, and waste minimization and use, there is clearly a substantial challenge to meet the County's 2015 reduction target and long-term reduction targets.

The development of the GRIP will provide a consistent and comprehensive assessment of GHG emissions and reduction strategies for Sonoma County, educate and engage the public and stakeholders in GHG planning and reductions, and create the necessary tools and policies to implement GHG reduction efforts for the future. The GRIP will also include a "qualified CAP" in accordance with CEQA Guidelines Section 15183.5 and BAAQMD guidance, which will allow future projects to streamline their CEQA review of GHG emissions through a consistency review with the relevant jurisdictional CAP developed from the GRIP.

The ICF team is the most qualified firm to support the RCPA in development of the GRIP due to the following advantages:

- **Regional Climate Action Planning Experience.** *To our knowledge, ICF is the first firm competing for this proposal to complete a multi-sectoral multi-jurisdictional greenhouse gas (GHG) reduction plan. While the other competing firms for this RFP may have worked on multi-jurisdictional energy action plans, or may be presently engaged in multi-jurisdictional GHG reduction plan efforts, ICF was the first firm engaged for such work and we will be the first to actually publish a regional plan containing multiple reductions plans for all major community GHG sectors. In February, we will be publishing the San*

Bernardino Regional GHG Reduction Plan that we prepared for the San Bernardino Associated Governments and 21 partnership cities. The SANBAG plan is a true regional plan with customized inventories, reduction plans, and economic analysis for each participating jurisdiction. Nothing replaces direct experience and we can apply all our insights learned from the SANBAG work to directly benefit the RCPA's work for the 10 jurisdictions in Sonoma County. We have also completed GHG reduction analysis for a multi-jurisdictional partnership in Sacramento County as well as multi-jurisdictional GHG inventories for 88 cities in Los Angeles County, 10 cities in Stanislaus County, 7 cities in Sacramento County, and the entire Chicago metropolitan region.

- **Unmatched Climate and CEQA Expertise.** ICF is a California and global leader in GHG inventories, climate action plans and policies, and climate adaptation. ICF has completed hundreds of GHG inventories and worked on over 30 CAPs across California for rural-oriented counties such as Napa County and Monterey County and urban jurisdictions such as Los Angeles County, San Francisco, and Chicago. As Jones & Stokes, ICF has also been a leader in CEQA compliance for over 40 years.
- **Leader in Developing Model Policies for Greenhouse Gas Reductions.** ICF was the primary consulting author of the California Air Pollution Control Officer's Association's *Model Policies for Greenhouse Gases for General Plans* and has developed General Plan policies for a wide range of reduction sectors for promoting and enabling infill development, energy efficiency and renewable energy, transit-oriented development, waste minimization and reuse, water conservation, and urban forestry in such places as Livermore and Stockton.
- **Leader in Economic Analysis to Facilitate Effective Decision Making for Climate Action Plans.** ICF has developed a robust economic analysis for climate action plans, providing our clients with upfront and long-term cost benefit information on the various GHG reduction programs.
- **Effective Community Engagement.** ICF's GHG reduction work has involved multiple stakeholders and included facilitating a diverse stakeholder committee for the Stockton Climate Action Plan and providing public outreach for the City of Livermore, as well as other efforts.

As required by the RFP, ICF certifies that we are not in litigation adverse to RCPA or the County of Sonoma that could affect the ability to perform services for same, does not represent clients in such litigation, has the resources and commitment to complete the project in a timely manner including attending RCPA, County, and city meetings and advising staff on the GRIP. I also certify that as the proposed project manager, I will be present at all meetings requested by RCPA or County staff and will fully participate in the day to day management of the contract.

The enclosed proposal represents a firm binding offer for 90 days. I am authorized to negotiate on behalf of ICF and can be reached via phone 510-290-1860 or via email at Rich.Walter@icfi.com.

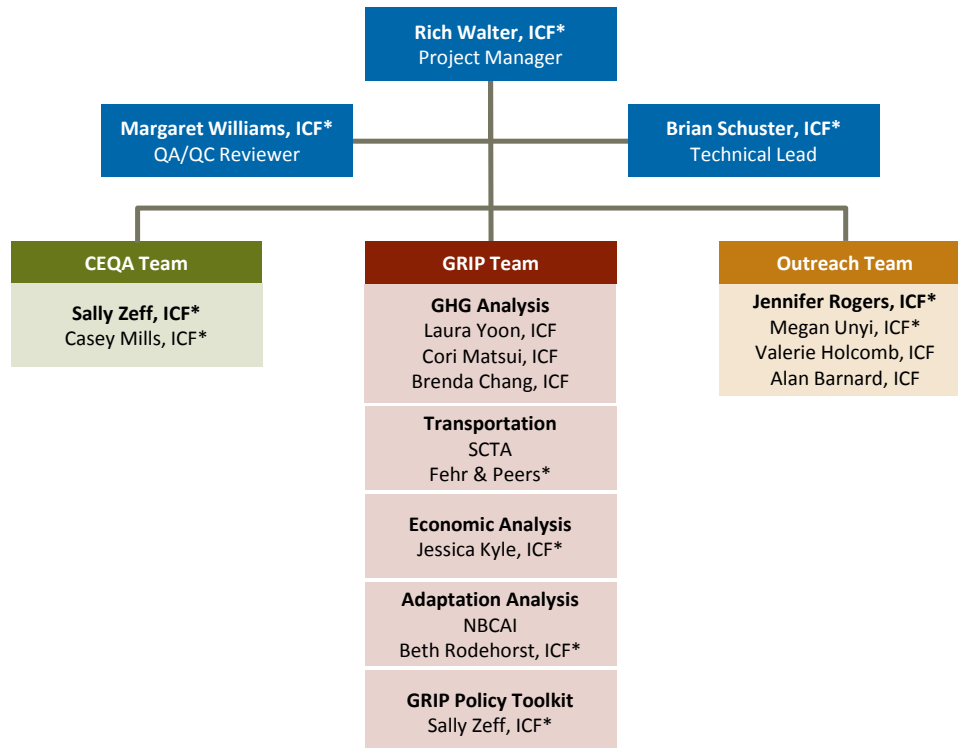
We would welcome the opportunity to work with the RCPA and all 10 jurisdictions in Sonoma County and look forward to hearing from you.

Sincerely,

Rich Walter, Principal
ICF International

Key Staff

ICF offers Sonoma County and the RCPA a team of dedicated professionals with experience in leading and conducting multi-jurisdictional GHG inventories, GHG reduction strategy development, economic analysis, general plan policy development related to GHGs, outreach related to GHG reduction plans and CEQA compliance. Our organization chart, shown below, includes the use of a “*” to identify key staff. Key staff will not be removed or reassigned without prior approval of RCPA. Brief biographical information for the key staff follows. Resumes will be provided upon request.



Project Leadership

Rich Walter, Project Manager. Rich will serve as the overall Project Manager of the entire ICF Team. He will coordinate with the RCPA, the GSRC, the ICF/Fehr & Peers team, NBCAI, and SCTA and be responsible for management of the project, attend all external meetings and be the main point of contact for RCPA. He will develop the overall GRIP strategy and oversee its implementation, will provide principal review for all deliverables, and will assure contract compliance. Rich is the leader of ICF’s California municipal climate action planning practice, which supports local and regional agencies on GHG emissions and adaptation. He has 20 years of experience in environmental planning, compliance, permitting, mitigation, and implementation. He has led ICF teams to develop municipal and community CAPs across California, GHG inventories for hundreds of communities, worked with clients to adopt general plan policies addressing climate change, completed cost-benefit analyses of emission reduction strategies, developed guidance for adaptation to sea level rise, as well as numerous CEQA and NEPA documents addressing GHG emissions and climate adaptation. He has worked with diverse stakeholder groups, led public outreach meetings, and supported numerous local cities and counties in their local adoption processes. Rich was the team leader for ICF’s completion of GHG inventories for 88 cities in Los Angeles County and the regional GHG reduction plan for 21 cities in San Bernardino County. He was the principal in charge for ICF’s preparation of the GHG reduction plan for San Bernardino County, City of Livermore CAP and the Napa County CAP, and the regional inventory for the seven-county Chicago region. Rich was a key author of the California Air Pollution Control Officer’s Association (CAPCOA) white papers on CEQA and Climate Change and on CAPCOA’s Model Policies for Greenhouse Gases in General Plans and will also advise the Model Policies/Code/Practices Book task.

GRIP Team

Brian Schuster, Technical Lead. Brian will serve as Technical Lead on the GRIP Team and will lead the GHG inventories, reduction evaluation, and GRIP tracking tool tasks. He is an air quality and climate change specialist with experience in preparing GHG inventories, GHG reduction measure analyses, CAP documents, and custom MS Excel tools for both public and private sector projects. He is the technical lead for projects in LA County (GHG inventories for each of 88 cities), San Bernardino County (GHG inventories and reduction measure analyses for 21 cities), and the City of Ontario (municipal and community GHG inventories and CAPs). He facilitated a multi-City feedback process, built custom Excel-based and user-friendly GHG reduction planning tools for San Bernardino cities to create their own unique reduction measure scenario. He also served as technical lead for the Chicago Metropolitan Regional Community Emissions Inventory and the LA County Municipal CAP, and helped prepare CAP documents for the City of Stockton, Sacramento Municipal Utilities District, and the City of Livermore.

Margaret Williams, PhD, Technical QA/QC Reviewer. Margaret will serve as the technical QA/QC Reviewer for the ICF Team. Margaret is an air quality and climate change specialist with experience on several multi-jurisdictional GHG planning projects. She worked with 10 jurisdictions in Stanislaus County to prepare GHG inventories with funds received through the SGC under Prop 84. She has experience with standard GHG, air quality and hydrologic models and has completed specialized technical analyses related to carbon sequestration changes. She has been a contributing author on white papers on GHG inventorying and forecasting as well on climate impacts and adaptation (AEP 2011, 2012 and SPUR, 2010). She has managed or served as a technical lead on numerous GHG Inventory and CAP projects including those in Los Angeles County, City of Goleta, Stanislaus County, San Bernardino County, Napa County, and Monterey County.

Jessica Kyle, Economic Analysis. Jessica will lead the economic analysis team. Jessica has successfully lead multi-jurisdictional economic analyses of GHG reductions efforts for 21 cities for the SANBAG Regional GHG project, 7 cities for the Sacramento Municipal Utilities District, as well as the cities of Stockton and Livermore climate action plans.

Beth Rodehorst, Adaptation Analysis. Beth will coordinate with the North Bay Climate Adaptation Initiative (NBCAI) on the adaptation analysis. Beth focuses on climate change impacts and adaptation. She is actively working on several federal- and state-level projects investigating the impacts of climate change on transportation assets and strategies for addressing those risks. For example, for the U.S. DOT's \$3.2 million Gulf Coast Phase 2 project, she is leading a climate vulnerability assessment of a local transportation system. She is responsible for developing methodologies that use locally-downscaled climate information on temperature and precipitation, as well as modeled sea level rise and storm surge, to evaluate vulnerabilities of all modes of transportation in a single metropolitan area. Some of her other recent transportation adaptation projects include overseeing the development of three climate change adaptation peer exchanges for State DOTs and MPOs across the country, assisting Caltrans with a survey of adaptation activities, and identifying best practices for transportation vulnerability assessment and adaptation planning within Federal Land Management Agencies (FLMAs).

EIR and Model Policies Team

Sally Zeff, AICP, CEQA, and Model Policies. Sally will lead the team for the Model Policies/ Practices Book. Sally has more than 25 years of experience in environmental consulting, planning consulting, and permitting; she also has extensive experience serving as a public agency planner and in CEQA. Her experience as a public agency planner and city planning director, in addition to her experience preparing General Plans in California give her specialized insight into developing model policies and in handling questions and presentations of opinions by a variety of stakeholders. She has developed and implemented a variety of visioning exercises, including specific development project alternatives and general plans and has demonstrated skills in the preparation of public information handouts and displays. Sally served as the Land Use Task Leader for the City of Stockton Climate Action Plan and developed general plan amendments to help promote infill and mixed infill in Stockton's downtown core area and to help balance infill and outfill development. Sally will be supported by Casey Mills and other ICF staff with advice and support from Rich Walter.

Casey Mills, CEQA and Model Policies. Casey will be part of the team completing the EIR and Model Policies/Practices Book. Casey Mills has written multiple Climate Action Plans (CAPs), including CAPs for the Cities of Livermore, Stockton, and Ontario, as well as the Environmental Impact Report for the Stockton CAP. His experience also includes project management, General Plan policy development, environmental justice analysis, land use analysis, and environmental document preparation (NEPA and CEQA) for a wide variety of projects throughout the state. In his previous position as a planning policy analyst at the Seattle Planning Commission (Commission), considered an important partner in Seattle's efforts to reduce Seattle's contribution to climate change, Casey developed an in-depth knowledge of land use issues, including transportation, housing, general plans, and NEPA compliance. He developed policy language for General Plan amendments, produced several major policy reports on planning issues facing the Puget Sound region, and served as liaison between the Commission and a variety of stakeholders, including elected officials, state and local agencies, and community groups.

Outreach Team

Jennifer Rogers, Outreach Team Lead. Jennifer will serve as the Outreach and Meetings Coordinator. She has more than 8 years of experience focusing on developing public affairs strategies and assisting in the management and implementation of public outreach efforts for a variety of public sector clients including those in the water resources, transportation, and renewable energy fields. Her expertise includes stakeholder identification and outreach, media relations, materials development, and event coordination. She led the public and stakeholder meetings for the Livermore Climate Action Plan, including working closely with the technical team to prepare all meeting materials and facilitate multiple targeted stakeholder and public meetings including participants from development, education, research and development, and other sectors. She has also served as the community affairs coordinator for Santa Clara's Home Energy Assessment Rebate program, the Alta Oak Mojave Wind Project, and several controversial highway projects.

Megan Unyi, Outreach Team. Megan will be the deputy outreach coordinator for this project. She is a Community Affairs Specialist at ICF and helps clients with their strategic community outreach goals and objectives through event coordination, stakeholder identification, public education and outreach, and material development. She assists on multiple projects serving clients in renewable energy, transportation, and forestry sectors. Megan has over five years' experience planning and executing events, meetings, and workshops. Most recently, she served as the project coordinator for the Livermore CAP outreach effort where she was responsible for developing public noticing for the stakeholder and general public engagement efforts developing email notifications, keeping stakeholder databases, producing materials, pitching news releases and distributing information through listservs. Megan also served as project coordinator for the California Local Energy Assurance Planning (CaLEAP), a CEC sponsored program, where she was responsible for stakeholder identification, meeting logistics and support, venue coordination, webinar coordination, and production of informational materials.

Fehr & Peers Team

Tien-Tien Chan, Project Manager. Tien-Tien will serve as the traffic GHG reduction analysis lead. Tien-Tien is a Transportation Planner/Engineer focusing on smart growth and climate change. She has conducted groundbreaking work for the California Air Pollution Control Officers Association to quantify trip reduction and GHG emissions reduction benefits for a suite of transportation demand management (TDM) strategies. She has also developed a TDM tool for the Bay Area Air Quality Management District to put this new work into practice. Her work at Fehr & Peers includes quantifying GHG inventories and forecasts, developing CAPs, and providing recommended strategies for project-level and Citywide TDM programs. Tien-Tien actively volunteers with and sits on the committees for two national sustainability groups, including: Transportation Research Board's Committee on Transportation and Sustainability and the Institute of Transportation Engineer's Sustainability Task Force.

Kathrin Tellez, Senior Advisor. Kathrin will serve as the Senior Advisor for the transportation team. She is an Associate in Fehr & Peers' Walnut Creek office has over ten years of experience in traffic impact assessment,

integrated transportation/land use planning, site plan review, and parking studies. Ms. Tellez has led Fehr & Peers' involvement in several Climate Action Planning processes, including in the cities of Pleasanton and Stockton. She has conducted transportation impact analyses for major residential and commercial development projects, schools, medical centers, and university campuses. She has also evaluated the potential for shared parking at mixed-use developments and the effectiveness of Transportation Demand Management programs for hospital campuses. Her experience also includes several General Plans and Specific Plans. She is also well versed in CEQA requirements as they relate to Transportation and has prepared the transportation and circulation sections of numerous environmental documents.

Project Understanding and Approach

The development of the GRIP will provide a consistent and comprehensive assessment of GHG emissions and reduction strategies for Sonoma County, educate and engage the public and stakeholders in GHG planning and reductions, and create the necessary tools and policies to implement GHG reduction efforts for the future. The GRIP will also include a "qualified CAP" in accordance with CEQA Guidelines Section 15183.5 and BAAQMD guidance, which will allow future projects to streamline their CEQA review of GHG emissions through a consistency review with the relevant jurisdictional CAP developed from the GRIP.

The GRIP is needed in order to fulfill the prior commitments made by all the jurisdictions in Sonoma County, first in 2002 when the 10 jurisdictions committed to reducing GHG emissions and then in 2005 when a 2015 target of reducing emissions by 25% below 1990 levels was adopted. The CPC prepared a Community Climate Action Plan (CCAP) in 2008 that recommended regional solutions to reducing emissions in the County, but the plan was never formally adopted by County municipalities. Petaluma, Rohnert Park, Santa Rosa, the city and County of Sonoma have adopted municipal CAPs. The city of Healdsburg has adopted certain General Plan policies in relation to GHGs. In 2012, the City of Santa Rosa adopted the first community CAP in the County.

Based on the available County-level GHG inventory data from the RCPA, through 2010, the County is at a level of GHG emissions (3.9 million metric tons - MMT) that is estimated to be approximately 8% above 1990 levels (3.6 MMT) and 44% above the County's 2015 target of 25% below 1990 levels (2.7 MMT). Although the County governments and private sector have invested heavily in energy efficiency, renewable energy, alternative fueled vehicles, water conservation, and waste minimization and use, there is clearly a substantial challenge to meet the County's 2015 and long term reduction targets.

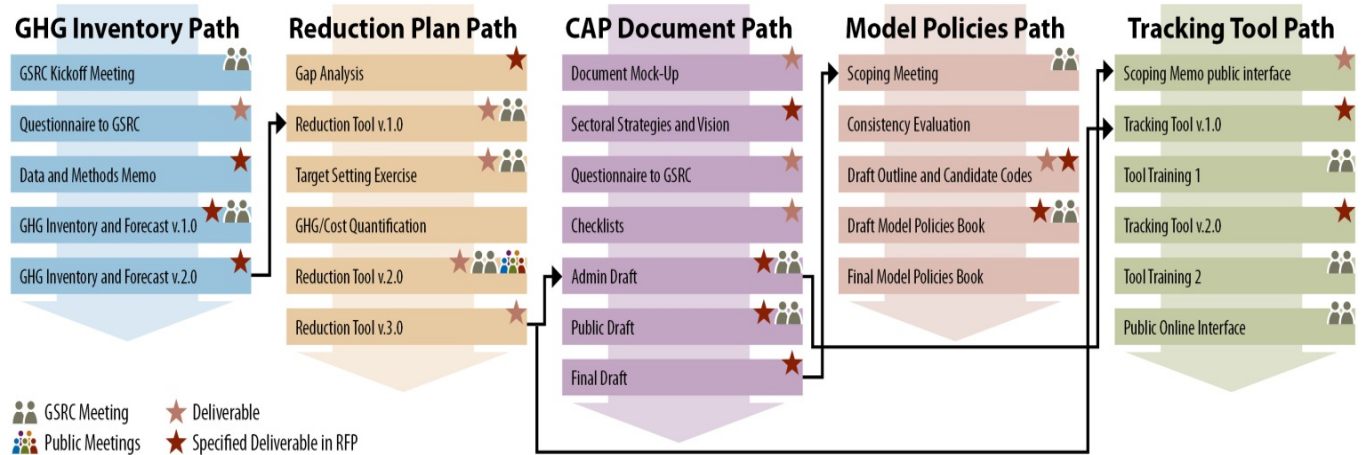
Coordinated regional planning can reduce the cost of each member agency preparing their own CAP individually, promote consistency in methodology, and establish the basis for continuing regional cooperation in implementing shared solutions.

The work associated with the GRIP will include the following:

- Developing baseline inventories and future projections of GHG emissions for each jurisdiction;
- Conducting a gap analysis to identify all relevant current GHG reduction efforts and to identify the need for additional reduction opportunities;
- Developing, analyzing, and helping to prioritize reduction measures including economic analysis;
- Developing an implementation and tracking tool and a model code/policies toolkit as part of the GRIP;
- Engaging stakeholders and the public in the development and implementation of the GRIP; and
- Preparing appropriate environmental documentation under CEQA.

As ICF has successfully prepared multi-jurisdictional GHG reduction plans before, we have developed an integrated approach that links the outcomes of each effort of GRIP development with the next step. We will progressively build the GRIP from the inventories to the gap analysis to the reduction analysis to the CAP to the model policies book and GRIP tracker. A graphical presentation of the workflow is shown below. Detailed workflows appear in each sub-section. We will use user-friendly MS Excel-based tools that will be provided to the jurisdictions at the inventory, reduction planning, and GRIP tracker phases to engage City and County staff and allow participants to

engage with the data, conduct scenario analysis, and provide informed feedback to the GRIP team. We will draw from our prior experience in multi-jurisdictional work for SANBAG, SMUD, and LA County to leverage the efficiency of doing multiple analyses at the same time, while allowing for local customization.



The fundamentals of our approach follow:

- Leverage Existing Data and Policies.** We will leverage prior accomplishments and combine it with our deep pool of expertise to develop feasible mechanisms to achieve GHG reductions that are appropriate for Sonoma County. Sonoma County, cities, and regional agencies have been pioneers in early climate and sustainability actions that will be invaluable resource for the GRIP. ICF has considerable experience building upon prior data and policy work. We will first conduct a comprehensive audit of the existing programs and efforts. Given the considerable progress made to date on climate planning in Sonoma County, we anticipate that the GRIP will represent the logical next step in strategic reduction planning. The ultimate GRIP will likely be a combination of existing initiatives and newly articulated strategies.
- Partner with the Cities and the County.** ICF understands the importance of incorporating city and County feedback into the regional planning process. In our current work for San Bernardino County cities, we developed several mechanisms to proactively solicit and incorporate city feedback. For example, we developed a reduction planning tool in which cities can choose and adjust GHG reduction measures to meet their city-specific reduction targets. This Excel-based tool provided each city with access to its own data within a uniform and user-friendly platform. Implementing this tool for the San Bernardino County regional reduction project allowed the project to proceed on schedule and within budget, and ensured that each city had sufficient opportunity to review and customize their reduction measure options. *We anticipate developing a similar tool for the GRIP project, tailored to the County and city needs, in order to most effectively develop work products that reflect the individual contributions of each jurisdiction.*
- Incorporate and Address the Concerns of Stakeholders.** *We will work with regional and other stakeholders to proactively address and respond to their concerns.* ICF has demonstrated ability in communicating complex issues of GHG accounting, regulations, reduction strategies, and cost/benefit analysis. ICF has successfully worked with agriculture, business, development, environment, and other citizen groups and city and County planners in developing and implementing CAPs. In our work for San Bernardino County and Stockton, we worked with the Attorney General’s office to find ways to meet both local and state concerns.
- Develop Feasible GHG Reduction Strategies and Inform the Decision-Making Process by Evaluating Costs, Savings, and Co-benefits.** *We will use our existing analytical tools and models to identify costs, savings, and co-benefits early in the GHG reduction evaluation process to support cost-effective measure identification.* Information about economic impacts, both positive and negative, is vital in order to make informed choices about GHG reduction strategies. Co-benefits, such as improvements in air quality, reduction in energy use, energy independence, cost savings, water conservation, urban and rural reforestation, and others can be as important, if not more important than the direct GHG reduction benefit. *We will use our existing analytical*

tools and models to identify costs, savings, and co-benefits early in the GHG reduction evaluation process to support cost-effective measure identification.

- **Link local, regional, and statewide efforts in the GRIP.** ICF will ensure that the local measures included in the CAP are complementary to regional and statewide action, avoid duplication of other efforts, address gaps in other actions, and place Sonoma County in an advantageous position to benefit from incentives and funding that is available to support GHG reduction efforts. The cities and the County have already taken many steps in climate action locally. Regionally, the Bay Area is moving toward its first Sustainable Communities Strategy (SCS) in compliance with SB 375. The state continues to implement regulations and take actions pursuant to AB 32.
- **Integrate CEQA compliance from Day One.** Our team’s approach to CAPs builds in the necessary elements for CEQA tiering (per CEQA Guidelines Section 15183.5) as a matter of course. We have a strong and trusted relationship with BAAQMD and plan to partner with them to solicit support for the regional CAP and to provide the tiering and streamlining under CEQA that can be achieved through robust climate action planning. *We anticipate providing support of this nature to Sonoma County and the Cities in Sonoma County for this project, such that the CEQA component of this work will be specifically tailored to the CAP and will be a component of early decisions and scoping discussions with participating jurisdictions.*

Scope of Work and Management Approach

The RCPA has developed a Scope of Work in Exhibit A of the RFP. Rather than repeating that Scope of Work in this section, instead we focus on the key considerations for each major task. For each major task, we summarize ICF’s approach to the key technical issues, the key staff involved in the task, the total consultant hours, the total costs, and the timeline for completion. Detailed hours by individual by task, billing rates, and total costs are shown in the subsequent Budget section and Appendix A. A detailed schedule is also presented in the Schedule section and Appendix A, including details of linkages between GRIP tasks.

Task 2: Develop Multi-Jurisdictional Community-wide GRIP

Task 2.1—Update Local and Regional GHG Inventories and Prepare Forecasts

ICF proposes a consistent GHG accounting framework as the foundation on which the reduction planning and tracking will be built, helping to ensure that GHG reductions are aligned with the inventory and forecast and that one community can compare to other communities in the region and also accurately summed across the region. The 10 jurisdictions of Sonoma County are seeking to develop a CEQA compliant, community-wide GHG reduction program. In order for projects in each jurisdiction to tier from the common reduction plan, GHG inventories and reduction plans for *each* of the 10 Sonoma jurisdictions are needed for the same baseline year. While, some jurisdictions have completed community wide GHG inventories and an aggregated county inventory is available, there are significant advantages to preparing new inventories including the following:

- Preparation of individual city inventories as the basis to aggregate into a regional inventory;
- Use of an origin-destination approach for on-road GHG emissions to be consistent with SB 375 approaches;
- Use of consistent methodology with a common baseline year to allow for comparability; and
- Inventories consistent with the new (October 2012) ICLEI Community Inventory Protocol.

Existing inventory and forecast data for GSRC jurisdictions are shown in the table below.

Existing GHG Inventories for GSRC Jurisdictions

Jurisdiction	Community GHG Inventory	Municipal GHG Inventory
City of Cloverdale	—	—
City of Cotati	—	—
City of Healdsburg	1990, 2007, 2025	—

Jurisdiction	Community GHG Inventory	Municipal GHG Inventory
City of Petaluma	1990, 2005, 2025	2000, 2008
City of Rohnert Park	—	2000
City of Santa Rosa	2007, 2015, 2020, 2025	FY 1992, FY 1995, 2000, FY2000, 2008
City of Sebastopol	—	—
City of Sonoma	—	2000, 2008
County of Sonoma	1990, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2015	—
Town of Windsor	—	—

The RFP suggests 2008 as a baseline year, has the advantage of being the same year as the AB32 Scoping Plan year. However, ICF suggests using 2010 as the base year, because it would be more recent, it would give a better idea of progress toward meeting the 2015 reduction goals, and because it is the validated year for the County traffic model. The GRIP process will not be completed until 2014, and having a 2010 base year would make the analysis more up to date than a 2008 date. In addition, a 2008 inventory will inevitably be influenced by the deep recession in effect at that time, whereas a 2010 inventory will show the effects of the partial recovery which may be more representative of recent year conditions. In either case, we will work with the RCPA and the Grant Sub-Recipient Committee (GSRC) to select the base year based on a consideration of advantages and disadvantages.

For the GRIP, ICF will build GHG inventories for all jurisdictions for 1990 and 2010 and projections for 2015, 2020, and 2035 and 2050 using consistent methods and data sources. Methods and data sources used for all GHG inventory and forecasts are shown in the table below. In addition to a standard BAU scenario, ICF will prepare two more future scenarios as part of Task 2.1.

- A regulated future scenario will roughly account for all known state and federal regulations at this time (shown in table).
- A modified growth scenario will allow jurisdictions to adjust growth rates for population, jobs and housing in their communities to slower or higher rates relative to BAU which will allow for a sensitivity analysis to see the influence of economic and population growth on emissions forecasts.
- As shown below, the 1990¹ inventories and future year projections (2015, 2020, 2035, and 2050) will use socioeconomic metrics to scale the 2010 data. A unified set of socioeconomic data (population, jobs (potentially jobs by type), and households) is thus required. ICF will work with the Sonoma jurisdictions as a key first step to establish socioeconomic parameters for all jurisdictions for all years, and will consider supplementing with MTC RTP socioeconomic dataset and California Finance Department data where appropriate. ICF will work with jurisdictions to make any needed adjustments

GHG Inventory Path

GSRC Kickoff Meeting – covers schedule, work plan, points of contact, upcoming deliverables and expectations for feedback.

Questionnaire to GSRC – requests information/confirmation needed to initiate data collection for the GHG inventory (e.g. urban water management plans).

Data and Methods Memo – provided to GSRC and covers all data sources and methods to be used for inventory, back cast and forecasts, plus a brief assessment of any pre-existing inventory data (draft and final).

GHG Inventory and Forecast v.1.0 – displays 1990, 2010, 2015, 2020, 2035 and 2050 GHG inventory and forecast for each jurisdiction and the region as a whole (Excel).

GHG Inventory and Forecast v.2.0 – addresses feedback from GSRC jurisdictions (Excel) and can be shared with public prior to GHG reduction path beginning.

¹ ICF does not recommend using the shortcut method of assuming that 1990 emissions are a fixed percentage lower than 2005–2008 levels, which has been done for some CAPs, because this is a highly uncertain method by which to establish 1990 levels which will become the basis for reduction targets. Instead, we propose to use socioeconomic data to “backcast” emissions from 2010 to 1990 and then make adjustments of emission factors to take into account changes in energy use and conditions.

to this dataset prior to beginning inventory work and this set of socioeconomic data will be used for the traffic modeling, inventories, reduction plan, and the tracking tool.

Proposed Data Sources and Methods for GHG Inventories and Forecasts²

Sectors	Backcast 1990	Baseline 2010	Regulated BAU			
			2015	2020	2035	2050
Residential Electricity Use	Population	Utility Providers	Population + RPS		Population + RPS (2020)	
Residential Natural Gas Use	Population	Utility Providers	Population			
Commercial/Industrial Electricity Use	Jobs	Utility Providers	Jobs + RPS		Jobs + RPS (2020)	
Commercial/Industrial Natural Gas Use	Jobs	Utility Providers	Jobs			
On-Road Transportation	Traffic Model (SCTA)	Traffic Model (SCTA)	Traffic Model (SCTA) + Pavley, LCFS, ACC, SB 375			Consultation with SCTA
Off-Road Vehicles and Equipment	Population, Housing or Jobs, Depending on Equipment Type	Off-Road Model	Population, Housing, or Jobs Depending on Equipment Type +LCFS		Population, Housing, or Jobs Depending on Equipment Type +LCFS (2020)	
Waste Generation	Residential = Population; Commercial = Jobs	CalRecycle	Residential = Population; Commercial = Jobs + Increased Landfill Capture			
Wastewater Generation	Population	Per Capita Using Plant Specific Factors	Population			
Water Consumption	UWMP Historical Data	UWMPs	UWMP + 20x2020			Population + 20x2020
Agriculture	USDA Ag Census for 1990; County Ag Commissioner Report for 1990	USDA Ag Census and County Ag Commissioner	Consultation with County			
Forestry	Not Included	Best Available land Cover Data	Not Included			
Stationary Sources	Not Included	BAAQMD	Industrial Employment (if available)			
Municipal GHG Inventories	Employees and/or Service Population	Existing	Employees and/or Service Population			

The proposed deliverables build on each other towards the final GHG inventory. At each point, Sonoma jurisdictions will have the chance to ask questions and understand each step. This approach will allow smaller cities with limited staff to stay up to speed with minimal time commitments at each step. As some jurisdictions have developed community level data and reduction policies and others have not, we will tailor our approach to assisting the cities based on their individual needs. ICF has collected primary data for GHG inventories for multiple cities and also worked with jurisdictions that have preferred to collect much of the primary data themselves, and we can adapt to the different needs of different cities in the County. This approach also allows for efficient adjustment throughout the course of the project and greatly expedites review time of final deliverables.

ICF will complete the tasks shown in the GHG Inventory Path work flow figure to the right. Additionally, ICF will conduct a meeting and/or webinar between the draft and final GHG inventory and forecast Excel deliverables. ICF will explain the data and the Excel workbook architecture so that Sonoma jurisdictions can review on their own and share with other city staff. Cities will have the opportunity to ask questions and provide feedback at the webinar, GSRC meeting and via e-mail following review of the Excel workbook. The goal is that cities become familiar with their own inventories prior to the reduction planning step and prior to sharing inventory information with the public.

² Note: ICF will also produce the following forecasts in addition to the Regulated BAU forecast described above: 1) standard Business as Usual (BAU) forecast for all future years that does not account for known state regulations and is derived from the standard socioeconomic dataset established at the beginning of the project and 2) adjusted growth BAU forecast for all future years that does not account for known state regulations and is derived from socioeconomic parameters that each jurisdiction adjusts to reflect low or high growth scenarios (also established at the beginning of the project).

For draft and final GHG inventory Excel deliverables, jurisdictions will receive a single Excel workbook containing a tab for each jurisdiction and one for the region as a whole. Each tab will show GHG data for all sectors and scenarios. Municipal GHG data will be retained from previous efforts and also shown as available. Tables and charts from this deliverable flow directly to the document and calculations flow directly to the reduction planning tool and tracking tool.

The RCPA has identified that the Sonoma County Transportation Authority (SCTA) will do the VMT analysis for the inventories. The Sonoma County travel model (SCTA model) was recently updated and calibrated to year 2010 conditions, and also contains future year conditions for 2040. The latest available travel model will be used by SCTA to develop the inventories and forecasts for the 10 jurisdictions in Sonoma County. ICF will work with SCTA to help complete the VMT analysis and the GHG analysis for the transportation sector as follows:

- **Selection of Base Year:** As noted above, ICF recommends a base year of 2010 because the SCTA model is validated for this year, transportation emissions make up approximately 50% of County emissions, and because 2010 is a post-recession year that will allow identification of progress toward meeting the current reduction target.
- **Verify Land Use:** An important step to conduct prior to using the model is to verify the land use assumptions, transportation network, and traffic analysis zones in the model for each of the 10 jurisdictions for the base year. It is presumed that SCTA will do this verification.
- **VMT Allocation:** According to the current state-of-the-practice, it is important to distinguish the source of the VMT on the City’s roadway network. Based on recommended reporting protocols, VMT will be reported for all trips traveling between origins and destinations within the jurisdiction, and for 50% of the VMT generated by trips traveling between the jurisdiction and other destinations. Note that trips where the origin and destination are both located outside of the jurisdiction, otherwise known as “through” trips, will be excluded from the VMT calculations.
- **2010 VMT analysis:** SCTA will run the model and provide daily VMT by speed bins to ICF so that ICF can use EMFAC to calculate transportation emissions.
- **2015, 2020, 2035 VMT analyses:** ICF will work with SCTA to determine whether direct travel demand model outputs and/or interpolation and scaling will be necessary in order to determined VMT outputs by city. Since the SCTA model is validated for 2010 and 2040 years, it is expected that interpolation may be used for 2015, 2020, and 2035. The VMT by speed bin estimates will be provided to the project team in a format suitable for input into the EMFAC emissions model to estimate GHG emissions for each scenario.
- **2050 Analysis:** As the SCTA model currently only has a future year of 2040, ICF will work with SCTA to derive a method for forecasting.
- **1990 Backcast:** ICF and SCTA will consult about the method to backcast 1990 VMT. Creating and validating the current SCTA model back to 1990 conditions is likely to be challenging for SCTA to complete, but this can be explored. It is likely that the backcast method will instead use socioeconomic data supplemented by data that SCTA may have concerning average VMT in 1990. Population and economic growth roughly correlate with VMT growth, provided one can account for gross changes in driving activity and vehicle technology. Once VMT estimates are provided by SCTA (by whatever method is determined to be used), ICF will use best estimates of fleet miles per gallon and EMFAC factors to estimate 1990 transportation GHG emissions.

Previous ICF Work—Multi-jurisdictional GHG Inventories San Bernardino County, Stanislaus County, Los Angeles County: Our existing multi-jurisdictional GHG inventory templates and experience working with multiple jurisdictions ensure efficiency, transparency, and exchange between jurisdictions.

In our previous work with the cities in San Bernardino and Stanislaus Counties, we have set up interactive GHG inventory templates in Excel. In the case of San Bernardino, this Excel template also fed into the GHG Reduction Planning Tool. These tools and templates have proven crucial to efficiency and transparency when working with multiple jurisdictions, giving them several “hands-on” opportunities with the Excel workbooks. Similar to Sonoma County, we have found that the jurisdictions are heterogeneous in their knowledge of GHG reduction planning,

progress in GHG reduction planning and staffing to lead this type of planning. By having multiple deliverables and GSRC interaction along the way, every jurisdiction builds institutional knowledge in a measured way and also benefits from the exchange of neighbor jurisdictions. In this way, GSRC representatives complete the project with a deep knowledge of the inventory, reductions and planning process and can then transfer this knowledge in a way that makes sense for that jurisdiction.

The RFP mentions that inventories will include community-wide and municipal operations for 1990, the current year and forecast years. While ICF's scope will include municipal data were available and relevant, ICF does not propose to prepare separate community and municipal inventories as part of this scope, but instead only proposes to prepare community inventories that will include municipal data as available.³

Task 2.1 Deliverables

- City/County Questionnaire (electronic)
- Data and Methods Memo (electronic)
- Draft and Final Socioeconomic Assumptions (electronic)
- Draft County-Wide Community GHG inventory and Forecast, including 10 jurisdictional inventories and forecasts (in Excel format only)
- Final County-Wide Community GHG inventory and Forecast including 10 jurisdictional inventories and forecasts (in Excel format) (in Excel format only)

Task 2.1 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter, Brian Schuster, Margaret Williams, SCTA
- Task Hours: 628
- Task Cost: \$53,975
- Task Schedule: March to September 2013

Task 2.2—Policy Gap Analysis

In order to develop a comprehensive and effective multi-jurisdictional CAP, ICF will conduct a detailed policy analysis. We will first identify existing local, regional, state, and federal initiatives. We will then compile all relevant existing actions, such as general plan policies, local programs, and Sonoma County CAP measures. As part of this effort, we will identify consistencies (e.g., similar actions or policies) and inconsistencies (e.g., actions or policies that conflict) between jurisdictions. We will identify barriers to sustainable development within general plans and municipal building and zoning codes. Such barriers may include general plan requirements (e.g., land use densities), zoning, solar panel installation, and building codes. For each existing action, we will also include a brief timeline for implementation.

Previous ICF Work—Policy Gap Analysis

San Bernardino County, Napa County, Los Angeles County, City of Goleta, City of Livermore:

Our expertise in compiling and analyzing current policy forms the foundation for deriving new and effective policy measures which are unique to each jurisdiction.

ICF will create an Excel spreadsheet to track existing policies and programs. The spreadsheet will be set up with rows organized by sector (e.g., building energy) and sub-sector (e.g., retrofits, solar) with the cities across the top. We will coordinate with the GSRC jurisdictions to gather policy documents in order to capture as many existing programs as possible. Programs will be organized consistently so that similar policies across multiple jurisdictions can be easily compared. We will work with the cities to refine and improve the database after our initial research phase. During this process, ICF will provide direct assistance to all jurisdictions in collection of policies, measures, regulations and other data needs identified to be met by each. We

³ This is only proposed in order to meet the grant budget limitations. ICF has prepared numerous municipal inventories and could do that if necessary and if adequate budget were available. However, preparation of municipal inventories is not absolutely necessary to achieve the fundamental purposes of the GRIP, which is focused on community emissions.

have done this work before: (1) ICF did a policy review for the SANBAG regional plan to identify the relevant General Plan policies that would enable climate action in the different 21 cities in that effort; (2) we did a comprehensive audit for the City of Livermore to identify the need for new policies for climate action in a new climate change element; and 3) for the City of Stockton, we examined the potential for infill from current policies to shape new policies to expand residential and mixed use in their downtown.

Based on the feedback we receive, ICF will provide recommendations for streamlining, combining measures, and eliminating regional inconsistencies. We will suggest areas for improvement and further coordination, and identify opportunities for countywide consistency. The final gap analysis will be presented in a memo summarizing each jurisdiction and will be incorporated into the Climate Action Plan and Model Toolkit as necessary.

Task 2.2 Deliverables

- Draft Policy Gap Analysis by Jurisdiction and County-wide (electronic)
- Final Policy Gap Analysis by Jurisdiction and County-wide (electronic)

Task 2.2 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter, Brian Schuster, Margaret Williams, Fehr & Peers
- ICF Hours: 111
- Task Cost: \$12,481
- Task Schedule: May to August 2013

Task 2.3—GHG Reduction Analysis

Using the Policy Gap Analysis completed in Task 2.2., ICF will identify all existing quantifiable measures and prepare a list of new quantifiable measures to include in the CAP. ICF will work with jurisdictions to make sure there is regional consistency in the new measures; for example, some jurisdictions may already be implementing a program that others are not. We will quantify the GHG reductions and the costs/savings for all quantifiable measures consistent with established protocol (such as ICLEI) and the new GHG inventories and forecasts created under Task 2.1.

In addition to GHG and cost/savings quantification, we will identify and assess a range of community targets for the jurisdictions for the years 2020, 2035, and 2050. This involves coordination with jurisdictions to seek feedback on the targets, to determine which targets are feasible. We will compare the results of our quantification to see how the County is on track to meet its 2015 target.

Based on the results of Task 2.2, ICF and Fehr & Peers will develop reduction strategies for consideration by the jurisdictions. For each strategy, we will do the following:

- Define the measure (what it is, how it works, etc.)
- The implementing party (e.g., directly done by the City/County or through City/County development approvals),
- Range of expected GHG reductions,
- Costs and savings, and
- Any caveats/ limitations.

Measures will be organized by inventory sector for the following categories:

- Land Use and Transportation (such as transit-oriented strategies)
- Vehicle Use and Fuel Consumption (such as supporting alternative fuel vehicles)
- Energy Efficiency and Conservation (such as building retrofits and green building standards)
- Renewable Energy (such as solar heating, rooftop solar)
- Waste Reduction and Diversion (such as construction and demolition waste programs; or kitchen waste composting)

- Water Use and Conservation (such as building retrofits and landscape efficiency)
- Agricultural and Open Space Conservation (such as promoting soil conservation methods)
- Education and Economic Vitality (such as community engagement)
- Forestry (such as urban and rural reforestation and restoration projects)

ICF will develop three versions of a custom GHG Reduction Planning Tool for the cities. This tool will be an interactive Excel spreadsheet model, where the jurisdictions can make selections and see the consequences of their choices. We have provided a mockup of an example tool in Appendix B showing potential content. ICF will complete the tasks shown in the Reduction Plan Path work flow figure to the right.

GHG Reduction Planning Tool v1.0

Tool v1.0 will contain all existing policies and programs along with a list of new reduction strategies. V1.0 will organize the measures into unquantifiable and quantifiable measures. Jurisdictions will review v1.0 to identify the new measures that are most applicable them. This will allow jurisdictions to provide feedback to ICF on the most attractive and feasible new measures in order to streamline the GHG and cost quantification.

Target Identification

ICF will provide recommendations for 2020, 2035, and 2050 targets for jurisdictions. We will draw on our target-setting experience and policy knowledge to create a suite of feasible targets that are consistent with AB 32, S-03-05, and other relevant regulations. As part of this task, we will review the current progress of jurisdictions to see how they are on track to meet the 2015 goal and how this relates to a 2020 target. Because significant uncertainty is present when planning for 2035 and 2050, we will also evaluate uncertainties in the targets we identify, including the relationship of the 2015 target to other years, the relationship of 2035 and 2050 targets relate to AB 32 and other state and national goals, and the path of state and federal actions beyond 2020.

GHG Reduction Tool V2.0

ICF will quantify GHG reductions and cost/savings for 2020 using ICLEI protocol supplemented with CAPCOA and other sources⁴. Tool v2.0 will include the GHG reductions and cost analysis for all existing and new quantifiable measures that the cities have selected in v1.0. It will also include the GHG inventories and forecasts so that cities can compare the emission reductions to their BAU emissions. Our cost/benefit analysis will be specific in nature to provide dollar estimates of costs and savings, not just high/medium/low cost identification (as done in the Santa Rosa CAP). As we have done for SANBAG, Livermore, Stockton, and SMUD, ICF has dedicated effort in the proposed budget to provide a robust cost/benefit analysis that will allow development of “cost per ton” estimates for the GHG reduction strategies.

⁴ Some Sonoma jurisdictions may have utilized Clean Air and Climate Protection (CACP) software from ICLEI. ICF has worked with the CACP software extensively and can utilize data from the software and the software itself to support the GRIP effort. However, we prefer to create customized MS Excel tools for each project so that we can maximize the adaptation to the most appropriate methods for each particular project that also reflect the most recent protocols as set tools like the CACP are not always current or contain methods for all sectors that might be relevant in a particular jurisdiction.

Reduction Plan Path

Gap Analysis – assesses all existing GHG reduction strategies (CAP, GP or other) in relation to the GHG inventory and identifies additional opportunities; includes a questionnaire to jurisdictions.

Reduction Tool v.1.0 – creates a list of existing and proposed measures (policy gap) in the format of the Interactive GHG Reduction Planning Tool (Interactive Excel Tool).

Target Setting Exercise – provides target options and pros/cons of each along with recommendations.

GHG/Cost Quantification – quantifies GHGs and associated costs of implementing each GHG reduction measure selected by cities.

Reduction Tool v.2.0 – allows jurisdictions to select different combinations of measures to work towards a 2020 target; allows jurisdictions to adjust a limited number of parameters in 2035 and 2050 scenarios tabs to better inform 2020 selections (Interactive Excel Tool).

Reduction Tool v.3.0 – incorporates all selections made by jurisdictions in v.2.0 and calculates final GHG reduction and cost totals; creates charts and plots for the CAP or public; includes 1990, 2010, 2015, 2020, 2050 GHG inventory/forecasts, all 2020 measures, and 2035 and 2050 scenarios selections.



2035 and 2050 projections of reductions and costs will be uncertain, because there are no established protocols to estimate reductions beyond 2020 and there is limited information for what the state/federal government will do beyond 2020. For 2035 and 2050, we will prepare two scenarios for State and Federal action: 1) State/federal actions continue to meet trend line from 2020 to 2050 and will provide the equal percentage of GHG reductions as we find for 2020; 2) State/federal actions cease in 2020. We propose using a scenario analysis for 2035 and 2050 that can reflect the wide range of uncertainty of projecting the effects of actions beyond 2020. Some sectors, such as

transportation and water, will be more readily forecasted to 2035 (the transportation planning model and the Urban Water Management Plans have a 2035 scenario), but other sectors will have more limited data projections. Consequently, the 2035 and 2050 quantification will be based on broad emission reduction “scenarios” that involve fewer parameters than the 2020 quantification. This is an appropriate approach as we will have more precision in our 2020 analysis, while appropriately acknowledging a greater range of possible futures for the long-term forecasts. All quantification will be consistent with the inventories prepared; quantification methods will be documented in an appendix to the Regional CAP (Task 2.5).

With v2.0, the cities can choose a target for each year and select the measures that they want to implement for each year. Seeing the GHG reductions and costs of each measure will allow jurisdictions to select targets in a more informed manner. Jurisdictions can adjust participation rates to optimize their actions necessary to meet their selected goals and see the immediate GHG and cost effects of their choices. For example, one city may choose to retrofit 25% of existing single-family homes, while another city may choose to retrofit 35% of existing homes. This interactive feature will allow jurisdictions to customize their actions to tailor the CAP to their local conditions, and choose the most efficient and cost-effective path to meet their target. Each jurisdiction’s 2035 and 2050 selections will help inform their measure selections for the year 2020. For example, once a city sees what path is necessary to meet 2035/2050 target, they may have a better sense of what needs to be done by 2020. ICF will provide support and guidance to jurisdictions regarding the use of the v2.0 tool.

Previous ICF Work—Interactive GHG Reduction Planning Tools San Bernardino County, Monterey County, Los Angeles County, Sacramento County: The interactive nature of these tools provides a streamlined approach for incorporating city-specific feedback into complex and detailed regional climate action planning analysis.

We have provided a mockup of an example Reduction Planning Tool v2.0 for Cotati that builds on our prior experience creating such tools for 21 cities in San Bernardino County. This example tool is provided in Appendix B including both a printout in hard copy and a thumb drive containing the MS Excel file.

Transportation Strategies Evaluation for GHG Reduction Tool v2.0

A subsection of the tool will be developed by Fehr & Peers as a high-level planning spreadsheet tool (based on the final list of strategies) for each jurisdiction to evaluate the transportations strategies they will consider for implementation as part of the CAP. The tool will provide the jurisdictions with initial estimates of effectiveness for individual strategies and strategies in combination based on their urban context and degree of implementation. The tool may also provide high-level cost estimates to allow jurisdictions to compare implementation costs amongst strategies.

Economic Analysis for Reduction GHG Tool v2.0

As part of this task, ICF will conduct economic analysis of the GHG reduction scenarios to enable a comparison of the relative cost-effectiveness of different options. This analysis will be based on an in-house methodology that ICF has previously developed, which is specifically focused on estimating financial costs and savings associated with local GHG reduction measures. We have successfully used this approach to support development of GHG reduction analyses in other California municipalities, including Los Angeles County, San Bernardino County, the City of Stockton, and the City of Livermore. By leveraging our tried-and-true approach for this project, ICF will be able to build on existing research and spreadsheets already designed for evaluating costs and savings of GHG reduction measures at the local level. We will therefore be able to complete robust and defensible cost analyses in a highly cost-effective manner.

As a first step, ICF will consult with the RCPA and the GSRC to ensure that the quantitative outputs of the analysis will meet the jurisdictions' needs. The net cost in dollars to implement the GHG strategy per ton of GHG emissions reduced (often referred to as cost-per-ton) is a standard output of our economic tool, but jurisdictions may also be interested in other financial metrics, such as net present value, annualized cost, payback periods, or return on investment. Jurisdictions may also have interest in the distribution of costs and savings across different entities, such as businesses, residents, utilities, and local governments. GHG reduction measures can result in operational costs and savings, as well as administrative and programmatic costs, to a variety of entities, and the distribution of these costs/savings can be an important element to understand when preparing to present the GHG plan to the public. ICF's approach has the ability to generate all—or some—of these outputs, and we can tailor our analysis to ensure that each jurisdiction receives the analysis it needs.

In general, for each of the selected measures, ICF plans to conduct a quantitative cost-effectiveness analysis that estimates upfront capital investments (e.g., purchase and installation of technology) and annual cost savings (associated with reduced energy usage and reduced operating and maintenance costs) over the lifetime of the measure. To allow for side-by-side comparison of the cost of each measure, ICF will also calculate net present value and cost-per-ton values. This approach adjusts for the significant variation in the lifetime of individual GHG reduction measures (e.g., from energy efficient household appliances that last 10 years to solar panels that could last up to 30), as well as variation in capital costs and annual cost savings. Simple payback periods will also be estimated, where appropriate. ICF will quantify costs and savings for as many measures as is feasible; for past projects, we have been successful at presenting costs and savings for 90% or more of GHG measures included in local CAPs.

In estimating costs, data specific to the cities, County, region, or State of California will be sought out, prioritized in that order. Local cost data can often be found in master plans, feasibility studies, utility reports, and other cost evaluations. Where such local data are not available, national data or other proxies will be employed. The majority of data used will be from publicly available data, and many sources are available for California. For example, as a primary source of energy efficient technologies costs and savings, the Database for Energy Efficient Resources (DEER) is a California Energy Commission and California Public Utilities Commission (CPUC) sponsored database designed to provide well-documented estimates of energy savings values, technology costs, and effective useful life (EUL) for a variety of building types and climates, all with one data source.

Costs and savings are critical information for decision-makers in selecting which measures to include in a GHG reduction plan and/or to prioritize for earlier implementation. In addition to our technical capacities described above, ICF has extensive experience in assisting jurisdiction-level staff to understand the economic concepts and interpret the results.

GHG Reduction Tool v3.0

ICF will incorporate feedback from the cities on v2.0 to prepare tool v3.0. Tool v3.0 will allow jurisdictions one additional round of review for their measure selections. This additional round of review will allow ICF to incorporate any new information, methods, and recommendations from the cities/stakeholders. ICF will incorporate feedback from v3.0 into the GHG and cost quantification for the CAP document.

Task 2.3 Deliverables

- Draft and Final GHG Reduction Target Recommendations (electronic only)
- GHG Reduction Tool (v1.0,v2.0, and v3.0 in MS Excel only) including
 - Reduction strategies
 - Cost/benefit analysis
 - Strategy prioritization

Task 2.3 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter, Brian Schuster, Margaret Williams, Jessica Kyle, and Fehr & Peers staff
- Task Hours: 936
- Task Cost: \$94,132
- Task Schedule: May 2013 to January 2014

Task 2.4—Evaluate and Analyze Adaptation and Resiliency Strategies

Even with proactive and successful GHG mitigation strategies in place, climate change is already happening, and scientists expect climate to continue to change into the future. For example:

- Sonoma’s coastal areas may face threats related to sea-level rise.
- Existing weather-related hazards may increase in intensity or frequency. For example, Sonoma’s Hazard Mitigation Plan notes that the area is already prone to landslides, flooding, and wildfires; changes in climate could increase the threat of these hazards.
- Sonoma’s world-renowned wine industry, and the associated tourist industry, could also be affected by climate change. In 2012, the California Energy Commission (CEC) released a paper titled “Vulnerability and Adaptation to Climate Change in California Agriculture,” which noted that changes in temperatures and growing seasons could cause the area to become suboptimal to growing high-quality grapes. Similarly, as climate change affects water resources across the region, adjustments may be needed to ensure adequate water supply to community.
- Wildlife habitats may also be affected.

Climate change could bring important challenges to the area, but many of these challenges can be addressed through careful adaptation planning. The identification and evaluation of appropriate adaptation measures for Sonoma must be done in collaboration with existing adaptation efforts at the local, regional, and state levels. Many state and local agencies and organizations are already evaluating potential impacts and laying the groundwork for identifying and evaluating appropriate adaptation measures. For example, the CEC, the Cal Resources Agency, the Ocean Protection Council, the Department of Water Resources, Caltrans, and other state agencies have produced resources ranging from evaluations of potential climate change impacts on various economic sectors, to creation of the California Climate Adaptation Guide, to the availability of climate data through the Cal-Adapt tool. Meanwhile, the Bay Conservation and Development Commission (BCDC) and the North Bay Climate Adaptation Initiative (NBCAI) have begun taking a more localized look at impacts and adaptation in the region.

RCPA has teamed with NBCAI to prepare the adaptation analysis for the GRIP. ICF will support and coordinate with NBCAI to integrate their findings in the CAP document. We will provide this support through an early scoping meeting (via conference call) with NBCAI to review their proposed scope and approach, and through reviewing their draft materials and providing comment and suggestions. As presented in our Statement of Qualifications and in the brief biographical material for Beth Rodehorst above, ICF has extensive experience in adaptation analysis throughout the country, including work in the San Francisco Bay Area for the Climate Ready Estuaries Program. Thus, we know adaptation analyses and issues and can work fluidly with NBCAI to best integrate their work into the CAP document in Task 2.5.

2.4 Deliverables (all electronic only)

- Review of NBCAI Scope
- Review of NBCAI early outputs
- Review of NBCAI Draft Adaptation Analysis and Strategies Document

2.4 Key Staff, Hours, and Costs

- Key Staff: NBCAI, Beth Rodehorst ICF
- Task Hours: 20
- Task Cost: \$2,991
- Task Schedule: April 2013 to February 2014

Task 2.5—Develop Community-wide Multi-jurisdictional Climate Action Plan (CAP)

To communicate and guide the implementation of the GRIP, and to serve as the basis of the EIR, Sonoma jurisdictions are seeking a common GHG Reduction Plan document or multi-jurisdictional CAP. ICF understands that the 10 jurisdictions are heterogeneous in their size, progress to date, and staffing capacity and that one of the key benefits of the GRIP will be to promote consistent strategies through a single CAP document. ICF considers the following issues critical to the completion of Task 2.5:

- **Easy to read and navigate**—Due to the number of jurisdictions and the amount of information provided for each (inventories, forecast, target, sector strategies and vision, GHG reductions, model policies and implementation checklists) the CAP document will necessarily be large. In working with multi-jurisdictional CAPs in the past, ICF has experience in developing easily navigable reference style documents that do not need to be read sequentially. A reader can navigate to necessary background information, a desired city’s profile, or another city’s profile as needed. For the electronic version, this will include the judicious use of PDF bookmarking.
- **Transparency**—Sonoma jurisdictions are not only seeking to complete a one-time GHG reduction plan, but to create a foundation for and provide the tools for continued action on GHG reduction in the region. Transparency in all calculations, data sources, assumptions, and resources used is essential to the on-going utility of the CAP, the ability of staff to tailor the CAP to their own jurisdictions and to communicate with the public. We will provide summary methodology as well as technical appendices provide full disclosure.
- **Efficiency in revisions, editing and publications work**—Due to the number of jurisdictions and the amount of information provided for each, as mentioned above, the CAP document will necessarily be large. ICF has experience efficiently completing large multi-jurisdictional CAPs By providing a document mock-up that will build on the reduction tools, that the jurisdictions will be very familiar with both the material in the document and the layout of the document prior to receiving the draft. ICF’s editing, graphics and publications staff will work seamlessly with the technical staff to produce a readable, accessible, and lucid document.
- **Schedule**—ICF has experience working with multiple jurisdictions in San Bernardino and Stanislaus Counties and keeping a large group on a tight schedule. ICF will communicate with the RCPA, GSRC, and Sonoma jurisdictions using multiple communication methods including meetings, conference calls, the interactive reduction tool, webinars, phone, and e-mail to ensure that all parties are engaged and up to speed throughout the process. We will use critical path scheduling to identify and overcome challenges.
- **Integration of technical analysis**—ICF has an integrated team that will complete the GHG inventories, GHG forecasts, GHG reduction quantification, climate adaptation, model policies, GHG tracking and implementation. In addition, the GRIP team will need to coordinate closely with the EIR and outreach teams.

Previous ICF Work on Large Multi-Jurisdictional CAP Documents

San Bernardino County, Stanislaus County, Los Angeles County:

ICF has experience in building large multi-jurisdictional CAPs, efficiently handling input and questions from jurisdictions, and efficiently completing review cycles of a large number of figures and tables on a tight schedule.

ICF’s staff proposed for this project has experience working together on numerous CAPs, including multi-jurisdictional CAPs and CAPs that are followed by an EIR. We will use established templates and familiar processes such that team members can jump in at a moment’s notice to take on a task, QA/QC a product or respond to a Sonoma jurisdiction’s question.

- **Public friendly**—In our experience working with the City of Livermore, SMUD and City of Stockton, ICF has developed a concise style in communicating GHG planning to the public that does not take away from the complexity or technical rigor underscoring these plans. We believe that one goal of a CAP is to explain the issues in the most simple but powerful way possible. To that end, we will explain all technical jargon, use graphical explanations wherever possible, and use accessible language in the primary parts of the CAP (with dedicated technical appendices for the expert reader). ICF considers a public that truly grasps the technical complexities involved in GHG reduction calculations and inventorying to be a vital and powerful asset when a community is faced with difficult policy decisions.

The work flow for Task 2.5 is shown to the right. In this task, ICF will create a single CAP document that combines and presents all technical components of the project (GHG inventories, GHG forecasts, GHG reduction measure quantification, GHG reduction measure cost analysis,) as well as adaptation strategies and implementation checklists and is the basis for the CEQA analysis. The CAP document will have a separate dedicated chapter for each of the Sonoma jurisdictions that will describe the jurisdiction, present the jurisdiction’s inventory, forecasts, reduction target, selected GHG reduction measures and costs and savings for the selected measures and other relevant information. This is exactly how we organized the SANBAG Regional Plan document, which was well received by the 21 involved cities.

The RFP mentions development of a rating system to consider and prioritize GHG reduction measures using a wide range of considerations including GHG effectiveness, implementation feasibility, economic impact, other benefits, and other aspects. ICF proposes to develop a matrix for each jurisdiction that displays these different considerations in a tabular format for the GHG reduction measures selected in the reduction tool v3.0. ICF has prepared quantitative multivariable rating schemes for GHG measures before for SMUD and the USEPA Region 9, but we and our clients ultimately did not find them to be useful because they required subjective judgments about the relative merit of different variables that would differ for each community (and to some extent for each individual). For example, how does one quantitatively weigh air quality or public health benefits against cost considerations? Or how should one weigh local employment benefits vs. GHG reduction effectiveness? Despite these challenges, ICF will work the RCPA and GSRC to present all the factors clearly, discuss options for rating and whether to proceed with a ranking evaluation.

Task 2.5 Deliverables

- Admin. Draft Community Climate Action Plan (Electronic only)
- Public Draft Community Climate Action Plan (20 hard copies, 20 CDs, and electronic)
- Final Draft Community Climate Action Plan (20 hard copies, 20 CDS, and electronic)

CAP Document Path

Document Mock-Up – provides a first look at styles, and formatting of document as well as introductory material. Individual jurisdiction summary chapters are outlined.

Sectoral Strategies and Vision – groups selections made in the tool under larger common strategies and proposes sector goals which the measures support; jurisdictions work iteratively with ICF to determine.

Questionnaire to GSRC – queries jurisdictions regarding CAP implementation specifics (staff, funding opportunities, communication mechanisms, tracking, scheduling, prioritization etc.)

Checklists – creates customized checklists for CAP implementation and generic checklists for project consistency with the CAP; jurisdictions work iteratively with ICF to develop.

Admin Draft – compiles all technical components into a public friendly document; includes introductory material and individual jurisdiction summary chapters with back casts, inventory, forecasts, target, 2020 reduction plan and sector strategies, implementation steps and 2035 and 2050 scenarios.

Public Draft – addresses all edits, revisions updates identified by GSRC during Admin Draft.

Final Draft – addresses all edits, revisions updates identified by GSRC during Admin Draft or per public comment.

Task 2.5 Key Staff, Hours, and Costs

- Key Staff: Rich Walter, Brian Schuster, Margaret Williams
- Task Hours: 393
- Task Cost: \$41,890
- Task Schedule: December 2013 to January 2015

Task 2.6—Develop Model Policy/Code/Practices Book

ICF will work with Grant Sub-Recipient Committee (GSRC) to develop the Model Policy/Code/Practices Book. ICF has directly relevant prior experience as we were the primary consultant author of CAPCOA's *Model Policies for Greenhouse Gases for General Plans*. For the CAPCOA document, we examined model policies from across California in a wide range of sectors and then collated and presented them as a resource for local jurisdictions. ICF has also prepared General Plan amendments as part of climate action planning efforts for such areas as the Stockton CAP and the Livermore CAP.

While we will use the CAPCOA work and our prior work as resources, we plan to draw heavily from Sonoma County innovations in sustainability planning to identify model policies that have already been applied successfully within the County wherever possible. The gap analysis in Task 2.2 will help to identify where current policies are working well and may serve as a model for the entire County.

ICF will conduct a meeting with the GSRC to obtain direction on the scope of the Model Policy/Code/Practices Book. Following this meeting, ICF will develop a draft outline of the Model Policy/Code/Practices Book and a draft list of innovative codes, model policies and practices for future use based on local and regional agency existing policies and regulations, ABAG SCS to be adopted in early 2013, and ICF internal resources. ICF will ensure that the draft list is internally consistent. A memo prepared by ICF will identify where local and regional agency existing policies and regulations would need modification, if any, for consistency. The draft outline and draft list will be provided to the GSRC for review.

Previous ICF Work—Large Multi-Jurisdictional CAP Documents

CAPCOA Model Policies for GHGs in General Plans, Stockton General Plan Amendments, Livermore Climate Change Element:

ICF created the model policies recommended by CAPCOA for use by any California jurisdiction as well as GP amendments specifically for City of Stockton supporting the City's CAP. Implementation, and increased mixed use infill development.

Based on outline and comments by the GSRC ICF will then prepare Draft Model Policy/Code/Practices Book for review. The book will be organized by sector (and subsector) so that all policies for a single sector (for energy efficiency for example) will be presented in tandem. Model codes will likely be presented in dedicated appendices. The Draft Book will be provided to the GSRC for review. ICF will then have a meeting to receive comments on Draft Book.

Based on GSRC comments on the Draft Book, we will prepare a Screencheck Model Policy/Code/Practices Book to confirm that ICF has adequately implemented and addressed GSRC comments. Once we receive GSRC confirmation, ICF will then prepare the Final Model Policy/Code/Practices Book.

Task 2.6 Deliverables

- Draft, Screencheck, and Final Community Wide GRIP Best Practices, policies and code book (electronic only)
- Draft outline of Model Policy/Code/Practices Book
- Draft list of innovative codes, model policies and practices for future use

Task 2.6 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 214
- Task Cost: \$32,501
- Schedule: December 2013 to December 2014

Task 2.7—GRIP Implementation Tracker and Tools

In order to track the effectiveness of the GRIP, jurisdictions need a central place to store program details, implementation milestones, and measure progress. This tool must be easy to use, intuitive, centrally located, and consistent with the inventories, projections, and reductions analysis.

Since the local measures and actions may differ for each jurisdiction, maintaining consistent data entry and reporting will be challenging. Different jurisdictions will likely have different needs for tracking inputs and outputs; some may be able to report metrics that others cannot. The tool needs to cater to all jurisdictions and track all important indicators/metrics/ benchmarks for all measures without becoming too cumbersome or difficult to use. It must distill complex tracking data to the most useful and important information. The tool must also engage the public and show the progress of the GRIP.

ICF will prepare a scoping memo to identify the key parameters to include in the tracking tool, present a timeline for city updates to the tracker, outline options for the look of the tracker interface, and discuss characteristics of the online public interface. We will incorporate feedback from jurisdictions on the memo into the development of the tracking tool to make sure that the tool contains all desired functions and capabilities.

ICF will convert v3.0 of the Reduction Planning tool into a tracking tool for the GRIP. Just like v3.0, the tracking tool will be interactive and easy to use. The tool will be excel-based and contain the GHG reduction and adaptation measures along with the metrics, checklists, benchmarks, timeline, goals, indicators, and other items identified by the scoping memo. Each measure will include a description, the responsible agency or department, the cost, potential or actual funding sources, measure priority, and the implementation timeframe. The tool will streamline report reviewing, data tracking, and measure verification. It will allow tracking so that adjustments to the GRIP can be made during implementation if something is off track and can be easily remedied. It will also allow for an annual assessment of progress toward GHG reduction goals and will project the region's ability to meet its future GHG reduction goals. The tool will also help staff and the RCPA to evaluate future development projects for criteria consistent with the GRIP on an ongoing basis. The tracking tool will incorporate the sustainability benchmarks from the SGC grant application for which ICF will work with RCPA and GSRC in identify key metrics for tracking. ICF will also prepare a user manual for the GRIP tracker and train jurisdictional and RCPA staff on how to use the tool.

Previous ICF Work—GHG Reduction Measure Progress Tracking Tool

Los Angeles County: ICF created a tool that allows the county to track detailed information on each of its programs, such as the number of residential homes retrofit, the PV capacity of newly installed residential solar systems, and the square footage of commercial buildings exceeding the 2013 Title 24 energy efficiency standards.

Tracking Tool Path

Scoping Memo – provides parameters and functionality of the tool and defines its appropriate use; includes timeline and options for interface appearance; discusses options for on-line public interface.

Tracking Tool v.1.0 – builds on reduction tool v.3.0 and includes checklists, benchmarks, timelines, goals and reference material database (Interactive Excel Tool).

Tool Training 1 – provides jurisdictions a hand-on training session with tool v.1.0.

Tracking Tool v.2.0 – incorporates feedback from jurisdictions trial use of the tool.

Tool Training 2 – provides jurisdictions a hand-on training session with tool v.2.0.

Public Online Interface – creates a website for the GRIP including inventory data, reduction plans, timelines and goals; cities work with ICF to select content.

ICF will complete the tasks shown in the Tracking Tool Path work flow figure to the right. Components of the tool include:

- All local and regional GHG reduction measures, sorted by sector/subsector. Additional sorting for implementation timing, responsible agency, and level of success/completion will be incorporated.
- All adaptation measures sorted in the same manner.
- Indicators which may include reduced GHG emissions, air quality, water quality, public health, social equity/transportation, social equity/affordable housing, land use, open space, mobility, green infrastructure, recreational opportunities, water consumption, energy, economy
- Database for storing and tracking reference/program documents, digital images, and maps

As we propose that the GRIP tracker be on a MS Excel platform for ease of use, and MS Excel cannot store documents, we propose to create a website using a platform such as Project Solve or SharePoint for RCPA that can be used by the RCPA, the cities, and the County to store GRIP related documentation (please note that our budget does not include software fees or licenses).

Once the GRIP tracker has been developed, ICF will create an online public interface. Through this interface, the public will be able to download a report of GRIP progress and see key figures and graphics of progress, timeline, and metrics/indicators/benchmarks. The online interface will engage the public, seek feedback, and keep communities up-to-date with latest progress and status on the GRIP.

The approach above is proposed as a cost-effective way to meet the goals for this task in the RFP. However, the RFP includes more ambitious potential goals such as a fully integrated web-based tracking tool and database. ICF reviewed this option and found that the costs to provide such a platform could not be accommodated within the grant-limited budget. However, ICF has provided an alternative “design to build” approach to Task 2.7 in Appendix C which would provide a more expansive solution to this task.

Jurisdictions will need to update their progress on an annual basis so the tool can track the progress of all jurisdictions. An example timeline of this process is presented below.

- **January:** Parties that are required to submit data will be alerted automatically by the tool.
- **February:** Staff will enter the appropriate program progress data into the tool. Staff will review the data using the tool protocol provided by ICF.
- **March:** Once the data are entered and vetted, the model will plot and track results and the website will be updated.
- **April:** Staff and contributing agencies will review the results and determine if revisions to the tracking data are required or if new data must be entered.

Task 2.7 Deliverables

- Scoping Memo
- Admin Draft and Final GRIP Implementation Tracker Database Tool (electronic only)
- User Manual For Tracker
- GRIP Implementation Tracker online tool/site (electronic only)

Task 2.7 Key Staff, Hours, Costs and Schedule

- Key Staff: Rich Walter, Brian Schuster, Margaret Williams
- Task Hours: 276
- Task Cost: \$33,248
- Task Schedule: July 2014 to February 2015

Task 3: Conduct GRIP Community Public Outreach, Stakeholder Engagement and Local Adoption

People tend to support what they help build. While part of this is a sense of ownership, more importantly, when people have greater understanding of the issues when they are involved in a process, leading to support and buy-in. As described in our SOQ, we have conducted outreach associated with CAPs in Livermore, Stockton, and Napa County as well as working with multiple jurisdictions and stakeholders in San Bernardino County and Sacramento County.

The goals of the public outreach task are to educate, inform, and engage stakeholders and the public to ensure support and adoption of the CAP or CAPs. We rely on a proven suite of outreach tools, that can be used creatively and adaptively to meet the needs of our clients:

- Develop local partnerships to maximize communication efforts, building on previous successful efforts, such as the Community-Based Transportation Plans, and cultivating “champions.”
- Identify key stakeholder groups and the best methods of communication.
- Create branding—a “look and feel” that is immediately identifiable.
- Use of interactive workshop formats that engage participants.
- Use a variety of communication tools, including social media, email list serve, one-on-one and small group meetings.
- Develop easy to navigate and frequently updated web pages that keep users coming back.
- Provide clean, concise and attractive multi-lingual materials that are suitable for web-posting

The first task will be to prepare a comprehensive communication plan that guides the outreach process leading to local adoption of the CAP. The communication plan will include a schedule; partnership, audience, and stakeholder identification and methods of communication for various groups; goals and key messaging; workshop and meeting format; outreach materials needed, such as fact sheets, web page, social media accounts. The RCPA will review and provide input on the draft communication plan.

Our scope below articulates the assumed number of meetings for the purposes of preparing the project budget cost estimate. However, the ICF Project Manager can present at any additionally requested workshops, GSRC meetings, stakeholder meetings, or local adoption meeting at a cost of \$1,250 per meeting, including preparation, travel, and attendance at the meeting.

Task 3.1—Conduct Public Outreach Meetings in Each Jurisdiction

With input and assistance from the RCPA and local jurisdictions, ICF will create an online presence to share information with the public about GRIP project and support one workshop per jurisdiction (up to 9 workshops). Preparation for the meetings will include:

- Develop a GRIP “brand” for all materials and the web presence—a “look and feel” (color, logo, text) that immediately identifies information as GRIP related.
- Set up an online presence, including web pages that can be added to the RCPA website (with links from local jurisdiction websites), Facebook page, and Twitter account and email list serve. The web page(s) will be a centralized depository for GRIP-related information including purpose and goals, meeting information, event listings, contacts, links to research and reports, information on how community members can get involved, carbon calculator to measure individual impacts and suggestions for reducing carbon footprint, GHG, etc., and bilingual materials. It is assumed that RCPA will host the website.

A key element of social media such as Facebook and Twitter is updating regularly and appropriately. Having a store of interesting facts and figures about GHGs, climate change, and related local activities, as well as pertinent information directly related to GRIP, can ensure that these social media tools do not stagnate.

- Develop partnership with the CPC, Sonoma State University’s Center for Sustainable Communities (CSC), and other organizations identified by the RCPA. These partners can help communicate information about GRIP, inform the process, and begin to build support.
- Prepare a GRIP informational fact sheet and “FAQs” (Frequently Asked Questions), translated into appropriate languages, to be posted on the web site and distributed at workshops and meetings.
- Develop meeting format and supporting materials (meeting agenda, sign-in sheets, name tags, informational boards, and other materials as determined).

While there are many choices for community workshops, we suggest a hybrid that includes information presentations in an open house format where the public can interact directly with local jurisdiction staff and technical experts, and “play” with data and experiment with possible outcomes and actions. As we develop the agenda, we may rely on one-on-one outreach to key stakeholders, community members, business representatives, and environmental organizations for input.

We also suggest the RCPA consider satellite workshops with economically disadvantaged communities to address specific concerns and that a translator be available. Outreach to local schools may also be an effective way to communicate with the public and build support. Children and young adults are acutely aware of the issue of climate change and concerned about their environment. They are frequently able to influence the behavior of their parents and other adults, and have played important roles in public health campaigns.

All materials, including web site, will be updated as needed to reflect changes, schedules, and ongoing developments. It is presumed that RCPA conducts all workshops as described at the RFP pre-bid meeting. This scope does not assume ICF will attend the workshops.

Task 3.1 Deliverables

- Supporting materials agenda, presentation, hand-outs.
- Web-site materials

Task 3.1 Key Staff, Hours, Costs, and Schedule

- Key Staff: Jennifer Rogers, Megan Unyi, Rich Walter
- Task Hours: 350
- Task Cost: \$35,369
- Task Schedule: March 2013 to February 2014

Task 3.2—Attend Grant Sub-Recipient Committee Meetings

The GSRC will be a key resource for public involvement and outreach. Based on our experience working with 21 cities for the SANBAG Regional GHG Reduction plan, we assume that GSRC meetings will be needed approximately every two to three months.

- | | |
|------------------------------------------|------------------------------------------------------------|
| ■ Kickoff Meeting | ■ Admin. Draft CAP |
| ■ Draft GHG inventory and Forecast | ■ Public Draft CAP/Pre-Draft EIR Coordination |
| ■ Reduction Tool v1.0 | ■ Admin. Final CAP |
| ■ Target Setting Exercise | ■ Final CAP/Tracking Tool Training (in person) |
| ■ Reduction Tool v2.0/Model Book Kickoff | ■ Tracking Tool Training (Webinar/Conference Call) |
| ■ Draft Model Policies | ■ Tracking Tool Online Interface (Webinar/Conference Call) |

For the purpose of cost estimating, this scope assumes meetings will be conducted at the following milestones (10 in person meetings and 2 Webinar/Conference Calls). In addition to those noted above, we presume up to 6 additional 1-hour GSRC conference calls will be scheduled as needed. The actual GSRC meeting agenda will be developed in partnership with the Committee itself to support the project's needs. ICF has facilitated meetings for the 21-city partnership in our SANBAG work wherein we created agendas, presentations, handouts, webinars, follow-on phone and email communications, polls of the participants, and other methods. We will employ similar approaches to make the GSRC meetings effective and efficient.

Task 3.2 Deliverables

- Total of 10 meetings and 2 Webinars
- Supporting materials, agenda, presentation, hand-outs,
- Meeting notes

Task 3.2 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter
- Task Hours: 60
- Task Cost: \$14,660
- Task Schedule: April 2013 – January 2015

Task 3.3—Engage Stakeholder Advisory Group

Like the Grant Sub-Recipient Committee, the Stakeholder Advisory Group also can be a key resource for public involvement and outreach. Referencing similar efforts, ICF will work to identify diverse representation to the stakeholder group from different sectors throughout the county. SCTA, RCPA, CPC, CSC, Sonoma County Agricultural Preservation and Open Space District (SCAPOS), NCAI, SSU have been identified as potential members. Other members could come from disadvantaged communities, local business groups, nonprofits, and environmental organizations. We will work with RCPA to develop the advisory group's role, meeting agendas and materials and ensure there are regular and meaningful opportunities for input to ensure the stakeholders' continued commitment and involvement in the process, ultimately leading to local adoption of the GRIP.

For the purpose of cost estimating, this scope assumes Advisory Group meetings will be conducted at the following milestones (4 in person meetings).

- Draft GHG Inventory and Forecast
- Reduction Tool v2.0
- Public Draft CAP/ Draft EIR
- Final CAP/Final EIR

Task 3.3 Deliverables

- Total of 4 meeting
- Supporting materials, agenda, presentation, hand-outs,
- Meeting notes

Task 3.3 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter, Jennifer Rogers
- Task Hours: 88
- Task Cost: \$16,022
- Task Schedule: July 2013 to December 2014

Task 3.4—Participate in Local Adoption Process

ICF will support the local adoption process by preparing presentations, template staff reports and other materials that the jurisdictions can modify for their needs. In ICF's experience, local adoption meetings usually include one meeting with the Planning Commission and one with the City Council (or Board of Supervisors) for a minimum of two meetings per jurisdiction. While ICF could provide such support if requested, due to the budgetary limitations, this scope includes only 9 meetings (one per jurisdiction, excluding Santa Rosa as they have already approved their CAP).

Task 3.4 Deliverables

- Presentation of GRIP to local government boards; other materials as requested.

Task 3.4 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter
- Task Hours: 63
- Task Cost: \$12,723
- Task Schedule: February 2015

Task 4: Environmental Documentation (ICF)

ICF recommends a Program EIR be prepared that evaluates the environmental impacts of GRIP implementation in Sonoma County. While the GHG reduction strategies proposed by each jurisdiction will help to reduce GHG emissions and may help to reduce air pollution, save energy, save water, reduce waste and provide other co-benefits, the physical improvements necessary to implement some of these measures may have secondary effects. For example, large-scale solar or wind installations can have impacts on land use, aesthetics, and biological resources. New transit facilities and transportation improvements may have localized noise impacts as well as construction impacts. Focusing development in transit-oriented infill areas may reduce traffic congestion on highways and regional arterials but may increase localized traffic in certain infill areas. The Program EIR will analyze these issues and will help meet the requirements of CEQA Guidelines Section 15183.5 for subsequent tiering of project evaluation. Our approach to this task is described below.

Task 4.1—Identify Detailed Scope of Work, Tasks, Appropriate Level of EIR, and Timeline

ICF, in cooperation with the RCPA will develop a detailed scope of work for the Program EIR and a detailed schedule for the CEQA Process. ICF will identify the inputs needed from the RCPA, the cities, and the County to support the EIR. At this time, the CEQA document is envisioned as a stand-alone Program EIR that does not formally tier from any City or County CEQA document. However, ICF will examine the potential for the EIR to in part or in whole tier from recent City and County documents, such as CEQA documentation for recent General Plan EIRs or the MTC/ABAG RTP/SCS EIR.

Task 4.1 Deliverables

- CEQA Scope of Work
- CEQA Schedule

Task 4.1 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 12
- Task Cost: \$2,048
- Task Schedule: January to February 2014

Task 4.2—Prepare Initial Study Checklist

As an EIR is expected, ICF recommends an abbreviated CEQA Initial Study checklist be prepared that focuses on identifying the areas of environmental impact that need no further analysis in the EIR. As a result, the Initial Study will not be an extensive study of those impacts requiring analysis in the EIR.

Task 4.2 Deliverables

- Draft and Final Initial Study Checklist

Task 4.2 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 76
- Task Cost: \$8,865
- Task Schedule: February to April 2014

Task 4.3—Issue Notice of Preparation and Scoping Meeting

ICF will prepare an admin draft (for RCPA review) and a final draft of the Notice of Preparation (NOP) for the EIR for review and approval. ICF will prepare a summary of potential environmental effects for the NOP based on the Initial Study Checklist and a summary of the GRIP based on the administrative draft of the CAP. ICF will also briefly describe CEQA's provisions for tiering and how they apply to this EIR and subsequent project review.

Task 4.3 Deliverables

- Draft and Final NOP

Task 4.3 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 44
- Task Cost: \$5,871
- Task Schedule: April – May 2014

Task 4.4—Conduct EIR Scoping Meeting

ICF will support RCPA to conduct one EIR Scoping Meeting. ICF will prepare a presentation for use at the scoping meeting that will be attended by the ICF Project Manager.

Task 4.4 Deliverables

- Presentation for the Scoping Meeting
- Copies of NOP for the meeting
- Summary of Scoping Meeting

Task 4.4 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 36
- Task Cost: \$5,311
- Task Schedule: June 2014

Task 4.5—Prepare Programmatic EIR

ICF will prepare an administrative draft EIR based on the responses to the NOP, the Initial Study and focusing on those issues that would potentially result in significant impacts.

GHG emissions will be a key analysis to be included in the EIR in order to set up tiering under CEQA guidelines 15183.5. ICF will present an overview of climate change science, predicted emissions, and impacts globally and within California, overview of the current regulatory regime in California and the U.S., and anticipated future actions of the state/CARB in regulation of GHG emissions. This background will also present the cumulative context for assessment of climate change by presenting an overview of the global, state, and regional emissions. ICF will rely on information prepared for the CAP/GRIP for this discussion. ICF will present the estimated city and County contributions of GHG emissions now and in the future under “business as usual” conditions, and a summary of the proposed GRIP.

Although many GRIP reduction measures will reduce other environmental impacts (such as reduced criteria pollutant emissions with reduction in vehicle travel and use of some alternative fuels), some may have secondary impacts on the environment such as aesthetic impacts from increased rooftop solar power installations or localized noise and air quality emissions from new transit. These secondary effects will be qualitatively discussed in the EIR. As required by CEQA, alternatives will need to be identified and analyzed as feasible. ICF will work with City/County staff to design a potentially feasible alternative that offers additional GHG reductions. At this time, this scope does not presume quantification of emissions associated with alternatives, but the qualitative differences will be noted in the EIR.

ICF will also qualitatively discuss potential impacts of climate change on the environment within the County including the potential changes in hydrology (precipitation, flooding events, etc.), public health (heat stress, increased ozone exceedances), and water supply (changes in Sierra snowpack, availability of Delta water, etc.). ICF will rely primarily on information from the GRIP Adaptation analysis prepared by NBCAI.

For each identified significant environmental impact, ICF will identify a mitigation measure (if there is a feasible measure). Where the GRIP could be revised to adequately mitigate a significant environmental impact, ICF will identify potential policy changes or additions. Mitigation measures will be drafted in the form of GRIP policies or programs.

ICF will provide an administrative draft EIR for the RCPA’s review and comment. ICF will then revise the administrative draft pursuant to the RCPA’s comments in preparing the public review Draft EIR. ICF will prepare an administrative draft and a final NOA for the RCPA’s use in providing public notice of the Draft EIR and its 45-day review period. It is presumed that RCPA will compile the mailing list of local responsible agencies and will be responsible for providing local notice, including newspaper notice.

Task 4.5 Deliverables

- Draft and Final Notice of Availability (electronic only)
- Administrative Draft EIR (electronic version)
- Public Draft EIR [20 hard copies of full document, 15 copies with hard copy of executive summary and 15CDs for Clearinghouse, 20 additional copies on CD (PDF format), one camera-ready printed copy)].

Task 4.5 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 546
- Task Cost: \$69,496
- Task Schedule: May to August 2014

Task 4.6—Issue Notice of Completion and DEIR Review Period

ICF will prepare the Notice of Completion (NOC) and will prepare for and attend one public meeting to take comment on the Draft EIR.

Task 4.6 Deliverables

- Draft and Final Notice of Completion (electronic of draft; hard copies of final for NOC only)
- Public meeting presentation and materials

Task 4.6 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 68
- Task Cost: \$10,386
- Task Schedule: September – October 2014

Task 4.7—Respond to Comments

ICF will review the comments received during the EIR's review period and draft reasoned responses. If there are numerous comments on a single topic, ICF may prepare a master response on that topic. As necessary, ICF will recommend revisions to the EIR and update the EIR's references. For purposes of this scope, we assume that ICF will respond to not more than 100 individual comments (a comment letter or e-mail may contain more than one comment).

Task 4.7 Deliverables

- Draft and Final Responses to Comments (as part of Final EIR, see Task 4.8)

Task 4.7 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 164
- Task Cost: \$21,639
- Task Schedule: November – December 2014

Task 4.8—Prepare Final EIR

ICF will prepare an administrative final EIR that will include the comments, response to comments, any necessary revisions to the draft EIR, and any supporting references or appendices. It is presumed that the Final EIR will not include a full revision to the Draft EIR, but will include text revisions only. After RCPA review of the administrative draft ICF will incorporate the revisions to the administrative final EIR identified by the RCPA and prepare the Final EIR.

ICF will prepare and provide to the RCPA an administrative draft Mitigation Monitoring or Reporting Program (MMRP). The MMRP will be in the form of a table listing the applicable mitigation measures, the time of implementation, the agency responsible for monitoring and implementation, and the completion of monitoring or reporting. Responsible agencies could include RCPA, the individual cities, the County, or other agencies. ICF will finalize the MMRP based on one round of RCPA comments. ICF will include copies of the final MMRP with the Final EIR. ICF will also prepare an administrative draft of findings of fact and a statement of overriding considerations (if an override is necessary) and revise the findings and statement per one round of RCPA comments. The Final EIR including responses to comments and the statement of overriding considerations will be bound separately from the Findings and MMRP document.

Task 4.8 Deliverables

- Administrative Final EIR and MMRP (electronic only)
- Final EIR (20 hard copies plus 20 CD-ROMs and one print-ready hard copy) and final MMRP (electronic only)
- Findings and statement of overriding considerations (electronic only)

Task 4.8 Key Staff, Hours, Costs, and Schedule

- Key Staff: Sally Zeff, Casey Mills, Rich Walter
- Task Hours: 144
- Task Cost: \$19,343
- Task Schedule: November 2014 to January 2015

Task 4.9—Attend Meetings to Present Environmental Document

During this task, ICF staff will present the environmental document for consideration and certification by the RCPA. Two meetings are assumed as part of this scope. Scoping and Draft EIR meetings were included in tasks above. Meetings for local adoption of their part of the GRIP are included in Task 3.4.

Task 4.9 Deliverables

- Presentation of EIR to RCPA for consideration and adoption.

Task 4.9 Key Staff, Hours, Costs, and Schedule

- Key Staff: Rich Walter
- Task Hours: 12
- Task Cost: \$2,932
- Task Schedule: February 2015

Project Schedule

A summary schedule is shown in the table below. A more detailed schedule broken down by task and subtask and showing relationships between tasks is presented in Appendix A.

Schedule

Task	2013												2014												2015	
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F		
Task 2: GRIP																										
Task 2.1: GHG Inventory																										
Task 2.2: Policy Gap Analysis																										
Task 2.3: Reduction Analysis																										
Task 2.4 : Adaptation																										
Task 2.5: Climate Action Plan																										
Task 2.6: Model Book																										
Task 2.7 : GRIP Tracker																										
Task 3: Outreach																										
Task 3.1: Public Workshops																										
Task 3.2: GSRC Meetings																										
Task 3.3 : Stakeholder Meetings																										
Task 3.4 : Local Adoption Mtgs.																										
Task 4 : CEQA																										
Task 4.1: Planning for EIR																										
Task 4.2: Initial Study																										
Task 4.3: NOP																										
Task 4.4: EIR Scoping																										
Task 4.5: Program EIR																										
Task 4.6: DEIR Review																										
Task 4.7: Comment Response																										
Task 4.8: Prepare Final EIR																										
Task 4.9 : Certification																										

Project Budget

A summary of ICF’s proposed budget is shown in the table below. A detailed budget, with hours and billing rates by person by task and subtask is presented in Appendix A.

Task	Cost
Task 2. GRIP	\$271,218
Task 3. Outreach	\$78,774
<i>Subtotal For Task 2 & 3</i>	<i>\$349,992</i>
Task 4. CEQA	\$144,891
Total	\$495,883

References

We have provided references for some of our key relevant experience. Our accomplishments for our existing and prior clients are the best source of information about ICF’s abilities and expertise and we encourage Sonoma County to contact them.

San Bernardino Regional GHG Inventory and Reduction Plan

Steve Smith, Director of Planning
San Bernardino Associated Governments
1170 West 3rd Street, 2nd Floor
San Bernardino, California 92410
909-884-8276
ssmith@sanbag.ca.gov

Napa County Climate Action Plan

Hillary Gitelman
Community Development Director, Napa County
1195 Third Street, Suite 210
Napa, CA 94559
707-253-4805
Hillary.Gitelman@countyofnapa.org

Los Angeles Regional GHG Inventories

Lauren Rank
Los Angeles County Office of Sustainability,
323-267-2019
lrnk@isd.lacounty.gov

Sacramento Greenhouse Gas Forecast and Reduction Measure Analysis

Kathleen Ave
Energy Research & Development
Sacramento Municipal Utilities District
6301 S St.
Sacramento, CA 95817
916-732-5302
KAve@smud.org

City of Livermore General Plan Climate Change Element, Supplemental EIR and Climate Action Plan

Susan Frost, Senior Planner
City of Livermore
1052 South Livermore Ave
Livermore, CA 94550
925-960-4462
smfrost@ci.livermore.ca.us

CEQA Threshold Development and Support—Bay Area Air Quality Management District

Dave Vintze
Bay Area Air Quality Management District
939 Ellis Street, San Francisco, CA 94109
415-749-5179
DVintze@baaqmd.gov

San Bernardino County GHG Emissions Reduction Plan

Chris Kelly, Director
Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182
909-387-8311
Christine.Kelly@lus.sbcounty.gov

Professional Services Contract

If ICF is selected for this project, ICF would request the following revisions to the Professional Services Contract:

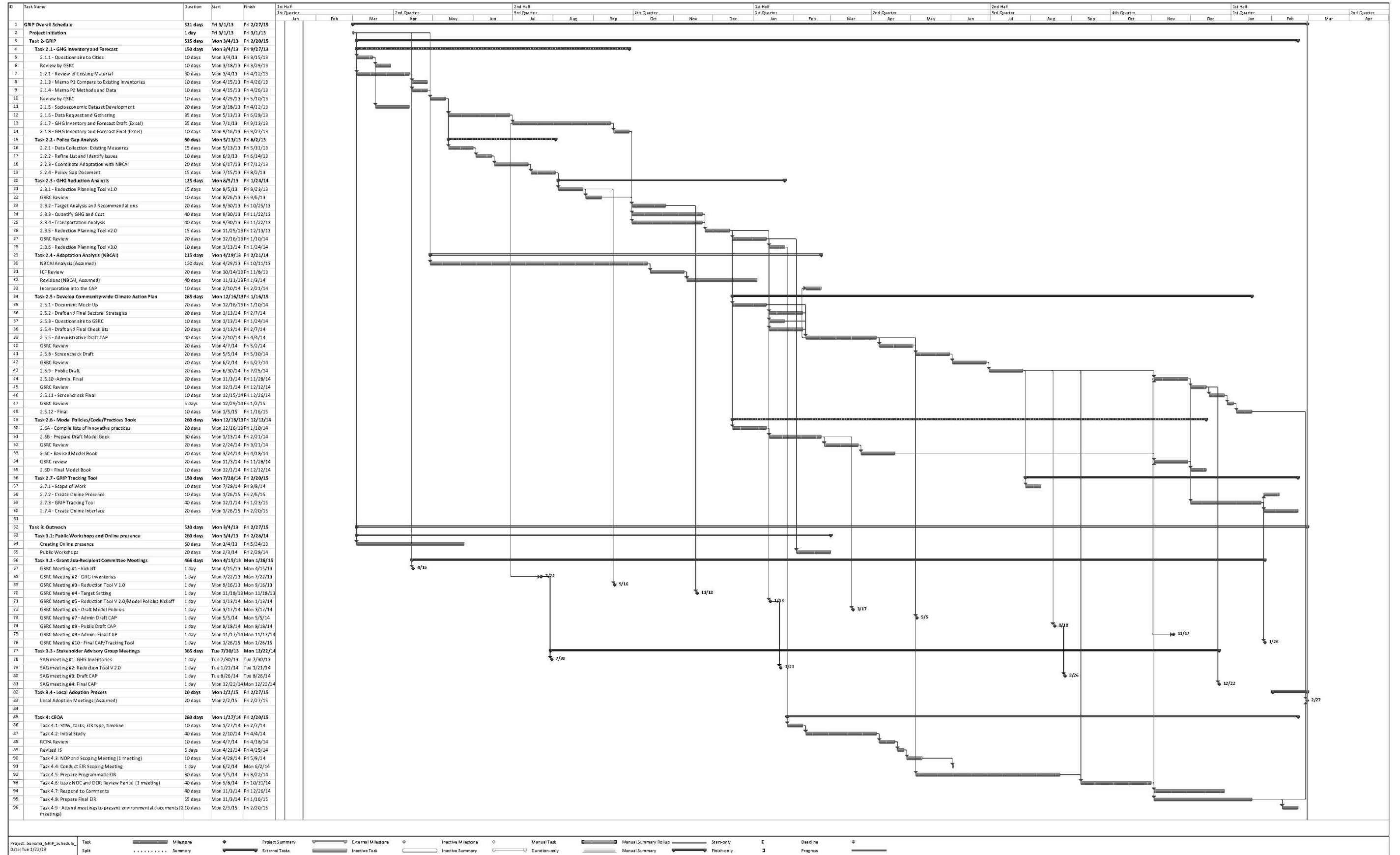
1. Section 2, Payment: “Unless otherwise noted in this agreement, payments shall be ~~made in the normal course of county business~~ within thirty (30) days after presentation of an invoice in a form approved by the County for services performed.”

ICF would also like to request the following revisions to the insurance requirements:

1. Please strike-out the following sections: 6.1 (a) (1), (b) (4), (c) (1), (d) (1) and replace with: “ICF's policies provide, and the Certificate of Insurance shall indicate, that should the policy be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.”
2. Please Strike-out 6.2 (c)

Apart from these requested changes, ICF is willing to accept the terms and conditions in the County of Sonoma contract.

Schedule




Appendix B. Examples of Work Experience Relevant to the Sonoma GRIP

Enclosed is a CD with an example GHG reduction tool that we have mocked up in MS Excel. The following pages show screen shots of some of the parts of the tool, which is based on prior work that ICF customized for another client. As discussed in the proposal, ICF will create a customizable tool for use by the jurisdictions in Sonoma County.

Example GHG Reduction Tools


Cotati
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NOTE: All GHG emissions data, GHG reductions data, cost data, and jobs data in this spreadsheet are artificial, and do not reflect an actual analysis for Sonoma County.



regional climate protection authority

Sonoma County Reduction Planning Tool - Version 1.0 Mockup



Has your City's Reduction Goal Been Met? Yes!

How many additional reductions do you need? None!

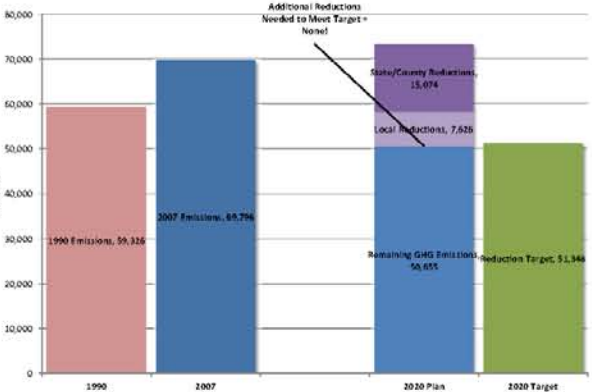
The Total Annualized Net Present Value of your Measures is Between: \$563,785 and \$1,498,476

BOX #1: GHG INVENTORY

Emissions Sector	1990 Inventory		2010 Inventory		2020 BAU Forecast		2020 GHG Reductions	
	MT CO2e	Percent	MT CO2e	Percent	MT CO2e	Percent	MT CO2e	Percent Reduction in Sector
Building Energy	22,863	38.5%	26,897	38.5%	28,599	39.0%	10,934	38.2%
On-Road Transportation	26,471	44.6%	31,143	44.6%	32,691	44.6%	10,804	33.0%
Off-Road Equipment	2,113	3.6%	2,495	3.6%	3,073	4.2%	574	18.7%
Solid Waste Management	1,210	2.0%	1,474	2.0%	1,653	2.3%	119	7.2%
Agriculture	9,311	9.9%	6,248	8.0%	5,659	7.7%	0	0.0%
Wastewater Treatment	308	0.5%	362	0.5%	381	0.5%	14	3.6%
Water Conveyance	1,051	1.8%	1,276	1.8%	1,289	1.8%	79	6.1%
GHG Performance Standard*	-	-	-	-	-	-	176	-
Total Emissions	59,326	100.0%	69,796	100.0%	73,355	100.0%	22,700	30.9%
Stationary Sources (NOT INCLUDED IN CAP GOAL)	13,449	-	15,022	-	17,794	-	-	-

* The GHG Performance Standard for New Development is not a sector of the inventory, but it contributes toward your reduction goal.

GHG Reduction Plan Summary



BOX #2: GHG REDUCTION TARGET - Enter your Reduction Goal Using the Toggle Below

25% below 1990 Emissions

30% below 2020 BAU Emissions

Other (please specify): 37% % Below 2010 Emissions

Your Reduction Target is Equivalent to:

- 22,006 MT CO2e of Reductions by 2020
- 51,346 MT CO2e Emissions in 2020
- 103.2% Percent of GHG Reduction Goal Achieved
- 693 MT CO2e of Reductions Achieved Beyond Target

BOX #3: GHG REDUCTION MEASURES - Select whether to include each measure (column B) and choose a parameter for certain measures (column I)

Measure Number	Measure Name	MT CO2e Reduction	All Development	Existing Development	New Development	NPV - Low	NPV - High	Select Whether to Include Measure	Select Parameters From Yellow Drop-Down Boxes Below
State Measures 15,074									
State-1	Renewable Portfolio Standard	3,830	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-2	Title 24	1,059			X	Not Quantified	Not Quantified	Must include Measure	No parameters available
State-3	AB 1109	985	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-4	Solar Water Heating	20	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-5	Industrial Boiler Efficiency	149	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-6	Pavley + Low Carbon Fuel Standard	7,987	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-7	AB 32 Transportation Reduction Strategies	724	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-8	Low Carbon Fuel Standard: Off-Road	275	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-9	AB 32 Methane Cookware	46	X			Not Quantified	Not Quantified	Must include Measure	No parameters available
State-10	SBX 2-7	1,821				0	0	Must include Measure	No parameters available
Total Measures		7,626				\$553,785	\$1,498,476	<input checked="" type="checkbox"/>	Include All Local Measures That you have selected below
Local Measures 7,626									
Building Energy 4,892									
Energy-1	Energy Efficiency for Existing Buildings			X		\$81,472	\$81,472	<input checked="" type="checkbox"/>	80% of Residential Buildings are Retrofitted by 2020 40% of Nonresidential Buildings are Retrofitted by 2020
	Residential	704		X					
	Nonresidential	652		X		\$260,099	\$260,099		
Energy-2	Outdoor Lighting			X		\$11,258	\$11,493	<input checked="" type="checkbox"/>	75% of Residential Buildings Replacing Outdoor Lights with LEDs 75% of Nonresidential Buildings Replacing Outdoor Lights with LEDs 100% of Traffic Signals Replacing Bulbs with LEDs
	Residential	10		X					
	Nonresidential	36		X		\$42,339	\$43,221		
	Traffic Signals	50		X		\$58,478	\$59,697		
Energy-3	Green Building Ordinance				X	(\$10,461)	\$9,926	<input checked="" type="checkbox"/>	30% Exceedance of Title 24 Energy Efficiency Standards for Residential Buildings 30% Exceedance of Title 24 Energy Efficiency Standards for Commercial Buildings
	Residential	209			X				
	Nonresidential	243			X	(\$12,138)	\$11,518		
Energy-4	Solar Installation for New Housing	145			X	\$43,606	\$72,675	<input checked="" type="checkbox"/>	50% of New Homes Install Solar PV
Energy-5	Solar Installation for New Commercial	390			X	\$31,217	\$39,021	<input checked="" type="checkbox"/>	40% Renewable Energy for New Commercial
Energy-6	Solar Energy for Warehouse Space	1,120		X		\$86,691	\$112,003	<input checked="" type="checkbox"/>	50% of Warehouse Roof Space Install Solar PV
Energy-7	Solar Installation for Existing Housing	925			X	\$27,427	\$554,854	<input checked="" type="checkbox"/>	35% of Existing Homes Install Solar PV
Energy-8	Solar Installation for Existing Commercial/Industrial	321			X	\$17,411	\$34,821	<input checked="" type="checkbox"/>	35% of Existing Commercial Buildings Install Solar PV
Energy-9	Co-Generation Facilities	17			X	\$34,209	\$40,993	<input checked="" type="checkbox"/>	30% of New Commercial energy supplied by co-gen
LandUse-1 (BE)	Carbon Sequestration	2	X			Not Quantified	Not Quantified	<input checked="" type="checkbox"/>	1,000 Number of Trees Planted Per year
LandUse-2 (BE)	Promote Rooftop Gardens							<input checked="" type="checkbox"/>	20% of Multi-Family Residences Installing Rooftop Gardens 20% of Nonresidential Buildings > 100,000 sq ft Installing Rooftop Gardens
	Multi-Family Residential	1			X	(\$2,404)	(\$419)		
	Nonresidential	1			X	(\$5,298)	(\$911)		
Wastewater-2 (BE)	Equipment Upgrades	38	X			\$9,398	\$9,398	Must include Measure	No parameters are available
Water-1 (BE)	Require Tier 1 Voluntary CALGreen Standards for New Con	71			X	(\$14,172)	\$14,172	<input checked="" type="checkbox"/>	See the Water Conveyance Sector below for parameters
Water-2 (BE)	Remove Existing Buildings to Achieve Higher Levels of W	494			X	(\$136,139)	\$45,380	<input checked="" type="checkbox"/>	See the Water Conveyance Sector below for parameters
Waste-1 (BE)	Methane Capture	3	X			\$81	\$95	<input checked="" type="checkbox"/>	See the Solid Waste Management Sector below for parameters

Example GHG Reduction Tools

Dashboard - Progress as of 2014

Return to TOC

You are 134% of the way towards meeting your overall 2020 emissions reduction goal!
You are on or ahead of schedule for 7 of 15 measures.

	Actual Reductions from Measure as of 2014	Percent of 2014 Measure Target			To meet 2020 target, you need to annually reduce emissions by:	
			0%	100%		
Total emission reductions to-date:	279,391	134%			58,786	You are on track to meet your overall 2020 target for these measures.
Building Energy						
BE-1 Green Building Ordinance for New Commercial Buildings	1,516	73%			2,177	You need to increase your current rate of reductions to meet your 2020 target for this measure.
BE-3 Retrofits for Commercial Buildings	7,439	191%			3,311	You need to increase your current rate of reductions to meet your 2020 target for this measure.
BE-2 Green Building Ordinance for New Residential Buildings	710	100%			695	You need to increase your current rate of reductions to meet your 2020 target for this measure.
BE-4 Retrofits for Residential Buildings	12,332	762%			None. Target Met!	You have met your 2020 target for this measure.
BE-11 Residential Solar Installation on New Single-Family Homes	37,924	211%			12,355	You need to increase your current rate of reductions to meet your 2020 target for this measure.
BE-12 Commercial Solar Installation on New Commercial Buildings	2,810	101%			2,423	You need to increase your current rate of reductions to meet your 2020 target for this measure.
BE-15 Solar Hot Water Incentives	1,172	93%			328	You need to increase your current rate of reductions to meet your 2020 target for this measure.
Solid Waste						
SW-1 Waste Diversion	949	57%			1,549	You need to increase your current rate of reductions to meet your 2020 target for this measure.
Wastewater Treatment						
WW-1 Waste-to-Energy and Methane Recovery	1,811	64%			871	You need to increase your current rate of reductions to meet your 2020 target for this measure.
WW-2 Work with Los Angeles County Sanitation Districts	1,273	113%			258	You are on track to meet your 2020 target for this measure.
Water Conveyance						
WA-1 Per Capita Water Use Reduction Goal	204,191	124%			34,498	You are on track to meet your 2020 target for this measure.
WA-9 Recycled Water Use	850	85%			274	You need to increase your current rate of reductions to meet your 2020 target for this measure.
Agriculture						
AG-1 Methane Capture at Dairies and Livestock Facilities	6,399	86%			180	You are on track to meet your 2020 target for this measure.
Forestry and Land Use						
LU-2 Protect Conservation Areas	-	0%			-	This measure results only in sequestration, not emission reductions. See the Land Use sheet for p
LU-3 Develop Urban Forestry	14	79%			33	You need to increase your current rate of reductions to meet your 2020 target for this measure.

Example GHG Reduction Tools

Building Energy Use: Renewable Energy

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[Next](#)
[Go to Dashboard](#)

Reduction measures:

- [BE-11 Residential Solar Installation on New Single-Family Homes](#)
- [BE-12 Commercial Solar Installation on New Commercial Buildings](#)
- [BE-15 Solar Hot Water Incentives](#)
- [BE-13 Alternative Renewable Energy Program](#)
- [BE-14 Solar Panel Carports and Parking Areas](#)
- [BE-16 Regional Renewable Energy Collaboration](#)
- [BE-17 Warehouse Solar Incentive Program](#)
- [Renewable Energy Summary](#)
- [Key Calculation Assumptions](#)

On track for 2014?

- Yes
- Yes
- No
- N/A
- N/A
- N/A
- N/A

Icon legend:

- ▲ Ahead of target
- On target
- ▼ Below target

Note regarding electricity emission factor:
 Emission reductions are based on a statewide grid mix of 21.4% renewables.
 This is EQUAL the expected grid mix of 21.4% for 2014,
 which will affect the County's progress toward its emission reduction goals (see note on Control sheet).

MEASURE TRACKING

[Back to top](#) **BE-11 Residential Solar Installation on New Single-Family Homes**

User Input

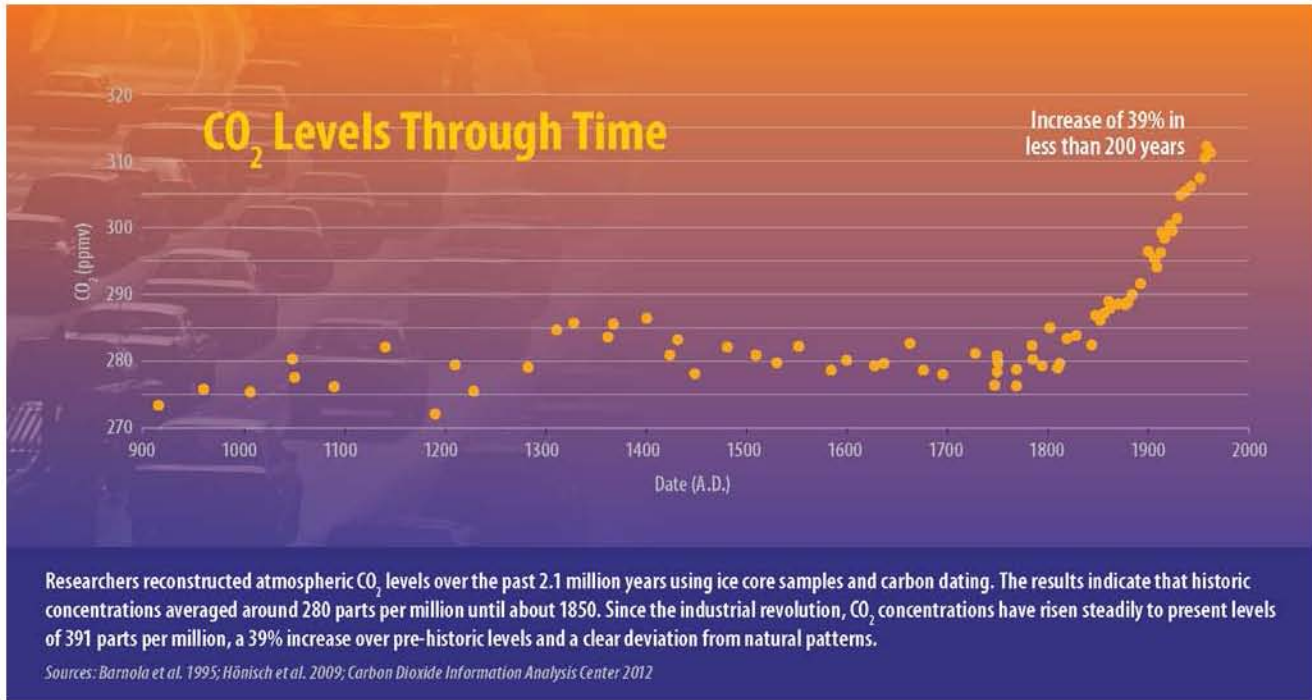
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Required Number of homes installing PV in each year										
Optional Residential PV capacity added in each year (kW)				45,000	50,000					
Optional Residential PV production added in each year (kWh)										
Optional User notes:										

Results

Select to view progress by:

Emissions
 Homes
 PV Capacity (kW)
 PV Production (kWh)

Sample Report Excerpt



Context for Climate Action Planning: Climate Change and the Greenhouse Gas Effect

Scientists, civic and state leaders, prominent businesses, and members of the general public agree that climate change poses a significant threat to our way of life. Recent changes in the global climate, such as temperature increases and sea level rise, have accelerated. These changes are the result of man-made GHG emissions (*Intergovernmental Panel on Climate Change 2007*).

Naturally occurring GHGs help keep the earth's temperature warm by trapping heat in the lower atmosphere. This phenomenon is known as the greenhouse effect. Without these gases the ambient temperature would be about 60° F cooler than at present. Human activities, such as burning fossil fuels and deforestation, create man-made GHGs, like carbon dioxide (CO₂), that have enhanced this natural greenhouse effect.

Higher concentrations of heat-trapping GHGs in the atmosphere result in increasing global surface temperatures, a phenomenon commonly referred to as global warming. Higher global surface temperatures lead to unique changes in the earth's climate. According to recent climate change

predictions prepared by the University of California, Los Angeles and the LARC, the Los Angeles region is expected to warm 4.6 degrees over land by mid-century. Extreme heat days are also expected to triple in the coastal and central areas, with the San Fernando Valley and San Gabriel Valley witnessing almost a quadrupling of heat days (*C-Change.LA 2012*).

State and local governments can play a key role in developing and instituting policies to mitigate climate change impacts by reducing man-made GHG emissions. Recognizing the need for early and coordinated statewide action, the California Legislature passed Assembly Bill 32 (AB 32), the Global Warming Solutions Act, in March 2006. AB 32 establishes a statewide goal to reduce GHG emissions back to 1990 levels by 2020. LA County is uniquely positioned to play a key role in helping California achieve the AB 32 reduction goals. The County is not only home to 27% of the state's population, but it is also the 19th largest economy in the world. Reducing GHG emissions generated by LA County can therefore play a substantial role in reducing regional climate change impacts.

Greenhouse Gases



Carbon Dioxide (CO₂) is the most important anthropogenic GHG and accounts for more than 75% of all GHG emissions caused by humans. Its primary source is the burning of fossil fuels.



Methane (CH₄) is the second most abundant GHG, is the main component of natural gas. It is primarily derived from landfill emissions and livestock.



Nitrous Oxide (N₂O) is primarily generated through agricultural soil management practices, particularly fertilizer application, but is also emitted through fuel combustion. Increases in N₂O not only affect climatic conditions, but can also impact the global nitrogen cycle.



Perfluorinated Carbons (PFCs) are human-made chemicals emitted largely from aluminum production and semiconductor manufacturing. PFCs are extremely stable compounds and can reside in the atmosphere for thousands of years.



Hydrofluorocarbons (HFCs) are chemicals used in commercial, industrial, and consumer products. Their use increased following the Montreal Protocol as these compounds were identified as substitutes for ozone-depleting substances.



Sulfur Hexafluoride (SF₆) is a human-made chemical that is used primarily as an electrical insulating fluid. Its ability to trap heat is over 23,000 times more powerful than CO₂.

Assembly Bill 32 and the Scoping Plan

AB 32 articulates the state's GHG emissions target, whereas the AB 32 Scoping Plan outlines a framework for achieving that target through technologically feasible and cost-effective means. The Scoping Plan includes multiple strategies to reduce GHG emissions, including lower carbon fuels and increased mileage standards; cleaner sources of electricity and increased energy efficiency at existing and new facilities; and a market-based cap & trade system that will result in reductions at large stationary sources.



ABOUT THE LIVERMORE CLIMATE ACTION PLAN

During 2010 the City of Livermore (City) began developing the Livermore Climate Action Plan (CAP) to outline ways to reduce the amount of greenhouse gases (GHGs) produced within the city to a level 15 percent below 2008 conditions by 2020. The CAP will include specific incentives, actions, and requirements to reduce GHGs produced by residents, city operations, and public agencies. Reducing GHGs will not only benefit the Livermore community by making it a more healthful place to live, work and play, but will also support the statewide goal of GHG reductions under Assembly Bill 32, the Global Warming Solutions Act of 2006. Prominent GHGs found in the atmosphere include carbon dioxide (CO₂) methane and nitrous oxide. These gases are emitted from fossil fuel combustion, deforestation, and various other human activities.

The City has been working to reduce GHGs for several years. In 2009, the City adopted a Climate Change Element of the Livermore General Plan, one of the first of its kind in California. As part of the Climate Change Element, the City prepared an inventory to identify its GHG emissions. This inventory serves as a baseline for projecting future emissions and evaluating and developing emission-reduction measures, such as those included in the CAP.

Figure 1 compares 2005 CO₂ emissions to projected 2020 Business as Usual (BAU) emissions by sector in the city; Business as Usual refers to a future scenario in which no action is taken to reduce current trends of increasing emissions.

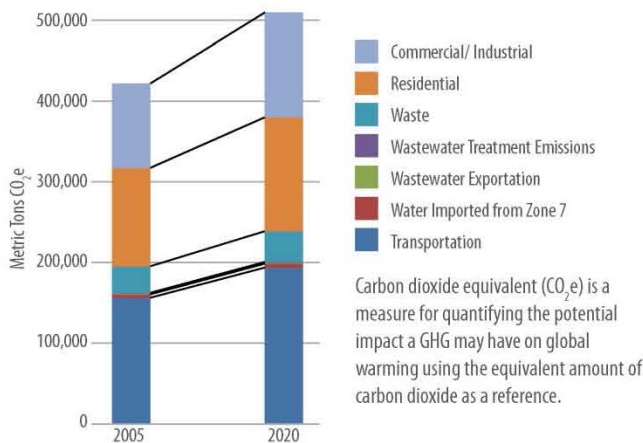


Figure 1 - Comparison of 2005 and 2020 Business As Usual Emissions



HOW CAN YOU REDUCE YOUR "CARBON FOOTPRINT"?

Your carbon footprint is the measure of the GHGs produced by your own actions. If we each reduce our individual carbon footprint, we could make a big difference in Livermore and across California! Ways to reduce your footprint include:

- Use mass transit when possible and/or carpool and/or drive a vehicle with high gas mileage ratings;
- Walk or bike when you can for local trips;
- Look for the Energy Star logo when buying an appliance;
- Unplug electric appliances when not in use (think: hair dryer, electric toothbrush charger, oscillating fans, and lamps);
- Switch to compact fluorescent lights (CFL);
- In the summer: Turn your thermostat up 5 degrees when you are home and up 10 degrees when you are not home;
- In the winter: Turn your thermostat down 5 degrees when you are home and down 10 degrees when you are not home;
- Add insulation or energy-efficient windows to your home;
- Use renewable energy; call your utility provider to see whether they offer it in your area;
- Recycle or reuse materials whenever possible (this reduces landfill emissions); and
- Conserve water (reduces energy use in pumping).





The City realizes that no one party can reach the emissions reduction goal alone and that this effort must be a collaborative one. That's why the community as a whole is encouraged to get involved, spearhead conservation efforts, connect with colleagues to make a difference at work, and mobilize to help achieve the goals of the CAP and create a healthier community.

ABOUT GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

The earth's climate has been evolving for many millions of years and has experienced both warm trends and ice-age cycles. Most recently, the climate has been stable and relatively warm; however, during the past 50 years there has been a rapid warming trend, one that most climate scientists, based on extensive investigation in a number of different fields, believe is not attributable to nature alone.

This warming trend is thought to be caused by excessive GHGs. Increased GHGs in turn cause the earth's average surface temperature to rise, a condition known as *global warming*. Global warming is thought to be the root of notable changes in the climate, including reduced snow packs, changes in rainfall cycles, and sea level change. These effects are known as *climate change*.

These changes are occurring at a time when California's population is expected to increase from 34 million to 59 million by the year 2040, meaning the number of people contributing to and being affected by climate change will continue to increase unless something is done to reduce emissions. In response to global warming, the State passed Assembly Bill 32, which is designed to reduce statewide GHG emissions to 1990 levels by 2020. Many cities throughout the state have or are currently developing CAPs to reduce their own community's emissions.



web: www.cityoflivermore.net/citygov/cd/planning/cap/default.asp • email: L-CAP@ci.livermore.ca.us

POTENTIAL REGIONAL EFFECTS OF CLIMATE CHANGE

In recent years there has been heightened attention to the global increase in GHG emissions. This is because a changing climate can profoundly impact the planet and the California. Some of the long-term predicted effects of climate change in California are:

- Rising sea levels along the California coastline that may increase the risk of inundation;
- Extreme and long lasting heat waves, which could last longer and become more frequent;
- Heightened risk of respiratory problems caused by deteriorating air quality;
- Reduced snow pack and streamflow in the Sierra Nevada, which would affect winter recreation and water supplies;
- Changes in distribution of plant and wildlife species because of changes in temperature;
- Increased severity of winter storms, affecting peak streamflows, that may increase the risk of flooding; and
- Changes in growing season conditions that could affect California agriculture, causing variations in crop quality and yield.

Appendix C. Optional Scope for Alternative Approach to Task 2.7

An additional option for Task 2.7, GRIP Tracker, would be the creation of a fully custom IT system. ICF has a staff of over 1,500 IT professionals that are entirely capable of building systems of any type and complexity. We have performed IT projects for every extant Federal Government Agency using free, open source technologies (many Java systems, PHP, MySQL, Apache, etc.) as well as proprietary systems (.Net, Oracle, MS Server, etc.)

As the exact requirements for the GRIP are not yet established, ICF feels it is premature to scope out the costs and specifications of a custom IT system. Instead, ICF proposes utilizing a “Design-to-Budget” approach to plan and estimate the development costs. Under this approach, ICF would work with RCPA to develop a prioritized list of requirements, and propose a set of included requirements based on RCPA’s available budget. We anticipate that as we work with stakeholders to identify requirements for GRID it will be necessary to utilize our software development experience to recommend an appropriate solution that maximizes functionality within budget. RCPA would be responsible for review and approval of the final set of requirements in scope. ICF would work with RCPA to fully understand the costs and implications of the scope to ensure the system fully meets RCPA’s needs.

Once scope and budget are established, the ICF Team will use its vast experience developing prototypes that communicate the intent of a fully functional site, while remaining flexible and adaptable to needed changes and improvements. In our prototyping exercise, we would work closely with the expected user community to create “proof of concept” layouts of a few selected system components. This prototyping will result in a tangible example of specific technology and interface options which can be reviewed by NCHRP stakeholders to obtain further information and insight, and can be used to drive enhancements during the development of the final system. Two basic elements will come out of the prototyping exercise: a “wireframe” and example screen compositions. Both these tools will allow RCPA to have a strong understanding of the system’s design and capabilities, and make additional comments and changes.

After prototype approval, ICF would utilize its Agile development processes to create the system. The Agile methodology revolves around building a site in small, discrete increments, and then displaying the results with important stakeholders, to best ensure development is on track, and allow us to make mid-course shifts as needed. The process works as follows:

- ICF creates builds with small, discrete pieces of functionality
- ICF previews the builds with stakeholders
- The stakeholders provide feedback
- ICF incorporates the feedback and begins the next small build

In addition to ensuring the development process remains on scope, Agile also allows for strong budget and timeline visibility, allowing real time, accurate communication of progress, to best ensure the final developed IT product is complete, without bugs, and delivered on time and within budget.

This alternative optional task would be led by Daniel Bowman of ICF. Mr. Bowman has more than 17 years of work experience, including 14 in environmental and IT consulting. He has managed projects and staff conducting research, analysis, and assessment covering a wide variety of environmental media and issues. He has supervised teams in the development and rollout of large scale, small scale, and web-based IT systems, including managing the IT systems for a critical portion of the largest housing recovery program in U.S. history. Mr. Bowman is expert at the installation and setup of Salesforce to manage business processes, having successfully and efficiently completed two complex Salesforce implementations. Mr. Bowman is the Implementation Manager overseeing day-to-day operations for a large, federally sponsored priority transportation IT project, supervising a team of up to eight professionals in the completion of complex planning and requirements phases, and managing the challenging implementation of the elucidated requirements into a workable designs, which have been coded into a high-visibility website. His experience planning, managing and conducting environmental research projects covers diverse work areas, including air quality and pollution, global warming, groundwater and soil pollution characterization and remediation, atmospheric and groundwater modeling, pollution prevention, transportation, and emissions estimation.



ICF
INTERNATIONAL

Passion. Expertise. Results.

Exhibit B

Scope of Work

Sonoma County Greenhouse Gas Reduction Implementation Program

Task 2: Develop Multi-Jurisdictional Community-wide GRIP

Task 2.1—Update Local and Regional GHG Inventories and Prepare Forecasts

ICF will provide a consistent GHG accounting framework as the foundation on which the reduction planning and tracking will be built, helping to ensure that GHG reductions are aligned with the inventory and forecast and that one community can compare to other communities in the region and also accurately summed across the region. The City of Santa Rosa adopted a CEQA compliant Community Climate Action Plan (CAP) for their community on June 5, 2012, and are currently in the process of writing a Municipal Operations Climate Action Plan. It is not the intention of the GRIP to change or alter the City of Santa Rosa Community wide or Municipal CAP as it stands today. ICF will not prepare a new GHG inventory or Climate Action Plan for the City of Santa Rosa. The remaining 9 jurisdictions of Sonoma County are seeking to develop a CEQA compliant, community-wide GHG reduction program., In order for projects in each jurisdiction to tier from the common reduction plan, GHG inventories and reduction plans for *each* of the 9 Sonoma jurisdictions, are needed for the same baseline year. While, some jurisdictions have completed community wide GHG inventories and an aggregated county inventory is available, there are significant advantages to preparing new inventories including the following:

- Preparation of individual city inventories as the basis to aggregate into a regional inventory;
- Use of an origin-destination approach for on-road GHG emissions to be consistent with SB 375 approaches;
- Use of consistent methodology with a common baseline year to allow for comparability; and
- Inventories consistent with the new (October 2012) ICLEI Community Inventory Protocol.

Existing inventory and forecast data for Grant Sub-Recipient Committee (GSRC) jurisdictions are shown in the table below.

Existing GHG Inventories for GSRC Jurisdictions

Jurisdiction	Community GHG Inventory	Municipal GHG Inventory
City of Cloverdale	—	—
City of Cotati	—	—
City of Healdsburg	1990, 2007, 2025	—
City of Petaluma	1990, 2005, 2025	2000, 2008
City of Rohnert Park	—	2000
City of Santa Rosa	2007, 2015, 2020, 2025	FY 1992, FY 1995, 2000, FY2000, 2008
City of Sebastopol	—	—
City of Sonoma	—	2000, 2008
County of Sonoma	1990, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2015	—
Town of Windsor	—	—

ICF will work with the RCPA and the GSRC to select the base year based on a consideration of advantages and disadvantages. The base year will be consistent for all cities and will be a recent year with robust data.

For the GRIP, ICF will build GHG inventories for all jurisdictions for 1990 and the base year (2008, 2010 or as determined with the GSRC) and projections for 2015, 2020, and 2035 and 2050 using consistent methods and data sources. The current year inventory will calculate emissions from on-road vehicles, off-road vehicles and equipment, electricity and natural gas, solid waste, water supply and wastewater systems, and municipal operations (where stand-alone data exists and can be included without double-counting issues), and agriculture and forestry (to the extent that existing data is available). Other emissions sources may be included in the inventory to ensure compliance with CEQA Guidelines Section 15183.5. Proposed methods and data sources used for all GHG inventory and forecasts are shown in the table below. In addition to a standard BAU scenario for 2020, ICF will prepare two more future scenarios (for 2035 and 2050) as part of Task 2.1.

- A regulated future scenario will roughly account for all known state and federal regulations at this time (shown in table).
- A modified growth scenario will allow jurisdictions to adjust growth rates for population, jobs and housing in their communities to slower or higher rates relative to BAU which will allow for a sensitivity analysis to see the influence of economic and population growth on emissions forecasts.
- As shown below, the 1990 inventories and future year projections (2015, 2020, 2035, and 2050) will use socioeconomic metrics to scale the base year data. A unified set of socioeconomic data (population, jobs (potentially jobs by type), and households) is thus required. ICF will work with the Sonoma jurisdictions as a key first step to establish socioeconomic parameters for all jurisdictions for all years, and will consider supplementing with MTC RTP socioeconomic dataset and California Finance Department data where appropriate. ICF will work with jurisdictions to make any needed adjustments to this dataset prior to beginning inventory work and this set of socioeconomic data will be used for the traffic modeling, inventories, reduction plan, and the tracking tool.

Proposed Data Sources and Methods for GHG Inventories and Forecasts¹

Sectors	Backcast 1990	Baseline	Regulated BAU			
			2015	2020	2035	2050
Residential Electricity Use	Population	Utility Providers	Population + RPS		Population + RPS (2020)	
Residential Natural Gas Use	Population	Utility Providers	Population			
Commercial/Industrial Electricity Use	Jobs	Utility Providers	Jobs + RPS		Jobs + RPS (2020)	
Commercial/Industrial Natural Gas Use	Jobs	Utility Providers	Jobs			
On-Road Transportation	Traffic Model (SCTA)	Traffic Model (SCTA)	Traffic Model (SCTA) + Pavley, LCFS, ACC, SB 375			Consultation with SCTA
Off-Road Vehicles and Equipment	Population, Housing or Jobs, Depending on Equipment Type	Off-Road Model	Population, Housing, or Jobs Depending on Equipment Type +LCFS		Population, Housing, or Jobs Depending on Equipment Type +LCFS (2020)	
Waste Generation	Residential = Population; Commercial = Jobs	CalRecycle	Residential = Population; Commercial = Jobs + Increased Landfill Capture			
Wastewater Generation	Population	Per Capita Using Plant Specific Factors	Population			
Water Consumption	UWMP Historical Data	UWMPs	UWMP + 20x2020			Population + 20x2020
Agriculture	USDA Ag Census for 1990; County Ag Commissioner Report for 1990	USDA Ag Census and County Ag Commissioner	Consultation with County			

¹ Note: ICF will also produce the following forecasts in addition to the Regulated BAU forecast described above: 1) standard Business as Usual (BAU) forecast for all future years that does not account for known state regulations and is derived from the standard socioeconomic dataset established at the beginning of the project and 2) adjusted growth BAU forecast for all future years that does not account for known state regulations and is derived from socioeconomic parameters that each jurisdiction adjusts to reflect low or high growth scenarios (also established at the beginning of the project).

Forestry	Not Included	Best Available land Cover Data	Not Included
Stationary Sources	Not Included	BAAQMD	Industrial Employment (if available)
Municipal GHG Inventories	Employees and/or Service Population	Existing	Employees and/or Service Population

The deliverables build on each other towards the final GHG inventory. At each point, Sonoma jurisdictions will have the chance to ask questions and understand each step. This approach will allow smaller cities with limited staff to stay up to speed with minimal time commitments at each step. As some jurisdictions have developed community level data and reduction policies and others have not, ICF will tailor our approach to assisting the cities based on their individual needs.

ICF will complete the following tasks:

- GSRC Kickoff Meeting
- Questionnaire to GSRC
- Data and Methods Memo (draft and final)
- GHG Inventory and Forecast v1.0, including inventories/forecasts for all milestone years and the region as a whole (MS Excel)
- GHG Inventory and Forecast v2.0, addressing feedback from GSRC jurisdictions (MS Excel).

Additionally, ICF will conduct a meeting and/or webinar between the draft and final GHG inventory and forecast Excel deliverables. ICF will explain the data and the Excel workbook architecture so that Sonoma jurisdictions can review on their own and share with other city staff. Cities will have the opportunity to ask questions and provide feedback at the webinar, GSRC meeting and via e-mail following review of the Excel workbook. The goal is that cities become familiar with their own inventories prior to the reduction planning step and prior to sharing inventory information with the public.

For draft and final GHG inventory Excel deliverables, jurisdictions will receive a single Excel workbook containing a tab for each jurisdiction and one for the region as a whole. Each tab will show GHG data for all sectors and scenarios. Municipal GHG data will be retained from previous efforts and also shown as available. Tables and charts from this deliverable flow directly to the document and calculations flow directly to the reduction planning tool and tracking tool.

The Sonoma County Transportation Authority (SCTA) will do the VMT analysis for the inventories. The Sonoma County travel model (SCTA model) was recently updated and calibrated to year 2010 conditions, and also contains future year conditions for 2040. The latest available travel model will be used by SCTA to develop the inventories and forecasts for the 10 jurisdictions in Sonoma County. ICF will work with SCTA to help complete the VMT analysis and the GHG analysis for the transportation sector as follows:

- **Selection of Base Year:** ICF will work with the RCPA and the GSRC to select the base year which is consistent for all cities and for which robust data is readily available.
- **Verify Land Use:** An important step to conduct prior to using the model is to verify the land use assumptions, transportation network, and traffic analysis zones in the model for each of the 10 jurisdictions for the base year. SCTA will do this verification.
- **VMT Allocation:** According to the current state-of-the-practice, it is important to distinguish the source of the VMT on the City’s roadway network. Based on recommended reporting protocols, VMT will be reported for all trips traveling between origins and destinations within the jurisdiction, and for 50% of the VMT generated by trips traveling between the jurisdiction and other destinations. Note that trips where the origin and destination are both located outside of the jurisdiction, otherwise known as “through” trips, will be excluded from the VMT calculations.
- **Base Year VMT analysis:** SCTA will run the model and provide daily VMT by speed bins to ICF so that ICF can use EMFAC to calculate transportation emissions.

- **2015, 2020, 2035 VMT analyses:** ICF will work with SCTA to determine whether direct travel demand model outputs and/or interpolation and scaling will be necessary in order to determine VMT outputs by city. Since the SCTA model is validated for 2010 and 2040 years, it is expected that interpolation may be used for 2015, 2020, and 2035. The VMT by speed bin estimates will be provided to the project team in a format suitable for input into the EMFAC emissions model to estimate GHG emissions for each scenario.
- **2050 Analysis:** As the SCTA model currently only has a future year of 2040, ICF will work with SCTA to derive a method for forecasting.
- **1990 Backcast:** ICF and SCTA will consult about the method to backcast 1990 VMT. Creating and validating the current SCTA model back to 1990 conditions is likely to be challenging for SCTA to complete, but this can be explored. It is likely that the backcast method will instead use socioeconomic data supplemented by data that SCTA may have concerning average VMT in 1990. Population and economic growth roughly correlate with VMT growth, provided one can account for gross changes in driving activity and vehicle technology. Once VMT estimates are provided by SCTA (by whatever method is determined to be used), ICF will use best estimates of fleet miles per gallon and EMFAC factors to estimate 1990 transportation GHG emissions.

ICF's scope will include emissions data for individual jurisdiction's municipal operations where available (such as data related to emissions related to water, wastewater, and landfills), but ICF's scope does not include generating a separate inventory for municipal operations. ICF will instead prepare community inventories for each jurisdiction that will include municipal operations emissions data as available. For sectors with readily available disaggregated municipal operations emissions data, such as wastewater treatment, landfill emissions, and water use, ICF will flag these emissions as municipal sources in the Community GHG inventories. ICF will also provide standard data collection templates to the RCPA in the event that the RCPA wants to collect emissions data for municipal operations from the jurisdictions on their own.

Task 2.1 Deliverables

- City/County Questionnaire (electronic)
- Data and Methods Memo (electronic)
- Draft and Final Socioeconomic Assumptions (electronic)
- Draft County-Wide Community GHG inventory and Forecast, including 10 jurisdictional inventories and forecasts (in Excel format only)
- Final County-Wide Community GHG inventory and Forecast including 10 jurisdictional inventories and forecasts (in Excel format) (in Excel format only)

Task 2.2—Policy Gap Analysis

The gap analysis will identify current policies, programs, and efforts related to sustainability and climate change within each jurisdiction, identify regional inconsistencies, and suggest areas for improvement and further coordination. The gap analysis will also identify barriers to sustainable development within general plans, and municipal building and zoning codes.

RCPA will be responsible for data collection using an MS Excel spreadsheet (designed by ICF) to track existing policies and programs. The spreadsheet will be set up with rows organized by sector (e.g., building energy) and sub-sector (e.g., retrofits, solar) with the cities across the top. RCPA will coordinate with the GSRC jurisdictions to gather policy documents in order to capture as many existing programs as possible. Programs will be organized consistently so that similar policies across multiple jurisdictions can be easily compared. RCPA will compile all relevant existing actions, policies, and programs working with the jurisdictions and provide to ICF.

ICF will then review the collected policies, programs, and actions and complete a draft gap analysis as follows:

- identify consistencies (e.g., similar actions or policies) and inconsistencies (e.g., actions or policies that conflict) between jurisdictions;
- identify barriers to sustainable development within general plans and municipal building and zoning codes. Such barriers may include general plan requirements (e.g., land use densities), zoning, solar panel installation, and building codes;
- propose recommendations for streamlining, combining measures, and reducing or eliminating inconsistencies between jurisdictions;
- propose recommendations for areas for improvement and further coordination; and
- identify opportunities for countywide consistency.

The RCPA, jurisdictions, and SCTA will then review the draft gap analysis, provide feedback and identify areas for improvement. Based on the feedback on the draft analysis, the final gap analysis will be presented in a memo summarizing each jurisdiction and will be incorporated into the Climate Action Plan and Model Toolkit as necessary.

Task 2.2 Deliverables

- Draft Policy Gap Analysis by Jurisdiction and County-wide (electronic)
- Final Policy Gap Analysis by Jurisdiction and County-wide (electronic)

Task 2.3—GHG Reduction Analysis

Using the Policy Gap Analysis completed in Task 2.2, ICF will identify all existing quantifiable measures and prepare a list of new quantifiable measures to include in the CAP. ICF will work with jurisdictions to make sure there is regional consistency in the new measures; for example, some jurisdictions may already be implementing a program that others are not. ICF will quantify the GHG reductions and the costs/savings for all quantifiable measures consistent with established protocol (such as ICLEI) and the new GHG inventories and forecasts created under Task 2.1.

In addition to GHG and cost/savings quantification, ICF will conduct a preliminary screening of potential environmental impacts as this will be important to jurisdictional evaluation of which measures should be advanced as part of their individual CAP. The screening will identify potential environmental impacts covering the following areas: aesthetics; agriculture/farmland; air quality; biological resources; cultural resources; geology, soils and seismicity; hazards and hazardous materials; hydrology and water quality; land use and recreation; mineral resources; noise; public services and utilities; and transportation. The screening will be in the form of a checklist table by potential impact with limited narrative explanation. The screening will not include detailed documentation of environmental setting or impact analysis, which will be done in Task 4 during the EIR.

ICF will also identify and assess a range of community targets for the jurisdictions for the years 2020, 2035, and 2050. This involves coordination with jurisdictions to seek feedback on the targets, to determine which targets are feasible. ICF will compare the results of our quantification to see how the County is on track to meet its 2015 target.

Based on the results of Task 2.2, ICF and Fehr & Peers will develop reduction strategies for consideration by the jurisdictions. For each strategy, ICF will do the following:

- Define the measure (what it is, how it works, etc.)
- The implementing party (e.g., directly done by the City/County or through City/County development approvals),
- Range of expected GHG reductions,
- Costs and savings, and
- Any caveats/ limitations.

Measures will be organized by inventory sector for the following categories:

- Land Use and Transportation (such as transit-oriented strategies)
- Vehicle Use and Fuel Consumption (such as supporting alternative fuel vehicles)
- Energy Efficiency and Conservation (such as building retrofits and green building standards)
- Renewable Energy (such as solar heating, rooftop solar)
- Waste Reduction and Diversion (such as construction and demolition waste programs; or kitchen waste composting)
- Water Use and Conservation (such as building retrofits and landscape efficiency)
- Agricultural and Open Space Conservation (such as promoting soil conservation methods)
- Education and Economic Vitality (such as community engagement)
- Forestry (such as urban and rural reforestation and restoration projects)

Measure development will also include consideration of whether measures can/should be voluntary or mandatory or whether performance-based approaches should be employed. The ultimate choice of whether to make a measure voluntary or mandatory (or performance-based) will be up to the individual jurisdiction.

ICF will develop three versions of a custom GHG Reduction Planning Tool for the cities. This tool will be an interactive MS Excel spreadsheet model, where the jurisdictions can make selections and see the consequences of their choices. ICF will complete the tasks shown below:

- *Reduction Tool v.1.0* – creates a list of existing and proposed measures in an interactive GHG reduction planning tool (MS Excel)
- *Target Setting Exercise* – provides target options and pros/cons of each along with recommendations
- *GHG/Cost Quantification* – quantifies GHGs and associated costs of implementing each measure
- *Reduction Tool v.2.0* – allow jurisdictions to select different combinations of measures to work toward a future 2020 target; allows limited adjustment of parameters for 2035 and 2050 scenarios (MS Excel)
- *Reduction Tool v.3.0* – Incorporates jurisdictional selections made in V2.0 and calculates final GHG reduction and cost totals, creates charts and plots, included inventories for all milestone years, 2020 measures and 2035 and 2050 scenarios.

GHG Reduction Planning Tool v1.0

Tool v1.0 will contain all existing policies and programs along with a list of new reduction strategies. V1.0 will organize the measures into unquantifiable and quantifiable measures. Jurisdictions will review v1.0 to identify the new measures that are most applicable them. This will allow jurisdictions to provide feedback to ICF on the most attractive and feasible new measures in order to streamline the GHG and cost quantification.

Target Identification

Each jurisdiction adopted a target of 25% below 1990 levels by 2015. Because the adoption of the GRIP may not occur until 2015, and it is highly unlikely this target could be met in such a short time frame, this date will be used for comparison purposes only.

ICF will provide recommendations for 2020, 2035, and 2050 targets for jurisdictions. ICF will identify a suite of potential feasible targets that are consistent with AB 32, S-03-05, and other relevant regulations. As part of this task, ICF will review the current progress of jurisdictions to see how they are on track to meet the 2015 goal and how this relates to a 2020 target. Because significant uncertainty is present when planning for 2035 and 2050, ICF will also provide its evaluation of uncertainties in the targets, including the relationship of the 2015 target to other years, the relationship of 2035 and 2050 targets relate to AB 32 and other state and national goals, and the path of state and federal actions beyond 2020.

GHG Reduction Tool V2.0

ICF will quantify GHG reductions and cost/savings for 2020 using ICLEI protocol supplemented with CAPCOA and other sources. Tool v2.0 will include the GHG reductions and cost analysis for all existing and new quantifiable measures that the cities have selected in v1.0. It will also include the GHG inventories and forecasts so that cities can compare the emission reductions to their BAU emissions. Our cost/benefit analysis will be specific in nature to provide dollar estimates of costs and savings.

2035 and 2050 projections of reductions and costs will be uncertain, because there are no established protocols to estimate reductions beyond 2020 and there is limited information for what the state/federal government will do beyond 2020. For 2035 and 2050, ICF will prepare two scenarios for State and Federal action: 1) State/federal actions continue to meet trend line from 2020 to 2050 and will provide the equal percentage of GHG reductions as for 2020; 2) State/federal actions cease in 2020. ICF proposes using a scenario analysis for 2035 and 2050 that can reflect the wide range of uncertainty of projecting the effects of actions beyond 2020. Some sectors, such as transportation and water, will be more readily forecasted to 2035 (the transportation planning model and the Urban Water Management Plans have a 2035 scenario), but other sectors will have more limited data projections. Consequently, the 2035 and 2050 quantification will be based on broad emission reduction “scenarios” that involve fewer parameters than the 2020 quantification. This is an appropriate approach as the 2020 analysis can be more precise than the 2035 and 2050 analyses, while the 2035 and 2050 analyses can appropriately acknowledge a greater range of possible futures. All quantification will be consistent with the inventories prepared; quantification methods will be documented in an appendix to the Regional CAP (Task 2.5).

With v2.0, the cities can choose a target for each year and select the measures that they want to implement for each year. Seeing the GHG reductions and costs of each measure will allow jurisdictions to select targets in a more informed manner. Jurisdictions can adjust participation rates to optimize their actions necessary to meet their selected goals and see the immediate GHG and cost effects of their choices. For example, one city may choose to retrofit 25% of existing single-family homes, while another city may choose to retrofit 35% of existing homes. This interactive feature will allow jurisdictions to customize their actions to tailor the CAP to their local conditions, and choose the most efficient and cost-effective path to meet their target. Each jurisdiction’s 2035 and 2050 selections will help inform their measure selections for the year 2020. For example, once a city sees what path is necessary to meet 2035/2050 target, they may have a better sense of what needs to be done by 2020. ICF will provide support and guidance to jurisdictions regarding the use of the v2.0 tool.

Transportation Strategies Evaluation for GHG Reduction Tool v2.0

A subsection of the tool will be developed by Fehr & Peers as a high-level planning spreadsheet tool (based on the final list of strategies) for each jurisdiction to evaluate the transportations strategies they will consider for implementation as part of the CAP. The tool will provide the jurisdictions with initial estimates of effectiveness for individual strategies and strategies in combination based on their urban context and degree of implementation. The tool may also provide high-level cost estimates to allow jurisdictions to compare implementation costs amongst strategies.

Economic Analysis for Reduction GHG Tool v2.0

As part of this task, ICF will conduct economic analysis of the GHG reduction scenarios to enable a comparison of the relative cost-effectiveness of different options.

As a first step, ICF will consult with the RCPA and the GSRC to ensure that the quantitative outputs of the analysis will meet the jurisdictions’ needs. The net cost in dollars to implement the GHG strategy per ton of GHG emissions reduced (often referred to as cost-per-ton) is a standard output of our economic tool, but jurisdictions may also be interested in other financial metrics, such as net present value, annualized cost, payback periods, or return on investment. Jurisdictions may also have interest in the distribution of costs and savings across different

entities, such as businesses, residents, utilities, and local governments. GHG reduction measures can result in operational costs and savings, as well as administrative and programmatic costs, to a variety of entities, and the distribution of these costs/savings can be an important element to understand when preparing to present the GHG plan to the public.

In general, for each of the selected measures, ICF plans to conduct a quantitative cost-effectiveness analysis that estimates upfront capital investments (e.g., purchase and installation of technology) and annual cost savings (associated with reduced energy usage and reduced operating and maintenance costs) over the lifetime of the measure. To allow for side-by-side comparison of the cost of each measure, ICF will also calculate net present value and cost-per-ton values. This approach adjusts for the significant variation in the lifetime of individual GHG reduction measures (e.g., from energy efficient household appliances that last 10 years to solar panels that could last up to 30), as well as variation in capital costs and annual cost savings. Simple payback periods will also be estimated, where appropriate. ICF will quantify costs and savings for as many measures as is feasible.

ICF will seek out data specific to the cities, County, region, or State of California regarding cost estimates, and will use and prioritize the data that is most locally applicable to Sonoma County. Local cost data can often be found in master plans, feasibility studies, utility reports, and other cost evaluations. Where such local cost data are not available, national cost data or other proxies will be employed. The majority of data used will be from publicly available data, and many sources are available for California.

ICF will also provide a qualitative co-benefits analysis for each measure. These benefits generally include reductions in criteria pollutants, job growth, economic growth, and public health improvements. Regarding health benefits, ICF will use the work ICF completed for EPA Region 9, where ICF assessed the health co-benefits of San Francisco's CAP within the Bay Area, to determine a range of public health costs and savings from potential reduced particulate matter emissions associated with the GRIP GHG reduction measures. This will not be a detailed analysis specific to Sonoma County's regional meteorology and local health costs; it will be a proxy analysis using Bay Area ranges to inform decision-making.

GHG Reduction Tool v3.0

ICF will incorporate feedback from the cities on v2.0 to prepare tool v3.0. Tool v3.0 will allow jurisdictions one additional round of review for their measure selections. This additional round of review will allow ICF to incorporate any new information, methods, and recommendations from the cities/stakeholders. ICF will incorporate feedback from v3.0 into the GHG and cost quantification for the CAP document.

Task 2.3 Deliverables

- Draft and Final GHG Reduction Target Recommendations (electronic only)
- GHG Reduction Tool (v1.0, v2.0, and v3.0 in MS Excel only) including
 - Reduction strategies
 - Cost/benefit analysis
 - Strategy prioritization

Task 2.4—Evaluate and Analyze Adaptation and Resiliency Strategies

The GRIP will include a section creating strategies for climate adaptation specific to Sonoma County.

RCPA has teamed with the North Bay Climate Adaptation Initiative (NBCAI) to prepare the adaptation analysis for the GRIP. NBCAI will work with local stakeholders and experts to develop an adaptation component of the GRIP to address impacts due to climate change on human and natural populations including, but not limited to: an increased risk of wildfire, loss of land to sea level rise, saltwater intrusion, flooding, reduction in agricultural productivity, increased occurrence of heat waves, and a decrease in water supply due to drought.

ICF will support and coordinate with NBCAI to integrate their findings in the CAP document. ICF will provide this support through an early scoping meeting (via conference call) with NBCAI to review their proposed scope and approach, and through reviewing their draft materials and providing comment and suggestions. ICF will also identify if there are any existing tools and/or readily available references that may help NBCAI to estimate potential costs of adaptation or to estimate assets at risk (ICF will not perform any analysis of cost; this support is limited to identification of resources for NBCAI's use). ICF will work with NBCAI to best integrate their work into the CAP document in Task 2.5.

2.4 Deliverables (all electronic only)

- Review of NBCAI Scope
- Review of NBCAI early outputs
- Review of NBCAI Draft Adaptation Analysis and Strategies Document

Task 2.5—Develop Community-wide Multi-jurisdictional Climate Action Plan (CAP)

In this task, ICF will create a single CAP document that combines and presents all technical components of the project (GHG inventories, GHG forecasts, GHG reduction measure quantification, GHG reduction measure cost analysis,) as well as adaptation strategies and implementation checklists and is the basis for the CEQA analysis. The CAP document will have a separate dedicated chapter for each of the Sonoma jurisdictions that will describe the jurisdiction, present the jurisdiction's inventory, forecasts, reduction target, selected GHG reduction measures and costs and savings for the selected measures and other relevant information.

The CAP will include the following:

- An introduction to climate change science and regulations.
- A summary of the Greenhouse Gas Emissions Inventory, forecast, and targets for the entire County and each local jurisdiction (prepared by ICF).
- Community-wide energy use, transportation, land use, agriculture, water, and solid waste reduction strategies and measures, their cost-effectiveness analysis, implementation time frames, prioritization, and funding sources, including a "road map" for adapting these community-wide measures at the jurisdiction level (prepared by ICF).
- A summary of existing municipal reduction strategies and measures, cost-effectiveness analysis, implementation time frames, prioritization, and funding sources (based on existing information; not developed as part of this scope).
- Adaptation and resiliency policies for anticipated climate change impacts, including strategies, implementation time frames, delegation of responsibility, and finance mechanisms (prepared by NBCAI).
- Standards for monitoring and assessment, mechanisms for annual evaluation, and strategized primary and intermediate reduction targets to facilitate attainment of overall objectives to reduce emissions to target levels (prepared by ICF).
- A compliance checklist for use by local agency planning staff to assist in determining a project's consistency with the GRIP (prepared by ICF).

In describing the different GHG reduction measures, the CAP will identify the following:

- The implementing agency (local agency, developer, site operators, etc.)
- GHG reduction potential in metric tons carbon dioxide equivalent (CO₂e)
- Reductions in electricity (kWh), natural gas (therms), waste (tons), traffic (VMT), vehicle fuel (gallons), and water (gallons), as applicable
- Cost, including:
 - Cost to the local agency
 - Cost to the private sector

- Potential cost savings
- Available funding (local agency sources, grants, rebates, low-interest financing, etc.)
- Co-benefits (e.g., Community health and higher property values)
- Implementation feasibility (including cost-effectiveness and qualitative assessment of short term and long term economic impact)
- Implementation actions

Working with the GSRC, ICF will develop a comparison matrix that will allow for easy comparison across all measures. ICF will develop a matrix for each jurisdiction that displays these considerations in a tabular format for the GHG reduction measures selected in the reduction tool v3.0. ICF will work the RCPA and GSRC to present all the factors clearly, discuss options for rating that may be used by individual jurisdictions, and provide decision support to the jurisdictions to help the communities do their own rating of the measures based on their own unique priorities.

ICF will also include an Implementation section in the CAP, which will include a phasing schedule for each jurisdiction and the overall community-wide plan, to indicate the timeline for implementation of each measure based on measure priorities. For example, a wastewater treatment plant upgrade may not need to occur until 2018 in order to take effect by 2020, but energy retrofits should begin immediately after CAP adoption to maximize the number of buildings retrofit by 2020 (or any future target year).

The CAP will use simple language, color, graphics, charts and other features to make the document easy-to-comprehend.

Task 2.5 Deliverables

- Admin. Draft Community Climate Action Plan (Electronic only)
- Public Draft Community Climate Action Plan (40 hard copies, 40 CDs, and electronic)
- Final Draft Community Climate Action Plan (40 hard copies, 40 CDS, and electronic)

Task 2.6—Provide Support to the RCPA to Develop Model Policy/Code/Practices Book

ICF will provide support to the RCPA as RCPA develops the Model Policy/Code/Practices Book. ICF assumes that ICF will input, decision support, and document review, as necessary.

Task 2.7—GRIP Implementation Tracker and Tools

In order to track the effectiveness of the GRIP, jurisdictions need a central place to store program details, implementation milestones, and measure progress. This tool must be easy to use, intuitive, centrally located, and consistent with the inventories, projections, and reductions analysis. Since the local measures and actions may differ for each jurisdiction, maintaining consistent data entry and reporting will be challenging. Different jurisdictions will likely have different needs for tracking inputs and outputs; some may be able to report metrics that others cannot. The tool needs to cater to all jurisdictions and track all important indicators/metrics/benchmarks for all measures without becoming too cumbersome or difficult to use. It must distill complex tracking data to the most useful and important information. The tool must also engage the public and show the progress of the GRIP.

ICF will prepare a scoping memo to identify the key parameters to include in the tracking tool, present a timeline for city updates to the tracker, outline options for the look of the tracker interface, and discuss characteristics of the online public interface. ICF will incorporate feedback from jurisdictions on the memo into the development of the tracking tool to make sure that the tool contains all desired functions and capabilities.

ICF will convert v3.0 of the Reduction Planning tool into a tracking tool for the GRIP. Just like v3.0, the tracking tool will be interactive and easy to use. The tool will be excel-based and contain the GHG reduction and adaptation measures along with the metrics, checklists, benchmarks, timeline, goals, indicators, and other items identified by the scoping memo. Each measure will include a description, the responsible agency or department, the cost, potential or actual funding sources, measure priority, and the implementation timeframe. The tool will streamline report reviewing, data tracking, and measure verification. It will allow tracking so that adjustments to the GRIP can be made during implementation if something is off track and can be easily remedied. It will also allow for an annual assessment of progress toward GHG reduction goals and will project the region's ability to meet its future GHG reduction goals. The tool will also help staff and the RCPA to evaluate future development projects for criteria consistent with the GRIP on an ongoing basis. The tracking tool will incorporate the sustainability benchmarks from the SGC grant application for which ICF will work with RCPA and GSRC in identify key metrics for tracking. ICF will also prepare a user manual for the GRIP tracker and train jurisdictional and RCPA staff on how to use the tool.

ICF will complete the tasks shown below:

- *Scoping Memo* – provides parameters and functionality of the tool and defines its appropriate use; includes timeline and options for interface appearances; discusses options for on-line public interfaces
- *Tracking Tool v.1.0* – building on reduction tool v.3.0 and includes checklists, benchmarks, timelines, goals and reference material database (MS Excel)
- *Tool Training 1* – provides training with v. 1.0
- *Tracking Tool v. 2.0* – incorporates feedback from jurisdiction's trial use of v. 1.0
- *Tool Training 2* – provides jurisdiction training with v. 2.0
- *Public Online Interface* – includes website (in html) for the GRIP including inventory data, reduction plans, timelines and goals; cities work with ICF to determine content.

Components of the tool include:

- All local and regional GHG reduction measures, sorted by sector/subsector. Additional sorting for implementation timing, responsible agency, and level of success/completion will be incorporated. Each proposed action and sub action included in the GRIP will be highlighted in the tool with information such as the following:
 - Program;
 - Responsibility;
 - Cost;
 - Potential Funding Sources;
 - Priority;
 - Time Frame.
- All adaptation measures sorted in the same manner.
- Indicators which may include reduced GHG emissions, air quality, water quality, public health, social equity/transportation, social equity/affordable housing, land use, open space, mobility, green infrastructure, recreational opportunities, water consumption, energy, economy
- Database for storing and tracking reference/program documents, digital images, and maps

Since the GRIP tracker will be on a MS Excel platform for ease of use, and MS Excel cannot store documents, it is proposed to use a platform such as Google Docs (or Project Solve or SharePoint, if RCPA chooses such platforms) for RCPA that can be used by the RCPA, the cities, and the County to store GRIP related documentation (please note that the ICF's budget does not include software fees or licenses).

Once the GRIP tracker has been developed, ICF will create an online public interface. Through this interface, the public will be able to download a report of GRIP progress and see key figures and graphics of progress, timeline,

and metrics/indicators/benchmarks. The online interface will engage the public, seek feedback, and keep communities up-to-date with latest progress and status on the GRIP.

Task 2.7 Deliverables

- Scoping Memo
- Admin Draft and Final GRIP Implementation Tracker Database Tool (electronic only)
- User Manual For Tracker
- GRIP Implementation Tracker online tool/site (electronic only)

Task 3: Conduct GRIP Community Public Outreach, Stakeholder Engagement and Local Adoption

The goals of the public outreach task are to educate, inform, and engage stakeholders and the public.

The first task will be to prepare a comprehensive communication plan that guides the outreach process leading to local adoption of the CAP. The communication plan will include a schedule; partnership, audience, and stakeholder identification and methods of communication for various groups; goals and key messaging; workshop and meeting format; outreach materials needed, such as fact sheets, web page, social media accounts. The RCPA will review and provide input on the draft communication plan.

Our scope below articulates the assumed number of meetings for the purposes of preparing the project budget cost estimate. However, the ICF Project Manager can present at any additionally requested workshops, GSRC meetings, stakeholder meetings, or local adoption meeting at a cost of \$1,250 per meeting, including preparation, travel, and attendance at the meeting.

Task 3.1—Support Public Outreach Meetings and Create Online Presence

RCPA will lead two (2) workshops to be held per jurisdiction. City staff will take a lead on coordinating the location and time of the workshops in their jurisdiction. ICF will support RCPA and the cities through the following tasks:

- *Communication Plan*: ICF will develop a summary communication plan (likely in bullet points) listing key suggestions for communication throughout the GRIP development
- *Brand Development*: ICF will develop a GRIP “brand” for all materials and the web presence—a “look and feel” (color, logo, text) that immediately identifies information as GRIP related.
- *Online Presence*: ICF will establish an online presence, including web pages that can be added to the RCPA website (with links from local jurisdiction websites); RCPA will manage the updates of these pages. ICF will provide text/graphics/map to add to the Web pages at major milestones including after each of the public workshop, at the inventory stage, and at the release of the draft and final CAP documents. The web page(s) will be a centralized depository for GRIP-related information including purpose and goals, meeting information, event listings, contacts, links to research and reports, information on how community members can get involved, carbon calculator to measure individual impacts and suggestions for reducing carbon footprint, GHG, etc., and bilingual materials. The website will be created in html. RCPA or the County will host the website. ICF will also establish a Facebook page and email list serve. RCPA will maintain these two accounts for the duration of the project.
- *Stakeholder identification*: ICF will assist RCPA in identifying key stakeholders and which can help RCPA communicate information about GRIP, inform the process, and begin to build support.
- *Fact Sheet/Materials/Translation*: ICF will prepare a GRIP informational fact sheet and “FAQs” (Frequently Asked Questions), translated into appropriate languages, to be posted on the web site and distributed at workshops and meetings.

- *Workshops (2 per jurisdiction)*: ICF will support the workshops with development of the meeting format and supporting materials (meeting agenda, sign-in sheets, name tags, informational boards, and other materials as determined). This scope does not assume ICF will attend the workshops.
- *Website and Materials Updates* – The website, the fact sheet, and the FAQ will be updated periodically.
- *Social Media*: RCPA will prepare and post all social media updates. ICF will support this task through the preparation of the fact sheet and other materials noted above.

Task 3.1 Deliverables

- Communication Plan
- Brand Development
- Website
- Stakeholder list
- Fact Sheet and FAQ
- Workshop supporting materials agenda, presentation, hand-outs.
- Update of web-site materials, fact sheet and FAQ

Task 3.2—Attend Grant Sub-Recipient Committee Meetings

The GSRC will consist of one representative from each of the grant sub-recipient groups. ICF will attend meetings of this Committee at key milestones to advise, gain input and present key work products.

The GSRC will be a key resource for public involvement and outreach.

- | | |
|------------------------------------------|------------------------------------------------------------|
| ■ Kickoff Meeting | ■ Admin. Draft CAP |
| ■ Draft GHG inventory and Forecast | ■ Public Draft CAP/Pre-Draft EIR Coordination |
| ■ Reduction Tool v1.0 | ■ Admin. Final CAP |
| ■ Target Setting Exercise | ■ Final CAP/Tracking Tool Training (in person) |
| ■ Reduction Tool v2.0/Model Book Kickoff | ■ Tracking Tool Training (Webinar/Conference Call) |
| ■ Draft Model Policies | ■ Tracking Tool Online Interface (Webinar/Conference Call) |

Meetings will be conducted at the following milestones (10 in person meetings and 2 Webinar/Conference Calls), and up to 6 additional 1-hour GSRC conference calls will be scheduled as needed. Preparation and facilitation of additional GSRC conference calls will be at a cost of \$441 per conference call (1 hour prep and 1 hour call for ICF project Manager). The GSRC meeting agenda will be developed in partnership with the Committee itself to support the project’s needs. ICF will use the following methods to facilitate these meeting: agendas, presentations, handouts, webinars, follow-on phone and email communications, polls of the participants, and other methods.

Task 3.2 Deliverables

- Total of 10 meetings and 2 Webinars
- Supporting materials, agenda, presentation, hand-outs,
- Meeting notes

Task 3.3—Engage Stakeholder Advisory Group

This task allows for a diverse stakeholder advisory group to have input in the GRIP process and documents created. The group may include representatives from environmental advocacy groups, energy providers, agricultural and tourism interests, the development and construction industry, and other governmental agencies that are not grant sub-recipients.

ICF will work to identify diverse representation to the stakeholder group from different sectors throughout the county. Members could come from, but are not limited to disadvantaged communities, local business groups,

nonprofits, and environmental organizations . ICF will work with RCPA to develop the advisory group’s role, meeting agendas and materials and ensure there are regular and meaningful opportunities for input to ensure the stakeholders’ continued commitment and involvement in the process, ultimately leading to local adoption of the GRIP.

Advisory Group meetings will be conducted at the following milestones (4 in person meetings).

- Draft GHG Inventory and Forecast
- Reduction Tool v2.0
- Public Draft CAP/ Draft EIR
- Final CAP/Final EIR

Task 3.3 Deliverables

- Total of 4 meeting
- Supporting materials, agenda, presentation, hand-outs,
- Meeting notes

Task 3.4—Participate in Local Adoption Process

The GSRC will determine the best option for presenting the GRIP to various councils and public bodies. The RCPA would work with each jurisdiction’s staff to ensure consistent adoption.

ICF will support the local adoption process by preparing presentations, template staff reports and other materials that the jurisdictions can modify for their needs. In ICF’s experience, local adoption meetings usually include one meeting with the Planning Commission and one with the City Council (or Board of Supervisors) for a minimum of two meetings per jurisdiction. Accordingly, this scope includes 20 meetings (two per jurisdiction, excluding Santa Rosa as they have already approved their CAP and two for the RCPA Board).

Task 3.4 Deliverables

- Presentation of GRIP to local government boards; other materials as requested.

Task 4: Environmental Documentation (ICF)

Task 4, and all of its sub-components, shall be commenced if and only if ICF receives a written Notice to Proceed from the Director of the County’s Permit & Resource Management Department.

ICF recommends a Program EIR be prepared that evaluates the environmental impacts of GRIP implementation in Sonoma County. While the GHG reduction strategies proposed by each jurisdiction will help to reduce GHG emissions and may help to reduce air pollution, save energy, save water, reduce waste and provide other co-benefits, the physical improvements necessary to implement some of these measures may have secondary effects. For example, large-scale solar or wind installations can have impacts on land use, aesthetics, and biological resources. New transit facilities and transportation improvements may have localized noise impacts as well as construction impacts. Focusing development in transit-oriented infill areas may reduce traffic congestion on highways and regional arterials but may increase localized traffic in certain infill areas. The Program EIR will analyze these issues and will help meet the requirements of CEQA Guidelines Section 15183.5 for subsequent tiering of project evaluation. Our approach to this task is described below.

The EIR process will rely heavily on incorporation by reference of the technical documents, GHG emission reduction and adaptation standards, and emission reduction targets produced for the GRIP project. The CEQA review process will assess relevant substantial evidence in the record, including any applicable standards previously adopted by jurisdictions to reduce GHG’s.

The intent of the GRIP CEQA documents is to allow future projects to tier off the certified GRIP CEQA document in compliance with CEQA Guidelines Section 15183.5. Projects consistent with the GRIP will be able to rely on the programmatic cumulative impact analysis of GHG emissions contained in the certified GRIP EIR. ICF will develop criteria and a process that the jurisdictions will use to determine if a future project is consistent with the GRIP, and if not alternative environmental review procedures.

As relevant, ICF will consider and utilize the applicable guidance and information from the Bay Area Air Quality Management District (BAAQMD) to the extent feasible. In consultation with the GSRC and its constituent members, ICF will determine appropriate air quality thresholds of significance based on substantial evidence.

Task 4.1—Identify Detailed Scope of Work, Tasks, Appropriate Level of EIR, and Timeline

ICF, in cooperation with the RCPA will develop a detailed scope of work for the Program EIR and a detailed schedule for the CEQA Process, consistent with the budget in this Scope of Work. ICF will identify the inputs needed from the RCPA, the cities, and the County to support the EIR. The CEQA document will likely be a stand-alone Program EIR that does not formally tier from any City or County CEQA document, but ICF will examine the potential for the EIR to in part or in whole tier from recent City and County documents, such as CEQA documentation for recent General Plan EIRs or the MTC/ABAG RTP/SCS EIR.

Task 4.1 Deliverables

- CEQA Scope of Work
- CEQA Schedule

Task 4.2—Issue Notice of Preparation and Scoping Meeting

ICF will prepare an admin draft (for RCPA review) and a final draft of the Notice of Preparation (NOP) for the EIR for review and approval. ICF will prepare a summary of potential environmental effects for the NOP based on initial environmental screen from Task 2.3 and a summary of the GRIP based on the administrative draft of the CAP. ICF will also briefly describe CEQA's provisions for tiering and how they apply to this EIR and subsequent project review. ICF will submit the NOP to the State Clearinghouse. RCPA will be responsible for printing and distribution of the NOP to other parties as well as the placement of advertisements or other notices of the NOP, unless alternative arrangements are made by the parties.

Task 4.2 Deliverables

- Draft and Final NOP

Task 4.3—Conduct EIR Scoping Meeting

ICF will support RCPA in conducting one public EIR Scoping Meeting. ICF will prepare a presentation for use at the scoping meeting that will be attended by the ICF Project Manager. RCPA will be responsible for all aspects of the scoping meeting except the presentation and meeting summary, including meeting logistics and noticing.

Task 4.3 Deliverables

- Presentation for the Scoping Meeting
- Copies of NOP for the meeting
- Summary of Scoping Meeting

Task 4.4—Prepare Programmatic EIR

ICF will prepare an administrative draft EIR considering the responses to the NOP and focusing on those issues that would potentially result in significant impacts.

GHG emissions will be a key analysis to be included in the EIR in order to set up tiering under CEQA guidelines 15183.5. ICF will present an overview of climate change science, predicted emissions, and impacts globally and within California, overview of the current regulatory regime in California and the U.S., and anticipated future actions of the state/CARB in regulation of GHG emissions. This background will also present the cumulative context for assessment of climate change by presenting an overview of the global, state, and regional emissions. ICF will rely on information prepared for the CAP/GRIP for this discussion. ICF will present the estimated city and County contributions of GHG emissions now and in the future under “business as usual” conditions, and a summary of the proposed GRIP.

Although many GRIP reduction measures will reduce other environmental impacts (such as reduced criteria pollutant emissions with reduction in vehicle travel and use of some alternative fuels), some may have secondary impacts on the environment such as aesthetic impacts from increased rooftop solar power installations or localized noise and air quality emissions from new transit. These secondary effects will be qualitatively discussed in the EIR. As required by CEQA, alternatives will need to be identified and analyzed as feasible. ICF will work with City/County staff to design a reasonable range of potentially feasible alternatives. The qualitative differences in the impacts of the alternatives will be documented in the EIR.

ICF will also qualitatively discuss potential impacts of climate change on the environment within the County including the potential changes in hydrology (precipitation, flooding events, etc.), public health (heat stress, increased ozone exceedances), and water supply (changes in Sierra snowpack, availability of Delta water, etc.). ICF will rely primarily on information from the GRIP Adaptation analysis prepared by NBCAI.

For each identified significant environmental impact, ICF will identify relevant mitigation measures (if there is a feasible measure). Where the GRIP could be revised to adequately mitigate a significant environmental impact, ICF will identify potential policy changes or additions. Mitigation measures will be drafted in the form of GRIP policies or programs.

ICF will provide an administrative draft EIR for the RCPA’s review and comment. ICF will then revise the administrative draft pursuant to the RCPA’s comments in preparing the public review Draft EIR. ICF will prepare an administrative draft and a final NOA for the RCPA’s use in providing public notice of the Draft EIR and its 45-day review period.

RCPA will compile the mailing list of local responsible agencies and will be responsible for providing local notice, including newspaper notice. RCPA is responsible for distribution of the Draft EIR and any printing beyond the amounts shown below.

Task 4.4 Deliverables

- Draft and Final Notice of Availability (electronic only)
- Administrative Draft EIR (electronic version)
- Public Draft EIR [20 hard copies of full document, 15 copies with hard copy of executive summary and 15CDs for Clearinghouse, 20 additional copies on CD (PDF format), one camera-ready printed copy)].

Task 4.5—Issue Notice of Completion and DEIR Review Period

ICF will prepare the Notice of Completion (NOC) and will prepare for and attend one public meeting to take comment on the Draft EIR. RCPA is responsible for all aspects of the public meeting, except the presentation which will be prepared by ICF, including meeting logistics and noticing.

Task 4.5 Deliverables

- Draft and Final Notice of Completion (electronic of draft; hard copies of final for NOC only)
- Public meeting presentation

Task 4.6—Respond to Comments

ICF will review the comments received during the EIR's review period and draft reasoned responses. If there are numerous comments on a single topic, and in consultation with the County and RCPA, ICF may elect to prepare a master response on that topic. As necessary, ICF will recommend revisions to the EIR and update the EIR's references. ICF will respond to not more than 250 individual comments (a comment letter or e-mail may contain more than one comment).

Task 4.6 Deliverables

- Draft and Final Responses to Comments (as part of Final EIR, see Task 4.8)

Task 4.7—Prepare Final EIR

ICF will prepare an administrative final EIR that will include the comments, response to comments, any necessary revisions to the draft EIR, and any supporting references or appendices. The Final EIR will not include a full revision to the Draft EIR, but will include text revisions only. After RCPA review of the administrative draft ICF will incorporate the revisions to the administrative final EIR identified by the RCPA and prepare the Final EIR.

ICF will prepare and provide to the RCPA an administrative draft Mitigation Monitoring or Reporting Program (MMRP). The MMRP will be in the form of a table listing the applicable mitigation measures, the time of implementation, the agency responsible for monitoring and implementation, and the completion of monitoring or reporting. Responsible agencies could include RCPA, the individual cities, the County, or other agencies. ICF will finalize the MMRP based on one round of RCPA comments. ICF will include copies of the final MMRP with the Final EIR. ICF will also prepare an administrative draft of findings of fact and a statement of overriding considerations (if an override is necessary) and revise the findings and statement per one round of RCPA comments. The Final EIR including responses to comments and the statement of overriding considerations will be bound separately from the Findings and MMRP document.

RCPA is responsible for distribution of the Final EIR and any printing beyond the amounts shown below.

Task 4.7 Deliverables

- Administrative Final EIR and MMRP (electronic only)
- Final EIR (20 hard copies plus 20 CD-ROMs and one print-ready hard copy) and final MMRP (electronic only)
- Findings and statement of overriding considerations (electronic only)

Task 4.8—Attend Meetings to Present Environmental Document

During this task, ICF staff will present the environmental document for consideration and certification by the RCPA at two meetings, if required, not including the following: (1) Scoping and Draft EIR meetings were included in tasks above. (2) Meetings for local adoption of their part of the GRIP are included in Task 3.4.

RCPA is responsible for any meeting logistics other than the presentation, which will be prepared by ICF.

Task 4.8 Deliverables

- Presentation of EIR to RCPA for consideration and adoption.

Project Schedule

A summary schedule is shown in the table below. ICF will provide RCPA with a more detailed schedule broken down by task and subtask, and showing relationships between tasks at the project kickoff meeting.

Schedule

Task	2013												2014												2015	
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F		
Task 2: GRIP																										
Task 2.1: GHG Inventory																										
Task 2.2: Policy Gap Analysis																										
Task 2.3: Reduction Analysis																										
Task 2.4 : Adaptation (NBCAI)																										
Task 2.5: Climate Action Plan																										
Task 2.6: Model Book (RCPA)																										
Task 2.7 : GRIP Tracker																										
Task 3: Outreach																										
Task 3.1: Public Workshops																										
Task 3.2: GSRC Meetings																										
Task 3.3 : Stakeholder Meetings																										
Task 3.4 : Local Adoption Mtgs.																										
Task 4 : CEQA																										
Task 4.1: Planning for EIR																										
Task 4.2: NOP																										
Task 4.3: EIR Scoping																										
Task 4.4: Program EIR																										
Task 4.5: DEIR Review																										
Task 4.6: Comment Response																										
Task 4.7: Prepare Final EIR																										
Task 4.8 : Certification																										

Project Budget

(Set forth on the following pages.)



County of Sonoma Web Accessibility Questionnaire

Exhibit C

County policy requires that all County websites, web content and web-based applications must be accessible to staff members and members of the public with disabilities. For more information regarding the details of this policy, please see Web Accessibility Policy, published in the County of Sonoma's Web Standards site (<http://webstandards.sonoma-county.org/content.aspx?sid=1014&id=1300>).

Standard	Source(s)	Response
<p>1. Rate the overall level of accessibility compliance of your website, web content or web-based application:</p> <ul style="list-style-type: none">a. Fully compliant – All content and functionality meet or exceed the criteria delineated in Section 508 and WCAG 2.0 Level AA.b. Partially compliant – Some content or functionality meet or exceed the criteria delineated in Section 508 and WCAG 2.0 Level AA while other content or functionality are only compliant to Section 508 and WCAG 2.0 Level A.c. Partially compliant – All content and functionality are fully compliant with Section 508 and WCAG 2.0 Level A.d. Partially compliant – All content and functionality are fully compliant with Section 508.e. Not compliant. <p>Fully Compliant Response(s): a</p>	<p>Section 508</p> <p>WCAG 2.0</p>	

Standard	Source(s)	Response
<p>2. Does each non-text element on the page have a text equivalent via "alt" (alternative text attribute) or does the page otherwise include a meaningful description of the non-text element in the text accompanying the non-text element?</p> <ul style="list-style-type: none"> a. Yes. b. Yes and no. Some non-text elements have meaningful text equivalents while others do not. c. No, none of the non-text elements have text equivalents. d. N/A. There are no non-text elements on the page. <p>Fully Compliant Response(s): a, d</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 	
<p>3. For any multimedia content, is text captioning provided for all audible output and audible output provided for all important visual information?</p> <ul style="list-style-type: none"> a. Yes. b. Yes and no. Text captioning is not provided for audible output, but audio descriptions are provided for all important visual information. c. Yes and no. Audio descriptions are not provided for all important visual information, but text captioning is provided for audible output. d. No, neither is provided. e. N/A. There is no multimedia content on the page. <p>Fully Compliant Response(s): a, e</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (b) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 • Guideline 1.2 	

Standard	Source(s)	Response
<p>4. Are all audio descriptions and text captions synchronized with their associated dynamic content?</p> <ul style="list-style-type: none"> a. Yes, text captioning for audible output and audible output for visual information is completely synchronized with changes in the dynamic content of the page. b. Yes and no. Text captioning is not completely synchronized with audible output as the dynamic content of the page changes or is not provided, but the audio descriptions are synchronized to the important visual information they describe. c. Yes and no. Audio descriptions are not synchronized to the important visual information they describe or they are not provided, but text captioning is synchronized with the audible output as the dynamic content of the page changes. d. No. Both are provided but neither is synchronized. e. N/A. There is no multimedia content on this page. <p>Fully Compliant Response(s): a, e</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (b) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.2 	

Standard	Source(s)	Response
<p>5. If any audio plays automatically for more than 3 seconds, is there a mechanism available to pause or stop the audio, or to control volume independently from the overall system volume?</p> <ul style="list-style-type: none"> a. Yes, there is audio that automatically plays for more than 3 seconds and there is a mechanism available to control the volume of the audio without affecting the overall system volume. b. Yes, there is audio that automatically plays for more than 3 seconds and there is a mechanism available to pause or stop the audio. c. No. There is audio that automatically plays for more than 3 seconds but there is no mechanism to stop, pause or alter the volume without affecting the system volume. d. N/A. There is no automatic audio or the automatic audio plays for less than 3 seconds. <p>Fully Compliant Response(s): a,b,d</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.4 	

Standard	Source(s)	Response
<p>6. Is every page capable of being understood and navigated even if users do not have the ability to identify specific colors or differentiate between colors?</p> <ul style="list-style-type: none"> a. Yes, any use of color as to imply meaning or information is easily understood without color and sufficient contrast has been applied to assist those that have difficulty differentiating or identifying individual colors. b. Yes, sufficient contrast has been applied to assist those that have difficulty differentiating or identifying individual colors. c. Yes, any use of color as to imply meaning or information is easily understood without color. d. No, the page does not use color appropriately. <p>Fully Compliant Response(s): a</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (c) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.4 	
<p>7. If any page uses cascading style sheets (CSS)¹, is it viewable without style sheets (style sheets turned off, not supported by the browser, etc.)?</p> <ul style="list-style-type: none"> a. Yes. b. No. c. N/A. The page does not use cascading style sheets (CSS). <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (d) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.3 	

¹ Cascading Style Sheets (CSS) can be associated a webpage in multiple ways: declared within the webpage, embedded via a separate file, or added dynamically via JavaScript.

Standard	Source(s)	Response
<p>8. If any page uses cascading style sheets (CSS)¹, is it designed so that it does not interfere with style sheets set by the browser?</p> <ul style="list-style-type: none"> a. Yes, it works without interfering with style sheets set by the browser. b. No, it interferes with any style sheets that have been set by the browser. c. N/A. The page does not use cascading style sheets (CSS). <p>Fully Compliant Response(s): a,c</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.3 	
<p>9. If any page includes server-side image maps, are duplicate text links provided for all links within the server-side image maps?</p> <ul style="list-style-type: none"> a. Yes, each link in the server-side image maps is duplicated by a separate text link. b. Yes and no. Some of the links from the server-side image maps are duplicated in separate text links while others are not. c. No, redundant text links are not provided for any link from the server-side image maps. d. N/A. The page does not include any server-side image maps. <p>Fully Compliant Response(s): a,d</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (e) 	

Standard	Source(s)	Response
<p>10. If any page includes one or more client-side image maps, does each map region have a text equivalent via "alt" (alternative text attribute) or does the page otherwise include a meaningful description of the non-text element in the text accompanying it?</p> <ul style="list-style-type: none"> a. Yes. b. Yes and no. Some of the non-text elements associated with the image map(s) have text equivalents or a meaningful text description, while others do not. c. No. None of the non-text elements associated with the image map(s) have text equivalents or meaningful text descriptions. d. N/A. The page does not include any client-side image maps. <p>Fully Compliant Response(s): a,d</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) 	
<p>11. If any page includes a simple table (single level of row/column headers), are the row/column headers identified?</p> <ul style="list-style-type: none"> a. Yes, all simple data tables have row/column headers identified and all non-data tables do not identify row/column headers. b. Yes and no. Some simple data tables exist but either the row or column header is not identified or some simple non-data tables exist but either the row or column header is identified. c. N/A. The page does not include simple tables. <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (g) 	

Standard	Source(s)	Response
<p>12. If any page includes a complex data table (2 or more logical levels of row or column headers), does each cell provide association with row and column headers?</p> <ul style="list-style-type: none"> a. Yes, complex tables exist and each cell within the table includes identification of its row and column headers. b. No, complex tables exist, but some cells within the table fail to identify row and column headers. c. N/A. The page does not include complex data tables. <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (h) 	
<p>13. If the page uses frames, does each frame have a title that meaningfully describes it?</p> <ul style="list-style-type: none"> a. Yes. b. No. c. N/A. The page does not use frames. <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (i) 	
<p>14. Does any page include content (such as applets or content requiring plug-ins) that may cause the screen to flicker with a frequency greater than 2 Hz and lower than 55 Hz?</p> <ul style="list-style-type: none"> a. Yes. b. No. <p>Fully Compliant Response(s): b</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 2.3 	

Standard	Source(s)	Response
<p>15. If the page uses scripts, such as JavaScript or scripts in Macromedia Flash content, and if the scripts affect any content displayed to the user, is there equivalent text provided by the page or the script that is accessible to a screen reader?</p> <p>a. Yes. The page contains JavaScript or Macromedia Flash content that affects the content displayed to the user, but the page or script contains equivalent text that is accessible to a screen reader.</p> <p>b. No. While the page contains JavaScript or Macromedia Flash content that affects the content displayed to the user, neither the page nor the script contains equivalent text that is accessible to a screen reader.</p> <p>c. N/A. The page does not use JavaScript or Macromedia Flash content.</p> <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 • Guideline 1.2 	
<p>16. If the web page uses applets, such as downloadable Java applets, does it also contain the same information and functionality in an accessible format?</p> <p>a. Yes, while the page uses applets, it contains the same information and functionality in an accessible format.</p> <p>b. No, although the page uses applets, it does not contain the same information and functionality in an accessible format.</p> <p>c. N/A. The page does not use any applets.</p> <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 • Guideline 1.2 	

Standard	Source(s)	Response
<p>17. Is every web page capable of full functionality via only the keyboard?</p> <ul style="list-style-type: none"> a. Yes, all functionality of the content is operable through a keyboard interface and if focus can be shifted to a component via the keyboard, then keyboard interface can also be used to shift focus away from that component. b. No, some functionality is not operable via a keyboard interface alone. <p>Fully Compliant Response(s): a</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 2.1 	

Standard	Source(s)	Response
<p>18. Is every web page designed for maximum compatibility with the current and future user agents, including assistive technologies?</p> <p>a. Yes, content implemented using markup languages, elements have complete start and end tags, elements are nested according to their specifications, elements do not contain duplicate attributes, and any IDs are unique, except where the specifications allow these features. For all user interface components (including but not limited to: form elements, links and components generated by scripts), the name and role can be programmatically determined; states, properties, and values that can be set by the user can be programmatically set; and notification of changes to these items is available to user agents, including assistive technologies.</p> <p>b. Yes and no, content implemented using markup languages, elements have complete start and end tags, elements are nested according to their specifications, elements do not contain duplicate attributes, and any IDs are unique, except where the specifications allow these features.</p> <p>c. Yes and no, for all user interface components (including but not limited to: form elements, links and components generated by scripts), the name and role can be programmatically determined; states, properties, and values that can be set by the user can be programmatically set; and notification of changes to these items is available to user agents, including assistive technologies.</p> <p>d. No, some content or interface components do not comply with this guideline in at least one area.</p> <p>Fully Compliant Response(s): a</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> Guideline 4.1 	

Standard	Source(s)	Response
<p>19. If the page uses other programmatic objects (such as Flash, Shockwave, RealAudio, or RealVideo content), or otherwise requires the use of plug-ins or programmatic support for the browser, does the page include a link to the plug-in or programmatic item required for accessing the content of the page and is that plug-in or programmatic item itself accessible to people with disabilities?</p> <p>a. Yes, the page uses such programmatic objects and includes a link to the plug-ins or other items required for accessing the content of the page and those plug-ins or programmatic items are accessible to people with disabilities.</p> <p>b. Yes and no. While the page uses such programmatic objects and includes a link to the plug-ins or other items required for accessing the content of the page, those plug-ins or programmatic items are not accessible to people with disabilities.</p> <p>c. No, while the page uses such programmatic objects, it does not include a link to the plug-ins or other items required for accessing the content of the page.</p> <p>d. N/A. The page does not use such programmatic objects.</p> <p>Fully Compliant Response(s): a,d</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (m) 	

Standard	Source(s)	Response
<p>20. If the page includes links to .pdf (Adobe Acrobat's portable document format) files, were those .pdf files created in a way that is likely to maximize their accessibility for people with disabilities?</p> <p>a. Yes. While the page includes links to .pdf files, the files were converted from Microsoft Word or by scanning something into .pdf and then running them through an optical character recognition (OCR) process. The structure and tags of each document has been verified as accessible.</p> <p>b. No, the page includes links to .pdf files that were created by scanning files into .pdf and were not put through an OCR process.</p> <p>c. N/A. The page does not include any links to .pdf files.</p> <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) • § 1194.22 (c) • § 1194.22 (g) • § 1194.22 (h) • § 1194.22 (n) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 • Guideline 1.2 	

Standard	Source(s)	Response
<p>21. If the page includes one or more electronic forms that is designed for completion online, does each form permit users of assistive technology to access the information, field elements, and functionality required for completion and submission of the form including all directions and cues?</p> <p>a. Yes, the page contains one or more forms designed to be completed online. Each such form complies with all of the accessibility requirements that are the subject of this questionnaire and has been tested for usability by persons using assistive technologies.</p> <p>b. Yes, but... The page contains one or more forms designed to be completed online. While each such form complies with all of the accessibility requirements that are the subject of this questionnaire, one or more of them has not been tested for usability by persons using assistive technologies.</p> <p>c. Yes, but... The page contains one or more forms designed to be completed online. We have tested each of the forms using assistive technology, but we are not sure that each such form complies with all of the accessibility requirements that are the subject of this questionnaire.</p> <p>d. No. The page contains one or more forms designed to be completed online, but at least one of these forms is inaccessible to people with disabilities, at least in one respect.</p> <p>e. N/A. The page does not contain any forms designed to be completed online.</p> <p>Fully Compliant Response(s): a,e</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (n) 	

Standard	Source(s)	Response
<p>22. If any page contains one or more forms that is designed to be completed online but that is inaccessible to people with disabilities in some respect, does the page include an alternate accessible form or a link to an alternate accessible form?</p> <p>a. Yes. While the page contains one or more forms that is designed to be completed online but that is inaccessible to people with disabilities in some respect, the page includes an alternate accessible form or a link to an alternate accessible form.</p> <p>b. No. The page contains one or more forms designed to be completed online but that is inaccessible to people with disabilities in some respect and the page does not contain an alternate accessible form or a link to an alternate accessible form.</p> <p>c. N/A. The page does not include one or more forms that are designed to be completed online or it does include such forms, but they are accessible to people with disabilities in all respects.</p> <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 	
<p>23. Are labels and instructions provided for all forms? If data validation occurs, are the errors identified and described in text?</p> <p>a. Yes.</p> <p>b. No.</p> <p>c. N/A. The page does not contain any forms designed to be completed online.</p> <p>Fully Compliant Response(s): a,c</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 3.3 	

Standard	Source(s)	Response
<p>24. If any page includes navigational links to other web pages within the same website, is there a link allowing users of screen readers to skip over those links?</p> <p>a. Yes.</p> <p>b. No.</p> <p>c. N/A. The page does not contain any navigational links to other web pages within the same website.</p> <p>Fully Compliant Response(s): a,c</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (o) 	
<p>25. Is the navigation designed to assist users in finding content and determine where they are (e.g. breadcrumbs)?</p> <p>a. Yes.</p> <p>b. No.</p> <p>Fully Compliant Response(s): a</p>	<p>WCAG 2.0</p> <ul style="list-style-type: none"> • 2.4 	

Standard	Source(s)	Response
<p>26. If any page requires users to respond within a fixed amount of time before the user is "timed out," is the user alerted that he or she will be timed out and given sufficient time to indicate that more time is required before actually being timed out?</p> <p>a. Yes.</p> <p>b. Yes and no. While the page warns users that they are about to be timed out, it does not give them an option to extend the length of time that the page will be kept open.</p> <p>c. No. The page will time out users but does not provide prior warning or the ability to extend the length of time it will be kept open.</p> <p>d. N/A. The page does not "time out" users, no matter how long a page is kept open.</p> <p>Fully Compliant Response(s): a,d</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (p) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.2 • Guideline 2.2 	

Standard	Source(s)	Response
<p>27. Taking into consideration your responses to the previous questions, if the reviewed page(s) likely contains barriers to access for people with disabilities, do you have an alternative text-only page that contains the same information and is updated as often as the reviewed page?</p> <p>a. Yes.</p> <p>b. Yes and no. While the page appears to contain barriers to access for people with disabilities and we have established a text-only alternate page, the text-only alternate page does not include the same information or is not updated as often as the reviewed page.</p> <p>c. No. While the page appears to contain barriers to access for people with disabilities, we do not have an alternate text-only page.</p> <p>d. N/A. The page does not appear to contain any barriers for people with disabilities, so we do not have an alternate text-only page.</p> <p>e. N/A. Even though the page does not appear to contain any barriers to access for people with disabilities, we still maintain an alternate text-only page that contains the same information and is updated as often as the reviewed page.</p> <p>Fully Compliant Response(s): a,d,e</p>	<p>Section 508</p> <ul style="list-style-type: none"> • § 1194.22 (a) <p>WCAG 2.0</p> <ul style="list-style-type: none"> • Guideline 1.1 	

28. Test your page(s) for accessibility to persons with disabilities using assistive technology

- a. Describe the testing method and tools used.

- b. Describe the results of this test.

29. Describe the accessibility successes and challenges you identified during your evaluation and any plans you have for addressing any problems on these and similar pages within your website:

Responses reviewed and approved by:

(Signature of department representative / Date)

References

1. Section 508 Standards (<http://www.section508.gov/index.cfm?fuseAction=stdsdoc#Web>)
2. WCAG Guidelines (<http://www.w3.org/TR/WCAG/#guidelines>)
3. County of Sonoma
 - a. Web Standards (<http://webstandards.sonoma-county.org>)
 - b. Accessibility Assistance (<http://webstandards.sonoma-county.org/content.aspx?sid=1014&id=1113>)

Exhibit D

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

Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. Workers Compensation and Employers Liability Insurance

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

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

2. General Liability Insurance

- a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01 or equivalent.
- b. Minimum Limits: \$1,000,000 per Occurrence; \$2,000,000 General Aggregate; \$2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, County requires and shall be entitled to coverage for the higher limits maintained by Consultant.
- c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by County. Consultant is responsible for any deductible or self-insured retention and shall fund it upon County's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the County.
- d. The County of Sonoma, its officers, agents and employees shall be additional insureds for liability arising out of operations by the Consultant in the performance of this Agreement (Insurance Services Office endorsement CG 20 10 or equivalent).
- e. The State of California, its officers, agents, employees and servants; the Sonoma County Regional Climate Protection Authority and the Cities and Towns represented by the RCPA Board of Directors, their officers, agents and employees shall be endorsed, if not already contemplated by the terms and conditions of the policies, as additional insureds for liability arising out of operations by ~~or on behalf of~~ the Consultant (Insurance Services Office endorsement CG 20 26 or equivalent. Endorsement CG 20 10 or equivalent is NOT acceptable.)
- f. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.
- g. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (contractual liability

coverage including the “f” definition of insured contract in ISO form CG 00 01, or equivalent).

- h. The policy shall cover inter-insured suits between County and Consultant and include a “separation of insureds” or “severability” clause which treats each insured separately.
- i. Required Evidence of Insurance:
 - i. Copy of the additional insured endorsement or policy language granting additional insured status; and
 - ii. Certificate of Insurance.

3. Automobile Liability Insurance

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

4. Professional Liability/Errors and Omissions Insurance

- a. Minimum Limit: \$1,000,000 per occurrence.
- b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds \$25,000 it must be approved in advance by County.
- c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
- d. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.
- e. Required Evidence of Insurance: Certificate of Insurance.

5. Standards for Insurance Companies

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

6. Documentation

- a. The Certificate of Insurance must include the following reference: GRIP Project.
- b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with County for the entire term of this Agreement and any additional periods if specified in Sections 1 – 4 above.
- c. Required Evidence of Insurance shall be submitted to: Director, Permit and Resource Management Department, Sonoma County, 2550 Ventura Avenue, Santa Rosa, CA 95403.
- d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days upon expiration or other termination of the existing policy.
- e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.

7. Policy Obligations

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

8. Material Breach

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



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Regional Parks

Staff Name and Phone Number:

Mark Cleveland ext. 3349

Supervisorial District(s):

District 5

Title: Bodega Bay Boat Launch Facilities Improvements Project

Recommended Actions:

Resolution adopting the Mitigated Negative Declaration and approving the Bodega Bay Boat Launch Facilities Improvements project. Resolution authorizing the Director of Regional Parks to apply for grant funding from the California Department of Boating & Waterways for construction of improvements at Westside Park.

Executive Summary:

The Bodega Bay boat launch facilities at Westside and Doran Park are utilized by thousands of residents and visitors every year for access to sport fishing and other water related activities in Bodega Bay. These two parks provide boat launch ramps with boarding floats, parking for vehicles with trailers, boat wash outs and fish cleaning stations to support these recreational uses. Both facilities are currently in need of renovations to improve accessibility for persons with disabilities, and to replace aging structures and supporting amenities.

To provide the funding to begin the project, the Board authorized the Director of Regional Parks to apply for a grant from the California Department of Boating & Waterways (DBW) to perform the planning, design, public outreach, and environmental document preparation and processing necessary to implement the project. In January of 2012 the Board accepted a planning and design grant in the amount of \$350,000 from the DBW for improvements to the Doran and Westside Park Boat Launch projects. In August of 2012, the Board approved a contract with Moffatt and Nichol for \$340,644 to perform the services outlined in the grant contract.

The proposed scope of improvements to the facilities at Doran Park include new piles and boarding floats, new concrete boat ramp, a new gangway and low freeboard boarding float to improve disabled access, accessible paths of travel connecting facilities, lighting improvements, renovations to the fish cleaning station, relocating the boat wash out area to improve traffic flow, paving the existing gravel overflow parking area, sealing the pavement, and striping parking areas to increase capacity and

improve circulation. It also includes the use of the dredge material from the Westside Park project for restoration of the dunes at the Cypress Day-Use facility.

The proposed improvements at Westside Park include new piles and boarding floats, new concrete boat ramp that expands the width to accommodate an additional launch lane for peak season use, a new gangway and low freeboard boarding float to improve disabled access, accessible paths of travel that connect the primary facilities, new family picnic sites, lighting improvements, renovations to the fish cleaning station and boat wash out area, sealing the pavement, and striping parking areas to increase capacity and improve circulation. The work also includes dredging from the federal channel to the boat launch ramp, which will be used to restore the dune ecology at the Doran Park Cypress Day-Use area.

Environmental Document Process: A Notice of Preparation (NOP) for the Initial Study document for the proposed project was prepared, published in the Press Democrat, and posted at the facilities. Notices were sent to the State Clearinghouse, residents, stakeholders, and jurisdictional agencies. A public scoping meeting was held on September 12, 2012 at the Grange Hall in Bodega Bay to discuss the project and receive comments. Comments received during the NOP process were addressed during the preparation of the Draft Initial Study document.

In compliance with the California Environmental Quality Act (CEQA), an Initial Study for the Bodega Bay Boat Launch Facilities Improvements Project was prepared. The Initial Study document was presented to the Sonoma County Environmental Review Committee (ERC) on November 6, 2012. ERC recommended a Mitigated Negative Declaration with minor modifications to the Initial Study document, which have been addressed. The Initial Study concluded that all potentially significant environmental impacts could be reduced to a less-than-significant level with the proposed mitigation measures. The revised Initial Study and Mitigated Negative Declaration was submitted to the State Clearinghouse and interested agencies on January 3, 2013. The required 30-day comment period was between January 3, 2013 and February 4, 2013. Two comment letters were received during the comment period, and one shortly after. The comment letters were from the California State Lands Commission, the California Department of Fish & Wildlife Marine Division, and the California Coastal Commission.

The letter from the California State Lands Commission (CSLC) acknowledged the rights of the County to make improvements within the tidelands in Bodega Bay under a legislative grant from the State, but excludes mineral rights, which remain under the jurisdiction of the CSLC. As such, dredging operations require an application for a dredging lease be approved by the CSLC prior to implementing the project.

The letter from the California Department of Fish & Wildlife Marine Division provided comments and recommendations for the protection of essential fish habitat and eelgrass beds, mudflat and sandy beach habitats, and dune removal and restoration.

The letter from the California Coastal Commission provided comments and recommendations for the dune restoration, dredging, boat ramp and pile construction, tidal mudflat, and eelgrass protection. The Coastal Commission concluded that the Mitigated Negative Declaration was very thorough as a result of the coordination with the various regulatory agencies with respect to addressing project impacts and mitigations.

The comment letters and complete responses have been included in the Draft Final Initial Study and

Mitigated Negative Declaration presented to the Board today for adoption and approval.

Urgency of Future Funding Applications: In order to meet the April 1, 2013 deadline for a \$1.6 million dollar application for a Department of Boating & Waterways grant, a Board resolution authorizing the Director of Regional Parks to apply for funding needs to be executed immediately after adoption of the Mitigated Negative Declaration (MND) and approval of the project.

Next Steps: With the adoption of the Mitigated Negative Declaration and approval of the project, and the authorizing resolution, Regional Parks will apply for a \$1.6 million grant for FY14/15 from the Department of Boating and Waterways for construction of the Westside Park Boat launch Improvements. During the next 16 months of the grant approval process, Regional Parks will continue to work with our consultant under the existing contract approved by the Board to complete the design and engineering, and acquire the regulatory permits and approvals to bid and construct the Westside Park project in FY14/15.

Request:

Resolution adopting the Mitigated Negative Declaration for the Bodega Bay Boat Launch Facilities Improvements and approving the project.

Resolution authorizing the Director of Regional Parks to apply for \$1.6 million in grant funding from the California Department of Boating & Waterways for construction of improvements at Westside Park.

Prior Board Actions:

January 24, 2012 - Accepted \$350,000 in grant funding from the State Department of Boating and Waterways for planning and design of Westside and Doran Park Boat Launch Improvements. May 15, 2012 - Approved County of Sonoma Capital Project Plan 2012 – 2017, including boat launch improvements at Westside Park and Doran Beach. August 14, 2012 – Approved a contract with Moffatt and Nichol for planning and design services.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The adoption of the Mitigated Negative Declaration and approval of the project, and authorization to apply for grant funding will allow Regional Parks to complete the design and engineering, acquire the regulatory permits, and bid and construct the improvements to our boat launching facilities at Westside Park. This will also provide the necessary approvals and documents to apply for future funding to bid and construct improvements at Doran Park. These actions will help the department to continue to protect, maintain and manage our parks, and provide and promote recreation and economic vitality in the Bodega Bay community.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

This specific action requires no budgetary adjustments at this time. Future funding of \$1.6 million from the Department of Boating and Waterways, if awarded, along with budgeted expenditures will be brought to the Board for approval with acceptance of the grant.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolutions (2)

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

Bodega Bay Boat Launch Facilities Improvements Doran & Westside Regional Parks Draft Final Mitigated Negative Declaration/Initial Study, Notice of Determination



County of Sonoma
State of California

Date: March 26, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Authorizing The Chairperson Of The Board To Adopt The Mitigated Negative Declaration For
The Bodega Bay Boat Launch Facilities Improvements Project And Approve The Project**

Whereas, the Sonoma County Regional Parks Department has had an Initial Study prepared by a consultant for the proposed Bodega Bay Boat Launch Facilities Improvements Project; and

Whereas, on November 6, 2012 the Initial Study was presented to the Sonoma County Environmental Review Committee (ERC) to make a determination regarding the type of document to be prepared pursuant to the California Environmental Quality Act (CEQA); and

Whereas, on November 6, 2012 the ERC determined that a Mitigated negative Declaration was the appropriate CEQA document for the Project; and

Whereas, the Sonoma County Regional Parks Department prepared a Mitigated Negative Declaration; submitted the Mitigated Negative Declaration to the State Clearinghouse; and conducted the required 30-day public review period pursuant to CEQA between January 4 and February 4, 2013; and

Whereas, two comment letters were received during the CEQA public review, and one comment letter was received after the CEQA public review, and all comment letters were considered along with the Mitigated Negative Declaration prior to project approval; and

Whereas, the Board finds on the basis of the whole record before it, that there is no substantial evidence that the Project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the Board's independent judgment and analysis.

Resolution #

Date:

Page 2

Now, Therefore, Be It Resolved, that the Board of Supervisors hereby adopts the Mitigated Negative Declaration for the Bodega Bay Boat Launch Facilities Improvements Project and approves the Project.

Be It Further Resolved that the Clerk of the Board is designated 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, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma
State of California

Date: March 26, 2013

Item Number: _____

Resolution Number: _____

4/5 Vote Required

**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,
Requesting A Grant From The Department Of Boating And Waterways For Construction Of
Westside Boat Launching Facilities**

Whereas, the County of Sonoma has the authority to construct, operate, and maintain the Westside Boat Launch at Westside Regional Park; and

Whereas, the County of Sonoma is requesting a \$1,600,000 grant from the Department of Boating and Waterways; and

Whereas, the County of Sonoma desires to enhance, repair, or rebuild and protect the Westside Boat Launch to meet the needs of watercraft users and provide other public amenities to those utilizing the facility;

Now, Therefore, Be It Resolved by the Board of Supervisors of the County of Sonoma that, pursuant and subject to all of the terms and provisions of the Harbor and Watercraft Revolving Fund program, application be made to the State of California, Department of Boating and Waterways for funding; and

Be It Further Resolved that the Director of Regional Parks of said County of Sonoma is hereby authorized and directed to cause the necessary data to be prepared and application to be signed and filed with the State of California Department of Boating and Waterways.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Thomas F. O’Kane, Jr. (707) 565-3585

Supervisorial District(s):

Fifth District

Title: Guerneville Street Lighting on Fife Creek Bridge Project – Phase 2

Recommended Actions:

Approve resolution accepting Grant of Utility Easement deed, and land for Phase 2 of the Guerneville Street Lighting on Fife Creek Bridge Project; authorizing execution of Agreement for Purchase and Sale of Easement; authorizing payment of \$3,147, including \$-0- severance; authorizing proration and transfer of taxes on said land; and authorizing refunds, if applicable, pursuant to §5096 of the Revenue and Taxation Code; lands of Raitano Trust (APN 071-180-014); Project No. W12001. (Fifth Supervisorial District)

Executive Summary:

For a number of years, the business owners and residents of Guerneville have expressed concern with safety at night in the vicinity of the Fife Creek Bridge. They asked that streetlights be installed along both sides of the bridge to light the pedestrian walkways on the structure. Since the bridge is located on Hwy 116, it is the responsibility of Caltrans. In spite of the state being somewhat cooperative in our efforts, it has been a complicated process. An agreement was reached with the state for the placement of 2 lights along the north side of the bridge in 2012. The public has been very pleased with this addition. However, all of the land to the south of the bridge is privately owned. After many months of negotiations and coordination by staff from the Department of Transportation and Public Works, we have an agreement at this time with one of the 2 landowners. The purpose of this report is to conclude the acquisition of one of the easements necessary to proceed with the installations. Staff will continue to work with the other property owner to conclude those negotiations.

Decorative poles will be installed at each end of the southerly side of the bridge. These two poles will be placed just adjacent to the structure. The light poles are to match the existing light poles in the downtown area, including the two poles that were recently installed on the north side of the bridge. The project will provide a continuous lighted pathway through the downtown business district to the County’s park and ride facility on Highway 116 just west of Brookside Lane.

The project will be funded by the Guerneville Lighting District Fund. The first phase of the project (north side installation) was constructed in 2012. It is anticipated that the construction of the second phase will be completed

by the summer of 2013.

The subject property is owned by the Raitano Trust. This 4.10-acre L-shaped property is located between the Safeway parking lot and Fife Creek. Some of the property is located within the primary flood zone. The property is improved with an antique shop. The frontage portion of the property along Highway 116/Main Street is used for a seasonal/weekend flea market and taco truck food sales. The Public Utility Easement to be acquired from this property is 1,962 square feet. It was valued at \$3,147.

The property owners have agreed to accept the above amounts as compensation for the right-of-way acquisition and have signed all necessary right-of-way documents.

PRMD has determined that this project is categorically exempt under Section 15301(c) of the State CEQA Guidelines.

The attached resolution will authorize execution of the Agreement for Purchase and Sale of Easement to acquire the described easement, including payment of \$3,147, which includes \$-0- for severance damages; acceptance of Grant of Utility Easement deed; authorize proration and transfer of taxes on said land; and authorize refunds, if applicable, under Section 5096 of the Revenue and Taxation Code.

Appropriations are available in the FY 2012/2013 Budget for the Guerneville Lighting District Fund 650093-9480.

The property rights being purchased are required for the project.

The agreement has been approved as to form by County Counsel.

Prior Board Actions:

None.

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

Improved pedestrian facilities and safety improvements.

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$ 3,147		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$ 3,147
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 3,147	Total Sources	\$ 3,147

Narrative Explanation of Fiscal Impacts (If Required):

--

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

--

Attachments:

Resolution with Exhibit A; Location Map; Acquisition Map

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

Grant of Utility Easement; Agreement for Purchase and Sale of Easement.



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Accepting Grant Of Utility Easement Deed, And Land; Authorizing Execution Of Agreement For Purchase And Sale Of Easement; Authorizing Payment Totaling \$3,147, Including \$-0- Severance For The Herein Described Conveyance; Authorizing Proration And Transfer Of Taxes On Said Land; And Authorizing Refunds, If Applicable, Pursuant To §5096 Of The Revenue And Taxation Code; Guerneville Street Lighting on Fife Creek Bridge Project – Phase 2; Lands Of Raitano Trust (APN 071-180-014); Project No. W12001.

Whereas, a Grant of Utility Easement deed, dated January 26, 2013, conveying land described therein to the County of Sonoma, has been tendered to this Board of Supervisors by Sam Raitano and Mary Raitano, Trustees of the Sam and Mary Raitano Living Trust dtd 8/10/12; and

Whereas, the County of Sonoma is desirous of securing said utility easement for the installation of pedestrian lighting along the Fife Creek Bridge at State Highway 116 in Guerneville.

Now, Therefore, Be It Resolved that the Board does hereby accept said deed according to terms set forth therein.

Be It Further Resolved that the total financial consideration for the property interest to be acquired is \$3,147, which includes the following:

LAND	\$3,147 (public utility easements)
IMPROVEMENTS	\$ -0-
SEVERANCE	\$ -0-
OTHER	\$ -0-

Be It Further Resolved that as part of the total financial consideration above, the County Auditor-Controller-Treasurer-Tax Collector be and hereby is authorized and directed to draw his warrant on the Guerneville Lighting District Fund, Acquisition of Right-of-Way, in the sum of \$3,147, payable to First American Title Company, Escrow No. 4904-3760975 (Sam and Mary Raitano, Trustees); said sum representing the financial consideration agreed upon in connection with the herein described conveyance.

Be It Further Resolved that pursuant to §4986 and §5096 of the Revenue and Taxation Code of the State of California, the County Auditor and Assessor be and hereby are authorized and directed to prorate, transfer and refund (if applicable) the taxes as of this date on the herein described lands conveyed to the County of Sonoma more particularly described as follows:

Resolution #

Date:

Page 2

See Exhibit "A" attached.

Be It Further Resolved that the County Recorder be and hereby is authorized and directed to record said deed at no cost to the County as provided under Government Code 6103.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

EXHIBIT A TO ATT#1 RESOLUTION

RECORDING REQUESTED BY

THE GUERNEVILLE LIGHTING DISTRICT

WHEN RECORDED, RETURN TO EXECUTIVE SECRETARY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Record free per Gov. Code 6103. Required by Sonoma County Dept. of Transportation and Public Works for public works project.

GRANT OF UTILITY EASEMENT

**Sam Raitano and Mary Raitano,
as Trustees of the Sam and Mary Raitano Living Trust dated 8/10/12,**

**HEREINAFTER CALLED FIRST PARTY, GRANT(S) TO:
THE COUNTY OF SONOMA, A POLITICAL SUBDIVISION
OF THE STATE OF CALIFORNIA, HEREINAFTER CALLED SECOND PARTY, ITS AGENTS
OR ASSIGNS, A PERMANENT EASEMENT FOR THE PLACEMENT OF FACILITIES
HEREINAFTER SPECIFIED:**

AN EASEMENT FOR UTILITY PURPOSES to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, within a strip or parcel of land described below, and also ingress thereto and egress therefrom on, under, over, and across the lands described below.

The specified facilities shall consist of street light facilities and appurtenances, such as poles, aerial wires, cable, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires, overhanging wires and cables, and such underground conduits, pipes, manholes, service boxes, wires, cables, and electrical conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof, as second party deems necessary:

The lands within the easement are more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

APN 071-180-014



Sam Raitano, Trustee

Dated 1-26, 20 13



Mary Raitano, Trustee

EXHIBIT A TO ATT#1 RESOLUTION


EXHIBIT "A"

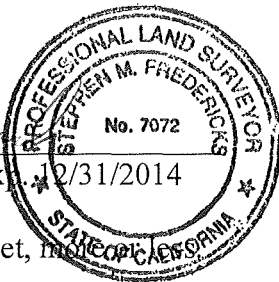
Being a portion of Section 31, Township 8 North, Range 10 West, Mount Diablo Base and Meridian, being further described as being a portion of the lands of Sam Raitano and Mary Raitano, as Trustees of the the Sam and Mary Raitano Living Trust dated 8/10/12, as described in a deed recorded as Document Number 2012-078986 of Official Records, Sonoma County Records, being more particularly described as follows:

Commencing at the Section corner common to Sections 29, 30,31 and 32 in Township 8 North, Range 10 West, Mount Diablo Base and Meridian, said corner being marked by a 2 ½ inch Brass Cap; thence South 0° 07' 00" East 15.97 feet to a point on the southerly line of the State Highway; thence along said southerly line South 89° 05' 00" West, 271.61 feet to the Point of Beginning; thence continuing along said southerly line South 89°05'00" West, 197.00 feet to the westerly line of said lands of Raitano; thence along said westerly line South 9°48'30" East, 10.12 feet; thence leaving said westerly line North 89°05'00" East, 195.43 feet to a point that bears South 0°55'00" East from the Point of Beginning; thence North 0°55'00" West, 10.00 feet to the Point of Beginning.

Basis of Bearings: South 89° 05' 00" West, as shown on that Record of Survey recorded in Book 579 of Maps, at Page 3, Official Records of Sonoma County.

This legal description was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act.


Stephen M. Fredericks, Ex.



Containing 1962 square feet, more or less.

Road Name: State Highway 116
P.M. 11.82
APN 071-180-014

EXHIBIT A TO ATT#1 RESOLUTION

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California) ss.

County of SANTA CLARA

On 26th JAN 2013 before me, CHETNA J. PATEL

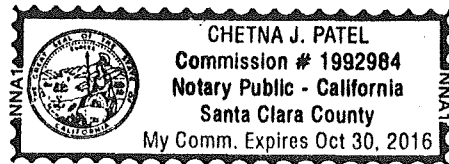
Notary Public, personally appeared SAM RAITANO and MARY RAITANO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Notary Public



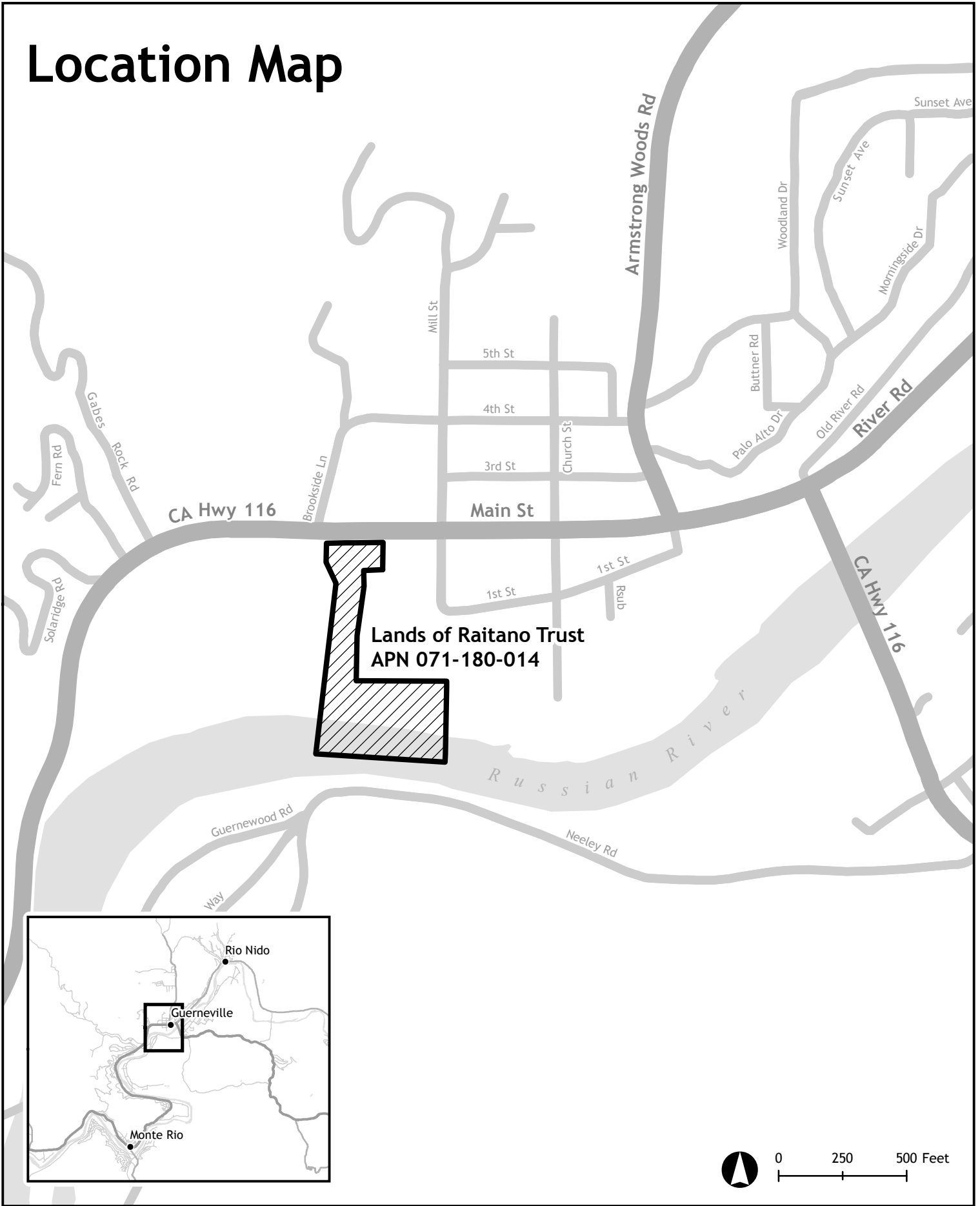
(Seal)

CERTIFICATE OF ACCEPTANCE --- This is to certify that the interest in real property conveyed above is hereby accepted by order of the Board of Supervisors of the County of Sonoma on _____, 20____ and grantee consents to recordation thereof by its duly authorized officer.

Dated: _____, 20____
Chair of the Board of Supervisors of the County of Sonoma

End of Document

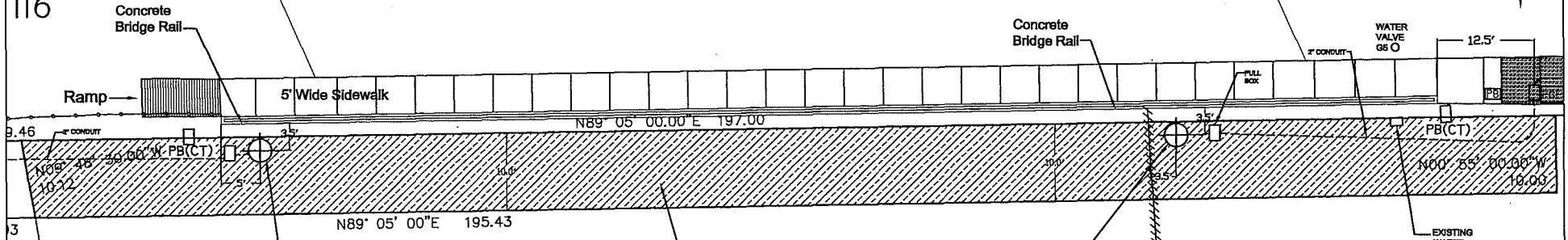
Location Map



FIFE CREEK BRIDGE

HIGHWAY 116

116



Proposed Pole Location

Proposed Easement Area

Proposed Pole Location

071-180-014

APN: 071-180-014
LANDS OF RAITANO

Existing Chain Link Fence

ACQUISITION MAP



PROJECT: FIFE CREEK BRIDGE LIGHTING, GUERNEVILLE

DATE: JUNE 2012

SCALE: 1"=20'

PARCEL: 071-180-014

JOB NO. W06387



County of Sonoma Agenda Item Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Board of Supervisors – (707) 565-2241

Supervisorial District(s):

Title: Minutes

Recommended Actions:

- A) Approve the minutes of the meeting of March 12, 2013 for the following: Agricultural Preservation and Open Space District, Community Development Commission, Northern Sonoma County Air Pollution Control District, Russian River County Sanitation District, Occidental County Sanitation District, South Park County Sanitation District, Sonoma County Water Agency, and Board of Supervisors.
- B) Approve the minutes of the meeting of March 12, 2013 for the Sonoma Valley County Sanitation District.

Executive Summary:

Prior Board Actions:

None

Strategic Plan Alignment Not Applicable

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

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

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Minutes of March 12, 2013

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

None

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

TUESDAY

MARCH 12, 2013

8:30 A.M.

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

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District, the Board of Directors of the Northern Sonoma County Air Pollution Control District, and as the governing board of all special districts having business on the agenda to be heard this date.

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

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

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

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

Public Transit Access to the County Administration Center:

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

Santa Rosa CityBus: Rt. 14

Golden Gate Transit: Rt. 80

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

APPROVAL OF THE CONSENT CALENDAR

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

PUBLIC COMMENT

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

8:33 A.M. CALL TO ORDER

8:33 A.M. Chairman Rabbitt called the meeting to order.

Supervisors Present: Supervisors Gorin, Rabbitt, Zane, McGuire, and Carrillo.
(All Supervisors Were Present)

Present: Veronica A. Ferguson, County Administrator and Bruce Goldstein, County Counsel

Chairman Rabbitt presiding

PLEDGE OF ALLEGIANCE

I. APPROVAL OF THE AGENDA (Items may be added or withdrawn from the agenda consistent with State law)

Chairman Rabbitt made mention to the Agenda Addendum - Consent Item #16 - Memorandum of Understanding between the County of Sonoma and SEIU Local 1021 withdrawn from the agenda.

II. BOARD MEMBER ANNOUNCEMENTS

Supervisor McGuire announced an upcoming community meeting to discuss the Airport Boulevard Interchange project; and shared that he and Supervisor Carrillo met with organizers of the AMGEN Tour.

Supervisor Zane announced she attended the National Association of Counties (NACo) Annual Conference, which included a meeting to discuss state and federal policies strategic planning for the Sonoma County Water Agency, and NACo Health Steering Subcommittee meetings. She also announced her appointment to the National Committee to Preserve Social Security in Medicare Foundation Board.

Supervisor Gorin reported she attended the Annual NACo Conference; participated in a forum on the Sonoma Developmental Center; attended the Todd Trust Fund meeting, and announced an upcoming Town Hall meeting at the Spring Community Alliance.

Supervisor Carrillo announced he attended the NACo Conference; met with the Congressional Delegation to discuss Sonoma County Water Agency federal affairs to continue to advocate for the biological opinion; participated in a legislative strategic session with state and federal advocates in Washington D.C.; and served as CSAC Vice President on countywide initiatives; and had an opportunity to approve a resolution by the NACo Board of Directors to forward to congressional leaders to seek federal reform on immigration. He also announced that the Sonoma County Water Agency and the County of Sonoma were awarded with the 2013 Climate Leadership Award.

BOARD MEMBER ANNOUNCEMENTS (Continued)

Chairman Rabbitt announced he attended the Bay Area Association of Governments (ABAG) meeting in Sacramento; participated in an ABAG Administrative Committee Retreat; attended the NACo Conference; attended the Sonoma County Transportation Authority meeting, participated in a Petaluma flood control project discussion with Congressman Hoffman; and attended the Gold Gate Bridge Highway Transportation Board meeting.

III. CONSENT CALENDAR (Items 1 through 28)

PRESENTATIONS/GOLD RESOLUTIONS (Items 1 through 4)

PRESENTATIONS AT BOARD MEETING

1. Adopt a Gold Resolution declaring the Month of March 2013 as National Professional Social Worker Month in Sonoma County. (Health Services/Human Services)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0079

2. Adopt a Gold Resolution congratulating Rancho Cotate High School as Champions of the Hot 1017 "Help End Hunger High School Challenge." (Third District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0080

PRESENTATIONS AT DIFFERENT DATE

3. Adopt a Gold Resolution proclaiming March 18-24, 2013, as 'Fix a Leak Week' in Sonoma County. (Sonoma County Water Agency)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0081

4. Adopt a Gold Resolution honoring Niels Chew for his generosity and commitment to his family and the Sonoma Valley community throughout his lifetime. (First District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0082

SONOMA COUNTY WATER AGENCY

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

5. Authorize the Chair to execute an agreement with Lucas Graves, dba Empire Tree Experts to provide vegetation chipping and hauling services for the amount of \$180,000; agreement terminates on November 15, 2014.

CONSENT CALENDAR (Continued)

Item #5 Continued

Board Action: Approved as Recommended
UNANIMOUS VOTE

6. Authorize the Chair to execute an agreement with AquaCoustic to provide water transmission pipeline inspection and assessment services for the amount of \$55,000; agreement terminates on March 31, 2014.

Board Action: Approved as Recommended
UNANIMOUS VOTE

7. Authorize General Manager of Water Agency to execute an agreement with Solano County Water Agency to receive grant funds allocated in the Proposition 84 Bay Area Integrated Regional Water Management Plan Grant Memorandum of Understanding; \$765,000, agreement terminates in 2016, or when all of the Parties' obligations under the state agreement are fully satisfied, whichever occurs earlier; and Authorize the Chair to execute funding agreements with Valley of the Moon Water District (\$57,250); City of Sonoma (\$93,125); City of Petaluma (\$330,000); and North Marin Water District (\$263,750), to distribute grant funds and administer water use efficiency programs; agreements terminate in 2016. (First and Second Districts)

Board Action: Approved as Recommended
UNANIMOUS VOTE

OCCIDENTAL COUNTY SANITATION DISTRICT
RUSSIAN RIVER COUNTY SANITATION DISTRICT
SONOMA COUNTY WATER AGENCY
SOUTH PARK COUNTY SANITATION DISTRICT

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

AND

SONOMA VALLEY COUNTY SANITATION DISTRICT

(Directors: Gorin, Rabbitt, K. Brown)

8. Authorize the Chair to execute an agreement with Kleinfelder West, Inc. to provide as-needed geotechnical engineering consulting for the amount of \$100,000; agreement terminates on December 31, 2017.

Board Action: Approved as Recommended
UNANIMOUS VOTE

Sonoma Valley County Sanitation District Board Action:

Approved as Recommended

AYES: Gorin, Rabbitt

ABSENT: Brown

CONSENT CALENDAR (Continued)

SONOMA VALLEY COUNTY SANITATION DISTRICT

(Directors: Gorin, Rabbitt, K. Brown)

9. Authorize the Chair to execute the contract with KG Walters Construction, Santa Rosa, CA, in the amount of \$3,000,200, for construction of the Sonoma Valley County Sanitation District Biosolids Management Upgrade Project, through July 2014; and delegate authority to the General Manager of the Water Agency on behalf of Sonoma Valley County Sanitation District (District) to execute agreement and release of any and all claims, if required. (First District)

Action: Approved as Recommended

AYES: Gorin, Rabbitt

ABSENT: Brown

COUNTY ADMINISTRATOR

10. Authorize the Chair to execute a Personal Services Agreement with Jerry Dunn, Human Services Director from February 5, 2013 through February 15, 2016.

Board Action: Approved as Recommended

UNANIMOUS VOTE

11. Adopt Board Rules of Procedures 2013 Update.

Board Action: Approved as Recommended

UNANIMOUS VOTE

COUNTY COUNSEL

12. Adopt a Resolution approving the conflict of interest code amendment for the Sonoma Valley County Sanitation District.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0083

13. Adopt a Resolution approving the conflict of interest code for the Oversight Board for the Successor Agency to the Sonoma County Community Redevelopment Agency.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0084

HEALTH SERVICES

14. Adopt a Resolution authorizing the Director of Health Services to execute Public Beach Safety Grant Program Agreement Number 12-050-250 with the State Water Resources

CONSENT CALENDAR (Continued)

Item #14 Continued

Control Board for the period July 1, 2012 to September 30, 2013 in an amount not to exceed \$51,906.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0085

15. Authorize the Director of Health Services to execute an agreement with Whitlock and Weinberger Transportation, Inc. for engineering assessment services supporting Safe Routes to Schools initiatives for the period March 12, 2013 through September 30, 2014 in an amount not to exceed \$120,000.

Board Action: Approved as Recommended

UNANIMOUS VOTE

HUMAN RESOURCES

AND

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

COMMUNITY DEVELOPMENT COMMISSION

NORTHERN SONOMA COUNTY AIR POLLUTION CONTROL DISTRICT

SONOMA COUNTY WATER AGENCY

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

16. Adopt a Concurrent Resolution approving the Memorandum of Understanding (MOU) between the County of Sonoma and the SEIU for the period of March 15, 2013 through October 31, 2015.

Item #16 was withdrawn from the agenda.

HUMAN SERVICES

17. Authorize the Director of Human Services to execute Amendment No. 1 to an existing Fiscal Year 2012-13 agreement with Senior Advocacy Services for the Health Insurance Counseling & Advocacy Program and the Ombudsman Program increasing the contract by \$63,012 resulting in a total contract amount not to exceed \$603,256.

Board Action: Approved as Recommended

UNANIMOUS VOTE

INFORMATION SYSTEMS

18. Authorize the Chair to execute an amendment to an agreement with Kerry Rego, Consulting, to provide social media training and consultation services for the period of April 15, 2012, through April 14, 2015, for an amount not to exceed \$80,000.

Board Action: Approved as Recommended

UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

PERMIT AND RESOURCE MANAGEMENT

19. Adopt a Resolution issuing a roiling permit (Ordinance No. 3836R) for in channel work and necessary permit extensions to the Sonoma County Water Agency for annual stream maintenance activities. (4/5 vote required)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0086

SHERIFF'S OFFICE

20. Authorize the Sheriff to execute Amendment No. 1 to agreement with Sirron Software Corp. for automated civil case management services, to extend the term of the agreement through September 9, 2015, for an additional cost of \$27,250.

Board Action: Approved as Recommended

UNANIMOUS VOTE

TRANSPORTATION AND PUBLIC WORKS

21. Adopt an Ordinance to set a speed limit on Somers Street in the community of Fulton between D Street and River Road. (#88009) (Second Reading - Ready for Adoption) (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Ordinance No. 6019

22. Adopt a Resolution authorizing the Director of Transportation and Public Works to execute and file Fiscal Year 2012-13 and Fiscal Year 2013-14 Federal Transit Funding applications and provide required assurances on behalf of the County of Sonoma/Sonoma County Transit for federal transit assistance.

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0087

23. Approve and authorize the Chair to sign an agreement with Omni-Means, Ltd. for the Brickway Bridge extension traffic study for an amount not to exceed \$43,613 with a term ending June 30, 2014. (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

CONSENT CALENDAR (Continued)

MISCELLANEOUS

24. Approval of Minutes - (A) Approve the February 8, 2013 minutes of the Board of Supervisors Special Study Session; and (B) Approve the February 19, 2013 minutes of the Board of Directors of the Sonoma County Water Agency Strategic Planning Workshop.

Board Action: Approved as Recommended

UNANIMOUS VOTE

APPOINTMENTS/REAPPOINTMENTS

(Items 25 through 28)

25. Appoint Don Elsbree to the Mental Health Board representing the Fourth District for a three-year term from March 12, 2013 to December 31, 2016. (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

26. Appoint Gina Belforte to the Golden Gate Bridge, Highway and Transportation District, representing the Mayors' and Councilmembers' Association of Sonoma County for a two-year term from March 12, 2013 to March 12, 2015. (Countywide)

Board Action: Approved as Recommended

UNANIMOUS VOTE

27. Reappoint Richard Stabler to the Marin/Sonoma Mosquito and Vector Control District as a Sonoma County At Large member for a 4 year term, effective March 1, 2013 expiring December 31, 2017. (Countywide)

Board Action: Approved as Recommended

UNANIMOUS VOTE

28. Reappoint Gail Jonas to the Sonoma County Commission on Human Rights for a two year term, effective March 12, 2013 through March 11, 2015. (Fourth District)

Board Action: Approved as Recommended

UNANIMOUS VOTE

IV. REGULAR CALENDAR (Items 29 through 34)

TRANSPORTATION AND PUBLIC WORKS

29. Adopt a Resolution introducing, reading the title of and waiving further reading of a proposed ordinance establishing a no parking zone on Buena Vista Road as a safety measure. (#66015) (First Reading) (First District)

9:20 A.M.

Present: Tom O’Kane, Interim Director of Transportation and Public Works

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0088

30. Adopt Resolution introducing, reading the title of and waiving further reading of a proposed ordinance establishing a no parking zone along the east side of Dry Creek Road, beginning 188 feet southerly of the centerline of Lambert Bridge Road and extending southerly for a distance of 172 feet. (First Reading) (Fourth District)

9:22 A.M.

Present: Tom O’Kane, Interim Director of Transportation and Public Works

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0089

GENERAL SERVICES

31. Adopt a Resolution introducing, reading the title of and waiving further reading of a proposed ordinance to amend Article 1, Section 18-1 and Articles II, III and IV of the County Code to revise parking requirements and restrictions, identify other ordinances addressing County requirements concerning speed restrictions and parking, and revise requirements concerning abandoned vehicles and adopt at next meeting of the Board. (First Reading)

9:23 A.M.

Present: Gene Clark, Deputy Director, General Services Department and Ashley Nolan, General Services Department

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0090

REGULAR CALENDAR (Continued)

COUNTY ADMINISTRATOR / COUNTY COUNSEL

32. Adopt a Resolution introducing, reading the title of and waiving further reading of a proposed ordinance adding Chapter 19, Article 4 of the Sonoma County Code to Prohibit Civil Harassment of Bicyclists and Pedestrians. (First Reading)

9:26 A.M.

Present: Mike Gossman, County Administrator Analyst, and Linda Schiltgen, County Counsel

Speakers:

Gary Helfrich, Sonoma County Bicycle Coalition

The Board directed staff to amend item G under Sec. 19-59 of the proposed Ordinance by adding "for purposes unrelated to public safety."

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0091

10:08 A.M. The Board recessed

10:23 A.M. The Board reconvened

Absent: Supervisor Zane

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

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

33. Montini Open Space Preserve Transfer - Adopt a Resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District (District) to:
- (A) Taking the necessary actions to execute the transfer of the Montini Open Space Preserve property from the District to the City of Sonoma subject to a conservation easement and recreation conservation covenant to be held by the District.
 - (B) Approving plans and specifications for construction of the Montini Open Space Preserve Trail Project (Trail Project).
 - (C) Approving contractor minimum qualification requirements and authorize District staff to solicit bids for the Trail Project.
 - (D) Authorizing the General Manager to execute a right-of-entry permit with the State of California.
 - (E) Authorizing the General Manager to assign existing District agreements with the State Department of Parks and Recreation and the State Coastal Conservancy to the City of Sonoma.
 - (F) Approve and authorize the General Manager to execute a memorandum of understanding with the City of Sonoma. (4/5 vote required) (First District)

REGULAR CALENDAR (Continued)

Item #33 Continued

10:23 A.M.

Present: Bill Keene, General Manager, Open Space District and Sara Press, Open Space District

10:24 A.M. Supervisor Zane joined the meeting

Speakers:

David Goodison, Planning Director, City of Sonoma

Bill Montini

Board Action: Approved as Recommended

UNANIMOUS VOTE

Approved by Resolution No. 13-0092

COUNTY ADMINISTRATOR

34. Board of Supervisors 2013 Draft Work Plan - (A) Affirm Board priorities for 2013 which emerged from the February 8, 2013 Board Study Session; (B) Receive update on the status of 2012 priority projects.

10:58 A.M.

Present: Jim Leddy, Community & Government Affairs Manager

Speaker: Craig Harrison

The Board directed staff to add the following initiatives to the Board Goals for 2013:

1. Agriculture
2. Climate Adaptation
3. Secure Communities

Board Action: Approved as Recommended

UNANIMOUS VOTE

11:49 A.M. The Board recessed to Closed Session.

V. CLOSED SESSION CALENDAR (Items 35 through 37)

35. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Existing Litigation - Name of Case: In re the Worker's Compensation Case: Paul Nelson. WCAB: ADJ8089020 (Govt. Code Section 54956.9 (d)(1)).

Board Action: Approve the Compromise and Release settlement of Paul Nelson's workers' compensation case in the amount of \$120,000. Direction was also given to the Risk Manager to execute all documents necessary to effectuate the settlement.

UNANIMOUS VOTE

36. 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)).

Direction given to Labor Negotiators.

37. The Board of Supervisors will consider the following in closed session: Public Employee Appointment: Director of Transportation and Public Works. (Govt. Code Section 54957).

Chairman Rabbitt announced the appointment of Susan Klassen as the Director of Transportation and Public Works.

VI. REGULAR AFTERNOON CALENDAR (Items 38 through 43)

2:25 P.M. - RECONVENE FROM CLOSED SESSION

Supervisors Present: Susan Gorin, David Rabbitt, Mike McGuire, Efren Carrillo

Present: Bruce Goldstein, County Counsel and Veronica A. Ferguson, County Administrator

2:26 P.M. Supervisor Zane joined the meeting

38. Report on Closed Session.

2:25 P.M.

County Counsel Bruce Goldstein reported on Closed Session Items 35-36. Chairman Rabbit reported on Closed Session Item 37. See Section V. Closed Session items.

39. PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA (Comments are restricted to matters within the Board jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Please be brief and limit your comments to three minutes. Any additional public comments will be heard at the conclusion of the meeting.)

2:27 P.M. Public Comment Opened

Deborah _____
James Bennett
Mary Morrison
Richard Hannan
John Jenkel
Maureen DeVoe

2:47 P.M. Public Comment Closed

40. Permit and Resource Management Department: Review and possible action on the following:
- a) Acts and Determinations of Planning Commission/Board of Zoning Adjustments
 - b) Acts and Determinations of Project Review and Advisory Committee
 - c) Acts and Determinations of Design Review Committee
 - d) Administrative Determinations of the Director of Permit and Resource Management

2:47 P.M.

No Acts and Determinations were acted on or reviewed.

2:47 P.M. David Hurst, Deputy County Counsel joined the Board replacing Counsel Goldstein

REGULAR AFTERNOON CALENDAR (Continued)

PERMIT AND RESOURCE MANAGEMENT

41. AGP12-0027- (FOURTH DISTRICT)

- a) APPLICANT: Andrews Sonoma Vineyard LLC
- b) LOCATION: 180 Westside Road, Healdsburg
- c) ASSESSOR'S PARCEL NO.: 088-210-005
- d) ENVIRONMENTAL DOCUMENT: Categorical Exemption
- e) REQUEST: Conduct a public hearing and consider adopting a Resolution approving the request by Andrews Sonoma Vineyard LLC, Kevin and Linda Barr to (1) modify Agricultural Preserve 1-454 by adding 20 acres, and (2) authorizing the Chair to execute a Land Conservation Contract (Williamson Act Contract) and Land Conservation Plan. (UNCONTESTED)

2:48 P.M.

Present: Traci Tesconi, Project Planner, Permit and Resources Management Department

2:48 P.M. Public Hearing Opened

2:48 P.M. Public Hearing Closed

Board Action: Adopt a Resolution approving The Request By Andrews Sonoma Vineyard LLC, Kevin And Linda Barr, To (1) Modify Agricultural Preserve 1-454 By Adding 20 Acres, and (2) Authorize the Chair to execute a Land Conservation Contract (Williamson Act Contract) and attached Land Conservation Plan, For Property Located At 180 Westside Road, Healdsburg, APN 088-210-005.

UNANIMOUS VOTE

Approved by Resolution No. 13-0093

42. ZCE11-0009, ZCE11-0010, ZCE11-0011, ZCE11-0012 - (FIFTH DISTRICT)

- a) APPLICANT: N/A
- b) LOCATION: Various
- c) ASSESSOR'S PARCEL NO.: Various
- d) ENVIRONMENTAL DOCUMENT: Categorical Exemption
- e) REQUEST: Conduct a public hearing on the proposed Draft Design Guidelines for the Bodega, Duncans Mills, Freestone, and Occidental Historic Districts and at the conclusion of the hearing: (1) Adopt by separate Resolutions the proposed Design Guidelines for each Historic District and (2) Adopt an Ordinance amending the text of the Zoning Code to reference the Design Guidelines and add a provision to allow administrative approval for minor alterations to structures in Historic Districts to streamline procedures. (REGULAR HEARING CONTINUED FROM FEBRUARY 5, 2013)

2:48 P.M.

Present: Lisa Posternak, Project Planner, Permit and Resources Management Department

REGULAR AFTERNOON CALENDAR (Continued)

Item #42 (Continued)

3:02 P.M. Public Hearing Opened

Eric Koch

3:06 P.M. Public Hearing Closed

Board Action: Board gave direction to staff to investigate possible boundary changes and asked for it to be included in PRMD's comprehensive work program being presented to the Board at a later date.

Board Action: Adopt a Resolution Finding The Project To Be Exempt From CEQA; Adopting The Proposed Design Guidelines For The Freestone Historic District; And Approving Amendment Of Article 68 Of Chapter 26 Of The Sonoma County Code To Incorporate The Freestone Historic District Design Guidelines By Reference.

UNANIMOUS VOTE

Approved by Resolution No. 13-0094

Board Action: Adopt a Resolution Finding The Project To Be Exempt From CEQA; Adopting The Proposed Design Guidelines For The Occidental Historic District; And Approving Amendment Of Article 68 Of Chapter 26 Of The Sonoma County Code To Incorporate The Occidental Historic District Design Guidelines By Reference.

UNANIMOUS VOTE

Approved by Resolution No. 13-0095

Board Action: Adopt a Resolution Finding The Project To Be Exempt From CEQA; Adopting The Proposed Design Guidelines For The Duncans Mills Historic District; And Approving Amendment Of Article 24 Of Chapter 26C Of The Sonoma County Code To Incorporate The Duncans Mills Historic District Design Guidelines By Reference.

UNANIMOUS VOTE

Approved by Resolution No. 13-0096

Board Action: Adopt a Resolution Finding The Project To Be Exempt From CEQA; Adopting The Proposed Design Guidelines For The Bodega Historic District; And Approving Amendment Of Article 68 Of Chapter 26 Of The Sonoma County Code To Incorporate The Bodega Historic District Design Guidelines By Reference.

UNANIMOUS VOTE

Approved by Resolution No. 13-0097

Board Action: Adopt an Ordinance Amending Text Of Chapter 26 Of The Sonoma County Code To Reference Design Guidelines For The Freestone, Occidental, And Bodega Historic Districts And Add Provision For Administrative Approval Of Minor Alterations (ZCE11-0009, ZCE11-0010, and ZCE11-0012).

UNANIMOUS VOTE

Approved by Ordinance 6020

REGULAR AFTERNOON CALENDAR (Continued)

Item #42 (Continued)

Board Action: Adopt an Ordinance Amending Chapter 26C Of The Sonoma County Code To Incorporate Design Guidelines For The Duncans Mills Historic District By Reference (ZCE11-0011).

UNANIMOUS VOTE

Approved by Ordinance 6021

43. ADJOURNMENTS

3:23 P.M. The Board adjourned the meeting in memory of Herman A. "Herm" Jensen, Barbara Bundesen, Michael Zenone, Troy Voelkel, Patricia Saini, and Carrie Hamburg. The meeting was adjourned to March 19, 2013 at 8:30 A.M.

Respectfully submitted,

Michelle Arellano, Chief Deputy Clerk of the Board



County of Sonoma
Agenda Item
Summary Report

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisors Shirlee Zane, 565-2241

Supervisorial District(s):

Third District

Title: Appointment

Recommended Actions:

Approve appointment of Mary Basham to the Commission on the Status of Women for a two year term beginning on March 26, 2013 and ending on March 26, 2015. (Third District)

Executive Summary:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

None.

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



County of Sonoma Agenda Item Summary Report

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

Agenda Item Number: 21
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Human Services Department

Staff Name and Phone Number:

Marla Stuart, 565-5849

Supervisorial District(s):

All

Title: Upstream Investments Portfolio Review Committee Appointments.

Recommended Actions:

1. Reappoint current members B.J. Bischoff, Julie Sabbag-Maskey, Katie Greaves, Leo Tacata and Stephen Jackson to the Portfolio Review Committee for a second term.
2. Appoint new members Robert Halverson, Alfredo Perez and Carlos Ayala.

Executive Summary:

The Upstream Investments Policy, sponsored by the Sonoma County Board of Supervisors and widely supported throughout the community, seeks to eliminate poverty in Sonoma County and ensure equal opportunity for quality education and good health in nurturing home and community environments. The three primary strategies are:

- Invest Early: Whenever possible, dedicate funding and other resources to prevention-focused policies and interventions.
- Invest Wisely: Ensure that upstream policies and interventions have the highest possible likelihood of success by selecting those that are backed by sound evidence. Programs that meet the criteria for the Portfolio of Model Upstream Programs (the Portfolio) have demonstrated this commitment to evidence-informed practice.
- Invest Together: Focus community-wide upstream policies and interventions on preventing six targeted factors and improving 22 indicators of success to achieve the Upstream vision, mission, goals, and measureable impacts.

Portfolio Review Committee Description and Responsibilities

The purpose of the Portfolio Review Committee is to review submissions to the Portfolio of Model Upstream Programs in accordance with the Portfolio Review and Decision Process and to determine Tier Placement for each submission.

The Review Committee is also responsible for ensuring that the Portfolio Submission Criteria and the Portfolio Review and Decision Process continue to meet County policy and accepted industry practices

related to evidence-based practice, and to make recommendations for changes in both to the Upstream Policy Committee when appropriate.

The Human Services Department recommends, and the Board appoints, members of the Portfolio Review Committee for a two year term. In March, 2012, the Board appointed the first 15 members of the Review Committee, representing the County Administrator’s Office, Sonoma County Health and Human Services Departments, Sonoma County Criminal Justice Departments, local early childhood development organizations, local education entities, local funders, and the community at large. Half were appointed for a one-year term and half for a two-year term to stagger the time when terms ended and to ensure that the Portfolio always has experienced members.

The following criteria are used for all Portfolio Review Committee membership appointments:

- Demonstrated experience with evidence-based practice in program design, implementation, and evaluation.
- Willingness to review six (6) Portfolio submissions each year within three (3) business days of receipt. Each review requires approximately one hour.
- Willingness to attend monthly meetings which are two to four (2-4) hours in duration.
- Willingness to attend one half day (4 hour) orientation.
- Availability to serve a two-year term.

The Review Committee Bylaws state the following: “Half of the Portfolio Review Committee members selected in the first round of recruitment will be seated for one (1) year to establish a staggered replacement of members.” This was communicated with the first 15 members of the Review Committee and half were informed that they had one-time, one-year terms. The March 2011 Board Item inadvertently approved all founding members for two year terms. This item follows the intent of the initial appointment and the information communicated with the members. Of the original members originally selected for a one-year term, two selected not to seek reappointment and five (listed below) selected to seek reappointment.

Membership Recommendations

The Department recommends re-appointing the following five individuals for two-year terms ending 3/30/15.

<u>Category</u>	<u>Recommended Member</u>
Criminal Justice	Leo Tacata, District Attorney’s Office
Health and Human Services	Julie Sabbag-Maskey, Human Services Department Katie Greaves, Human Services Department
K-12 Education	Stephen Jackson, Sonoma County Office of Education
Community at Large	Dr. BJ Bischoff

The Department recommends appointing the following three individuals for two-year terms ending 3/30/15.

<u>Category</u>	<u>Recommended Member</u>
Criminal Justice	Robert Halverson, Probation Department

Early Childhood Development Alfredo Perez, First 5 Sonoma County
Local Universities or Colleges Dr. Carlos Ayala, Sonoma State University

The full committee list with these recommendations is attached.

The following members are recommended as new members of the Portfolio Review Committee.

Carlos Ayala, PhD is interim Dean of Education at Sonoma State University. He has taught courses on secondary science methods as well as courses of quantitative research methods at University of California at Davis. His current research focuses on understanding student science learning through formative assessment, and computer science simulations for learning and assessment. He is also currently conducting a evaluation of the Schools of Hope program.

Alfredo Perez, MSW is the Executive Director of First 5 Sonoma County. He has extensive experience with program planning and evaluation. At Valley of the Moon Children’s Center, he was responsible for program planning and evaluation of emergency residential care and foster home programs and developed best practice standards of care of foster children. He also developed an evaluation structure to measure children’s well-being and safety while in care. While acting as Program Planning Analyst for the Sonoma County Human Services Department, he co-authored the Self Assessment and Systems Improvement Plan for Family Youth and Children’s Services that provided the agency’s strategic roadmap and accountability structure in response to reporting of mandated state and federal outcomes.

Robert Halverson, MPA is the Juvenile Probation Analyst for the Sonoma County Probation Department. Mr. Halverson has an extensive history in juvenile justice with 19 years of experience at the Department of Community Justice in Multnomah County, Oregon. He has supervised various probation and criminal justice units with the responsibility of overseeing strategic planning efforts and validation of a juvenile detention risk assessment tool. Immediately prior to joining Sonoma County, he managed an evidence-based secure in-patient substance abuse and mental health treatment program for the highest risk youth on probation.

Prior Board Actions:

- In March 2012 the Board appointed the first 15 members of the Upstream Portfolio Review Committee.
- In November 2011 the Upstream Ad Hoc Board Committee made a progress report to the Board that described the Upstream Ad Hoc Board Committees’ accomplishments. The Board approved 10 next steps including creating the Board-Appointed Portfolio of Model Upstream Programs Review Committee.

Strategic Plan Alignment Goal 3: Invest in the Future

The work of the Portfolio Review Committee ensures that prevention-focused investments in Sonoma County have the highest likelihood of success because they meet rigorous criteria for the use of evidence to inform their program design and because they have data that suggest positive outcomes.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

There is no cost associated with the appointing member of the Portfolio Review Committee.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Portfolio of Model Upstream Programs Review Committee Members

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

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Portfolio Review Committee Members

Members in red are recommended for first appointment on 3/26/13

Members in blue are recommended for reappointment on 3/26/13

<u>Category</u>	<u>Name</u>	<u>Term Ending</u>
County Administrator's Office Up to 1 member		
Health and Human Services Up to 4 members	Susan Castillo, Department of Health Services.....	3/30/14
	Katie Greaves, Human Services Department	3/30/15
	Julie Sabbag-Maskey, Human Services Department	3/30/15
Criminal Justice Up to 4 members	Leo Tacata, District Attorney's Office	3/30/15
	Monique Chapman, Sheriff's Office	3/30/14
	Robert Halverson, Probation Department	3/30/15
Early Childhood Development Up to 2 members	Carol Simmons, Child Care Planning Council.....	3/30/14
	Alfredo Perez, First 5 Sonoma County	3/30/15
K-12 Education Up to 2 members	Stephen Jackson, Sonoma County Office of Education	3/30/15
	Dan Blake, Sonoma County Office of Education	3/30/14
Local Funder Up to 3 members	Jennifer O'Donnell, United Way.....	3/30/14
	Robert Judd, Community Foundation	3/30/14
	Serena Lienau, City of Santa Rosa.....	3/30/14
Local Universities or Colleges Up to 2 members	Dr. Carlos Ayala, Sonoma State University	3/30/15
Community at Large Up to 2 members	BJ Bischoff, Bischoff Consulting	3/30/15



County of Sonoma Agenda Item Summary Report

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

Agenda Item Number: 22
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Human Services

Staff Name and Phone Number:

Sherry Alderman – 707-565-8501

Supervisorial District(s):

County-wide

Title: **Workforce Investment Board and Youth Council Appointments.**

Recommended Actions:

1) Reappoint Stephanie Cabral and Paul Duranczyk to the Workforce Investment Board for two year terms ending March 26, 2015. 2) Reappoint Ed Barr, Dan Blake, Jeanne Buckley, Scott Kincaid, Jim Sartain, and Jimmy Toro to the Youth Council for a two year term ending March 26, 2015.

Executive Summary:

The Workforce Investment Act (WIA) is a federal law passed on August 7, 1998 designed to prepare youth and adults for entry into the labor force. The Workforce Investment Act required that all local regions create a Workforce Investment Board (WIB) comprised of local business and community members to oversee and implement the Workforce Investment Act programs, as well as a Youth Council under the WIB to plan delivery of WIA services to youth ages 14-21.

Membership Criteria and Process for Recommending Members for Appointment

The Workforce Investment Act (WIA) regulations established that the Sonoma County Workforce Investment Board (WIB) and its Youth Council would serve as policy oversight bodies for its employment and training programs. The law requires that appointments to these bodies be made by local elected officials. In accordance with the written agreement between the Sonoma County Board of Supervisors and the WIB, the WIB reviews and approves candidates' applications for membership and forwards its recommendations to the Board of Supervisors for final approval and appointment.

WIB members are not appointed by supervisorial district, but on a county-wide basis, and must have a high degree of policymaking and hiring authority within the organizations they represent. The WIB is required by law to maintain a business majority. The WIB and Youth Council also seek members who have expertise in Sonoma County's important or emerging employment sectors, such as health care, hospitality, and green technology or who provide workforce-related services. Applications are reviewed by the WIB Executive Committee and are then recommended to the Board of Supervisors for appointment. Current members in good standing are recommended for reappointment at the end of their term.

The complete roster for each program is attached. Efforts to fill the WIB and Youth Council seats are ongoing through referrals from current members and outreach to businesses, public, labor, and private non-profit

organizations. The Human Services Department also works closely with the Economic Development Board to identify business members appropriate for the business seats on the WIB.

Categories of Membership Recommendations

The individuals recommended for appointment to the Workforce Investment Board will represent the following categories of membership.

Workforce Investment Board

<u>Representative</u>	<u>Category</u>
Stephanie Cabral	One Stop Partner
Paul Duranczyk	Business

Youth Council

Ed Barr	Business
Dan Blake	Education
Jeanne Buckley	Juvenile Justice
Scott Kincaid	Business
Jim Sartain	Business
Jimmy Toro	Former Participant

Stephanie Cabral is the Field Operations Coordinator for Experience Works Incorporated. She is responsible for the coordination and administration of services to mature and disabled workers. In addition to serving on the Sonoma County WIB she also serves on the WIB in Napa, Lake, and Mendocino Counties. Ms. Cabral will fill a One Stop Partner seat on the WIB.

Paul Duranczyk is Senior Administrator at Creekside Convalescent and Mental Health Rehabilitation in Santa Rosa. He manages over two hundred staff members in the healthcare sector. He serves on Sonoma County Managed Medi-Cal Planning Group and Sonoma County Healthcare Disaster Planning Forum. Mr. Duranczyk will fill a Business seat on the WIB.

Ed Barr is President of P&L Specialties and the Tom Beard Company which produces, respectively, wine making equipment and wine barrel cleansing equipment. He has been an active member of the Youth Council since 2002. He was chair of the WIB for two terms from 2003 to 2004 and 2008 to 2010 and the chair of the Youth Council from 2005-2007, where he provided leadership and guidance for Sonoma County’s Youth Symposium and worked with the Sonoma County Office of Education to develop the Work-Ready Certificate. Mr. Barr will fill a Business seat on the Youth Council.

Dan Blake is the current Chair of the Youth Council and works as the Director of Innovation and Partnerships for the Sonoma County Office of Education. He is responsible for the coordination and implementation of Work-Ready Certification and Middle School Career Development. For fourteen years he served as a teacher and coach. He received the Spirit of Sonoma County Award in 2011, twice chaired the Youth Symposium Planning Committee, and is a member of the Santa Rosa Chamber of Commerce Community Relations Committee and the Sonoma County Alliance. Mr. Blake will represent the Sonoma County Office of Education, and will fill an Education seat on the Youth Council.

Jeanne Buckley is a retired Juvenile Court Commissioner for the Sonoma County Superior Court. Commissioner Buckley has a background in family law both as a settlement judge for fourteen years and a practicing attorney for three. In 1995, Commissioner Buckley was honored as Woman of the Year by the Sonoma County Bar Association Women in Law. She continues to sit on the Pomona College Board of Trustees. Ms. Buckley will fill a Juvenile Justice seat on the Youth Council.

Scott Kincaid is the Chief Financial Officer of Facility Development Corporation. Mr. Kincaid currently serves as the WIB chair. He served as chair of the Youth Council from 2007-2009. During his tenure he guided planning for the 2009 Summer Jobs Program and was co-chair of the 2009-10 Youth Mentor Coordination Committee. Mr. Kincaid has been honored with the Spirit of Sonoma award and the North Bay Business Journal's Forty Under 40 award for his work in the community. Mr. Kincaid will represent fill a Business seat on the Youth Council.

Jim Sartain is the Senior Real Estate Advisor at Keegan-Coppin. In his tenure on the Youth Council beginning in 2000 he was the founding Chairman of the Mentor Committee. Mr. Sartain has also served on the School to Career Partnership, California Human Development Corporation Board of Directors, the Private Industry Council and the Sonoma County Alliance. Mr. Sartain will fill a Business seat on the Youth Council.

Jimmy Toro is a Performance Coach at VOICES Sonoma where staff supports youth who have been in any system of care in becoming independent and successful adults. They do this by investing time and effort in assisting youth in four critical areas: employment, housing, education, and wellness. Mr. Toro is also involved in the California Youth Connection and the CYC Legislative Committee. Mr. Toro will fill a Former Participant seat on the Youth Council.

Prior Board Actions:

January 15, 2013: Appointed two members to the Workforce Investment Board.

October 9, 2012: Reappointed eight members to the Workforce Investment Board, and reappointed one member to the Youth Council.

July 31, 2012: Appointed two new members to the Workforce Investment Board, appointed one new member to the Youth Council, and one member to both the Workforce Investment Board and Youth Council.

February 28, 2012: Reappointed six members and appointed one new member to the Workforce Investment Board, and reappointed five members and appointed one new member to the Youth Council.

February 15, 2000: Appointed 11 members to the Youth Council.

January 4, 2000: Appointed 22 members to the Workforce Investment Board.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The Workforce Investment Board and the Youth Council make recommendations and participate in workforce development initiatives and programs in alignment with the employer needs and building a well trained Sonoma County work force.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

None.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Attachment A: Proposed Workforce Investment Board Membership Roster

Attachment B: Proposed Youth Council Membership Roster

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

None.

Sonoma County Workforce Investment Board

Membership as of Tuesday, Feb 26, 2013

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Business			
	1	Yale Abrams	Yale Abrams Consulting
	1	Lee Alderman	Redwood Credit Union
	1	Ed Barr	P & L Specialties
	1	Robin Bartholow	North Coast Builders' Exchange
	1	Kristyn Byrne	FanBoy Tickets
	1	Gina Charbonneau	Francis Ford Coppola Presents, Rosso & Bianco Winery
	1	Judy Coffey	Kaiser-Permanente
	1	Melanie Dodson	Community Child Care Council of Sonoma County (4Cs)
	1	Paul Duranczyk	Creekside Convalescent Hospital
	1	Steve Herron	Exchange Bank
	1	Kristina Holloway	Healdsburg District Hospital
	1	Keo Hornbostel	Pure Luxury
	1	Roy Hurd	Empire College
	1	Scott Kincaid	Facility Development Corp.
	1	Bill Nordskog	Agilent, Retired
	1	Jose Obregon	Hispanic Chamber of Commerce /General Services
	1	David Ohman	
	1	Robert Reynolds	Innovative Business Solutions
	5	<i>Vacant</i>	
Total Seats	23		
Community Based Organization			
	1	Mark Ihde	Goodwill Industries of the Redwood Empire
	1	Matt Martin	Social Advocates for Youth
	1	Pedro Toledo	Redwood Community Health Coalition
	0	<i>Vacant</i>	
Total Seats	3		
Economic Development Agencies			
	0		
	2	<i>Vacant</i>	
Total Seats	2		
Educational Entities			
	1	Steven Herrington	Sonoma County Office of Education
	1	Stephen Jackson	Sonoma County Office of Education
	1	Lynn Stauffer	Sonoma State University
	0		
	1	<i>Vacant</i>	
Total Seats	4		

Membership Category # of Seats Name Organization

Labor Organizations

1	Bill Robotka	Engineers & Scientists of California
1	George Steffensen	North Bay Labor Council
0		
3	<i>Vacant</i>	

Total Seats **5**

One-Stop Partner

1	Debbie Antonsen	Employment Development Department
1	Stephanie Cabral	Experience Works, Inc.
1	Oscar Chavez	Community Action Partnership of Sonoma County
1	Karen Fies	Sonoma County Human Services Department
1	Peter Harsch	California Department of Rehabilitation
1	Kathleen Kane	Community Development Commission
1	Chris Paige	California Human Development
0		
1	<i>Vacant</i>	

Total Seats **8**

45 Total Membership

33 Seats Filled

12 Vacancies

Sonoma County Youth Council

Membership as of Tuesday, Feb 26, 2013

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Apprenticeship	0		
	1	<i>Vacant</i>	
Total Seats	1		
Education Agencies Serving Youth			
	1	Dan Blake	Sonoma County Office of Education
	1	Steven Herrington	Sonoma County Office of Education
	1	Georgia Loakimedes	Sonoma Office of Education
	1	Stephen Jackson	Sonoma County Office of Education
	1	Rafael Vasquez	Santa Rosa Junior College
	1	Catherine Wilson	Sonoma County Junior College District
	0	<i>Vacant</i>	
Total Seats	6		
Former Participant			
	1	Jimmy Toro	VOICES Sonoma
	0	<i>Vacant</i>	
Total Seats	1		
In-School Youth			
	0		
	1	<i>Vacant</i>	
Total Seats	1		
Non-regulatory seats			
	1	Ron Beiden	Sonoma County Probation Camp
	1	Valerie McKamey	Department of Rehabilitation
	0	<i>Vacant</i>	
Total Seats	2		
Organization that Relates to Youth Activities			
	1	Matt Martin	Social Advocates for Youth
	0	<i>Vacant</i>	
Total Seats	1		
Out of School Youth			
	1	Katrina Thurman	West County Community Services and Family Service
	0	<i>Vacant</i>	
Total Seats	1		

<u>Membership Category</u>	<u># of Seats</u>	<u>Name</u>	<u>Organization</u>
Parent of Eligible Youth	0		
	1	<i>Vacant</i>	
Total Seats	1		
Private Sector			
	1	Ed Barr	P & L Specialties
	1	Bill Nordskog	Agilent, Retired
	1	Jim Sartain	Keegan-Coppin
	1	<i>Vacant</i>	
Total Seats	4		
Public Housing Authority			
	1	James Hackett	Sonoma County Community Development Commission
	0	<i>Vacant</i>	
Total Seats	1		
WIB Member			
	1	Roy Hurd	Empire College
	0	<i>Vacant</i>	
Total Seats	1		
Youth Community-Based Organizations			
	1	Marilee Eckert	Conservation Corps North Bay
	1	<i>Vacant</i>	
Total Seats	2		
Youth Service Agency - Juvenile Justice			
	1	Jeanne Buckley	Juvenile Justice
	0	<i>Vacant</i>	
Total Seats	1		
Youth Service Agency - Law Enforcement			
	1	Steve Freitas	Sonoma County Sheriff's Department
	0	<i>Vacant</i>	
Total Seats	1		
24 Total Membership		19 Seats Filled	5 Vacancies



County of Sonoma
Agenda Item
Summary Report

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

Agenda Item Number: 23
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Efren Carrillo 707-565-2241

Supervisorial District(s):

Fifth District

Title: Reappointment

Recommended Actions:

Approve Reappointment of Alice Perlman to the Advisory Council to Area Agency on Aging from April 8, 2013 through April 8, 2015. (Fifth District)

Executive Summary:

None.

Prior Board Actions:

None.

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

Fiscal Summary - FY 12-13

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

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



County of Sonoma
Agenda Item
Summary Report

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

Agenda Item Number: 24
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:

Supervisor Efren Carrillo 707-565-2241

Supervisorial District(s):

Fifth District

Title: Reappointment

Recommended Actions:

Reappoint John Hadzess to the Civil Service Commission from March 17, 2013 through March 17, 2017.
(Fifth District)

Executive Summary:

None.

Prior Board Actions:

None.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

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

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



County of Sonoma Agenda Item Summary Report

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

Agenda Item Number: 25
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: March 26, 2013

Vote Requirement: 4/5

Department or Agency Name(s): Sheriff's Office

Staff Name and Phone Number:

ASD Heidi Keith – 565-2812

Supervisorial District(s):

All

Title: Taxicab Ordinance

Recommended Actions:

1. Adopt a resolution to introduce and waive the reading of an ordinance adding Article IX, Taxicab Regulations, to Chapter 18, MOTOR VEHICLES AND TRAFFIC, of the Sonoma County Code.
2. Consider the proposed ordinance.

Executive Summary:

The evolution of Sonoma County as a tourist destination has created many economic and social opportunities, while at the same time spawning certain public safety and public welfare concerns – including concerns regarding the operation of taxicabs. According to the County's Division of Weights and Measures, the number of taxicabs and taxicab companies operating county-wide has more than doubled over the last 3-4 years. Currently, there are now approximately 110 taxicabs being operated by 34 companies. This increase in the number and use of taxicabs county-wide (and certain concomitant operational issues) has brought attention to the need for regulation in this area. Such regulation by the County is not only authorized, but is required by Government Code § 53075.5. This code section and others establish a statutory scheme that set certain minimum requirements for municipalities to regulate taxicabs (such as mandating that each taxicab business establish a controlled substance and alcohol testing certification program for its drivers), and also allows other regulatory provisions to be adopted at the discretion of the municipality.

In light of the public safety issues involved in taxicab operations, the Sheriff's Office and County Counsel have worked together in conducting an extensive review of taxicab regulations adopted by other agencies, and have consulted with a number of other County departments, non-county agencies, and members of the public to create a proposed ordinance for the regulation of taxicabs within the County's unincorporated area. On January 22, 2013, the Sheriff's Office and County Counsel held a public outreach session to discuss the proposed ordinance, and obtained valuable feedback and positive responses from interested and affected parties. The draft ordinance was revised in light of the public's

comments made at that meeting; such revisions are included in the draft presented to your Board.

The proposed taxicab ordinance is structured to require two permits: (1) a Taxicab Vehicle Permit, designed to address vehicle safety issues; and (2) a Taxicab Driver's Permit, designed to address driver safety issues. However, if applicants have obtained similar permits from a city within the County (which satisfies certain minimum requirements), then the applicants may apply for Certificates of Exemption which may be issued in lieu of such permits. The purposes for providing an option to apply for Certificates of Exemption are to streamline the process and reduce application costs for those taxicabs and drivers who have already passed public safety inspection, background, and other requirements in another jurisdiction within the county.

Under the proposed ordinance, the Sheriff's Office is appointed to review applications and issue permits/certificates and renewals. If the Sheriff's Office decides to deny, revoke, condition, or suspend a permit/certificate, it is required to provide an administrative hearing process for persons who wish to appeal any such decision. The proposed ordinance also includes provisions to address safety in operating taxicabs and to protect consumers. In addition, as required by statute, the proposed ordinance includes a provision regarding the Sheriff's Office's investigation of consumer complaints.

Other important aspects of the proposed ordinance include the following:

- The ordinance applies only to the operation of taxicabs to solicit, accept or transport passengers starting at a point inside the unincorporated area of the County, regardless of destination.
- Taxicab Vehicle and Driver's Permits are valid for a term of 1 year, and must be renewed annually; Certificates of Exemption are valid for the term of the underlying permit issued by the other jurisdiction.
- The Board is required to set permit application/renewal fees by resolution or ordinance.
- A single violation of the proposed ordinance is a misdemeanor; a continuing violation is defined as a public nuisance which may be abated.

The taxicab regulations in the proposed ordinance are intended to apply throughout the unincorporated county area, to address public safety issues. However, the Sonoma County Airport management has additional issues and concerns with the operation of taxicabs and other commercial vehicles on Airport property. To address those concerns, the Airport management intends to present to this Board other types of regulations for taxicabs and commercial vehicles that would apply only to operations on Airport property, and that would be intended to dovetail with the current taxicab ordinance presented for approval. The taxicab ordinance presented for approval thus does not address the issues attendant upon operating commercial vehicles at the Airport.

Upon adoption of the ordinance, the Sheriff's Office plans to prepare required application forms and adopt policies and procedures to address practical issues attendant upon enforcing the ordinance. Unless otherwise directed by this Board, the Sheriff's Office plans to begin enforcing the ordinance approximately 90 days after it becomes effective, after a period of public outreach and education.

Prior Board Actions:			
None			
Strategic Plan Alignment		Goal 1: Safe, Healthy, and Caring Community	
Fiscal Summary - FY 12-13			
Expenditures		Funding Source(s)	
Budgeted Amount	\$		\$
Add Appropriations Req'd.	\$	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$	Total Sources	\$
Narrative Explanation of Fiscal Impacts (If Required):			
Taxicab Vehicle and Driver's Permits fees are being developed and will be addressed at the time of adoption of the ordinance.			
Staffing Impacts			
Position Title (Payroll Classification)	Monthly Salary Range (A – I Step)	Additions (Number)	Deletions (Number)
Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Attachment 1 – Resolution introducing and waiving reading the Title of, and waiving further reading of a proposed ordinance adding article IX to Chapter 18 of the Sonoma County Code to regulate taxicabs. Attachment 2 – Proposed ordinance adding Article IX to Chapter 18 (Motor Vehicles and Traffic) to establish taxicab regulations.			
Related Items "On File" with the Clerk of the Board:			



County of Sonoma
State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

**Resolution of the Board of Supervisors of the County of Sonoma, State of California,
Introducing and Waiving Reading the Title of, and Waiving Further Reading of a Proposed
Ordinance Adding Article IX to Chapter 18 of the Sonoma County Code to Regulate Taxicabs**

Whereas, an ordinance entitled “An Ordinance of the Board of Supervisors of the County of Sonoma, State of California, Adding Article IX to Chapter 18 (Motor Vehicles and Traffic) of the Sonoma County Code to Establish Taxicab Regulations” has been introduced and read.

Now, Therefore, Be It Resolved that further reading of the proposed ordinance is waived.

Be It Further Resolved that the Sonoma County Board of Supervisors will consider adoption of the proposed ordinance on April 23, 2013 in the Board of Supervisors Chambers, 575 Administration Drive, Room 102A, Santa Rosa, California.

Be It Further Resolved that the Clerk of the Board shall cause the proposed ordinance to be published five (5) days in advance of the board meeting to consider adoption of the ordinance in a newspaper of general circulation published in the County of Sonoma, State of California.

Supervisors:

Gorin:

Zane:

McGuire:

Carrillo:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

So Ordered.

ORDINANCE ESTABLISHING COUNTY TAXICAB REGULATIONS

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADDING ARTICLE IX TO CHAPTER 18 (MOTOR VEHICLES AND TRAFFIC) OF THE SONOMA COUNTY CODE TO ESTABLISH TAXICAB REGULATIONS

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

SECTION I. Taxicab Regulations

Article IX, Taxicab Regulations, is added to the Chapter 18, MOTOR VEHICLES AND TRAFFIC, of the Sonoma County Code, as set forth in Exhibit A, incorporated herein by this reference.

SECTION II. Severability

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or any part thereof, is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The Board of Supervisors of the County of Sonoma hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared invalid.

(Ord. No. _____, 2012)

SECTION III. Effective Date

This Ordinance shall be and the same is hereby declared to be in full force and effect ninety (90) days from the date of its passage and shall be published as follows: either (1) once in its entirety before the expiration of fifteen (15) days after said passage, or (2) a summary shall be published once at least five (5) days before proposed date of passage and a summary published once within fifteen (15) days after the date of passage. All publications shall include the names of the Board of Supervisors voting for or against the same, and shall be in a newspaper of general circulation, published in the County of Sonoma, State of California, and the Clerk of the Board shall post in the office of the Clerk, a certified copy of the full text of this Ordinance along with the names of those Supervisors voting for or against the Ordinance.

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

SUPERVISORS:

Gorin ___ Zane ___ McGuire ___ Carillo ___ Rabbitt ___

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

Taxicab Regulations

Sec. 18 - 60 Purpose and Application.

(a) Purpose. The purpose of this Article is to comply with and effectuate the intent of Government Code section 53075.5 and other applicable laws, to protect public health, safety and welfare.

(b) Application. This Article shall apply only to the operation of taxicabs to solicit, accept or transport passengers starting at a point inside the unincorporated area of the County, regardless of destination.

Sec. 18 - 61 Definitions

For the purpose of this Article, the following words and phrases shall have the meanings respectively ascribed to them in this Section:

(a) "Mandatory Controlled Substance and Alcohol Testing Certification Program" means the program, testing, and related requirements specified in Government Code section 53075.5.

(b) "Person" means any person or entity (including but not limited to a firm, association, organization, partnership, joint venture, business trust, corporation or company).

(c) "Sheriff" or "Sheriff's Office" means the Office of the Sheriff-Coroner of the County.

(d) "Taxicab" means a motor vehicle, as that term is defined in Vehicle Code section 415, designed for carrying not more than eight persons, excluding the driver, and used to carry passengers for hire. The types of motor vehicles listed below shall not be considered a taxicab:

(1) Employer-sponsored carpool vehicle: a vehicle operated to transport employees to and from an employer's business location or locations.

(2) Charter-party carrier: a charter-party carrier of passengers as defined in Public Utilities Code sections 5351 through 5360 that operates on a pre-arranged basis.

(3) Private ambulance: every vehicle equipped with a siren and specially constructed, modified, equipped, or arranged for the purpose of transporting emergency medical patients.

(4) Public transportation vehicle: every vehicle used in the service of transporting passengers in the unincorporated areas of the County and operated by or under contract with a governmental agency.

(e) "Taxicab business owner" means a person or entity that owns or leases taxicabs driven or operated by other individuals pursuant to an employment relationship, independent contract,

lease, license, or otherwise. A taxicab business owner who drives a taxicab is also a taxicab driver under this Article.

(f) “Taxicab driver” means any individual who drives or operates a taxicab in which passengers are solicited or accepted for hire.

(g) “Taximeter” means an instrument or device attached to a taxicab that mechanically or electronically calculates a fare on the basis of distance traveled or waiting time, or a combination thereof, and displays the fare in figures of dollars and cents.

Sec. 18 - 62 Permits and Exemptions.

(a) Permits Required. No person shall drive or operate a taxicab unless under the authority of a valid Taxicab Vehicle Permit and a valid Taxicab Driver’s Permit, or applicable Certificates of Exemption for such permits, issued by the Sheriff’s Office.

(i) Taxicab Vehicle Permit. A taxicab business owner shall not allow any person to operate a taxicab controlled by the taxicab business owner unless under the authority of a valid Taxicab Vehicle Permit. Such permit shall authorize a particular motor vehicle to be used for the purpose of operating as a taxicab in accordance with this Article.

(ii) Taxicab Driver’s Permit. A taxicab driver shall not drive or operate a taxicab unless under the authority of a valid Taxicab Driver’s Permit. Such permit shall authorize a particular individual to drive or operate a taxicab in accordance with this Article. If a taxicab driver operates taxicabs through employment with a taxicab business owner, then the Taxicab Driver’s Permit issued under this Article shall be valid only during the term of such employment, and shall become void upon termination of such employment. In this event, the taxicab driver or employer shall notify the County of the termination of employment, and the taxicab driver shall return the Taxicab Driver’s Permit to the County.

(c) Certificates of Exemption. The County acknowledges that several incorporated cities located within its geographic boundaries have enacted taxicab vehicle and driver regulations for their respective jurisdictions that address public health, safety, and welfare issues. The Sheriff’s Office has the authority to waive the permit requirements of this Section by issuing Certificates of Exemption with respect to particular taxicabs and/or taxicab drivers who are operating under valid permits or licenses issued by such cities if they are similar in nature to the permits required under this Section. Any Certificate of Exemption issued under this Article does not operate to suspend the operation or enforcement of any other provision of this Article; all other provisions remain valid and enforceable against all persons who have received Certificates of Exemption. The conditions under which the Sheriff’s Office may issue Certificates of Exemption to taxicabs and taxicab drivers include the following:

(i) The applicable city’s taxicab vehicle and/or taxicab driver permit or licensing regulations satisfy all requirements of state and federal law;

(ii) The applicable city’s taxicab vehicle and/or taxicab driver permit or licensing regulations meet or exceed the minimum requirements set forth in this Article; and

(iii) The permits or licenses issued under the applicable city's taxicab vehicle and/or taxicab driver regulations have a maximum term of 1 year, and are required to be renewed annually.

(d) Non-Transferable and Non-Assignable. Permits and Certificates of Exemption issued under this Article are not transferable or assignable.

Sec. 18 - 63 Applications for Taxicab Vehicle Permits

(a) Applications. Applications for Taxicab Vehicle Permits shall be submitted by taxicab business owners to the Sheriff's Office on approved forms and with such additional documentation, information, and procedures as mandated by the Sheriff's Office, including but not limited to the following:

(i) A copy of the taxicab's current California vehicle registration, evidence of ownership or right of possession, and information regarding the identification of the taxicab including make and model, year, vehicle identification number (VIN), license plate number, interior and exterior colors, and mileage.

(ii) Delineation of the proposed taxicab rates and any additional fees to be charged to passengers during the time period of the permit, which may not be excessive as determined by the Board of Supervisors via resolution or, in the event there is no current resolution, by the Sheriff in his/her discretion.

(iii) A vehicle inspection certification of the taxicab in a format approved by the Sheriff's Office, completed within sixty (60) days of the permit application. The certification shall utilize a vehicle inspection checklist approved by the Sheriff's Office, and shall verify that all aspects of the taxicab are in a safe operating condition. Any repairs made as a result of the inspection must also be identified on the checklist. The taxicab inspection shall be conducted by, and the certificate shall be issued by, a vehicle inspection station or automobile repair garage located in the County of Sonoma and properly licensed by the State of California.

(iv) Written certification by the applicant that he/she is maintaining a Mandatory Controlled Substance and Alcohol Testing Certification Program for all persons who may operate the taxicab.

(v) Proofs of insurance and/or a surety bonds demonstrating a minimum level of coverage as set by the County's Risk Management Department, which shall cover all drivers of the taxicab as insured parties.

(vi) An indemnification agreement signed by the applicant in a form approved by County Counsel. The indemnification agreement shall provide that the applicant agrees to defend, indemnify, and hold harmless the County and its officials, employees, and agents from all damages, liabilities, claims, actions, and other expenses (including attorneys' fees) resulting from or arising out of the operation of the taxicab.

(b) Term and Renewal. Taxicab Vehicle Permits issued under this Article shall be valid for a term of one year from the date of issuance. Applications for renewal of such permits must be submitted to the Sheriff's Office at least 30 days prior to the termination of the existing permit. Applications for renewal shall be submitted on forms, and with such additional documentation, information, and procedures as mandated by the Sheriff's Office.

Sec. 18 - 64 Applications for Taxicab Driver Permits

(a) Applications. Applications for Taxicab Driver Permits shall be submitted by taxicab drivers to the Sheriff's Office on approved forms and with such additional documentation, information, and procedures as mandated by the Sheriff's Office, including but not limited to the following:

(i) A color copy of the applicant's valid California driver's license, verified by the Sheriff's Office, and which demonstrates that the applicant is at least 18 years old.

(ii) Provision of fingerprints, pursuant to procedures established by the Sheriff's Office, for the purpose of permitting the Sheriff's Office to conduct a criminal background check.

(iii) If employed by a taxicab business owner, the name of the employer and identification of the specific taxicabs the applicant may operate for the employer under the Permit.

(iv) Copies of test results conducted within 30 days of the application submittal date taken pursuant to a Mandatory Controlled Substance and Alcohol Testing Certification Program. The most recent test results and any prior results for tests taken within 6 months must be reported. All test results provided to the County shall be retained as confidential and shall not be released without the consent of the applicant, except as otherwise authorized or required by law.

(v) An indemnification agreement signed by the applicant in a form approved by County Counsel. The indemnification agreement shall provide that the applicant agrees to defend, indemnify, and hold harmless the County and its officials, employees, and agents from all damages, liabilities, claims, actions, and other expenses (including attorneys' fees) resulting from or arising out of the operation of the taxicab.

(vi) A declaration under penalty of perjury that the taxicab driver is operating in compliance with all applicable laws and regulations.

(b) Term and Renewal. Taxicab Driver Permits issued under this Article shall be valid for a term of one year from the date of issuance. Applications for renewal of such permits must be submitted to the Sheriff's Office at least 30 days prior to the termination of the existing permit. Applications for renewal shall be submitted on forms, and with such additional documentation, information, and procedures as mandated by the Sheriff's Office.

Sec. 18 - 65 Applications for Certificates of Exemption

(a) Applications. Applications for Certificates of Exemption shall be submitted to the Sheriff's Office on approved forms and with such additional documentation, information, and procedures as mandated by the Sheriff's Office, including but not limited to the following:

(i) Copies of the taxicab vehicle and/or taxicab driver's permits or licenses issued by a city located within the geographic boundaries of the County which satisfy the requirements of Section 18-62(c) of this Code, and complete copies of all forms, documents, and other materials provided as part of the application process to that city.

(ii) Copies of the taxicab driver's test results conducted within 30 days of the application submittal date taken pursuant to the Mandatory Controlled Substance and Alcohol Testing Certification Program. The most recent test results and any prior results for tests taken within 6 months must be reported. All test results provided to the County shall be retained as confidential and shall not be released without the consent of the applicant, except as otherwise authorized or required by law.

(iii) An indemnification agreement signed by the applicant in a form approved by County Counsel. The indemnification agreement shall provide that the applicant agrees to defend, indemnify, and hold harmless the County and its officials, employees, and agents from all damages, liabilities, claims, actions, and other expenses (including attorneys' fees) resulting from or arising out of the operation of the taxicab.

(b) Term and Renewal. The term of each Certificate of Exemption shall be coexistent with the term of the permits issued by the respective city. Applications for renewal of Certificates of Exemption must be submitted to the Sheriff's Office at least 30 days prior to the termination of the existing certificate. Applications for renewal shall be submitted on forms, and with such additional documentation, information, and procedures as mandated by the Sheriff's Office.

Sec. 18 - 66 Application Fees.

The Board of Supervisors shall set fees by resolution or ordinance which shall be required to apply for and renew Taxicab Vehicle Permits, Taxicab Driver's Permits, and Certificates of Exemption, which fees are subject to revision on a yearly basis. These fees shall be intended to reimburse the County for its reasonable costs, time, and expenses associated with enforcing the terms and provisions of this Article. All fees paid pursuant to the provisions of this Article are non-refundable.

Sec. 18 - 67 Denial, Revocation or Suspension.

Upon a determination of good cause, the Sheriff's Office may deny the issuance of Permits or Certificates of Exemption under this Article, or may revoke, condition, or temporarily suspend the validity of any Permit or Certificate of Exemption previously issued. All denials, revocations, conditions, or suspensions must be made in writing and sent by mail to the affected person. To determine whether good cause exists for denying, revoking, conditioning, or

suspending a Permit or Certificate of Exemption, the Sheriff's Office may consider the following nonexclusive factors.

(a) The applicant has knowingly made a false or misleading material statement in an application, report, or other document furnished by the applicant to the County.

(b) The applicant does not meet, or no longer meets, the requirements specified in this Article, fails to lawfully operate a taxicab under this Article, or violates other applicable laws or regulations.

(c) The applicant fails to maintain the minimum level of insurance required under this Article to operate a taxicab during the term of the Permit or Certificate of Exemption.

(d) The applicant for a Taxicab Driver's Permit:

(i) Has been convicted of a felony or any offense involving moral turpitude;

(ii) Is required to register as a sex offender under Penal Code section 290, as a gang member under Penal Code section 186.30, or as a drug user under Health & Safety Code section 11590.

(iii) Habitually or excessively uses, or is addicted to the use of narcotics or dangerous drugs, or has been convicted of any offense relating to the use, sale, possession or transportation of narcotics or habit-forming drugs;

(iv) Is a habitual user of intoxicating beverages or substances to excess;

(v) Has failed to submit a passing test under the Mandatory Controlled Substance and Alcohol Testing Certification Program with the application or renewal. A taxicab driver shall be ineligible for a Taxicab Driver's Permit during the three-year period following a positive test result;

(vi) Within three years immediately preceding the application, has been under suspension, revocation or probation by a state department of motor vehicles for a cause involving the safe operation of a motor vehicle, or has been convicted of driving while intoxicated or reckless driving involving bodily injury;

(vii) Within the two years immediately preceding the application, has been involved in any motor vehicle accident causing death or serious bodily injury;

(viii) Within one year immediately preceding submittal of the application, has been involved in three or more motor vehicle accidents in which the applicant was at least partially at fault; or

(ix) Has failed to maintain a valid California driver's license during the term of the Permit or Certificate of Exemption.

Sec. 18 - 68 Appeal and Hearing Process

(a) Notice of Right to Appeal. If the Sheriff's Office denies an application or renewal submitted pursuant to this Article, or revokes, conditions, or suspends a Permit or Certification of Exemption previously issued, it shall so notify the applicant in writing by mail. The writing shall include the reasons for the action taken and advise the applicant of his/her right to appeal the action within 10 calendar days of the date the notice was mailed. During the time an appeal is pending, the determination of the Sheriff's Office shall remain in effect.

(b) Procedures to Appeal. Appeals under this Section must be made in writing and identify the nature of the challenged action as well as the grounds for the appeal, and shall include copies of all relevant documentation. Appeals shall be submitted to the Sheriff's Office within 10 calendar days from the date of the mailing of the notice of the action taken. Failure of any person to timely submit an appeal shall constitute a waiver of the right to an adjudication of the issues. Appeals may be withdrawn at any time.

(c) Administrative Hearing on Appeal. The Sheriff shall designate a member(s) of the Sheriff's Office to serve as the Appeal Officer(s) to conduct an administrative hearing and make a determination on the appeal. Administrative hearings conducted under this Section may occur in person or via telephone. At the administrative hearing, the applicant shall be provided with an opportunity to present evidence and arguments relating to the appeal. The applicant shall bear the burden of demonstrating that the action taken by the Sheriff's Office constitutes an abuse of its discretion pursuant to this Article.

(d) Response to Appeal. The Appeal Officer shall issue a written decision on the appeal within 15 calendar days after concluding the administrative hearing, and shall provide copies of such decision to the applicant by mail. If the Appeal Officer grants the appeal, the Sheriff's Office shall take all reasonable and necessary actions to effectuate the decision relating to the Permit or Certificate of Exemption, but no money damages or other remuneration shall be due to the applicant. The Appeal Officer's decision on the appeal is a final agency action.

Sec. 18 - 69 Taxicab Operation Requirements

All taxicabs and taxicab drivers must comply with California Vehicle Code requirements and the requirements of this Article while in operation, including the following non-exclusive mandates.

(a) Display Permits or Certificates: Taxicabs shall display the Taxicab Vehicle and Taxicab Driver's Permits or Certificates of Exemption issued under this Article so that they are visible both from the inside and outside the vehicle. The Sheriff's Office may require Permits and Certificates of Exemption to be displayed in particular locations on vehicles.

(b) Taxicab Identification: All taxicabs shall have painted or otherwise permanently affixed to the exterior of the vehicle the following information: (i) language designating the vehicle as a taxicab; (ii) the name of the taxicab business owner, or the name of the company or business; and (iii) if the taxicab business operates more than one taxicab, a visible number that separately identifies each of the business' taxicabs. Such information shall be displayed in numbering and

lettering not less than three inches in height, and in a color that contrasts with the paint color of the vehicle. Additional display requirements may be established by the Sheriff's Office to allow for proper identification of taxicabs.

(c) Rates of Fare. Taxicabs shall prominently display, both inside and outside the vehicle, the rates of fare charged for carrying passengers. Any additional fees which may be applicable, such as bridge toll fees, shall also be posted inside the vehicle. Rates of fare and additional fees charged to passengers must not exceed the posted rates or the rates provided to the County as part of the application for a Taxicab Vehicle Permit or Certificate of Exemption.

(d) Taximeters. All taxicabs must have an operating taximeter which has been properly calibrated and is in compliance with all regulations and requirements of the County Agricultural Commissioner, Weights and Measures Division, pursuant to Chapter 30 of the County Code, including but not limited to its testing requirements. The Taximeter must be operating properly at all times of service and may not be tampered with in any fashion. The taximeter must clearly display the fare as it is being calculated. The taximeter must be calibrated so as not to exceed the maximum allowable rates of fare.

(e) Receipts. All taxicab drivers shall have passenger receipts in all of their taxicabs that are imprinted with the name, address, telephone number of the taxicab owner or business. The receipt shall provide space for the taxicab driver's name, date and time of service, and the fare charged. Each customer shall be offered a receipt following payment.

(f) Taxicab Safety, Comfort and Cleanliness. All taxicabs must be maintained in a safe operating condition. All taxicabs must have an operable seat belt for each passenger and the driver. Taxicab seats must not be torn or soiled, and must not have broken or missing springs or cushions. The doors, windows, hoods and trunks of all taxicabs must open and close securely. Gasoline, diesel or smoke odors must not be noticeable from the interior of any taxicab. The interiors of all taxicabs must be clean and clear of debris before a driver may accept passengers for transport.

(g) No Smoking in Taxicabs. No smoking shall be permitted in taxicabs at any time, either by the taxicab drivers or their passengers.

Sec. 18 - 70 Enforcement

(a) Arrest and Impound Authority. Sheriff Deputies are authorized to arrest or cite any person for operating a taxicab not in compliance with this Article. If the violation occurred at or within 100 feet of a public airport, Sheriff Deputies may serve as traffic inspectors pursuant to Government Code section 53075.61, may impound and retain possession of any taxicab as allowed by that statute, and comply with other terms and conditions of that statute.

(b) Violation is a Misdemeanor. Any violation of the provisions of this Article is a misdemeanor subject to a fine and/or imprisonment pursuant to Section 1-7 of this Code. In addition, if convicted of a misdemeanor, the offender shall also be assessed an amount sufficient to cover the

reasonable expense of investigation incurred by the Sheriff's Office, plus interest at the rate of 10% per annum.

(c) Continuing Violations. A continuing violation of any provision of this Article is a public nuisance which may be abated pursuant to the provisions of Section 1-7, subdivision (b), of this Code. In addition, the County may also pursue a civil action to obtain an injunction against persons operating taxicabs in violation of this Article.

(d) Citizen Complaints and Investigations. Upon receipt of a citizen's complaint containing sufficient information to warrant conducting an investigation for alleged violations of this Article, the Sheriff's Office shall investigate any business that advertises or operates a taxicab, and may take reasonable and appropriate actions to address any issues discovered during the investigation. When conducting an investigation under this Article, the Sheriff's Office shall also comply with the requirements of Government Code section 53075.7. Conducting an investigation is warranted if the citizen's complaint contains the following information:

(i) The complainant's name, address, and telephone number;

(ii) Identification of the taxicab business and/or driver, and the date and time of transportation at issue; and

(iii) Specific information demonstrating a possible violation of this Article or other applicable law that prospectively implicates the health, safety, or welfare of taxicab passengers.

(e) Cumulative Remedies. The remedies and enforcement mechanisms set forth in this Article are cumulative, and are in addition to other rights and remedies provided by applicable law.



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 26

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

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

To: Board of Supervisors of Sonoma County

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): General Services, Auditor-Controller/Treasurer-Tax Collector, Sonoma County Water Agency, and Sonoma County Public Financing Authority

Staff Name and Phone Number:

Sheila Berger, 565-6482

Supervisory District(s):

Countywide – All Districts

Title: Sonoma County Energy Independence Program Update

Recommended Actions:

1. Acting as the Board of Directors of the Sonoma County Public Finance Authority: Adopt resolutions and approve agreements authorizing continued issuance and sale of revenue bonds, and loan of funds to the County, to fund the Sonoma County Energy Independence Program; and
2. Acting as the County Board of Supervisors: Adopt resolutions authorizing the Treasurer to invest in bonds issued by the Public Finance Authority, and authorizing execution of various related agreements, including a bond purchase agreement and a loan agreement; and receive an update on the program activity of the Sonoma County Energy Independence Program (S.C.E.I.P.) and the Federal Housing Finance Agency (F.H.F.A.) litigation proceedings; and
3. Acting as the Directors of the Sonoma County Water Agency: Adopt resolutions withdrawing funds from the County Treasury Pool, and authorizing the withdrawn funds to be invested in Sonoma County Energy Independence Program bonds as a long-term Water Agency investment.

Executive Summary:

Purpose

On March 25, 2009, the Board of Supervisors established the Sonoma County Energy Independence Program (“Program”). Since the Program’s inception, staff has provided the Board with quarterly Program reports. In September 2011, the quarterly updates were changed to semi-annual updates jointly with the required semi-annual bond issuance.

The purpose of this Program update is to provide the following information and take actions:

- A. Sonoma County Energy Independence Program activity update
- B. Federal Housing Finance Agency litigation status update
- C. Request bond authorization

The first two items are provided as Attachment A. This attachment comprehensively details Program participation volume, new initiatives, shared services activities and Federal Housing Finance Agency litigation activities since the last Board update on September 25, 2012.

Bond Authorization

In September 2012, the Board authorized bonds to be issued by the Public Financing Authority, and purchased (invested) by the Treasury on behalf of the Treasury Pool (\$45 million) or the Sonoma County Water Agency (\$15 million). This authorization expires on March 31, 2013. The \$60 million limit reflects the total commitment of funding from the Treasury and the Water Agency to invest in these assessment bonds.

Since the bonds carry a final maturity in excess of 5 years, Government Code section 53601 requires that your Board approve and authorize the Treasurer to make these dedicated investments.

Staff is requesting approval of the resolution authorizing the Public Financing Authority to issue, on a monthly basis, new bonds for the months of April 2013 through September 2013, and approval of a resolution authorizing the Treasurer to invest in the new bonds on behalf of the Treasury Pool or the Water Agency. Board approval of this resolution is required to allow Sonoma County Energy Independence Program to continue to finance energy and water improvements for Sonoma County property owners. The resolution allows the flexibility to issue specific 10 and 20 year non-residential contracts as separate bonds. This is important in that it provides flexibility to the County when and if it desires to sell the bonds on the open market as some investors may only be interested in bonds linked to commercial projects. Concurrent to continuing to finance projects directly, Program staff continues to look for opportunities to engage outside financing partners as a means to facilitate program sustainability and expansion.

Prior Board Actions:

This is the regular semi-annual update. Most recent actions include:

9/25/12 – Semi-annual update and Sonoma County Energy Independence Program bond authorization and investment

3/27/12 – Semi-annual update and Sonoma County Energy Independence Program bond authorization and investment

9/20/11 - Semi-annual update and Sonoma County Energy Independence Program bond authorization and investment

Strategic Plan Alignment: Goal 2: Economic and Environmental Stewardship

The Sonoma County Energy Independence Program provides information, resources and financing to people for energy efficiency, water conservation, and renewable energy generation improvements to their properties that result in reduced energy use, reduced greenhouse gas emissions, increased utility bill savings, increased employment for building contractors and suppliers, and help the County, its incorporated cities and towns, and the State meet their aggressive climate plan goals.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):
 N/A – This action does not have fiscal impacts; it is necessary to continue to operate the Sonoma County Energy Independence Program

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

Narrative Explanation of Staffing Impacts (If Required):
 N/A

- Attachments:**
- A. Sonoma County Energy Independence Program Update (attA)
 - B. Resolution authorizing the Public Financing Authority to issue and sell Sonoma County Energy Independence Program contractual assessment revenue bonds (reso#1)
 - C. County Resolution Authorizing the Treasury to Invest in Sonoma County Energy Independence Program contractual assessment revenue bonds (reso#2)
 - D. County Resolution consenting to Water Agency investment in Sonoma County Energy Independence Program contractual assessment revenue bonds (reso#3)
 - E. Water Agency Resolution Authorizing the Treasury to Invest in Sonoma County Energy Independence Program contractual assessment revenue bonds (reso#4)
 - F. Bond Purchase Agreement between the Treasury and Public Financing Authority to purchase Sonoma County Energy Independence Program contractual assessment revenue bonds (agreement#1-SAMPLE as to form)
 - G. County Resolution Approving Loan Agreements (reso#5)
 - H. Loan Agreement between the County and the Public Financing Authority (agreement#2-SAMPLE as to form)

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

Resolution No. 13- _____

**Sonoma County Public Financing
Authority
Santa Rosa, CA 95403**

Date: __/__/2013

**Resolution Of The Governing Board Of The Sonoma County Public Financing Authority,
Providing For The Issuance And Sale Of Contractual Assessment Revenue Bonds,
Approving As To Form And Authorizing The Execution And Delivery Of Loan
Agreements And Bond Purchase Agreements In Connection Therewith, And Authorizing
Certain Other Matters Relating Thereto**

I, [_____] , Secretary of the Governing Board of the Sonoma County Public Financing Authority, State of California, hereby certify that the following resolution was duly and regularly adopted by the Governing Board of the Sonoma County Public Financing Authority at an official meeting thereof on the ____ day of _____, 2013, by the following vote and that a copy of the resolution has been delivered to the Chair of the Governing Board.

AYES:

NOES:

ABSENT:

ABSTAIN:

[_____]
Secretary of the Governing Board of the
Sonoma County Public Financing Authority, State of California

Secretary

Clerk of the Board

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RECITALS:

A. The Board of Supervisors (“County Board”) of the County of Sonoma, California (the “County”) by its Resolution No. 09-0184 (the “Resolution of Intention”) declared its intention to establish the Sonoma County Energy Independence Program (the “SCEIP”) to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the “Improvements”), on or in properties in the County through contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, commencing with Section 5898.10, (“Chapter 29”) and ordered the preparation and filing of a report (the “Report”) with the County Board and provided that bonds may be issued under the Resolution of Intention pursuant to the provisions of Chapter 29 or, in cooperation with the Sonoma County Public Financing Authority (the “Authority”), pursuant to the provisions of Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the “JPA Act”), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, as it may be amended from time to time.

B. Following notice duly given in accordance with law, the County Board held a public hearing regarding the SCEIP as described in the Report.

C. Following the public hearing, pursuant to its Resolution No. 09-0271, the County Board established the SCEIP and confirmed contractual assessments to be levied against properties in the County within the parameters of the Report.

D. Pursuant to the SCEIP, the County may enter into contractual assessment agreements (each, an “Assessment Contract”) with property owners whereby the County will extend financing to such property owners for the construction and/or installation of Improvements on or in the owners’ properties.

E. Pursuant to the Assessment Contracts, the property owners who are parties to such agreements will agree to repay the amounts disbursed to the owners under the Assessment Contracts, plus Capitalized Interest (defined herein), if applicable, through the levy of assessments by the County against the property owners’ properties pursuant to Section 5898.30 of Chapter 29 (each, an “Assessment”).

F. The Governing Board of the Authority (the “Authority Board”) pursuant to its Resolution 09-0359 (the “Initial Resolution of Issuance”) previously issued contractual assessment revenue bonds under and pursuant to the JPA Act for the purpose of providing funds to make separate loans (a separate loan with respect to each series of bonds) (the “Loans”) to the County to make disbursements pursuant to the Assessment Contracts to property owners for the cost of Improvements.

G. The Initial Resolution of Issuance anticipated that the need may arise in the future, for the purpose of providing financing for the SCEIP, for the Authority Board to adopt additional resolutions providing for the issuance and sale of additional series of contractual

assessment revenue bonds (each, an “Additional Series of Bonds”) under and pursuant to the JPA Act and approving as to form and authorizing the execution and delivery of loan agreements and bond purchase agreements in connection therewith (each, an “Additional Resolution of Issuance”).

H. Upon expiration of the authority to issue bonds pursuant to the Initial Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 09-0689 (the “Second Resolution of Issuance”), upon expiration of the authority to issue bonds pursuant to the Second Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 09-1024 (the “Third Resolution of Issuance”), upon expiration of the authority to issue bonds pursuant to the Third Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 10-0324 (the “Fourth Resolution of Issuance”), upon expiration of the authority to issue bonds pursuant to the Fourth Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 10-0612 (the “Fifth Resolution of Issuance”), upon expiration of the authority to issue bonds pursuant to the Fifth Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 11-0135 (the “Sixth Resolution of Issuance”), upon expiration of the authority to issue bonds pursuant to the Sixth Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 11-0506 (the “Seventh Resolution of Issuance”), upon expiration of the authority to issue bonds pursuant to the Seventh Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 12-0144 (the “Eighth Resolution of Issuance”) and upon expiration of the authority to issue bonds pursuant to the Eight Resolution of Issuance, the Authority Board adopted an Additional Resolution of Issuance, Resolution No. 12-0466 (the “Ninth Resolution of Issuance”) pursuant to which Resolutions of Issuance the Authority Board issued Additional Series of Bonds under and pursuant to the JPA Act for the purpose of providing funds to make separate Loans to the County to make disbursements pursuant to the Assessment Contracts to property owners for the cost of Improvements.

J. The authority to issue bonds pursuant to the Ninth Resolution of Issuance expires on March 31, 2013 and upon such expiration the Authority Board desires to issue several Additional Series of Bonds (as determined in accordance with Sections 2.3 and 11.1 of this Resolution) (the “Bonds”), pursuant to and secured by this Resolution in the manner provided herein.

K. The issuance of the Bonds to provide funding for and in accordance with the SCEIP will provide significant public benefits to the citizens of the County in the form of more efficient delivery of the SCEIP to residential and commercial development within the County.

L. As required by Section 9 of the Initial Resolution of Issuance, this Additional Resolution of Issuance and related agreements are substantially in the form of the Initial Resolution of Issuance and the agreements approved thereby.

M. In order to effectuate the sale of the Bonds, the Authority Board desires to approve the form of, and authorize the execution and delivery of, one or more loan agreements (each, a “Loan Agreement” and collectively, the “Loan Agreements”) and one or more bond

purchase agreements (each individually, and collectively, as the context may require, the “Purchase Agreement”), the forms of which are on file with the Secretary of the Authority.

NOW THEREFORE, THE GOVERNING BOARD OF THE SONOMA COUNTY PUBLIC FINANCING AUTHORITY, CALIFORNIA HEREBY FINDS, DETERMINES, RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. DEFINITIONS; RULES OF CONSTRUCTION; AUTHORIZATION AND PURPOSE OF BONDS; EQUAL SECURITY.

Section 1.1. Definitions. Unless the context otherwise requires, the following terms shall, for all purposes of this Resolution and of any Supplemental Resolution and of the Bonds, and of any certificate, opinion or other document herein mentioned, have the following meanings:

“Alternate Purchaser” means an original purchaser of a Series of Bonds, which is authorized as an original purchaser by an Alternate Purchaser Resolution of the Authority, and which is not the Treasurer of the County of Sonoma, for and on behalf of the County Pool, or, for and on behalf of the Sonoma County Water Agency.

“Alternate Purchaser Resolution” means a resolution of the Authority authorizing an Alternate Purchaser to purchase a Series of Bonds, specifying the original aggregate principal amount of such Series of Bonds and approving the form of the Purchase Agreement for such Series of Bonds.

“Assessment Contracts” means, as to each Loan, the agreements by and between the County and property owners identified on the “Assessment Contract Schedule” attached as “Exhibit A” to the governing Loan Agreement, whereby the County agrees to provide financing to such property owners for the installation and/or construction of Improvements to the owners’ properties.

“Assessment Installments” means, as to each Loan, the installments of principal, interest and premium, if any, to be paid on the unpaid Assessments by the owners of real property as provided by the applicable Assessment Contracts. The term “Assessment Installments” does not include the “Annual Administrative Assessment” paid by property owners pursuant to the Assessment Contracts.

“Assessment Revenues” means, as to each Loan, the revenues received by the County in each Fiscal Year from the collection of the annual Assessment Installments, including any interest and penalties thereon and the proceeds of the exercise of any of the remedies for delinquent payments available under the applicable Loan Agreement or under Chapter 29; except to the extent and so long as the Assessments are included in the County’s Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (Teeter Plan), pursuant to Sections 4701 through 4717 of the California Revenue and Taxation Code, “Assessment Revenues” shall include only amounts attributable to the principal of Assessments and the interest thereon received by the County in each Fiscal Year from the collection of the annual Assessment Installments, and shall not include any penalties on Assessments, nor any statutory interest accruing on Assessments upon delinquency, nor the proceeds of the exercise of any of

the remedies for delinquent payments available under the applicable Loan Agreement or under Chapter 29.

“Assessments” means, as to each Loan, the unpaid assessments levied by the County pursuant to Chapter 29 under the proceedings taken pursuant to the Resolution of Intention, constituting a first lien and charge upon real properties in the County as provided by the applicable Assessment Contracts.

“Available Term” means the available repayment terms of 5 years, 10 years, or 20 years with respect to Assessment Contracts securing any Loan, or any of them (as the context may require).

“Authority” means the Sonoma County Public Financing Authority, California.

“Authority Board” means the Governing Board of the Authority.

“Authority Treasurer” means the Treasurer of the Authority.

“Authorized Investment” means any obligation in which the Authority may lawfully invest its funds.

“Authorized Principal Amount” means an aggregate principal amount not to exceed \$60,000,000, less an amount equal to the original aggregate principal amount of any bonds issued pursuant to the Initial Resolution of Issuance, the Second Resolution of Issuance, the Third Resolution of Issuance, the Fourth Resolution of Issuance, the Fifth Resolution of Issuance, the Sixth Resolution of Issuance, and the Seventh Resolution of Issuance, which have not been refunded.

“Authorized Representative of the Authority” means any Member of the Authority Board, provided such Member of the Authority Board is authorized to act on behalf of the Authority under the Authority’s joint exercise of powers agreement, and the Authority Treasurer, and any other person designated by such officers and authorized to act on behalf of the Authority pursuant to this Resolution or any Supplemental Resolution.

“Bond Date” means the dated date of the Bonds, which shall be the Closing Date.

“Bonds” means the contractual assessment revenue bonds authorized by and at any time Outstanding pursuant to the provisions of this Resolution and as designated pursuant to Section 2.3 hereof.

“Business Day” means any day other than (i) a Saturday or a Sunday, (ii) a day on which banking institutions in the State or the Federal Reserve System are authorized or obligated by law or executive order to be closed, or (iii) a day on which the County offices are closed.

“Capitalized Interest” means funded interest on the Bonds through September 1, 2013.

“Chapter 29” means Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, commencing with Section 5898.10.

“Closing Date” means the date of delivery of the Bonds to or upon the order of the Purchaser.

“County” means the County of Sonoma, California.

“County Board” means the Board of Supervisors of the County.

“County Pool” means the Sonoma County Treasury Pooled Investment Fund.

“Debt Service Fund” means the Bonds Debt Service Fund created and established pursuant to Section 4.2 hereof.

“Energy Independence Fund” means the fund by that name created and established pursuant to Resolution No. 09-0358 of the County Board, adopted on April 21, 2009.

“Escrow Fund” means the fund by that name created and established pursuant to Section 4.8 hereof.

“Event of Default” means any of the events described in Section 10.1 of this Resolution of Issuance.

“Federal Securities” means those securities described in Sections 1360 and 1360.1 of the California Financial Code and includes United States Treasury notes, bonds, bills or certificates of indebtedness, or obligations for which the faith and credit of the United States are pledged for the payment of principal and interest, including the guaranteed portions of small business administration loans so long as the loans are obligations for which the faith and credit of the United States are pledged for the payment of principal and interest.

“Fiscal Agent” means (i) the Authority Treasurer or (ii) any bank, trust company, national banking association or other financial institution appointed as fiscal agent for the Bonds in the manner provided in this Resolution. Pursuant to Section 6.1 of this Resolution, the initial Fiscal Agent shall be the Authority Treasurer.

“Fiscal Year” means any twelve-month period extending from July 1st in one calendar year to June 30th of the succeeding calendar year, both dates inclusive, or any other twelve-month period selected and designated by the Authority as its official fiscal year period.

“Improvements” means the qualifying distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements, acquired and constructed or installed on or in properties in the County pursuant to the Assessment Contracts.

“Independent Public Accountant” means any certified public accountant or firm of certified public accountants appointed and paid by the Authority, the County, or the County Pool who, or each of whom (i) is in fact independent and not under domination of the Authority,

the County, or the County Pool; (ii) does not have any substantial interest, direct or indirect, in the Authority, the County, or the County Pool; and (iii) is not connected with the Authority, the County, or the County Pool as an officer or employee of the Authority, the County, or the County Pool but who may be regularly retained to make annual or other audits of the books of, or reports to, the Authority, the County, or the County Pool.

“Interest Payment Date” means, with respect to any Bond, March 2 and September 2 in each year, beginning on September 2, 2013, and continuing thereafter so long as any Bonds of that Series remain Outstanding; provided, however, that, if any such day is not a Business Day, interest up to the Interest Payment Date will be paid on the Business Day next succeeding such date.

“Interest Rate Period” means, with respect to any Bond, a two-year period commencing on September 2 and ending on the second September 1 following such September 2, except that (i) the first Interest Rate Period shall begin on the Bond Date and end on the last subsequently occurring September 1 which is not more than 23 months after the Bond Date, and (ii) the last Interest Rate Period may be a period of duration of two years or less so that such Interest Rate Period terminates on the Maturity Date or Redemption Date of such Bond.

“JPA Act” means Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended, including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act.

“Loan” means, collectively, or if the context requires, the applicable Loan made pursuant to the respective Loan Agreement.

“Loan Agreement” means, collectively or, if the context requires, the applicable Loan Agreement, by and between the Authority and the County, each dated as of Closing Date of the related Series of Bonds as set forth in the applicable Purchase Agreement.

“Loan Fund” means the fund by that name established and held by the Fiscal Agent pursuant to Section 4.1 of this Resolution.

“Maturity Date” means the date specified in any Bond on which the principal of such Bond becomes due and payable.

“Non-Refunding Bonds” means any or all (as the context may require) Series of Bonds that do not refund a Series of Bonds issued on an earlier Bond Date.

“Outstanding”, when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 12.6) all Bonds theretofore executed, issued and delivered by the Authority under this Resolution except (i) Bonds theretofore cancelled by the Authority Treasurer or surrendered to the Authority Treasurer for cancellation, (ii) Bonds paid and discharged pursuant to the terms of Section 7, and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been executed, issued and delivered pursuant to this Resolution.

“Owner” when used with respect to any Bond, means the person in whose name the ownership of such Bond is registered on the Registration Books maintained by the Fiscal Agent.

“Principal Payment Date” means, with respect to any Series of Bonds, the applicable September 2 Maturity Date.

“Prior Bonds” means any or all (as the context may require) Series of Bonds that are being refunded by a Series of Bonds issued on a later Bond Date.

“Prior Loan” means, with respect to any Series of Prior Bonds, the Loan made pursuant to the Prior Loan Agreement.

“Prior Loan Agreement” means, with respect to any Series of Prior Bonds, the Loan Agreement related to such Series of Prior Bonds.

“Program Expense Fund” means the fund by that name established in the Energy Independence Fund pursuant to Resolution No. 09-0358 of the County Board, adopted on April 21, 2009.

“Purchase Agreement” means collectively or, if the context requires, the applicable Bond Purchase Agreement authorized pursuant to Section 12.7(d) of this Resolution.

“Purchaser” means (i) the Treasurer of the County of Sonoma, for and on behalf of the County Pool, or, for and on behalf of the Sonoma County Water Agency or (ii) an Alternate Purchaser.

“Refunding Bonds” means any or all (as the context may require) Series of Bonds that refund a Series of Bonds issued on an earlier Bond Date.

“Record Date” means, with respect to any Interest Payment Date, the fifteenth day of the calendar month immediately preceding the applicable Interest Payment Date, whether or not such day is a Business Day.

“Redemption Date” means, with respect to any Bonds, the date on which such Bonds have been called to be redeemed pursuant to Section 3.1 or 3.2 of this Resolution prior to their Maturity Date.

“Redemption Notice” has the meaning provided in Section 3.4 hereof.

“Registration Books” means the records maintained by the Fiscal Agent pursuant to Section 2.10 hereof for the registration and transfer of ownership of the Bonds.

“Resolution” means this Resolution and includes subsequent amendments hereof and any Supplemental Resolution.

“Resolution of Intention” means Resolution No. 09-0184 of the County Board, adopted on March 3, 2009.

“Revenues” means as to each Series of Bonds, (a) all amounts paid by the County to the Authority or the Fiscal Agent pursuant to the applicable Loan Agreement other than administrative fees and expenses and indemnity against claims payable to the Authority and the Fiscal Agent, (b) all moneys deposited and held from time to time by the Fiscal Agent in the corresponding account of the Debt Service Fund established hereunder with respect to the Bonds, and (c) investment income with respect to any moneys held by the Fiscal Agent in the corresponding account of the Debt Service Fund established hereunder with respect to the Bonds.

“SCEIP” means the Sonoma County Energy Independence Program, established pursuant to Resolution No. 09-0271 of the County Board, adopted on March 25, 2009 under Chapter 29, as modified from time to time.

“Series” means each series of Bonds issued and designated pursuant to and in accordance with Section 2.3 and Section 12.7(d) hereof.

“State” means the State of California.

“Supplemental Resolution” means any resolution adopted by the Authority Board amendatory of or supplemental to this Resolution.

Section 1.2. Rules of Construction. All references in this Resolution to “Sections,” and other subdivisions, unless indicated otherwise, are to the corresponding Sections or subdivisions of this Resolution; and the words “herein,” “hereof,” “hereunder,” and other words of similar import refer to this Resolution as a whole and not to any particular Section or subdivision hereof.

Section 1.3. Authorization and Purpose of Bonds. The Authority Board has reviewed all proceedings heretofore taken relative to the authorization of the Bonds and has found, as a result of such review, and hereby finds and determines that all things, conditions and acts required by law to exist, happen and be performed precedent to and in the issuance of the Bonds do exist, have happened and have been performed in due time, form and manner as required by law, and the Authority is now authorized, pursuant to each and every requirement of law, to issue the Bonds in the manner and form as in this Resolution provided. The Authority Board hereby authorizes the issuance of the Bonds pursuant to the JPA Act and this Resolution for the purpose of providing funds (i) to make the Loans to the County to make disbursements pursuant to the Assessment Contracts to or on behalf of property owners for the cost of Improvements and to make repayments to a revolving fund from which the County disbursed funds to property owners pursuant to Assessment Contracts, and (ii) to fund Capitalized Interest.

Section 1.4. Equal Security. In consideration of the acceptance of the Bonds by the Owners thereof, this Resolution shall be deemed to be and shall constitute a contract between the Authority and the Owners of the Bonds; and the covenants and agreements herein set forth to be performed on behalf of the Authority shall be for the equal and proportionate benefit, security and protection of all Owners of the Bonds without preference, priority or distinction as to security or otherwise of any of the Bonds over any of the others by reason of the number or date thereof or the time of sale, execution or delivery thereof, or otherwise for any cause whatsoever, except as expressly provided therein or herein.

SECTION 2. THE BONDS.

Section 2.1. Equality of Bonds, Pledge.

(a) As to each Series of Bonds issued hereunder, the Authority hereby pledges, in trust for the protection and security of the Owners, all of its right, title and interest in the Revenues for the payment of principal of, premium (if any), and interest on such Series. Pursuant to the JPA Act and this Resolution, all Bonds of a Series shall be and are equally secured by a pledge of and lien upon the Revenues.

(b) The Bonds and interest thereon are not payable from the general funds of the Authority or the County. Neither the credit of the County or the Authority nor the taxing power of the County is pledged for the payment of the Bonds or the interest thereon, and no Owner of the Bonds may compel the exercise of any taxing power by the County or force the forfeiture of any of its property. The principal of, and premium (if any) and interest on the Bonds are not a debt of the County nor a legal or equitable pledge, charge, lien or encumbrance upon any of the property of the Authority or the County, or upon any of their income, receipts or revenues, other than the Revenues.

Section 2.2. Collection of Assessments. The Assessment Installments shall be payable as provided in the Assessment Contracts and shall be payable in the same manner and at the same time and in the same installments as general taxes on real property are payable, and become delinquent at the same times and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do general taxes on real property. Nothing in this Resolution or in any Supplemental Resolution shall preclude the redemption prior to maturity of any Bonds or the payment of the Bonds from proceeds of refunding bonds issued under any law of the State.

Section 2.3. Issuance of Bonds. (a) The issuance of the Bonds is hereby authorized as provided in this Resolution in accordance with the provisions of the Resolution of Intention and the JPA Act and the proceedings conducted thereunder. The aggregate initial principal amount of such Bonds shall not exceed the sum of: (i) the Authorized Principal Amount for any Bonds originally purchased by a Purchaser other than an Alternate Purchaser and (ii) the maximum aggregate initial principal amount specified in the applicable Alternate Purchaser Resolution for any Bonds purchased by an Alternate Purchaser.

(b) The Bonds may be issued in Series, with the exact principal amount of each Series of Bonds to be determined by the Authority Treasurer in accordance with Section 12.7(d) of this Resolution.

(c) Each Series of Bonds shall bear a series designation comprised of the calendar year of issuance, a letter designated alphabetically by date of issuance within a calendar year, a number correlating to the repayment period of the Assessment Contracts identified in the Loan Agreement relating to such Series and the parenthetical phrase "Non-Residential" for any Series relating solely to Assessment Contracts for properties that are not used for single-family residential purposes (E.g., if Series of Bonds relating to 5-year, 10-year, and 20-year Assessment Contracts are issued on January 1, 2012 and they are the first Series of Bonds issued in calendar

year 2012, the Series of Bonds relating to Assessment Contracts with a 5-year repayment period shall be designated as the “Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds, Series 2012A-5 (Taxable)”, and the Series of Bonds relating to Assessment Contracts with 10-year and 20-year repayment periods issued on the same date, with a mix of properties used for and not used for single-family residential purposes would bear the respective Series designations of “Series 2012A-10,” “Series 2012A-10 (Non-Residential),” “Series 2012A-20,” and “Series 2012A-20 (Non-Residential)”. If the next 5-year, 10-year and 20-year Series of Bonds are issued on February 1, 2012, they would bear the respective Series designations of “Series 2012B-5”, “Series 2012B-10”, and “Series 2012B-20”). In the event that on any date of issuance, there is more than one Series of Bonds with the same repayment period, with at least one such Series of Bonds to be purchased to be purchased by the Treasurer of Sonoma County for and on behalf of the Sonoma County Water Agency or an Alternate Purchaser, then the designation of such Series of Bonds to be purchased by the Treasurer of Sonoma County for and on behalf of the County Pool shall include “P-” before the calendar year, the designation of such Series of Bonds to be purchased by the Treasurer of Sonoma County for and on behalf of the Sonoma County Water Agency shall include “W-” before the calendar year, and the designation of such Series of Bonds to be purchased by an Alternate Purchaser shall include “A-” before the calendar year.)

(d) If the Bonds are Refunding Bonds, their designation additionally shall indicate they are Refunding Bonds.

(e) The Bonds shall be issued only in fully registered form without coupons in the denomination of \$5,000 or any integral multiple thereof, or in such other denomination or denominations as determined by the Authority Treasurer. The Bonds, the form of Fiscal Agent’s certificate of authentication, and the form of assignment to appear thereon, shall be substantially in the form set forth in Exhibit A attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Resolution. The Bonds shall be dated the applicable Closing Date determined in accordance with the respective Purchase Agreement, and shall mature and be payable on September 2 in the years and in the principal amounts specified in such Purchase Agreement. The interest rate for each Series of Bonds shall be:

(i) calculated on the basis of a 360-day year of twelve 30-day months;

(ii) (A) for the first Interest Rate Period with respect to such Bonds, at an initial rate of three percent (3%); and (B) for any succeeding Interest Rate Period, at a rate equal to one-half of one percent (0.50%) plus the net interest rate earned by the County Pool as of the most recent quarter ending immediately prior to commencement of such Interest Rate Period; or equal to such other interest rate as determined by the Authority, the County, and the Purchaser(s) of the applicable Series of Bonds prior to the commencement of the applicable Interest Rate Periods; and

(iii) in any event shall not exceed 12% per annum.

Section 2.4. Application of Proceeds of Sale of Bonds and Funds Received from the County. Upon the delivery of the Bonds to the purchasers thereof, the Fiscal Agent, on

behalf of the Authority, shall receive the proceeds from the sale of the Bonds and shall deposit such proceeds as follows: (a) deposit in the applicable account of the Escrow Fund such amount (if any) as provided in Section 4.8, for the purpose of refunding and defeasing Prior Bonds in accordance therewith, (b) deposit in the applicable account of the Debt Service Fund an amount representing Capitalized Interest, as provided in Section 4.2, to be used to pay interest on the Bonds through September 1, 2013, (c) deposit in the Loan Fund (or the applicable account of the Loan Fund, if accounts therein have been created pursuant to Section 4.1) the amount specified in writing by the County for the purpose of making the Loans. The Fiscal Agent shall transfer the balance of the proceeds of the Bonds to the County for deposit in the Program Expense Fund.

Section 2.5. Medium and Payment. Principal of, and premium (if any) and interest on the Bonds shall be payable in lawful money of the United States of America. The principal of each Series of Bonds shall be payable on the respective Maturity Date set forth in the applicable Bonds and in conformance with the applicable Purchase Agreement. Interest with respect to each Bond shall accrue from the respective Bond Date. Interest on any Bond shall be payable from the Interest Payment Date next preceding the date of authentication of that Bond, unless one of the following applies: (i) if such date of authentication is an Interest Payment Date, then interest shall be payable from such date of authentication, (ii) except where clause (iii) is applicable, if the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, then interest shall be payable from such Interest Payment Date, or (iii) if the date of authentication is prior to the close of business on the first Record Date or if the Bond Date occurs after the 15th day of the calendar month immediately before the first Interest Payment Date, then interest shall be payable from the Bond Date. Notwithstanding the foregoing, if at the time of authentication of such Bond, interest is in default, interest on that Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment.

Principal of and interest on any Bond shall be paid by check of the Fiscal Agent mailed on or before the Interest Payment Date by first class mail, postage prepaid, to the person whose name appears in the Registration Books as the Owner of such Bond as of the close of business on the Record Date, to the address that appears on the Registration Books (or in such other manner as determined by a Purchaser if such Purchaser is the sole Owner as to a Series of Bonds), provided that the payment of principal of the Bonds on the final Maturity Date and the payment of the principal of the Bonds and any premium due upon the redemption thereof shall be payable upon presentation and surrender thereof at maturity or earlier redemption at the office of the Fiscal Agent. In addition, (i) upon a request in writing received by the Fiscal Agent on or before the applicable Record Date from an Owner of \$1,000,000 or more in principal amount of the Bonds, or (ii) so long as the Purchaser is the sole Owner of any Series of Bonds and the Purchaser requests the Authority for payment by wire transfer, payment shall be made on the Interest Payment Date by wire transfer in immediately available funds to an account designated by such Owner. Further, so long as the Purchaser is the sole Owner of any Series of Bonds, payment may be made on the Interest Payment Date by any other method acceptable to the Owner.

Each Bond shall bear interest until its principal sum has been paid; provided, however, that if at the Maturity Date of any Bond, or if at the Redemption Date of any Bond which has been duly called for redemption as herein provided, funds are available for the

payment or redemption thereof in full accordance with the terms of this Resolution, the Bond shall then cease to bear interest.

Section 2.6. Form of Bonds and Certificate of Authentication and Registration.

The Bonds shall be sold to the Purchaser and shall be initially issued in the form of a fully registered bond or bonds registered in the name of the Purchaser. The form of the Bond, the form of the certificate of authentication and the form of registration thereon shall be substantially in the form attached hereto as Exhibit A and incorporated herein by this reference. The Bonds may be printed, lithographed or typewritten and may contain such reference to any of the provisions of this Resolution as may be appropriate.

Section 2.7. Execution and Authentication. The Bonds shall be executed by the manual or facsimile signature of the Chair of the Authority, or the Vice Chair of the Authority in the Chair's absence, and attested by the manual or facsimile signature of the Secretary of the Authority. In case any one or more of the officers who shall have signed any of the Bonds shall cease to be such officer before the Bonds so signed have been authenticated and delivered by the Authority Treasurer (including new Bonds delivered pursuant to the provisions hereof with reference to the transfer and exchange of Bonds or to lost, stolen, destroyed or mutilated Bonds), such Bonds may, nevertheless, be authenticated and delivered as herein provided, and may be issued as if the persons who signed such Bonds had not ceased to hold such offices.

The Bonds shall bear thereon a certificate of authentication and registration, in the form set forth in Exhibit A hereto, executed by the manual signature of the Authority Treasurer or the Assistant Treasurer of the Authority. Only such Bonds as shall bear thereon such certificate of authentication and registration shall be entitled to any right or benefit under this Resolution, and no Bond shall be valid or obligatory for any purpose until such certificate of authentication and registration shall have been duly executed by the Authority Treasurer.

Section 2.8. Registration of Exchange or Transfer. The registration of any Bond may, in accordance with its terms, be transferred upon the Registration Books by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond for cancellation at the office of the Fiscal Agent, accompanied by delivery of a written instrument of transfer in a form acceptable to the Fiscal Agent and duly executed by the Owner or his or her duly authorized attorney. Bonds may be exchanged at the office of the Fiscal Agent for a like aggregate principal amount of Bonds of authorized denominations. The Authority and the Fiscal Agent will not charge for any new Bond issued upon any exchange, but may require the Owner requesting such transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. Whenever any Bond or Bonds shall be surrendered for registration of transfer or exchange, the Fiscal Agent shall authenticate and deliver a new Bond or Bonds; provided that the Fiscal Agent shall not be required to register transfers or make exchanges of (i) Bonds for a period of 15 days next preceding the date of any selection of Bonds to be redeemed, or (ii) any Bonds chosen for redemption.

Section 2.9. Mutilated, Lost, Destroyed or Stolen Bonds. If any Bond shall become mutilated, the Chair of the Authority, or Vice Chair of the Authority in the Chair's absence, at the expense of the Owner of such Bond, shall execute, and the Authority Treasurer

shall thereupon authenticate and deliver, a new Bond of like Series, tenor, maturity and aggregate principal amount in authorized denomination in exchange and substitution for the Bond so mutilated, but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent shall be cancelled and destroyed. If any Bond issued hereunder shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Fiscal Agent and, if such evidence be satisfactory to the Fiscal Agent and indemnity satisfactory to the Fiscal Agent shall be given, the Chair of the Authority, or the Vice Chair of the Authority in the Chair's absence, at the expense of the Owner, shall execute, the Authority Treasurer shall thereupon authenticate, and the Fiscal Agent shall deliver, a new Bond of like Series and tenor in lieu of and in substitution for the Bond so lost, destroyed or stolen (or if any such Bond shall have matured or shall have been called for redemption, instead of issuing a substitute Bond the Fiscal Agent may pay the same without surrender thereof upon receipt of indemnity satisfactory to the Fiscal Agent). The Fiscal Agent may require payment of a reasonable fee for each new Bond issued under this Section 2.9 and of the expenses which may be incurred by the Authority and the Fiscal Agent. Any Bond issued under the provisions of this Section 2.9 in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original contractual obligation on the part of the Authority whether or not the Bond alleged to be lost, destroyed or stolen be at any time enforceable by anyone, and shall be entitled to the benefits of this Resolution.

Section 2.10. Registration Books. The Fiscal Agent will keep or cause to be kept, at its principal office, sufficient books for the registration and transfer of the Bonds, and, upon presentation for such purpose, the Fiscal Agent shall, under such reasonable regulations as he or she may prescribe, register or transfer or cause to be registered or transferred, on the Registration Books, Bonds as herein provided.

The Authority and the Fiscal Agent may treat the Owner of any Bond whose name appears on the Registration Books as the absolute Owner of such Bond for any and all purposes, and the Authority and the Fiscal Agent shall not be affected by any notice to the contrary. The Authority and the Fiscal Agent may rely on the address of the Owner as it appears in the Registration Books for any and all purposes. It shall be the duty of each Owner to give written notice to the Authority and the Fiscal Agent of any change in such Owner's address so that the Registration Books may be revised accordingly.

Section 2.11. Validity of the Bonds. The validity of the authorization and issuance of the Bonds shall not be dependent upon the completion of the Improvements or upon the performance by any person of such person's obligation with respect to the Improvements.

Section 2.12. Refunding of Bonds. The Bonds may be refunded by the Authority at any time as permitted by and in accordance with this Resolution and applicable law including, but not limited to, the JPA Act.

Section 2.13. No Acceleration. The principal of the Bonds shall not be subject to acceleration hereunder. Nothing in this Section shall in any way prohibit the redemption of Bonds under Section 3 hereof, or the defeasance of the Bonds and discharge of all obligations of the Authority under this Resolution under Section 7 hereof.

SECTION 3. REDEMPTION OF BONDS.

Section 3.1. Mandatory Redemption. The Bonds shall be redeemed prior to maturity, in whole or in part, on any Interest Payment Date by lot within a Series from monies received from the sources, to the extent of and in the manner set forth in the fifth paragraph of Section 4.3 hereof, at a redemption price, expressed as a percentage of the principal amount of the Bonds to be redeemed, of 103 percent, together with accrued interest to the Redemption Date; provided, so long as the Purchaser is the sole Owner as to the Series of Bonds subject to redemption, the Purchaser may waive (pursuant to Section 12.8 hereof) the right to receive all or a portion of the redemption premium pursuant to this Section 3.1, upon which waiver the redemption price shall be equal to the principal amount of the Bonds to be redeemed, plus such redemption premium (if any) specified by the Purchaser, expressed as a percentage of the principal amount of the Bonds to be redeemed and not to exceed three percent (3%), together with accrued interest to the Redemption Date.

Section 3.2. Optional Redemption. (a) The Bonds may be redeemed prior to maturity, in whole or in part, on the fifteenth (15th) calendar day of any month by lot within a Series from monies on deposit and available for such purpose in the applicable account of the Debt Service Fund from sources other than those referred to in Section 3.1, at the option of the Authority, at a redemption price, expressed as a percentage of the principal amount of the Bonds to be redeemed, of 103 percent, together with accrued interest to the Redemption Date; provided, so long as the Purchaser is the sole Owner as to the Series of Bonds subject to redemption, the Purchaser may waive (pursuant to Section 12.8 hereof) the right to receive all or a portion of the redemption premium pursuant to this Section 3.2(a), upon which waiver the redemption price shall be equal to the principal amount of the Bonds to be redeemed, plus such redemption premium (if any) specified by the Purchaser, expressed as a percentage of the principal amount of the Bonds to be redeemed and not to exceed three percent (3%), together with accrued interest to the Redemption Date.

(b) Any Series of Bonds may be redeemed prior to maturity, in whole, on any date by lot within a Series, from monies on deposit and available for such purpose in an account of the Escrow Fund, in accordance with Section 4.8, from the sale and issuance of Refunding Bonds under this Resolution or additional refunding bonds designated as “Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Refunding Bonds” pursuant to a subsequent resolution of the Authority Board, at the option of the Authority, at a redemption price equal to the principal amount of the Bonds to be redeemed, without premium, together with accrued interest to the Redemption Date; provided, the Redemption Date of any Series of Bonds redeemed pursuant to this Section 3.2(b) shall be the Closing Date of the Refunding Bonds providing the proceeds to redeem such Series of Bonds.

Section 3.3. Selection of Bonds for Redemption. If less than all of the Outstanding Bonds of any Series are to be redeemed pursuant to Section 3.1 or Section 3.2(a), the Authority Treasurer shall select the Bonds of such Series to be redeemed by lot in any manner that the Authority Treasurer deems fair.

Section 3.4. Notice of Redemption. In the event that Bonds are to be redeemed as provided in this Section 3, at least 30 days or other such shorter period upon the consent of the Owners of any Bonds designated for redemption, but not more than 60 days prior to any Redemption Date, a notice of redemption (the "Redemption Notice") shall be sent by personal service, or registered or certified mail by the Fiscal Agent to the Owners of any Bonds designated for redemption and, if a single Purchaser is not the sole Owner as to a Series of Bonds subject to redemption, to such securities depositories and securities information services as shall be designated by the Authority Treasurer; provided, with respect to Bonds to be redeemed pursuant to Section 3.2(b), a Redemption Notice shall be provided on the Redemption Date, if the Redemption Notice is not waived pursuant to Section 12.8 of this Resolution. Such Redemption Notice shall specify: (i) the Bonds or designated portions thereof which are to be redeemed, (ii) the date of redemption, (iii) the redemption price, (iv) the CUSIP numbers (if any) assigned to the Bonds to be redeemed, and (v) if less than all Bonds of a Series are to be redeemed, the Bond numbers of the Bonds to be redeemed, and shall require that such Bonds be surrendered at the office of the Fiscal Agent for redemption at the redemption price. Such Redemption Notice shall further state that on the specified date there shall become due and payable upon each Bond or portion thereof being redeemed the redemption price, together with interest accrued to the Redemption Date, and that from and after such Redemption Date interest thereon shall cease to accrue and be payable.

Neither failure to receive any Redemption Notice nor any defect in such Redemption Notice so given shall affect the sufficiency of the proceedings for the redemption of such Bonds or the cessation of the accrual of interest thereon. Each check or other transfer of funds issued by the Fiscal Agent for the purpose of redeeming Bonds shall bear to the extent specified the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

Section 3.5. Partial Redemption of Bonds. Upon surrender of any Bond to be redeemed in part only, the Fiscal Agent shall authenticate and deliver to the Owner a new Bond or Bonds of authorized denominations equal in aggregate principal amount to the unredeemed portion of the Bond surrendered, with the same interest rate and the same maturity and of the same Series. Such partial redemption shall be valid upon payment of the amount required to be paid to such Owner, and the Authority shall be released and discharged thereupon from all liability to the extent of such payment.

Section 3.6. Effect of Notice and Availability of Redemption Price. Notice of redemption having been duly given, as provided in Section 3.4, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption:

(1) The Bonds, or portions thereof, designated for redemption shall, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in this Resolution, anything in this Resolution or in the Bonds to the contrary notwithstanding;

(2) Upon presentation and surrender thereof at the office of the Fiscal Agent, such Bonds shall be redeemed at the redemption price;

(3) From and after the Redemption Date, the Bonds or portions thereof so designated for redemption shall be deemed to be no longer Outstanding and such Bonds or portions thereof shall cease to accrue interest; and

(4) From and after the date fixed for redemption no Owner of any of the Bonds or portions thereof so designated for redemption shall be entitled to any of the benefits of this Resolution, or to any other rights, except with respect to payment of the redemption price and interest accrued to the Redemption Date from the amounts so made available.

SECTION 4. FUNDS AND ACCOUNTS.

Section 4.1. Disposition of Bond Proceeds; Loan Fund. There is hereby established a special fund held by the Fiscal Agent called the "Loan Fund," into which shall be deposited proceeds of sale of the Bonds pursuant to Section 2.4. The Loan Fund may be maintained, at the Fiscal Agent's discretion, or if directed by the Authority shall be maintained, in the form of one or more separate accounts within such fund which are established for the purpose of holding the proceeds of separate Series of Bonds subject to separate Loan Agreements. Moneys in the Loan Fund or in any accounts therein shall be disbursed by the Fiscal Agent to or on behalf of the County in accordance with a written request of the County provided to the Fiscal Agent pursuant to the respective Loan Agreement.

Section 4.2. Establishment of Bonds Debt Service Fund and Accounts. For administering and controlling the Revenues, the Capitalized Interest, and any related monies, there is hereby created and established the Bonds Debt Service Fund (the "Debt Service Fund"), such special fund to be maintained by the Fiscal Agent in trust. The Fiscal Agent shall establish with respect to each Series of Bonds a separate account within the Debt Service Fund designated using the name of the applicable Series of Bonds.

Section 4.3. Debt Service Fund. The Fiscal Agent hereby agrees to maintain the Debt Service Fund and accounts therein until all payments of principal of and premium (if any) and interest on the Bonds have been made and all of the Bonds have been paid or redeemed. All Revenues received by the Authority or the Fiscal Agent from the County pursuant to a Loan Agreement shall be deposited and held in the corresponding account of the Debt Service Fund relating to the Series of Bonds to which such Revenues are pledged as security.

Proceeds of the Bonds deposited into the applicable account of the Debt Service Fund pursuant to Section 2.4 shall be used on September 2, 2013 to pay interest due on the applicable Series of Bonds through September 1, 2013. Any moneys remaining in the applicable account of the Debt Service Fund on September 3, 2013 shall be transferred to the Loan Fund (or separate accounts of the Loan Fund if established).

On each Interest Payment Date and each Principal Payment Date, the Fiscal Agent shall make payments of interest and principal, respectively, due and payable with respect to each Series of Bonds then Outstanding from monies in the corresponding accounts of the Debt Service Fund. If, on any Interest Payment Date or Principal Payment Date, there are insufficient funds in an account of the Debt Service Fund to make the payments with respect to a Series of Bonds provided for in the preceding sentence, available monies shall be applied first to the

payment of interest on the applicable Bonds, and then to the payment of principal due on such Bonds and then to the payment of principal due on such Bonds or any portion thereof called for redemption pursuant to Section 3 hereof.

On each September 3, commencing September 3, 2014, all monies in any account of the Debt Service Fund in excess of the amount necessary to make the payments of principal of and interest on the applicable Series of Bonds then due or overdue and payable on such date (assuming all Owners entitled to payment on or before such date take or have taken any and all actions necessary on their part to receive amounts due them) shall, to the extent permitted by law, be applied as follows:

(a) The moneys shall be retained in such account of the Debt Service Fund; or

(b) The moneys shall be applied to the advance maturity and redemption of the Bonds of such Series pursuant to Section 3.2(a).

Amounts received from, or on behalf of, the County as prepayment of any Loan pursuant to Section 4.4 shall be deposited by the Fiscal Agent in the applicable account of the Debt Service Fund for application pursuant to Section 4.5. Such Loan prepayment amounts shall be used to pay the principal of and redemption premium (if any) on the corresponding Series of Bonds or such portion thereof which shall have been advanced pursuant to the JPA Act, Section 3.1 or 3.2, and this paragraph. The Fiscal Agent shall advance the maturity of and call Bonds for redemption pursuant to this Resolution and the JPA Act whenever and to the extent of any special prepayment of the Loans pursuant to Section 4.4, sufficient to pay the principal thereof plus the redemption premium (if any) of Bonds of the related Series. On or after each Redemption Date, or prior thereto, upon presentation and surrender thereof, the Fiscal Agent shall pay the principal of and redemption premium (if any) of each such Series of Bonds the maturity of which has been so advanced, and the interest accrued on such Bond to the earlier of the Principal Payment Date or Redemption Date, from monies in the applicable account of the Debt Service Fund.

Any amounts remaining in any account of the Debt Service Fund after payment of the Bonds of the corresponding Series and the interest thereon shall be applied in accordance with Section 4.7.

Section 4.4. Prepayment of Loans. (a) The County shall prepay any Loan to the extent any owner of assessed land prepays the Assessment of an Assessment Contract identified on the related Assessment Contract Schedule attached as "Exhibit A" to the applicable Loan Agreement.

(b) The County may prepay any Loan, in whole or in part, from any available source of funds other than those referred to in paragraph (a), including from moneys on deposit in the Loan Fund or applicable separate account and any related progress payment account established by the County pursuant to the Assessment Contracts.

Section 4.5. Application of Prepaid Loans. Upon receiving a prepayment of a Loan pursuant to Section 4.4(a) or (b), the Fiscal Agent shall deposit it in the related account of

the Debt Service Fund to be applied for payment to Owners of the corresponding Bonds redeemed in accordance with Section 3.1 or 3.2.

Section 4.6. Certain Procedures Upon Redemption. If notice of redemption is given, the Bonds so advanced shall mature and become payable on the date fixed for redemption in the notice. The Owner of any such Bond may, prior to the date of redemption, with the consent of the Fiscal Agent, surrender it and receive the principal and interest thereon to the date of payment together with the redemption premium provided for the Bond, if any. If the Bond has not been sooner surrendered on the date fixed for redemption, the Fiscal Agent shall set aside to the credit of the Owner of the Bond the amount of principal and accrued interest then due on the Bond together with the redemption premium, if any, and the Bond shall then be deemed to have matured and interest shall cease to accrue on the Bond. The amount so set aside shall upon demand and upon the surrender and cancellation of the Bond be paid to the Owner of the Bond.

Section 4.7. Debt Service Fund Surplus. If there is a surplus remaining in any account in the Debt Service Fund after payment of all Bonds of a Series corresponding to such account and the interest thereon, plus applicable redemption premium (if any), that surplus shall be released from the pledge and lien hereunder and transferred to the County to be used for the benefit of the SCEIP or, upon the direction of the County, to cure any deficiency in any other account of the Debt Service Fund pursuant to Section 5.2 of this Resolution.

Section 4.8. Escrow Fund; Refunding Bonds. (a) There is hereby created and established with the Fiscal Agent a special and irrevocable trust fund designated the Escrow Fund (the "Escrow Fund"), (in which there shall be established and created a 5-Year Account, a 10-year Account, and a 20-year Account) to be held by the Fiscal Agent separate and apart from all other funds of the Authority, the County, or the Fiscal Agent and used only for the purposes and in the manner provided in this Section 4.8.

(b) The initial Series of Bonds issued under this Resolution with respect to each Available Term shall be Non-Refunding Bonds.

(c) To minimize the costs associated with the administration and maintenance of multiple funds and accounts, subsequent Series of Bonds issued under this Resolution with respect to each Available Term may be Refunding Bonds. Refunding Bonds relating to an Available Term shall refund and defease only Prior Bonds relating to the same Available Term. Refunding Bonds may be issued for the additional purpose of providing additional funds for deposit in the Loan Fund pursuant to Section 2.4 in order to provide for additional Loans to the County for the making of disbursements from the Loan Fund in accordance with this Resolution.

(d) In accordance with Section 7.1(a) of this Resolution, upon the issuance of any Series of Refunding Bonds, the Authority shall cause to be deposited with the Fiscal Agent in the applicable account of the Escrow Fund the following: (i) the then Outstanding principal amount of the Prior Bonds being refunded and defeased by such Series of Refunding Bonds, and (ii) interest accrued and unpaid on such Prior Bonds to the Redemption Date.

(e) Upon receipt of the moneys described in paragraph (d), the Fiscal Agent shall pay such moneys to the Owners of the Prior Bonds for the equal and ratable benefit of such

Owners. If not waived by the Purchaser pursuant to Section 12.8, a Redemption Notice shall be provided by the Fiscal Agent to the Owners of the Prior Bonds in accordance with Section 3.4.

(f) The Authority and the Fiscal Agent represent and agree that, concurrently with the initial deposit of the moneys in the applicable account of the Escrow Fund pursuant to paragraph (d), (i) the Prior Bonds will no longer be deemed to be Outstanding and unpaid within the meaning and with the effect expressed in Section 7 of this Resolution, and (ii) the Prior Loan will no longer be deemed to be outstanding and unpaid within the meaning and with the effect expressed in the Prior Loan Agreement.

(g) Monies remaining on deposit in any account of the Escrow Fund after payment of all amounts to the Owners of the applicable Series of Prior Bonds pursuant to paragraph (e) shall be released to the County for the benefit of the SCEIP within five (5) Business Days after such payment to the Owners of the applicable Series of Prior Bonds.

Section 4.9. Investments. (a) Except for the Escrow Fund (and the accounts therein), all moneys in any of the funds or accounts established pursuant to this Resolution shall be invested by the Fiscal Agent solely in Authorized Investments. All moneys in the Escrow Fund (and the accounts therein) shall be invested by the Fiscal Agent solely in Federal Securities. Obligations purchased as an investment of moneys in any fund or account shall be deemed to be part of such fund or account.

All interest or gain derived from the investment of amounts in any of the funds or accounts shall be deposited in the fund or account from which such investment was made. The Fiscal Agent shall incur no liability for losses arising from any investments made pursuant to this Section.

(b) For the purpose of determining the amount in any fund or account established hereunder, the value of investments credited to such fund or account shall be calculated at the cost thereof, excluding accrued interest and brokerage commissions, if any.

(c) Moneys in the Debt Service Fund and the accounts therein shall be invested only in obligations which will by their terms mature on such dates as to ensure the timely payment of principal and interest on the corresponding Bonds as the same become due.

The Fiscal Agent shall sell at the best price obtainable or present for redemption any obligations so purchased whenever it may be necessary to do so in order to provide moneys to meet any payment or transfer for such funds and accounts or from such funds and accounts. For the purpose of determining at any given time the balance in any fund or account, any such investments constituting a part of such fund and account shall be valued at their amortized cost.

SECTION 5. COVENANTS.

So long as any of the Bonds issued hereunder are outstanding, the Authority makes the following covenants with the Owners (to be performed by the Authority or its proper officers, agents or employees), which covenants are necessary, convenient and desirable to

secure the Bonds; provided, however, that said covenants do not require the Authority to expend any funds other than the Revenues.

Section 5.1. Punctual Payment. The Authority will punctually pay or cause to be paid the principal of, and interest and any premium on, the Bonds when and as due in strict conformity with the terms of this Resolution and any Supplemental Resolution, and it will faithfully observe and perform all of the conditions, covenants and requirements of this Resolution and all Supplemental Resolutions and of the Bonds.

Section 5.2. Limited Obligation; No Required Advances From Available Surplus Funds. The Bonds are limited obligation bonds and are payable solely from and secured solely by Revenues, including the amounts in the applicable account of the Debt Service Fund. Notwithstanding any other provision of this Resolution, the Authority shall, at the direction of the County in its sole and absolute discretion, advance available surplus funds from any account of the Debt Service Fund, determined in accordance with Section 4.7 of this Resolution, to cure any deficiency in any other account in the Debt Service Fund.

Section 5.3. General. The Authority shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the Authority under the provisions of this Resolution. The Authority warrants that upon the date of execution and delivery of the Bonds, the conditions, acts and things required by law and this Resolution to exist, to have happened and to have been performed precedent to and in the execution and delivery of such Bonds do exist, have happened and have been performed and the execution and delivery of the Bonds shall comply in all respects with the applicable laws of the State.

Section 5.4. Protection of Security and Rights of Owners. The Authority will preserve and protect the security of the Bonds and the rights of the Owners thereto, and will warrant and defend their rights to such security against all claims and demands of all persons. From and after the delivery of the Bonds by the Authority, the Bonds shall be incontestable by the Authority.

Section 5.5. Against Encumbrances. The Authority will not encumber, pledge or place any charge or lien upon any of the Revenues or other amounts pledged to the Bonds superior to or on a parity with the pledge and lien herein created for the benefit of the Bonds, except as permitted by this Resolution.

Section 5.6. Accounting Records and Statements. The Authority will keep or cause to be kept proper accounting records in which complete and correct entries shall be made of all transactions relating to the receipt, deposit and disbursement of the Revenues, and such accounting records shall be available for inspection upon five (5) Business Days' written notice by any Owner or such Owner's agent duly authorized in writing at reasonable hours and under reasonable conditions.

Section 5.7. Further Assurances. The Authority will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of its duties under

this Resolution, and for the better assuring and confirming unto the Owners of the Bonds the rights and benefits provided in this Resolution.

SECTION 6. FISCAL AGENT .

Section 6.1. Fiscal Agent; Appointment and Acceptance of Duties.

(a) The Authority Board hereby appoints the Authority Treasurer to act as the initial Fiscal Agent for the Bonds under this Resolution. All fees and expenses incurred for services of the Fiscal Agent shall be the sole responsibility of the Authority. The Fiscal Agent, if other than the Authority Treasurer acting as Fiscal Agent, pursuant to Section 6.6 hereof shall have the powers of a trust company within or without the State.

(b) Unless otherwise provided, the office of the Fiscal Agent designated by the Fiscal Agent shall be the place for the payment of principal of, premium, if any, and interest on the Bonds.

Section 6.2. Liability of Fiscal Agent. The Fiscal Agent, if other than the Authority Treasurer or except as expressly provided in a certificate of the Fiscal Agent in connection with the issuance and delivery of the bonds on the Closing Date, makes no representations as to the validity or sufficiency of this Resolution or of any Bonds issued hereunder or as to the security afforded by this Resolution, and the Fiscal Agent shall incur no liability in response hereof or thereof.

Section 6.3. Evidence on Which Fiscal Agent May Act. The Fiscal Agent, upon receipt of any notice, resolution, request, consent, order, certificate, report, opinion, bond, or other paper or document furnished to it pursuant to any provision of this Resolution, shall examine such instrument to determine whether it conforms to the requirements of this Resolution and shall be protected in acting upon any such instrument believed by it to be genuine and to have been signed and presented by the proper party or parties. The Fiscal Agent may consult with counsel, who may or may not be counsel to the County or the Authority, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it under this Resolution in good faith in accordance therewith.

Section 6.4. Compensation. The Authority shall direct the County to pay, from the Program Expense Fund, to the Fiscal Agent from time to time reasonable compensation for all services rendered under this Resolution, and also all reasonable expenses, charges, counsel fees and other disbursements, including those of its attorneys, agents, and employees, incurred in and about the performance of their powers and duties under this Resolution. In no event shall the Authority or the County be required to expend its own funds hereunder or under the Loan Agreements, other than funds on deposit in the Program Expense Fund.

Section 6.5. Ownership of Bonds Permitted. If the Fiscal Agent is other than the Authority Treasurer, the Fiscal Agent may become the Owner of any Bond.

Section 6.6. Resignation or Removal of Fiscal Agent and Appointment of Successor.

(a) Any Fiscal Agent appointed may resign from service as Fiscal Agent and, if the Fiscal Agent is not the Authority Treasurer, it may be removed at any time by the Authority Treasurer as provided in the Fiscal Agent's service agreement. Without further action by the Authority Board, if at any time the Fiscal Agent shall resign or be removed, the Authority Treasurer shall appoint a successor Fiscal Agent, which shall be a trust company or bank having the powers of a trust company within or without the State, with at least \$100,000,000 in net assets. The Fiscal Agent shall keep accurate records of all funds administered by it and of all Bonds paid and discharged by it. Such records shall be provided, upon reasonable request, to the Authority in a format mutually agreeable to the Fiscal Agent and the Authority. Such successor Fiscal Agent shall signify the acceptance of its duties and obligations hereunder by executing and delivering to the Authority, a written acceptance thereof. Resignation or removal of the Fiscal Agent shall be effective upon appointment and acceptance of a successor Fiscal Agent.

(b) In the event of the resignation or removal of the Fiscal Agent, such Fiscal Agent shall pay over, assign and deliver any moneys held by it as Fiscal Agent to its successor, or, if there is no successor, the Authority Treasurer shall be the Fiscal Agent.

SECTION 7. DEFEASANCE.

Section 7.1. Defeasance. If all Outstanding Bonds of a Series shall be paid and discharged in any one or more of the following ways:

(a) by paying or causing to be paid the principal of and interest with respect to all Bonds of such Series then Outstanding, as and when the same become due and payable;

(b) by depositing with the Fiscal Agent, at or before maturity, an amount which, together with the amounts then on deposit in the corresponding account of the Debt Service Fund, is fully sufficient to pay the principal of and redemption premium (if any) and interest on all Bonds of such Series then Outstanding as and when the same shall become due and payable or, in the event of redemption thereof, before their respective Maturity Dates; or

(c) by depositing with the Fiscal Agent Federal Securities in such amount as the Authority shall determine, as verified by a nationally recognized Independent Public Accountant (unless the Purchaser is the sole owner of all Bonds of such Series, in which case no such verification is required), will, together with the interest to accrue thereon and moneys then on deposit in the corresponding account of the Debt Service Fund together with the interest to accrue thereon, be fully sufficient to pay and discharge the principal of, and premium (if any) and interest on all Bonds of such Series then Outstanding as and when the same shall become due and payable;

then, at the election of the Authority, and notwithstanding that any Bonds of such Series shall not have been surrendered for payment, all obligations of the Authority under this Resolution with respect to all Outstanding Bonds of such Series shall cease and terminate, except for (i) the obligation of the Authority Treasurer to pay or cause to be paid to the Owners of the Bonds of such Series not so surrendered and paid, all sums due thereon, and (ii) the Authority's obligations under Section 5.4. Any funds held by the Fiscal Agent in such account of the Debt Service Fund, at the time of receipt of such notice from the Authority, which are not required for

the purpose above mentioned, shall be transferred to the County to be used for the benefit of the SCEIP.

SECTION 8. SUPPLEMENTAL RESOLUTIONS.

Section 8.1. Supplemental Resolutions Without Owner Consent. The Authority, may from time to time, and at any time, without notice to or consent of any of the Owners, adopt resolutions supplemental hereto as shall not be inconsistent with the terms and provisions hereof for any of the following purposes:

(a) to cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Resolution or in any Supplemental Resolution, provided that such action shall not adversely affect the interests of the Owners;

(b) to add to the covenants and agreements of and the limitations and the restrictions upon the Authority contained in this Resolution other covenants, agreements, limitations and restrictions to be observed by the Authority which are not contrary to or inconsistent with this Resolution as theretofore in effect; and

(c) to modify, alter, amend or supplement this Resolution in any other respect which is not materially adverse to the interests of the Owners.

Section 8.2. Supplemental Resolutions with Owner Consent. Except as provided in Section 8.1, the Owners of a majority in aggregate principal amount of the Bonds then Outstanding shall have the right to consent to and approve the execution of such Supplemental Resolutions as shall be deemed necessary or desirable for the purpose of waiving, modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Resolution or in any Supplemental Resolution; provided, however, that nothing herein shall permit, or be construed as permitting, (a) an extension of the Maturity Date of the principal of, or the payment date of interest on, any Bond, (b) a reduction in the principal amount of, or redemption price of, any Bond or the rate of interest thereon, (c) a preference or priority of any Bond or Bonds over any other Bond or Bonds, or (d) a reduction in the percentage of Bonds the Owners of which are required to consent to such Supplemental Resolution, without the consent of the Owners of all Bonds then Outstanding. In no event, however, may a modification or amendment provide for the issuance of additional bonds, notes or other evidences of indebtedness payable out of the Revenues.

Section 8.3. Notice of Supplemental Resolution to Owners. If at any time the parties hereto shall desire to enter into a resolution supplemental hereto, which pursuant to the terms of Section 8.2 shall require the consent of the Owners, the Authority shall cause notice of the proposed resolution to be mailed, postage prepaid, to all Owners at their addresses as they appear in the Registration Books. Such notice shall briefly set forth the nature of the proposed resolution and shall state that a copy thereof is on file at the office of the Authority for inspection by all Owners. The failure of any Owner to receive such notice shall not affect the validity of such resolution when consented to and approved as in Section 8.2 provided. Whenever at any time within one year after the date of the first mailing of such notice, the Authority shall receive

an instrument or instruments purporting to be executed by the Owners of not less than a majority in aggregate principal amount of the Bonds then Outstanding, which instrument or instruments shall refer to the proposed resolution described in such notice, and shall specifically consent to and approve it substantially in the form of the copy thereof referred to in such notice as on file with the Authority, such proposed resolution, when duly adopted by the Authority, shall thereafter become a part of the proceedings for the issuance of the Bonds. In determining whether the Owners of the requisite aggregate principal amount of the Bonds have consented to the adoption of any Supplemental Resolution, Bonds which are owned by the County, the Authority, or by any person directly or indirectly controlling or controlled by or under direct or indirect common control with the County or the Authority, shall be disregarded and shall be treated as though they were not Outstanding for the purpose of any such determination.

Upon the adoption of any resolution supplemental hereto and the receipt of consent to any such resolution from the Owners of the appropriate aggregate principal amount of Bonds in instances where such consent is required, this Resolution shall be, and shall be deemed to be, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Resolution of the Authority and all Owners of Bonds then Outstanding shall thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments.

SECTION 9. ADDITIONAL BONDS.

Section 9.1. Additional Series of Bonds. The Authority hereby authorizes and approves the issuance of Additional Series of Bonds pursuant to the JPA Act for the purpose of financing further County disbursements to property owners for the cost of Improvements, to the extent required under and in accordance with the SCEIP, pursuant to and secured by such Additional Resolutions of Issuance (and such additional loan agreements and bond purchase agreements approved by each such Additional Resolution of Issuance) as may be approved by the Authority Board from time to time, with such Additional Resolutions of Issuance and related agreements to be substantially in the form of this Resolution and the agreements approved hereby, together with such changes as may be requested by Bond Counsel and as are approved by the Authority Board.

SECTION 10. DEFAULT.

Section 10.1. Events of Default. If any of the following events occur, it is hereby declared to constitute an "Event of Default":

- (a) Default in the due and punctual payment of interest on any Bond, whether at the stated Interest Payment Date thereof, or upon proceedings for redemption thereof;
- (b) Default in the due and punctual payment of the principal of or premium, if any, on any Bond, whether at the stated Principal Payment Date thereof, or upon proceedings for redemption thereof; or
- (c) Failure by the Authority to observe and perform any material covenant, condition or agreement required by this Resolution to be performed by it (other than a default described in clause (a) or (b) above) for a period of 60 days following written notice to the

Authority from any Owner of such failure; provided, however, if the Authority is in good faith attempting to remedy said failure and is unable to do so within the 60-day time period, an additional 60 days shall be allowed.

Section 10.2. Remedies Not Exclusive; Non-waiver. No remedy conferred hereby upon any Owner is intended to be exclusive of any other remedy, but each such remedy is cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred by the JPA Act, Chapter 29, or any other law of the State. No waiver of any default or breach of duty or contract by any Owner shall affect any subsequent default or breach of duty or contract or shall impair any rights or remedies on said subsequent default or breach. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed as a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owners may be enforced and exercised as often as may be deemed expedient. In case any suit, action or proceeding to enforce any right or exercise any remedy shall be brought or taken and the Owner shall prevail, said Owner shall be entitled to receive reimbursement for reasonable costs, expenses, outlays and attorney's fees and should said suit, action or proceeding be abandoned, or be determined adversely to the Owners then, and in every such case, the Authority and the Owners shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

Section 10.3. Limited Liability of the Authority to the Owners. Except for the collection of the Revenues and the observance and performance of the other conditions, covenants and terms contained herein or in the JPA Act required to be observed or performed by it, the Authority shall not have any obligation or liability to the Owners with respect to this Resolution or the preparation, authentication, delivery, transfer, exchange or cancellation of the Bonds.

Section 10.4. Action by Owners Upon Default. In the event the Authority fails to take any action to eliminate an Event of Default under Section 10.1 hereof, the Owners of a majority in aggregate principal amount of a Series of Outstanding Bonds may institute any suit, action, mandamus or other proceeding in equity or at law for the protection or enforcement of any right under this Resolution, but only if such Owners have first made written request of the Authority, after the right to exercise such powers or right of action shall have occurred, and shall have afforded the Authority a reasonable opportunity either to proceed to exercise the powers granted herein or granted under law or to institute such action, suit or proceeding in its name and unless also, the Authority shall have been offered reasonable security and indemnity against the costs, expenses and liabilities to be incurred therein or thereby, and the Authority shall have refused or neglected to comply with such request within a reasonable time. Any moneys recovered in such suit, action, mandamus or other proceedings shall be applied first to the payment of the reasonable costs and expenses of the Owners in bringing such suit, action, mandamus or other proceeding, including reasonable compensation to their agents and attorney.

SECTION 11. LOAN AGREEMENTS.

Section 11.1. Approval of Loan Agreements. The Loan Agreements proposed to be entered into by and between the County and the Authority, in the form on file in the office of

the Authority Secretary, are hereby approved. Each of the Chair of the Authority Board and the Vice Chair of the Authority Board (each, an “Authorized Officer”) is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver each Loan Agreement in substantially said form, with such changes therein as may be requested by Bond Counsel and as the Authorized Officer executing the same may approve (such approval to be conclusively evidenced by such Authorized Officer’s execution and delivery thereof); provided, (i) only one (1) Loan Agreement shall be executed with respect to each Series of Bonds, and (ii) a Loan Agreement with respect to a Series of Bonds shall be executed only to the extent a Purchase Agreement for such Series of Bonds has been executed by the Authority in accordance with the requirements set forth in Section 12.7(d) . The authorization and powers delegated to such Authorized Officers pursuant to this Section 11.1 shall be valid for a period commencing from April 1, 2013 through, and including, September 30, 2013.

SECTION 12. MISCELLANEOUS.

Section 12.1. Partial Invalidity. If any section, paragraph, subdivision, sentence, clause or phrase of this Resolution shall for any reason be adjudged by any court of competent jurisdiction to be unconstitutional, unenforceable or invalid, such judgment shall not affect the validity of the remaining portions of this Resolution. The Authority Board hereby declares that it would have adopted this Resolution and each and every other section, paragraph, subdivision, sentence, clause and phrase hereof and would have authorized the issuance of the Bonds pursuant hereto irrespective of the fact that any one or more sections, paragraphs, subdivisions, sentences, clauses or phrases of this Resolution or the application thereof to any person or circumstance, may be held to be unconditional, unenforceable or invalid.

Section 12.2. General Authorization. The officers of the Authority are hereby authorized and directed, jointly and severally, to do all acts and things which may be required of them by this Resolution, or which may be necessary or desirable in carrying out the issuance of the Bonds as provided by this Resolution and all matters incidental thereto, including, without limitation, to execute such agreements, certificates, receipts, opinions and other documents, and to deliver at the closing and delivery of the Bonds any and all of the foregoing as may be appropriate in the circumstances. All such acts and things heretofore done are hereby approved, ratified and confirmed.

Section 12.3. Personal Liability. The Authority or any officer, agent or employee thereof, shall not be individually or personally liable for the payment of the principal or interest on the Bonds; but nothing herein contained shall relieve any such entity, officer, agent or employee from the performance of any official duty provided by law.

Section 12.4. Payment on Business Day. In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Resolution is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day which is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period after such date.

Section 12.5. Employment of Agents by the Authority. In order to perform its duties and obligations hereunder, the Authority may employ such persons or entities as it deems necessary or advisable. The Authority shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations and directions of such persons or entities.

Section 12.6. Disqualified Bonds. In the event of a later transfer of the Bonds in accordance with Section 12.7 hereof, in determining whether the Owners of the requisite aggregate principal amount of Bonds have concurred in any demand, request, direction, consent or waiver under this Resolution, Bonds which are owned or held by or for the account of the Authority or the County shall be disregarded and deemed not to be Outstanding for the purpose of any such determination, provided, however, that for the purpose of determining whether the Fiscal Agent shall be protected in relying on any such demand, request, direction, consent or waiver, only Bonds which the Fiscal Agent knows to be so owned or held shall be disregarded.

Section 12.7. Sale of Bonds to Purchaser; Transfer of Bonds; Purchase Agreement; Restrictions. (a) The Purchaser, as the initial Owner of the Bonds, has represented to the Authority that the Purchaser intends to hold the Bonds for its own account, for an indefinite period of time, and does not intend at this time to distribute, sell or otherwise dispose of the Bonds, or any portion thereof, to any third party.

(b) At the time of adoption of this Resolution, the Authority has not prepared, and does not intend to prepare, any offering document (in the form of an official statement or otherwise) with respect to the Bonds. The Authority has not made, and at this time does not intend to make, any continuing disclosure filings with state or national information repositories with respect to the Bonds.

(c) The transfer of the Bonds shall be restricted as set forth herein. With respect to any transfer of less than all of the then outstanding principal amount of the Bonds, the portion being transferred shall be equal to \$100,000 or greater in principal amount. No Bond (or any portion thereof) may be transferred and no such transfer shall be effective or recognized in the Registration Books, unless the Authority shall have received a letter from the proposed transferee in the form satisfactory to the Authority, which shall contain statements substantially to the following effect:

- (i) The transferee has received and reviewed copies of this Resolution. The transferee understands that (A) the Bonds are limited obligations of the Authority secured by and payable solely from Revenues as provided in this Resolution, (B) no other fund or property of the Authority or the County is liable for the payment of the Bonds, (C) none of the payment obligations with respect to the Bonds are secured by a pledge of any money received or to be received from taxation by the County or any political subdivision thereof, other than the Assessment Revenues securing the Loan Agreements pursuant to which the Revenues securing the Bonds will be paid, and (D) there is no reserve fund for the Bonds.

- (ii) The transferee has sufficient knowledge and experience in financial and business matters, including in the purchase and ownership of municipal obligations of a nature similar to the Bonds, to be able to evaluate the risks and merits of investing in the Bonds.
- (iii) The transferee acknowledges that Authority has not prepared any offering document with respect to the Bonds. The transferee, as a sophisticated investor, has made its own credit inquiry and analyses with respect to the Bonds. The transferee has assumed the responsibility for obtaining and making such review as the transferee has deemed necessary or desirable in connection with the transferee's decision to invest in the Bonds. The transferee's decision to invest in the Bonds did not rely on any information provided by the Authority or the County (or any representatives or agents of the Authority or the County) that is not in written form.
- (iv) The transferee has duly determined that (A) the transferee is legally authorized to purchase the Bonds, and (B) the Bonds are a lawful investment for the transferee under all applicable laws.
- (v) The transferee understands that (A) the Bonds have not been registered with any federal or state securities agency or commission or otherwise qualified for sale under the "Blue Sky" laws or regulations of any state, (B) will not be listed on any securities exchange, (C) will not carry a rating from any rating service, and (D) may not be readily marketable.
- (vi) The transferee is investing in the Bonds for its own account, and at the time of its purchase of the Bonds, and does not intend to distribute, resell or otherwise dispose of the Bonds.
- (vii) The transferee agrees that, in the event that the transferee decides to sell or otherwise transfer the Bonds, it shall require the new transferee to deliver to the Authority the letter required by this Section 12.7 as a condition precedent to the consummation of such transfer.

(d) The Authority shall enter into a purchase agreement (each individually, and collectively, the "Purchase Agreement") with respect to each Series of Bonds designated as set forth in Section 2.3 and determined in accordance with the parameters set forth in this paragraph. The Purchase Agreement proposed to be entered into by and between the Authority and the Purchaser, in the form on file in the office of the Authority Secretary, and the sale of the Bonds pursuant thereto upon the terms and conditions set forth therein are hereby approved; provided, however, that the form of the Purchase Agreement proposed to be entered into by and between the Authority and an Alternate Purchaser shall be approved by the applicable Alternate Purchaser Resolution. Subject to the following sentence, each Authorized Officer, acting singly, is authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver each Purchase Agreement in substantially said form, with such changes therein as may be requested by Bond Counsel and as the officer executing the same may require or approve (such approval to be conclusively evidenced by such Authorized Officer's execution and delivery

thereof). With respect to each Purchase Agreement, each Authorized Officer, acting singly, is hereby authorized and directed to act on behalf of the Authority to establish and determine the initial principal amount of each Series of Bonds; provided, (i) in accordance with Section 2.3, the aggregate initial principal amount of all Series of Bonds issued under this Resolution and originally purchased by a Purchaser other than an Alternate Purchaser shall not exceed the Authorized Principal Amount, and the aggregate initial principal amount of each Series of Bonds issued under this Resolution and originally purchased by an Alternate Purchaser shall not exceed the respective maximum aggregate initial principal amount specified in the applicable Alternate Purchaser Resolution, and (ii) in any calendar month, any and all such Series of Bonds issued shall be issued on the same Business Day and on only one Business Day each month, with the exception of the month of June in which month there may be two Bond Dates to permit that the Bond Date for any such Series of Bonds Issued for the month of July may fall within the last seven days of June to accommodate the Fiscal Year and such Bond Date shall be deemed the Bond Date for the month of July. The authorization and powers delegated to such Authorized Officers pursuant to this Section 12.7(d) shall be valid for a period commencing from April 1, 2013 through, and including, September 3, 2013.

(e) Upon satisfaction of subsection (c) above, any Bond may in accordance with its terms be transferred upon the Registration Books by the person in whose name it is registered, in person or by such person's duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a written instrument of transfer, duly executed, in a form approved by the Fiscal Agent. Whenever any Bond shall be surrendered for such transfer, the Authority shall execute and the Fiscal Agent shall thereupon authenticate and deliver to the transferee a new Bond or Bonds of like tenor, Series, maturity or maturities and aggregate principal amount. The Fiscal Agent shall not be required to transfer, pursuant to this Section 12.7, either (i) any Bond during the period established by the Fiscal Agent for the selection of Bonds for redemption, or (ii) any Bond selected for redemption pursuant to Section 3.

Section 12.8. Waivers. So long as a Purchaser is the sole Owner as to a Series of Bonds, such Purchaser may waive any provisions of this Resolution with respect to such Series of Bonds, including but not limited to the provisions related to the redemption of Bonds or to the adoption of resolutions supplemental hereto.

Section 12.9. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2013.

Chair

ATTEST:

Secretary

Exhibit A

[FORM OF BOND]

Transfer of this Bond is subject to the restrictions set forth in the Resolution referred to herein. A transfer of Bonds is limited to certain parties that qualify under the requirements of the Resolution, which include the requirement that the transferee can bear the economic risk of investment in the Bonds and has such knowledge and experience in business and financial matters, including the purchase and ownership of municipal obligations of a nature similar to the Bonds, to be able to evaluate the risks and merits of the investment in the Bonds. The Bonds have not been registered with any federal or state securities agency or commission.

United States of America
State of California
County of Sonoma

REGISTERED
NUMBER [1]

REGISTERED
\$ _____

SONOMA COUNTY PUBLIC FINANCING AUTHORITY
SONOMA COUNTY ENERGY INDEPENDENCE PROGRAM
CONTRACTUAL ASSESSMENT REVENUE [REFUNDING] BOND
SERIES 20__ __ - __ (TAXABLE)

BOND DATE: _____, [20__]

MATURITY DATE: September 2, _____

REGISTERED OWNER: Treasurer of the County of Sonoma, for and on behalf of the
Sonoma County Treasury Pooled Investment Fund

Under and by virtue of Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the "JPA Act"), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the Act, the Sonoma County Public Financing Authority, a joint powers authority organized and existing under the laws of the State of California (the "Authority") hereby promises to pay (but only out of the Revenues (as such term is defined in the Resolution of Issuance (as hereinafter defined)) to the registered owner hereof, or registered assigns (the "Owner"), on the Maturity Date identified above (subject to any right of prior redemption hereinafter mentioned), the principal sum specified above in lawful money of the United States of America; and to pay interest thereon at a rate of interest determined pursuant to Resolution No. ____ of the Governing Board of the Authority (the "Resolution of Issuance"), adopted on _____, 2013, in like money. As used herein, the term "Record Date" shall mean, with respect to any Interest Payment Date (as hereinafter defined), the fifteenth day of the calendar month immediately preceding the applicable Interest Payment Date, whether or not

such day is a Business Day (as defined in the Resolution of Issuance. Interest will be payable from the Interest Payment Date next preceding the date of authentication and registration of this Bond, unless one of the following applies: (i) if such date of authentication is an Interest Payment Date, then interest shall be payable from such date of authentication, (ii) except where clause (iii) is applicable, if the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, then interest shall be payable from such Interest Payment Date, or (iii) if the date of authentication is prior to the close of business on the first Record Date or if the Bond Date occurs after the 15th day of the calendar month immediately before the first Interest Payment Date, then interest shall be payable from the Bond Date. Notwithstanding the foregoing, if at the time of authentication of such Bond, interest is in default, interest on that Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment.

The principal of this Bond shall be payable on the Maturity Date. Interest on this Bond shall be payable semiannually on March 2 and September 2 (each an "Interest Payment Date") in each year commencing on September 2, 2013. Principal of and interest on this Bond shall be paid by check of the Treasurer of the Authority ("Authority Treasurer" or "Fiscal Agent") mailed on or before the Interest Payment Date by first class mail, postage prepaid, or upon satisfaction of certain conditions specified in the Resolution of Issuance, by wire transfer or any other method acceptable to the Owner, to the person whose name appears in the Registrations Books as the Owner of such Bond as of the 15th day of the calendar month immediately preceding each Interest Payment Date, to the address of that person on the Registration Books, provided that the payment of principal of the Bond on the Maturity Date and the payment of the principal of the Bond and any premium due upon the redemption thereof shall be payable upon presentation and surrender thereof at maturity or earlier redemption at the office of the Authority Treasurer in Sonoma, California.

This Bond shall bear interest until the principal amount has been paid; provided, however, that if at the Maturity Date, or if at the redemption date of any principal amount of this Bond which has been duly called for redemption as provided in the Resolution of Issuance, funds are available for the payment or redemption thereof in full accordance with the terms of the Resolution of Issuance, such principal amount shall then cease to bear interest.

This Bond is issued by the Authority under the JPA Act and the Resolution of Issuance for the purpose of providing funds to make a loan (the "Loan") to the County of Sonoma (the "County") to make disbursements to property owners for the cost of certain distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements, pursuant to the Sonoma County Energy Independence Program, established by the Board of Supervisors of the County pursuant to its Resolution No. 09-0271 under Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, commencing with Section 5898.10. The obligation of the County to make payments to the Authority of principal and interest on the Loan is a limited obligation secured only as set forth in the related Loan Agreement.

This Bond is secured by the Revenues (as that term is defined in the Resolution of Issuance), including the moneys in the Series 20__ __-__ Account of the Debt Service Fund, and is payable exclusively out of the Series 20__ __-__ Account of the Debt Service Fund as

provided in the Resolution of Issuance. This Bond and interest thereon are not payable from the general funds of the Authority or the County. Neither the credit of the County or the Authority nor the taxing power of the County is pledged for the payment of this Bond or the interest thereon, and no Owner of this Bond may compel the exercise of any taxing power by the County or force the forfeiture of any of its property. The principal of, and premium (if any) and interest on this Bond are not a debt of the County nor a legal or equitable pledge, charge, lien or encumbrance upon any of the property of the Authority or the County, or upon any of their income, receipts or revenues, other than the Revenues and the funds described in the Resolution of Issuance. The Authority has no taxing power.

This Bond is transferable by the Owner hereof, in person or by the Owner's attorney duly authorized in writing, at the office of the Fiscal Agent, subject to the terms and conditions provided in the Resolution of Issuance, including the payment of certain charges, if any, upon exchange, transfer, surrender or cancellation of this Bond. Upon transfer, a new registered Bond or Bonds, of any authorized denomination or denominations, of the same maturity, and for the same aggregate principal amount, will be issued to the transferee in exchange therefor.

The Fiscal Agent shall not be required to exchange or to register the transfer of Bonds during the fifteen days immediately preceding any Interest Payment Date or of any Bonds selected for redemption in advance of maturity.

The Fiscal Agent and the Authority may treat the Owner hereof as the absolute owner for all purposes, and the Fiscal Agent and the Authority shall not be affected by any notice to the contrary.

This Bond or any portion of it in the amount of \$5,000, or any integral multiple thereof, or in such other denomination or denominations as determined by the Authority Treasurer in accordance with the Resolution of Issuance, is subject to mandatory redemption and payment prior to maturity on any second day of March or September in any year from prepayments of assessments and subject to optional redemption and payment prior to maturity (i) on any date from monies on deposit and available for such purpose in an account of the Escrow Fund established in the Resolution of Issuance (the "Escrow Fund") and (ii) on the 15th calendar day of any month from any source of funds other than prepayment of assessments and moneys in the Escrow Fund by giving at least 30 days' notice of such mandatory or optional redemption, or other such shorter period upon the consent of the owners of any Bonds designated for redemption, by registered or certified mail, postage prepaid, or by personal service to the Owner hereof at the Owner's address as it appears on the registration books of the County and by paying principal and accrued interest together with a premium equal to three percent (3%) of the principal amount or such lesser (or no) premium as may be determined in accordance with the Resolution of Issuance. Interest shall cease to accrue from and after the date of redemption.

Additionally, this Bond or any portion of it in the amount of \$5,000, or any integral multiple thereof, or in such other denomination or denominations as determined by the Authority Treasurer in accordance with the Resolution of Issuance, is subject to optional redemption and payment prior to maturity on any date from moneys on deposit and available for such purpose in an account of the Escrow Fund by giving notice on the Redemption Date (unless

waived pursuant to the Resolution of Issuance), by registered or certified mail, postage prepaid, or by personal service to the Owner hereof at the Owner's address as it appears on the registration books of the County and by paying principal and accrued interest, without premium. Interest shall cease to accrue from and after the date of redemption.

This Bond shall not be entitled to any benefit under the JPA Act or the Resolution of Issuance, or become valid or obligatory for any purpose, until the certificate of authentication and registration hereon endorsed shall have been dated and signed by the Fiscal Agent.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Sonoma County Public Financing Authority, California has caused this Bond to be signed by the Chair of its Governing Board and by its Secretary, all as of _____, 20__.

COUNTY OF SONOMA, CALIFORNIA

[form of bond – no signature required]
Chair of the Governing Board

[form of bond – no signature required]
Secretary

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This is one of the Bonds described in the within mentioned Resolution of Issuance which has been authenticated and registered on _____, 2013.

[form of bond – no signature required]
Treasurer of the
Sonoma County Public Financing Authority

[FORM OF ASSIGNMENT]

For value received the undersigned do(es) hereby sell, assign and transfer unto

_____,
whose tax identification number is _____, the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s) _____ attorney to transfer the same on the books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

Signature guaranteed:

NOTE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

NOTICE: Signature must be guaranteed by a member of an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or other similar program.

Resolution No. 13-____

County of Sonoma
Santa Rosa, CA 95403

Date: __/__/2013

Resolution Of The Board of Supervisors of the County Of Sonoma Authorizing The Sonoma County Treasury Pooled Investment Fund's Investment In And Purchase Of The Sonoma County Public Financing Authority's Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable), Approving As To Form And Authorizing The Execution And Delivery Of Bond Purchase Agreements In Connection Therewith, And Authorizing Certain Other Matters Relating Thereto

Whereas, the Board of Supervisors (the "County Board") of the County of Sonoma, California (the "County") by its Resolution No. 09-0271 established the Sonoma County Energy Independence Program (the "SCEIP") to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the "Improvements"), on properties in the County through the use of contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code; and

Whereas, the Governing Board of the Sonoma County Public Financing Authority (the "Authority") has determined pursuant to Resolution No. ____ (the "Resolution of Issuance") to issue multiple series of its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable) and its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Refunding Bonds (Taxable) (collectively, the "Bonds") under and pursuant to Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the "JPA Act"), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, for the purpose of providing funds to make separate loans (a loan with respect to each series of Bonds) (collectively, the "Loans") to the County to make disbursements, pursuant to the SCEIP and the contracts governing the aforementioned contractual assessments, to property owners for the cost of Improvements, pursuant to and secured by the Resolution of Issuance in the manner provided therein; and

Whereas, the County heretofore has established the Sonoma County Treasury Pooled Investment Fund (the "County Pool") as a pooled local agency investment fund under the laws of the State of California (including without limitation Government Code Sections 53601 and 53635). The powers of the County Board with respect to the County Pool include the power to invest money for the benefit of the County and the other participants in the pool, and pursuant

to Government Code Section 53607, the County has delegated its authority to invest or to reinvest County funds, including but not limited to the funds of the County Pool, to the Treasurer of the County (the “County Treasurer”); and

Whereas, each of the Bonds will have a maturity of at least 5 years from their respective dates of issuance, and Government Code Section 53601 provides generally that no investment shall be made in any security that at the time of the investment has a term remaining to maturity in excess of 5 years, unless the County Board has granted express authority to make that investment specifically; and

Whereas, pursuant to Government Code Section 53601, the County Board desires to provide express authority for the County Treasurer to invest the County Pool in and to purchase on behalf of the County Pool any series of Bonds issued pursuant to the Resolution of Issuance, including Bonds with a term of more than 5 years, all subject to the limitations set forth in the Resolution of Issuance and the requirements of Section 3 of this Resolution, and to approve the form of, and authorize the execution and delivery of one or more bond purchase agreements (each individually, or collectively, as the context may require, the “Purchase Agreements”), the forms of which are on file with the Clerk of the County Board (the “Clerk”);

Now, Therefore, Be It Resolved, on behalf of the State of California, after a duly noticed public hearing, the Board of Supervisors of the County of Sonoma resolves and finds as follows:

1. Recitals. The above recitals, and each of them, are true and correct.
2. Findings; Specific Investment Authorization. The County Board hereby finds and determines that the County Pool’s investment in, and purchase of, a portion or all of the Bonds, subject to the terms and conditions set forth in this Resolution, is prudent under the general economic conditions and the anticipated needs of the County Pool. In accordance with Government Code Section 53601, the County Board hereby grants express authority for the County Pool to invest in and purchase the Bonds, including but not limited to those Bonds with a term remaining to maturity in excess of 5 years.
3. Purchase Agreements. The County Treasurer, on behalf of the County Pool, shall enter into a Purchase Agreement with respect to each separate series of Bonds (designated as set forth in the Resolution of Issuance) to be purchased. The Purchase Agreements proposed to be entered into by the County Pool and the Authority, in the form on file with the Clerk, and the purchase of a portion or all of the Bonds pursuant thereto upon the terms and conditions set forth therein, are hereby approved. Subject to the provisions of Section 4 below, the Chair of the County Board, the Vice-Chair of the County Board, and, so long as the delegation of authority under Government Code Section 53607 is in effect, the County Treasurer (each, an “Authorized Officer”), acting singly, is authorized and directed, for and in the name and on behalf of the County Pool, to execute and deliver the Purchase Agreements in substantially said form, with such changes therein as may be requested by Bond Counsel and as the officer executing the same may require or approve, including such matters as are authorized by Section 4 hereof (such approval to be conclusively evidenced by such Authorized Officer’s execution and delivery thereof). The authorization and powers delegated to such Authorized Officers pursuant to this Section 3 shall be valid for a period commencing from the date of adoption of this Resolution through, and including,

the last day of the first calendar month in which such last day occurs at least one hundred eighty (180) days after the date of adoption hereof.

4. Terms of Purchase of Bonds. Each Authorized Officer, acting singly, is hereby authorized and directed to act on behalf of the County to establish and determine the aggregate principal amount of all series of Bonds to be purchased by the County Pool under this Resolution, which amount shall not exceed \$45,000,000, less an amount equal to the original aggregate principal amount of any bonds issued pursuant the Authority's Resolution No. 09-0359, the Authority's Resolution No. 09-0689, the Authority's Resolution No. 09-1024, the Authority's Resolution No. 10-0324, the Authority's Resolution No. 10-0612, the Authority's Resolution No. 11-0135, the Authority's Resolution No. 11-0506, the Authority's Resolution No. 12-0144, and the Authority's Resolution No. 12-0466 which have not been refunded.

5. Other Acts. The Authorized Officers and all other officers of the County are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to effectuate the purposes of this Resolution and the Purchase Agreements, including but not limited to a certificate, investor letter, or such other document certifying as to the County and/or County Pool's qualifications as a purchaser of the Bonds, as appropriate, and any such actions previously taken by such officers are hereby ratified and confirmed.

6. Effective Date. This Resolution shall take effect immediately upon adoption.

Supervisors:

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

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

So Ordered.

Resolution No. 12- _____

County of Sonoma
Santa Rosa, CA 95403

Date: __/__/2012

Resolution Of The Board of Supervisors Of County Of Sonoma, State of California, Consenting To The Withdrawal Of Funds From The Sonoma County Treasury Pooled Investment Fund And The Purchase Of Sonoma County Public Financing Authority's Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable) By The Treasurer Of Sonoma County For And On Behalf Of The Sonoma County Water Agency

Whereas, the Board of Supervisors (the "County Board") of the County of Sonoma, California (the "County") by its Resolution No. 09-0271 established the Sonoma County Energy Independence Program (the "SCEIP") to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the "Improvements"), on properties in the County through the use of contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code; and

Whereas, the Governing Board of the Sonoma County Public Financing Authority (the "Authority") has determined pursuant to Resolution No. _____ (the "Resolution of Issuance") to issue multiple series of its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable) and its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Refunding Bonds (Taxable) (collectively, the "Bonds") under and pursuant to Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the "JPA Act"), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, for the purpose of providing funds to make separate loans (a loan with respect to each series of Bonds) (collectively, the "Loans") to the County to make disbursements, pursuant to the SCEIP and the contracts governing the aforementioned contractual assessments, to property owners for the cost of Improvements, pursuant to and secured by the Resolution of Issuance in the manner provided therein; and

Whereas, pursuant to Ordinance No. 5037, the County Board has delegated to the Treasurer of Sonoma County (the "County Treasurer") the authority to invest or reinvest the funds of the County and the funds of other depositors in the County Treasury, and by its Resolution No. _____, the County Board renewed its delegation of authority; and

Whereas, the County has heretofore established the Sonoma County Treasury Pooled Investment Fund (the "County Pool") as a pooled local investment fund under the laws of the State of California; and

Whereas, the Sonoma County Water Agency (the “Agency”) invests its funds, including funds in the Warm Springs Dam Debt Service Sinking Fund (the “Sinking Fund”), in the County Pool; and

Whereas, the Board of Directors of the Agency (the “Agency Board”) has requested the County Treasurer to withdraw up to \$15,000,000 of funds in the Sinking Fund from the County Pool and use those funds to invest in and purchase Bonds for and on behalf of the Agency in accordance with the provisions of the Agency’s Resolution No. ____ (the “Agency Investment Resolution”); and

Whereas, each of the Bonds will have a maturity of 20 years from their respective dates of issuance, and Government Code Section 53601 provides generally that no investment shall be made in any security that at the time of the investment has a term remaining to maturity in excess of 5 years, unless the legislative body has granted express authority to make that investment specifically; and

Whereas, the Agency Board has provided express authority and direction for the County Treasurer to invest in and purchase Bonds for and on behalf of the Agency using funds available in the Sinking Fund in accordance with the provisions of the Agency Investment Resolution; and

Whereas, the Agency Board has found and determined that that the County Treasurer’s investment in, and purchase of, Bonds using moneys in the Sinking Fund, subject to the terms and conditions set forth in the Agency Investment Resolution, is prudent under the general economic conditions and the anticipated needs of the Agency; and

Whereas, the Agency Board has sought the advice and consent of the County Board;

Now, Therefore, Be It Resolved, on behalf of the State of California, after a duly noticed public hearing, the Board of Supervisors of the County of Sonoma resolves and finds as follows:

1. Recitals. The above recitals, and each of them, are true and correct.
2. Consent. The County Board hereby acknowledges the request for withdrawal and the express authority granted by the Agency to the County Treasurer pursuant to the Agency Investment Resolution and County Board hereby consents to the withdrawal and the investment in and purchase of Bonds by the County Treasurer for and on behalf of the Agency in accordance with the provisions of the Agency Investment Resolution. The County Board hereby finds and determines that the County Treasurer’s investment in, and purchase of, Bonds using moneys in the Sinking Fund, subject to the terms and conditions set forth in the Agency Investment Resolution, is prudent under the general economic conditions and the anticipated needs of the Agency. Further, the County Board authorizes the County Treasurer to invest in and purchase Bonds on a basis which grants priority to purchases of Bonds for and on behalf of the Agency in accordance with the Agency Investment Resolution over purchases of Bonds for and on behalf of the County Pool.

3. Effective Date. This Resolution shall take effect immediately upon adoption.

Supervisors:

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

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

So Ordered.

Resolution No. 13-____

Sonoma County Water
Agency
Santa Rosa, CA 95403

Date: __/__/2013

Resolution Of The Board Of Directors Of The Sonoma County Water Agency Requesting The Withdrawal Of Funds From The Sonoma County Treasury Pooled Investment Fund And Authorizing The Sonoma County Treasurer To Use The Withdrawn Funds To Purchase Sonoma County Public Financing Authority's Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable)

Whereas, the Board of Supervisors (the "County Board") of the County of Sonoma, California (the "County") by its Resolution No. 09-0271 established the Sonoma County Energy Independence Program (the "SCEIP") to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the "Improvements"), on properties in the County through the use of contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code; and

Whereas, the Governing Board of the Sonoma County Public Financing Authority (the "Authority") has determined pursuant to Resolution No. ____ (the "Resolution of Issuance") to issue multiple series of its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable) and its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Refunding Bonds (Taxable) (collectively, the "Bonds") under and pursuant to Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the "JPA Act"), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, for the purpose of providing funds to make separate loans (a loan with respect to each series of Bonds) (collectively, the "Loans") to the County to make disbursements, pursuant to the SCEIP and the contracts governing the aforementioned contractual assessments, to property owners for the cost of Improvements, pursuant to and secured by the Resolution of Issuance in the manner provided therein; and

Whereas, pursuant to Ordinance No. 5037, the County Board has delegated to the Treasurer of Sonoma County (the "County Treasurer") the authority to invest or reinvest the funds of the County and the funds of other depositors in the County Treasury, and by its Resolution No. 12-0054, the County Board renewed its delegation of authority; and

Whereas, the County has heretofore established the Sonoma County Treasury Pooled Investment Fund (the "County Pool") as a pooled local investment fund under the laws of the State of California; and

Whereas, the Sonoma County Water Agency (the “Agency”) invests its funds, including funds in the Warm Springs Dam Debt Service Sinking Fund (the “Sinking Fund”), in the County Pool; and

Whereas, the Board of Directors of the Agency (the “Agency Board”) desires that the County Treasurer withdraw up to \$15,000,000 of funds in the Sinking Fund from the County Pool and use those funds to invest in and purchase Bonds for and on behalf of the Agency in accordance with the provisions of this Resolution; and

Whereas, each of the Bonds will have a maturity of 20 years from their respective dates of issuance, and Government Code Section 53601 provides generally that no investment shall be made in any security that at the time of the investment has a term remaining to maturity in excess of 5 years, unless the legislative body has granted express authority to make that investment specifically; and

Whereas, the Agency Board desires to provide express authority for the County Treasurer to invest in and purchase Bonds for and on behalf of the Agency using funds available in the Sinking Fund in the County Pool in accordance with the provisions of this Resolution;

Now, Therefore, Be It Resolved, after a duly noticed public hearing, the Board of Directors of the Sonoma County Water Agency resolves and finds as follows:

1. Recitals. The above recitals, and each of them, are true and correct.

2. Request for Withdrawal and Specific Investment Authorization. The Agency Board hereby requests the County Treasurer to withdraw funds in the Sinking Fund from the County Pool and hereby grants express authority to the County Treasurer to invest in and purchase Bonds for and on behalf of the Agency using the withdrawn funds. Such request and authorization shall be subject to following:

(a) Bonds eligible to be purchased are only those Bonds with a term remaining to maturity of 20 years that are issued pursuant to the Resolution of Issuance (“Eligible Bonds”).

(b) Moneys in the Sinking Fund shall only be withdrawn from the County Pool at the times and in the amounts needed for the purchase of Eligible Bonds, with the amount withdrawn and invested in the Bonds not to exceed \$15,000,000. The Agency Board acknowledges that any withdrawal shall be at the market value of the County Pool as of the date of the withdrawal.

(c) Principal of, and premium (if any) and interest on the Eligible Bonds shall be deposited in the Sinking Fund in the County Pool and shall not be reinvested in Eligible Bonds.

Section 3. Finding. The Agency Board hereby finds and determines that the County Treasurer’s investment in, and purchase of, Eligible Bonds using moneys in the Sinking Fund, subject to the terms and conditions set forth in this Resolution, is prudent under the general economic conditions and the anticipated needs of the Agency.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

Section 5. Transmittal. The Secretary of the Agency is hereby directed to file a certified copy of this Resolution with the County Treasurer and with the County Board for their advice and consent.

Directors:

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

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

So Ordered.

Resolution No. 13-____

County of Sonoma
Santa Rosa, CA 95403

Date: __/__/2013

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving As To Form And Authorizing The Execution And Delivery Of Loan Agreements In Connection With The Sale And Issuance By The Sonoma County Public Financing Authority Of Its Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable), And Authorizing Certain Other Matters Relating Thereto

Whereas, the Board of Supervisors (the “County Board”) of the County of Sonoma, California (the “County”) by its Resolution No. 09-0271 established the Sonoma County Energy Independence Program (the “SCEIP”) to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the “Improvements”), on properties in the County through the use of contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code; and

Whereas, the Governing Board of the Authority has determined pursuant to Resolution No. ____ (the “Resolution of Issuance”) to issue multiple series of its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable) and its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Refunding Bonds (Taxable) (collectively, the “Bonds”) under and pursuant to Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the “JPA Act”), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, for the purpose of providing funds to make separate loans (a loan with respect to each series of Bonds) (the “Loans”) to the County to make disbursements, pursuant to the SCEIP and the contracts governing the aforementioned contractual assessments, to property owners for the cost of Improvements, pursuant to and secured by the Resolution of Issuance in the manner provided therein; and

Whereas, in order to effect the issuance of the Bonds, the County desires to approve the forms of, and authorize the execution and delivery of, one or more loan agreements (each, a “Loan Agreement” and collectively, the “Loan Agreements”), the forms of which are on file with the Clerk of the County Board (the “Clerk”); and

Whereas, the issuance of the Bonds and the execution and delivery of the Loan Agreements to provide funding for and in accordance with the SCEIP will provide significant

public benefits to the citizens of the County in the form of more efficient delivery of the SCEIP to residential and commercial development within the County;

Now, Therefore, Be It Resolved, on behalf of the State of California, after a duly noticed public hearing, the Board of Supervisors of the County of Sonoma resolves and finds as follows:

1. Recitals. The above recitals, and each of them, are true and correct.

2. Loan Agreements. The Loan Agreements, proposed to be entered into by and between the County and the Authority, in the form presented at this meeting and on file with the Clerk, are hereby approved. Each of the Chairman of the County Board, the County Administrator, the Auditor-Controller-Treasurer-Tax Collector, and the Revenue & Debt Division Manager, or any of them, or their designee (each, an "Authorized Officer"), is hereby authorized and directed, for and in the name and on behalf of the County, to execute and deliver the Loan Agreements in substantially said form, subject to the parameters in the Resolution of Issuance and with such changes therein as may be requested by Bond Counsel and as the Authorized Officer executing the same may approve (such approval to be conclusively evidenced by such Authorized Officer's execution and delivery thereof). The authorization and powers delegated to such Authorized Officers pursuant to this Section 2 shall be valid for a period commencing from the date of adoption of this Resolution through, and including, the last day of the first calendar month in which such last day occurs at least one hundred eighty (180) days after the date of adoption hereof.

3. Other Acts. The Authorized Officers and all other officers of the Agency are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they may deem necessary or advisable in order to effectuate the purposes of this Resolution, the SCEIP, and the Loan Agreements, and any such actions previously taken by such officers are hereby ratified and confirmed.

4. Effective Date. This Resolution shall take effect immediately upon adoption.

Supervisors:

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

Ayes: ____ Noes: ____ Absent: ____ Abstain: ____

So Ordered.



ATTACHMENT A

March 26, 2013

Sonoma County Energy Independence Program Activity Update

What's New: The Sonoma County Energy Independence Program (Program or S.C.E.I.P.) celebrates its fourth year of operation today! Since the Program's launch on March 24, 2009, it has evolved from a Property Assessed Clean Energy (P.A.C.E.) funding resource to a clearinghouse of information, services, programs and funds for energy efficiency, water conservation and renewable generation information for the public and contractor community, including shared services with other incorporated cities and an array of funding resources in addition to P.A.C.E. What follows is an update of all SCEIP activities.

The expansion of the program as noted above has been driven by community interests and the desire to engage with and collaborate in efforts that maximize the achievement of the climate change goals championed by your Board. To that end and to better facilitate the efforts of all program stakeholders, the Program office will move to a new home at La Plaza A in April 2013. This move will co-locate S.C.E.I.P. with the rest of the Energy and Sustainability Division in the General Services Department, improve and expedite access to the support services located at the County Center and utilized by program participants and provide a central location for program customers and partners.

Property Assessed Clean Energy Financing: P.A.C.E. is a financing option that authorizes a local government to provide up-front funding to eligible property owners to finance the installation of energy efficiency and water conservation improvements and renewable energy systems on their property. This funding is paid back to the county, with interest, over time on the owner's property tax bill. The financing is 100% voluntary. On March 24, 2009, the Board approved its participation in P.A.C.E. financing, thereby launching the SCEIP. This Program established the first countywide P.A.C.E. financing option in the State of California and continues to provide both residential and non-residential P.A.C.E. financing.

Since March 2009, SCEIP has received 2,640 P.A.C.E. financing applications for \$96 million in renewable energy, energy efficiency and water conservation improvements. Of that \$96 million in requested funding, more than \$66 million has been approved, and over \$61 million has been disbursed to projects that are completed. Approximately \$9.6 million of the assessments have been fully paid off, which has provided a like amount to be made available for additional projects. In addition, the \$61million invested locally has energized the creation of an active energy efficiency and renewable energy construction market; 86% of P.A.C.E.-financed projects have been installed by local contractors. This has led to the creation of approximately 77 local jobs within the related industry sectors that are engaged with program. The Program has linked, outreached and leveraged with other local and State-funded energy efficiency programs, providing our community with a central resource to pursue and facilitate the installation of energy efficiency, water conservation and renewable energy upgrades. Despite impediments imposed by the Federal Housing Finance Agency, property owners continue to utilize P.A.C.E. financing. The program currently is serving 1841 participating property owners, completing over 1800 energy efficiency projects and 1100 solar installations generating 8.3 kilowatts of energy annually.



This Program has helped to make Sonoma County one of the regions with the highest kilowatt-hours per capita production rates in the country.

Education and Outreach: Program participation levels are influenced by outreach, education and marketing efforts. The program uses a holistic, multi-component and ongoing outreach program to maximize program awareness, understanding and participation. In the last six months, Program staff have tabled 18 events and delivered 10 presentations to a mix of local, state and national groups. This includes participation by the Energy Independence Program Administrator, Energy Independence Program Manager, Energy and Sustainability Division Manager, General Services Department Manager and Deputy County Counsel at the California Statewide P.A.C.E. conference held recently in Los Angeles, CA. Additional education and outreach channels used by the Program include electronic newsletters, radio and television advertising through Energy Upgrade California, and participation in local trade organization meetings. Also, S.C.E.I.P. offers resources and training for contractors, provides a free building performance tool lending library, as well as a monthly contractor forum to share ideas, Program updates and news with the contractor community.

In addition to face-to-face and regular media outreach, all of the resources and information provided by the Program, including access to rebates and incentives, a list of participating contractors and their certifications, and an on-line application for financing may be found on the recently redesigned Program web site, www.sonomacountyenergy.org. This also includes a newly designed contractor resource portal and tool lending library database. Finally, S.C.E.I.P. employs Facebook, LinkedIn and YouTube social media as additional information delivery channels. In combination these popular social network communication venues have resulted in an average of over 100 unique visitors per day to the Program's information site.

Shared Services: In June 2012 through General Service Department agreements, the Program entered into two shared service agreements, one with the City of Healdsburg to administer its electric utility residential rebate program and provide home energy assessments, and the other with the Town of Windsor as the Certification Agent administering the Town's water utility on-bill financing program for water conservation and energy efficiency improvements. Both agreements were pursued to further expand the central resource service model being used to maximize customer engagements and facilitate property owner interests in implementing improvements through the S.C.E.I.P. To date there have been over 76 Windsor homes and 149 multi-family units participating in the on-bill financing program. The S.C.E.I.P./Windsor Pays program is serving as a model for the nine-county Bay Area Regional Energy Network with the intent that it will be replicated within the framework of the Bay Ren initiative. In Healdsburg, Program staff is working to increase the number of residential energy efficiency upgrades by creating outreach materials that educate Healdsburg residents about the opportunity to compound their savings by benefitting from both PG&E and Healdsburg Electric rebates. Since June, nine Healdsburg homeowners have taken advantage of the free energy analysis walk-through service provided by S.C.E.I.P. staff.

If Sonoma Clean Power is realized, it is anticipated that the local power entity will have energy efficiency /retrofit component within its program structure. It is important to note that all the energy efficiency and retro-fit programs and services delivered by S.C.E.I.P. could serve as a platform to launch locally controlled efforts within the Community



Choice Aggregate (C.C.A.) structure. Having these programs active and in-place under S.C.E.I.P can only facilitate the County's interest to establish a local power supply entity that owns and manages the procurement of renewable power and also directs and manages the implementation of supporting energy efficiency initiatives.

Other Partnerships: In addition, the Program is partnering with the Sonoma County Energy Watch program and the Sonoma County Regional Climate Protection Authority to enhance and streamline education and outreach for the state's Energy Upgrade California™ program, which is focused on encouraging homeowners to achieve deep energy savings by making multiple, systematic and holistic improvements to their properties. With additional funding from PG&E in the last quarter of 2012, the partnership was able to enhance its outreach efforts through a new campaign with increased digital advertising, video testimonials, mall display, door hangers and a [redesigned website](#) that is scheduled for launch the final week in March, which we invite your Board to visit.

Other Initiatives:

- **Financing Marketplace:** The Sonoma County Treasury and the Sonoma County Water Agency together have authorized a maximum of \$60 Million to invest in S.C.E.I.P. contractual assessment revenue bonds. Though early pay offs of some assessments releases funds for new program participants, it is anticipated that desired increases in Program participation will eventually lead to the threshold being approached. Currently, only \$13 Million of this originally authorized \$60 Million remains available for project funding. In recognition of this, Program staff is investigating opportunities to expand the options that could be used to secure funds and increase Program funding capacity. One area of interest being examined is collaboration and partnership with private P.A.C.E program providers. The P.A.C.E. program initiative and funding landscape continues to expand driven by growing number of programs being implemented through private-public partnerships throughout the State. Such programs continue to evolve and they have one key common component - maximize the number of options provided to property owners to secure funding while utilizing underwriting criteria that safeguard the public entities participation. The industry has termed these efforts as the creation of a P.A.C.E. finance marketplace and the City of San Diego is creating a model that local S.C.E.I.P. staff is assessing to determine if it could serve as a template for Sonoma County. In an effort to diversify the program's financing options, staff continues to explore alternative mechanisms and we are actively dialoguing with new potential providers.
- **Community Advisory Group:** Recognizing that S.C.E.I.P. has evolved into a central, multi-faceted resource for the community, Program staff sees value in creating a platform that provides community stakeholders with means to offer input and comment on Program efforts and direction. To that end staff has crafted the creation of a Community Advisory Group (Group). This Group will consist of stakeholders linked to aspects of the Program, to include contractors and suppliers, financing, technical assessment and community advocates. The Group will provide input on areas where services or processes can be enhanced, work with the Program Administrator and others to address program challenges, provide feedback on new proposals or programs developed by Energy Independence staff to further enhance the Program.



The Program has established itself as an effective single entry point of contact for energy efficiency, water conservation and renewable energy generation information and resources, and continues to evolve in this role. Using an Advisory entity can only serve to strengthen the value of all efforts to improve the Program

Federal Housing Finance Authority Litigation/Rulemaking Status Update

Background: The Federal Housing Finance Agency (F.H.F.A.), which oversees Fannie Mae and Freddie Mac, has been hostile to P.A.C.E. because it believes it undermines lenders' security in mortgaged properties. On July 6, 2010 the F.H.F.A. issued a statement determining that "P.A.C.E. loans...present significant risk to lenders and secondary market entities" and called for all state and local governments to pause their programs. On August 31, 2010, Fannie Mae and Freddie Mac issued additional instructions to lenders that they "will not purchase mortgage loans secured by properties with an outstanding PACE obligation."

The County of Sonoma, with the California Attorney General, City of Palm Desert, County of Placer, and the Sierra Club, filed suits challenging F.H.F.A.'s issuance of the statement without any environmental review and without notice to the public and an opportunity for comment. The federal district court agreed the F.H.F.A. must follow rulemaking procedures, and ordered it to begin proceedings. The strategy was to illustrate the non-transparent, self-focus and draconian approach followed by the FHFA to issues its ruling and in doing secure the public's and related industry's engagement to secure a more favorable position.

As ordered by the Court, F.H.F.A. has accepted two rounds of comments. The County has submitted extensive comments, including data from its very successful program, in both rounds. F.H.F.A.'s proposed rule is draconian: (1) F.H.F.A. directs Fannie Mae and Freddie Mac to ensure their standard documents allow them to find property owners who join a P.A.C.E. program in immediate default on their loan; and (2) directs them not to purchase any loans that already have P.A.C.E. assessments on the property. F.H.F.A. was required by law to propose alternatives, and one goal of comments was to convince F.H.F.A. that the alternatives, which would allow residential programs to move forward with some restrictions, were reasonable.

Update: F.H.F.A. claims it is evaluating the extensive data submitted as comments, and has requested that its deadline to develop a final rule be extended from May 14, 2013, to September 16, 2013. The Court granted this request. Meanwhile, F.H.F.A. has also appealed the district court's order to the Ninth Circuit Court of Appeals. The matter has been fully briefed in the appellate court, but the Court has not set a date for argument. It is anticipated F.H.F.A. will want the appeal to be decided before it issues a final rule.

BOND PURCHASE AGREEMENT

§ _____
Sonoma County Public Financing Authority
Sonoma County Energy Independence Program
Contractual Assessment Revenue Bond
Series 20 __ - __ (Taxable)

This Bond Purchase Agreement (this “Agreement”) is made and entered into as of _____ 1, 20__, by and between the Treasurer (the “County Treasurer”) of the County of Sonoma (the “County”), for and on behalf of the SONOMA COUNTY TREASURY POOLED INVESTMENT FUND, a pooled local agency investment fund under the laws of the State of California (the “County Pool”), and the SONOMA COUNTY PUBLIC FINANCING AUTHORITY, a joint powers authority organized and existing under the laws of the State of California (the “Authority”).

Recitals

A. The Board of Supervisors (the “County Board”) of the County by its Resolution No. 09-0271 established the Sonoma County Energy Independence Program (the “SCEIP”) to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the “Improvements”), on properties in the County through the use of contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code.

B. The Governing Board of the Authority has determined pursuant to Resolution No. ____ (the “Resolution of Issuance”) to issue its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bond, Series 20____-__ (Taxable) (the “Bond”) under and pursuant to Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the “JPA Act”), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, for the purpose of providing funds to make a loan to the County to make disbursements pursuant to the SCEIP and the aforementioned assessment contracts to property owners for the cost of Improvements, pursuant to and secured by the Resolution of Issuance in the manner provided therein.

C. The County heretofore has established the County Pool as a pooled local agency investment fund under the laws of the State of California (including without limitation Government Code Sections 53601 and 53635). The powers of the County Board include the power to invest money for the benefit of the participants in the County Pool, and pursuant to Government Code Section 53607, the County Board has delegated its authority to invest or to reinvest County funds, including but not limited to the funds of the County Pool, to the County Treasurer.

D. The Authority has determined to sell, and the County Board by its Resolution No. ____, has determined to provide the express authority under Government Code Section 53601 for the County Treasurer, for and on behalf of the County Pool, to invest in and purchase, the Bond pursuant to the terms of this Agreement.

E. All acts and proceedings required by law necessary to make this Agreement, when executed by the Authority and the County Treasurer, for and on behalf of the County Pool, the valid, binding and legal obligation of the parties to this Agreement, and to constitute this Agreement a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of this Agreement have been in all respects duly authorized.

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein contained, the parties hereto do hereby agree as follows:

Section 1. Definitions. Unless the context clearly requires or unless otherwise defined herein, the capitalized terms in this Agreement shall have the respective meanings which such terms are given in the Resolution of Issuance.

Section 2. Purchase of the Bond. Upon the terms and conditions herein set forth, the County Treasurer, for and on behalf of the County Pool, hereby agrees to purchase, and the Authority hereby agrees to sell, execute and deliver the Bond to the County Treasurer, for and on behalf of the County Pool. The purchase price to be paid for the Bond shall be the par value thereof.

Section 3. The Bond. The Bond will be delivered in definitive, fully registered form, registered in the name of the Authority and may be typewritten. The Bond shall be dated the Closing Date, shall be in the initial aggregate principal amount of \$_____, and shall mature on September 2, 20___. Interest thereon shall be payable semi-annually on March 2 and September 2 of each year and at the rates shown in the Resolution of Issuance, and shall otherwise be as described in, and shall be secured as set forth in, the Resolution of Issuance.

Section 4. Closing. At 8:00 A.M., California time, on _____ 1, 20___, or at such other time or date as shall have been mutually agreed upon by the Authority and the County Treasurer, for and on behalf of the County Pool (the "Closing Date"), the Authority will, subject to the terms and conditions hereof, deliver to the County Treasurer, for and on behalf of the County Pool, at the office of the County Treasurer in the County of Sonoma, California, the Bond in fully registered form, duly executed and registered; and, subject to the terms and conditions hereof, the County Treasurer, for and on behalf of the County Pool, will accept such delivery and cause the purchase price of the Bond to be paid by check or draft or by interfund transfer, as the case may be.

Section 5. Representations of the County Treasurer for and on behalf of the County Pool – Due Authorization and Suitability for Private Placement. The County Treasurer, for and on behalf of the County Pool, represents, warrants and agrees as follows:

a) The County heretofore has established the County Pool as a pooled local agency investment fund under the laws of the State of California (including without limitation Government Code Sections 53601 and 53635).

b) The powers of the County include the power to invest money for the benefit of the County and the other participants in the County Pool, and pursuant to Government Code Section 53607, the County has delegated its authority to invest or to reinvest County funds, including but not limited to the funds of the County Pool, to the County Treasurer. Such delegation of authority to the County Treasurer is in effect as of the date of this Agreement and will continue to be in effect as of the Closing Date.

c) The County Treasurer, for and on behalf of the County Pool, has received and reviewed copies of the Resolution of Issuance. The County Treasurer, for and on behalf of the County Pool, understands that (i) the Bond is a limited obligation of the Authority secured by and payable solely from Revenues as provided in the Resolution of Issuance, (ii) no other fund or property of the Authority or the County is liable for the payment of the Bond, (iii) none of the payment obligations with respect to the Bond are secured by a pledge of any money received or to be received from taxation by the County or any political subdivision thereof, other than the Assessment Revenues securing the loan agreement pursuant to which the Revenues securing the Bond will be paid, and (iv) there is no reserve fund for the Bond.

d) The County Treasurer, for and on behalf of the County Pool, has sufficient knowledge and experience in financial and business matters, including in the purchase and ownership of municipal obligations of a nature similar to the Bond, to be able to evaluate the risks and merits of investing in the Bond.

e) The County Treasurer, for and on behalf of the County Pool, acknowledges that Authority has not prepared any offering document with respect to the Bond. The County Treasurer, for and on behalf of the County Pool, as a sophisticated investor, has made its own credit inquiry and analyses with respect to the Bond. The County Treasurer, for and on behalf of the County Pool, has assumed the responsibility for obtaining and making such review as he has deemed necessary or desirable in connection with the decision to invest funds of the County Pool in the Bond. The County Treasurer's decision to invest the County Pool in the Bond did not rely on any information provided by the Authority (or any representatives or agents of the Authority) that is not in written form.

f) The County Treasurer, for and on behalf of the County Pool, has duly determined that (i) the County Pool is legally authorized to purchase the Bond, and (ii) the Bond is a lawful investment for the County Pool under all applicable laws.

g) The County Treasurer, for and on behalf of the County Pool, understands that (i) the Bond has not been registered with any federal or state securities agency or commission or otherwise qualified for sale under the "Blue Sky" laws or regulations of any state, (ii) will not be listed on any securities exchange, (iii) will not carry a rating from any rating service, and (iv) may not be readily marketable.

h) The County Treasurer, for and on behalf of the County Pool, is investing in the Bond for the County Pool's own account, and at the time of its purchase of the Bond, does not intend to distribute, resell or otherwise dispose of the Bond.

i) The County Treasurer, for and on behalf of the County Pool, agrees that, in the event that he decides to sell or otherwise transfer the Bond for and on behalf of the County Pool, he shall require the new transferee to deliver to the Authority the letter required by the Resolution of Issuance as a condition precedent to the consummation of such transfer.

Section 6. Condition of Closing. The Authority's obligation to sell the Bond is conditioned upon the County Treasurer's delivery to the Authority, on or prior to the Closing Date, of a certificate, dated the Closing Date, signed by the County Treasurer, for and on behalf of the County Pool, satisfactory in form and substance to the Authority and bond counsel with respect to the Bond, Richards, Watson & Gershon, A Professional Corporation, or other nationally recognized bond counsel, to the effect that the representations and warranties of the County Treasurer, for and on behalf of the County Pool, contained herein are true and correct as of the Closing Date.

Section 7. Termination. If the conditions to the Authority's obligations contained in this Agreement cannot be satisfied at or prior to the Closing Date, this Agreement may be canceled by the Authority. Notice of such cancellation shall be given to the County Treasurer, for and on behalf of the County Pool, in writing. Upon any such termination neither the Authority nor the County Treasurer shall be under any further obligation hereunder.

Section 8. Parties in Interest. This Agreement shall constitute the entire agreement between the County Treasurer, for and on behalf of the County Pool, and the Authority and is made solely for the benefit of the County Treasurer, for and on behalf of the County Pool, and the Authority (including their successors or assigns). No other person shall acquire or have any right hereunder or by virtue hereof.

Section 9. Governing Law. This Agreement shall be construed and governed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the SONOMA COUNTY PUBLIC FINANCING AUTHORITY and the Treasurer of the County, for and on behalf of the SONOMA COUNTY TREASURY POOLED INVESTMENT FUND, have each caused this Agreement to be signed in its name by its duly authorized officer, all as of the day and year first above written.

SONOMA COUNTY PUBLIC FINANCING AUTHORITY

By *[form of agreement – no signature required]*
Chair

Attest:

By _____
Secretary

TREASURER OF THE COUNTY OF SONOMA, FOR
AND ON BEHALF OF THE SONOMA COUNTY
TREASURY POOLED INVESTMENT FUND

By *[form of agreement – no signature required]*
Auditor/Controller-Treasurer-Tax Collector
of the County of Sonoma

LOAN AGREEMENT

Dated as of _____

by and between the

COUNTY OF SONOMA, CALIFORNIA,

and the

SONOMA COUNTY PUBLIC FINANCING AUTHORITY

Relating to

Loan of \$ _____
with respect to Series _____ - _____

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LOAN AGREEMENT

THIS LOAN AGREEMENT is made and entered into as of _____, 2013, by and between the COUNTY OF SONOMA, a political subdivision of the State of California (the "County"), and the SONOMA COUNTY PUBLIC FINANCING AUTHORITY, a joint powers authority organized and existing under the laws of the State of California (the "Authority");

WITNESSETH:

WHEREAS, the Board of Supervisors ("County Board") of the County by its Resolution No. 09-0184 (the "Resolution of Intention") declared its intention to establish the Sonoma County Energy Independence Program (the "SCEIP") to finance the acquisition and construction or installation of distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements (the "Improvements"), on or in properties in the County through contractual assessments pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, commencing with Section 5898.10, ("Chapter 29") and ordered the preparation and filing of a report (the "Report") with the County Board and provided that bonds may be issued under the Resolution of Intention pursuant to the provisions of Chapter 29 or, in cooperation with the Authority, pursuant to the provisions of Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended (the "JPA Act"), including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act, as it may be amended from time to time; and

WHEREAS, following notice duly given in accordance with law, the County Board held a public hearing regarding the SCEIP as described in the Report; and

WHEREAS, following the public hearing, pursuant to its Resolution No. 09-0271, the County Board established the SCEIP and confirmed contractual assessments to be levied against properties in the County within the parameters of the Report; and

WHEREAS, pursuant to its Resolution No. 09-1025, the County Board approved modifications to the Report, including the draft assessment contract included therein, and confirmed assessments levied and to be levied within the parameters of the modified Report; and

WHEREAS, pursuant to the SCEIP, the County may enter into contractual assessment agreements with property owners whereby the County will extend financing to such property owners for the construction and/or installation of Improvements on or in the owners' properties; and

WHEREAS, pursuant to such assessment contracts, the property owners who are parties to such agreements will agree to repay the amounts disbursed to the owners under such contracts, plus Capitalized Interest (defined herein) through the levy of assessments by the County against the property owners' properties pursuant to Section 5898.30 of Chapter 29; and

WHEREAS, the Governing Board of the Authority (the "Authority Board") has determined pursuant to Resolution No. _____ (the "Resolution of Issuance") to issue its Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds (Taxable) under and pursuant to the JPA Act for the purpose of providing funds to

make separate loans (a separate loan with respect to each series of bonds) to the County to make disbursements pursuant to the aforementioned assessment contracts to property owners for the cost of Improvements, pursuant to and secured by the Resolution of Issuance in the manner provided therein; and

WHEREAS, this loan agreement (this “Loan Agreement”) represents such loan (the “Loan”) by the Authority to the County with respect to such aforementioned bonds of the Authority designated as Series _____ - ____; and

WHEREAS, the County and the Authority have determined that all acts and proceedings required by law necessary to make this Loan Agreement, when executed by the County and the Authority, the valid, binding and legal obligation of the County and to constitute this Loan Agreement a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of this Loan Agreement have been in all respects duly authorized;

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein contained, the parties hereto do hereby agree as follows:

ARTICLE I DEFINITIONS

Section 1.1 Definitions

Unless the context clearly otherwise requires or unless otherwise defined herein, the capitalized terms in this Loan Agreement shall have the respective meanings which such terms have in the Resolution of Issuance. In addition, the following terms defined in this Section 1.1 shall, for all purposes of this Loan Agreement, have the respective meanings herein specified.

“Assessment Contracts” means the agreements by and between the County and the property owners identified on the “Assessment Contract Schedule” attached as “Exhibit A” to this Loan Agreement, whereby the County agrees to provide financing to such property owners for the installation and/or construction of Improvements to the owners’ property. As used herein, “Exhibit A” includes “Exhibit A-1 – ASSESSMENT CONTRACT SCHEDULE (Direct Disbursement)” and “Exhibit A-2 – ASSESSMENT CONTRACT SCHEDULE (Revolving Fund).”

“Assessment Installments” means the installments of principal, interest and premium, if any, to be paid on the unpaid Assessments by the owners of the real property described in attached “Exhibit A” as provided by the Assessment Contracts. As used herein, “Exhibit A” includes “Exhibit A-1 – ASSESSMENT CONTRACT SCHEDULE (Direct Disbursement)” and “Exhibit A-2 – ASSESSMENT CONTRACT SCHEDULE (Revolving Fund).” The term “Assessment Installments” does not include the “Annual Administrative Assessment” paid by the property owners pursuant to the Assessment Contracts.

“Assessment Revenues” means the revenues received by the County in each Fiscal Year from the collection of the annual Assessment Installments, including any interest and penalties thereon and the proceeds of the exercise of any of the remedies for delinquent payments available hereunder or under Chapter 29; except to the extent and so long as the Assessments are included in the County’s

Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (Teeter Plan), pursuant to Sections 4701 through 4717 of the California Revenue and Taxation Code, “Assessment Revenues” shall include only amounts attributable to the principal of the Assessments and the interest thereon received by the County in each Fiscal Year from the collection of the annual Assessment Installments, and shall not include any penalties on the Assessments, nor any statutory interest accruing on the Assessments upon delinquency, nor the proceeds of the exercise of any of the remedies for delinquent payments available hereunder or under Chapter 29.

“Assessments” means the unpaid assessments levied by the County pursuant to Chapter 29 under the proceedings taken pursuant to the Resolution of Intention, constituting a first lien and charge upon the real property described in attached “Exhibit A” as provided by the Assessment Contracts. . As used herein, “Exhibit A” includes “Exhibit A-1 – ASSESSMENT CONTRACT SCHEDULE (Direct Disbursement)” and “Exhibit A-2 – ASSESSMENT CONTRACT SCHEDULE (Revolving Fund).”

“Authority” means the Sonoma County Public Financing Authority, California.

“Authority Board” means the Governing Board of the Authority.

“Authority Treasurer” means the Treasurer of the Authority.

“Authorized Representative of the County” means the Chair of the County Board, the County Administrator, the Auditor/Controller-Treasurer-Tax Collector, and the Revenue & Debt Division Manager or any other person designated in writing by such officers and authorized to act on behalf of the County.

“Bond Date” means the dated date of the Bonds, which shall be the Closing Date.

“Bonds” means the Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Bonds, Series _____ - ____ (Taxable).

“Business Day” means any day other than (i) a Saturday or a Sunday, (ii) a day on which banking institutions in the State or the Federal Reserve System are authorized or obligated by law or executive order to be closed, or (iii) a day on which the County offices are closed.

“Capitalized Interest” means funded interest on the Bonds through September 1, 2013 payable from proceeds of the Bonds as provided in Section 4.3 of the Resolution of Issuance.

“Chapter 29” means Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, commencing with Section 5898.10.

“Closing Date” means the date of delivery of the Bonds to or upon the order of the Purchaser.

“County” means the County of Sonoma, California.

“County Board” means the Board of Supervisors of the County.

“County Pool” means the Sonoma County Treasury Pooled Investment Fund.

“Energy Independence Fund” means the fund by that name created and established pursuant to Resolution No. 09-0358 of the County Board, adopted on April 21, 2009.

“Event of Default” means any of the events described in Section 5.1 of this Loan Agreement.

“Federal Securities” means those securities described in Sections 1360 and 1360.1 of the California Financial Code and includes United States Treasury notes, bonds, bills or certificates of indebtedness, or obligations for which the faith and credit of the United States are pledged for the payment of principal and interest, including the guaranteed portions of small business administration loans so long as the loans are obligations for which the faith and credit of the United States are pledged for the payment of principal and interest.

“Fiscal Agent” means (i) the Authority Treasurer or (ii) any bank, trust company, national banking association or other financial institution appointed as fiscal agent for the Bonds in the manner provided in the Resolution of Issuance. Pursuant to Section 6.1 of the Resolution of Issuance, the initial Fiscal Agent shall be the Authority Treasurer.

“Fiscal Year” means any twelve-month period extending from July 1st in one calendar year to June 30th of the succeeding calendar year, both dates inclusive, or any other twelve-month period selected and designated by the County as its official fiscal year period.

“Improvements” means the qualifying distributed generation renewable energy sources and energy efficiency improvements, which include water efficiency improvements, acquired and constructed or installed on or in the real property described in “Exhibit A” attached hereto pursuant to the Assessment Contracts. As used herein, “Exhibit A” includes “Exhibit A-1 – ASSESSMENT CONTRACT SCHEDULE (Direct Disbursement)” and “Exhibit A-2 – ASSESSMENT CONTRACT SCHEDULE (Revolving Fund).”

“Independent Public Accountant” means any certified public accountant or firm of certified public accountants appointed and paid by the Authority, the County, or the County Pool who, or each of whom (i) is in fact independent and not under domination of the Authority, the County, or the County Pool; (ii) does not have any substantial interest, direct or indirect, in the Authority, the County, or the County Pool; and (iii) is not connected with the Authority, the County, or the County Pool as an officer or employee of the Authority, the County, or the County Pool but who may be regularly retained to make annual or other audits of the books of, or reports to, the Authority, the County, or the County Pool.

“Interest Rate Period” means a two-year period commencing on September 2 and ending on the second September 1 following such September 2, except that (i) the first Interest Rate Period shall begin on the Closing Date and end on the last subsequently occurring September 1 which is not more than 23 months after the Closing Date, and (ii) the last Interest Rate Period may be a period of duration of two years or less so that such Interest Rate Period terminates on the Loan Maturity Date or on the Redemption Date of any Bond redeemed prior to its Maturity Date as a result of prepayment of the Loan or any portion thereof pursuant to Section 2.3 of this Loan Agreement.

“JPA Act” means Articles 1 through 4 (commencing with Section 6500) of the Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, as amended, including the provisions of the Marks-Roos Local Bond Pooling Act of 1985, constituting Article 4 of the JPA Act.

“Loan” means the loan made by the Authority to the County pursuant to Section 2.1 of this Loan Agreement.

“Loan Agreement” means this Loan Agreement by and between the County and the Authority, as originally entered into or as amended or supplemented pursuant to the provisions hereof.

“Loan Fund” means the fund by that name established and held by the Fiscal Agent pursuant to Section 4.1 of the Resolution of Issuance.

“Loan Maturity Date” shall be the same date as the Maturity Date with respect to the Bonds.

“Permitted Investment” means any obligation in which the County may lawfully invest its funds.

“Program Expense Fund” means the fund by that name and established in the Energy Independence Fund pursuant to Resolution No. 09-0358 of the County Board, adopted on April 21, 2009.

“Resolution of Issuance” means Resolution No. _____ of the Authority Board, adopted on _____, 2013, and includes subsequent amendments thereof and any Supplemental Resolution.

“SCEIP” means the Sonoma County Energy Independence Program, established pursuant to Resolution No. 09-0271 of the County Board, adopted on March 25, 2009 under Chapter 29, as modified from time to time.

“SCEIP Revolving Fund” or “Revolving Fund” means the fund by that name established and held by the County in the Energy Independence Fund pursuant to Resolution No. 11-0579 of the County Board, adopted on October 25, 2011.

“Special Fund” means the Series ____-__-__ Special Fund established and held hereunder by the County within the Energy Independence Fund pursuant to Section 3.2 of this Loan Agreement.

“State” means the State of California.

“Written Request of the County” means a request in writing signed by an Authorized Representative of the County.

Section 1.2 Rules of Construction.

All references herein to “Articles,” “Sections” and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Loan Agreement, and the words “herein,” “hereof,” “hereunder” and other words of similar import refer to this Loan Agreement as a whole and not to any particular Article, Section or subdivision hereof.

ARTICLE II THE LOAN; ESTABLISHMENT OF FUNDS

Section 2.1 Authorization.

The Authority hereby agrees to lend to the County from the sale of the Bonds the aggregate principal amount of _____ Dollars and _____ Cents (\$_____) under and subject to the terms of this Loan Agreement, Chapter 29, and the JPA Act. This Loan Agreement constitutes a continuing agreement with the Authority to secure the full and final payment of the Loan, subject to the covenants, agreements, provisions and conditions herein contained.

Section 2.2 Terms of Loan.

The principal of the Loan shall be payable no later than the second (2nd) Business Day prior to the Loan Maturity Date. Interest on the Loan shall be calculated on the basis of a 360-day year of twelve 30-day months. The first semi-annual installment of interest shall accrue from and including the Closing Date to but not including the next succeeding Interest Payment Date. Each succeeding semi-annual installment of interest shall accrue from and including the Interest Payment Date occurring at the beginning of such semi-annual period to but not including the next succeeding Interest Payment Date.

Interest on the Loan shall be payable on the second (2nd) Business Day prior to each Interest Payment Date except for the interest due on September 2, 2013 which shall be paid from Capitalized Interest. Interest on the Loan shall be payable at the following rates: (i) for the first Interest Rate Period, at an initial rate of three percent (3%); and (ii) for any succeeding Interest Rate Period, at a rate equal to one-half of one percent (0.50%) plus the net interest rate earned by the County Pool as of the most recent quarter ending immediately prior to commencement of such Interest Rate Period, or equal to such other interest rate as determined by the Authority, the County, and the Owner(s) of the Bonds prior to the commencement of such Interest Rate Period. In no event shall the interest rate on the Loan exceed 12% per annum. Any installment of interest which is not paid when due shall continue to accrue interest from and including the Interest Payment Date with respect to which such principal or interest is payable to but not including the date of actual payment.

Principal of and interest on the Loan shall be payable by the County to the Authority from moneys deposited in the Special Fund pursuant to Section 3.2 hereof, in immediately available funds which constitute lawful money of the United States of America. Payment of such principal and interest shall be secured, and amounts for the payment thereof shall be deposited by the Authority with the Fiscal Agent at the times, as set forth in Article III.

Section 2.3 Prepayment.

(a) Mandatory Prepayment. The principal of the Loan shall be prepaid prior to maturity, in whole or in part, on the second (2nd) Business Day prior to any Interest Payment Date from amounts received by the County from, or on behalf of, property owners as prepayments of the Assessments in accordance the Assessment Contracts, together with a prepayment premium, expressed as a percentage of the principal amount of the Loan to be redeemed, of three percent (3%), and together with accrued interest to the next Redemption Date determined in accordance with the applicable provisions of Section 3 of the Resolution of Issuance, giving effect to the time required for any notice of redemption required to be provided thereunder; provided, to the extent the redemption premium for the Bonds to be redeemed from

such prepayment is waived by the Purchaser in accordance with the Resolution of Issuance, the prepayment premium on the principal amount of the Loan to be redeemed shall be equal to the redemption premium (if any) specified by the Purchaser, not to exceed three percent (3%).

(b) Optional Prepayment.

(i) The principal of the Loan shall be subject to optional prepayment in whole, or in part on the thirteenth (13th) calendar day of any month from any available source of funds, other than those referred to in the foregoing paragraph (a), at a prepayment price equal to the principal amount of portion of the Loan to be redeemed, together with a prepayment premium, expressed as a percentage of the principal amount of the Loan to be redeemed, of three percent (3%), and together with accrued interest to the next Redemption Date determined in accordance with the applicable provisions of Section 3 of the Resolution of Issuance, giving effect to the time required for any notice of redemption required to be provided thereunder; provided, to the extent the redemption premium for the Bonds to be redeemed from such prepayment is waived by the Purchaser in accordance with the Resolution of Issuance, the prepayment premium on the principal amount of the Loan to be redeemed shall be equal to the redemption premium (if any) specified by the Purchaser, not to exceed three percent (3%).

(ii) The principal of the Loan shall be subject to optional prepayment, in whole, on any date from monies on deposit and available for such purpose in an account of the Escrow Fund, in accordance with Section 4.8 of the Resolution of Issuance, from the sale and issuance of Refunding Bonds thereunder or additional refunding bonds designated as “Sonoma County Public Financing Authority, Sonoma County Energy Independence Program, Contractual Assessment Revenue Refunding Bonds” pursuant to a subsequent resolution of the Authority Board, without a premium, together with accrued interest to the prepayment date; provided, the prepayment date pursuant to this Section 2.3(b)(ii) shall be the Closing Date of the Refunding Bonds providing the proceeds being used to effect such prepayment. The County, the Authority, and the Fiscal Agent represent and agree that, concurrently with the initial deposit of the moneys in the applicable account of the Escrow Fund pursuant to Section 4.8(d) of the Resolution of Issuance, (i) the Bonds will no longer be deemed to be Outstanding and unpaid within the meaning and with the effect expressed in Section 7 of the Resolution of Issuance, and (ii) the Loan will no longer be deemed to be outstanding and unpaid within the meaning and with the effect expressed in this Loan Agreement.

The County shall be required to give the Fiscal Agent written notice of its intention to prepay the Loan under this Section, and shall transfer to the Fiscal Agent all amounts required for such prepayment.

Section 2.4 Application of Loan Proceeds.

. In furtherance of Section 4.1 of the Resolution of Issuance, the County shall provide to the Fiscal Agent one or more Written Requests of the County requesting disbursement of the proceeds of the Loan as follows: (i) to or on behalf of any property owner pursuant to the applicable Assessment Contract with each property owner listed on Exhibit A-1 hereof and (ii) to the Revolving Fund for disbursements made prior to the Closing Date to or on behalf of any property owner pursuant to the applicable Assessment Contract with each property owner listed on Exhibit A-2 hereof. The Fiscal

Agent shall make such disbursements from amounts on deposit in the Loan Fund (or an account therein, if any) established under the Resolution of Issuance, on the Closing Date or such other date or dates specified in such Written Request(s) of the County. The aggregate amount disbursed from the Loan Fund to or on behalf of any property owner pursuant to this Loan Agreement shall not exceed the respective amount set forth on Exhibit A.-1, and the aggregate amount disbursed from the Loan Fund to the Revolving Fund for disbursements made prior to the Closing Date to or on behalf of any property owner pursuant to this Loan Agreement shall not exceed the aggregate amount set forth on Exhibit A-2.

After all amounts required to be disbursed under and pursuant to an Assessment Contract listed on Exhibit A hereof have been disbursed, moneys on deposit in the Loan Fund (or the applicable account therein, if any) in an amount equal to the sum of (a) the difference between (i) the total set forth in the column titled "Funded Original Principal Amount" on Exhibit A for the applicable Assessment Contract, and (ii) all amounts disbursed to or on behalf of the property owner(s) listed on Exhibit A for that Assessment Contract, and (b) the amount held in the Progress Payment Escrow Account established for the applicable Assessment Contract, less the interest earned on the amount in such account, shall be used by the County to prepay the Loan pursuant to Section 2.3(b)(i) of this Loan Agreement.

ARTICLE III PLEDGE OF ASSESSMENT REVENUES; APPLICATION OF FUNDS

Section 3.1 Pledge of Assessment Revenues.

The Loan shall be secured by a first pledge of, security interest in and lien on all of the Assessment Revenues and the amounts in the Special Fund created hereunder. The Assessment Revenues are hereby allocated in their entirety to the payment of the principal of and interest on the Loan.

Section 3.2 Special Fund; Deposit of Assessment Revenues.

There is hereby established a special trust fund within the Energy Independence Fund to be known as the "Series ____ -__ Special Fund" (the "Special Fund") which is held by the County Treasurer. The County shall deposit all of the Assessment Revenues in the Special Fund promptly upon receipt thereof. Any amounts remaining in the Special Fund after payment in full of the Loan and the interest thereon shall be used by the County for the benefit of the SCEIP.

Section 3.3 Transfers of Assessment Revenues to Authority.

(a) No later than the second (2nd) Business Day preceding each Interest Payment Date commencing March 2, 2014, the County shall withdraw from the Special Fund and transfer to the Authority (or to the Fiscal Agent on behalf of the Authority), for deposit in the applicable account of the Debt Service Fund, amounts sufficient to pay the interest then due on the Loan pursuant to Section 2.2 of this Loan Agreement.

(b) No later than the second (2nd) Business Day preceding the Loan Maturity Date, the County shall withdraw from the Special Fund and transfer to the Authority (or to the

Fiscal Agent on behalf of the Authority), for deposit in the applicable account of the Debt Service Fund, an amount sufficient to pay in full the outstanding principal of the Loan.

Section 3.4 Program Expense Fund.

(a) There has been heretofore established a special fund within the Energy Independence Fund called the Program Expense Fund, held by the County. Moneys shall be deposited into the Program Expense Fund pursuant to Section 2.4 of the Resolution of Issuance. In addition, moneys shall be deposited into the Program Expense Fund pursuant to paragraph (b) below. Amounts on deposit in the Program Expense Fund shall be used by the County to pay for costs and expenses incurred by the County in connection with administration of the SCEIP and costs and expenses incurred by the County, the Authority, and the Fiscal Agent in connection with the Bonds.

(b) Prior to or on the second (2nd) Business Day preceding each September 2, commencing September 2, 2014, the County shall determine the sum of (x) the amount necessary to make the payments of interest on the Loan then due or overdue and payable on such date and (y) such portion of the outstanding principal amount on the Loan determined by multiplying (A) the then outstanding principal amount by (B) the number of years elapsed since the second (2nd) Business Day preceding the first September 2 following the Closing Date, and by dividing (C) such product by (D) the total number of years of the term of the Loan.

On each September 2, commencing September 2, 2014, all moneys in the Special Fund in excess of the foregoing amount shall, to the extent permitted by law, be applied as follows:

(i) first, the moneys shall be transferred to the Program Expense Fund (in which case such moneys shall be released from the pledge and lien hereunder), unless the County Treasurer determines (in its sole discretion) that amounts then on deposit in the Program Expense Fund are sufficient to pay anticipated costs and expenses incurred by the County in connection with administration of the SCEIP for the next twelve (12) months and anticipated costs and expenses incurred by the County, the Authority, and the Fiscal Agent in connection with the Bonds for the next twelve (12) months, in which event the County Treasurer may, but is not required to, apply such excess monies in accordance with paragraph (ii) below; and

(ii) second, the moneys shall be retained in the Special Fund, or, at the option of the County, the moneys shall be applied to prepay the Loan pursuant to Section 2.3(b)(i).

Section 3.5 Investment of Moneys; Valuation of Investments.

All moneys in the Special Fund shall be invested by the County solely in Permitted Investments, maturing not later than the respective dates on which such moneys are estimated by the County to be required to be deposited with the Authority pursuant to Section 3.3, as applicable. All interest, profits and other income received from the investment of moneys in any fund or account held under this Loan Agreement shall be deposited in such fund or account. Notwithstanding anything to the contrary contained in this paragraph, an amount of interest received with respect to any investment equal to the amount of accrued interest, if any, paid as part of the purchase price of

such investment shall be credited to the fund from which such accrued interest was paid. Permitted Investments acquired as an investment of moneys in any fund or account held under this Loan Agreement shall be credited to such fund.

For the purpose of determining the amount in any fund or account hereunder, the value of Permitted Investments credited to such fund shall be calculated at the lesser or (a) the original cost thereof (excluding brokerage commissions and accrued interest, if any), or (b) the par amount thereof.

ARTICLE IV OTHER COVENANTS OF THE COUNTY

Section 4.1 Punctual Payment.

The County will punctually pay or cause to be paid the principal of and interest on the Loan together with any prepayment premiums thereon in strict conformity with the terms of this Loan Agreement, and it will faithfully observe and perform all of the conditions, covenants and requirements of this Loan Agreement.

Section 4.2 Limited Obligation.

The Loan is a limited obligation and is payable solely from and secured solely by Assessment Revenues and the amounts in the Special Fund created hereunder.

Section 4.3 General.

The County shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the County under the provisions of this Loan Agreement. The County warrants that upon the date of execution and delivery of this Loan Agreement, the conditions, acts and things required by law and this Loan Agreement to exist, to have happened and to have been performed precedent to and in the execution and delivery of such Loan Agreement do exist, have happened and have been performed and the execution and delivery of the Loan Agreement shall comply in all respects with the applicable laws of the State.

Section 4.4 Protection of Security and Rights of Authority.

The County will preserve and protect the security of the Loan and the rights of the Authority thereto, and will warrant and defend their rights to such security against all claims and demands of all persons. From and after the delivery of the Loan Agreement by the County, the Loan shall be incontestable by the County.

Section 4.5 Against Encumbrances.

The County will not encumber, pledge or place any charge or lien upon any of the Assessment Revenues or other amounts pledged to the Loan superior to or on a parity with the pledge and lien herein created for the benefit of the Loan, except as permitted by this Loan Agreement.

Section 4.6 Collection of Assessments.

The County shall comply with all requirements of Chapter 29 and applicable State law so as to assure the timely collection of the unpaid Assessments.

Section 4.7 Teeter Plan.

Until the principal and interest on the Loan are paid in full, the County shall ensure that the Assessments are included in its Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (the "Teeter Plan"), pursuant to Sections 4701 through 4717 of the California Revenue and Taxation Code.

Section 4.8 Accounting Records and Statements.

The County will keep or cause to be kept proper accounting records in which complete and correct entries shall be made of all transactions relating to the receipt, deposit and disbursement of the Assessment Revenues, and such accounting records shall be available for inspection upon five (5) Business Days' written notice by the Authority or the Fiscal Agent or their respective agent duly authorized in writing at reasonable hours and under reasonable conditions.

Section 4.9 Further Assurances.

The County will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of its duties under this Loan Agreement, and for the better assuring and confirming unto the Authority the rights and benefits provided in this Loan Agreement.

Section 4.10 Payment of Expenses; Indemnification.

At the request or direction of the Authority, the County shall pay from the Program Expense Fund (but only to the extent moneys are on deposit therein) the costs and expenses incurred by the Authority in connection with the issuance of the Bonds, including all compensation to the Fiscal Agent from time to time for all services rendered under this Loan Agreement and the Resolution of Issuance, including but not limited to all reasonable expenses, charges, legal and consulting fees and other disbursements and those of its attorneys, agents and employees, incurred in and about the performance of its powers and duties hereunder and thereunder. Upon the occurrence of an Event of Default, the Fiscal Agent (if other than the Authority Treasurer) shall have a first lien on the Assessment Revenues and the Special Fund to secure the payment to the Fiscal Agent of all fees, costs and expenses, including reasonable compensation to its experts, attorneys and counsel incurred in declaring such Event of Default and in exercising the rights and remedies set forth in Article V hereof.

The County further covenants and agrees to indemnify and save the Fiscal Agent (if other than the Authority Treasurer) and its officers, directors, agents and employees, harmless against any losses, expenses and liabilities which it may incur arising out of or in the exercise and performance of its powers and duties hereunder, including the costs and expenses of defending against any claim of liability, but excluding any and all losses, expenses and liabilities which are due to the negligence or intentional misconduct of the Fiscal Agent, its officers, directors, agents or employees. The

obligations of the County under this paragraph shall survive the resignation or removal of the Fiscal Agent under the Resolution of Issuance, this Loan Agreement and payment of the Loan and the discharge of this Loan Agreement.

ARTICLE V EVENTS OF DEFAULT AND REMEDIES

Section 5.1 Events of Default.

The following events shall constitute Events of Default hereunder:

- (a) Default in the due and punctual payment of interest on the Loan, whether at the stated payment date thereof, or upon proceedings for redemption thereof;
- (b) Default in the due and punctual payment of the principal of or premium, if any, on the Loan, whether at the stated Maturity Date thereof, or upon proceedings for redemption thereof; or
- (c) Failure by the County to observe and perform any material covenant, condition or agreement required by this Loan Agreement to be performed by it (other than a default described in clause (a) or (b) above) for a period of 60 days following written notice to the County from the Authority or the Fiscal Agent of such failure; provided, however, if the County is in good faith attempting to remedy said failure and is unable to do so within the 60-day time period, an additional 60 days shall be allowed.

Section 5.2 Remedies Not Exclusive; Non-waiver.

(a) No remedy conferred hereby upon the Authority is intended to be exclusive of any other remedy, but each such remedy is cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred by the JPA Act, Chapter 29, or any other law of the State. No waiver of any default or breach of duty or contract by the Authority shall affect any subsequent default or breach of duty or contract or shall impair any rights or remedies on said subsequent default or breach. No delay or omission of the Authority to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed as a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Authority may be enforced and exercised as often as may be deemed expedient. In case any suit, action or proceeding to enforce any right or exercise any remedy shall be brought or taken and the Authority shall prevail, the Authority shall be entitled to receive reimbursement for reasonable costs, expenses, outlays and attorney's fees and should said suit, action or proceeding be abandoned, or be determined adversely to the Authority then, and in every such case, the County and the Authority shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

Section 5.3 Limited Liability of the County to the Authority.

Except for the collection of the Assessment Revenues and the observance and performance of the other conditions, covenants and terms contained herein, in Chapter 29, or in the JPA Act required to be observed or performed by it, the County shall not have any obligation or liability to the Authority with respect to this Loan Agreement or the preparation, authentication, delivery, transfer, exchange or cancellation of the Bonds.

Section 5.4 Action by Authority Upon Default.

In the event the County fails to take any action to eliminate an Event of Default under Section 5.1 hereof, the Authority may institute any suit, action, mandamus or other proceeding in equity or at law for the protection or enforcement of any right under this Loan Agreement, but only if the Authority has first made written request of the County, after the right to exercise such powers or right of action shall have occurred, and shall have afforded the County a reasonable opportunity either to proceed to exercise the powers granted herein or granted under law or to institute such action, suit or proceeding in its name and unless also, the County shall have been offered reasonable security and indemnity against the costs, expenses and liabilities to be incurred therein or thereby, and the County shall have refused or neglected to comply with such request within a reasonable time. Any moneys recovered in such suit, action, mandamus or other proceedings shall be applied first to the payment of the reasonable costs and expenses of the Authority in bringing such suit, action, mandamus or other proceeding, including reasonable compensation to its agents and attorney.

**ARTICLE VI
MISCELLANEOUS**

Section 6.1 Benefits Limited to Parties.

Nothing in this Loan Agreement, expressed or implied, is intended to give to any person other than the County and the Authority, any right, remedy or claim under or by reason of this Loan Agreement. All covenants, stipulations, promises or agreements in this Loan Agreement contained by and on behalf of the County shall be for the sole and exclusive benefit of the Authority and of any Fiscal Agent (if not the Authority Treasurer) acting under the Resolution of Issuance for the benefit of the Owners of the Bonds.

Section 6.2 Successor is Deemed Included in All References to Predecessor.

Whenever in this Loan Agreement either the County or the Authority is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Loan Agreement contained by or on behalf of the County or the Authority shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 6.3 Discharge of Loan Agreement.

If the County shall pay and discharge the entire indebtedness on the Loan in any one or more of the following ways and shall concurrently therewith discharge the indebtedness of the Bonds in full:

(a) by well and truly paying or causing to be paid the principal of and interest and prepayment premiums (if any) on the Loan, as and when the same become due and payable;

(b) by irrevocably depositing with the Fiscal Agent, in trust, at or before maturity, cash in an amount which, together with the available amounts then on deposit in any of the funds and accounts established pursuant to the Resolution of Issuance or this Loan Agreement, is fully sufficient to pay all principal of and interest and prepayment premiums (if any) on the Loan; or

(c) by irrevocably depositing with the Fiscal Agent or any other fiduciary, in trust, Federal Securities as set forth in Section 7.1(c) of the Resolution of Issuance in such amount as an Independent Public Accountant shall determine will, together with the interest to accrue thereon and available moneys then on deposit in the funds and accounts established pursuant to the Resolution of Issuance or pursuant to this Loan Agreement, be fully sufficient to pay and discharge the indebtedness on the Loan (including all principal, interest and prepayment premiums) at or before maturity;

then, at the election of the County but only if all other amounts then due and payable hereunder shall have been paid or provision for their payment made, the pledge of and lien upon the Assessment Revenues and other funds provided for in this Loan Agreement and all other obligations of the Authority and the County under this Loan Agreement with respect to the Loan shall cease and terminate, except only the obligation of the County to pay or cause to be paid to the Authority, from the amounts so deposited with the Authority, the Fiscal Agent, or such other fiduciary, all sums due with respect to the Loan and all expenses and costs of the Fiscal Agent. Notice of such election shall be filed with the Authority, and the Fiscal Agent.

Any funds thereafter held by the County hereunder, which are not required for said purpose, shall be transferred to the County for the benefit of the SCEIP.

Section 6.4 Amendment.

This Loan Agreement may be amended by the parties hereto but only to the extent such amendment shall not be inconsistent with the terms and provisions hereof and only for the following purposes:

(a) to cure any ambiguity, to correct or supplement any provision herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Loan Agreement or in any supplemental resolution, provided that such action shall not adversely affect the interests of the Authority;

(b) to add to the covenants and agreements of and the limitations and the restrictions upon the County contained in this Loan Agreement other covenants, agreements, limitations and restrictions to be observed by the County which are not contrary to or inconsistent with this Loan Agreement as theretofore in effect; and

(c) to modify, alter, amend or supplement this Loan Agreement in any other respect which is not materially adverse to the interests of the Authority.

The Authority covenants that the Resolution of Issuance shall not be amended without the prior written consent of the County.

Section 6.5 Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Loan or the date fixed for prepayment of the Loan or any portion thereof or the date any action is to be taken pursuant to this Loan Agreement is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day which is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period after such date.

Section 6.6 Waiver of Personal Liability.

No member, officer, agent or employee of the County shall be individually or personally liable for the payment of the principal of or interest on the Loan; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law.

Section 6.7 Partial Invalidity.

If any Section, paragraph, sentence, clause or phrase of this Loan Agreement shall for any reason be held illegal, invalid or unenforceable, such holding shall not affect the validity of the remaining portions of this Loan Agreement. The County hereby declares that it would have adopted this Loan Agreement and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the Loan irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Loan Agreement may be held illegal, invalid or unenforceable.

Section 6.8 Governing Law.

This Agreement shall be construed and governed in accordance with the laws of the State of California.

Section 6.9 Execution in Counterparts.

This Loan Agreement may be executed in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or as many of them as the County and the Authority shall preserve undestroyed, shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, the COUNTY OF SONOMA and the SONOMA COUNTY PUBLIC FINANCING AUTHORITY, have caused this Loan Agreement to be signed by their respective officers, all as of the day and year first above written.

COUNTY OF SONOMA

By: [form of agreement – no signature required]
Auditor-Controller-Treasurer-Tax Collector

**SONOMA COUNTY PUBLIC FINANCING
AUTHORITY**

By: [form of agreement – no signature required]
Chair

Attest:

By: _____
Secretary

EXHIBIT A-1
ASSESSMENT CONTRACT SCHEDULE
(Direct Disbursement)

Repayment Term of Assessment Contracts (*check one*): 5-year 10-year 20-year

	Name of Property Owners and Description of Property Subject to Assessment	Date of Assessment Contract	Funded Original Principal Amount
		TOTAL	\$

EXHIBIT A-2
ASSESSMENT CONTRACT SCHEDULE
(Revolving Fund)

Repayment Term of Assessment Contracts (*check one*): 5-year 10-year 20-year

	Name of Property Owners and Description of Property Subject to Assessment	Date of Assessment Contract	Funded Original Principal Amount
		TOTAL	0

Sonoma County Energy Independence Program

March 26, 2013



Energy Independence Program Impacts

eCO2 Annual Reduction

Residential: 5,523 tons

Non-residential: 1,867 tons

= over 1,133 cars removed from the road every year

**Power Generated
from Solar Projects**

8.5 MW

Efficiency Projects

**Over 1,800 Projects
completed**

Jobs and Financing Highlights

Program Activity through February 28, 2013		
Residential	1783 properties \$ 49.7 million	\$28k average
Commercial	58 properties \$10.7 million	\$185k average

Jobs retained/created

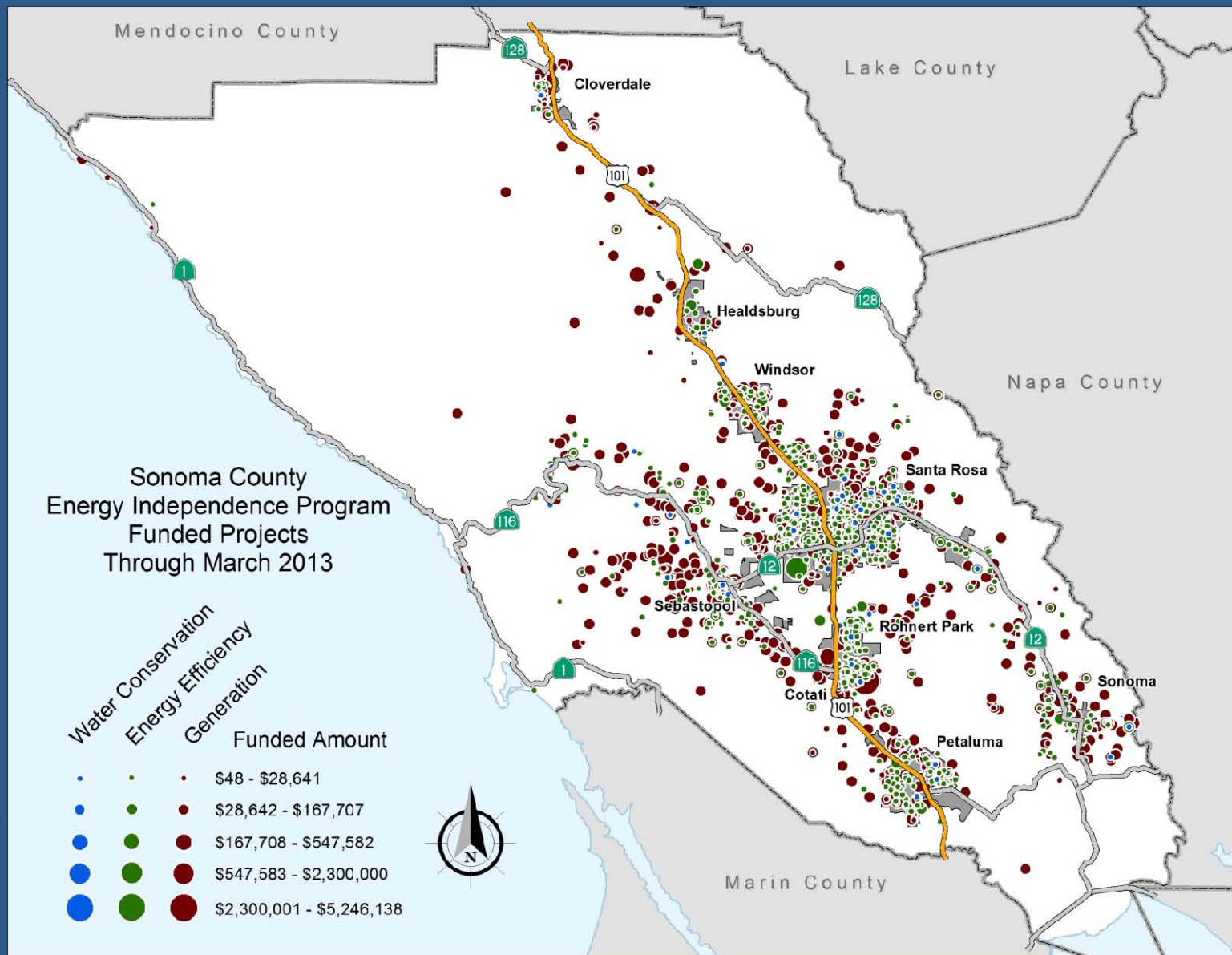
738 ARRA formula

78 Local Construction

**Projects completed by
local contractors**

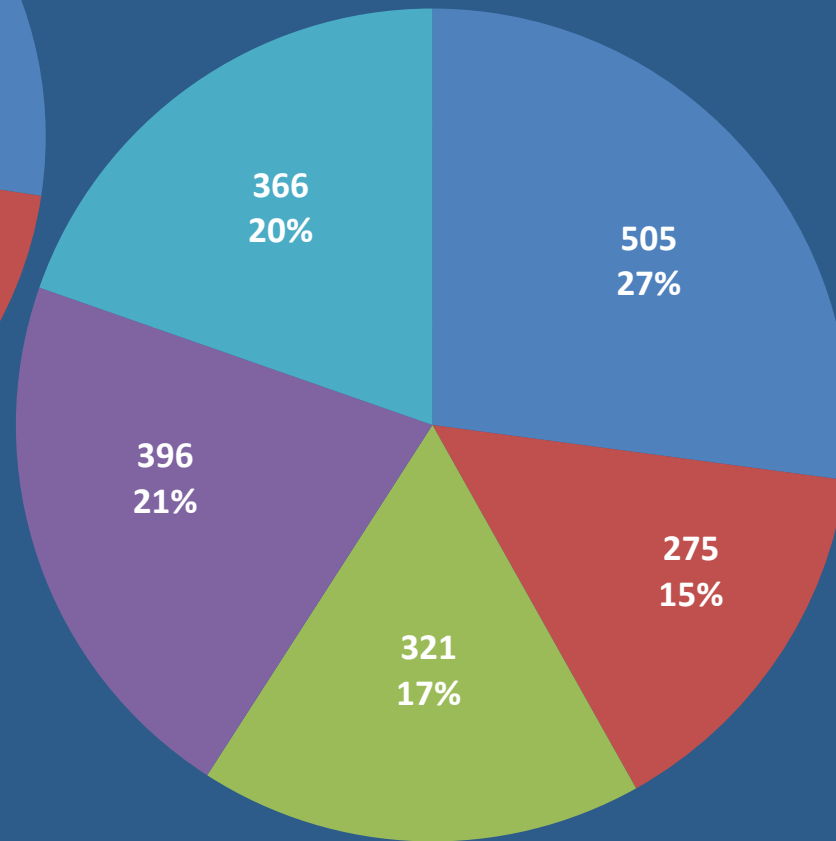
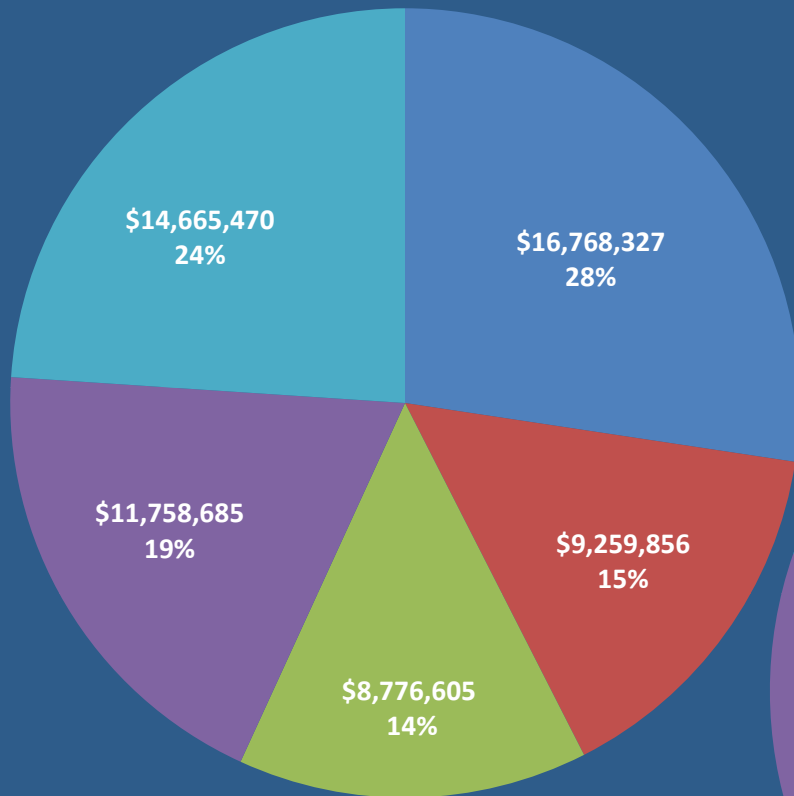
86%

PACE Projects in the County



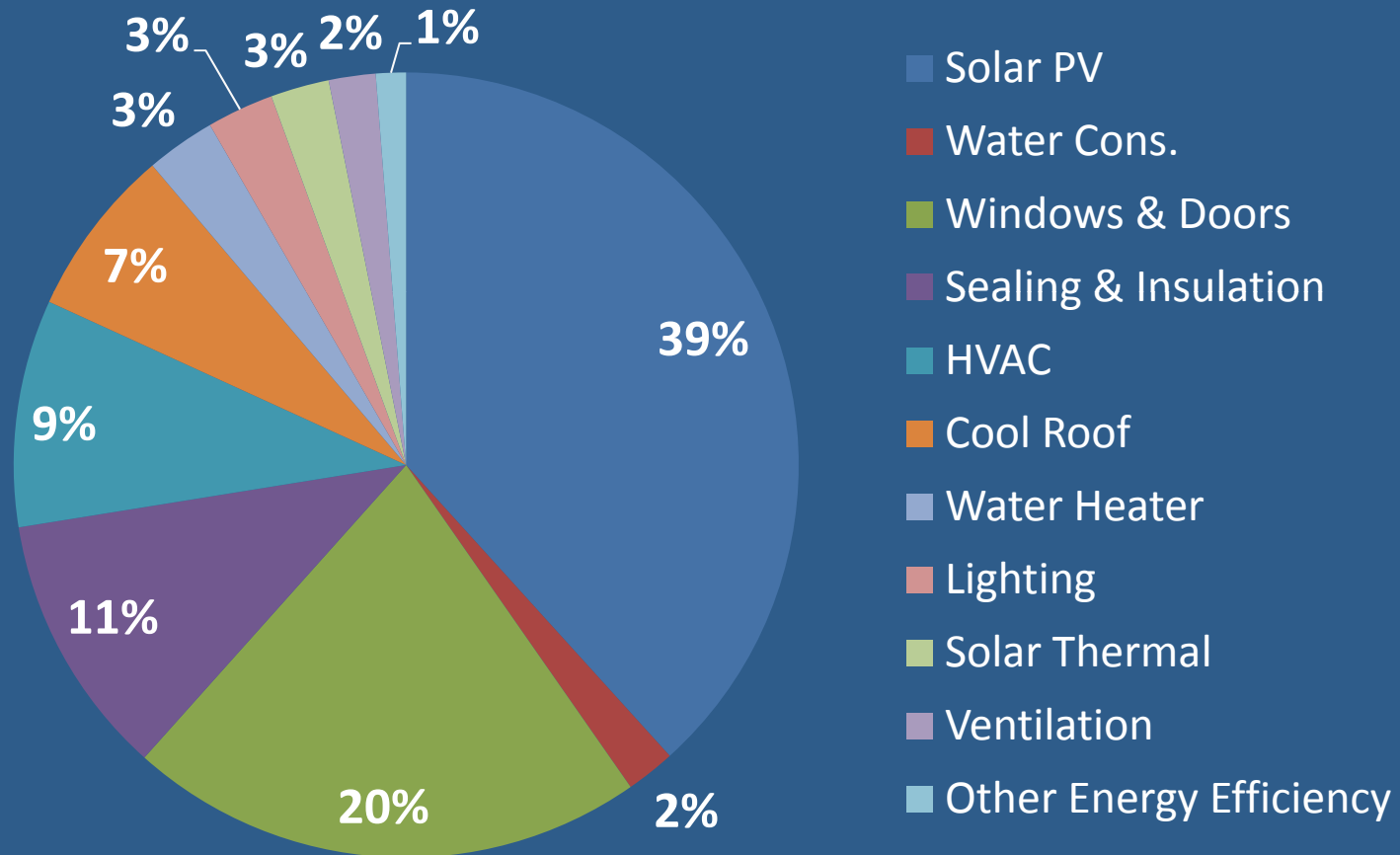
PACE Project Results to Date

PACE Assessments by Supervisor District



- District One
- District Two
- District Three
- District Four
- District Five

Improvement Types using PACE



59% = Energy Efficiency 39% = Renewable Generation
2% = Water Conservation



Litigation Update

- On February 28, 2013, the FHFA requested an extension to its deadline to develop a final rule from May 14 to September 16, 2013. The Court granted this request.
- On March 19th, 2013, the 9th Circuit Court of Appeals ruled that the courts have no jurisdiction to review decisions made by FHFA.
- The lawsuit enabled the discussion to move substantially forward by creating a voluminous public record documenting the positive aspects of PACE programs.

Program Services Update

- 1. “Storefront” office and website portal**
 - Calendars, news, information, “Action Plan” tool, on-line application for financing, and more
- 2. Education and outreach**
 - Presentations, events, marketing, collateral
- 3. Rebate and incentive programs**
- 4. Contractor resources**
 - Tool Lending Library and contractor training and resources

Program Services Update

5. Partnerships and Advisory Group

- Energy Watch
- Regional Climate Protection Authority
- Energy Upgrade California
- Community Advisory Group

6. Shared Services

- Windsor PAYS®
- City of Healdsburg Electric Department

7. Financing marketplace

- **PACE – County Treasury**
- PACE – Companion providers
- On-bill Financing



Program - New Location

Where:

2300 County Center Drive
Suite 105A
Santa Rosa, CA
95403

When:

April 2013



Requested Board Actions

1. Authorize the continued issuance and sale of revenue bonds.
2. Authorize the Treasurer to invest in bonds issued by the Public Finance Authority
3. Authorize the withdrawal of funds from the County Treasury Pool to be invested in Sonoma County Energy Independence Program bonds as a long-term Water Agency investment

Thank you





County of Sonoma Agenda Item Summary Report

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

Agenda Item Number: 27
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Jennifer Barrett (707) 565-2336
Sandi Potter (707) 565-8351

Supervisory District(s):

n/a

Title: Annual Report on the General Plan and Special Projects Work Plan

Recommended Actions:

Receive the 2012 Annual Report on the General Plan and review the proposed Special Projects Work Plan and provide direction to staff for program implementation in fiscal years 2013/2014 and 2014/2015

Executive Summary:

Background:

An Annual Report is required to be prepared by April 1 each year and submitted to the Board as well as the state Office of Planning and Research and the Department of Housing and Community Development, reporting on the progress in implementing the General Plan and the quantified housing goals. The *2012 Annual Report on General Plan Implementation* is attached as Exhibit A along with a Summary Table that provides a complete listing of all 181 General Plan Programs, including the priority, responsible department and progress to date. For ease of use, the summary table is sorted by the program status as either: *completed, ongoing, underway or not started*. Of the 181 Programs, 44 have been completed to date, 5 are partially completed, 57 are ongoing programs and 24 are currently underway, with 6 programs remaining on hold and 45 that are not yet started.

The Annual Report also includes the Housing Element Program reporting requirements, as required by state law. Sonoma County's Regional Housing Need Allocation is 1,364 new housing units for the 7-year period between 2007 and 2014, including 264 units affordable to moderate-income households, 217 units affordable to low income household, and 319 affordable to very-low income households. The County's Progress in meeting its housing needs over the planning period is shown in Table 1 below. State law requires that the County have adequate sites zoned for lower income housing, but recognizes that local agencies do not actually produce the housing units. There are no penalties for not meeting the housing production numbers, only for having adequate sites and policies to support the production of affordable housing in a certified Housing Element.

For the planning period to date, a total of 973 units have been issued building permits, including 40 very low income units, 121 lower income units, 173 moderate-income units, and 639 above-moderate income units. The

remaining need through 2014 is for 279 very-low income units, 96 low-income units, and 91 moderate-income units. The County has met its need for market-rate units through the year 2014 as shown in Table 1 (below). While a large number of the housing units issued permits by the County between 2007 and 2012 have been affordable, there remains a large need for units affordable to very-low income households (279 units).

Table 1: Sonoma County’s Progress in Meeting its Regional Housing Needs 2007-2012

Income Group	Regional Housing Need 2007-2014	Permits Issued 2007-2011	Permits Issued 2012	Need Met by County through 12/31/2012	Remaining Need by 2014	% of 2007-2014 Regional Housing Need Met
Very-Low	319	34	6	40	279	13%
Low	217	59	62	121	96	56%
Moderate	264	155	18	173	91	66%
Above Moderate	564	586	53	639	<75>	113%
Total Units:	1,364	834	139	973	466	71%

2012 Construction and Permitting Activity

Permits issued for most types of housing units continued a downward trend in 2012, with the notable exception of multi-family units. Despite the building downturn, the unincorporated area continues to experience affordable housing building and entitlement activity, due in large part to the available financing in the County’s Fund for Housing. During 2012, building permits were issued for 139 residential units, of which 86 (62%) were for affordable units including 6 for very-low income households, 62 for low-income households, and 18 for moderate-income households.

Special Projects Work Plan: In reviewing the Annual Report Summary table your Board may consider which programs are ongoing, currently underway or that remain to be implemented and determine their respective priority for work assignments. In 1997, the Board of Supervisors established a process of reviewing a Work Plan for prioritizing of planning programs carried out by the Special Projects planning team (formerly called Comprehensive Planning Division). Due to the long term nature of the planning programs that often take several years to implement, the Work Plan is generally reviewed by the Board every two years and new priorities are set. In September 2008, the Board adopted an update to the General Plan and the most recent two-year Work Plan was approved in 2011, setting priorities for implementation. A *5-Year Work Plan Summary* is attached as Exhibit B which outlines the program activities since the General Plan was adopted and provides recommended priorities for allocating staff hours for programs over the next two fiscal years (FY 13/14 and 14/15).

The Special Projects planning team consists of 6.5 full time equivalent positions whose primary responsibilities include:

- Implementation of the General Plan policies and programs;
- Monitoring and implementation of the County’s Aggregate Resources Management (ARM) Plan;
- Monitoring and management of the County’s Affordable Housing Programs;
- Management of the Historic Resources Program and staff to the Landmarks Commission;
- Preparation of the Airport Land Use Compatibility Plan and staffing the Airport Land Use Commission;
- Staff Liaison on transportation planning issues including the Bike/Pedestrian Committee and SCTA/RCPA

- Staffing the “planner phone” responding to callers’ inquiries about planning and zoning matters;
- Assisting other County departments and agencies with planning programs;
- Conducting General Plan consistency determinations for public projects;
- Work on special projects as identified by the Board; and,
- Preparation of an Annual Report on General Plan Implementation and the progress in meeting the County’s Housing Goals.

Resource Allocation: The first step in developing the Work Plan is to determine the amount of staff time or “resources” that are available for various program activities. In addition to the General Plan programs, the Board often adopts minute orders, resolutions of intent and other directives for special projects that are developed and implemented by the Special Projects planning team. These have included projects such as the update of the Agricultural Preserve Rules, Medical Cannabis Dispensary Ordinance, Airport Master Plan Update and the Historic District Design Guidelines for various communities. In addition to these work efforts, the Special Projects team provides customer service in the pre-application process, assisting other divisions on various projects, and staffs the planner phones. These customer service activities comprise about 12% of total staff time available. When workload volumes are high, staff from Special Projects also handle private development permit applications for Project Review which has decreased from a high of 23% in FY10/11 to 17% predicted for this fiscal year. The Special Projects team also provides support to other County agencies and departments in project development and planning to facilitate their program objectives and in making General Plan consistency determinations required for capital improvement projects. The amount of staff time devoted to other programs with other departments/agencies varies from year to year from 4% to 20% of total staff time available. Special Projects staff are responsible for administration and management of the ongoing programs such as the Aggregate Resources Management Plan; Affordable Housing Program; and, Historic Resources Program. They also staff various advisory boards and serve as the department liaison to various agencies including the Airport Land Use Commission, Landmarks Commission, Bike and Pedestrian Committee, and the SCTA/RCPA Technical Advisory Committees. Staffing of ongoing programs accounts for 21% of staff time available for program activities.

Table 2 below provides a breakdown of all Special Projects staff hours for the past three years and provides estimated staff hours available for fiscal years 13/14 and 14/15. Staff time available for programs typically ranges between 6,000 – 7,000 hours per year, nearly half of total position hours after customer service, phone, administration, training and typical leave hours are deducted.

TABLE 2: RESOURCE ALLOCATION

Fiscal Year	10/11		11/12		12/13		13/14		14/15	
Full Time Equivalent	7.5		7.75		6.5		6.5		6.5	
Total Hours Available	15,300		15,810		13,520		13,520		13,520	
Staff meetings, training, misc, vacation, sick leave	3,309	22%	3,861	24%	3,000	22%	3,000	22%	3,000	22%
Project Review	3,561	23%	2,753	17%	2,291	17%	1,500	11%	1,500	11%
Customer Service	715	5%	722	5%	805	6%	800	6%	800	6%
Phone	1,137	7%	992	6%	798	6%	800	6%	800	6%
GP Consistency Reviews	203	1%	316	2%	200	1%	200	1%	200	1%
Programs	6,375	42%	7,166	45%	6,426	48%	7,220	53%	7,220	53%

Work Plan Summary

Staff hours allocated to various programs and projects for the past three years are presented in Exhibit B along with estimates of staff hours for work on various programs for FY13/14 and 14/15. Exhibit B provides four tables depicting *Ongoing Programs* (B1); *Programs for Other Departments* (B2); *Existing Priority Programs* (B3) and *Proposed New Programs* (B4). The following summarizes the work completed in each area since the adoption of the General Plan.

Ongoing Programs are those that the Special Projects planning team is responsible for staffing on an ongoing basis, which has averaged 21% of staff program hours, including General Plan administration and Annual Reports, ARM Plan administration and monitoring, Housing Program Liaison, SCTA Liaison, General Plan consistency reviews of public or tribal projects and staffing of the Airport Land Use Commission and Landmarks Commission. These programs are primarily funded through the General Fund, although the ARM program is funded by industry and the housing program is funded in large part with TOT housing set aside revenues and affordable housing in-lieu fees.

Programs for Other Departments/Agencies are those that are initiated by other departments or where those departments are lead. These programs often provide opportunities to access grant funds to implement the plans and capital projects of the county. This year staff completed work on the Sonoma County Airport Master Plan and related General Plan and Zoning Code Amendments. The Local Hazard Mitigation Plan was updated which qualifies the County for FEMA grant funds. An administrative draft of the Oak Woodlands Management Plan was completed for the Open Space District that, once adopted, will qualify the District for additional funding sources. Staff hours allocated to programs with other departments has varied from 20% to about 4% of total staff hours available for programs.

Existing Priority Programs that were completed include an amendment to the Medical Marijuana Dispensary ordinance; Mayacama Mountain and Dry Creek Scenic Landscape Unit Designations and adoption of the related Local Area Development Standards; development of the Historic Resources Program Website; Design Guidelines for Occidental, Freestone, Bodega and Duncans Mills; and update of the Franz Valley Area Plan. The Agricultural Preserve Rules were updated along with related amendments to the agricultural zoning districts to implement General Plan policies allowing limited agricultural processing in the AR district.

In addition to these work programs that were completed, substantial progress has been made on the Renewable Energy Zoning Code amendments currently in hearings before the Planning Commission. The Renewable Energy ordinance amendments will enable the Board to adopt standards and designate appropriate areas for minor and major energy production facilities. Biotic Resource Zoning to implement the General Plan riparian corridor setbacks will be ready for public hearings at the Planning Commission this spring. This program includes mapping of over 5,000 miles of stream setbacks that were added to the General Plan. A second phase of mapping for Biotic Habitat will be done with Phase II of the Development Code.

A multi-jurisdictional feasibility study of restoration concepts for the former Hanson Terrace mining pits is also underway with a grant from the Coastal Conservancy. This project involves working with Resource Agencies, USGS, Water Agency and NOAA fisheries on evaluating the feasibility of restoring the former terrace pit mining sites to create ecosystem benefits and off-channel wetland habitat to benefit the endangered fisheries.

The major focus of work for the Special Projects team for the next two years is completing the major update of the Local Coastal Plan and the new Development Code. The current zoning code, originally drafted in 1968, is outdated and cumbersome resulting in delays and inconsistencies in its application. The new Development Code will reformat the code in a more user-friendly format, update sections to comply with changes in law, integrate the county's procedures in a more streamlined manner and provide an opportunity to further streamline

permitting with the creation of standards for specific uses. This will help reduce processing timelines, clarify conflicting requirements and procedures and ease the staff workload in interpreting outdated language. Phase I of this program will reformat the code and provide more flexibility in its application. A Public Review Draft is expected to be available this spring and public workshops and hearings before the Planning Commission will begin this summer. Phase II will include development standards for specific uses to further streamline permit processing. Prior to initiation of Phase II, a work plan will be brought to the Board for direction on the scope of work for Phase II.

Likewise, the Local Coastal Plan (LCP) is in the administrative draft phase, currently under review by the Coastal Commission staff. The LCP update is a focused effort to integrate the recently adopted General Plan policies and provide updated policies on a limited range of issues including public access, water quality, biotic resources, public safety and climate change adaptation. The California Coastal Commission must review and certify the LCP before it becomes effective and Commission staff has taken a very active and detailed role in the LCP amendment process. Working with Coastal Commission staff will be a major and critical work effort and we are pleased with the progress to date. For this fiscal year, we anticipate that the Coastal Commission staff will finish their review and then the Special Projects planning team will begin the public outreach program focused on key issues next fiscal year.

Proposed New Programs. With the projects currently underway, there are a limited number of hours available for new programs next fiscal year (635 hours). On the horizon for FY 13/14 is the amendment to the County Airport Land Use Compatibility Plan to reflect the recently updated Sonoma County Airport Master Plan as required by state law. Incorporation of the Hazard Mitigation Plan into the General Plan Safety Element is also required to ensure FEMA pre-disaster mitigation funding remains available. Work on updating the Housing Element has begun and will continue next fiscal year to meet the October 2014 state law deadline.

Work has begun this fiscal year on the Greenhouse Gas Reduction Implementation Program (GRIP) with grant funds from the Strategic Growth Council. Working with the RCPA as lead, this program will enable the County and all nine cities to develop a well coordinated program for implementation through planning and zoning that reduces the County's overall GHG emissions. Once adopted, development projects that conform with the GRIP will receive streamlined review of GHG impacts under CEQA.

Another program that is expected to begin before the end of the fiscal year is The Healthy by Design program working in concert with the Department of Health Services under the Community Transformation Grant. PRMD's role will include providing training on Healthy by Design concepts to design professionals, builders and decision makers.

Additional work is proposed to follow up with designation of historic properties that have been previously surveyed under grants provided by the Board from the TOT Advertising Funds. In 09/10 staff initiated rezoning of historic resource properties to add the HD combining zone. However, after public hearings were conducted the Planning Commission directed staff to re-evaluate the rezoning and limit the area of HD zoning to the affected buildings rather than entire properties. The project was put on hold while staff worked on other priorities in the previous Work Plan. The project is now proposed to move forward without any rezonings, and instead revise the procedures in the zoning code to refer to a list of historic structures that meet significance criteria and are reviewed and adopted by the Board.

Also in 13/14 staff will work on reformatting of the Local Coastal Zoning Ordinance that is required to be submitted to the Coastal Commission with the Local Coastal Plan Update.

In addition to the Proposed New Programs that are driven by state requirements or available grant funding, staff is proposing to complete some additional technical corrections and amendments ahead of the Development Code to include: amendment to allow small agricultural processing facilities and product sales to be streamlined

with a zoning permit (instead of a use permit), similar to a program in Marin County; elimination of Scenic Design (SD) zoning and replacement with Local Guidelines where applicable; and Bike Plan/Circulation Element corrections.

Ongoing programs, such as the ARM Plan, ALUC and Landmarks Commission, Historic Resources and Affordable Housing program support will continue as well as providing planning assistance on various public projects.

RECOMMENDATION

The primary focus of the Work Plan for the remainder of this fiscal year (12/13) will be on completing the programs currently underway including implementation of zoning amendments for the Scenic, Biotic and Renewable Energy and completion of the Oak Woodlands Management Plan. Next fiscal year 13/14 staff recommends that the Board continue to focus work efforts on preparation of the Public Review Drafts of the Development Code Update (Phase I) and the Local Coastal Plan Public Review Draft and initiate work on the Local Coastal Zoning Code, update of the Housing Element, GHG Reduction Plan, and Healthy by Design programs, as well as the Airport Land Use Compatibility Plan and Hazard Mitigation Plan Implementation. In 14/15 the work will be near completion on the programs initiated in 13/14 with the main focus of staff time devoted to the Local Coastal Zoning Code and initiating work on Phase II of the Development Code. There remains approximately 635 hours of unallocated time for other special projects that may be directed by the Board in FY14/15.

Prior Board Actions:

After the General Plan was adopted in September 2008 the Board set priorities for a two-year work program in 2011 for Comprehensive Planning for FY11/12 and 12/13. In addition to implementation of the priority programs in the Work Plan, the Board also authorized or gave direction to staff on other priority programs based on funding availability.

In 2010 the Board approved a grant application that included an update of the zoning code to allow renewable energy systems that was approved as part of the ARRA block grant in 2011.

In 2011, the Board approved a major grant application for a Greenhouse Gas Reduction Implementation Program which was awarded by the Strategic Growth Council in 2012.

In 2012 the Board gave direction to add to the Work Plan to consider amendments to the General Plan and Zoning to allow vacation rentals in the LIA land use category.

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

The Work Plan supports each of the four focus areas identified in the County's Strategic Plan. Continued implementation of the Housing Element programs is recommended as a high priority, which helps increase the supply of affordable housing and furthers the Strategic Plan focus of providing for *Safe, Healthy and Caring Communities*. The Work Plan continues to ensure that zoning will be brought into conformance with new policies of the General Plan to protect open space and resource lands and support a healthy agricultural economy. Update of the Development Code will streamline procedures and help promote economic development. These efforts align with the Strategic Plan's focus on *Economic and Environmental Stewardship*. PRMD will continue to implement the County's Aggregate Resources Management Plan (ARM Plan), which aligns with the Strategic Plan's focus to *Invest in the Future* by helping to ensure that the County has sustainable supplies of construction aggregate and by assisting other departments and agencies with the planning of wastewater, water supply,

energy, and road projects and through continued coordination and collaboration with other agencies such as, the SCTA/RCPA, Open Space District and Water Agency on Climate Protection programs. The Work Plan supports the Strategic Plan focus on *Civic Services and Engagement* through the Special Project team's role in staffing various advisory boards, providing information and public outreach in developing implementation programs, and through the public hearing process with the Planning Commission.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

Since the General Plan was adopted, staff has pursued additional funding sources for comprehensive planning programs. A General Plan Administration Fee was approved by your Board in 2008 to offset some of the costs of General Plan development and implementation. The budget for fiscal year 12/13 included \$105,000 from the General Plan Administration fee and additional \$65,000 from TOT revenues was allocated to implementation of the County's Housing Programs, in addition to \$26,700 in TOT Advertising Funds for the Landmarks Commission's Historic Resources Program. PRMD also received reimbursements of \$50,000 from the Open Space District for work on the Oak Woodlands Management Plan and will receive an estimated \$40,000 in fees from the ARM Program. Over the next two fiscal years, it is anticipated that a total of \$630,000 of revenues will be available including: \$125,000/year from GP fee revenues; \$100,000/year from TOT revenues to update the Housing Element; Strategic Growth Council grant for the Greenhouse Gas Reduction Program (\$85,000 over 2 years); Community Transformation Grant/Healthy by Design (\$80,000 over 2 years); Historic Resources Program grant from TOT Advertising fund (\$30,000 for 2012); and Coastal Conservancy grant for the Hanson Terrace Pit Restoration Feasibility Study (\$75,000 over 2 years). These funding sources are to offset PRMD staff time on program implementation, in addition to other funding for consultant studies or other agencies.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Staffing levels have been reduced from 8 full-time equivalents in FY 09/10 to 6.5 in FY 12/13 for the Special Projects team. Last fiscal year, a planner position and manager position was cut and the Comprehensive Planning Division was merged with the Environmental Planning Division with one manager position overseeing both divisions. The Work Plan assumes that the staffing levels will remain steady over the next two-year period.

Attachments:

2012 Annual Report on General Plan Implementation
Special Project 5-Year Work Plan Summary FY10/11-14/15.

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

2012 General Plan Annual Implementation Progress Report



Permit and Resource Management Department

March 26, 2013

2012 General Plan Implementation Progress Report

This Annual Progress Report (Report) has been prepared to comply with State Law and to update the Board of Supervisors on the status of implementing the programs contained within the Sonoma County General Plan. The County is mandated by Government Code Section 65400(b)(1) to prepare and transmit this report to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The Report is required to contain certain housing information, including the County's progress in meeting its share of regional housing need and local efforts to remove governmental constraints to the development of housing.

General Plan Program Update

Government Code Section 65300 requires every city and county to prepare and adopt a "comprehensive, long term general plan for the physical development" of the community. The current General Plan (commonly referred to as GP2020) was adopted by the Board on September 23, 2008. The Government Code also requires that these plans include seven mandatory elements. GP 2020 includes these mandatory seven and three additional "optional" elements; the Water Resources, Air Transportation, and the Public Facilities and Services Elements. Notably, Sonoma County was the first jurisdiction in California to adopt a Water Resources Element. Each of these elements contains a set of goals, objectives, policies, and programs.

The broad purpose of GP 2020 is to "express policies which will guide decisions on future growth, development, and conservation of resources through 2020 in a manner consistent with the goals and quality of life desired by the County's residents." GP 2020 provides policy direction to multiple departments and jurisdictions beyond the Permit and Resource Management Department (PRMD). The attached spreadsheet (Attachment 1) summarizes the implementation efforts of all the 177 General Plan programs, including the responsible department and estimated completion date. These programs provide direction to multiple departments and agencies in coordination with PRMD. Below is a list of notable accomplishments completed in 2012 by other departments in close collaboration with PRMD:

- Airport Master Plan, (Transportation and Public Works) adopted.
- Update of the Countywide Traffic Model (Sonoma County Transportation Authority), completed.
- Pedi/Bike Bus Program, "Walking School Bus" (Health Services and Public Schools) implemented.
- Flood Control Design Criteria (Sonoma County Water Agency) adopted.
- Fire Services Master Plan (Fire and Emergency Services) adopted.
- Low Impact Development (LID) standards (PRMD and Sonoma County Water Agency) adopted.
- Water efficient landscaping installed at County Facilities (General Services).

Multiple programs are in the process of being implemented within PRMD as part of the Comprehensive Planning Work Plan. Below is a list of major planning efforts that were underway in 2012.

Development Code Update

The Development Code Update represents the first major reorganization of the County's Zoning Ordinance since the 1960s. This new format will be consistent with most of the newer code formats used in Santa Rosa, Windsor, and Sonoma, which will make the code more familiar and user-friendly to the public. The new Development Code will also integrate better with other chapters of the County Code by using consistent language and terminology. The Public Review Draft of the Development Code is expected to be available this summer and informational workshops will be scheduled prior to public hearings before the Planning Commission.

Local Coastal Program Update

Preparation of an Administrative Draft of the Local Coastal Plan (LCP) Update is underway. California Coastal Commission staff reviewed and submitted comments in late 2012 and are in the process of reviewing the second Administrative Draft. The LCP Update is a focused update limited to integrating the GP policies and addressing public access, climate adaption, biological resources, public safety (geologic and flood hazards) and water quality. During preparation of the Public Review Draft, issue papers will be prepared and stakeholder and community meetings will be held to obtain input and comment. Coordination with the Coastal Commission is anticipated to continue through 2012/2013 and 2013/2014.

Biotic Resource Rezoning Project

The Biotic Resource Rezoning project is intended to incorporate the resource protections adopted in GP 2020 into the Zoning Code. Implementation of the General Plan policies will be instituted in two phases. The first phase will apply the Biotic Resource Combining District to all rivers and streams shown on the U.S. Geological Survey (USGS) topographic maps according to the criteria established by GP 2020. Both the General Plan Open Space maps and the Official Zoning Database will be updated with the most current mapped data available for riparian corridors. Public hearings before the Planning Commission are anticipated to take place late spring 2013; the second phase is expected to be completed by July 2014.

The second phase will update the text of the Biotic Resource Combining District to reflect the development standards for designated riparian corridors and biotic habitat set forth in GP 2020.

Sustainability Code Revisions

Changes to the Zoning Code are proposed that would enable the construction and use of renewable energy facilities throughout the county, while protecting sensitive resources and ensuring neighborhood compatibility. The proposed amendments will implement the resource conservation policies of GP 2020, and are intended to accomplish two primary goals: 1) remove constraints to the development of on-site renewable energy systems

across the county; and 2) provide expanded opportunities for the development of renewable energy generating facilities by adding provisions for solar, bioenergy, wind, fuel cell, and hybrid or emerging renewable energy technologies. Other changes are proposed to incentivize the on-site development of renewable energy systems, and to simplify and clarify procedures and requirements related to renewable energy facilities. This project is funded by an American Recovery and Reinvestment Act grant. Public hearings before the Planning Commission were held during 2012 and are expected to wrap up in April, 2013. The Board of Supervisors is scheduled to hear the item in late spring 2013.

Housing Element Reporting Requirements

Historic Performance in the Production of Affordable Housing

Sonoma County has much to be proud of in its efforts to provide housing for all economic segments of its communities. Affordable housing production has quadrupled over the last 10 years compared to the previous 10 year period: while only 5 projects containing 110 total units were produced between 1992 and 2002, in the period between 2003 and 2012 a total of 11 projects were produced containing a total of 450 units. An additional 79 units were approved in 2011 and are awaiting funding for construction.

Current Housing Element Reporting

The Board of Supervisors adopted the updated Housing Element May 5, 2009. Subsequently, a number of housing programs were implemented to allow for homeless shelters, permanent supportive housing, and transitional housing (see Attachment A for a complete list of all General Plan Programs, including Housing Element Programs). Changes to the way that for-sale housing is retained as affordable are currently underway, as are incentives to encourage Universal Design features in new homes. Finally, checklists for residential developers are being drafted as part of an overall “User’s Guide” to the development process.

Regional Housing Need

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD’s guidelines for reporting the County’s progress toward meeting its regional housing needs. The Association of Bay Area Governments (ABAG) has adopted a Regional Housing Needs Allocation (RHNA), pursuant to Government Code Section 65584, for all jurisdictions within the County of Sonoma. In order to provide for the projected population growth within the region, Sonoma County’s share of the regional housing need was allocated at 1,364 new housing units for the 7-year period between 2007 and 2014, including 264 units affordable to moderate-income households, 217 units affordable to low income household, and 319 affordable to very-low income households. During the period from 2007 to 2012, the County has issued permits for 973 units, including 40 very low income units, 121 lower income units, 173 moderate-income units, and 639 above-moderate income units. The remaining need during this planning period

2012 General Plan Implementation Progress Report

(through 2014) is for 279 very-low income units, 96 low-income units, and 91 moderate-income units. The County has met its need for market-rate units through the year 2014 as shown in Table 1 (below). With approximately 70% of the planning period having elapsed, the County has met 71% of its overall RHNA. While a large number of the housing units issued permits by the County between 01/01/2007 and 12/31/2012 have been affordable, there remains a large need for units affordable to very-low income households (279 units).

Table 1: Sonoma County's Progress in Meeting its Regional Housing Needs 2007-2014 Reporting Period Ending 12/31/2012

Income Group	Regional Housing Need 2007-2014	Permits Issued 2007-2011	Permits Issued 2012	Need Met by County through 12/31/2012	Remaining Need by 2014	% of 2007-2014 Regional Housing Need Met
Very-Low	319	34	6	40	279	13%
Low	217	59	62	121	96	56%
Moderate	264	155	18	173	91	66%
Above Moderate	564	586	53	639	<75>	113%
Total:	1,364 units	834 units	139 units	973 units	466 units	71%

2012 Construction and Permitting Activity

Permits issued for most types of housing units continued a downward trend in 2012, with the notable exception of multi-family units. Despite the building downturn, PRMD continues to experience affordable housing building and entitlement activity. During 2012, Building Permits were issued for 139 residential units, of which 86 (62%) were for affordable units including 6 for very-low income households, 62 for low-income households, and 18 for moderate-income households.

The County's Affordable Housing Program requires all new development to contribute to affordable housing, and incentivizes the construction of second dwelling units to meet the affordable housing contribution requirement for individual single family dwellings. Because of their limited size, second dwelling units are considered affordable; a survey conducted during 2006 established the average level of affordability at "moderate" for newer detached units and at "lower" for older units and attached units. Permits were issued during 2012 for 25 second dwelling units, including 18 detached and 7 attached units. Rezoning of some sites to remove the Second Unit Exclusion (Z) overlay zone was also completed, allowing additional lots to qualify for second units.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AR05	Farm worker Housing	PRMD CDC	N/A	Complete	The Zoning Code was amended to permit the use of recreational vehicles for seasonal farm worker housing.
AR08	Farm Homestays	PRMD	N/A	Complete	Code revisions adopted on January 31, 2012.
AT01	Charles M. Schulz Sonoma County Airport Master Plan	Transportation & Public Works	N/A	Complete	Airport Master Plan adopted January 24, 2012.
H03	Retention of Rental Housing Stock	PRMD	FY 09/10	Complete	Board adopted ordinance which was invalidated by Court Order and Board repealed. Implement through state law only.
H05	Incentives and Constraint Removal	PRMD	2010	Complete	Approved March 30, 2010
H06	Criteria for Vacation Rentals and Time-Shares	PRMD	2010	Complete	Vacation Rental Ordinance adopted November 2010
H06	Criteria for Vacation Rentals and Time-Shares	PRMD	2010	Complete	Vacation Rental Ordinance adopted November 2010
H06	Criteria for Vacation Rentals and Time-Shares	PRMD	2010	Complete	Vacation Rental Ordinance adopted November 2010
H11	Additional Sites for Housing	CDC PRMD	N/A	Complete	In addition to the sites rezoned in conjunction with the General Plan update in 2008, the affordable housing overlay zone has been added to two commercial sites.
H13	Utility Providers Responsibility to Prioritize Service	PRMD	N/A	Complete	Implemented with the adoption of the 2009 Housing Element.
H13	Utility Providers Responsibility to Prioritize Service	PRMD	N/A	Complete	Implemented with the adoption of the 2009 Housing Element.
H16	"J" Combining District	PRMD	FY 10/11	Complete	Approved March 30, 2010
H19	Homeless Shelters as Use-by-Right	PRMD	FY 09/10	Complete	Approved March 30, 2010
H19	Homeless Shelters as Use-by-Right	PRMD	FY 09/10	Complete	Approved March 30, 2010
H20	Regulations for Farm worker Housing	PRMD	FY 10/11	Complete	Completed 03/30/2010
H21	Single Room Occupancy	PRMD	2012	Complete	Completed March 2012

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H24	Flexible Development Standards for Infill Projects	PRMD	FY 11/12	Complete	Approved March 30, 2010
H31	Funding Preference to Non-profits	CDC	Ongoing	Complete	CFH funding policies have been adopted by the Board and give preference to projects that have the greatest potential to achieve the quantified objectives. Most non-profit projects provide 100% affordability making them most competitive.
H37	Funding Priorities for Rental and Ownership Projects	CDC	FY 12/13	Complete	CFH funding policies have been adopted by the Board and give highest priority to rental projects for lower income households.
H38	Group Homes & Transitional Housing	PRMD	FY 09/10	Complete	Approved March 16, 2010. Future amendments may be developed.
H40	Homeless Shelters	PRMD	FY 09/10	Complete	Approved March 16, 2010
H42	Transitional, Supportive Housing By-right	PRMD	FY 09/10	Complete	Completed 03/30/2010
H43	Existing Group Homes	PRMD, CDC	FY 11/12	Complete	Completed 03/30/2010
H49	Revised Standards for Farm worker Housing	PRMD	FY 11/12	Complete	Code revisions adopted with updated Ag Ordinances in January 2012.
H54	Priority to Energy & Water Efficient & Green Projects	PRMD CDC	2011	Complete	CFH funding policy adopted by the Board includes priority for housing projects incorporating energy and water efficiency measures.
H55	Residential Construction Site Waste Recycling	PRMD	2011	Complete	Construction waste recycling included in Calgreen ordinance adopted by the Board in 2011.
H56	Green Building Ordinance	PRMD	FY 09/10	Complete	Incorporate into Checklists
LU08	Agricultural Uses in Residential Zones	PRMD	2012	Complete	Code revisions adopted on January 31, 2012 including the allowance of small scale processing in the AR zoning district.
NO01	Incorporate Noise Analysis into the Permit Review Procedures	PRMD	Ongoing	Complete	Current procedures require the preparation of sound studies for discretionary projects involving noise generators or noise sensitive land uses proposed in noise impacted areas. Noise Procedures/Guidelines will be developed in 2013.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS02	Subdivision Ordinance Amendment to Establish Open Space Siting Requirements	PRMD	N/A	Complete	The Zoning and Subdivision Ordinances currently require building envelopes within Community Separators and Scenic Landscape Units. Riparian corridor and biotic habitat setbacks were incorporated into the County Building Code, Section 7.14-5 in 2009 and will be reflected in zoning when the Biotic Resources update is completed later in 2013.
OS04	Extension of the Sonoma County Agriculture Preservation and Open Space District	Open Space District	2010	Complete	Ballot Measure adopted.
OS13	Landowner Notification of Biotic Resources	PRMD	2008	Complete	Notice was given to landowners within designated riparian corridors as part of the General Plan update in 2008. Published notice will be provided for the application of the BR zoning per Government Code requirements.
OS22	Flood Control Design Criteria	PRMD Water Agency	N/A	Complete	Flood Control Design Criteria were updated by the SCWA and are applied to projects through the 2009 update of the Grading Ordinance.
PF05	Fire Service Master Plan	Fire & Emergency Services	2012	Complete	The Fire Standards of Coverage was adopted September 18, 2012.
PF06	Zoning Regulations for Child Care	PRMD	2012	Complete	Streamlined procedures for day care facilities have been implemented for residential zones and recently updated for agricultural and rural resource zones.
PS02	Drainage, Erosion, and Fire Safety Standards for Subdivisions	PRMD	2009	Complete	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Fire Safe Standards address fire safety.
PS04	Fire Sprinkler Ordinance	PRMD	2008	Complete	Ordinance adopted in 2008.
PS08	Zero Net Fill Ordinance	PRMD	N/A	Complete	Completed as part of the Grading Ordinance, adopted in 2009.
WR02	County-owned Water Facilities	PRMD General Services	2011	Complete	General Services has installed landscaping at County facilities consistent with the Water Efficient Landscape Ordinance. Sonoma County's Low Impact Design Guidelines, adopted in 2011, contain Best Management Practices.
WR03	Storm water Management Regulations	PRMD Regional Water Boards	2009	Complete	Completed during the development of the revised Grading Ordinance, adopted in 2009.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
WR05	Grading Ordinance and Erosion and Sediment Control	PRMD Ag Commissioner	2009	Complete	Completed as part of the Grading Ordinance, adopted in 2009.
WR08	Public Water Supply Plans	PRMD Water Agency	2011	Complete	The Urban Water Management Plan was adopted June 21, 2011. Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Water Efficient Landscape Ordinance addresses water conservation. The Low Impact Design Standards provides Best Management Practices to protect water quality.
CT02	Subregional Traffic Mitigation	PRMD CITIES SCTA	2010	Complete	SCTA declined to develop regional fee; Countywide Traffic Mitigation Fees are requested on referrals from cities and several have required payment of Countywide Traffic Mitigation Fees
LU06	New Local Area Development Guidelines for Board Authorized Areas.	PRMD	2010-2012	Completed	Russian River and Penngrove Design Guidelines completed December 2010. Mayacama Design Guidelines completed 2011. Historic Guidelines for Freestone, Occidental, Bodega, and Duncans Mills was adopted in March, 2013.
AR01	Revisions of Agricultural Zoning District Regulations	PRMD	2014	Partially Complete	The Zoning Code has been updated to reflect the majority of policies set forth in the Agricultural Resources Element. The Zoning Ordinance was most recently updated to implement these policies on January 31, 2012 (Williamson Act Rules update). The remaining policy to incorporate standards for visitor serving uses will be implemented as part of Phase II of the Development
H29	County-Owned Land for Affordable Housing	CAO General Services	Ongoing	Partially Complete	CAO conducted a survey of county-owned lands for possible lease and coordinated with various departments and non-profit groups. No sites were determined to be feasible at that time.
OS01	Open Space Development Code Amendments	PRMD	2013	Partially Complete	Several revisions to the Zoning Code have been made to implement policies of the Open Space Element including Timber Conversion Ordinance, Update of the Aggregate Resource Management Plan and implementing ordinance (SMARO) as well as rezoning to add Scenic Resource overlay to the Scenic Landscape Units added in the recent GP2020 update. Other revisions are in progress including those related to riparian corridors and energy conservation. The remaining Open Space policies related to cultural resources will be implemented with the adoption of the revised Development Code.
PF04	Ordinances Authorizing Development Fees and/or Dedication of Land for Public Facilities	PRMD CAO	N/A	Partially Complete	The Sonoma County Code contains provisions for the payment of development fees or dedication of land for roadway improvements, parks, and schools, but not for other types of community facilities. Update of Fee Programs subject to prioritization and funding as determined by the Board.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AR02	Subdivision Ordinance Regulations in Agricultural Areas	PRMD	2014	Partially Completed	Residential clustering and long term easements are required in the DA and LEA zoning districts. These requirements will be incorporated into the Subdivision Ordinance during its update, which will occur after the Development Code Update is complete.
CT01	Ordinances Establishing Traffic Mitigation Fees	PRMD Transportation & Public Works	Ongoing	Ongoing	Fees have been established. Will need to be updated periodically as a maintenance activity.
CT04	Monitoring Programs	Transportation & Public Works SCTA Cities	Ongoing	Ongoing	A major update of the model was completed in October, 2012.
CT05	Bicycle and Pedestrian Data Collection	Transportation & Public Works PARKS SCTA	Ongoing	Ongoing	Counts have been conducted by SCTA/SCT during the summer months of 2010, 2011, 2012 and is planned again for 2013. SCTA is acting as clearinghouse for data provided by Cities and County
CT06	Sonoma County Transit Agency	TRANSIT	Ongoing	Ongoing	Expansion of County Transit Services are limited by budgetary constraints
CT07	Capital Project Plan/Budget	Transportation & Public Works	Ongoing	Ongoing	Capital Projects Plan developed and updated as necessary by TPW

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT08	Transportation Planning Programs	SCTA AGENCIES	Ongoing	Ongoing	Participation with other Agency programs subject to staffing constraints. PRMD staff is currently working with SCTA, MTC and the 9 cities on the Sustainable Communities Strategy to ensure eligibility for transportation funding.
CT14	Highway 101 Bicycle and Pedestrian Crossing	PRMD Transportation & Public Works Cities SCTA	Ongoing	Ongoing	The County is working with Caltrans on the Airport Interchange project to ensure that bicycle lanes and pedestrian walkways are incorporated into the design and that the design would not preclude a possible undercrossing/pedestrian pathway along Mark West Creek just south of the interchange.
H01	Continuation of Housing Production and Programs	CDC	Ongoing	Ongoing	Ongoing
H02	Retention of Affordable Units	CDC	Ongoing	Ongoing	Ongoing
H02	Retention of Affordable Units	CDC	Ongoing	Ongoing	Ongoing
H02	Retention of Affordable Units	CDC	Ongoing	Ongoing	Ongoing
H02	Retention of Affordable Units	CDC	Ongoing	Ongoing	Ongoing
H03	Retention of Rental Housing Stock	PRMD	Ongoing	Ongoing	The County is actively advocating for state legislation to regulate mobile home park conversions.
H04	Density Bonus Programs	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	PRMD	Ongoing	Ongoing	Ongoing
H07	Summary of Housing Sites & Site Data Sheets	PRMD	Ongoing	Ongoing	Available at PRMD
H07	Summary of Housing Sites & Site Data Sheets	PRMD	Ongoing	Ongoing	Printed version complete. Internet version needs to be made accessible.
H07	Summary of Housing Sites & Site Data Sheets	PRMD	Ongoing	Ongoing	Available at PRMD. To be updated in 2012
H08	Information about Affordable Housing	CDC PRMD	Ongoing	Ongoing	Staff from PRMD and CDC Committee provide pre-application assistance to potential affordable housing developers on an ongoing basis.
H09	Priority Processing for Affordable Housing	PRMD County Agencies	Ongoing	Ongoing	PRMD works with Public Works, Regional Parks and CDC staff to facilitate processing

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H103 Staff for Housing Implementation & Processing	Provide funding for staffing needed to implement the programs outlined in this Housing Element.	CDC PRMD	Ongoing	Ongoing	TOT funds have been allocated to staff affordable housing programs. Seek additional funding for future years.
H101 Staff for Housing Implementation & Processing	Provide fast-track processing for affordable housing projects.	CDC PRMD	Ongoing	Ongoing	Priority processing policy and procedures in place
H13 Utility Providers Responsibility to Prioritize Service	Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Ongoing	Ongoing	Ongoing
H17 Review "Z" Combining District	Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.	PRMD	FY10/11	Ongoing	BOS directed Program be implemented on a case-by-case basis. Several sites have been rezoned to remove the Z overlay over the past year.
H25 Minimum Residential Densities	Require that all discretionary projects on Urban Residential lands achieve, at a minimum, the densities established by the General Plan and Zoning.	PRMD	Ongoing	Ongoing	Ongoing - continue staff training
H27 Permanent Affordable Housing Stock	Devote housing set-aside funds specifically to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock through affordability restrictions.	PRMD	Ongoing	Ongoing	Redevelopment dissolved - no more set aside funds. CFH funds continue to be devoted to permanent affordable housing.
H27 Permanent Affordable Housing Stock	Consider increasing the 20 percent set-aside.	PRMD	Ongoing	Ongoing	Redevelopment dissolved.
H27 Permanent Affordable Housing Stock	Fund rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing.	CDC	Ongoing	Ongoing	Ongoing
H33 Predevelopment Funding	Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Ongoing	Ongoing as funds are available. Redevelopment funding is no longer available, but County Fund for Housing (CFH) monies are used for this purpose.
H34 Recreation and Visitor-Serving Uses	Increase opportunities for recreation and visitor-serving uses.	PRMD	Ongoing	Ongoing	Criteria for designation adopted with GP2020 in 2008; Sites reviewed for additional designations on case-by-case basis.
H35 County Employee Housing Assistance Programs	Continue to offer these programs, and to increase them as opportunities permit.	CDC	Ongoing	Ongoing	Programs currently suspended due to lack of funding.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps	
H39	Inter-Jurisdictional Housing Committee	Support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.	PRMD	Ongoing	Ongoing	County hosts a County Planning Directors meeting monthly to coordinate housing efforts. Since SB375 Sustainable Communities Strategy is underway, SCTA staff have been coordinating the monthly meetings including ABAG staff.
H41	Homeless Survey	Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	CDC	Ongoing	Ongoing	Survey conducted every two years as required by the Dept of Housing and Urban Development.
H44	Reasonable Accommodations	Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	PRMD	Ongoing	Ongoing	Ongoing; Ordinance adopted 2004; continue staff training
H45	Funding for Fair Housing Program	Fund operation of a fair housing program.	CDC	Ongoing	Ongoing	Ongoing
H46	Fair Housing Information & Referrals	Provide referrals to nonprofit Fair Housing programs.	CDC PRMD	Ongoing	Ongoing	Ongoing
H46	Fair Housing Information & Referrals	Make information available to customers at a wide range of public locations throughout the County.	CDC PRMD	Ongoing	Ongoing	Ongoing
H52	Weatherization & Rehabilitation Assistance	Administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements.	CDC PRMD	Ongoing	Ongoing	PACE financing through Sonoma County Energy Independence Program is available to finance energy and water conservation retrofits. Program may be expanded in future.
H53	Energy & Water Conservation & Efficiency	Provide a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling.	PRMD	Ongoing	Ongoing	Incorporate into Checklists; Green building display at PRMD
LU05	Development Activity Monitoring	Development and building permit activities shall be monitored within the major use categories for each planning area for lands within each Urban Service Area. Reports to the Board of Supervisors would be prepared on an annual basis (Policy reference: LU-1b and LU-1c)	PRMD	Annually	Ongoing	Data on Housing provided in the Annual Housing Report, Annual Dept of Finance Housing Unit Change Report, and monthly reports on building permit issuance posted on PRMD Web and sent to US Census; A database for winery development has been created.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
LU07 Annual Report on the status of the General Plan	Prepare an annual report on the status of the General Plan and prioritize future programs. Develop and implement a program of monitoring various indicators as a measure of the quality of life in the county and the effectiveness of the General Plan.	PRMD	Ongoing	Ongoing	Report provided annually. Monitoring Indicators will be developed as part of the Climate Action Plan/ Greenhouse Gas Reduction Program (GRIP).
OS05 Acquisition of Lands for Parks and Trails	The Regional Parks Department will continue to include in its five-year capital improvement program any proposed County acquisition or development of lands for parks and trails (Policy reference: NA).	Parks BOS	Ongoing	Ongoing	Regional Parks Capital Projects Program
OS24 Non-regulatory Stream Protection	Work with CDFG, the Agricultural Commissioner, the Resource Conservation Districts, UC Cooperative Extension, the Regional Water Quality Control Boards, and the Sonoma County Agricultural Preservation and Open Space District to support and strengthen non-regulatory programs for the protection of streams and riparian functions, including education, technical assistance, tax incentives and voluntary efforts (Policy reference: OSRC-8g).	PRMD Others	Ongoing	Ongoing	Education and technical assistance provided through PRMD customer service, Agricultural Commissioners and Resource Conservation Districts.
PF01 Wastewater Management System Master Plans	Work with wastewater service providers to prepare and adopt master facilities plans for all wastewater management entities serving the unincorporated area (Policy reference: PF-1b).	Wastewater Service Providers PRMD	As Needed	Ongoing	PRMD is assists providers on an as-needed basis with land use data and projections as Facility Plans are developed.
PF02 Capital Improvements Program	Review updated five year plans and budget for facility improvements for the Sonoma County Water Agency and all County wastewater management districts, parks and other facilities annually for General Plan consistency.	Water Agency PRMD	Ongoing	Ongoing	PRMD will review Capital Improvement Plans and specific projects submitted by County agencies for consistency with the General Plan.
PF03 School Facility Planning Program	Provide maps, data and technical assistance, as resources permit, to school districts to assist in estimating the amount, rate and locations of projected population growth (Policy reference: PF-2k).	Schools PRMD	As Needed	Ongoing	PRMD coordinates with school districts as needed.
PS03 Hazard Materials Incident Response Plan	Maintain the Sonoma County Operational Area Hazardous Materials Incident Response Plan addressing prevention of and response to releases of hazardous materials and the proper disposal of hazardous wastes (Policy Reference: PS-4g).	Fire & Emergency Services	Ongoing	Ongoing	The Department of Emergency Services updates the Hazardous Materials Incident Response Plan on a regular basis.
WR01 Education and Technical Assistance	Develop a public education and technical assistance program that provides property owners, applicants and the general public with information regarding storm water pollution, efficient water use, public water supplies, water conservation and re-use, and groundwater. Include the preparation of "best management practices" for agricultural cultivation that address reduction of peak runoff from cultivated slopes and erosion and sediment on slopes greater than 35 percent (Policy reference: WR-1a, -1j, -1r, -2a, -2b, -2h, -3c, -3h, -4b, -4e, -4f, -4h, -6a, -6b).	PRMD Ag Commissioner	Ongoing	Ongoing	A demonstration project was completed at the PRMD building for storm water controls. Low Impact Design Guidelines have been developed in association with the City of Santa Rosa. The Agricultural Commissioner has developed the Sonoma County Best Management Practices handbook which provides minimum requirements to control water quality impacts from accelerated erosion due to agricultural activities.

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Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
WR07	Groundwater Monitoring, Annual Report, Area Studies, and Evaluation	PRMD	Ongoing	Ongoing	PRMD continues to require annual groundwater monitoring on discretionary permits and has developed a database in coordination with the SCWA. The dataset is insufficient to analyze any trends yet. Staffing resources are too limited to undertake the full program at this time. A Groundwater Management Plan is underway in Sonoma Valley (See Program WR 10)
WR09	Integrated Water Resources Funding	Water Agency Ag and Open Space District	Ongoing	Ongoing	The Sonoma County Water Agency continues to seek outside funding sources for the protection of water resources.
H01	Continuation of Housing Production and Programs	CDC	Ongoing	Ongoing	Ongoing
H26	Additional -AH Sites for Housing	PRMD	FY 12/13	Ongoing	AH-overlay zones are considered on a case-by-case basis and have been added to several sites.
AR03	Right to Farm Ordinance	PRMD	Ongoing Program	Ongoing	A recorded declaration acknowledging the Right to Farm is required for discretionary projects, new single family dwellings, and additions of more than 640 square feet to existing dwellings. The requirement applies to projects within agricultural zones or within 300 feet of
AT04	Noise Complaint and Reporting Program at Charles	Transportation & Public Works	Ongoing Program	Ongoing	The airport has implemented a noise complaint and reporting program.
AR07	Sonoma Valley Event Coordination	PRMD	2013	Underway	Pilot Program is currently being developed under contract with the Sonoma Valley Visitor's Bureau. An event calendar has been designed and is undergoing
AT03	Amendments to the Airport Land Use Policy Plan	Airport Land Use Commission	2012	Underway	A work plan has been developed for the Comprehensive Airport Land Use Plan (CALUP) update. However, this update cannot occur until the Airport Master Plan is adopted by the FAA, which is expected in 2013.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps	
CT11	Airport Industrial Area Improvement Funding	The County would utilize the countywide traffic model as a foundation to prepare a detailed operational analysis of traffic congestion and intersection improvements on Airport Blvd serving the Airport Industrial Specific Plan Area. The analysis would identify all of the operational improvements necessary to meet LOS objectives and identify costs and a funding formula that would pay for capacity and operational improvements. The portion of the funding shared by existing and future development at the airport would be assessed through creation of an assessment district, traffic mitigation fees and/or similar mechanism (Policy reference: CT-7m).	SCTA Transportation & Public Works	Ongoing	Underway	Work is underway on a new interchange at Airport Blvd/101 and is expected to be completed in Fall, 2014. Funding for the interchange has been secured through state and federal programs with some local match. TPW staff is working on design for the Brickway extension/Laughlin Road which will relieve Airport Blvd traffic.
CT13	Bicycle Parking Design Guidelines	The County will develop design guidelines for location, placement, and design of bicycle parking facilities (Policy Reference: CT-3ff, 3gg).	PRMD Transportation & Public Works	2013	Underway	Standards for bicycle parking design were established as part of the 2010 Bicycle and Pedestrian Plan. Incentives for increased bicycle parking will be considered by the Board in the spring of 2013 as part of the Renewable Energy Code Amendment project.
CT15	Bridge Safety	The County will establish an improvement priority list of bridges along County bikeways with inadequate width or other safety deficiencies that create hazards for bicyclist and pedestrians. Priorities for improving these bridges will be based on hazards involved, gap closures, and anticipated usage by bicycles and pedestrians once the bridge is widened and hazards are eliminated (Policy Reference: CT-3j(8)).	Transportation & Public Works	Ongoing	Underway	Santa Rosa Bicycle Coalition has begun collecting bikeway hazard data. TPW has established a Hazard Reporting Program to collect and maintain this data.
CT16	Pedi/Bike-Bus Program	The County, in collaboration with school district and parents groups will develop a program students are met at their homes and taken to school on foot and/or by bicycle, using volunteers. The program is based on the school bus model: Students wait for the Pedi/Bike-bus at "stops" in front of specified signs giving Pedi/Bike-Bus schedules, and volunteer parent details, and then join the "bus" to complete their journey to school, with volunteer parents. The program is based voluntary parental collaboration with organizational and logistic support from school districts. (Policy Reference: CT-3zz).	Schools PRMD	Ongoing	Underway	The program has since been named "walking school bus" program. This program is currently being implemented in various schools countywide.
H23	Long-Term Residency in Campgrounds	Consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers and recreational vehicles in existing campgrounds as part of a pilot program	PRMD	2011	Underway	This program is to be implemented with the Development Code Update, Phase II.
H36	Long-Term Affordability Mechanism	Change long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach.	PRMD, CDC	FY 12/13	Underway	Drafted and in review 2012. Planning Commission Hearing early 2013
H51	Universal Design	Adopt a Universal Design Ordinance for new residential construction.	PRMD	FY 12/13	Underway	Drafted and in review 2012. Planning Commission Hearing early 2013
H57	Checklists for Residential Developers	Provide checklists to implement new housing element policies.	PRMD	FY 10/11	Underway	Joint effort with Ombudsperson; administrative draft due in March, 2013.
LU01	Local Coastal Program (LCP) Update	The LCP update is currently underway primarily in response to the Coastal Commission's request to address storm water pollution issues. The update is also necessary in order to assure that the General Plan and LCP are properly integrated. As the update proceeds, the commission	PRMD	2014	Underway	Preparation of an Administrative Draft of the Local Coastal Plan (LCP) Update is underway. California Coastal Commission staff reviewed and submitted comments in late 2012 and are in the process of reviewing the second Administrative Draft. The LCP

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS11	Rezoning of Designated Biotic Resource Areas	PRMD	2013	Underway	Rezoning to occur in association with the biotic resource code revisions (see comments to Program OS12).
OS14	Periodic Review of Biotic Resources	PRMD	Unknown	Underway	Review of the riparian corridors is underway with the new zoning designation of "RC." The biotic habitat designations will follow as part of Phase II.
OS18	Oak Protection Study	PRMD	2012	Underway	Phase I involves the development of a voluntary program for Oak Woodland Management. The voluntary program is in development in collaboration with the Sonoma
OS19	Grazing Land Riparian Corridor Study	PRMD Resource Conservation District	N/A	Underway	The effect of grazing on riparian habitats have been studied by the U.C. Division of Agriculture and Natural Resources and the Sotoyome Resource Conservation District. Best Management Practices have been developed and are included in their documents. BMPs will be incorporated in the County's zoning as part of the
OS23	Stream Protection Standards/Guidelines	PRMD Agencies	2013	Underway	The Biotic Resource Ordinance will be updated in Phase II of the Development Code.
OS25	Greenhouse Gas Emissions	PRMD	Underway	Underway	Development projects are reviewed for greenhouse gas and climate change impacts through the CEQA process. Development of Zoning Code revisions to permit
PS01	Safety Hazards Information System	PRMD	2009	Underway	The zoning database currently reflects the 2009 FEMA and Geologic Hazards/Alquist Priolo Zones, but is being updated to reflect the new 2012 FEMA mapping. The Coastal zoning areas will be updated after review by the Coastal Commission.
PS09	Reduction of Petaluma River Flood Damage	PRMD Water Agency	Unknown	Underway	The Sonoma County Water Agency has initiated a Scoping Study for the Upper Petaluma River Watershed Flood Control Project. The primary objective is to develop a storm water management/groundwater recharge project that will provide flood hazard reduction
WR04	Total Maximum Daily Load (TMDL) Regulations	PRMD Regional Water Boards	2013	Underway	Review and participation with other Agency programs. TMDL's for Sonoma County are currently under review by the SF RWQCB.
WR06	Well Permits and Procedures	PRMD	2012	Underway	The Administrative Draft Ordinance is expected to be available for public review in March, 2013 with public hearings to occur in the summer of 2013.
WR10	Watershed Planning	PRMD Water Agency	Ongoing	Underway	The Sonoma Valley Groundwater Management Plan was developed as a collaborative effort to locally manage, protect, and enhance groundwater resources. Funds to complete projects listed in the Plan are being sought and
WR11	Water Conservation in New Development	PRMD Water Agency	2012	Underway	Program implemented by Water Efficient Landscape Ordinance and Green Building standards. Water conserving plumbing is required in all new dwellings by 2013 under state law. Sonoma County Water Agency's Smart Water Guidebook is currently in draft form and is expected to be finalized in June, 2013.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
LU04	Local Area Development Guidelines	PRMD	2013	Underway	Review of Area Plans has been completed. Staff found that, with exception of riparian corridor setbacks for streamside conservation areas, all other standards have been incorporated into the Zoning Code. Riparian
CT09	Penngrove Traffic Calming Program	SCTA Transportation & Public Works	Unknown	On Hold	SCTA completed an origin/destination study for Penngrove in 2009. Funding necessary to continue planning efforts is unavailable. Currently seeking additional funding sources
CT20	Bicycle and Pedestrian Level of Service	PRMD Transportation & Public Works	2011	On Hold	Thresholds for evaluation of bike and pedestrian facilities have been established and were incorporated into the General Plan Circulation Element with the Bikeways Plan (CT-3ss). All discretionary projects within a half mile of existing or proposed bike and pedestrian facilities are reviewed and required to participate in funding of improvements. The Level of Service standards program is being discussed on a Countywide level, although the program is not expected to begin in 2013.
H12	Continued Mitigation Opportunities for Housing Sites	PRMD	Ongoing	On Hold	See OS 20
OS06	Expansion of Community Separator Lands	PRMD	2011	On Hold	Expansion of Community Separator designations is on hold due to focus on other priorities. Priority and funding for this program will be determined by the Board.
OS20	Santa Rosa Plain Conservation Strategy	PRMD CITY	Unknown	On Hold	A Conservation Strategy was developed but never formally adopted due to lack of funding for implementation and environmental review. However, U.S. Fish and Wildlife Service's Programmatic Biological Opinion is used to mitigate potential impacts to CTS and wetland plants.
PS05	Public Facility Recovery Plan	CAO General Services	Unknown	On Hold	A preliminary draft of the Continuity of Operations Plan update has been developed. This project is on hold due to staff changes.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AR04	Transfer of Development Rights Proposal	PRMD Cities	2014	Not Started	Criteria for the transfer of development rights will be developed depending on the Board's prioritization and availability of funding.
AR06	Design Guidelines Promoting Rural Character for Agricultural Support Uses.	PRMD	2014	Not Started	Guidelines are to be included in the General Development Regulations section of the revised Development Code (Phase II).
AT02	Approach Protection Plan	Transportation & Public Works	2013	Not Started	Federal approval of the Airport Master Plan's environmental document for compliance with the National Environmental Policy Act (NEPA) is pending.
AT05	Airport Protection Combining District	PRMD	2015	Not Started	A revision to the Zoning Code to include an Airport Protection Combining District will be prepared according to the priority and direction provided by the Board, and available staff and funding resources.
CT03	Local Sales Tax Measure	SCTA BOS	Unknown	Not Started	Requires Board of Supervisors and/or SCTA to develop measure and place on ballot. The ballot measure will be prepared according to the priority and direction of the Board of Supervisors and SCTA.
CT10	Petaluma Hill Rd Diversion Feasibility Study	Transportation & Public Works SCTA Cities	Unknown	Not Started	SCTA completed an origin/destination study in 2009. Funding necessary perform studies and engineering analysis is unavailable. Currently seeking additional funding sources
CT17	Class I Bikeway Maintenance Funding	Parks BOS	Unknown	Not Started	In the past, transient occupancy tax and interest on General Fund reserves provided funding for Class I maintenance. A replacement for these funding sources has not been identified.
CT18	Guaranteed Ride	General Services CAO	Unknown	Not Started	This program is also part of the County's Climate Protection Action Plan. General Service does not have adequate staff to develop and implement this program for all County employees. County employees who work

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT19 Bicycle Boulevard Program	The County will develop Bicycle Boulevard design standards, and identify streets that are appropriate for conversion to Bicycle Boulevards. A Bicycle Boulevard is a street where all types of vehicles are allowed, but the roadway is modified as needed to enhance bicycle safety and convenience. Typically these modifications will also calm traffic and improve pedestrian safety. (Policy Reference: CT-3o)	Transportation & Public Works	Unknown	Not Started	Standards will be developed and streets identified according to the priority and direction from the Board of Supervisors.
H03 Retention of Rental Housing Stock	Consider a Condominium Conversion Ordinance.	PRMD	2014	Not started	Development Code Update Phase III
H11 Additional Sites for Housing	Identify suitable sites within or proximate to the 3 redevelopment areas.	PRMD CDC	Unknown	Not Started	Redevelopment dissolved
H14 Growth Management Programs	Review and revise currently implemented growth control programs in the Sonoma Valley and Sebastopol environs, if necessary, to ensure that they do not become an unnecessary constraint to the development of housing.	PRMD	2014	Not Started	Growth management programs have not restricted housing development; actual development has been well below limits under these two programs. This growth management program is being rescinded as part of Phase I of the Development Code Update.
H15 Review LOS and Noise Standards	Review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing.	PRMD	2013	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
H18 Type C Housing Program Expansion	Expand current Type C (100% density bonus) program to also allow Type C projects on UR sites with mapped densities of 2 to 3 units per acre.	PRMD	Unknown	Not Started	Develop Work Plan and Priority. Non profits are not interested in current market.
H28 Tiered Fee Structure	Create a tiered fee structure of with two or more levels.	PRMD CAO	FY 12/13	Not Started	Interdepartmental coordination needed.
H30 Conversion of Market-Rate Mobile Home Parks	Assist in the purchase of existing mobile home parks in order to increase affordability.	PRMD CDC local non profits	To Be Determined	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
H30 Conversion of Market-Rate Mobile Home Parks	Provide staff resources to non-profits and residents when funding and staffing levels permit.	PRMD CDC local non profits	To Be Determined	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
H32 Community Land Trust Model	Create perpetually affordable housing units using the community land trust (CLT) model.	PRMD CDC	Ongoing	Not started	Funding has not been identified.
H43 Existing Group Homes	Inventory existing group home facilities and determine the sustainability of these operations.	PRMD, CDC	Unknown	Not Started	This program will be developed according to the priority and direction of the Board of Supervisors.
H47 Inventory & Encourage Farm worker Housing	Inventory existing farm worker housing units.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H47 Inventory & Encourage Farm worker Housing	Amend Zoning Code to increase opportunities for these types of housing where needed.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H48 Consider Assessment for Farm worker Housing	Work with growers to consider support for an assessment district on a per acre basis.	CAO, CDC, PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H50 Farm worker Housing Task Force	Create a Task Force to work with community partners to further identify and address farm worker housing needs.	CAO, CDC, PRMD	FY 11/12	Not Started	Develop Work Plan and Priority

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H54	Priority to Energy & Water Efficient & Green Projects	PRMD CDC	FY 12/13	Not Started	Work plan to be developed as resources permit.
LU02	Certificates of Compliance and Lot Merger Policies	PRMD	2013	Not Started	Program will be implemented with the update of the Subdivision Ordinance according to the priority and direction of the Board of Supervisors.
LU03	Social and Administrative Services Master Plan	HEALTH General Services	Unknown	Not Started	County and Cities have not identified necessary resources or funding for planning effort.
LU09	Long Term Occupancy of Campgrounds and Recreational Vehicle Parks	PRMD	2013	Not Started	This program will be developed according to the priority and direction of the Board of Supervisors.
NO02	Adopt a Noise Ordinance	County Counsel PRMD Sheriff	Unknown	Not Started	The Noise Ordinance will be developed according to the priority and direction of the Board and subject to funding and staff resources.
NO03	Develop a Public Noise Education Program	PRMD	Unknown	Not Started	Funding source for development of program has not yet been identified.
OS03	Request State Scenic Highway Designations for Highway 1 and Highway 37	PRMD	Unknown	Not Started	Program to be implemented when funding becomes available.
OS07	Outdoor Lighting Standards	PRMD	2013	Not Started	This program will be implemented according to the priority and direction of the Board and subject to funding
OS08	Scenic Highway 116 Program	PRMD	2013	Not started	Rezoning for this program will occur according to the priority and direction of the Board and subject to funding and staff resources.
OS09	Urban Design Standards	PRMD	2013	Not Started	Staff has found that with the exception of New Board Authorized Areas already developed under Program 1106 (Residential and Business District Standards for
OS10	Rural Character Code Revisions	PRMD	2013	Not Started	Program to be implemented with the Development Code Update, Phase II.

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS12	Biotic Resource Protection Ordinances	PRMD	2013	Not Started	Amendments to the zoning database to reflect the streamside conservation areas established by the General Plan are expected to be reviewed by the Planning Commission in spring, 2013. Biotic Habitat designations and mapping for rezoning are also underway but will be incorporated into Phase II of the Development Code Update.
OS15	Habitat Fragmentation Study	PRMD	Unknown	Not started	The Agricultural Preservation and Open Space District is in the process of creating a Sonoma County vegetation and habitat mapping program which will assist in the future implementation of this program.
OS16	Comprehensive Habitat Mapping Program	PRMD	Unknown	Not started	The Agricultural Preservation and Open Space District is in the process of creating a Sonoma County vegetation and habitat mapping program which will assist in the future implementation of this program.
OS17	Biotic Resource Data Clearinghouse	PRMD	Unknown	Not started	Program implementation will occur according to Board prioritization and availability of funding.
OS21	Comprehensive Restoration Programs	PRMD	Unknown	Not Started	Program implementation will occur according to Board prioritization and availability of funding.
OS26	Improved Mapping of Riparian Corridors	Water Agency PRMD ISD	2011	Not Started	Program initiation will depend on Board prioritization and availability of funding.
PS06	Unreinforced Masonry Buildings	PRMD	Unknown	Not started	Program implementation subject to Board prioritization and funding.
PS07	Reduction of Russian River Flood Damage	PRMD	Unknown	Not started	Program implementation subject to Board prioritization and funding. Emergency Services regularly updates the Incident Response Plan (commonly known as the "Area Plan").
PS10	Street Addressing Improvement	PRMD Fire & Emergency Services	2013	Not Started	Priority and funding to be determined by the Board.
WR12	Recycled Water	PRMD	2013	Not Started	This program will be developed according to the priority and direction of the Board of Supervisors.
CT12	Heritage Roads	PRMD Transportation & Public Works	Unknown	Not Started	Severely limited budget for road improvements makes it unlikely that road improvements will occur on rural roads in the foreseeable future. Funding to implement this program has not been identified.

Special Projects
5-YEAR WORK PLAN SUMMARY
(FY10/11 to fy14/15)
Ongoing PRMD Programs

EXHIBIT B

	Ongoing PRMD Programs	Staff	PCAS	Available Program Hours					Total Hours 10/11 - 14/15	Funding			Sources
				Hrs 10/11	Hrs 11/12	Hrs 12/13	Hrs 13/14	Hrs 14/15		FY12/13	FY13/14	FY14/15	
	Project Description			6,375	7,166	6,426	7,220	7,220	34,407				
1	General Plan/Housing Annual Report; DOF Report; Housing Inventory; GP Admin	JR	CP5500-14; CP5009-003 DOF;	156	113	110	110	110	599				Gen Fund
2	Aggregate Resources Plan Implementation- Inspections, monitoring, and update financial assurances	AL	CA5301-10-37	355	421	384	300	300	1,760	\$40,000	\$42,600	\$42,600	Industry
3	Aggregate Resources Plan Admin; Billing; OMR Coordination; Records Management; Public Assistance; Production Report	AL	CA5301-01 - 05	224	138	161	161	160	844				Industry
4	Housing Element Liaison interdept. coordination assist affordable housing projects; pre-app;	JR	pre-app 5755	44	52	50	50	40	236	\$7,100			Fees
5	Airport Land Use Commission staff	DS	SonCoAirport& 5600-007 OtherAirports	37	69	40	80	50	276				Gen Fund TPW
6	Landmarks Commission Staff	YS	5193	55	273	225	200	100	853				Permit Rev & Gen Fund
7	General Plan/Official Zoning Database technical corrections	LP	5201-001; JR614500; CP576700	150	66	143	150	150	659				Gen Fund
8	SCTA Liaison (GP Programs CT-2,7,8); Participation in SCTA TAC, PAC	AL	5400-000; 001; 002 & 003	25	31	85	100	100	341				Gen Fund
9	Groundwater Monitoring and Reporting/Annual reports	SP	5800-003; JR6026-000; CP575102	60	31	30	30	80	231				Gen Fund
10	Tribal Project Reviews	JB	9002; 9013; 9014	53	20	-	-	-	73				
11	Public Project Review for GP conformity	SP	5002; 5013;5005	128	129	125	125	125	632				Gen Fund
	Subtotal			1,287	1,343	1,352	1,306	1,215	6,503	\$47,100	\$42,600	\$42,600	
	CUMULATIVE TOTAL HOURS			1,287	1,343	1,352	1,306	1,215	6,503				
	Hours Remaining for Other Programs			5,088	5,823	5,074	5,914	6,005	27,904	\$47,100	\$42,600	\$42,600	

Special Projects
5-YEAR WORK PLAN SUMMARY
(FY10/11 to fy14/15)
Programs for Other Departments

EXHIBIT B

	Programs, Other Departments	Staff	PCAS	Available Program Hours					Funding			Sources	
				Hrs 10/11	Hrs 11/12	Hrs 12/13	Hrs 13/14	Hrs 14/15	Total Hours 10/11 - 14/15	FY12/13	FY13/14		FY14/15
	Project Description			5,088	5,823	5,074	5,914	6,005	27,337	\$47,100	\$42,600	\$42,600	
12	Oak Woodland Management Plan; Assist SCAPOSD w/Development and Adoption Process	DS	CP6204-002	151	60	154	40		643	\$50,000			SCAPOSD
13	Taylor Mountain GPA/Rezone to PF/PQP and assist other park programs	DS					300						
14	Russian River Design Guidelines (CDC) COMPLETED	YS	5733	154	-	-	-		340				CDC
15	So Co Airport Imp Plan COMPLETED	DP	5600-009 & 4340	72	292	10	-		449				TPW/Airport Transit/TPW
16	Bikeway Plan/Circulation Element Update COMPLETED	GH	4347-000 & 001	106	-	-	-		641				
17	Hazard Mitigation Plan Update COMPLETED	DS	5757 & 9016	278	532	-	-		810	\$26,800			FEMA grant
18	Sonoma Valley San District; SOI/GPA COMPLETED	BG	6950	-	-	-	-		204				SCWA
19	Sonoma Valley Redevelopment Plan COMPLETED	DP		-	-	-	-		60				CDC
	Subtotal: Programs, other departments			761	884	164	340	-	3,147	\$76,800	\$0	\$0	0
	CUMULATIVE TOTAL HOURS			2,048	2,227	1,516	1,646	1,215	10,168				
	Hours Remaining for Other Programs			4,327	4,939	4,910	5,574	6,005	23,890	\$123,900	\$42,600	\$42,600	

Special Projects
5-YEAR WORK PLAN SUMMARY
(FY10/11 to fy14/15)
Existing Priority Programs

EXHIBIT B

	Existing Priority PRMD Programs	Lead Staff	PCAS	Available Program Hours					Total Hours 10/11 - 14/15	Funding			Sources
				Hrs 10/11	Hrs 11/12	Hrs 12/13	Hrs 13/14	Hrs 14/15		FY12/13	FY13/14	FY14/15	
	Project Description			4,327	4,939	4,910	5,574	6,005	23,890	\$123,900	\$42,600	\$42,600	
20	Development Code Update Phase I - Reformat Code	DP	5102-001;5103-000; 5103 CP510200;	989	699	946	600	200	3,434		\$0	\$0	
21	Housing Element Implementation: Universal Design, BMR Restrictions, User Guide/Checklist; Fee Update; Revise Farmworker Hsg Standards	JR	CP550000; CP550012 & 13	507	278	320	140	200	1,445	\$60,000		\$100,000	TOT housing set aside
22	Sustainability/Renewable Energy Zoning Code Amendments	JR	5103-002	346	692	428	-	-	1,466				ARRA Grant
23	Local Coastal Plan update (GP Program LU-1); update the LCP to conform to the GP	LP	5019	460	225	806	800	800	3,091				
24	Historic Resources Program Website Development COMPLETED	LP	5200-007; 5201	81	-	30	-	-	111				TOT Advertising Funds
25	Historic Design Guidelines (Occidental, Freestone, Bodega, Duncans Mills) COMPLETED	LP	5203; 5206	60	-	125	-	-	185	\$45,000			TOT Advertising Funds
26	Franz Valley Area Plan Amendment COMPLETED	LP	5758-000	40	-	120	-	-	160				
27	Historical Resources Landmark rezoning/significant resource inventory procedures	LP	5200-007	29	41	-	150	50	270				
28	Hanson Terrace Pit Restoration Feasibility Study	AL	JP6282-000		11	115	210	210	546	\$16,330	\$29,820	\$29,820	Coastal Conservancy Grant
29	Biotic Resource Zoning (GP Program OS-1,11,12,13,14,26); Phase I rezoning of riparian corridors to reflect GP2020 policies: Phase II Rezone Biotic Habitat\	YS	CP5200-09 + CP530000	123	122	219	100	250	814				
30	SD Zoning Removal - add Design Guideline overlay	DS	CP510200	-	-	100	60		160				
31	Sonoma Valley Event Coordination Program	YS	CP576300	-	-	40	40	60	140				
32	Ag Preserve Audit; Nonrenew Substandard Parcels	SP	JR603200	-	-	500	350	100	950				
33	Vacation Rentals in LIA/GPA/Zone Amendment	DP					120						
34	Ag Preserve Update/Audit; Rules Update COMPLETED	SP	JR6221	609	-	14	-		623				

Special Projects
5-YEAR WORK PLAN SUMMARY
(FY10/11 to fy14/15)
Existing Priority Programs

EXHIBIT B

	Existing Priority PRMD Programs	Lead Staff	PCAS	Hrs 10/11	Hrs 11/12	Hrs 12/13	Hrs 13/14	Hrs 14/15	Total Hours 10/11 - 14/15	FY12/13	FY13/14	FY14/15	Sources
35	Scenic Resources Update for Mayacama Mtns COMPLETED	AL	5200-008	-	-	35	-		35				
36	Water Conservation (GP Program WR-11,12); COMPLETED	AL	5753	-	-				-				
37	Medical Cannabis Dispensary Ordinance Amendment - dispensary cap COMPLETED	AL	5760-000	-	-	60	-		60				
	Subtotal			3,244	2,068	3,858	2,570	1,870	13,489	\$121,330	\$29,820	\$129,820	
	CUMULATIVE TOTAL HOURS DEVOTED			5,292	4,294	5,374	4,216	3,085	23,658				
	Hours Remaining for Other Programs			1,083	2,872	1,052	3,004	4,135	10,400	\$245,230	\$72,420	\$172,420	

Special Projects
5-YEAR WORK PLAN SUMMARY
(FY10/11 to fy14/15)
Proposed New Programs

EXHIBIT B

	Proposed New Programs	Staff	PCAS	Available Program Hours					Funding			Sources	
				Hrs 10/11	Hrs 11/12	Hrs 12/13	Hrs 13/14	Hrs 14/15	Total Hours 10/11 - 14/15	FY12/13	FY13/14		FY14/15
Project Description				1,083	2,872	1,052	3,004	4,135	12,146	\$245,230	\$72,420	\$172,420	
37	Airport Land Use Commission - CALUP Amendments to reflect new AMP	DS	5600-006	37	69	25	200	200	531				
38	Hazard Mitigation Plan Implementation	DS	5710-00	-	-	45	85	50	180				
39	Housing Element Update 2014	JR	CP575000;	-	-	100	650	200	950		\$100,000		TOT Housing Set Aside
40	GhG Reduction Implementation Program Grant	DS	CP521800	80	-	263	475	600	1,418		\$40,375	\$51,000	SGC Grant
41	Healthy by Design /Community Transformation Grant: develop training program for professionals and stakeholders and review and coordination of community design proposal for Roseland site	AL			-		300	250	550		\$42,600	\$35,500	CTG Grant
42	Bike Plan/General Plan Circulation Element Technical Corrections	AL			-		75		75				
43	Small Ag Processing and Sales - Revise code to allow small-scale processing & sales	SP			-		150		150				
44	Local Coastal Zoning Code Update (Required as part of LCP Update)	LP			-	200	600	1,000	1,800				
45	Development Code Phase 2: Standards for Permit Streamlining Scope to be determined by the Board following adoption of Phase I	SP	5103-000		-	-	450	1,200	1,650	\$120,000	\$125,000		GP Admin Fee
Subtotal:				117	69	633	2,985	3,500	7,304	\$120,000	\$307,975	\$86,500	
CUMULATIVE TOTAL HOURS				5,409	4,363	6,007	7,201	6,585	30,962				
Unallocated Hours for Other Projects				966	2,803	419	19	635	4,842	\$365,230	\$380,395	\$258,920	



County of Sonoma Agenda Item Summary Report

Agenda Item Number: 28

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

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

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors (5th District)

Staff Name and Phone Number:

Supervisorial District(s):

Supervisor Efren Carrillo, 565-2241

Fifth District

Title: Board Sponsorship

Recommended Actions:

Approve Board Sponsorship of \$4205 to the Sebastopol Center for the Arts for the AARP Tax-Aide Program at the Sebastopol Veteran's Memorial Building from February 7, 2013 through April 11, 2013. (Fifth District)

Executive Summary:

AARP counselors conduct no cost tax preparation assistance for low income individuals and families. All advisors are volunteers, and this effort results in refunds of over \$300,000 to area residents. See attached letter from Carol Zychowski. Because AARP is a national organization and the local chapter has no bank account, we are requesting that the sponsorship go directly to the non-profit managing the building.

Prior Board Actions:

None.

Strategic Plan Alignment: Goal 4: Civic Services and Engagement

Fiscal Summary - FY 12-13

Expenditures		Funding Source(s)	
Budgeted Amount	\$	County General Fund	\$ 4205
Add Appropriations Req'd.	\$ 4205	State/Federal	\$
	\$	Fees/Other	\$
	\$	Use of Fund Balance	\$
	\$	Contingencies	\$
	\$		\$
Total Expenditure	\$ 4205	Total Sources	\$ 4205

Narrative Explanation of Fiscal Impacts (If Required):

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):
None.

Attachments:
Fee Waiver Application, Letter from Carol Zychowski

Related Items "On File" with the Clerk of the Board:
None.

RECEIVED

FEB 13 2013

BOARD OF SUPERVISORS
COUNTY OF SONOMA

DATE: February 9, 2013

TO: Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403-2887

ATTN: Efren Carrillo

FROM: Carol Zychowski
Sonoma County District Coordinator
AARP Tax-Aide Program
19356 Lovall Valley Ct
Sonoma, CA 95476

With this memo I am requesting:

- Use of the Sebastopol Veteran's Building on Thursdays beginning February 7, 2013 and ending April 11, 2013
- A waiver from the facility use fees for the use of the Sebastopol Veteran's Building, 282 High Street, Sebastopol, CA, to include room fees, room set up fees and processing fees

The AARP Tax-Aide program is a volunteer-run tax counseling and preparation service available to low and middle income taxpayers, with special attention to those ages 60 and older. To assure quality, all volunteer counselors must attend training, successfully pass a tax law exam and demonstrate competence in the use of the Tax Wise computer program. On site, all returns are subjected to a quality review process.

Last year we prepared tax returns for 6021 taxpayers in Sonoma County, 446 at the Sebastopol Veterans Memorial Building (298 were over 60). In addition, we assisted another 945 taxpayers by answering questions, reviewing paperwork and helping them with letters from the Franchise Tax Board and IRS. The total refund amount was \$3,687,517, including \$625,288 in Earned Income Credits. The refunds for the Sebastopol location were \$357,401, Earned Income Credit \$99,021. The average income of those helped was \$28,162.

The Sebastopol area taxpayers are grateful that they have this free service. We cannot ask for donations or charge for the service. All who are providing assistance are volunteering their time. The AARP Tax-Aide program receives no tax funding and we can only operate in locations where there is no charge.

With the changeover from management of the Veteran's Buildings from the County Park and Recreation to the Arts Center, no bill was previously received for submission to the Board of Supervisors. This week when the program was to start, the error was discovered and a bill sent to me. Therefore, I am sending this request later than normal.

Thank you for consideration of this request.

Carl Zychowski

czychows@comcast.net

SUBMIT TO:
 Board of Supervisors
 575 Administration Dr, Ste 100A
 Santa Rosa, CA 95403

COUNTY OF SONOMA

For Board of Supervisors Use Only

Fee Waiver/Board Sponsorship Request Form

1. Contact information for individual requesting fee waiver/sponsorship:

Name: Carol E Zychowski
First Middle Last

Mailing Address: 19356 Lovall Valley Ct Sonoma CA 95476
Number, Street, Apt/Suite City State Zip

Phone: (707) 996-1550 Email: czychows@comcast.net
Area Code, Number

2. Name of Community Based Organization, Non-Profit, or Government Agency for which fee waiver/sponsorship is requested:

Name: AARP Tax-Aide attn: Jan Garcia, Manager

Mailing Address: 601 E Street NW Washington DC 20049
Number, Street, Apt/Suite City State Zip

Phone: (202) 434-2715 Email: JKGarcia@aarp.org
Area Code, Number

3. Please indicate by check mark the supervisory district in which the organization or agency submitting this request is located, where the project/activity/event will be held, and the district office to whom you would like to submit this request:

Board Member and District	Valerie Brown District 1	David Rabbitt District 2	Shirlee Zane District 3	Mike McGuire District 4	Efren Carrillo District 5
Entity or organization location (select all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project/activity/event location (select all that apply)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
District office to receive request (select only one)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Type of Community Based Organization, Non-profit, or Government Agency for which the fee waiver/sponsorship is requested:

- City Special District Other Local Government
 School Non-profit or CBO

Other (please specify): _____

5. Please provide a description of the project/activity/event for which a fee waiver/sponsorship is being requested on a separate sheet of paper. Please include the number of individuals who will participate or be served, etc.

6. Please indicate if this is a one-time or annual event: One Time Annual

7. Type and amount of fee waiver/sponsorship requested. Please list all County fees you are requesting be waived/sponsored in conjunction with this project/activity/event. Please attach a copy of an estimate or receipt from the County Department or Veteran's Building Operator documenting the amount of each fee you are requesting be waived/sponsored.

Department Assessing Fee	Type of Fee	Amount of Fee
Sebastopol Center for the Arts and County of Sonoma	Room Charge for using building for tax preparation for 2/1/2013-4/15/2013, including processing fees	\$4,205.00

8. If your Community Based Organization, Non-Profit, or Governmental Agency has received a fee waiver/sponsorship for a similar project/activity/event in the past, please list below:

Date of Fee Waiver	Department Assessing Fee	Type of Fee	Amount of Fee
0 / 0 / 0	Sonoma County Regional	Room charge and associated fees	\$3,500.00
0 / 0 / 0	for use of Sebastopol		
0 / 0 / 0	Veterans Memorial Bldg		
0 / 0 / 0			

Annual Request since at least 2007

9. Does the organization or agency for which the fee waiver/sponsorship is requested receive funding from any of the following sources? If so, please specify:

- Property Tax Sales Tax Special Assessment
 User Fees

Other (please specify): _____

10. If you checked any of the boxes in number 9 above, please provide an explanation and supporting documentation regarding the inability of the organization or agency to pay the fees which you are requesting be waived/sponsored. Please attach to this form and submit with your request.

11. Will the organization or agency be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver/sponsorship? If so, please provide an explanation detailing why the fees to be waived/sponsored cannot be recovered through the entry fee. Please attach to this form and submit with your request.

Carol E. Zecher
Authorized Signature

Tax Aide District Coordinator
Title

02 10912013
Date



Sonoma County Veterans Memorial Buildings
 2300 County Center Dr.
 Suite 120A
 Santa Rosa CA 95403
 (707) 565-2041 - Tel / (707) 579-8247 - fax

*Wednesday
 Thursday
 Friday
 Saturday
 Sunday
 - free university
 ask them*

(?)

Call Carol

TENTATIVE RESERVATION

Customer District Coordinator
 Carol Zychowski
 AARP
 19356 Lovell Valley Court
 Sonoma, CA 95476-4803
 U.S.A.

Reservation: 6973
 Event Name: Volunteer Tax-Aide
 Status: Tentative
 Phone: 707-996-1550-H
 Event Type: Meeting

*Sue Thue
 579-8429 / 337-1463
 sued attorney*

Bookings / Details

CHEWING GUM, GLITTER, CONFETTI, CANDLES, AND SHOES ON THE WALL(S) ARE NOT PERMITTED IN OUR FACILITIES AT ANY TIME.

HOURS RESERVED MUST INCLUDE DECORATION, SET-UP AND CLEAN-UP.

CHANGES TO THIS RESERVATION MAY BE MADE UP TO 30 DAYS PRIOR TO THE EVENT DATE

ADDITIONAL CHARGES WILL BE INCURRED IF YOUR EVENT RUNS BEYOND CONTRACTED HOURS.
 A \$50.00 FEE WILL BE CHARGED IF CONTRACT REQUIREMENTS ARE NOT MET 30 DAYS PRIOR TO EVENT DATE OR IF CHANGES OF ANY KIND ARE REQUESTED LESS THAN 30 DAYS BEFORE EVENT DATE
 FAILURE TO PAY DEPOSIT ON TIME WILL RESULT IN CANCELLATION OF YOUR RESERVATION - THE REINSTATEMENT FEE IS \$50.00

** Set up Jan - 2 hrs -*

Thursday, February 07, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

Room Set-up Fee:

Seb. Room Set-up Fee (1 -100)

Processing Fee:

Sebastopol Processing Fee

	Quantity	Price	Amount
<i>8 comedown table - receptionist</i>	1	440.00	440.00
<i>50 - chairs</i>	1	100.00	100.00
<i>set-up</i>	1	25.00	25.00

Thursday, February 14, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

<i>DR</i>	1	440.00	440.00
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Thursday, February 21, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Fireside Room

Conference for 20

Room Charge: (8 hours @ 35.00/hr)

<i>And</i>	1	280.00	280.00
------------	---	--------	--------

Thursday, February 28, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

<i>And</i>	1	440.00	440.00
------------	---	--------	--------

Thursday, March 07, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

<i>DR</i>	1	440.00	440.00
-----------	---	--------	--------

Thursday, March 14, 2013

Bookings / Details

Quantity

Price

Amount

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

Handwritten signature: H. M. [unclear]

1

440.00

440.00

Thursday, March 21, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Fireside Room

Conference for 20

Room Charge: (8 hours @ 35.00/hr)

Handwritten signature: P. V. [unclear]

(Art Workshop Dining Room)

1

280.00

280.00

Thursday, March 28, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

Handwritten signature: A. V. [unclear]

Handwritten signature: [unclear]

1

440.00

440.00

Thursday, April 04, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

Handwritten signature: D. R. [unclear]

1

440.00

440.00

Thursday, April 11, 2013

8:00 AM - 4:00 PM Tax-Aide (Tentative) Sebastopol Dining Room

Conference for 20

Room Charge: (8 hours @ 55.00/hr)

Handwritten signature: D. R. [unclear]

1

440.00

440.00

Subtotal

4,205.00

Grand Total

4,205.00

GRAND TOTAL MAY NOT REFLECT ALL POSSIBLE CHARGES.

THE SIGNED/DATED TENTATIVE RESERVATION AND DEPOSIT MUST BE RETURNED WITHIN 2 WEEKS OF THE DATE ON THE COVER LETTER OR THIS REQUESTED RESERVATION WILL BE CANCELLED WITHOUT FURTHER NOTICE.

PLEASE REVIEW THIS TENTATIVE RESERVATION. If any of the information is incorrect, or if you have questions or concerns, please call us at 707-565-2041. Otherwise, to hold your reservation, SIGN, DATE AND RETURN ONE COPY OF THIS FORM along with a check made payable to "County of Sonoma" for the amount shown below.

Thank you for scheduling your event with us. We look forward to working with you.

AMOUNT DUE NOW: \$125.00

Sign

Date

Cancellation:

If the event is cancelled 90 days or more from the date held, 50% of the deposit shall be retained by the County (Regional Parks Department).



County of Sonoma Fee Waiver Policy

Authority: Board of Supervisors
Approval Date: June 2, 2009
Effective Date: July 1, 2009

1. Purpose

The purpose of this policy is to establish guidelines to be used to evaluate requests for fee waivers and to implement a structure and process through which consistent information for fee waiver requests will be collected and evaluated.

2. Background

Sonoma County is facing unprecedented fiscal challenges. As a result of the economic downturn, job and income losses, declining home values, and reduced consumption, the County's major sources of revenue property tax and sales tax have declined substantially. The situation is exacerbated by an increase in demand for county services. In light of this new fiscal reality, the county is reviewing all resource allocation decisions. Fee waivers, are an expense to the County General Fund. Fees are established to pay for the cost of a service provided by a county department. When a fee waiver is granted, the County General Fund pays the department in an amount equal to the fee waived.

3. Policy

The Board of Supervisors may, at their sole discretion, approve or disapprove fee waiver requests. Effective July 1, 2009, the following general guidelines will be used to assist in the determination of whether a requested fee waiver is eligible or ineligible.

Eligible for fee waivers	Ineligible for fee waivers
Community based organizations (CBO) or non-profits providing a direct service that is similar to or complimentary to a key county policy goal or direct service that the county is typically responsible for providing; e.g. emergency or economic assistance or basic sustenance needs (emergency food, shelter, etc.)	Flood elevation program fees
	Other county department fees
	Other governmental agencies – unless they can demonstrate an inability to pay the county fee
Governmental agencies that do not receive tax funding and can demonstrate an inability to pay the county fee	Fund raising events - where attendees pay a fee for admission to the event or in the case of festivals where vendors pay to participate in the event

4. Phased in Reduction for CBOs and Non-Profits

CBOs and non-profits that have received a fee waiver in the 12 months prior to the effective date of this policy, for an activity/event that may no longer be eligible under this policy, will be considered for a phased reduction in fees as follows:

- Year 1 – Up to two-thirds of the fee amount previously waived, may be waived
- Year 2 – Up to one-third of the fee amount previously waived, may be waived
- Year 3 – Fee waiver ineligible

The phased-in reduction does not apply to CBOs and non-profits who received fee waivers for a fund raising activity/event, where the CBO or non-profit has the ability to set entry or participation fees at a level necessary to cover costs, including the cost of any associated fees.

5. Fee Waiver Request Form

Fee waiver requests submitted on or after June 2, 2009, must be accompanied by a Fee Waiver Request Form (Attachment A). Copies of this form may be obtained from the County of Sonoma, Clerk of the Board of Supervisors, located at 575 Administration Drive, Room 100A, Santa Rosa, CA, 95403, or at the following website: <http://www.sonoma-county.org/board/index.htm>.

Fee Waiver Request Forms must be complete, signed, and accompanied by supporting documentation to demonstrate eligibility for the requested fee waiver. Demonstrated eligibility does not assure approval of a fee waiver request.

Completed Fee Waiver Request Forms shall be submitted to the Clerk of the Board of Supervisors at the address above. The Clerk will forward requests to the Board Member specified by the applicant.



County of Sonoma Agenda Item Summary Report

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

Agenda Item Number: 35 2:10 P.M.
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: March 26, 2013

Vote Requirement: Majority

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

Staff Name and Phone Number:

Dean Parsons 565-1948

Supervisorial District(s):

First and Fifth

Title: First General Plan Amendment Package for 2013

Recommended Actions: Request the Board to hold a separate public hearing on each of the three proposed General Plan Amendments, and 1) approve each Resolution approving the respective General Plan and related Area Plan Amendments, and 2) adopt related Ordinances rezoning affected properties.

Executive Summary:

The Board is requested to conduct a public hearing on the proposed first General Plan Amendment package for 2013 containing three individual Memos, and Draft Board of Supervisors Resolutions and Draft Ordinances if applicable.

The Planning Commission recommends approval for the following three items. The first item (Item A) was uncontested and does not require a staff presentation unless requested by the Board or a member of the public. However, each item must be acted upon individually by opening the public hearing, closing the public hearing and conducting a vote.

ITEM #A:

File No.: PLP11-0022

Staff: Scott Hunsperger

Applicant: Herb and Betsy Stone

Env. Doc.: Categorical Exemption, Section 15061(b)(3)

Location: 2837 Cavedale Road Glen Ellen

APNs: 053-070-039

Supervisorial District: 1

Description: Request for: 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to the RRD (Resources and Rural Development) 100-acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to RRD (Resources and Rural Development), B6-100

acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on a 1.2 acre portion of the 4.72 acre parcel. This action will fulfill a Condition of Approval for a previously approved Lot Line Adjustment (LLA09-0053) to eliminate split land use and zoning on the newly reconfigured parcels.

ITEM #B:

File No.: PLP11-0039
Staff: Melinda Grosch
Applicant: Stephen Hoffner
Env. Doc.: Negative Declaration
Location: 13920 Carmel Ave., Glen Ellen
APNs: 054-190-007 Supervisorial District: 1
Description: Request for: 1) a General Plan Amendment from Rural Residential 5 acre density to Urban Residential 1 dwelling unit/acre; 2) a Zone Change from RR (Rural Residential) B6-5 acres per dwelling unit, BR (Biotic Resources), SD (Scenic Design), SR (Scenic Resources) to R1 (Low Density Residential) B6-1 dwelling unit/acre, BR, SD, SR; and 3) a Minor Subdivision to allow a 2.2 +/- acre parcel to be divided into two lots of 1.2 +/- and 1.0 +/- acres.

ITEM #C:

File No.: ZCE11-0018
Staff: Lisa Posternak
Applicants: Ned Kahn, David and Amanda Crutcher, and Walter Iberti
Env. Doc.: Categorical Exemption, Section 15061(b)(3)
Location: 8760 Graton Road, 3145 Mueller Road, and 3137 Mueller Road, Graton
APNs: 130-130-022, 130-130-023, and 130-130-024 Supervisorial District: 5
Description: Request for proposed technical corrections for the three Graton properties to correct the technical error in implementation of a Condition of Approval (COA) for a 1992 Lot Line Adjustment (File LLA92-471). Conditions of Approval for the previously approved Lot Line Adjustment in 1992 required the applicant to apply for reconfiguration of the zoning boundaries to conform to the re-aligned parcel lines of the three parcels, which never occurred, and as a result each of the three parcels has dual land use and zoning designations. The proposed technical corrections change the land use designation and zoning boundary lines to conform to the parcel lines' and reflects current residential use of the three properties.

Prior Board Actions:

State law limits General Plan amendments to any mandatory element to four times per year. This is the first round of amendments for 2013.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The Board of Supervisors has endorsed the continuation of the General Plan policies to support agriculture production and processing, while protecting the environment. The GPA's will align public services with community needs.

Fiscal Summary - FY 12-13

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

Narrative Explanation of Fiscal Impacts (If Required):

These projects are primarily at-cost, except for Item C the Technical Corrections, which are part of the Comprehensive Planning Work Plan.

Staffing Impacts

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

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

General Plan Amendment Memos with attachments for Items A-C

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

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COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: March 26, 2013 at 2:10 p.m.

TO: Board of Supervisors

FROM: Scott Hunsperger, Project Planner

SUBJECT: Hearing to consider a General Plan Amendment and Zone Change; PLP11-0022, Herb and Betsy Stone; Supervisorial District No. 1.

Action Requested of the Board of Supervisors:

The Board is requested to conduct a public hearing on the proposed General Plan Amendment and Zone Change and consider the Planning Commission recommendation. At the conclusion of the hearing your Board is requested to 1) approve the attached Resolution (Exhibit A) finding the project exempt from CEQA and approving the General Plan Amendment; and 2) adopt the Ordinance (Exhibit B) approving the Zone Change as recommended by staff and the Planning Commission. This project will fulfill a Condition of Approval for a previously approved Lot Line Adjustment to eliminate split land use and zoning designations on each of the newly configured parcels

Prior Actions:

On February 7, 2013, the Planning Commission with a 5-0 vote, recommended that the Board of Supervisors approve the request by Herb and Betsy Stone for a General Plan Amendment and Zone Change.

Location, Zoning and Project Description:

The subject property is located at 2837 Cavedale Road, Glen Ellen; 1.2 acre portion of APN 053-070-039. The base zoning is RRD (Resources and Rural Development), 40-acre density with a SR (Scenic Resource) zoning designation overlay.

The proposed project is a request for: 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to RRD (Resources and Rural Development) 100-acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of the 4.72 acre parcel. This project will fulfill a Condition of Approval for a Lot Line Adjustment (LLA09-0053) to eliminate split land use and zoning on the newly reconfigured parcels. General Plan and Zoning consistency are discussed in the February 7, 2013 Planning Commission staff report (Exhibit E).

ISSUES DISCUSSED AT THE (PC/BZA) PUBLIC HEARING

This was an uncontested item and no issues were raised by the public or the Planning Commission at the public hearing.

List of Attachments:

EXHIBIT A: Draft Board of Supervisors Resolution and General Plan Amendment Map

March 26, 2013
File No. PLP11-0022
Page 2

EXHIBIT B: Draft Ordinance and Sectional District Map
EXHIBIT C: Planning Commission Resolution No. 13-002
EXHIBIT D: Planning Commission Minutes dated February 7, 2013
EXHIBIT E: Planning Commission Staff Report dated February 7, 2013



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Finding The Project Exempt From CEQA And Approving The Requested General Plan Amendment And Zone Change As Requested By Herb And Betsy Stone, For Property Located At 2837 Cavedale Road, Glen Ellen; Portion Of APN 053-070-039 (PLP11-0022).

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

Whereas, Herb and Betsy Stone (the “Applicant”), filed an application with the Sonoma County Permit and Resource Management Department (“PRMD”) for 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to RRD (Resources and Rural Development) 100-acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of a 4.72 acre parcel as required by a Condition of Approval for a Lot Line Adjustment (LLA09-0053) on property located at 2837 Cavedale Road, Glen Ellen; Portion of APN 053-070-039; Supervisorial District No. 1 (the “Proposed Project”); and

Whereas, it was determined that the Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations which provides that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

Whereas, the Planning Commission in accordance with the provisions of law, conducted a public hearing on the Proposed Project on February 7, 2013, and with a 5-0 vote, recommended that the Board approve the Proposed Project; and

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

Whereas, in accordance with the provisions of law, the Board held a public hearing on March 26, 2013, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Proposed Project is part of the first amendment of the General Plan Land Use Element for 2013; and

Whereas, the first land use amendment of the General Plan Land Use Element

for 2013, does not significantly alter the goals, objectives and policies of the General Plan and the change is in harmony with the rest of the General Plan; and

Whereas, the Board concurs with PRMD's determination that the Proposed Project is exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines. The facts and conditions that support this finding are as follows:

1. Section 15061(b)(3) of the State CEQA Guidelines exempts an activity from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment;
2. The project details that establish the proposed project's eligibility for exemption under Section 15061(b)(3) of the State CEQA Guidelines are as follows:
 - a. The General Plan Amendment and Zone Change does not allow for any uses on the subject parcel that are not allowed under the current land use designation and zoning.
 - b. The General Plan Amendment and Zone Change eliminate split zoning on the reconfigured 4.72 acre parcel.
 - c. The amendment was required as a condition of the previously approved Lot Line Adjustment (LLA09-0053) which was subject to CEQA.

Whereas, the Board makes the following findings concerning the Proposed Project:

1. The proposed General Plan Amendment and Zone Change for the 1.2 acre portion of a 4.72 acre parcel (APN 053-070-039) is consistent with the RRD (Resources and Rural Development) land use designation and proposed zoning designation.
2. The General Plan Amendment and Zone Change are necessary to ensure that the land use designation and zoning district boundaries coincide with the new property lines and to eliminate the split zoning within the resulting parcel of the Lot Line Adjustment.
3. The General Plan Amendment and Zone Change fulfill a Condition of Approval for the previously approved Lot Line Adjustment (LLA09-0053).
4. The project is exempt from CEQA pursuant to Section 15061(b)(3).

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

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of

Regulations.

3. The Proposed Project is approved as follows:

a. The General Plan Amendment is approved as part of the first amendment of the General Plan Land Use Element for 2013.

b. The General Plan Land Use Amendment is approved to amend the land use designation on APN 053-070-039 (portion) from Resources and Rural Development 40-acre density to Resources and Rural Development 100-acre on an 1.2 acre portion of a 4.72 acre parcel, as referenced in Exhibit A-1, attached to this Resolution.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

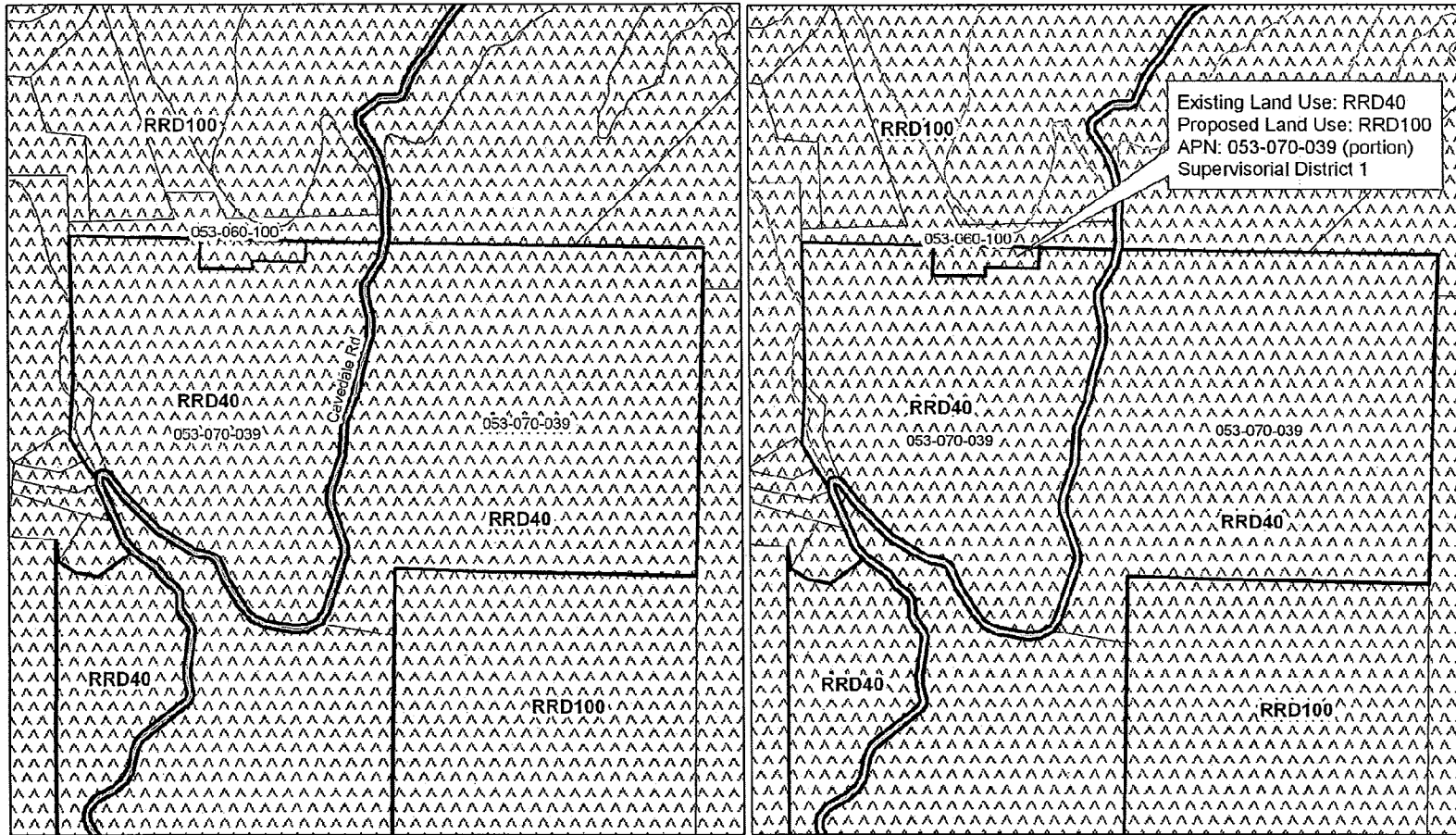
Supervisors:

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

So Ordered.

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

- Diverse Agriculture
- Lanc Extensive Agriculture
- Lanc Intensive Agriculture
- Resource and Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

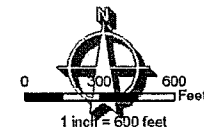
- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi Public

- Planning Area Policy
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Eoundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



FILE: PLP 11-0022
AP #: 053-070-039 (portion)
Resolution No.

Permit and Resource Management Department
Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1955 Fax (707) 555-1103

Author: PRMD Cartography: D. Reiner File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Land Use\Land Use Amendments Proposed\PLP11-0022.mxd Date: 01/16/2013

PRMD

Existing and Proposed General Plan Land Use Map

Activity #PLP11-0022

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6-40 ACRE DENSITY, SR (SCENIC RESOURCE) ZONING DISTRICTS TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6-100 ACRE DENSITY, SR (SCENIC RESOURCE), SD (SCENIC DESIGN REGULATIONS) ZONING DISTRICTS ON AN 1.2 ACRE PORTION OF THE RESULTING 4.72 ACRE PARCEL TO FULFILL A CONDITION OF APPROVAL FOR A LOT LINE ADJUSTMENT (LLA09-0053) LOCATED AT 2837 CAVEDALE ROAD, GLEN ELLEN; PORTION OF APN 053-070-039.

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

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code is amended by reclassifying the following real property from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of a 4.72 acre parcel to fulfill a Condition of Approval for a Lot Line Adjustment (LLA09-0053) on property located approximately 4,200 feet from the intersection of Cavedale Road and Schellbach Road, also known as 2837 Cavedale Road, Glen Ellen; portion of APN 053-070-039; Supervisorial District No. 1. File No. PLP11-0022. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____.

SECTION II: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.

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

SECTION 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 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 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, passed and adopted this 26th day of March, 2013, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

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

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and
SO ORDERED.

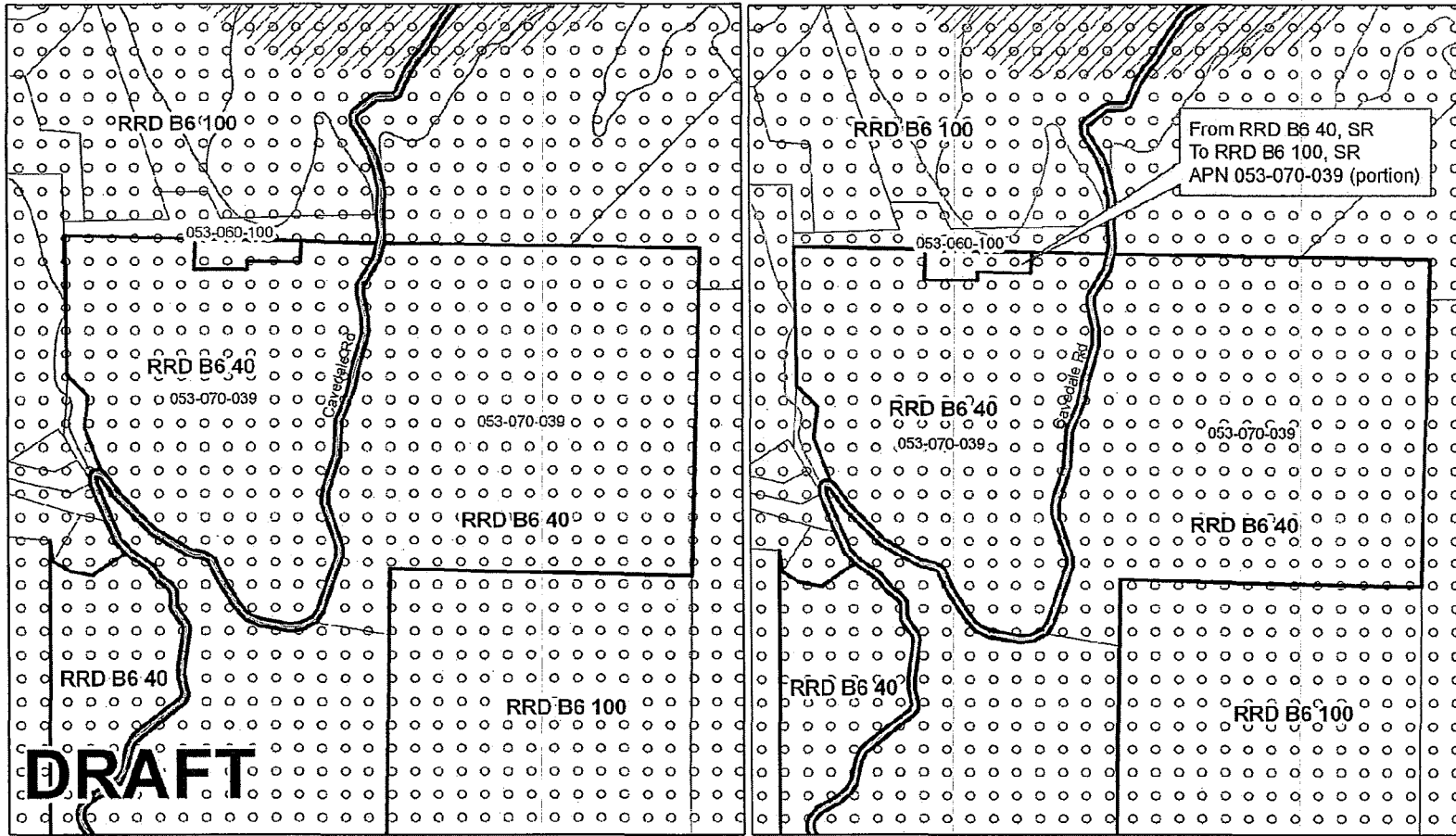
Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

Existing Zoning

Proposed Zoning



Base Map Data		Zoning Combining Districts			
Proposed Rezone	LU Policy	SD Scenic Design	G Geologic Hazard	 FILE: PLP 11-0022 AP #: 053-070-039 (portion) Ordinance No. Sectional District Map No. Permit and Resource Management Department Project Review Section 2550 Ventura Avenue, Santa Rosa, CA 95403 (707) 565-1955 Fax (707) 565-1103	
Basezoning by Area	AH Affordable Housing	SR Scenic Resource	F2 Floodplain		
Highways	HD Historic District	VOH Valley Oak Habitat	F1 Floodway		
Intermittent Stream	BR Biotic Resource	MR Mineral Resource			
Perennial Stream					

Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordinance Mosaic\ORDN\By File No\p11-0022.mxd Date: 01/15/2013

Resolution Number 13-002

County of Sonoma
Santa Rosa, California

February 7, 2013
PLP11-0022 Scott Hunsperger

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE GENERAL PLAN AMENDMENT AND ZONE CHANGE AS REQUESTED BY HERB AND BETSY STONE FOR PROPERTY LOCATED AT 2837 CAVEDALE ROAD, GLEN ELLEN; PORTION OF APN 053-070-039.

WHEREAS, the applicant, Herb and Betsy Stone, filed an application with the Sonoma County Permit and Resource Management Department for 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to RRD (Resources and Rural Development) 100-acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of a 4.72 acre parcel as required by a Condition of Approval for a Lot Line Adjustment (LLA09-0053) for property located at 2837 Cavedale Road, Glen Ellen; portion of APN 053-070-039; Supervisorial District No. 1 ("the Project"); and

WHEREAS, the Permit Resource and Management Department (PRMD) determined that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on February 7, 2013, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Project.

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

1. The proposed General Plan Amendment and Zone Change for the 1.2 acres (portion of APN 053-070-039) is consistent with the RRD (Resources and Rural Development) land use designation and zoning district criteria.
2. The General Plan Amendment and Zone Change are necessary to ensure that the land use designation and zoning district boundaries coincide with the new property lines and to eliminate the split zoning within the resulting parcels of the Lot Line Adjustment.
3. The General Plan Amendment and Zone Change fulfill Condition of Approval (e) for the

previously approved Lot Line Adjustment (LLA09-0053).

4. The Project is exempt from CEQA pursuant to Section 15061(b)(3).

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA and approve the requested General Plan Amendment and Zone Change.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner Fogg	Aye
Commissioner Bennett	Aye
Commissioner Cook	Aye
Commissioner Liles	Aye
Commissioner Lynch	Aye

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

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

SO ORDERED.



*Sonoma County 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: February 7, 2013
Meeting No.: 13-002

ROLL CALL

Commissioners

Dick Fogg
Don Bennett
Paula Cook
Tom Lynch
Jason Liles, Chair

Staff Members

Dean Parsons
Scott Hunsperger
Melinda Grosch
Sigrid Swedenborg
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes -

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

**PLANNING COMMISSION
UNCONTESTED CALENDAR**

Item No.1 Time: 1:05 p.m. File: PLP11-0022
Applicant: Herb Stone Staff: Scott Hunsperger
Env. Doc: Categorical Exemption
Proposal: Request for 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40 acre density to the RRD 100 acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resources) districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resources) zoning districts to meet conditions of a previously approved Lot Line Adjustment (LLA09-0053) on 1.2 acres.
Location: 2837 Cavedale Road, Glen Ellen

APN: Ptn. of 053-070-039 Supervisorial District: 1
Zoning: RRD (Resources and Rural Development) B6 – 40 acre density, SR (Scenic Resources)

Scott Hunsperger summarized the staff report, which is incorporated herein by reference.

Action: **Commissioner Fogg** moved to recommend approval to the Board of Supervisors.
 Seconded by **Commissioner Cook** and passed with a 5-0 vote.

Appeal Deadline: n/a
Resolution No.: 13-002

Fogg: Aye	Bennett: Aye	Cook: Aye	Liles: Aye	Lynch: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	



Sonoma County Planning Commission STAFF REPORT

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: PLP11-0022
DATE: February 7, 2013
TIME: 1:05 p.m.
STAFF: Scott Hunsperger

Board of Supervisors Hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant/Owner: Herb and Betsy Stone

Location: 2837 Cavedale Road, Glen Ellen
Portion of APN 053-070-039 Supervisorial District No. 1

Subject: General Plan Amendment and Zone Change

PROPOSAL: To fulfill a Condition of Approval for a previously approved Lot Line Adjustment (LLA09-0053), a General Plan Amendment and Zone Change are required for an 1.2 acre portion of a 4.57 acre parcel to eliminate split land use and zoning on the newly configured parcels.

Environmental Determination: General Exemption, Section 15061(b)(3)

General Plan: RRD (Resources and Rural Development) 100-acre density and RRD (Resources and Rural Development) 40-acre density

Area Plan/Land Use: None

Ord. Reference: 26-02-110 (Zoning Ordinance); 25-70.3 Sonoma County Subdivision Ordinance

Zoning: RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource) and RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource), SD (Scenic Design Regulations)

Agricultural Preserve: None

Project Complete for Processing: January 2, 2013

RECOMMENDATION: Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Change.

ANALYSIS

Background:

On January 5, 2010, Herb and Betsy Stone and Mark Crebbin received approval from PRMD staff for a Minor Lot Line Adjustment (LLA09-0053) between two parcels of 3.52 acres and 85.05 acres in size, resulting in two parcels of 4.72 acres and 83.85 acres in size. The Sonoma County Subdivision Ordinance allows for a Lot Line Adjustment between parcels in different land use and zoning designations provided a General Plan Amendment and Zone Change application is filed to ensure the district boundaries coincide with resultant property lines. The Lot Line Adjustment (LLA09-0053) included a condition that a General Plan Amendment and Zone Change be submitted to rectify the resulting split in General Plan land use designation and zoning on the newly configured parcels. This condition was met when the application for the General Plan Amendment and Zone Change was filed on June 10, 2011 and the Lot Line Adjustment deeds were approved and recorded on January 2, 2013.

Project Description:

This request is for 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to the RRD (Resources and Rural Development) 100-acre density land use designation, and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of the 4.72 acre parcel. This project will fulfill a Condition of Approval for a Lot Line Adjustment (LLA09-0053) to eliminate split land use and zoning on the newly reconfigured parcels.

Site Characteristics:

The subject site is a 1.2 acre portion of the resulting 4.72 acre parcel located to the northwest of the intersection of Cavedale Road and Schellbach Road. The subject parcel is accessed by an easement from Cavedale Road, is improved with a single family dwelling and pool, and is served by a well and private septic system. Slopes are moderate with a gradual drop in elevation to the southwest. The site contains vegetation that includes a variety of oaks and chaparral and small vineyards.

Surrounding Land Use and Zoning:

Land uses in the area consist of parcels that are primarily rural residential and agricultural, developed with single family dwellings, vineyards and grazing land. The subject parcel is completely surrounded by land within the RRD (Resources and Rural Development) base zoning district. Parcels in the area range from 0.59 acres to 80 acres in size.

DISCUSSION OF ISSUES

Issue #1: General Plan and Zoning Ordinance Consistency

The proposed General Plan and corresponding Zone Change affect a portion of the former parcel that was combined as a result of the Lot Line Adjustment between two parcels. A total of 1.2 acres of the newly configured parcel will be changed from the RRD (Resources and Rural Development) 40-acre density to the RRD (Resources and Rural Development) 100-acre density General Plan land use designation and from the RRD (Resources and Rural Development) B6-40 acre density to the RRD (Resources and Rural Development) B6-100 acre density zoning district. The General Plan and Zone Change does not increase any development potential. Therefore, no changes to permitted uses will occur. In addition, the Subdivision Ordinance allows a Lot Line Adjustment between parcels in different General Plan land use and zoning districts provided that a General Plan Amendment and Zone Change are processed to ensure that General Plan land use and Zoning District boundaries coincide with resultant property lines.

The primary concern with General Plan Amendment/Zone Changes for a Lot Line Adjustment is to ensure that the proposed Amendment/Zone Change and lot configurations do not increase development potential. With the 40-acre density designated on Lot A, the resulting 4.72 acre parcel can have one residence. With the 100-acre density designated on Lot B, the resulting 83.85 acre parcel can have one residence, which is the same number allowed before the Lot Line Adjustment. The reconfigured lots do not allow for any additional development that previously existed before the Lot Line Adjustment. The proposed General Plan Amendment and Zone Change will not increase development or subdivision potential. Therefore, the project is in conformance with the General Plan, Zoning Ordinance, and Subdivision Ordinance.

Issue #2: Appropriateness of Request

By filing the application for a General Plan Land Use Amendment and Zone Change, the property owner has fulfilled conditions of the previously approved Lot Line Adjustment. The General Plan Amendment and Zone Change are appropriate for the following reasons: they eliminate the split General Plan and Zoning designations within the newly configured parcels; and they do not result in an increase in subdivision potential on the subject parcels.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend that the Board of Supervisors approve the requested General Plan Amendment and Zone Change based on the following findings

FINDINGS FOR RECOMMENDED ACTION

1. The proposed General Plan Amendment and Zone Change for the 1.2 acres (portion of APN 053-070-039) is consistent with the RRD (Resources and Rural Development) land use designation and zoning district criteria.
2. The General Plan Amendment and Zone Change are necessary to ensure that the land use designation and zoning district boundaries coincide with the new property lines and to eliminate the split zoning within the resulting parcels of the Lot Line Adjustment.
3. The General Plan Amendment and Zone Change fulfill Condition of Approval (e) for the previously approved Lot Line Adjustment (LLA09-0053).
4. The project is exempt from CEQA pursuant to Section 15061(b)(3).

LIST OF ATTACHMENTS

- EXHIBIT A: Draft Ordinance and Sectional District Map
- EXHIBIT B: General Plan Map
- EXHIBIT C: Vicinity Map
- EXHIBIT D: Zoning Map
- EXHIBIT E: Lot Line Adjustment Map
- EXHIBIT F: Draft Resolution and General Plan Amendment Map



ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6-40 ACRE DENSITY, SR (SCENIC RESOURCE) ZONING DISTRICTS TO THE RRD (RESOURCES AND RURAL DEVELOPMENT), B6-100 ACRE DENSITY, SR (SCENIC RESOURCE), SD (SCENIC DESIGN REGULATIONS) ZONING DISTRICTS ON AN 1.2 ACRE PORTION OF THE RESULTING 4.72 ACRE PARCEL TO FULFILL A CONDITION OF APPROVAL FOR A LOT LINE ADJUSTMENT (LLA09-0053) LOCATED AT 2837 CAVEDALE ROAD, GLEN ELLEN; PORTION OF APN 053-070-039.

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

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code is amended by reclassifying the following real property from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of a 4.72 acre parcel to fulfill a Condition of Approval for a Lot Line Adjustment (LLA09-0053) on property located approximately 4,200 feet from the intersection of Cavedale Road and Schellbach Road, also known as 2837 Cavedale Road, Glen Ellen; portion of APN 053-070-039; Supervisorial District No. 1. File No. PLP11-0022. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____.

SECTION II: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.

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

SECTION 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 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 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, passed and adopted this _____ day of, 2013, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

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

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and
SO ORDERED.

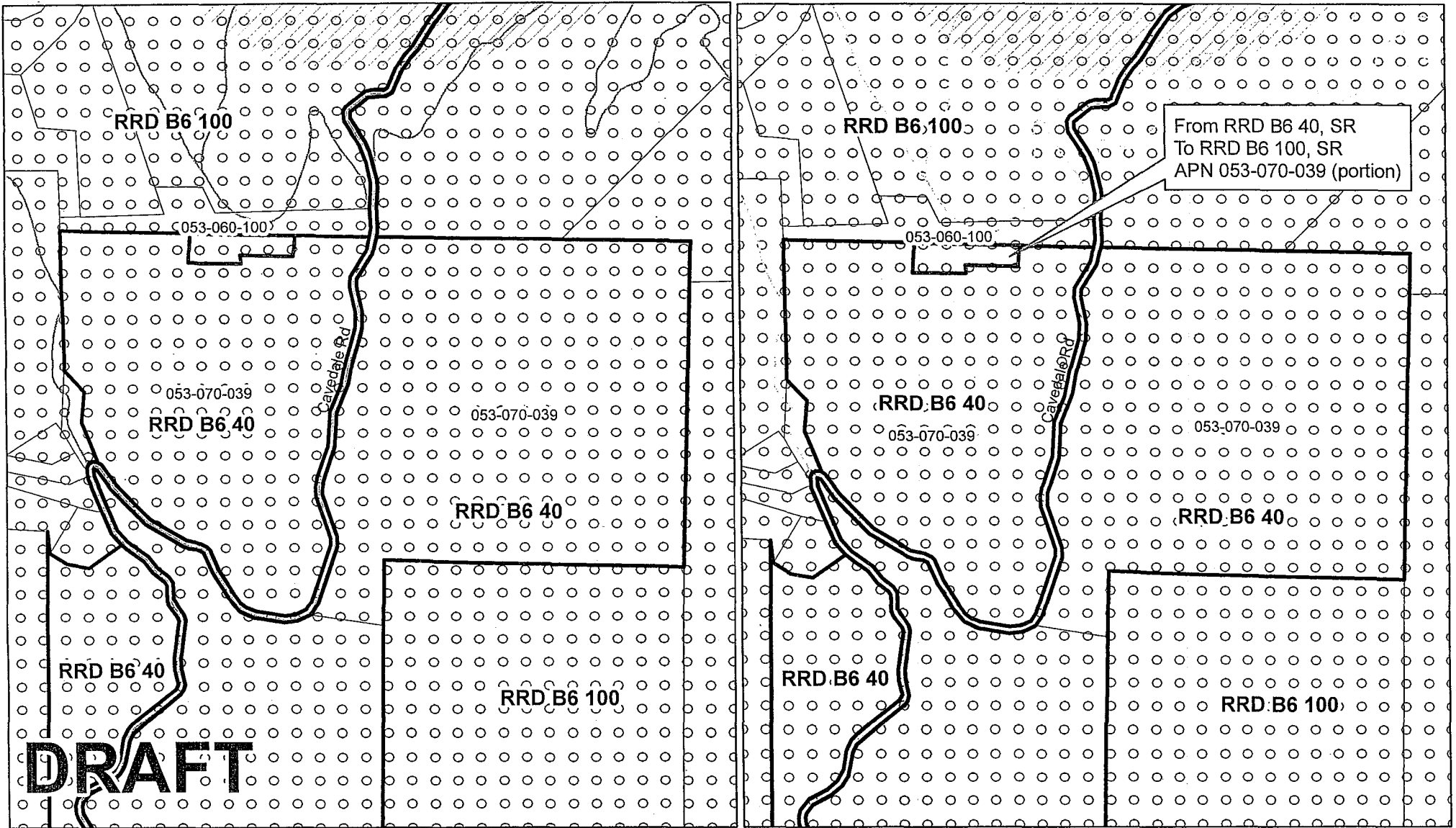
Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

Existing Zoning

Proposed Zoning



DRAFT

Base Map Data

- Proposed Rezone
- Base zoning by Area
- Highways
- Intermittent Stream
- Perennial Stream

Zoning Combining Districts

- LU Policy
- AH Affordable Housing
- HD Historic District
- BR Biotic Resource
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- MR Mineral Resource

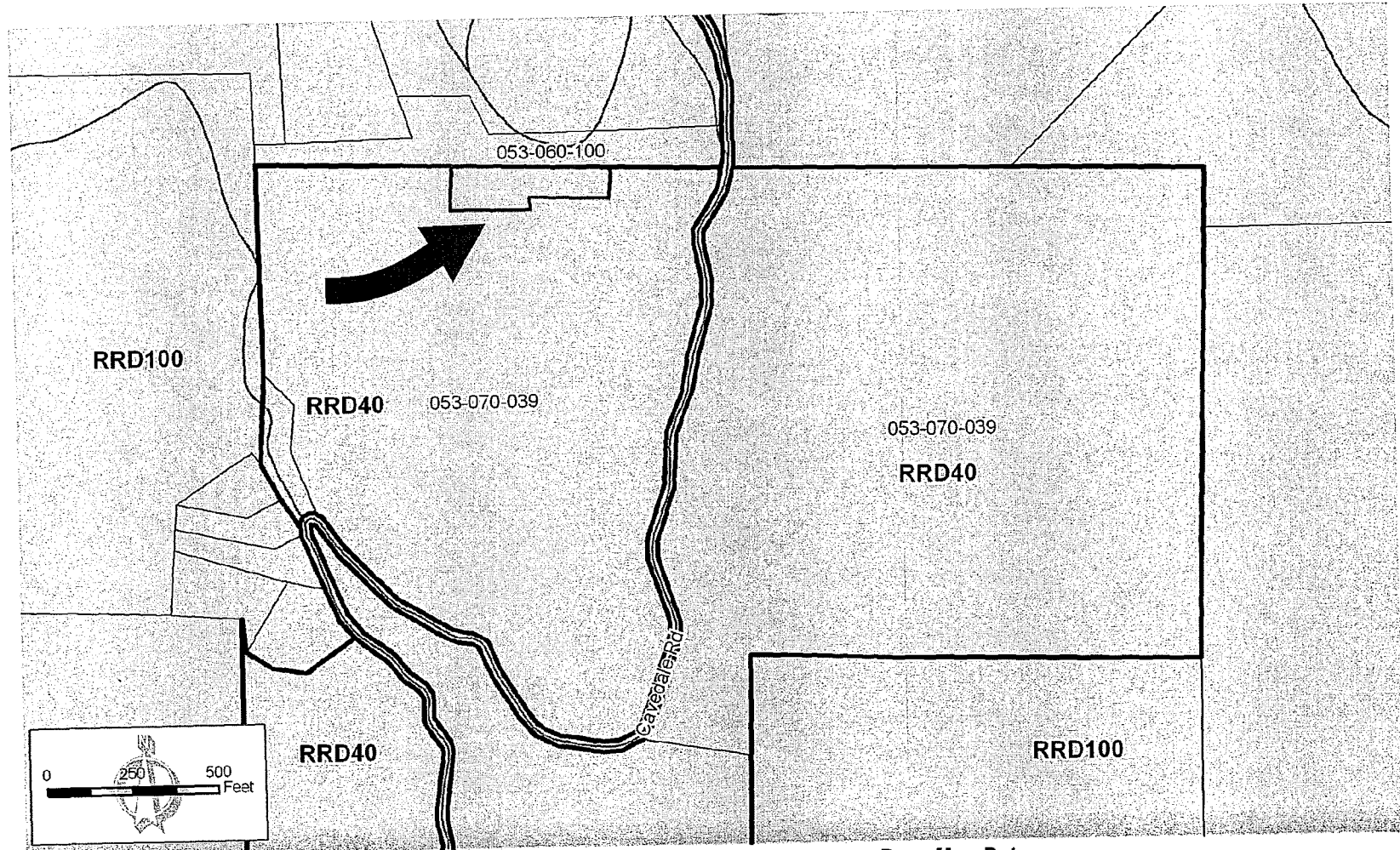
- G Geologic Hazard
- F2 Floodplain
- F1 Floodway



FILE: PLP 11-0022
 AP #: 053-070-039 (portion)
 Ordinance No.
 Sectional District Map No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



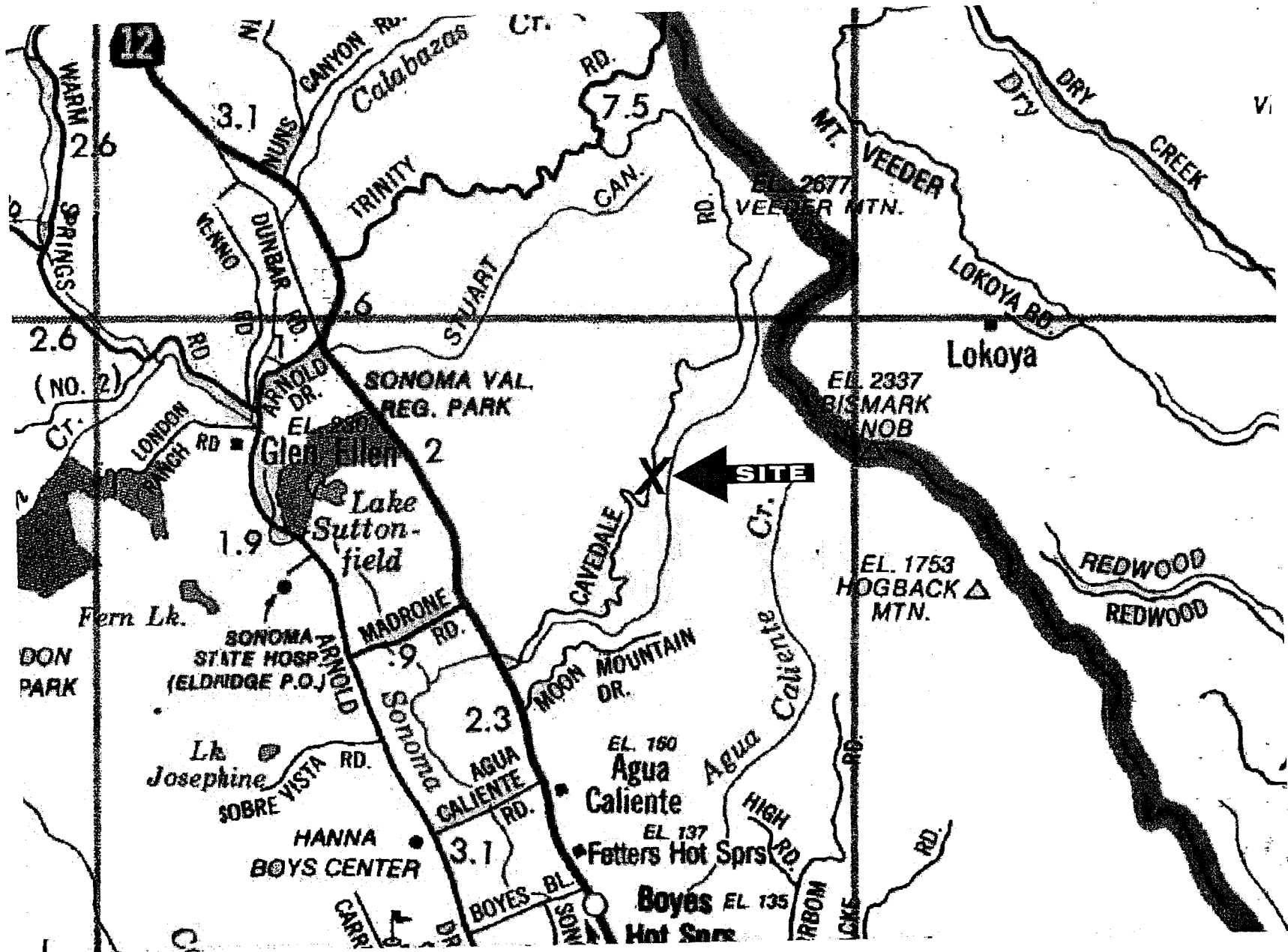
General Plan Land Use

- | | | | |
|--|-----------------------------------------|--|--------------------------------------|
| | Diverse Agriculture | | General Commercial |
| | Land Extensive Agriculture | | Limited Commercial |
| | Land Intensive Agriculture | | Limited Commercial Traffic Sensitive |
| | Resources & Rural Development | | General Industrial |
| | Rural Residential | | Limited Industrial |
| | Urban Residential | | Public / Quasi-Public |
| | Recreation / Visitor-Serving Commercial | | |

Base Map Data

- | | | | |
|--|----------------------|--|-----------------------------|
| | Planning Area Policy | | Coastal Commission Boundary |
| | Affordable Housing | | Urban Service Area Boundary |
| | City | | Highways |
| | | | Perennial Streams |
| | | | Intermittent Streams |

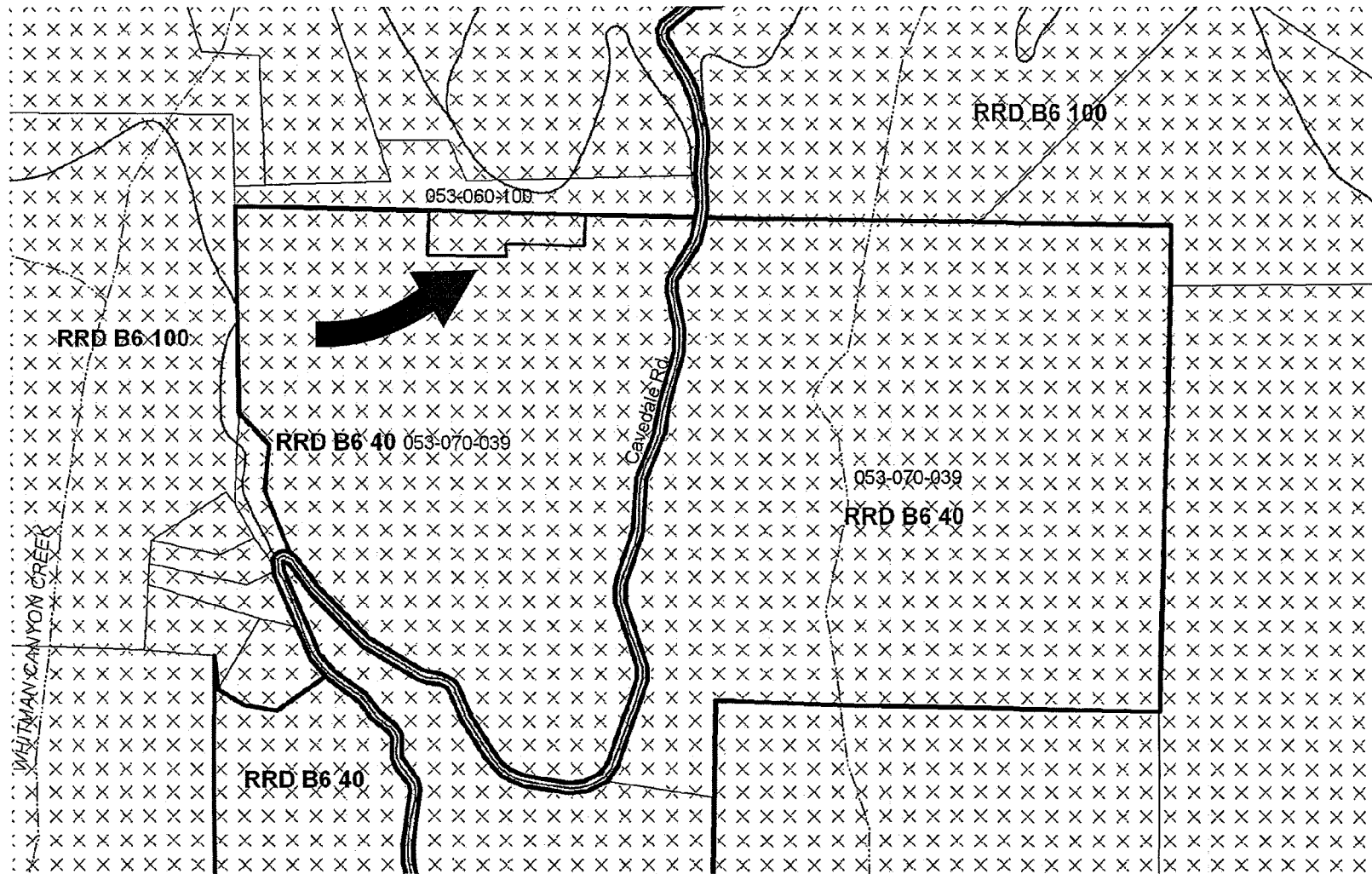
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.



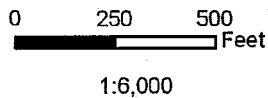
PRMD

Vicinity Map

Activity #PLP11-0022



Zoning and Combining Districts



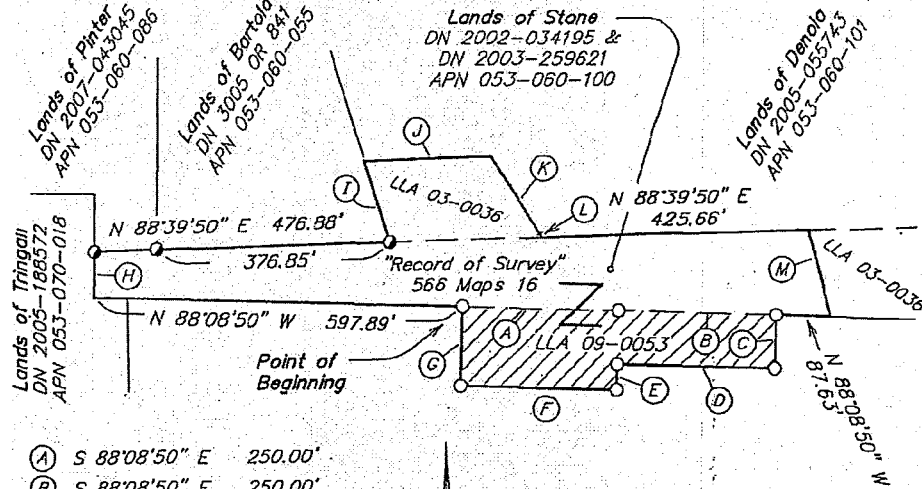
- | | | |
|-----------------------|------------------------|---------------------|
| City Limit | SD Scenic Design | MR Mineral Resource |
| AH Affordable Housing | SR Scenic Resource | G Geologic Hazard |
| LU Policy | VOH Valley Oak Habitat | F1 Floodway |
| HD Historic District | BR Biotic Resource | F2 Floodplain |

EXHIBIT E

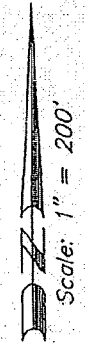
Exhibit B LLA09-0053

This exhibit is for graphic purposes only. Any errors or omissions on this exhibit shall not affect the deed description.

- Set 3/4" Iron Pipe, tagged "LS 5087"
- Found 1/2" Iron Pipe, tagged "LS 2835"
- Z Existing property line, to be modified, or adjusted



- (A) S 88°08'50" E 250.00'
- (B) S 88°08'50" E 250.00'
- (C) S 01°51'10" W 85.00'
- (D) N 88°08'50" W 250.00'
- (E) S 01°51'10" W 40.00'
- (F) N 88°08'50" W 250.00'
- (G) N 01°51'10" E 125.00'
- (H) N 00°00'30" W 72.75'
- (I) N 18°14'35" W 140.00'
- (J) N 88°39'50" E 209.19'
- (K) S 31°29'50" E 147.29'
- (L) R=125.00', Δ=3°34'05", L=7.78'
- (M) S 14°40'00" E 142.52'



Lands of Mark J. Grabbin
DN 2008-010094
APN 053-070-039

Lot 1
"Parcel Map MNS 04-0008"
719 Maps 24-28 SCR

Paul M. Brown
Paul M. Brown, PLS 5087
my license expires 6/30/13
Job No. 02202



Adobe 1220
Associates, Inc. N. Dutton Ave
Civil Engineering, Santa Rosa,
Land Surveying & CA 95401
Land Development 707 541 2300
Services Fax: 707 541 2301

March 26, 2012

APN 050-060-100 & 053-070-039

PRMD

Lot Line Adjustment Map

Activity #PLP11-0022

Resolution Number

County of Sonoma
Santa Rosa, California

February 7, 2013
PLP11-0022 Scott Hunsperger

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE GENERAL PLAN AMENDMENT AND ZONE CHANGE AS REQUESTED BY HERB AND BETSY STONE FOR PROPERTY LOCATED AT 2837 CAVEDALE ROAD, GLEN ELLEN; PORTION OF APN 053-070-039.

WHEREAS, the applicant, Herb and Betsy Stone, filed an application with the Sonoma County Permit and Resource Management Department for 1) a General Plan Amendment from the RRD (Resources and Rural Development) 40-acre density to RRD (Resources and Rural Development) 100-acre density land use designation; and 2) a corresponding Zone Change from the RRD (Resources and Rural Development), B6-40 acre density, SR (Scenic Resource) zoning districts to the RRD (Resources and Rural Development), B6-100 acre density, SR (Scenic Resource), SD (Scenic Design Regulations) zoning districts on an 1.2 acre portion of a 4.72 acre parcel as required by a Condition of Approval for a Lot Line Adjustment (LLA09-0053) for property located at 2837 Cavedale Road, Glen Ellen; portion of APN 053-070-039; Supervisorial District No. 1 ("the Project"); and

WHEREAS, the Permit Resource and Management Department (PRMD) determined that the Project was exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on February 7, 2013, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Project.

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

1. The proposed General Plan Amendment and Zone Change for the 1.2 acres (portion of APN 053-070-039) is consistent with the RRD (Resources and Rural Development) land use designation and zoning district criteria.
2. The General Plan Amendment and Zone Change are necessary to ensure that the land use designation and zoning district boundaries coincide with the new property lines and to eliminate the split zoning within the resulting parcels of the Lot Line Adjustment.
3. The General Plan Amendment and Zone Change fulfill Condition of Approval (e) for the

previously approved Lot Line Adjustment (LLA09-0053).

4. The Project is exempt from CEQA pursuant to Section 15061(b)(3).

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project to be exempt from CEQA and approve the requested General Plan Amendment and Zone Change.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner _____
Commissioner _____
Commissioner _____
Commissioner _____
Commissioner _____

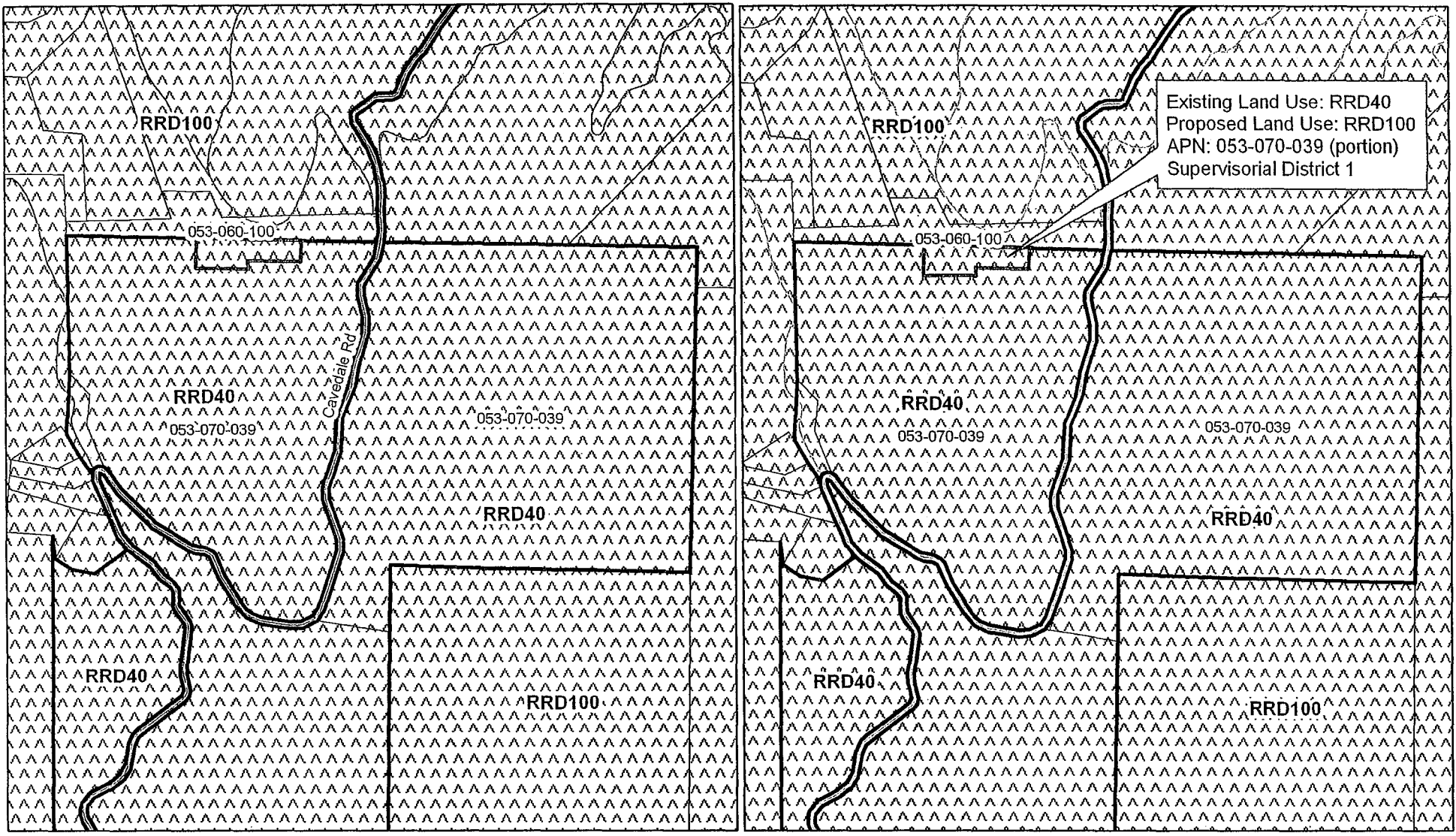
Ayes: Noes: Absent: Abstain:

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

SO ORDERED.

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use		Base Map Data		<p>FILE: PLP 11-0022 AP #: 053-070-039 (portion) Resolution No.</p> <p>Permit and Resource Management Department Project Review Section</p> <p>2550 Ventura Avenue, Santa Rosa, CA 95403 (707) 565-1965 Fax (707) 565-1103</p>
<ul style="list-style-type: none"> Diverse Agriculture Land Extensive Agriculture Land Intensive Agriculture Resource and Rural Development Rural Residential Urban Residential Recreation / Visitor-Serving Commercial 	<ul style="list-style-type: none"> General Commercial Limited Commercial Limited Commercial Traffic Sensitive General Industrial Limited Industrial Public / Quasi Public 	<ul style="list-style-type: none"> Planning Area Policy AH Affordable Housing 	<ul style="list-style-type: none"> Subject Property Coastal Commission Boundary Urban Service Areas Highways Intermittent Stream Perennial Stream 	

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre



PRMD

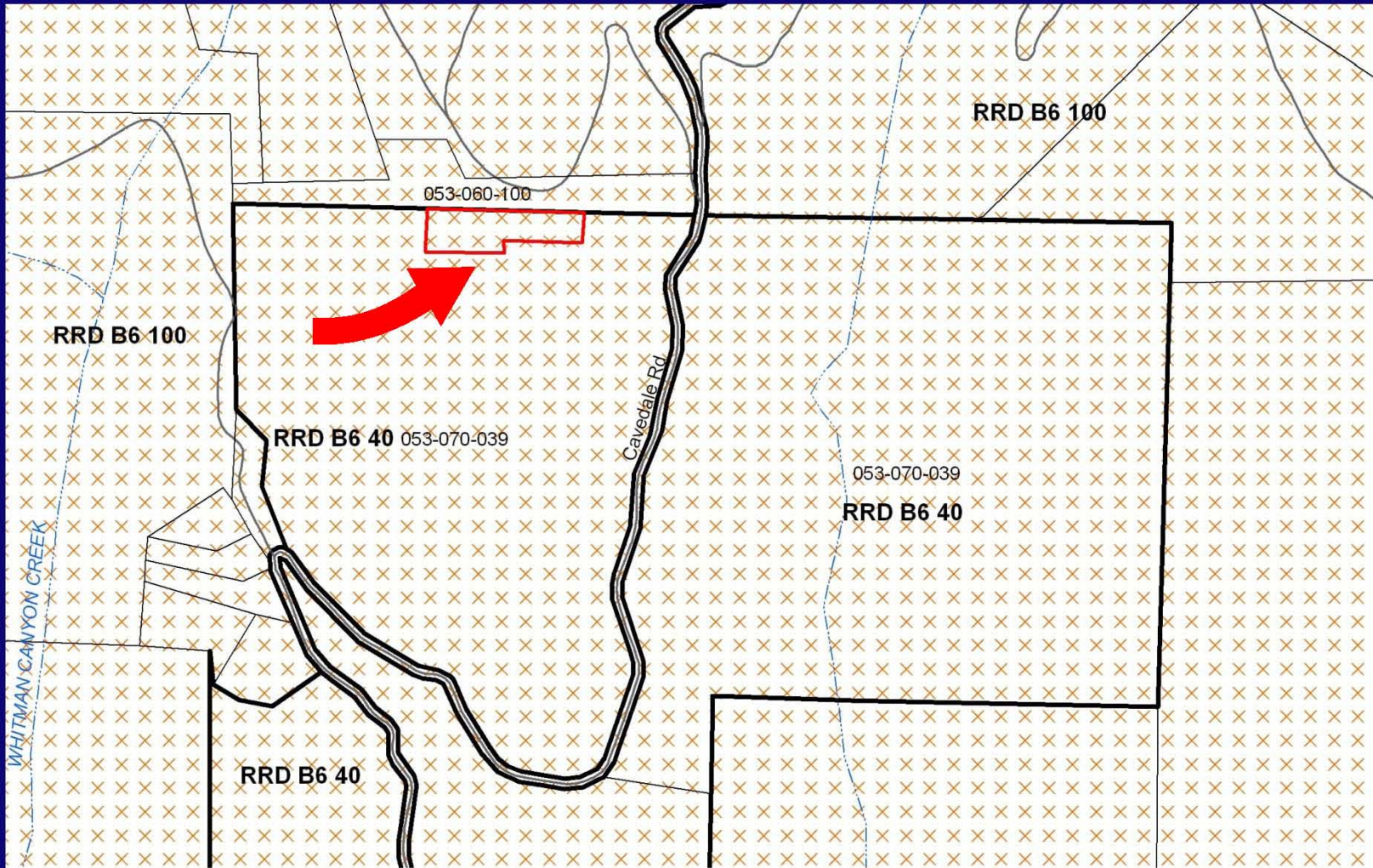
Activity #PLP11-0022



PRMD

Vicinity Map

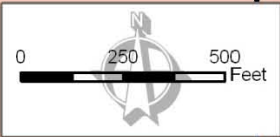
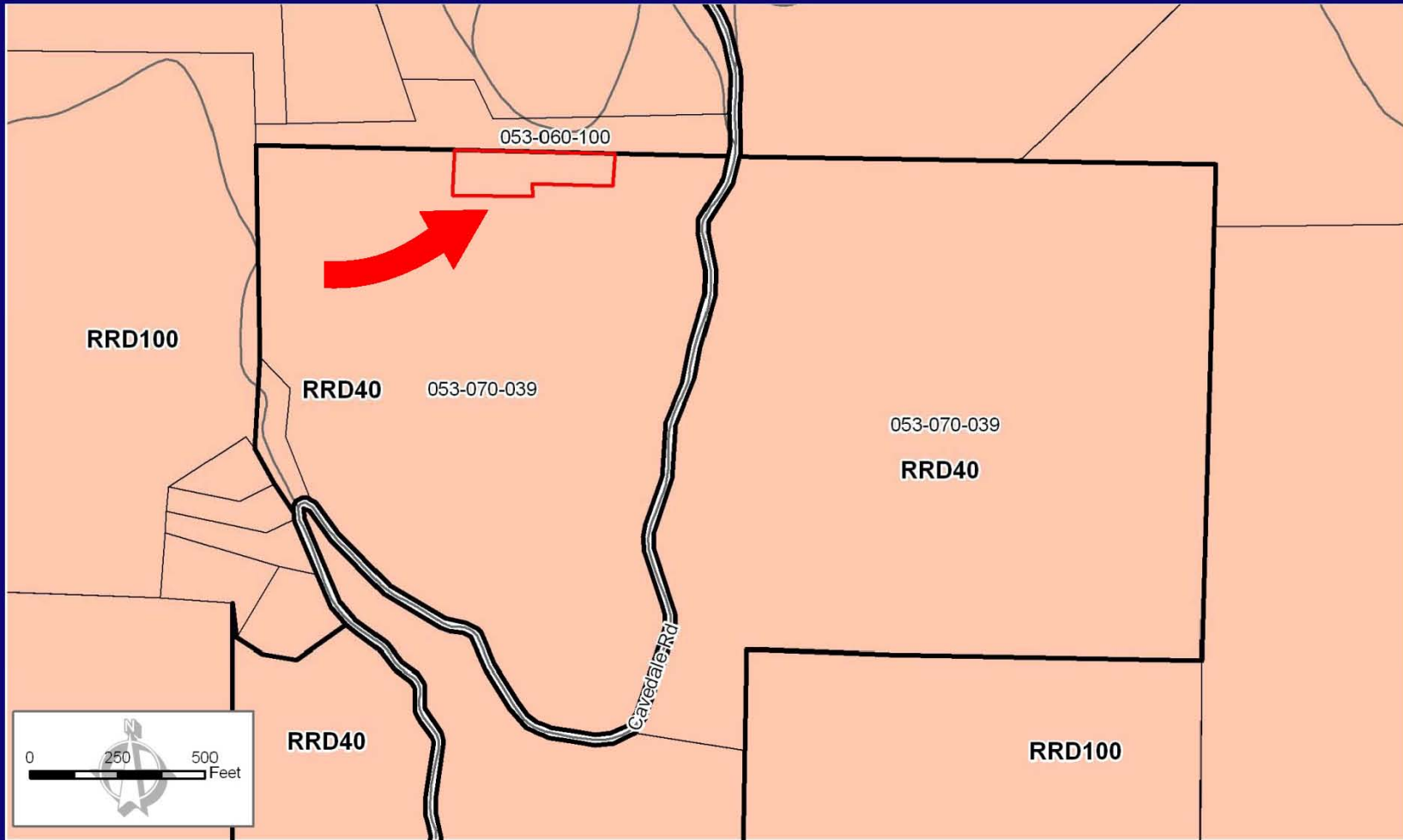
Activity #PLP11-0022



Zoning and Combining Districts



City Limit	SD Scenic Design	MR Mineral Resource
AH Affordable Housing	SR Scenic Resource	G Geologic Hazard
LU Policy	VOH Valley Oak Habitat	F1 Floodway
HD Historic District	BR Biotic Resource	F2 Floodplain



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

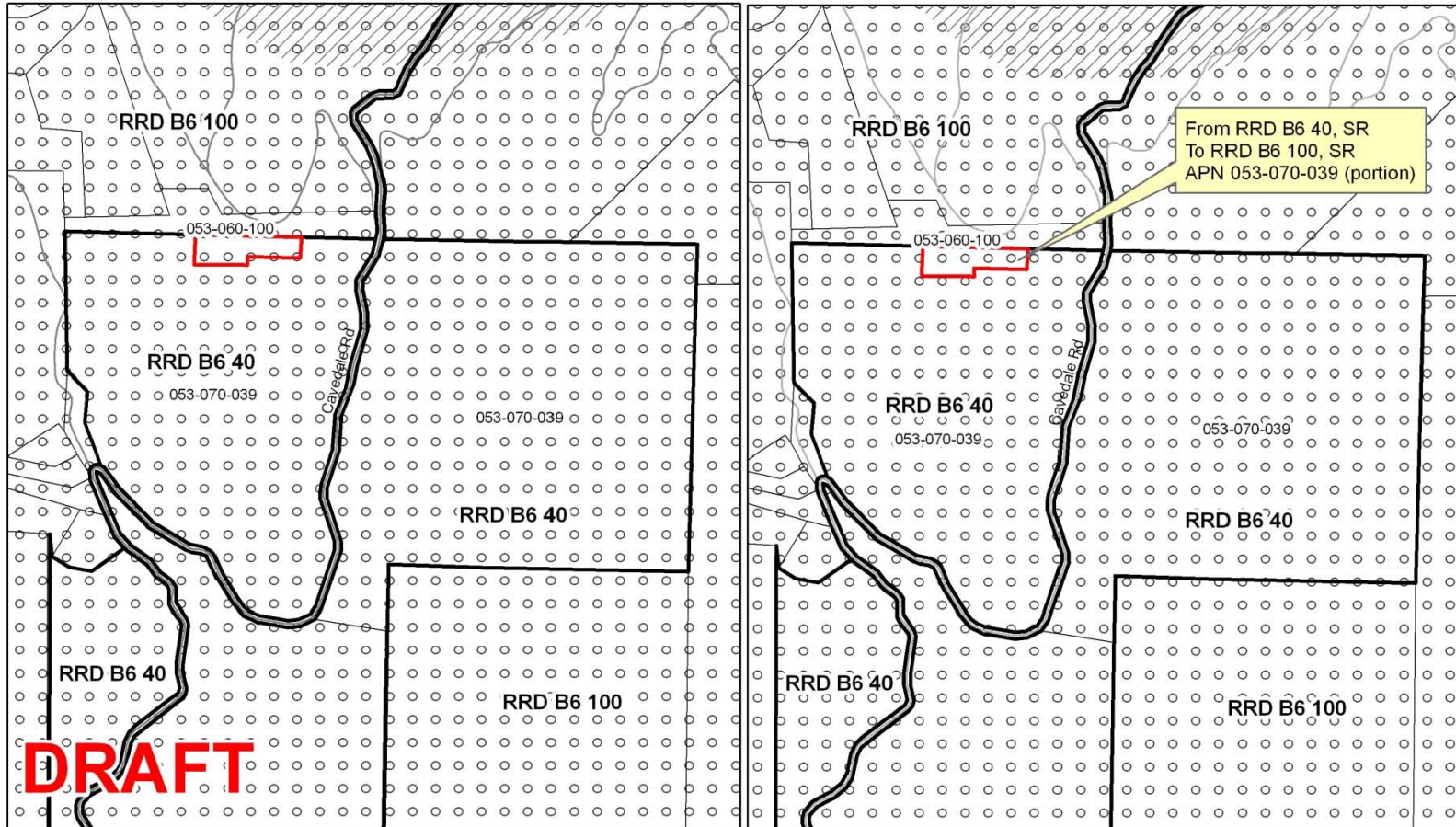
Base Map Data

- 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.

Existing Zoning

Proposed Zoning



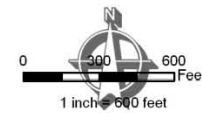
Base Map Data

- Proposed Rezone
- Basezoning by Area
- Highways
- Intermittent Stream
- Perennial Stream

Zoning Combining Districts

- LU Policy
- AH Affordable Housing
- HD Historic District
- BR Biotic Resource
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- MR Mineral Resource

- G Geologic Hazard
- F2 Floodplain
- F1 Floodway



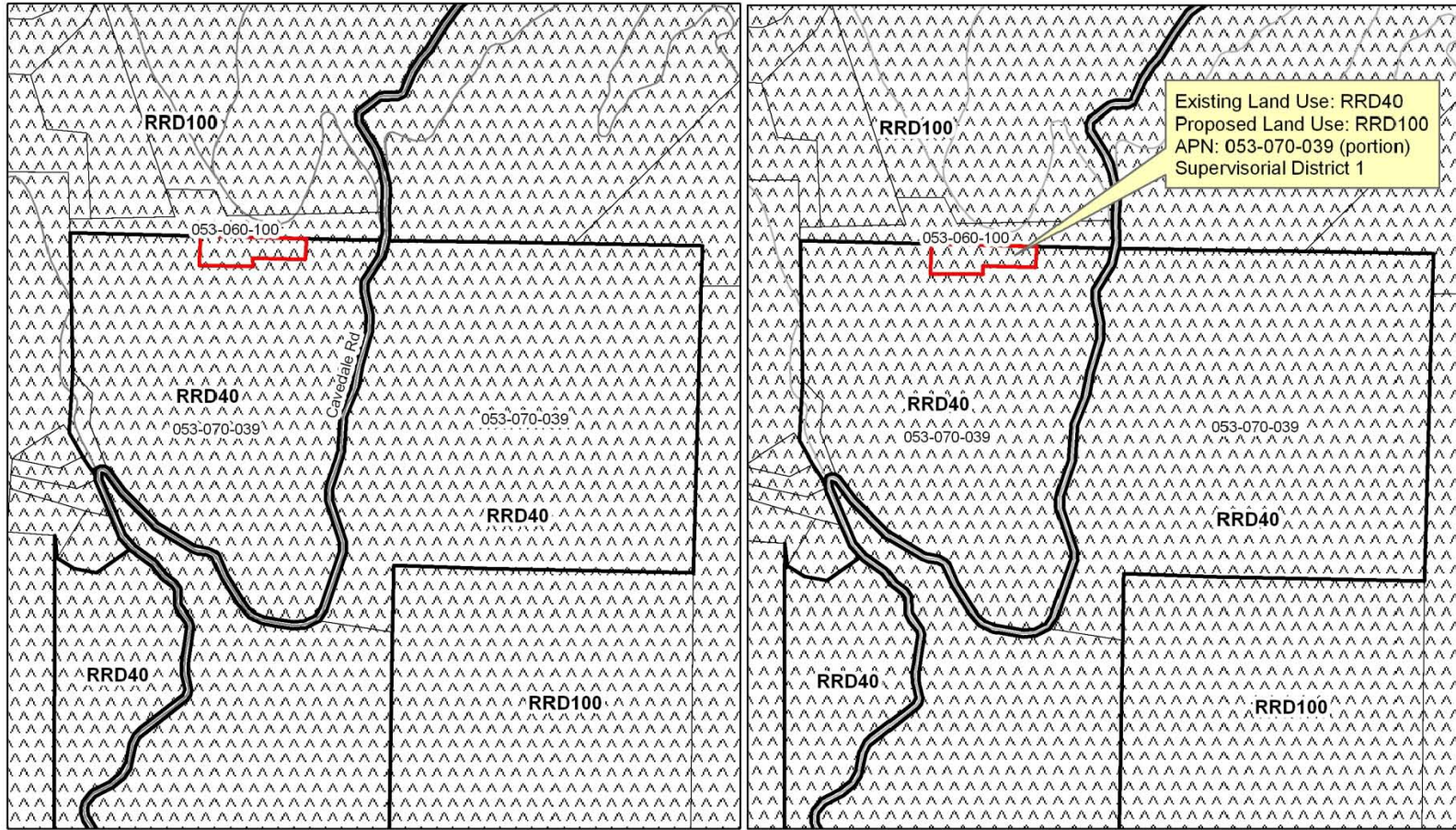
FILE: PLP 11-0022
 AP #: 053-070-039 (portion)
 Ordinance No.
 Sectional District Map No.

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordinance Mosaic\ORDNC\By File No\plp11-0022.mxd Date: 01/15/2013

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resource and Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

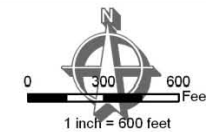
- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi Public

- Planning Area Policy
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



FILE: PLP 11-0022
AP #: 053-070-039 (portion)
Resolution No.

Permit and Resource Management Department
Project Review Section

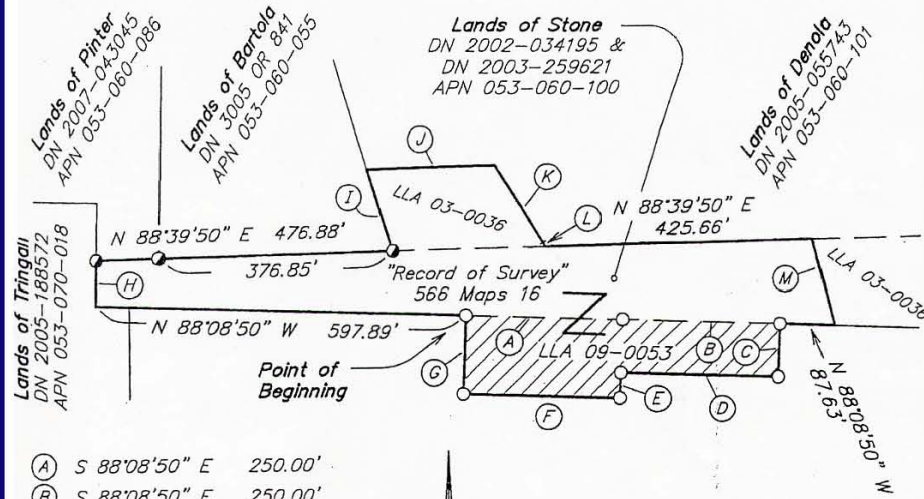
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103

Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Land Use\Land Use Amendments Proposed\PLP11-0022.mxd Date: 01/16/2013

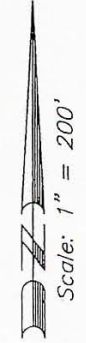
Exhibit B LLA09-0053

This exhibit is for graphic purposes only. Any errors or omissions on this exhibit shall not affect the deed description.

- Set 3/4" Iron Pipe, tagged "LS 5087"
 - Found 1/2" Iron Pipe, tagged "LS 2835"
- Z Existing property line, to be modified, or adjusted



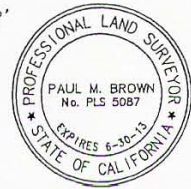
- (A) S 88°08'50" E 250.00'
- (B) S 88°08'50" E 250.00'
- (C) S 01°51'10" W 85.00'
- (D) N 88°08'50" W 250.00'
- (E) S 01°51'10" W 40.00'
- (F) N 88°08'50" W 250.00'
- (G) N 01°51'10" E 125.00'
- (H) N 00°00'30" W 72.75'
- (I) N 18°14'35" W 140.00'
- (J) N 88°39'50" E 209.19'
- (K) S 31°29'50" E 147.29'
- (L) R=125.00', Δ=3°34'05", L=7.78'
- (M) S 14°40'00" E 142.52'



Lands of Mark J. Crebbin
DN 2008-010094
APN 053-070-039

Lot 1
"Parcel Map MNS 04-0008"
719 Maps 24-28 SCR

Paul M. Brown
Paul M. Brown, PLS 5087
my license expires 6/30/13



Adobe 1220
Associates, Inc. N. Dutton Ave
Civil Engineering, Santa Rosa,
Land Surveying & CA 95401
Land Development 707 541 2300
Services Fax: 707 541 2301

Job No. 02202

APN 050-060-100 & 053-070-039

March 26, 2012





COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: March 26, 2013 at 2:10 p.m.

TO: Board of Supervisors

FROM: Melinda Grosch

SUBJECT: Hearing to consider a General Plan Amendment, Zone Change, and Minor Subdivision; PLP11-0039, Stephen Hoffner; Supervisorial District 1.

Action Requested of the Board of Supervisors:

Adopt a Negative Declaration and approve a General Plan Amendment, Zone Change, and Minor Subdivision.

Prior Actions:

On February 7, 2013 the Planning Commission, with a 5-0 vote, recommended that the Board of Supervisors adopt the Negative Declaration and approve the requested General Plan Amendment, Zone Change, and Minor Subdivision as proposed.

Location, Zoning and Project Description:

The project site is located at the south end of the Glen Ellen portion of the Sonoma Valley Urban Service Area and is developed with two single family dwellings, one built in 1957 and one in 1965. The site slopes upward from Sonoma Creek on its westerly side and towards Sonoma Valley Regional Park on the easterly side. The site is served by public sewer and water and accessed from the end of Carmel Avenue in the unincorporated town of Glen Ellen.

The applicant has requested a General Plan Amendment from Rural Residential 5 acre density to Urban Residential 1 dwelling unit/acre; a Zone Change from RR (Rural Residential) 5 acre density to R1 (Low Density Residential) 1 dwelling unit/acre (with no changes to the existing overlay zoning designations that include: BR (Biotic Resources), SD (Scenic Design), SR (Scenic Resources)); and a Minor Subdivision to allow a 2.2 +/- acre parcel to be divided into two lots of 1.2 +/- and 1.0 +/- acres. No Specific Plan Amendment is required as the area is already designated as part of the Glen Ellen Unincorporated Community.

ISSUES DISCUSSED AT THE PLANNING COMMISSION PUBLIC HEARING

Issue #1: Precedent Setting Potential

The Planning Commission was concerned about the large number of parcels identified within the Urban Service Boundary which could potentially make a similar request.

Resolution

There are approximately 21 parcels in the Glen Ellen area that have the potential to request a similar General Plan Amendment/Zone Change (i.e., they are in the Urban Service Area and are within the sewer service area) (see Exhibit B – Table A). Approximately 9 of these 21 parcels fall within the same category as the subject application where they would be large enough to be subdivided with a new one unit/acre density designation and they are already developed with two or more existing residences.

If all 21 parcels request the same one acre density designation there is potential for 86 one-acre lots. However, prior to any larger scale conversion of other parcels from lower densities to the one-acre per dwelling unit or other higher densities, a sewer and water capacity analysis would be necessary, mainly focused on sewer line sizing. It is also likely that additional traffic analysis would be required. The Water Agency has confirmed that there are currently no anticipated sewer treatment plant or water availability limitations based on projections through the year 2035. Therefore, the Board of Supervisors' willingness to make amendments to the General Plan is the primary means by which the precedent setting nature is controlled.

Conclusion

The Planning Commission was confident that the Board of Supervisors has limited interest in making wholesale changes to the densities of residential development within the Glen Ellen Urban Service Area and that there is limited precedent created by allowing subdivision of this parcel into two parcels, to allow each of the two existing residences to be located on its own parcel. The requested legislative action does not preclude your Board from denying other such requests. Any similar future requests in this neighborhood will also require assessment of sewer and water capacity, traffic, and site constraints of each specific property. The Planning Commission recommends that the Board of Supervisors approve the request.

Issue #2: Apply Z (Second Dwelling Unit Exclusion) Combining District

Staff often recommends that the Z (Second Dwelling Unit Exclusion) zoning designation be applied when this type of General Plan/Zone Change request is made. This limits the total development to the two existing dwellings with no potential for Second Dwelling Units in the future. However, staff did not recommend the addition of the Z Combining District in this instance as Second Units in this area provide needed rental housing. The necessary infrastructure is already in place and the site is located very conveniently to the town center making it a logical place to provide additional housing.

Resolution

After discussing the potential impacts from the possibility of two future Second Dwelling Units being constructed on the two resulting parcels, the Planning Commission determined that it would be beneficial to allow Second Units which serve as affordable housing and they should not result in significant environmental or neighborhood impacts.

Conclusion

The Planning Commission recommends that the Board of Supervisors approve the project without requiring that the proposed parcels be prohibited from having Second Dwelling Units.

List of Attachments:

- EXHIBIT A: Draft Board of Supervisors Resolution and General Plan Map
 - EXHIBIT A-1: Draft Conditions of Approval
 - EXHIBIT B: Revised Table A: Parcels Two Acres or More in Size, Sonoma Valley Urban Service Area, Glen Ellen
 - EXHIBIT C: Tentative Map
 - EXHIBIT D: Planning Commission Resolution No.
 - EXHIBIT E: Planning Commission Minutes dated February 7, 2013
 - EXHIBIT F: Planning Commission Staff Report dated February 7, 2013
 - EXHIBIT G: Negative Declaration
-



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, adopting a Negative Declaration and approving: 1) a General Plan Amendment from the RR (Rural Residential) 5-acre density to the UR (Urban Residential) 1-unit per acre density land use designation, 2) a Zone Change from the RR (Rural Residential) B6 5-acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) district to the R1 (Low Density Residential) B6-1-unit per acre, BR, F2, SD, SR Zoning District zoning district(s), and 3) a Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acre in size as requested by Stephen Hoffner. Located at 13960 and 13920 Carmel Avenue, Glen Ellen; APN 054-190-007 (PLP11-0039).

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

Whereas, Stephen Hoffner (the “Applicant”) filed an application with the Sonoma County Permit and Resource Management Department to rezone 2.2 acres from the RR(Rural Residential) B6-5 acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR(Scenic Resource) district to the R1(Low Density Residential) B6-1 unit per acre, BR, F2, SD, SR zoning to allow for a Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acres in size located at 13920 and 13960 Carmel Avenue, Glen Ellen; APN 054-190-007; Supervisorial District No. 1 (the “Proposed Project”); and

Whereas, a Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

Whereas, the Planning Commission in accordance with the provisions of law, conducted a public hearing on the Negative Declaration and the Proposed Project on February 7, 2013, with a 5-0-0- vote, recommended that the Board approve the Proposed Project; and

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

Whereas, in accordance with the provisions of law, the Board held a public hearing on March 26, 2013, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Proposed Project is the first item for amendment of the General Plan Land Use Element for 2013; and

Whereas, the first land use amendment of the General Plan Land Use Element for 2013, does not significantly alter the goals, objectives and policies of the General Plan and the change is in harmony with the rest of the General Plan; and

Whereas, the Board makes the following findings with respect to the Proposed Projects Negative Declaration:

1. The Negative Declaration was prepared, noticed, and circulated for public and agency review in accordance with all procedural and substantive requirements of CEQA and the State CEQA Guidelines.
2. The Negative Declaration identifies and evaluates all of the potential environmental effects of the Proposed Project, and, therefore, constitutes an adequate, accurate, objective, and complete Negative Declaration for the purposes of approving the Proposed Project, and represents a good faith effort to achieve completeness and full environmental disclosure for the Proposed Project. The Board certifies that it has reviewed and considered the Negative Declaration, together with all comments received during the public review process, prior to reaching its decision on the Proposed Project.
3. Based on the record of these proceedings, the Board finds that there is no substantial evidence before it that the Proposed Project will have a significant effect on the environment and that the Negative Declaration reflects the independent judgment and analysis of the Board.

Whereas, the Board makes the following findings concerning the Proposed Project:

1. The General Plan Amendment and Zone Change are consistent with the designation criteria and Land Use Element policies of the Sonoma County General Plan 2020 in that:
a) the land is within a designated Urban Service Area, b) adequate water, sewer, public safety, park, school services and other necessary infrastructure is available or planned to be available, c) the parcel has convenient access to designated arterial or collector roads, d) the parcel is not subject to unacceptable risks such as flooding, geologic, noise, or other hazards.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project. The Negative Declaration has been completed in compliance with State and County CEQA guidelines, and the information contained therein has been reviewed and considered.

3. The establishment, maintenance or operation of the use for which application is made 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. The particular circumstances in this case are: 1) The site is already served by public sewer and water; 2) the re-designation of this site will not set a precedent for extensive additional designations as there are a limited number of parcels within the Urban Service Area that are not already designated for Urban Residential uses; 3) The requested General Plan Amendment and Zone Change are appropriate as it does not change the character of the neighborhood or result in additional impacts such as increased traffic, noise, or water use.

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

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.
2. The Negative Declaration is adopted. PRMD is directed to file a Notice of Determination in accordance with CEQA and the State CEQA Guidelines.
3. The Proposed Project is approved consistent with Exhibit A-1 and further described as follows:
 - a. The General Plan Amendment is approved as part of the fourth amendment of the General Plan Land Use Element for 2013.
 - b. The General Plan Land Use Amendment is approved to amend the land use designation on APN 054-190-007 from the RR (Rural Residential) 5-acre density Land Use Designation to the UR (Urban Residential) 1 unit per acre density Land Use Designation.
 - c. The Zone Change on APN 054-190-007 from RR(Rural Residential) B6 5-acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) Zoning District to the R1 (Low Density Residential), B6-1 unit per acre, BR, F2, SD, SR Zoning District .

Resolution #
Date: March 26, 2013
Page 4

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

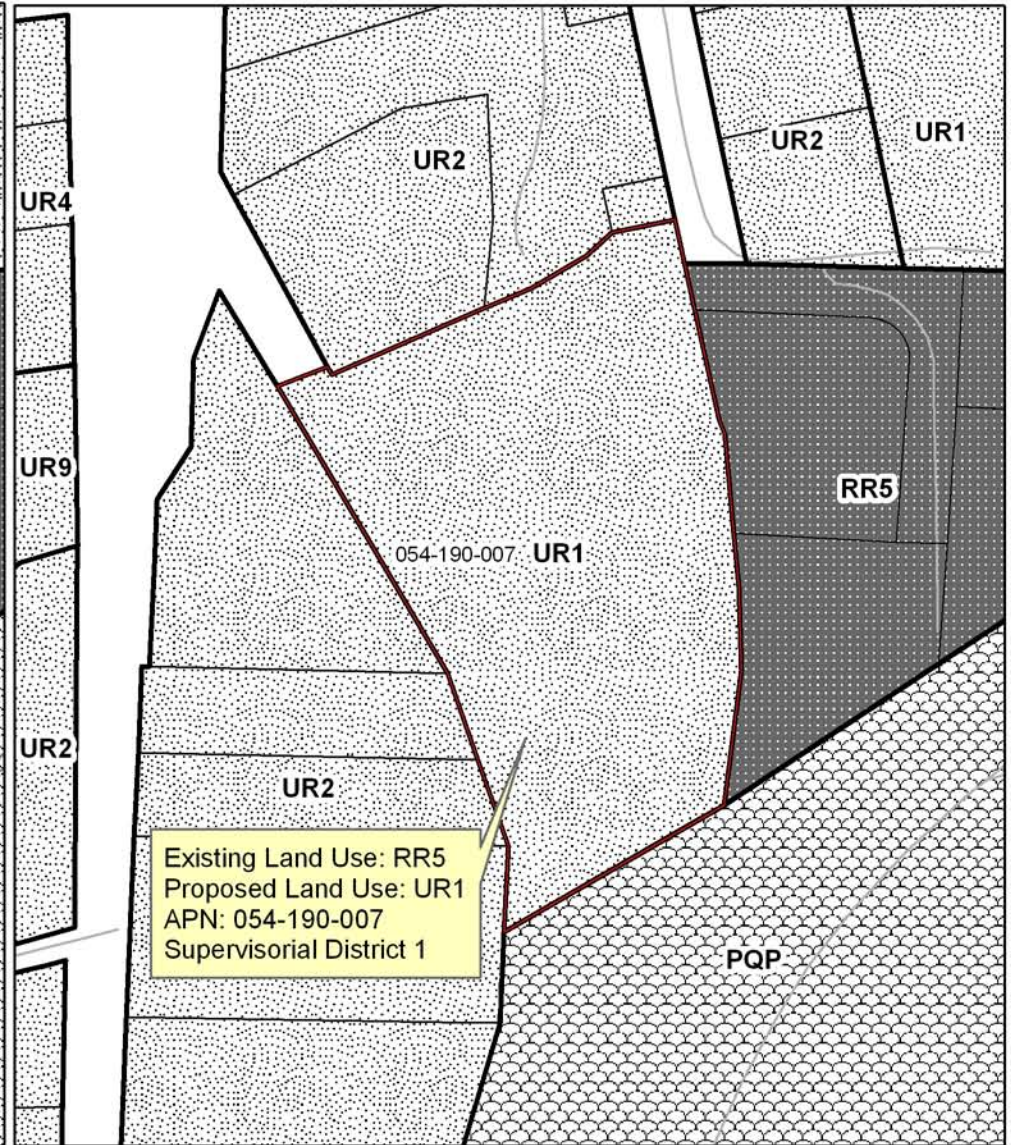
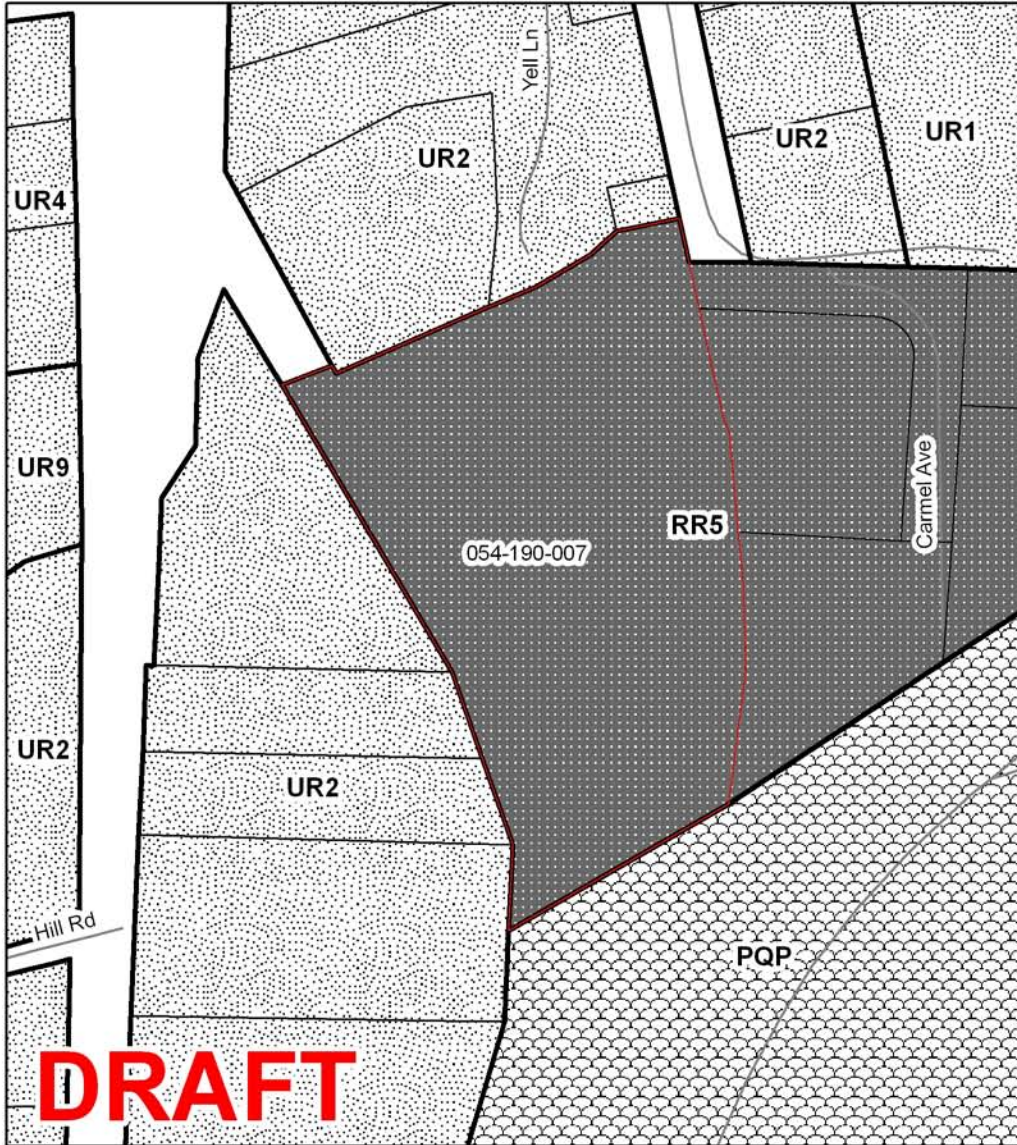
Supervisors:

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

So Ordered.

Existing General Plan Land Use

Proposed General Plan Land Use



Existing Land Use: RR5
 Proposed Land Use: UR1
 APN: 054-190-007
 Supervisorial District 1

DRAFT

General Plan Land Use

- | | | |
|-----------------------------------------|--------------------------------------|-----------------------|
| Diverse Agriculture | General Commercial | Planning Area Policy |
| Land Extensive Agriculture | Limited Commercial | AH Affordable Housing |
| Land Intensive Agriculture | Limited Commercial Traffic Sensitive | |
| Resource and Rural Development | General Industrial | |
| Rural Residential | Limited Industrial | |
| Urban Residential | Public / Quasi Public | |
| Recreation / Visitor-Serving Commercial | | |

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- | |
|-----------------------------|
| Subject Property |
| Coastal Commission Boundary |
| Urban Service Areas |
| Highways |
| Intermittent Stream |
| Perennial Stream |

File No.: PLP 11-0039

APN: 054-190-007

Resolution:

0 75 150 Feet

1 inch = 150 feet



Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

SONOMA COUNTY BOARD OF SUPERVISORS

Conditions of Approval

Date: March 26, 2013
Staff: Melinda Grosch
Applicant: Stephen Hoffner
Owner: Stephen Hoffner
Address: 13960 & 13920 Carmel Avenue, Glen Ellen

File No.: PLP11-0039
APN: 054-190-007

Project Description: Request for a Minor Subdivision of 2.2 +/- acres into two parcels of 1.2 +/- acres and 1.0 +/- acres in size.

GENERAL:

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,156.25 (or latest fee in effect at time of payment) because a Negative Declaration was prepared, for a total of \$2,206.25 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
2. These conditions must be met and the application validated within 24 months of the date of the Board of Supervisors hearing (to be determined).

SURVEYOR:

3. A Parcel Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the subdivision is valid.
4. This subdivision was approved and a finding of site suitability was made based on the representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 20 feet from a County maintained road to the subdivision, (2) provide the necessary public utility easements and (3) make all required offsite improvements. Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no Subdivision Map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights. Based on the Tentative Map dated February 2011, a legal access and public utility easement shall be acquired over and across APN 054-190-004.
5. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office in accordance with the current adopted Fire Safe Standards Ordinance, Sonoma County Subdivision Ordinance and the following:
 - a. Construct a private road over Lots 1 & 2 within the proposed easement shown on the February 2011 Tentative Map. The private road construction shall be extended to the end of the flag on Lot 2. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with two foot shoulders. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be submitted with the first set of improvement plan check prints. The traffic index to be used for

- the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if he wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for its intended use.
- b. All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
 - c. The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
 - d. A grading permit shall be obtained prior to the start of any earthwork.
 - e. Any roadway structure plans approved by the PRMD shall be attached to, and become a part of, the Subdivisions Improvement Plans.
6. The subdivider shall either complete all required private and public construction or enter into an Improvement Agreement and post security with the County of Sonoma, prior to the filing of the Subdivision Map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the Subdivision Map, the subdivider shall enter into an Improvement Maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
 7. The width of this/these roads may be altered (12 feet plus 2 foot shoulders are the minimum road width) with written approval of the County Fire Chief and the County Surveyor. Approval of a 12 foot road will require an inspection by the County Fire Chief and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.
 8. If a 12-foot road is approved, In order to provide emergency two-way access, passing turnouts shall be constructed at intervals not exceeding 300 feet or at locations approved by the County Fire Chief. The turnouts shall be constructed per the current adopted Fire Safe Standards Ordinance.
 9. A report prepared by a civil engineer which provides sufficient information to demonstrate that the existing private road does meet the Conditions of Approval may be submitted for approval by the County Surveyor. The report shall contain information regarding condition, width, alignment, grade, structural section, subgrade, base rock and asphalt compaction, surfacing and any other relevant information necessary to approve the report. If this cannot be demonstrated, the subdivider shall retain a registered civil engineer to prepare road and drainage plans showing how the road is to be up-graded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshall.
 10. These conditions are not required to be included in the improvement plans with the exceptions of those titled "NOTE ON MAP" and "NOTE ON PLANS".

BUILDING:

11. A grading permit shall be obtained from PRMD prior to the start of any earthwork, unless exempted under the most recent California Building Code (CBC). The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by PRMD prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.

FIRE AND EMERGENCY SERVICES:

12. NOTE ON MAP: "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 sites), 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 PRMD from the County Fire Marshal/Local Fire Protection District."
13. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.
 - a. Any newly created parcel shall have an approved address assigned by PRMD (Fire).
 - b. Roadways serving more than two parcels shall be identified by a road name. This requirement may be mitigated through County Fire and Emergency Services.
 - c. Any newly created parcel with an existing roadway serving an existing legally constructed residential building which was constructed prior to January 1, 1992, shall be provided with year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, as required by Sonoma County Fire Safe Standards.
 - d. Any newly created parcel with an existing roadway serving an existing legally constructed residential building which was constructed on or after January 1, 1992, shall be provided with an approved access roadway or roadways constructed and maintained in compliance with the California Fire Code, as adopted and amended by Sonoma County Code, and/or as required by Sonoma County Fire Safe Standards.
 - e. All roadways shall be identified by approved road names posted on signs clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.
 - f. All buildings shall be identified by approved address numbers, posted on signs clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.
 - g. An affirmative covenant, that includes a Road Maintenance Agreement approved by the County Fire Marshal, shall be created which shall run with the land in perpetuity.
14. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code.
15. To reduce the intensity of a wildfire fuel modification and greenbelts shall be created which provide (1) increased safety for emergency fire equipment and evacuating civilians; and (2) a point of attack or defense from a wildfire, and shall be in accordance with the California Fire Code as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.

16. In areas designated as high- or very-high fire severity areas, an approved Vegetation Management Plan and Agreement to perform annual maintenance shall be provided by the applicant and approved by the County Fire Marshal.
17. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.

HEALTH:

Septic:

18. Public water and public sewer connection shall continue to be required per the water and sewer requirements of the PRMD Sanitation Section.

Abandonments:

19. Prior to recording the map, abandon any septic tanks on 13920 Carmel Ave under permit and inspection of the PRMD Well and Septic Section. If none are known or discovered, this shall be so stated in written correspondence to Project Review Health Specialist describing the precise level of research and field review done to determine that none exist.

SANITATION:

20. A private easement for the purposes of maintaining, repairing and/or replacing the sanitary sewer lateral serving proposed Lot 1 shall be shown on the recorded Parcel Map. The easement shall be of sufficient width to accommodate the use of heavy equipment if needed to excavate the existing lateral for repair or replacement.
21. NOTE ON MAP: "The private easement shown on this map for the sanitary sewer lateral serving Lot 1 shall not be altered, amended or removed from this map without review by and the express written permission of the Sonoma Valley County Sanitation District."

TRANSPORTATION AND PUBLIC WORKS:

22. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to Carmel Avenue shall conform to AASHTO recommendations. More specifically, the developer shall construct a private road entrance that meets the following criteria:
 - a. A minimum paved throat width of 18 feet.
 - b. The entrance curve on the northerly side shall have a minimum pavement radius of 25 feet. The entrance curve shall begin on a line that is 12 feet distant from, and parallel with, the physical centerline of Carmel Avenue. A 1:10 pavement taper shall be constructed on north side of the entrance. Entrance curve radii may be reduced with the approval of the Fire Services Division of the Sonoma County Department of Emergency Services.
 - c. The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Carmel Avenue.
 - d. The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - e. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details (www.sonoma-county.org/tpw/const_std/).

- f. Prior to issuance of an encroachment permit, an engineer qualified to evaluate roadway structures shall determine the allowable load on the existing box culvert located at the driveway entrance to Carmel Avenue. The results of the analysis shall be provided to the Land Development Section of DTPW and the County Fire Marshal for review. Should the existing structure not meet the minimum requirements stated in applicable sections of Chapter 13 of the Sonoma County Code, it shall be replaced with a structure meeting said Code requirements as part of the required driveway improvements.
 - g. Improvements shall be constructed prior to filing the Parcel Map.
23. The developer shall obtain an Encroachment Permit from the Permit and Resource Management Department prior to constructing any improvements within County road right-of-way.

PLANNING:

24. Parkland fees shall be paid prior to issuance of building permits for new residential construction, the following NOTE shall be placed on the Parcel Map:

NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits."

25. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and zoning densities, then the number of lots must be reduced in order to comply with required densities.
26. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
27. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to PRMD - Project Review Division, a Condition Compliance Review Fee deposit (amount to be determined consistent with the ordinance in effect at that time). This "At Cost" fee is a minimum deposit and condition compliance is charged on an actual cost basis. Should the actual costs exceed the amount of the fee, the applicant will be billed for additional costs. In addition, the applicant shall also pay any application processing fees that have exceeded the initial deposit fee to process the subdivision application.
28. All building and/or grading permits shall have the following note printed on plan sheets:

NOTE ON MAP: "In the event that the archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from the tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites 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 resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal

representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

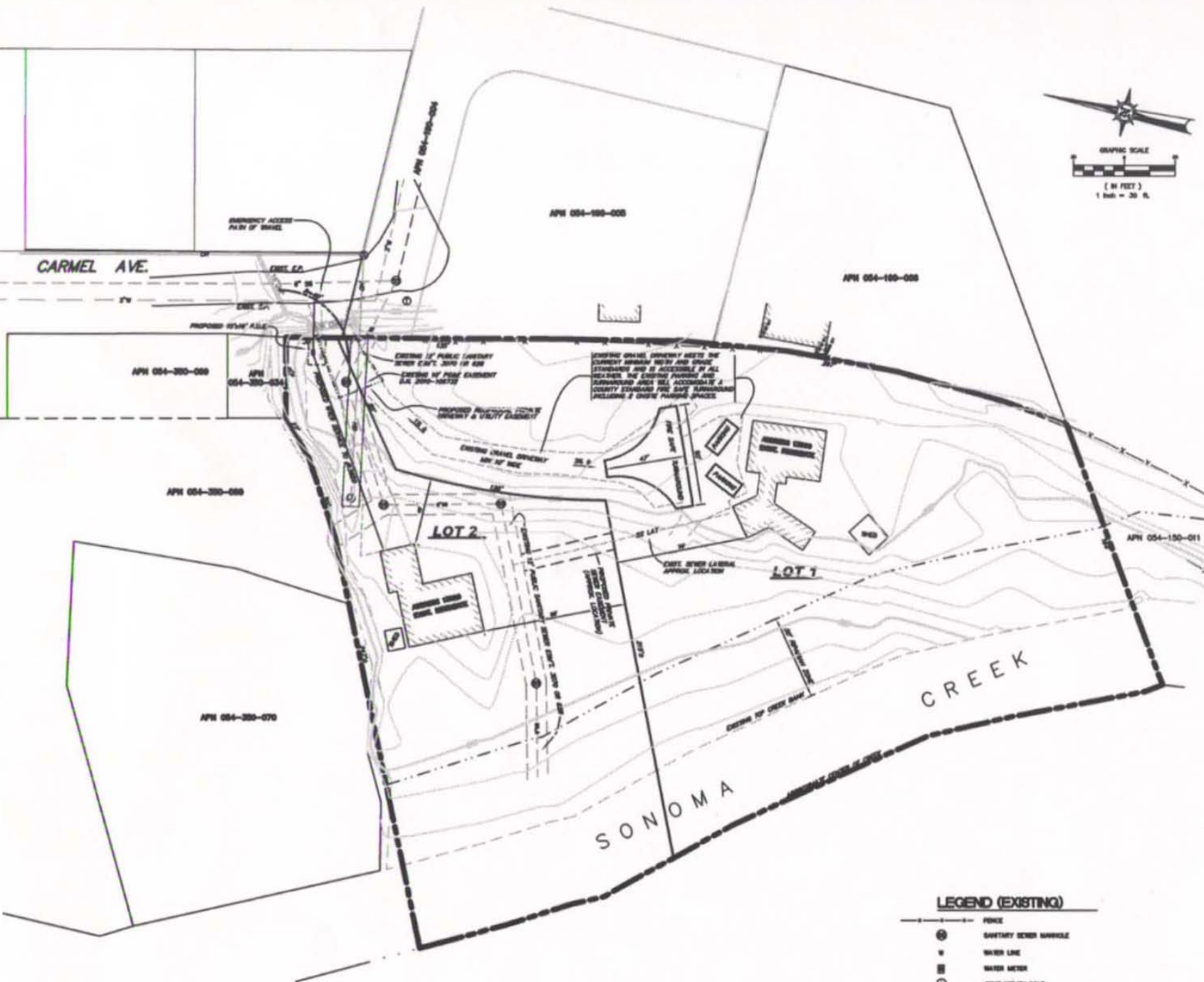
29. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dropline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.
30. NOTE ON MAP: "Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit."
31. NOTE ON MAP: "Any further development shall be constructed in conformance with the current flood elevation levels."
32. Any land subject by a Special Flood Hazard Area shall be delineated and shown on the Parcel Map as "subject to inundation" in one-inch lettering.
33. A riparian (streamside conservation area) line shall be established 50 feet from the top of the bank of existing creek. NOTE ON MAP: "Structures, roads, utility lines, parking lots, lawns, grading, fill, and excavation shall be prohibited in this conservation area unless a waiver is granted per Section 26-66 of the Zoning Ordinance."
34. NOTE ON MAP: "The lots shown here on are subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines. Future development may be required to implement post-construction storm water quality mitigation measures."
35. 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 conditions 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 Tentative Map. 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.

**TABLE A
PARCELS TWO ACRES OR MORE IN SIZE
SONOMA VALLEY URBAN SERVICE AREA
GLEN ELLEN**

	ASSESSOR'S PARCEL NUMBER	ACERAGE	NUMBER OF LOTS AT 1-ACRE DENSITY	NUMBER OF EXISTING DWELLINGS
1*	054-040-001	3.78	None	1
2	054-040-004	2.27	2	Vacant
3	054-040-005	7.93	7	Vacant
4	054-040-013	5.88	5	1 plus a "guest house"
5	054-040-027	2.68	2	2
6	054-040-028	13.10	13	1
7	054-040-087	5.43	5	Vacant
8	054-040-089	8.08	8	1
9	054-060-002	5.03	5	1
10	054-060-003	5.0	5	2
11	054-060-004	4.02	4	2
12	054-070-035 & -036	2.11	2	Multiple Units
13	054-070-037	5.03	5	1 plus a 2 nd Unit
14*	054-070-038	3.05	None	2
15	054-070-039	2.21	2	2
16	054-070-040	2.04	2	Care Home (1 plus 2 nd Unit)
17*	054-210-001	2.27	None	1
18	054-230-029	2.39	2	2
19*	054-270-015	5.77	None	1
20*	054-270-018	4.27	None	1
21	054-340-012	3.69	3	1
22	054-360-001	3.2	3	Vacant
23	054-360-002	1.99	2	1 and 2 "Cottages"
24	054-360-003	4.53	4	1 plus 2 nd Unit
25	054-360-029	3.76	3	1 plus 2 nd Unit
26	054-350-054	2.19	2	2
		Total Potential 1-acre lots	86	

*These parcels are not within the Sewer District.



VICINITY MAP
NO SCALE

PROMPT STATISTICS

OWNER/SUBOWNER: STEPHEN HOFFNER
13900 CARMEL AVE.
GLEN ELLEN, CA 95442

APPLICANT: SAME AS OWNER

SURVEYOR: MICHAEL FORD INC., LAND
2300 BETHARDS DRIVE, S
SANTA ROSA, CA 95405
Ph. (707) 542-8813 Fax (707) 542-8814

ASSESSOR PARCEL NO. 054-190-007

DATE PREPARED: FEBRUARY, 2011

TOTAL NO. OF LOTS: 2

TOTAL LOT SIZE: 2.8 ACRES ±

LOT 1: ± 1.8 ACRES

LOT 2: ± 1.0 ACRES

AVERAGE LOT SIZE: ± 1.4 ACRES

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

EXISTING WATER: VALLEY OF THE MOON

PROPOSED WATER: SAME

EXISTING SEWER: COUNTY OF SONOMA

PROPOSED SEWER: COUNTY OF SONOMA

CURRENT ZONING: RR 56 S, RR F2 SD SR

PROPOSED ZONING: SAME

FIRE SERVICES: GLEN ELLEN FIRE DISTRICT

EXISTING WATER SERVICE NOTES

NOTE: EACH OF THE TWO EXISTING RESIDENCES CURRENTLY BEING SERVED BY A SINGLE WATER METER AND WATER SERVICE WILL BE INSTALLED AT 13920.

NOTE: EACH OF THE TWO EXISTING RESIDENCES SEPARATELY CONNECTED TO THE EXISTING PUBLIC WATER MAIN.

NOTE: THIS SITE IS PARTIALLY COVERED BY NATIVE AND NONNATIVE TREES. NO TREES WILL BE REMOVED AS PART OF THIS APPLICATION.

NOTE: THE SURFACE DRAINAGE IS FROM EAST TO WEST AND SHEET FLOWS INTO SONOMA CREEK AND THE TRIBUTARY DRAINAGE FEATURING FROM THE TRIBUTARY DRAINAGE (CARMEL AVENUE). THIS TENTATIVE MAP ALTERS NOR ADD TO THE EXISTING DRAINAGE PATTERNS ON SONOMA CREEK OR THE TRIBUTARY DRAINAGE FEATURING FROM THE TRIBUTARY DRAINAGE (CARMEL AVENUE).

LEGEND (EXISTING)

- P FENCE
- ⊕ SANITARY SEWER MANHOLE
- W WATER LINE
- ⊕ WATER METER
- ⊕ JOINT UTILITY POLE
- ⊕ TELEPHONE POLE
- OH OVERHEAD POWER & TELEPHONE
- ⊕ SIDE PARKING

TENTATIVE MAP

OF THE LANDS OF
JUDE HOFFNER &
STEPHEN AND JOY HOFFNER 1990
AS DESCRIBED BY DEED RECORDED UNDER O.N.
OFFICIAL RECORDS OF SONOMA COUNTY
COUNTY OF SONOMA
SCALE: 1" = 30'



Resolution Number 13-003

County of Sonoma
Santa Rosa, California

February 7, 2013
PLP11-0039 Melinda Grosch

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF THE ZONE CHANGE, GENERAL PLAN AMENDMENT, AND MINOR SUBDIVISION AS REQUESTED BY STEPHEN HOFFNER, FOR PROPERTY LOCATED AT 13920 AND 13960 CARMEL AVENUE, GLEN ELLEN; APN 054-190-007.

WHEREAS, the applicant, Stephen Hoffner, filed an application with the Sonoma County Permit and Resource Management Department to rezone 2.2 acres from the RR(Rural Residential) B6-5 acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR(Scenic Resource) district to the R1(Low Density Residential) B6-1 unit per acre, BR, F2, SD, SR zoning to allow for a Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acres in size located at 13920 and 13960 Carmel Avenue, Glen Ellen; APN 054-190-007; Supervisorial District No. 1; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on February 7, 2013, at which time all interested persons were given an opportunity to be heard; and

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

1. The General Plan Amendment and Zone Change are consistent with the designation criteria and Land Use Element policies of the Sonoma County General Plan 2020 in that: a) the land is within a designated Urban Service Area, b) adequate water, sewer, public safety, park, school services and other necessary infrastructure is available or planned to be available, c) the parcel has convenient access to designated arterial or collector roads, d) the parcel is not subject to unacceptable risks such as flooding, geologic, noise, or other hazards.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project. The Negative Declaration has been completed in compliance with State and County CEQA guidelines, and the information contained therein has been reviewed and considered.

3. The establishment, maintenance or operation of the use for which application is made 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. The particular circumstances in this case are: 1) The site is already served by public sewer and water; 2) the re-designation of this site will not set a precedent for extensive additional designations as there are a limited number of parcels within the Urban Service Area that are not already designated for Urban Residential uses; 3) The requested General Plan Amendment and Zone Change are appropriate as it does not change the character of the neighborhood or result in additional impacts such as increased traffic, noise, or water use.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Negative Declaration reflects the independent judgment of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner	Fogg	Aye
Commissioner	Bennett	Aye
Commissioner	Cook	Aye
Commissioner	Liles	Aye
Commissioner	Lynch	Aye

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

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

SO ORDERED.



Sonoma County 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: February 7, 2013
Meeting No.: 13-002

ROLL CALL

Commissioners

Dick Fogg
Don Bennett
Paula Cook
Tom Lynch
Jason Liles, Chair

Staff Members

Dean Parsons
Scott Hunsperger
Melinda Grosch
Sigrid Swedenborg
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Approval of Minutes -

Correspondence

Planning Commission / Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

Items scheduled on the agenda

**PLANNING COMMISSION
REGULAR CALENDAR**

Item No.3 Time: 2:00 p.m. File: PLP11-0039
Applicant: Stephen Hoffner Staff: Melinda Grosch
Env. Doc: Negative Declaration
Proposal: Request for a General Plan Amendment, Zone Change, and Minor Subdivision on 2.2 +/- acres.
1. A General Plan Amendment from the RR (Rural Residential) 5-acre density to the UR (Urban Residential) 1-unit per acre density land use designation;
2. A Zone Change from the RR (Rural Residential) B6 5-acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) district to the R1 (Low Density Residential) B6-1-unit per acre, BR, F2, SD, SR Zoning District to allow for:
3. A Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acre in size.

Location: 13960 and 13920 Carmel Avenue, Glen Ellen
APN: 054-190-007 Supervisorial District: 1
Zoning: RR (Rural Residential) B6- 5 acre density, SD (Scenic Design), SR (Scenic Resources, BR (Biotic Resources)

Melinda Grosch summarized the staff report, which is incorporated herein by reference.

Public Hearing Opened. Speakers: Mike Ford, surveyor for proposal, said the site has been reviewed by PRMD staff and meets current code as it is. Special studies have been done and nothing was required. Mr. Ford thanked Staff Grosch for her work, and asked that the Z overlay not be added, even though the owner has no plans to build another home at this time.

Commissioner Fogg commented that the house on the lower lot floods, and Mr. Ford said that when Mr. Hoffner purchased the property in 2005, the house immediately flooded. The FEMA maps were found to be inaccurate, combined with a 400 year storm. There was about three feet of water inside the house. Since then, Mr. Hoffner went to considerable expense and raised the entire house five feet.

Commissioner Fogg asked if the property is in the urban service area, and staff confirmed that it is served by public sewer and water.

Stephen Hoffner, owner, said that not having the Z overlay will make it easier for someone to build in the future since they could build a second unit to avoid affordable housing fees. Staff Grosch commented that even without the Z overlay, the applicant would have to get a zoning permit to clear setback criteria building permits, pay development fees and pay fees for sewer hookup. This is a by right entitlement.

Commissioner Fogg expressed concern that this could cause precedent in the Glen Ellen area and could change the community and overstress the sewers. **Staff Grosch** indicated that a full analysis of sewer and water capabilities would have to be done at some point if there are more application or inquires for increased density.

Public Hearing Closed: 2:15

Commission Discussion:

Commissioner Lynch remarked that the Z overlay has caused a shortage of housing in the west County, and there is not enough affordable housing around for the local workers. Many villages are losing population and areas are becoming gentrified by retirees. People who work in community can't find housing. Commissioner Lynch supported not adding the Z overlay to promote affordable housing.

Action: **Commissioner Fogg** moved to recommend approval to the Board of Supervisors. Seconded by **Commissioner Bennett** and passed with a 5-0 vote.

Appeal Deadline: n/a

Resolution No.: 13-003

Fogg: Aye	Bennett: Aye	Cook: Aye	Liles: Aye	Lynch: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.4 Time: 2:30 p.m. File: UPE12-0006
Applicant: Theodore Simpkins - Lancaster Vineyards, Inc. Staff: Sigrid Swedenborg
Env. Doc: Mitigated Negative Declaration
Proposal: Request for a Use Permit to allow for 25 special events with attendance ranging from 50 to 400 people at an existing winery, increasing the number of employees from 7 to 9 and the number of tasting room guests to 40 per day.
Location: 14857 Chalk Hill Road, Healdsburg
APN: 132-060-040 Supervisorial District: 4
Zoning: LIA (Land Intensive Agriculture), B6 – 20 acre density, Z (Second Dwelling Unit Exclusion), SR (Scenic Resources), VOH (Valley Oak Habitat)

Sigrid Swedenborg summarized the staff report, which is incorporated herein by reference.

Questions from Commissioners: Commissioner Liles asked about the house on hill which was the source of much complaint in the neighborhood. Staff Swedenborg said it was an unpermitted vacation rental and there were many noisy parties there. She added that the subject permit is for the winery site, and the other house is not included. Zoning would allow the applicant to have a vacation rental permit and operation, but the use is restricted to 6 people and a few more during the day per the vacation rental ordinance. This was not included in the application.

Commissioner Liles commented that the house is a major problem and is owned by the same group who recently purchased Lancaster Winery and already owns Chalk Hill Winery. The house is under a life estate. At the Lancaster Winery website, they allow people to stay in the house as part of events.

Commissioner Bennett asked if the BZA had the means to regulate what goes on in the house, and Staff Swedenborg said no, because it was not part of the noticed hearing.

Public Hearing Opened. Speakers: 2:40

Chris Vyeniolo, General Manager for Lancaster, said winery staff had recently had a meeting with the neighbors and received a lot of good feedback. The team is in full agreement with the staff recommendation and are eager to move forward with the project. The applicant asked that three already scheduled weddings be allowed to occur before the cessation of weddings begins in July. There are three booked for May 25, July 6 and June 1. In lieu of being able to have weddings, the applicant asked to be allowed to have small wine club and member related events of about 30-36 people for dinners or lunches. They asked for amplified music at one fall event, which takes place in the day time and the music is over at 6:00 pm. This is important for marketing. The applicant said that Lancaster wants to be part of the community and acknowledged the problems with parties at the house, and agreed to make improvements and obtain a vacation rental permit.

Commissioner Liles said that the party house on the hill has created problems for the neighbors, and asked how the house fits into the marketing plan. Mr. Vyeniolo said that it was used for industry friends and they now realize that the sound system was too big. Speakers have been deactivated outdoors and turned down inside the house. They did a test the week before and opened windows. Sound was not audible at the winery. This was an oversight in the past. Commissioner Liles wanted to make sure that the applicant was aware that, if they get a vacation rental permit, they are limited to 12 people and can have no parties after events at the winery. Mr. Vyeniolo said he is aware of that and they want to be good neighbors.

Darrel Hart, Young Road, thanked staff for reasonable approach to a problem that has been festering for a long time. Mr. Hart lives close and his peace has been impacted by the noise. He was reassured by the meeting with the applicants and wanted to give them the benefit of the doubt, but was concerned about what would happen if ownership changes. Mr. Hart supported the two year review period to make sure that the conditions are adequate enough to protect the neighborhood. The house is the source of many noise problems.

Elise Bulger, Chalk Hill Road, opposed all requests for expansion by the winery. Chalk Hill Road is designated agricultural land, is narrow and dangerous. To allow expansion will allow a commercial use and will impact agriculture in the area. There are many similar parcels in the area and if a winery was approved on all and allowed to have events it would destroy the area. This project will set a precedent. Ms. Bulger opposed the winery increasing their profits by abusing the neighborhood, using more water, generating noise and litter. The neighborhood will pay so they can increase profits. The winery should open a commercial business in commercially zoned location. Keep Chalk Hill Road in agriculture.

Nabeel Al-Shamma, Chalk Hill neighbor, thanked staff for a very good report, likes the two year review, and appreciated the applicant engaging the neighbors. He moved there for the peace and quiet, and expressed concern that traffic and noise will increase and that there could be impacts on the wells and creek. The parties that have gone on at night have been out of control. Mr. Al-Shamma said that he would rather see the weddings at Chalk Hill Winery, and did not oppose amplified music at the fall event.

Diane Eagan, Young Road, 41 year resident, was concerned about the other house by the creek, as she lives directly across from it. Currently staff members live there, but that could change. She should be able to enjoy her property both day and night. The road is full of potholes, there are blind curves and there are also bike events going on all the time.

Barney Marinelli, Chalk Hill Road, lives close to the winery, which has been having weddings for many years. He "googled" Lancaster Estate Winery and found that they promote weddings. He opposes weddings at wineries and has been disturbed by them, adding that the applicant is arrogant to schedule them without a use permit. Mr. Marinelli said the events never end when they are supposed to. The winery business is to sell wine, and this should occur during business hours. There should be no amplified music after 4:00 pm.

Kathy Pons Kenwood, member of VOTMA, deals with same issues -special events at wineries and non-ag uses on ag land. She reiterated that renting ag land other than ag is a commercial use. VOTMA opposes, and recommended postponing the decision until we get better guidelines about special events on ag land.

Hala Alshahwany, immediate neighbor, found it interesting that Chalk Hill Winery had a permit for 25 events and is on a huge parcel, while Lancaster wants 25 events but is only on 23 acres. This bothers her, as the events will have a greater impact due to the parcel size. Ms. Alshahwany complained about noise, and since the neighbors are so close the events will disturb their peace and quiet, which is why she moved there. Ms. Alshahwany asked for a reduction of events to ten, no weddings, and no amplified music.

Karen Lewis, visitor to Young Road from Moraga almost had a head on collision on the way to the hearing, and said the road needs to be fixed if more people will be using it. She suggested that the winery should pay to fix up the road.

Chris Vyeniello, on rebuttal, said he heard all concerns last Wednesday night when they met with neighbors. Lancaster Winery wants to be accepted by the neighborhood. The problem with the noise at the house will be addressed and the vacation rental limitations will stop the abuse.

Commissioner Liles asked if there is an on site manager present at all events whose contact information could be given to the neighbors. Mr. Vyeniello stated there is a manager present at all events. Regarding concern about the other house, Mr. Foley plans to use that as his personal residence.

Commissioner Liles asked what assurances could be given that the weddings won't get out of control, and whether they could be moved to Chalk Hill Winery. Mr. Vyeniello said he could pursue this with Mr. Foley, and would make the effort.

Andrew Weaver, Director of Events, said he would make sure that the weddings comply with the use permit. The weddings are located on the crush pad, and the noise will stop by 10:00 p.m. One is for 50 people, one for 125 and one for 150. They expect people to be transported in by shuttles. There is a sound management plan with an on site sound engineer present. Weaver agreed to give the on site manager contact information to the neighbors.

Commissioner Liles said that if events were held inside the cave noise would not be an issue, but the crush location is a natural amphitheater. The applicant will explore that option to see if it is possible. He also said that they will be fixing a compressor that had been disturbing the neighbors and that he just found out about.

Commissioner Cook suggested seeing if they could move the weddings to Chalk Hill Winery.

Commissioner Liles asked why they did not ask for industry wide events, and Mr. Vyenielo said they attract younger consumers that over consume. They do not want to encourage this at the winery, and want to build a long term relationship with their customers. They do not participate in the industry wide events.

Public Hearing Closed: 3:30

Commission Discussion:

Commissioner Fogg was bothered with the idea that weddings must be totally eliminated at wineries, and wants to avoid making hard and fast rules that could be precedent setting.

Commissioner Liles appreciated the applicant's willingness to engage the neighbors. Regarding a speaker comment that events are not part of ag, the Board of Supervisors has determined that they are in fact related to ag. Chalk Hill Road does not have the cumulative impact issues as do other areas of the county, and the applicant was not asking for any industry wide events, which are usually not counted. Commissioner Liles was prepared to support the application, although the issue with the party house needed to be addressed.

Commissioner Bennett said that the applicant had caused some of their own problems, but thought there were enough safeguards in place and that he could support the project. The applicants will have to be on their best behavior. Commissioner Bennett said that events and marketing are integral to ag, and you can't have a winery without a process for selling the wine. The days are long gone for shelf space and wineries today need their own marketing programs, wine clubs, and on site promotion. Commissioner Bennett is against allowing weddings on ag lands.

Commissioner Cook was bothered by the poor performance in the past, and commented that the winery staff seems sincerely concerned about making improvements.

Commissioner Lynch added that incentives need to be made to encourage events during the week and off season, which would help provide employment in the County, and concurred with the rest of the commissioners.

Changes to Draft Conditions:

Condition # 21

- Add allowance for one event with amplified sound: Outdoor events shall take place in the crush pad area as described in the Illingworth & Rodkin sound study dated June 6, 2012. No amplification of sound is permitted except for the three weddings allowed in 2013 and the one ongoing annual event with amplified sound only between 3:00 p.m. and 6:00 p.m. All requirements in the Noise Management Plan prepared by Illingworth & Rodkin shall be adhered to.

Condition # 30

- Add lunches: 21 events annually including fifteen catered lunches or dinners with a maximum of 80 people in attendance.
-
- Add clean up: Special events, including any clean up must end by 10:00 p.m.
- Add sentences: Amplified sound outside is prohibited except for one event a year where amplified sound is permitted between 3:00 p.m. and 6:00 p.m. This event must end by 7:00 p.m.

New conditions:

- The air compressor shall be fitted with noise attenuating material by May 15, 2013, subject to review and approval by PRMD staff.
- All use of the site for weddings must cease on July 7, 2013. Until that time a maximum of three weddings are permitted:

5/25/2013	50 Guests
6/1/2013	150 Guests
7/6/2013	125 Guests

- Overall management of events on site shall not be by a third party.
- The applicant shall provide contact information (including a contact phone number) for an on-site staff person available during the events to answer questions and address neighbor concerns during special events. The notification shall be supplied to all neighbors within 300 feet of the property lines of the project site, plus any additional people who have previously requested to be notified.

Action: **Commissioner Liles** moved to approve the request with modified conditions. Seconded by **Commissioner Bennett** and passed with a 5-0 vote.

Appeal Deadline: ten days

Resolution No.: 13-003

Fogg: Aye	Bennett: Aye	Cook: Aye	Liles: Aye	Lynch: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	



Sonoma County Planning Commission STAFF REPORT

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

FILE: PLP11-0039
DATE: February 7, 2013
TIME: 2:00 P.M.
STAFF: Melinda Grosch, Project Planner

Board of Supervisors Hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant: Stephen Hoffner
Owner: Stephen Hoffner
Location: 13960 and 13920 Carmel Avenue, Glen Ellen
APN: 054-190-007 Supervisorial District No. 1
Subject: General Plan Amendment, Zone Change, and Minor Subdivision
PROPOSAL: Request for a General Plan Amendment, Zone Change, and Minor Subdivision on 2.2 +/- acres.

1. A General Plan Amendment from the RR (Rural Residential) 5-acre density to the UR (Urban Residential) 1-unit per acre density land use designation;
2. A Zone Change from the RR (Rural Residential) B6 5-acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) district to the R1 (Low Density Residential) B6-1-unit per acre, BR, F2, SD, SR Zoning District to allow for;
3. A Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acre in size.

Environmental Determination: Negative Declaration

General Plan: Rural Residential 5-acre density

Specific/Area Plan: North Sonoma Valley
Land Use: Unincorporated Community

Ord. Reference: Sonoma County General Plan 2020 Land Use Element and Section 26-96-010 of the Sonoma County Zoning Regulations

Zoning: RR (Rural Residential) B6-5 acres per dwelling unit, BR (Biotic Resources), SD (Scenic Design), SR (Scenic Resources)

Application Complete for Processing: December 12, 2011

RECOMMENDATION: Approve the requested General Plan Amendment, Zone Change, and two-lot Subdivision with the Conditions of Approval recommended by the Project Review and Advisory Committee. Staff is not recommending the requirement to designate the lots with the Z (Second Unit Exclusion) designation as a part of the Zone Change.

ANALYSIS

Background:

On August 2, 2012 the Sonoma County Project Review and Advisory Committee reviewed the proposed subdivision and recommended conditions of approval for the subdivision.

Project Description:

The applicant has requested a General Plan Amendment from Rural Residential 5 acre density to Urban Residential 1 dwelling unit/acre, a Zone Change from RR (Rural Residential) B6-5 acres per dwelling unit, BR (Biotic Resources), SD (Scenic Design), SR (Scenic Resources) to R1 (Low Density Residential) B6-1 dwelling unit/acre, BR, SD, SR, and a Minor Subdivision to allow a 2.2 +/- acre parcel to be divided into two lots of 1.2 +/- and 1.0 +/- acres. No Specific Plan Amendment is required as the area is already designated as part of the Glen Ellen Unincorporated Community.

Site Characteristics:

The project site slopes upward from Sonoma Creek on its westerly side towards Sonoma Valley Regional Park on the easterly side. The site is developed with two single family dwellings one built in 1957 and one in 1965. The site is served by public sewer and water and accessed from the end of Carmel Avenue in the unincorporated town of Glen Ellen.

Surrounding Land Use and Zoning:

The project is located in a low density residential area at the end of Carmel Avenue in the unincorporated town of Glen Ellen. The site is approximately ¼ mile from the center of Glen Ellen and is within the Sonoma Valley Urban Service area. The surrounding properties are all one-acre or less in size.

North: R1 B6-1, R1 B6-2, and R1 B6-4 dwelling units per acre
East: RR B6-5 acres per dwelling unit (a total of 5 parcels including the subject parcel)
South: PF (Public Facilities) and R1 B6 2 dwelling units per acre.
West: R1 B6-2 dwelling units per acre and R1 B6 4 dwelling units per acre.

DISCUSSION OF ISSUES

Issue #1: General Plan and Zoning Consistency

The property currently has a Rural Residential 5 acre density General Plan designation and RR (Rural Residential) B6-5 acre density Zoning designation. This designation is relatively low density with an average of one dwelling every 5 acres. The subject parcel is only 2.2 +/- acres in size. Thus a

subdivision of the property into two lots would not be allowed under the current zoning as a minimum of 10 acres would be required to create two lots. Therefore, the proposal includes a request for a General Plan amendment to the Urban Residential land use designation with a corresponding Zone change to the R1 (Low Density Residential) designation to allow for the subdivision. Several General Plan policies are related to changes in density apply:

Applicable General Plan Policies:

2.2 RESIDENTIAL USE POLICY Policy for Urban Residential Areas

"Designation Criteria:

Amendments to add this designation must meet all of the following:

- (1) Lands shall be within a designated Urban Service Area,*
- (2) Adequate water, sewer, public safety, park, school services and other necessary infrastructure shall be available or planned to be available,*
- (3) Lands shall have convenient access to designated arterial or collector roads,*
- (4) Lands shall not be subject to unacceptable risks such as flooding, geologic, noise, or other hazards,*
- (5) For high or medium density residential use, lands shall have convenient access to commercial uses and community services, and*
- (6) Any applicable Land Use Policies of the Planning Area."*

The subject parcel is within the Sonoma Valley Urban Service Area and the existing dwellings are already served by public sewer and water. Since the existing houses have been on site since 1957 and 1965 it appears that the infrastructure necessary to serve them has been in place for a number of years. Carmel Avenue enters Arnold Drive, an Urban Major Collector less than ¼ of a mile to the north of the site. The site is not subject to unacceptable risks such as extreme fire danger, earthquake fault zones, or other risks. Some minor flooding of the westerly portion of the lot has occurred in the past and is likely to occur again in the future but the easterly portion of the lot, where the residences are located, is outside the flood hazard area.

Policy LU-1h:

"Evaluate Land Use Plan amendments subject to:

- (1) constraints of environmental suitability,*
- (2) protection of agriculture,*
- (3) availability of public services,*
- (4) the County projected population and employment levels,*
- (5) the need for workforce housing, and*
- (6) other plan goals, objectives, and policies."*

The site is currently developed with two dwellings and the change to the Urban Residential 1 acre density General Plan designation with the corresponding R1 (Low Density Residential) 1 acre/dwelling unit density Zoning designation will not allow for any additional single family dwellings. There are no agricultural lands nearby, public services are already in place, and no environmental constraints were identified in the Negative Declaration. The subdivision will allow each residence to be on its own lot. There is a potential for two Second Dwelling Units (one for each lot) but with the application of the Z (Second Dwelling Unit Exclusion) this possibility would be eliminated.

Policy LU-2a:

“Maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density in rural areas if residential holding capacity exceeds projected growth, recognizing that future development may not always use 100% of the capacity of all parcels”.

The designation of the site as Low Density Residential will not affect the residential holding capacity of the area. The separation of two dwelling units onto their own separate lots does not increase the overall density of this area or increase the residential holding capacity.

Issue #2: Potential to Set a Precedent

Whenever a change in General Plan and/or Zoning designations are requested there is the potential for the action to be precedent setting, triggering subsequent requests for similar changes on similar properties in the area. The precedent setting nature of the action is controlled by the Board of Supervisors' willingness to make changes to either the General Plan or Zoning designation and individual properties' capacity to accommodate the change. In order to determine the potential impacts in the event that the action is precedent setting a review of other properties in the general area with similar characteristics as the subject property is conducted.

There are 26 parcels, not including the subject property, within the Glen Ellen portion of the Sonoma Valley Urban Service Area zoned for low density residential use – RR 5 acres/dwelling unit or RR 2 acres/dwelling unit. If the proposed one unit per acre density was applied to all parcels, the subdivision process could yield up to 103 one-acre lots. Table A in Exhibit D shows the parcels by parcel number, giving their density designation, size, and development status. The parcels are shown as they relate to the subject property and Urban Service Area in Attachment E. Examination of Table A reveals that most of these lots have existing dwellings so the number of new single family dwellings that might result if all lots were subdivided at the one-acre density and the vacant lots subsequently developed with single family dwellings is estimated at 75. Since these are all inside the Urban Service Area they would all be eligible for Second Dwelling Units in addition to the Primary Dwellings, potentially resulting in 103 new Second Dwelling Units. It is unknown whether there is sewer and water capacity to serve maximum buildout at this density. Proposals for General Plan amendments and Zone changes increasing the density in areas where new development could occur would require a capacity analysis to ensure that there is adequate sewer and water infrastructure for the new development.

Issue #3: Appropriateness of the Request for this Location

The request for the General Plan Amendment, Zone Change, and Minor Subdivision is appropriate for this location as it does not represent a significant change to the neighborhood as the two dwellings have been on the site for more than 30-years. Separating them onto their own lots may result in one new Second Unit per lot with only minor changes in the character of the site such as an increase in traffic, noise, water use, etc. The potential for Second Units encourages better use of the public sewer and water infrastructure available and provides much needed rental housing.

If the Board of Zoning Adjustments determines that additional dwellings in the form of Second Dwelling Units has the potential to result in significant impacts to the neighborhood the Z (Second Dwelling Unit Restriction) combining Zoning designation may be applied. The requirement to place the Z on the two new parcels will prevent Second Units from being constructed on the parcels.

Issue #4: Sonoma Valley Citizens Advisory Committee (SVCAC) Recommendation

The SVCAC received the project on referral but did not schedule it for discussion. Therefore, it is assumed that the SVCAC has no objections to the proposed General Plan Amendment, Zone Change, and Subdivision.

STAFF RECOMMENDATION

Approve the requested General Plan Amendment, Zone Change, and two-lot Subdivision with the Conditions of Approval recommended by the Project Review and Advisory Committee. Staff is not recommending the requirement to designate the lots with the Z (Second Unit Exclusion) designation as a part of the Zone Change.

ALTERNATIVE

Approve the request but include the Z (Second Dwelling Unit Exclusion) designation in the Zone Change.

FINDINGS FOR RECOMMENDED ACTION

1. The General Plan Amendment and Zone Change are consistent with the designation criteria and Land Use Element policies of the Sonoma County General Plan 2020 in that: a) the land is within a designated Urban Service Area, b) adequate water, sewer, public safety, park, school services and other necessary infrastructure is available or planned to be available, c) the parcel has convenient access to designated arterial or collector roads, d) the parcel is not subject to unacceptable risks such as flooding, geologic, noise, or other hazards.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project. The Negative Declaration has been completed in compliance with State and County CEQA guidelines, and the information contained therein has been reviewed and considered.
3. The establishment, maintenance or operation of the use for which application is made 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. The particular circumstances in this case are: 1) The site is already served by public sewer and water; 2) the re-designation of this site will not set a precedent for extensive additional designations as there are a limited number of parcels within the Urban Service Area that are not already designated for Urban Residential uses; 3) The requested General Plan Amendment and Zone Change are appropriate as it does not change the character of the neighborhood or result in significant additional impacts such as increased traffic, noise, or water use.

LIST OF ATTACHMENTS

- EXHIBIT A: Draft Conditions of Approval
- EXHIBIT B: Draft Ordinance and District Sectional Map
- EXHIBIT C: Zoning Map
- EXHIBIT D: Table A: Glen Ellen Parcels
- EXHIBIT E: Parcel Map in Relation to Urban Service Boundaries
- EXHIBIT F: Tentative Map
- EXHIBIT G: Draft Resolution and General Plan Amendment Map

Separate Attachment for Commissioners: Mitigated Negative Declaration and full size maps.

SONOMA COUNTY PLANNING COMMISSION

Draft Conditions of Approval

Time:	2:00 p.m.	Date:	February 7, 2013
Staff:	Melinda Grosch	File No.:	PLP11-0039
Applicant:	Stephen Hoffner	APN:	054-190-007
Owner:	Stephen Hoffner		
Address:	13960 & 13920 Carmel Avenue, Glen Ellen		

Project Description: Request for a Minor Subdivision of 2.2 +/- acres into two parcels of 1.2 +/- acres and 1.0 +/- acres in size.

GENERAL:

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,101.50 (or latest fee in effect at time of payment) because a Negative Declaration was prepared, for a total of \$2,151.50 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.
2. These conditions must be met and the application validated within 24 months of the date of the Board of Supervisors hearing (to be determined).

SURVEYOR:

3. A Parcel Map, as defined in the State Subdivision Map Act and prepared by a licensed surveyor or civil engineer, showing all easements and parcels shall be filed with the Sonoma County Surveyor. Upon recording of the map, the subdivision is valid.
4. This subdivision was approved and a finding of site suitability was made based on the representation of the subdivider that he has, or is currently negotiating for and will acquire, the property rights necessary to (1) provide legal access, with a minimum width of 20 feet from a County maintained road to the subdivision, (2) provide the necessary public utility easements and (3) make all required offsite improvements. Without this representation, the subdivision would not have been approved. If the subdivider is unable to provide such proof, he shall be deemed to have failed to meet the condition and no Subdivision Map shall be recorded. The subdivider understands and agrees that the County will not exercise its power of eminent domain to condemn any of the above-described property rights. Based on the Tentative Map dated February 2011, a legal access and public utility easement shall be acquired over and across APN 054-190-004.
5. The subdivider shall retain a registered civil engineer to prepare road construction and drainage plans for submittal to the County Surveyor's Office in accordance with the current adopted Fire Safe Standards Ordinance, Sonoma County Subdivision Ordinance and the following:
 - a. Construct a private road over Lots 1 & 2 within the proposed easement shown on the February 2011 Tentative Map. The private road construction shall be extended to the end of the flag on Lot 2. The road shall have an Asphaltic Concrete surface at least 0.20 feet thick and be 18 feet wide, with two foot shoulders. The structural section of the road improvements shall be designed using a soils investigation which provides the basement soils R-value and expansion pressure test results. A copy of the soils report shall be

submitted with the first set of improvement plan check prints. The traffic index to be used for the design is "4". The designer may use an R-value of "5" and a T.I. of "4" if he wishes to waive the soils investigation for the road section design. After plan approval, the subdivider shall construct the required improvements as shown on said plans. These requirements are the minimum. It is the design engineer's responsibility to design an adequate road for its intended use.

- b. All engineering plans shall be drawn to a scale no smaller than 1" = 40 feet, shall show contours and cross-sections at a minimum of every 50 feet and extend at least 50 feet each side of the road.
 - c. The easement shall be widened as necessary to contain the road base, all cuts and fills and the required side drainage.
 - d. A grading permit shall be obtained prior to the start of any earthwork.
 - e. Any roadway structure plans approved by the PRMD shall be attached to, and become a part of, the Subdivisions Improvement Plans.
6. The subdivider shall either complete all required private and public construction or enter into an Improvement Agreement and post security with the County of Sonoma, prior to the filing of the Subdivision Map, agreeing to complete the required construction within 24 months after the preparation of the agreement. If the required construction is completed prior to the filing of the Subdivision Map, the subdivider shall enter into an Improvement Maintenance agreement and post security with the County of Sonoma, to guarantee the improvements for a period of one year.
7. The width of this/these roads may be altered (12 feet plus 2 foot shoulders are the minimum road width) with written approval of the County Fire Chief and the County Surveyor. Approval of a 12 foot road will require an inspection by the County Fire Chief and may require other conditions to mitigate the required road standards. This mitigation is for width only and cannot mitigate any other road conditions.
8. If a 12-foot road is approved, in order to provide emergency two-way access, passing turnouts shall be constructed at intervals not exceeding 300 feet or at locations approved by the County Fire Chief. The turnouts shall be constructed per the current adopted Fire Safe Standards Ordinance.
9. A report prepared by a civil engineer which provides sufficient information to demonstrate that the existing private road does meet the Conditions of Approval may be submitted for approval by the County Surveyor. The report shall contain information regarding condition, width, alignment, grade, structural section, subgrade, base rock and asphalt compaction, surfacing and any other relevant information necessary to approve the report. If this cannot be demonstrated, the subdivider shall retain a registered civil engineer to prepare road and drainage plans showing how the road is to be up-graded to meet the above stated standards. This condition cannot be mitigated by the Fire Marshall.
10. These conditions are not required to be included in the improvement plans with the exceptions of those titled "NOTE ON MAP" and "NOTE ON PLANS".

BUILDING:

- 11. A grading permit shall be obtained from PRMD prior to the start of any earthwork, unless exempted under the most recent California Building Code (CBC). The grading plan, prepared by a civil engineer who is registered by the State, shall be submitted for review and approval by PRMD prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and.

permits.

FIRE AND EMERGENCY SERVICES:

12. NOTE ON MAP: "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 sites), 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 PRMD from the County Fire Marshal/Local Fire Protection District."
13. To facilitate locating an emergency and to avoid delays in response; all existing and newly constructed or approved roadways and buildings whether public or private shall provide for safe access for emergency fire apparatus and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during an emergency, and shall be constructed and maintained as required by Sonoma County Fire Safe Standards and the California Fire Code, as adopted and amended by Sonoma County Code.
 - a. Any newly created parcel shall have an approved address assigned by PRMD (Fire).
 - b. Roadways serving more than two parcels shall be identified by a road name. This requirement may be mitigated through County Fire and Emergency Services.
 - c. Any newly created parcel with an existing roadway serving an existing legally constructed residential building which was constructed prior to January 1, 1992, shall be provided with year-round unobstructed access to conventional drive vehicles, including sedans and fire engines, as required by Sonoma County Fire Safe Standards.
 - d. Any newly created parcel with an existing roadway serving an existing legally constructed residential building which was constructed on or after January 1, 1992, shall be provided with an approved access roadway or roadways constructed and maintained in compliance with the California Fire Code, as adopted and amended by Sonoma County Code, and/or as required by Sonoma County Fire Safe Standards.
 - e. All roadways shall be identified by approved road names posted on signs clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.
 - f. All buildings shall be identified by approved address numbers, posted on signs clearly visible and legible from the roadway and at interchanges, as required by the California Fire Code as adopted and amended by Sonoma County Code, and as required by Sonoma County Fire Safe Standards.
 - g. An affirmative covenant, that includes a Road Maintenance Agreement approved by the County Fire Marshal, shall be created which shall run with the land in perpetuity.
14. Emergency water supply for fire protection shall be available and accessible in locations, quantities and delivery rates as specified in the California Fire Code as adopted and amended by Sonoma County Code.
15. To reduce the intensity of a wildfire fuel modification and greenbelts shall be created which provide (1) increased safety for emergency fire equipment and evacuating civilians; and (2) a point of attack or defense from a wildfire, and shall be in accordance with the California Fire Code as adopted and amended by Sonoma County Code and Sonoma County Fire Safe Standards.

16. In areas designated as high- or very-high fire severity areas, an approved Vegetation Management Plan and Agreement to perform annual maintenance shall be provided by the applicant and approved by the County Fire Marshal.
17. Prior to occupancy, written approval that the required improvements have been installed shall be provided to PRMD from the County Fire Marshal/Local Fire Protection District.

HEALTH:

Septic:

18. Public water and public sewer connection shall continue to be required per the water and sewer requirements of the PRMD Sanitation Section.

Abandonments:

19. Prior to recording the map, abandon any septic tanks on 13920 Carmel Ave under permit and inspection of the PRMD Well and Septic Section. If none are known or discovered, this shall be so stated in written correspondence to Project Review Health Specialist describing the precise level of research and field review done to determine that none exist.

SANITATION:

20. A private easement for the purposes of maintaining, repairing and/or replacing the sanitary sewer lateral serving proposed Lot 1 shall be shown on the recorded Parcel Map. The easement shall be of sufficient width to accommodate the use of heavy equipment if needed to excavate the existing lateral for repair or replacement.
21. NOTE ON MAP: "The private easement shown on this map for the sanitary sewer lateral serving Lot 1 shall not be altered, amended or removed from this map without review by and the express written permission of the Sonoma Valley County Sanitation District."

TRANSPORTATION AND PUBLIC WORKS:

22. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to Carmel Avenue shall conform to AASHTO recommendations. More specifically, the developer shall construct a private road entrance that meets the following criteria:
- A minimum paved throat width of 18 feet.
 - The entrance curve on the northerly side shall have a minimum pavement radius of 25 feet. The entrance curve shall begin on a line that is 12-foot distant from, and parallel with, the physical centerline of Carmel Avenue. A 1:10 pavement taper shall be constructed on north side of the entrance. Entrance curve radii may be reduced with the approval of the Fire Services Division of the Sonoma County Department of Emergency Services.
 - The minimum sight distance for vehicles entering and exiting the driveway shall be in accordance with AASHTO requirements for the speed traveled on Carmel Avenue.
 - The entry shall be surfaced with asphalt concrete a minimum distance of 25 feet from the existing edge of pavement.
 - Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details.

(www.sonoma-county.org/tpw/const_std/).

- f. Prior to issuance of an encroachment permit, an engineer qualified to evaluate roadway structures shall determine the allowable load on the existing box culvert located at the driveway entrance to Carmel Avenue. The results of the analysis shall be provided to the Land Development Section of DTPW and the County Fire Marshal for review. Should the existing structure not meet the minimum requirements stated in applicable sections of Chapter 13 of the Sonoma County Code, it shall be replaced with a structure meeting said Code requirements as part of the required driveway improvements.
 - g. Improvements shall be constructed prior to filing the Parcel Map.
23. The developer shall obtain an Encroachment Permit from the Permit and Resource Management Department prior to constructing any improvements within County road right-of-way.

PLANNING:

24. Parkland fees shall be paid prior to issuance of building permits for new residential construction, the following NOTE shall be placed on the Parcel Map:
- NOTE ON MAP: "New residential construction on these parcels is subject to payment of parkland fees in accordance with Section 25-58 et. seq. of the Sonoma County Subdivision Ordinance. Evidence that fees are paid shall be provided to the Regional Parks Department prior to the issuance of building permits."
25. If it is determined by survey prior to recordation of the Parcel Map that adequate land is not available to meet General Plan and zoning densities, then the number of lots must be reduced in order to comply with required densities.
26. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
27. Prior to submitting the subdivision check print maps to the County Surveyor, the applicant shall submit, to PRMD - Project Review Division, a Condition Compliance Review Fee deposit (amount to be determined consistent with the ordinance in effect at that time). This "At Cost" fee is a minimum deposit and condition compliance is charged on an actual cost basis. Should the actual costs exceed the amount of the fee, the applicant will be billed for additional costs. In addition, the applicant shall also pay any application processing fees that have exceeded the initial deposit fee to process the subdivision application.
28. All building and/or grading permits shall have the following note printed on plan sheets:
- NOTE ON MAP: "In the event that the archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from the tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites 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 resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the

extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

29. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dropline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.
30. NOTE ON MAP: "Affordable housing requirements apply to each residential lot pursuant to Section 26-89-040 F of the Sonoma County Code. Each nonexempt residential unit shall pay an in-lieu affordable housing fee at the time of issuance of the building permit, unless a building permit for a qualifying affordable unit is approved prior to or concurrent with the building permit for the nonexempt residential unit."
31. NOTE ON MAP: "Any further development shall be constructed in conformance with the current flood elevation levels."
32. Any land subject by a Special Flood Hazard Area shall be delineated and shown on the Parcel Map as "subject to inundation" in one-inch lettering.
33. A riparian (streamside conservation area) line shall be established 50 feet from the top of the bank of existing creek. NOTE ON MAP: "Structures, roads, utility lines, parking lots, lawns, grading, fill, and excavation shall be prohibited in this conservation area unless a waiver is granted per Section 26-66 of the Zoning Ordinance."
34. NOTE ON MAP: "The lots shown here on are subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) guidelines. Future development may be required to implement post-construction storm water quality mitigation measures."
35. 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 conditions 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 Tentative Map. 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.

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM RR (RURAL RESIDENTIAL), B6-5 ACRE DENSITY, BR (BIOTIC RESOURCE), F2 (FLOODPLAIN COMBINING DISTRICT), SD (SCENIC DESIGN REGULATIONS), SR (SCENIC RESOURCE) DISTRICT TO THE R1 (LOW DENSITY RESIDENTIAL), B6-1 UNIT PER ACRE, Z (SECOND UNIT EXCLUSION), BR, F2, SD, SR ZONING DISTRICT FOR 2.2 ACRES LOCATED AT 13920 AND 13960 CARMEL AVENUE, GLEN ELLEN; APN 054-190-007. APN 054-190-007.

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

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the RR(Rural Residential) B6-5 acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) District to the R1(Low Density Residential) B6-1 unit per acre, Z (Second Unit Exclusion), BR, F2, SD, SR Zoning District for 2.2 acres located at the southerly end of Carmel Avenue approximately 1,225 feet from its intersection with Arnold Drive in Glen Ellen also known as 13920 and 13960 Carmel Avenue, Glen Ellen APN 054-190-007 File No. PLP11-0039. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. (Map No.).

SECTION II: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.

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

SECTION 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 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 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, passed and adopted this day of _____, 2013, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

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

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

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

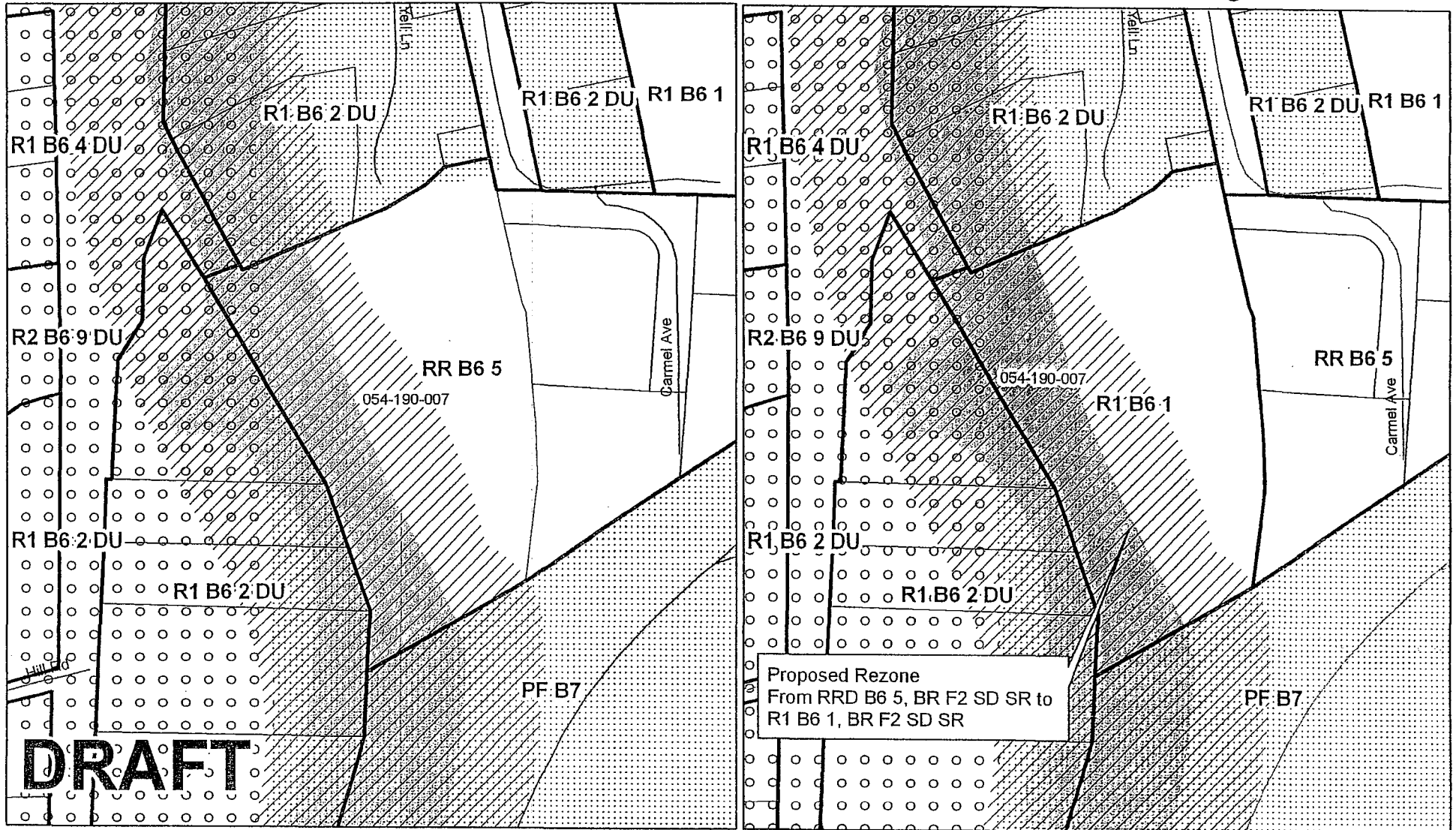
ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

mirrored sound

Existing Zoning

Proposed Zoning



Base Map Data

- Proposed Rezone
- Base zoning by Area
- Highways
- Intermittent Stream
- Perennial Stream

Zoning Combining Districts

- LU Policy
- AH Affordable Housing
- HD Historic District
- BR Biotic Resource
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- MR Mineral Resource

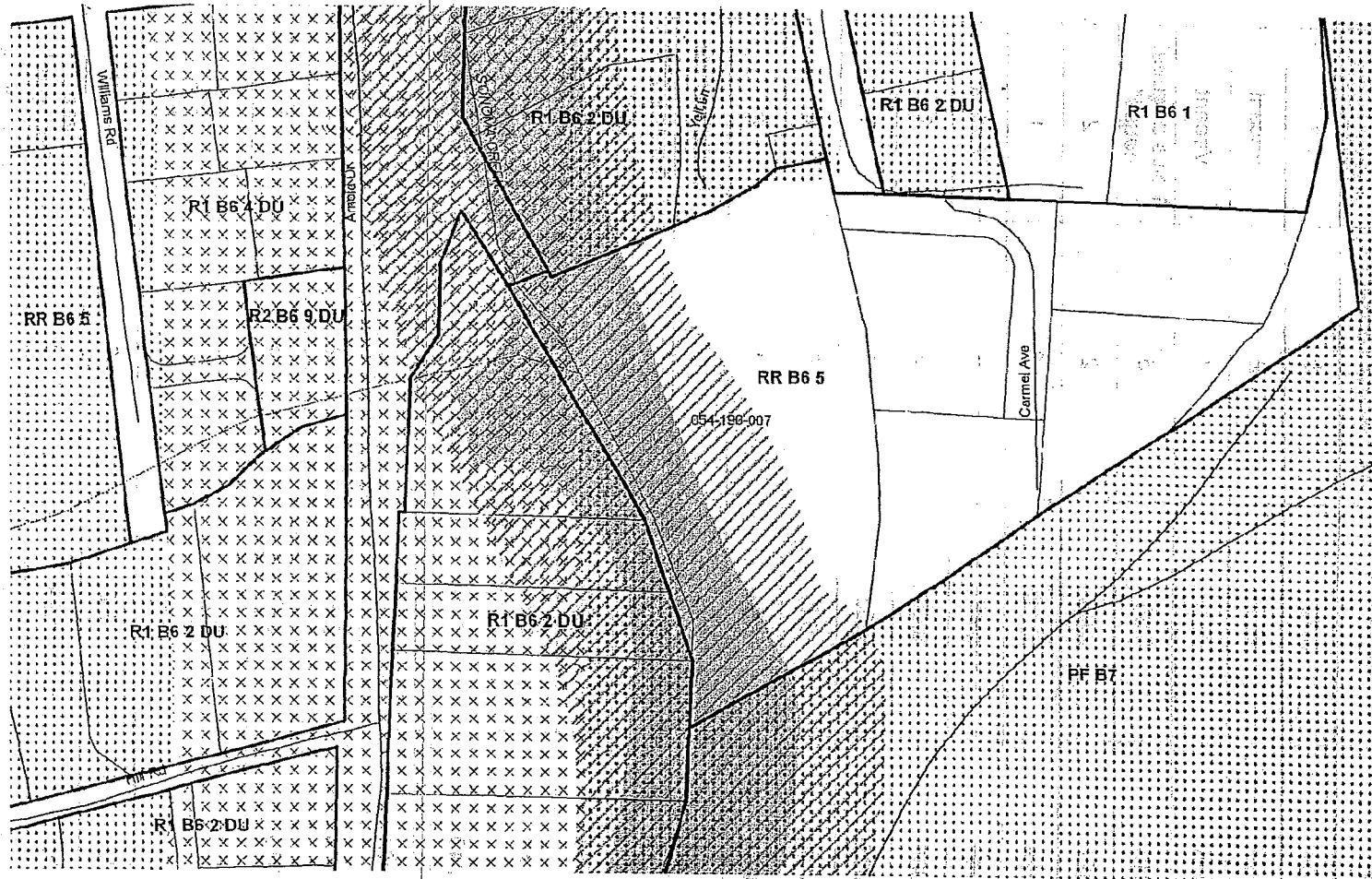
- G Geologic Hazard
- F2 Floodplain
- F1 Floodway



FILE: PLP 11-0039
 AP #: 054-190-007
 Ordinance No.
 Sectional District Map No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



0 62.5 125 Feet
1:1,500

Zoning and Combining Districts

- | | | |
|-----------------------|------------------------|---------------------|
| City Limit | SD Scenic Design | MR Mineral Resource |
| AH Affordable Housing | SR Scenic Resource | G Geologic Hazard |
| LU Policy | VOH Valley Oak Habitat | F1 Floodway |
| HD Historic District | BR Biotic Resource | F2 Floodplain |

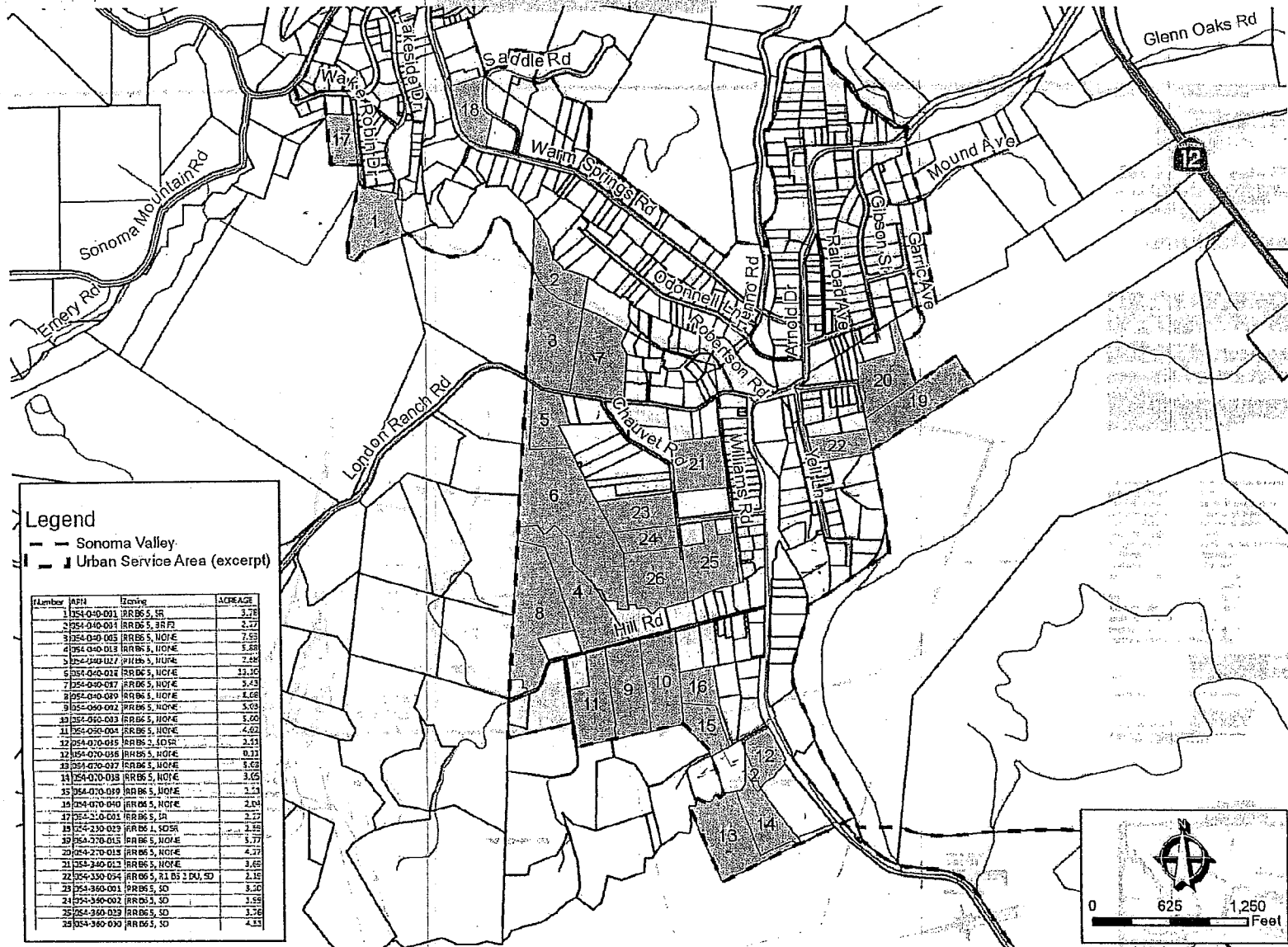
PRMD

Zoning Map

Activity #PLP11-0039

**TABLE A
PARCELS TWO ACRES OR MORE IN SIZE
SONOMA VALLEY URBAN SERVICE AREA
GLEN ELLEN**

	ASSESSOR'S PARCEL NUMBER	ACERAGE	NUMBER OF LOTS AT 1-ACRE DENSITY	NUMBER OF EXISTING DWELLINGS
1	054-040-001	3.78	3	1
2	054-040-004	2.27	2	Vacant
3	054-040-005	7.93	7	Vacant
4	054-040-013	5.88	5	1 plus a "guest house"
5	054-040-027	2.68	2	2
6	054-040-028	13.10	13	1
7	054-040-087	5.43	5	Vacant
8	054-040-089	8.08	8	1
9	054-060-002	5.03	5	1
10	054-060-003	5.0	5	2
11	054-060-004	4.02	4	2
12	054-070-035 & -036	2.11	2	Multiple Units
13	054-070-037	5.03	5	1 plus a 2 nd Unit
14	054-070-038	3.05	3	2
15	054-070-039	2.21	2	2
16	054-070-040	2.04	2	Shelter (1 plus 2 nd Unit)
17	054-210-001	2.27	2	1
18	054-230-029	2.39	2	2
19	054-270-015	5.77	5	1
20	054-270-018	4.27	4	1
21	054-340-012	3.69	3	1
22	054-360-001	3.2	3	Vacant
23	054-360-002	1.99	2	1 and 2 "Cottages"
24	054-360-003	4.53	4	1 plus 2 nd Unit
25	054-360-029	3.76	3	1 plus 2 nd Unit
26	054-350-054	2.19	2	2
		Total Potential 1-acre lots	103	

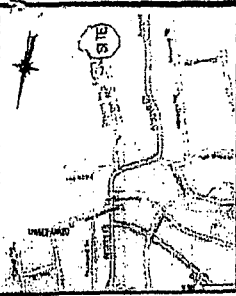
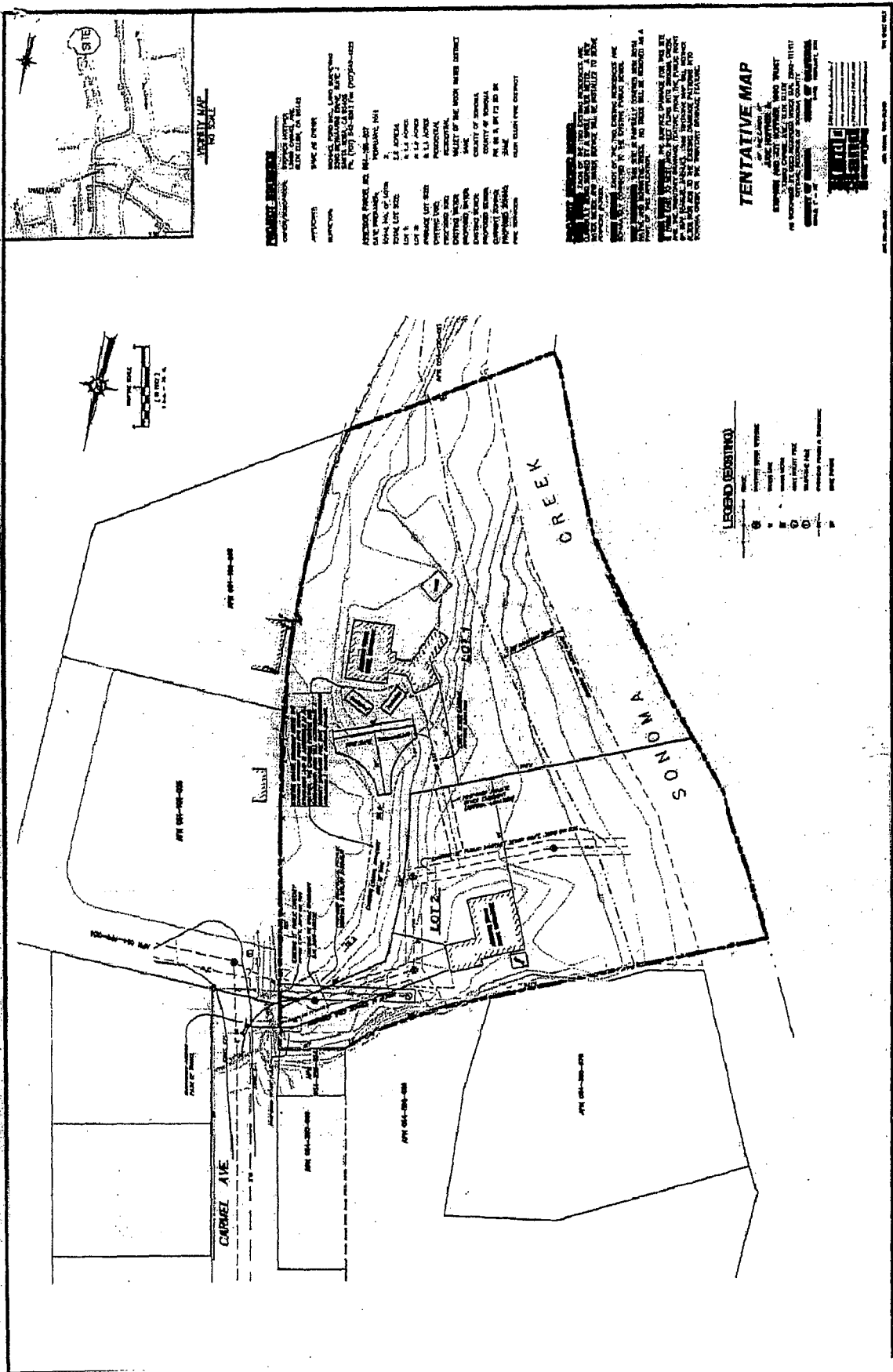


Legend

- Sonoma Valley
- Urban Service Area (excerpt)

Parcel	APN	zoning	ACREAGE
1	054-040-001	RRB6 S, SR	3.78
2	054-040-031	RRB6 S, 3RFD	2.77
3	054-040-005	RRB6 S, NOFE	7.53
4	054-040-013	RRB6 S, NOFE	5.88
5	054-040-017	RRB6 S, NOFE	7.44
6	054-040-016	RRB6 S, NOFE	11.10
7	054-040-017	RRB6 S, NOFE	5.43
8	054-040-049	RRB6 S, NOFE	6.68
9	054-040-012	RRB6 S, NOFE	5.03
10	054-050-003	RRB6 S, NOFE	6.00
11	054-050-004	RRB6 S, NOFE	4.02
12	054-070-015	RRB6 S, 10 SR	2.33
13	054-070-016	RRB6 S, NOFE	0.11
14	054-070-017	RRB6 S, NOFE	6.68
15	054-070-018	RRB6 S, NOFE	3.05
16	054-070-019	RRB6 S, NOFE	1.21
17	054-070-040	RRB6 S, NOFE	2.94
18	054-110-001	RRB6 S, SR	2.17
19	054-230-023	RRB6 L, 50 SR	1.48
20	054-270-015	RRB6 S, NOFE	5.77
21	054-270-015	RRB6 S, NOFE	4.77
22	054-240-011	RRB6 S, NOFE	3.69
23	054-350-034	RRB6 S, 11 B1 1 DU, SD	2.15
24	054-360-001	RRB6 S, SD	3.20
25	054-360-002	RRB6 S, SD	1.39
26	054-360-013	RRB6 S, SD	1.36
27	054-360-010	RRB6 S, SD	4.11

EXHIBIT E



APPROVED:
 [Signature]

DATE OF ISSUE:
 [Date]

PROJECT:
 [Project Name]

OWNER:
 [Owner Name]

PREPARED BY:
 [Prepared By Name]

SCALE:
 1" = 100'

DATE:
 [Date]

TENTATIVE MAP
 [Text regarding map status and legal notices]

LEGEND (EXISTING)

- [Symbol]
- [Symbol]
- ▭ [Symbol]
- [Symbol]
- [Symbol]
- [Symbol]

Tentative Map

PRMD

Resolution Number
County of Sonoma
Santa Rosa, California
February 7, 2013
PLP11-0039 Melinda Grosch

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF THE ZONE CHANGE, GENERAL PLAN AMENDMENT, AND MINOR SUBDIVISION AS REQUESTED BY STEPHEN HOFFNER, FOR PROPERTY LOCATED AT 13920 AND 13960 CARMEL AVENUE, GLEN ELLEN; APN 054-190-007.

WHEREAS, the applicant, Stephen Hoffner, filed an application with the Sonoma County Permit and Resource Management Department to rezone 2.2 acres from the RR (Rural Residential) B6-5 acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) district to the R1 (Low Density Residential) B6-1 unit per acre, BR, F2, SD, SR zoning to allow for a Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acres in size district located at 13920 and 13960 Carmel Avenue, Glen Ellen, APN 054-190-007; Supervisorial District No. 1; and

WHEREAS, a Mitigated Negative Declaration was prepared and posted for the proposed project in accordance with the appropriate law and guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on February 7, 2013, at which time all interested persons were given an opportunity to be heard; and

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

1. The General Plan Amendment and Zone Change are consistent with the designation criteria and Land Use Element policies of the Sonoma County General Plan 2020 in that: a) the land is within a designated Urban Service Area, b) adequate water, sewer, public safety, park, school services and other necessary infrastructure is available or planned to be available, c) the parcel has convenient access to designated arterial or collector roads, d) the parcel is not subject to unacceptable risks such as flooding, geologic, noise, or other hazards.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project. The Negative Declaration has been completed in compliance with State and County CEQA guidelines, and the information contained therein has been reviewed and considered.

3. The establishment, maintenance or operation of the use for which application is made 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. The particular circumstances in this case are: 1) The site is already served by public sewer and water; 2) the re-designation of this site will not set a precedent for extensive additional designations as there are a limited number of parcels within the Urban Service Area that are not already designated for Urban Residential uses; 3) The requested General Plan Amendment and Zone Change are appropriate as it does not change the character of the neighborhood or result in additional impacts such as increased traffic, noise, or water use.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA guidelines, and finds that the Negative Declaration reflects the independent judgment of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors approve the requested Zone Change.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

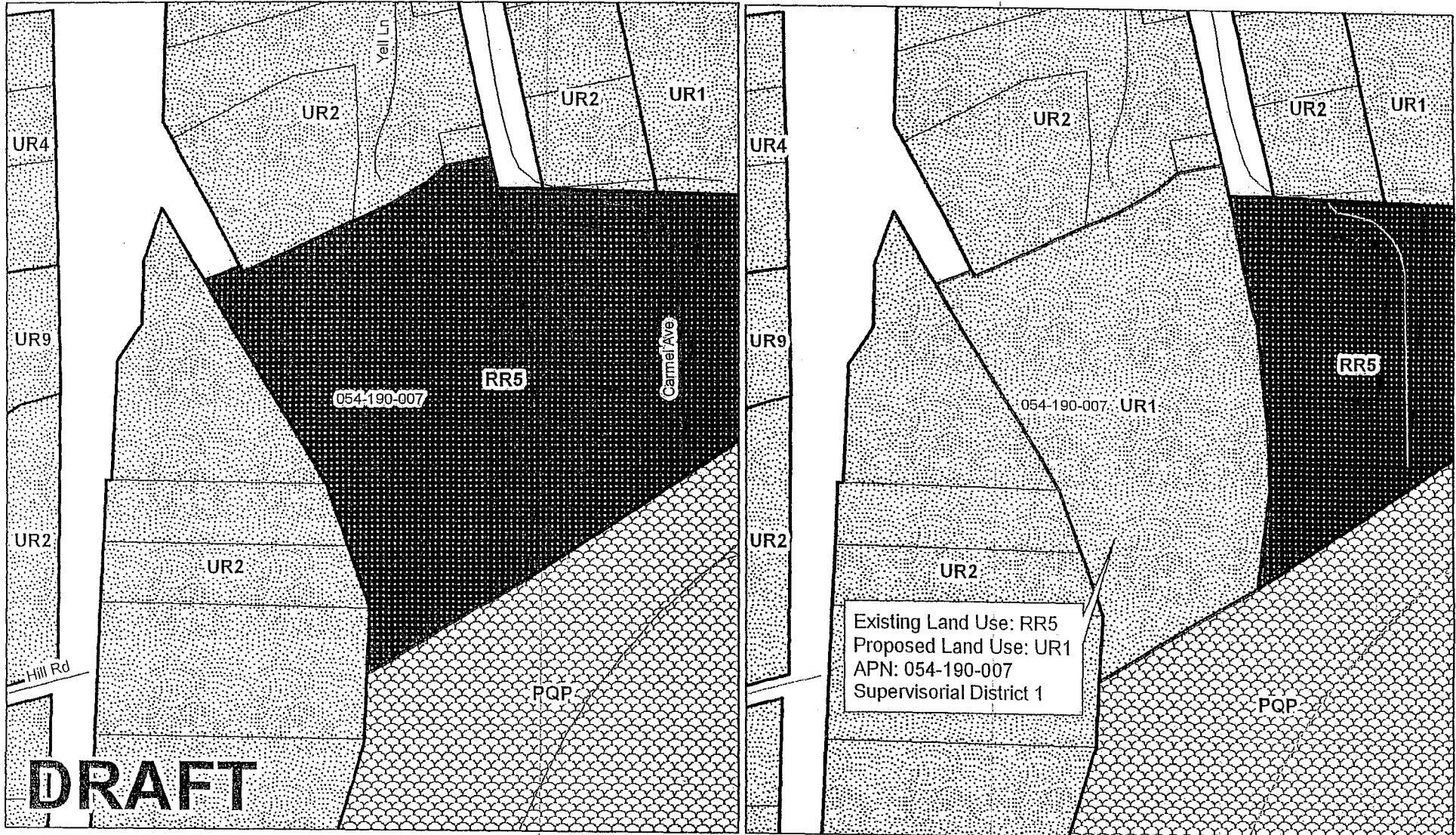
Ayes: Noes: Absent: Abstain:

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

SO ORDERED.

Existing General Plan Land Use

Proposed General Plan Land Use



DRAFT

General Plan Land Use

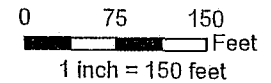
- | | | | |
|--|-----------------------------------------|--|--------------------------------------|
| | Diverse Agriculture | | General Commercial |
| | Land Extensive Agriculture | | Limited Commercial |
| | Land Intensive Agriculture | | Limited Commercial Traffic Sensitive |
| | Resource and Rural Development | | General Industrial |
| | Rural Residential | | Limited Industrial |
| | Urban Residential | | Public / Quasi Public |
| | Recreation / Visitor-Serving Commercial | | |

Base Map Data

- | | | | |
|--|-----------------------|--|-----------------------------|
| | Planning Area Policy | | Subject Property |
| | AH Affordable Housing | | Coastal Commission Boundary |
| | | | Urban Service Areas |
| | | | Highways |
| | | | Intermittent Stream |
| | | | Perennial Stream |

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

File No.: PLP 11-0039
 APN: 054-190-007
 Resolution:



Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



Negative Declaration

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Pursuant to Section 15071 of the State CEQA Guidelines, this summary of findings and the attached Initial Study and mitigations constitute the Mitigated Negative Declaration as proposed for or adopted by the County of Sonoma for the project described below:

- Project Title:** Hoffner General Plan Amendment, Zone Change, and Minor Subdivision
- Project Location Address:** 13960 and 13920 Carmel Avenue, Glen Ellen
- Lead Agency:** Sonoma County Permit & Resource Management Department
- Decision Making Body:** Sonoma County Board of Supervisors
- Project Applicant:** Stephen Hoffner
- Project Description:** Request for a General Plan Amendment, Zone Change, and Minor Subdivision on 2.2 +/- acres.
1. A General Plan Amendment from the RR (Rural Residential) 5-acre density to the UR (Urban Residential) 1-unit per acre density land use designation.
 2. A Zone Change from the RR (Rural Residential) B6 5-acre density, BR (Biotic Resource), F2 (Floodplain Combining District), SD (Scenic Design Regulations), SR (Scenic Resource) district to the R1 (Low Density Residential) B6-1-unit per acre, BR, F2, SD, SR Zoning District to allow for:
 3. A Minor Subdivision of 2.2 acres into two parcels of 1.2 acres and 1.0 acres in size.

Environmental Finding:

Basis on the attached Initial Study, the project described above will not have a substantial adverse impact on the environment.

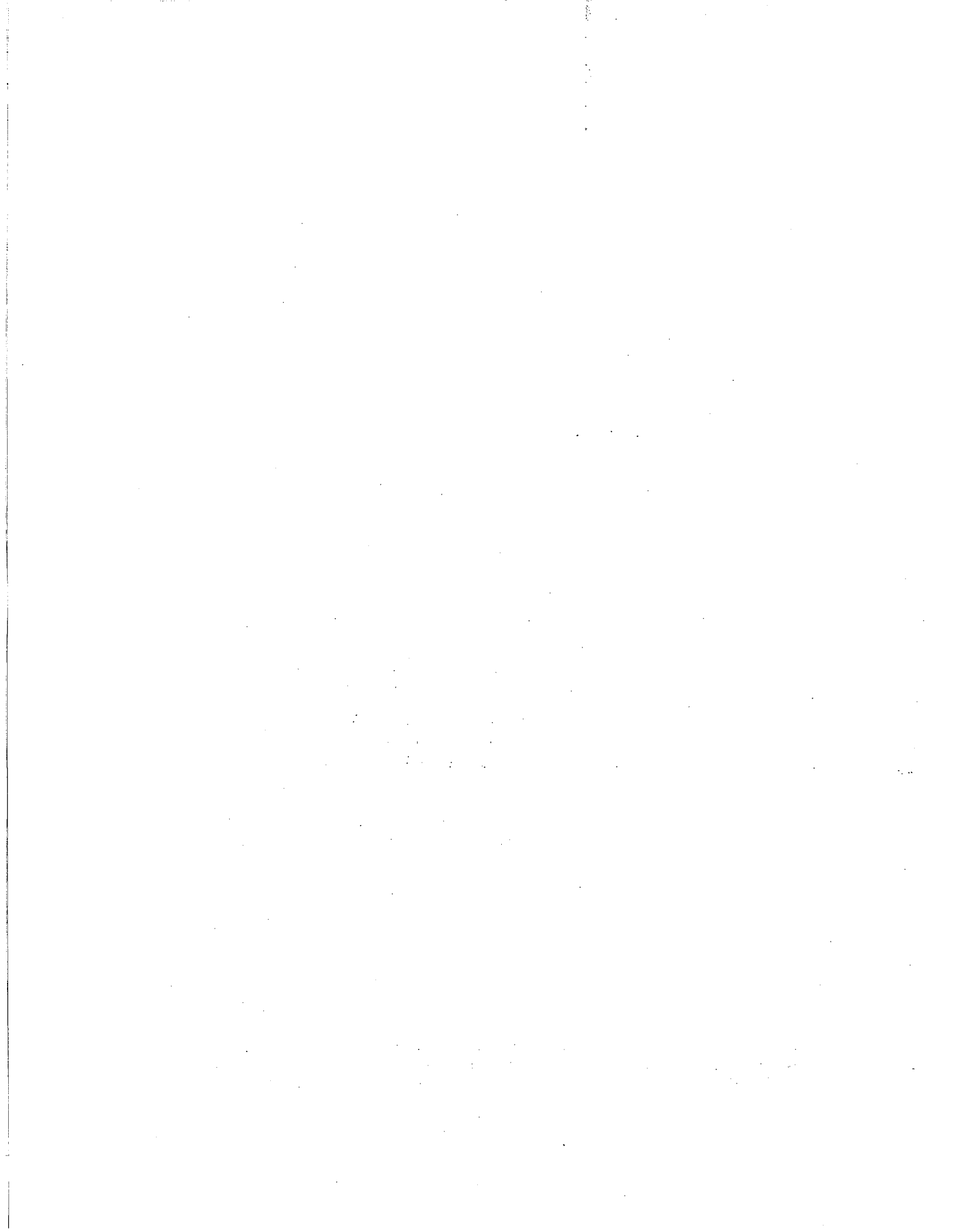
Initial Study: See attached. For more information call Melinda Grosch at 565-2397.

Mitigation Measures: None

Introduction:

The applicant, Stephen Hoffner proposes to amend the General Plan, Zone Change and Minor Subdivision creating two parcels of 1.2 and 1.0 acres. A referral letter was sent to the appropriate local, state and federal agencies and interest groups who may wish to comment on the project.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The



report was prepared by Melinda Grosch, Project Review Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by Stephen Hoffner. Additional information was provided by various consultants as identified in this Initial Study. Technical studies referred to in this document are available for review at the Permit and Resource Management Department.

Please contact Melinda Grosch, Planner III at (707) 565-2397 or Melinda.Grosch@sonoma-county.org for more information.

PROJECT DESCRIPTION

The applicant has requested a General Plan Amendment, Zone Change, and Minor Subdivision to allow a 2.2 +/- acre parcel into two lots of 1.2 +/- and 1.0 +/- acres. The subject property is currently developed with two single-family dwelling units and served by public sewer and water. The parcels are located at the end of Carmel Avenue in the unincorporated town of Glen Ellen.

SETTING

The project is located in a low density residential area at the end of Carmel Avenue in the unincorporated town of Glen Ellen. The site is approximately 1/4 mile from the center of Glen Ellen and is within the Sonoma Valley Urban Service area. The western property line is Sonoma Creek and the southern property line is Sonoma Valley Regional Park. The surrounding properties are all one-acre or less in size. There is a small pocket of RR (Rural Residential) Zoning immediately to the east and the remaining parcels are all R1 (Low Density Residential).

Initial Study Checklist

This checklist is taken from Appendix G of the State CEQA Guidelines. For each item, one of four responses is given:

No Impact: The project would not have the impact described. The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.

Less Than Significant Impact: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.

Potentially Significant Unless Mitigated: The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.

Potentially Significant Impact: The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question on the checklist was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The checklist includes a discussion of the impacts and mitigation measures that have been identified. Sources used in this Initial Study are numbered and listed on page 36.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural & Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emission	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	
<input type="checkbox"/> Mandatory Findings of Significance		

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

<input checked="" type="checkbox"/>	Project Application and Description
<input checked="" type="checkbox"/>	Initial Data Sheet
<input checked="" type="checkbox"/>	County Planning Department's Sources and Criteria Manual
<input checked="" type="checkbox"/>	Sonoma County General Plan and Associated EIR
<input checked="" type="checkbox"/>	Specific or Area Plan <u>North Sonoma Valley</u>
<input checked="" type="checkbox"/>	Sonoma County Zoning Ordinance
<input type="checkbox"/>	Sonoma County Rare Plant Site Identification Study
<input checked="" type="checkbox"/>	Project Referrals from Responsible Agencies
<input checked="" type="checkbox"/>	State and Local Environmental Quality Acts (CEQA)

- Full record of previous hearings on project in File
- Correspondence received on project.
- Other technical reports:

Cultural Resources Study for a Minor Subdivision at 13920-13960 Carmel Avenue, Glen Ellen, Sonoma County, California. By Virginia Hagensieker, B.A. and Janine M. Loyd, M.A.P.A. December 8, 2011.

1. AESTHETICS *Would the project:*

a) Have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>Comment: The project is in an area designated as visually sensitive by the Sonoma County General Plan. However, it is not located on a scenic hillside, nor would it involve tree removal, construction or grading that would affect a scenic vista. The existing buildings are screened from view from public roads and parks by existing vegetation.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The parcel is not located on a site visible from a state scenic highway.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The subdivision will not result in two lots that are already developed with single-family dwellings in a neighborhood of other single family dwellings on similar sized parcels.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: .No new structures are proposed.</p>				

Mitigation:
 No mitigation measures are required.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
 The parcel is not designated as Prime or Unique Farmland or Farmland of Statewide Importance on the Important Farmland maps. It is designated as Urban Lands reflecting the existing use of the site. There are already a considerable number of small parcels and lack of significant agricultural operations in the area.

Mitigation:
 No mitigation measures are required.

b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
 The project site is in RR (Rural Residential) B6 5 acres per dwelling unit zoning district which allows residential and compatible uses, and is not included in a Williamson Act contract.

Mitigation:
 No mitigation measures are required.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment: The site is not forest land or Timber Production land.				
Mitigation: No mitigation measures are required.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The parcel is forest land or Timber Production land.				
Mitigation: No mitigation measures are required.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project does not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.				
Mitigation: No mitigation measures are required.				

3. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project is within the jurisdiction of the Bay Area Air Quality Management District (Check map). The District does not meet the Federal or State standards for ozone, and has adopted an ozone Attainment Plan and a Clean Air Plan in compliance with Federal and State Clean Air Acts. These plans include measures to achieve compliance with both ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides and volatile organic compounds). The project will not conflict with the District's air quality plan because the proposed use will not emit significant quantities of ozone precursors or involve construction of transportation facilities				

that are not addressed in the adopted transportation plan.				
Mitigation: No mitigation measures are required.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: Because it will not cause significant long-term emissions of criteria pollutants, the project will not violate any air quality standard.				
Mitigation: No mitigation measures are required.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: There will be no increase in any criteria pollutant as a result of this project.				
Mitigation Measure: No mitigation measures are required.				
d) Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: There will be no long term increase in emissions.				
Mitigation: No mitigation measures are required.				
e) Create objectionable odors affecting a substantial number of people?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: No objectionable odors will be created by the project.				

Mitigation:
 No mitigation measures are required.

4. BIOLOGICAL RESOURCES *Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
			X	

Comment:
 The site is located on Sonoma Creek. The BR (Biotic Resources) combining district that delineates the riparian corridor covers slightly more than half the lot. The two existing dwellings are located just outside this area. There are no current plans for additional construction. If a building permit is requested in the future it will be subject to documentation that the new construction does not impact the biotic resources area.

Mitigation:
 No mitigation measures are required.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
			X	

Comment:
 See 4.a. above.

Mitigation Measure:
 No mitigation measures are required.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
				X

Comment:
 No wetlands are associated with the site. See 4.a. also.

Mitigation Measure:
 No mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact

wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
 See 4.a above.

Mitigation:
 No mitigation measures are required.

e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
 While the site has the BR Zoning, Designation, the creation of a new lot already developed with a single-family dwelling will not significantly increase the potential for damage to the riparian corridor. Thus the project does not conflict with local policies.

Mitigation:
 No mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
 There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the project site.

Mitigation:
 No mitigation measures are required.

5. CULTURAL RESOURCES *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
 At the request of the Northwest Information Services a Cultural Resources study was prepared for the subject property. The report, "Cultural Resources Study for a Minor Subdivision at 13920 - 13960 Carmel Avenue, Glen Ellen, Sonoma County, California" by Virginia Hagensieker, B.A.

and Janine M. Loyd, M.A./R.P.A., December 8, 2011 details the procedure and findings of the study of the subject property. The authors conducted a field survey on December 7, 2011 and found no prehistoric or historic-era archaeological sites. They recommend that the standard condition of approval requiring work to stop until a qualified person can be called to the site to evaluate the find be included.

As long as the following standard condition of approval is applied no mitigation measures are required.

All building and/or grading permits shall have the following note printed on plan sheets:

NOTE ON MAP: " All building and/or grading permits shall have the following note printed on plan sheets:

In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites 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 resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:

See item 5(a) above. There are no known archaeological resources on the site, but the project could uncover such materials during construction.

Mitigation Measure:

No mitigation measures are required.

c) Directly or indirectly destroy a unique	Potentially	Less than	Less than	No impact
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paleontological resource or site or unique geologic feature?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	
				X

Comment:
 There are no unique geological features on the property. The geology of the site and the nature of the project make it extremely unlikely that paleontological resources would be destroyed.

Mitigation:
 No mitigation measures are required.

d) Disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
				X

Comment:
 No burial sites are known in the vicinity of the project, and most of the project site has already been disturbed by past construction. In the event that human remains are unearthed during construction, state law requires that the County Coroner be notified to investigate the nature and circumstances of the discovery. At the time of discovery, work in the immediate vicinity would cease until the Coroner permitted work to proceed. If the remains were determined to be prehistoric, the find would be treated as an archaeological site and the condition described in item 5.a. above would apply.

Mitigation:
 No mitigation measures are required.

6. GEOLOGY AND SOILS: *Would the project:*

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
 The project site is not within a fault hazard zone as defined by the Alquist-Priolo fault maps.

Mitigation:
 No mitigation measures are required.

ii Strong seismic ground shaking?	Potentially	Less than	Less than	No impact
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	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	
			X	
<p>Comment: All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that can occur during a seismic event. However, using accepted geotechnical evaluation techniques and appropriate engineering practices, potential injury and damage can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The design and construction of future dwellings on new parcels are subject to load and strength standards of the California Building Code (CBC), which take seismic shaking into account. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk of injury from seismic shaking.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
iii. Seismic-related ground failure, including liquefaction?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>Comment: The project site is not located within an area subject to liquefaction as shown on the Sonoma County Relative Hazard from Seismic Shaking map. All structures will be required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements. Based on standard permitting requirements, the project will have no significant risk of loss, injury or death from seismic ground failure or liquefaction.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
iv. Landslides?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The project site is not located in a landslide prone area as shown on Geology for Planning in Sonoma County Special Report 120 Slope Stability.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: No new construction or grading is anticipated as a result of this project.</p>				
<p>Mitigation Measure: No mitigation measures are required.</p>				
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>Comment: The project site is subject to seismic shaking as described in item 6.a.ii. above.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
<p>Comment: Table 18-1-B of the Uniform Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. For the proposed project, soils at the site have not been tested for their expansive characteristics. No substantial risks to life or property would be created from soil expansion at the proposed project, even if it were to be affected by expansive soils. No new construction is anticipated as a part of this project.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The project will be served by public sewer for disposal of wastewater.</p>				
<p>Mitigation: No mitigation measures are required.</p>				

7. GREENHOUSE GAS EMISSIONS *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
Comment: There should be no additional generation of greenhouse gases as a result of this project as both lots are already developed with single family residences.				
Mitigation: No mitigation measures are required.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The proposed subdivision does not conflict with any plan, policy, or regulation related to greenhouse gases.				
Mitigation: No mitigation measures are required.				

8. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: There are no significant hazardous wastes associated with the existing single family dwellings or their continued presence on the property.				
Mitigation Measure: No mitigation measures are required.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<p>Comment: See Item 8.a. above.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The project does not include hazardous materials. There are no existing or proposed schools within 0.25 miles of the project site.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The project site was not identified on, or in the vicinity of, any parcels on lists compiled by the California Environmental Protection Agency, Regional Water Quality Control Board, California Department of Toxic Substances, and the California Integrated Waste management Board.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The site is not within an airport land use plan as designated by Sonoma County.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment: There are no known private airstrips within the vicinity of the proposed project.				
Mitigation: No mitigation measures are required.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns significantly, and would have no effect outside the area.				
Mitigation: No mitigation measures are required.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas of where residences are intermixed with wildlands?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project would not expose people to increased risk from wildland fires. The site is already developed with two existing dwellings. The Glen Ellen Fire Station is just up the street approximately 1/2 miles away.				
Mitigation measures: No mitigation measures are required.				

9. HYDROLOGY AND WATER QUALITY *Would the project:*

a) Violate any water quality standards or waste discharge requirements?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The western property boundary of the site is Sonoma Creek. However since all development is located outside the riparian corridor and no new development is planned at this time there is limited potential for water quality violations. The site is served by public sewer so the potential for contamination from wastewater is minimal.				

Mitigation: No mitigation measures are required.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: The site is served by public water.				
Mitigations: No mitigation measures required.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: There will be no changes to site drainage as a result of this project.				
Mitigation: No mitigation measures are required.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in an manner which would result in flooding on- or off-site?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: There will be no changes to site drainage as a result of this project.				
Mitigation: No mitigation measures are required.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
Comment: There will be no change in the amount of runoff as a result of this project.				

Mitigation: No mitigation measures are required.				
f) Otherwise substantially degrade water quality?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
				X
Comment: The project does not involve other changes in the environment that could result in substantially degrading water quality.				
Mitigation: No mitigation measures are required.				
g) Place housing within a 100-year hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
Comment: Although the site is adjacent to Sonoma Creek, the project site is not located in a flood hazard area.				
Mitigation: No mitigation measures are required.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
Comment: All of the existing buildings are located outside the 100 year flood area for Sonoma Creek.				
Mitigation: No mitigation measures are required.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project site is not located in an area subject to flooding as a result of dam failure.				
Mitigation: No mitigation measures are required.				

<p>j) Inundation by seiche, tsunami, or mudflow?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact X</p>
<p>Comment: The project is not subject to seiche, tsunami, or mudflow.</p>				
<p>Mitigation: No mitigation measures are required.</p>				

10. LAND USE AND PLANNING *Would the project*

<p>a) Physically divide an established community?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No impact X</p>
<p>Comment: The project would not physically divide a community.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact X</p>	<p>No impact</p>
<p>Comment: The property currently has the Rural-Residential 5 acre density General Plan designation and the RR (Rural-Residential) B6 5-acre density Zoning designation. This designation is relatively low density with an average of one dwelling every 5 acres. The subject parcel is only 2.2 +/- acres in size. Therefore, a subdivision of the property into two lots would not be allowed. The proposal includes a request for a General Plan amendment to the Urban Residential land use designation with a corresponding Zone change to the R1: (Low Density Residential) designation to allow for the subdivision. Therefore, General Plan policies related to changes in density are pertinent.</p> <p>Applicable General Plan Policies:</p> <p>Designation Criteria. Amendments to add this designation must meet all of the following: (1) Lands shall be within a designated Urban Service Area, (2) Adequate water, sewer, public-safety, park, school services and other necessary infrastructure shall be available or planned to be available, (3) Lands shall have convenient access to designated arterial or collector roads;</p>				

- (4) Lands shall not be subject to unacceptable risks such as flooding, geologic, noise, or other hazards,
- (5) For high or medium density residential use, lands shall have convenient access to commercial uses and community services, and
- (6) Any applicable Land Use Policies of the Planning Area.

The subject parcel is within the Sonoma Valley Urban Service Area and the existing dwellings are already served by public sewer and water. Since the existing houses have been on site since 1957 and 1965 it is assumed that the infrastructure necessary to serve them has been in place for a number of years. Carmel Avenue enters Arnold Drive, an Urban Major Collector less than ¼ of a mile to the north of the site. As outlined elsewhere in this document the site is not subject to unacceptable risks.

Policy LU-1h:

Evaluate Land Use Plan amendments subject to:

- (1) constraints of environmental suitability,
- (2) protection of agriculture,
- (3) availability of public services,
- (4) the County projected population and employment levels,
- (5) the need for workforce housing, and
- (6) other plan goals, objectives, and policies.

The site is currently developed with two dwellings and the change to the Urban Residential 1 acre density General Plan designation with the corresponding R1 (Low Density Residential) 1 acre/dwelling unit density Zoning designation will not allow for any additional single family dwellings. It will allow them to be separated onto their own lots and two Second Dwelling Units might be possible but these are not considered density units and provide rental housing.

Policy LU-2a:

Maintain a residential holding capacity that is as close as possible to projected growth. Consider denial of Land Use Map amendments that add residential density in rural areas if residential holding capacity exceeds projected growth, recognizing that future development may not always use 100% of the capacity of all parcels.

There are 26 parcels, not including the subject property, within the Glen Ellen portion of the Sonoma Valley Urban Service Area zoned for low density residential use - RR 5 acres/dwelling unit or RR 2 acres/dwelling unit. If the proposed one unit per acre density was applied to all parcels, the subdivision process could yield up to 103 one-acre lots. Most of these lots have existing dwellings so the number of new single family dwellings that might result if all lots were subdivided at the one-acre density and the vacant lots subsequently developed with single family dwellings is estimated at 75. Since these are all inside the Urban Service Area they would all be eligible for Second Dwelling Units in addition to the Primary Dwellings, potentially resulting in 103 new Second Dwelling Units. It is unknown whether there is sewer and water capacity to serve maximum buildout at this density. Proposals for General Plan amendments and Zone changes increasing the density in areas where new development could occur would require a capacity analysis to ensure that there is adequate sewer and water infrastructure for the new development.

Mitigation:

No mitigation measures are required.

<p>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	<p>Potentially Significant Impact</p>	<p>Less than Significant with Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No Impact</p>
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				X
Mitigation: No mitigation measures are required.				

11. MINERAL RESOURCES *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: There is no known mineral resource on the project site.				
Mitigation: No mitigation measures are required.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project site is not a mineral resource recovery site.				
Mitigation: No mitigation measures are required.				

12. NOISE *Would the project:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The creation of two residential lots should not result in any additional noise.				
Mitigation: No mitigation measures are required.				
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

				X
Comment: There are no activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.				
Mitigation: No mitigation measures are required.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: See 12.a.				
Mitigation: No mitigation measures are required.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: There are no activities associated with the subdivision which will result in a periodic increase in ambient noise.				
Mitigation Measure: No mitigation measures are required.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The site is not within an airport land use plan as designated by Sonoma County.				
Mitigation: No mitigation measures are required.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment: There are no known private airstrips within the project area.
Mitigation: No mitigation measures are required.

13. POPULATION AND HOUSING *Would the project:*

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project would not include construction of new homes, businesses or infrastructure and therefore would not induce population growth.				
Mitigation: No mitigation measures are required.				
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: No housing will be displaced by the project.				
Mitigation: No mitigation measures are required.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: No people will be displaced by the project.				
Mitigation: No mitigation measures are required.				

14. PUBLIC SERVICES *Would the project:*

a) Would the project result in substantial adverse physical impacts associated with	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No impact
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the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:		Incorporation		
				X
Comment: No new government facilities would be required.				
Mitigation: No mitigation measures are required.				
i. Fire protection?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The project does not increase the need for fire services.				
Mitigation: No mitigation measures are required.				
ii. Police?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The Sonoma County Sheriff will continue to serve this area. There will be no increased need for police protection.				
Mitigation: No mitigation measures are required.				
iii. Schools, parks, or other public facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: Development fees to offset potential impacts to public services include school and park mitigation fees.				
Mitigation: No mitigation measures are required.				

iv. Parks?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
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Comment:
 Development fees to offset potential impacts to public services include school and park mitigation fees.

Mitigation:
 No mitigation measures are required.

v. Other public facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
-----------------------------	--------------------------------	-----------------------------------------------------	------------------------------	--------------------

Comment:
 Development fees to offset potential impacts to public services include school and park mitigation fees.

Mitigation:
 No mitigation measures are required.

15. RECREATION *Would the project:*

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------	-----------------------------------------------------	------------------------------	--------------------

Comment:
 The proposed project would not involve activities that would cause or accelerate substantial physical deterioration of parks or recreational facilities.

Mitigation:
 No mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact X
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------	-----------------------------------------------------	------------------------------	--------------------

Comment:
 See item 15.a. above.

Mitigation:

No mitigation measures are required.

16. TRANSPORTATION / TRAFFIC *Would the project:*

<p>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The proposed subdivision will not result in an increase in traffic as no new development is anticipated.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: There will be no increase in traffic as a result of this project.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>c) Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
<p>Comment: The project would have no effect on air traffic patterns.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible</p>	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

uses (e.g., farm equipment)?					X
Comment: The proposed lots will access Carmel Avenue near the end of the street. It is a small residential street with low traffic volumes and speeds. The new lots will not change the overall traffic in and out of the area as each parcel will have one of the two pre-existing single family dwellings on it.					
Mitigation Measure: No mitigation measures are required.					
e) Result in inadequate emergency access?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact	
Comment: Emergency access will continue to be provided by Carmel Avenue and the project will not result in any changes which would reduce the ability of the street to serve as emergency access.					
Mitigation Measure: No mitigation measures are required.					
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact	
Comment: There will be no impact on alternative transportation modes as a result of this project.					
Mitigation: No mitigation measures are required.					
g) Result in inadequate parking capacity?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact	X
Comment: There is plenty of on-site parking.					
Mitigation: No mitigation measures are required.					

17. UTILITIES AND SERVICE SYSTEMS *Would the project:*

a) Exceed wastewater treatment requirements	Potentially Significant	Less than Significant	Less than Significant	No impact
---------------------------------------------	-------------------------	-----------------------	-----------------------	-----------

of the applicable Regional Water Quality Control Board?	Impact	with Mitigation Incorporation	Impact	
				X
Comment: The two single family dwellings are already served by public sewer and have been for some time.				
Mitigation: No mitigation measures are required.				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: The subdivision into two already developed parcels will not increase the need for wastewater treatment facilities.				
Mitigation: No mitigation measures are required.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: No new storm water facilities will be required.				
Mitigation: No mitigation measures are required.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: There will be no need for expanded water supplies to serve the existing dwellings.				
Mitigation: No mitigation measures are required.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

provider's existing commitments?				
<p>Comment: There will be no need for additional capacity for wastewater treatment as these are existing dwellings that have been in place for many years.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
<p>Comment: Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that will result from the proposed project.</p>				
<p>Mitigation: No mitigation measures are required.</p>				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
<p>Comment: Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.</p>				
<p>Mitigation: No mitigation measures are required.</p>				

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
<p style="text-align: right;">X</p>				

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

PLP11-0039

Environmental Checklist
 Page 29
 File# PLP11-0039

Sources

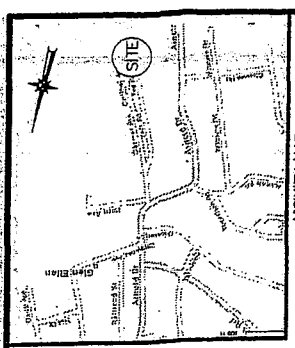
1. PRMD staff evaluation based on review of the project site and project description.
2. PRMD staff evaluation of impact based on past experience with construction projects.
3. Sonoma County Important Farmland Map 1996. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
4. Assessors Parcel Maps
5. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) <http://www.arb.ca.gov/>
6. California Natural Diversity Database, California Department of Fish & Game.

7. Sonoma County General Plan (as amended), Sonoma County Board of Supervisors, March 23, 1989 - Revised December 1998.
8. California Environmental Protection Agency - <http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm>; California Regional Water Quality Control Board - <http://geotracker.swrcb.ca.gov/>; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - <http://www.ciwmb.ca.gov/SWIS/Search.asp>
9. Alquist-Priolo Special Studies Zones; State of California; 1983.
10. Flood Insurance Rate Maps, Federal Emergency Management Agency.
11. Special Report 120, California Division of Mines and Geology; 1980.
12. General Plan Consistency Determination, (65402 Review), Sonoma County Permit & Resource Management Department.

13. Standard Specifications, State of California Department of Transportation, available online: <http://www.dot.ca.gov/hq/esc/oe/specs.html>
14. American National Standard for Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices, Pruning (ANSI A300 (Part 1)-2008 Pruning), American National Standard Institute (ANSI) and National Arborist Association (NAA), 2008;
15. Best Management Practices: Tree Pruning, International Society of Arboriculture (ISA), 2008.
16. Tree Protection and Replacement Ordinance (Ordinance No. 4014); Sonoma County.
17. Valley Oak Protection Ordinance (Ordinance No. 4991); Sonoma County, December 1996.
18. Heritage or Landmark Tree Ordinance (Ordinance No. 3651); Sonoma County.
19. Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments; May, 1995.
20. Soil Survey of Sonoma County, California, Sonoma County, U.S. Department of Agriculture; 1972.
21. Evaluation of Groundwater Resources, California Department of Water Resources; 1975.

22. Sonoma County Congestion Management Program, Sonoma County Transportation Authority; December 18, 1995.
23. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.
24. Sonoma County Bikeways Plan, Sonoma County Department of Transportation and Public Works; April, 1997.

100-11147



PROJECT DATA

OWNER/SUBOWNER: STEPHEN W. HOFFER & JUDY HOFFER
1000 TRUST
2000-11147
COUNTY OF SAN JOAQUIN
SANTA ROSA, CA 95205
PH (707) 542-8813 Fax (707) 542-1825

APPLICANT: SALES AS CHECKER

SERVER: MICHAEL FORD INC., LAND SURVEYING
1000 TRUST
2000-11147
COUNTY OF SAN JOAQUIN
SANTA ROSA, CA 95205
PH (707) 542-8813 Fax (707) 542-1825

ASSESSOR PARCEL NO. 054-190-007

DATE PREPARED: FEBRUARY, 2011

TOTAL NO. OF LOTS: 2

TOTAL LOT SIZE: 2.6 ACRES

LOT 1: ± 1.8 ACRES

LOT 2: ± 1.0 ACRES

AVERAGE LOT SIZE: ± 1.4 ACRES

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

PROPOSED ZONING: SUELEY OF THE MOON WATER DISTRICT

EXISTING OWNER: COUNTY OF SAN JOAQUIN

PROPOSED OWNER: COUNTY OF SAN JOAQUIN

CURRENT ZONING: RR 08 S, SR 173.50 SR

PROPOSED ZONING: SAME

FIRE SERVICES: CLEM ELLEN FIRE DISTRICT

EXISTING UTILITIES

EACH OF THE TWO EXISTING RESIDENCES ARE SEPARATELY CONNECTED TO THE EXISTING PUBLIC SEWER. EACH RESIDENCE HAS A SEWER MAIN AND WATER MAIN. A SEWER MAIN AND WATER MAIN WILL BE ADDED TO THE ADDRESS #187A.

EXISTING UTILITIES

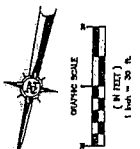
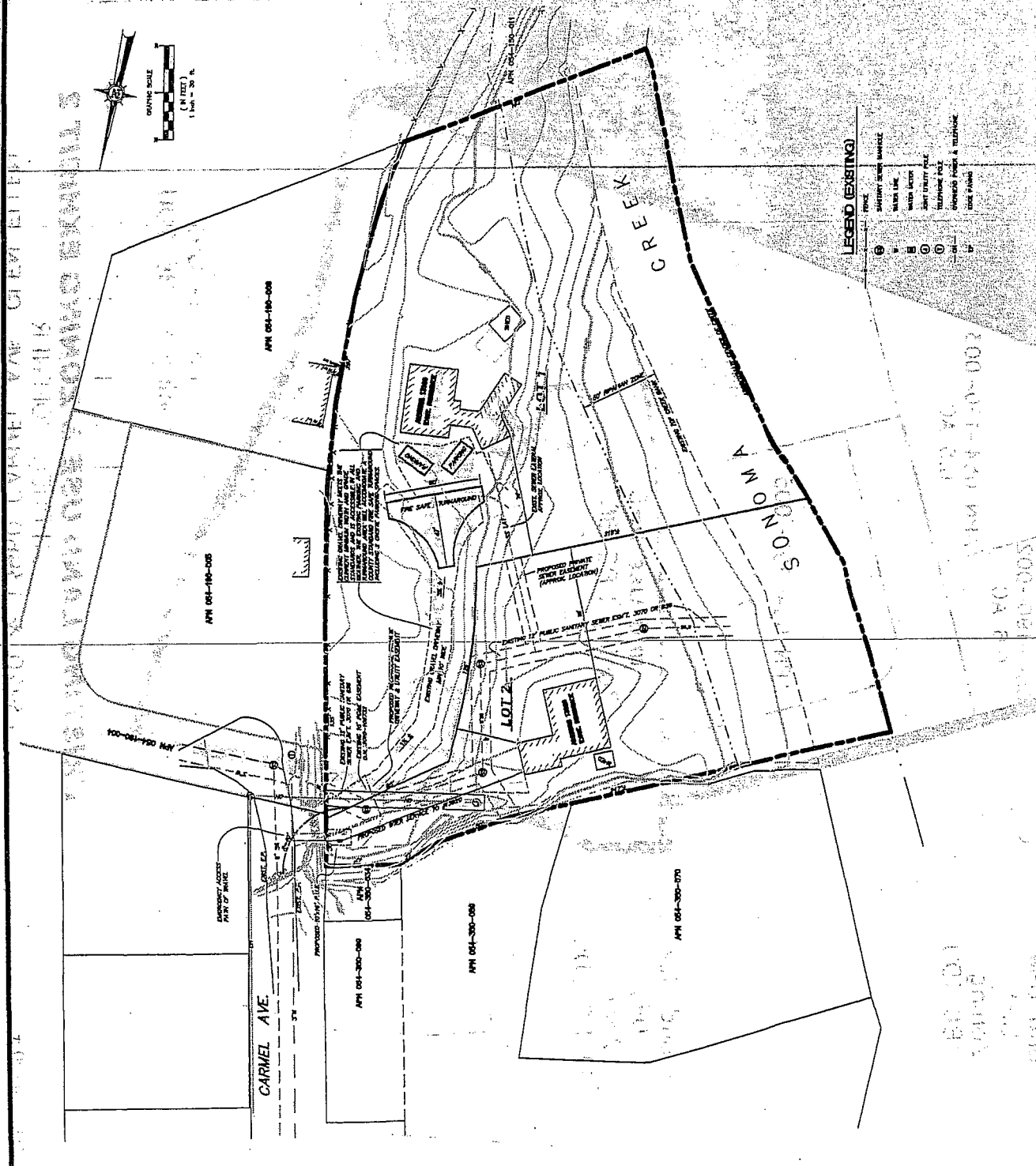
EACH OF THE TWO EXISTING RESIDENCES ARE SEPARATELY CONNECTED TO THE EXISTING PUBLIC SEWER. THE SITE IS PARTIALLY COVERED WITH BOTH EXISTING AND PROPOSED UTILITIES.

EXISTING UTILITIES

THE SURFACE DRAINAGE FOR THIS SITE IS FROM EAST TO WEST AND SHEET FLOWS INTO Sycamore Creek AND THE TREATMENT PLANT. THE PUBLIC RIGHT-OF-WAY AND THE EXISTING DRAINAGE PATTERNS INTO Sycamore Creek OR THE TREATMENT PLANT.

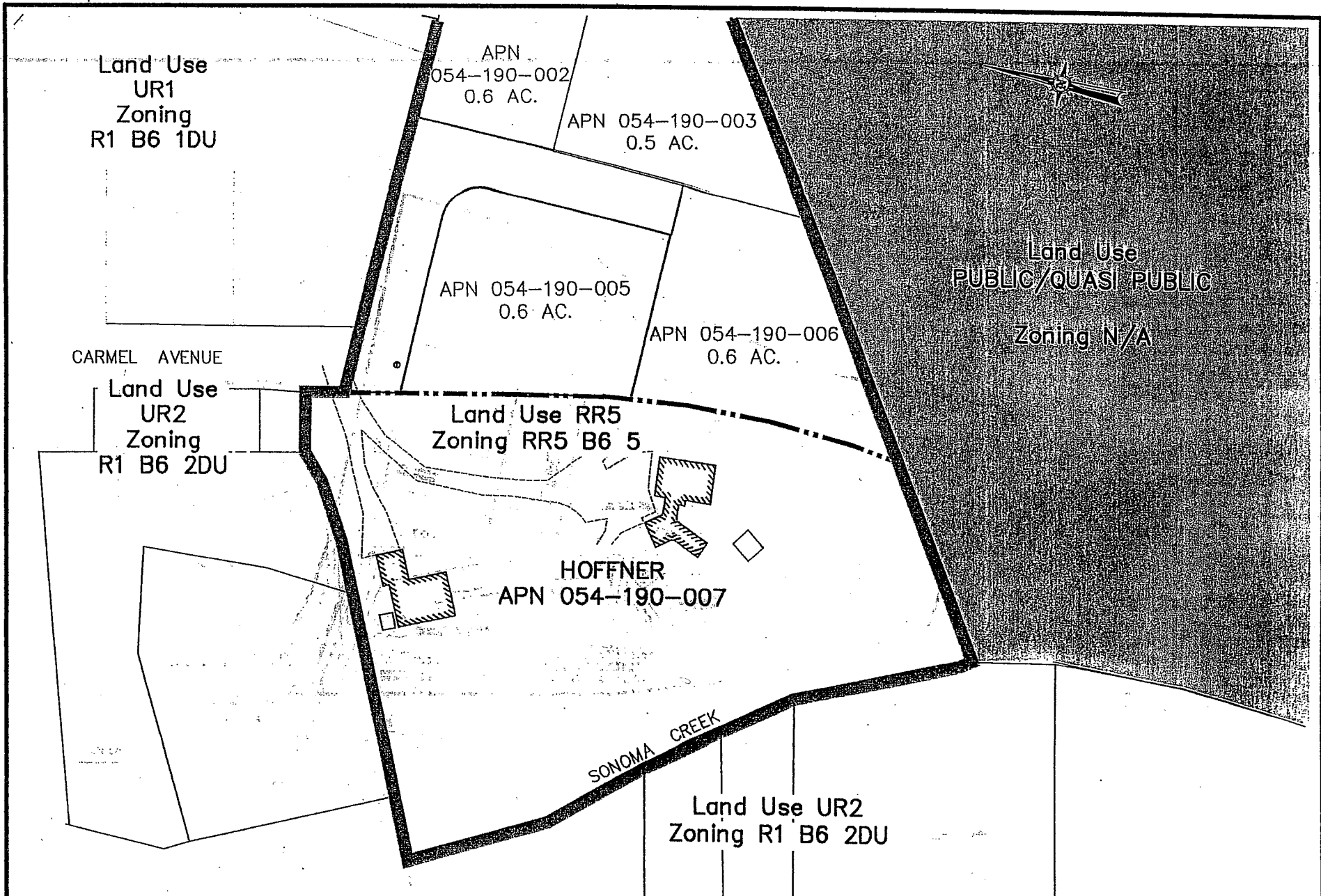
TENTATIVE MAP

OF THE LAWS OF THE STATE OF CALIFORNIA
STEPHEN AND JUDY HOFFER 1000 TRUST
AS DEPOSED BY DEED NO. 2000-11147
OFFICIAL RECORDS OF SAN JOAQUIN COUNTY
COUNTY OF SAN JOAQUIN
PLAN 10-11147
DATE PREPARED: 2011



LEGEND (EXISTING)

- EXISTING PUBLIC SEWER
- EXISTING WATER MAIN
- EXISTING EASEMENT
- EXISTING UTILITY POLE
- EXISTING FENCE
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY



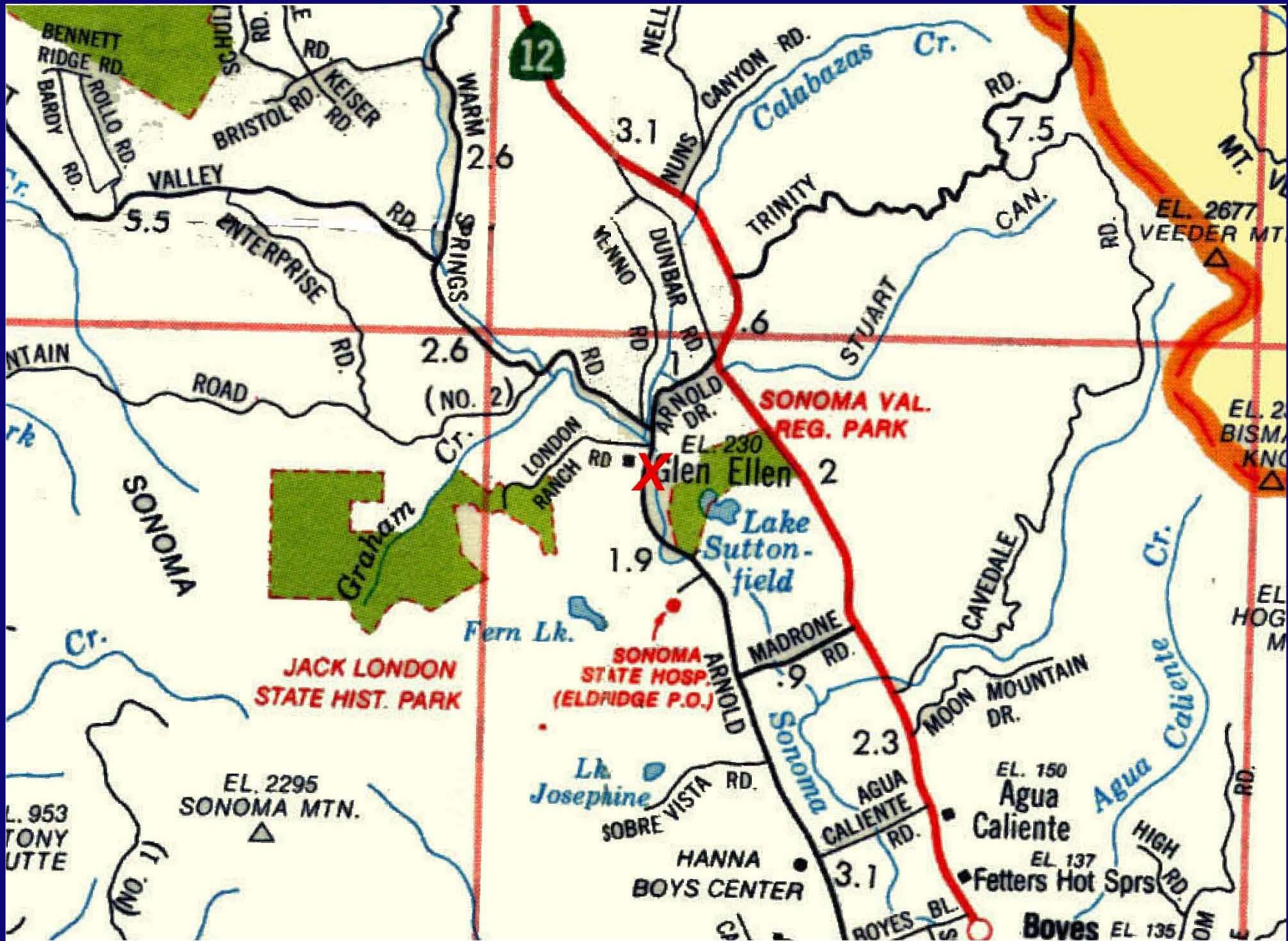
EXISTING LAND USE & ZONING EXHIBIT 2

STEPHEN HOFFNER
13920 & 13960 CARMEL AVE, GLEN ELLEN
APN 054-190-007

SCALE 1"=100'±
DATE: MARCH 16, 2011

MICHAEL FORD LAND SURVEYING
JOB# 101999

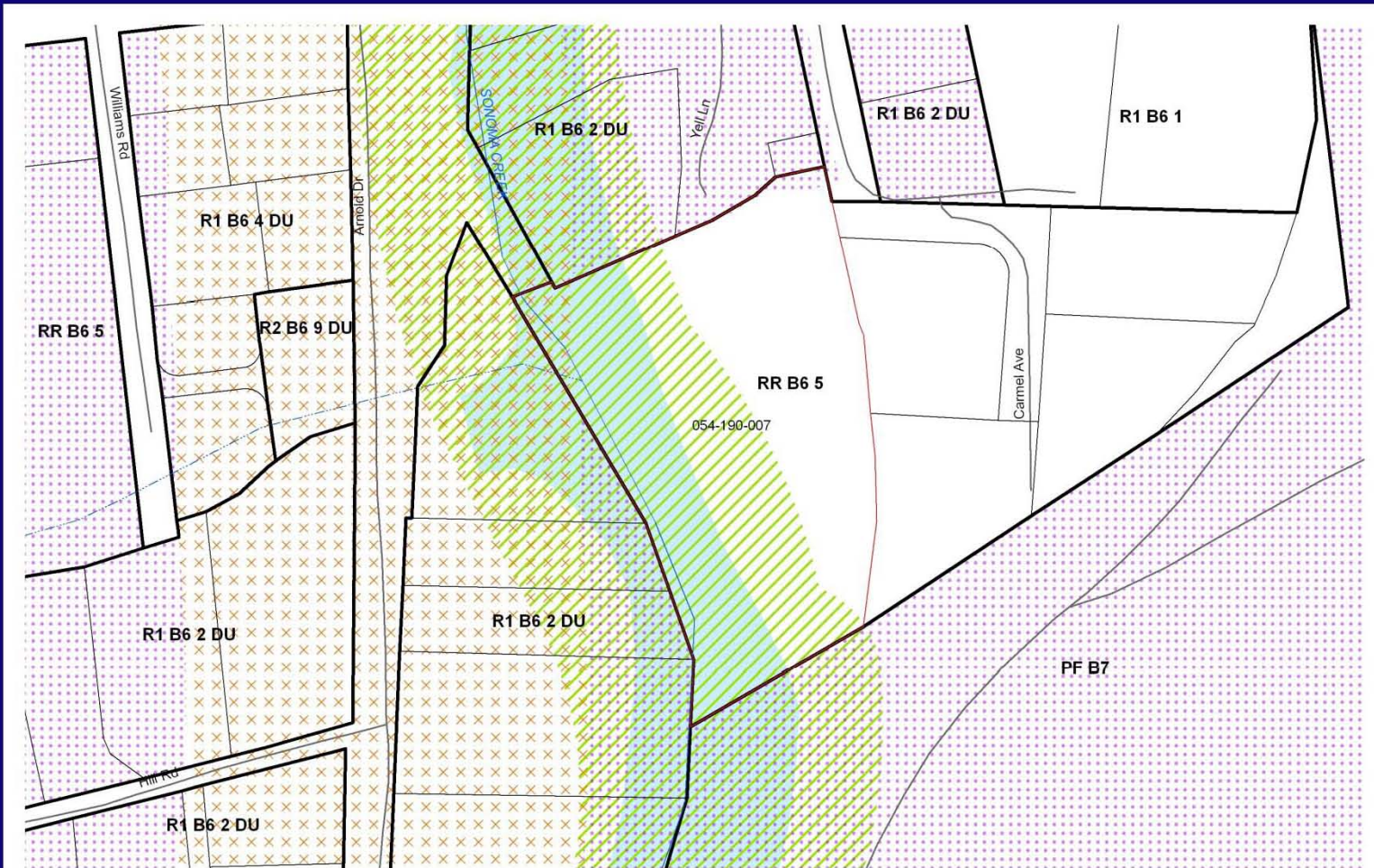




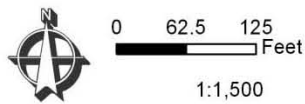
PRMD

Vicinity Map

Activity #PLP11-0039



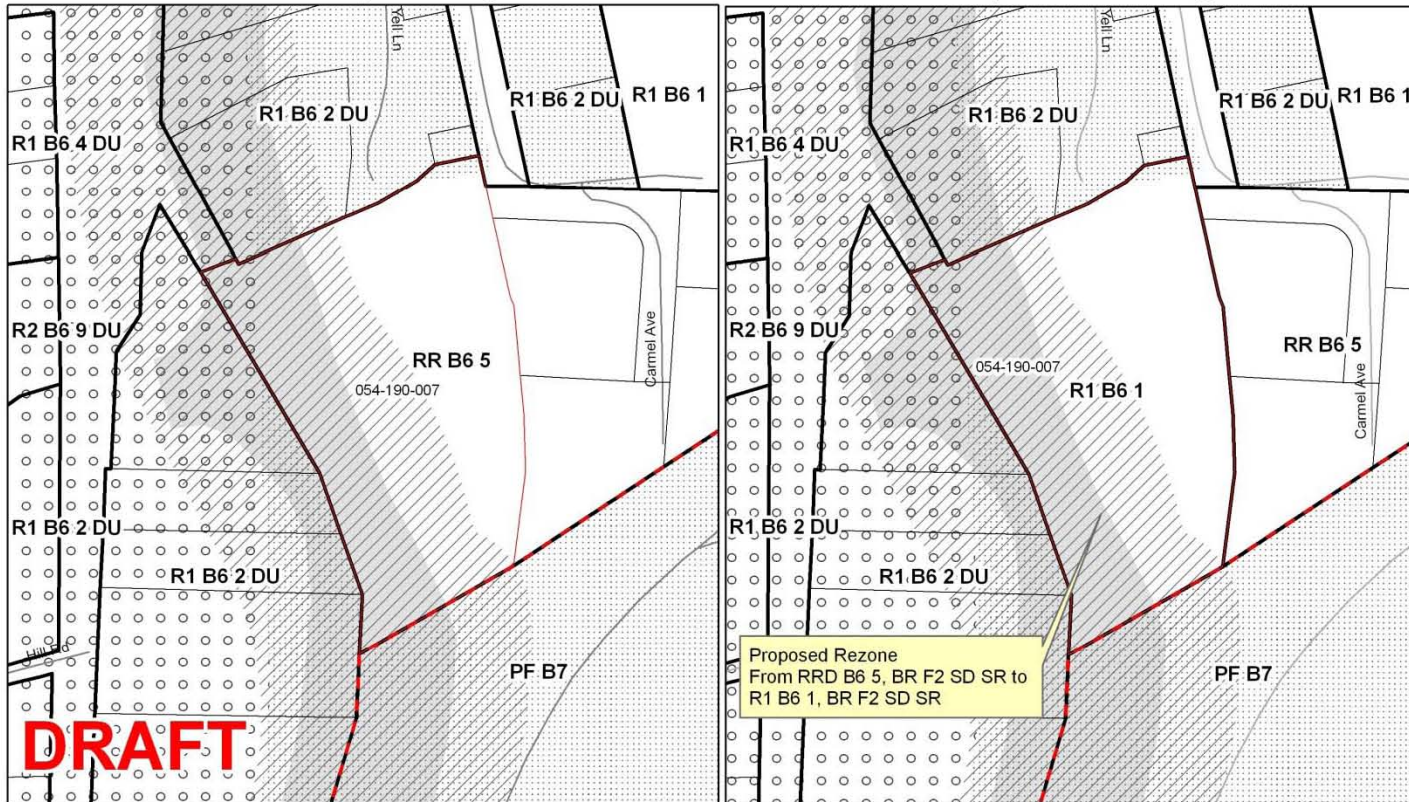
Zoning and Combining Districts



- | | | |
|-----------------------|------------------------|---------------------|
| City Limit | SD Scenic Design | MR Mineral Resource |
| AH Affordable Housing | SR Scenic Resource | G Geologic Hazard |
| LU Policy | VOH Valley Oak Habitat | F1 Floodway |
| HD Historic District | BR Biotic Resource | F2 Floodplain |

Existing Zoning

Proposed Zoning



Base Map Data	Zoning Combining Districts		
Proposed Rezone	LU Policy	SD Scenic Design	G Geologic Hazard
Basezoning by Area	AH Affordable Housing	SR Scenic Resource	F2 Floodplain
Highways	HD Historic District	VOH Valley Oak Habitat	F1 Floodway
Intermittent Stream	BR Biotic Resource	MR Mineral Resource	
Perennial Stream			

1 inch = 150 feet

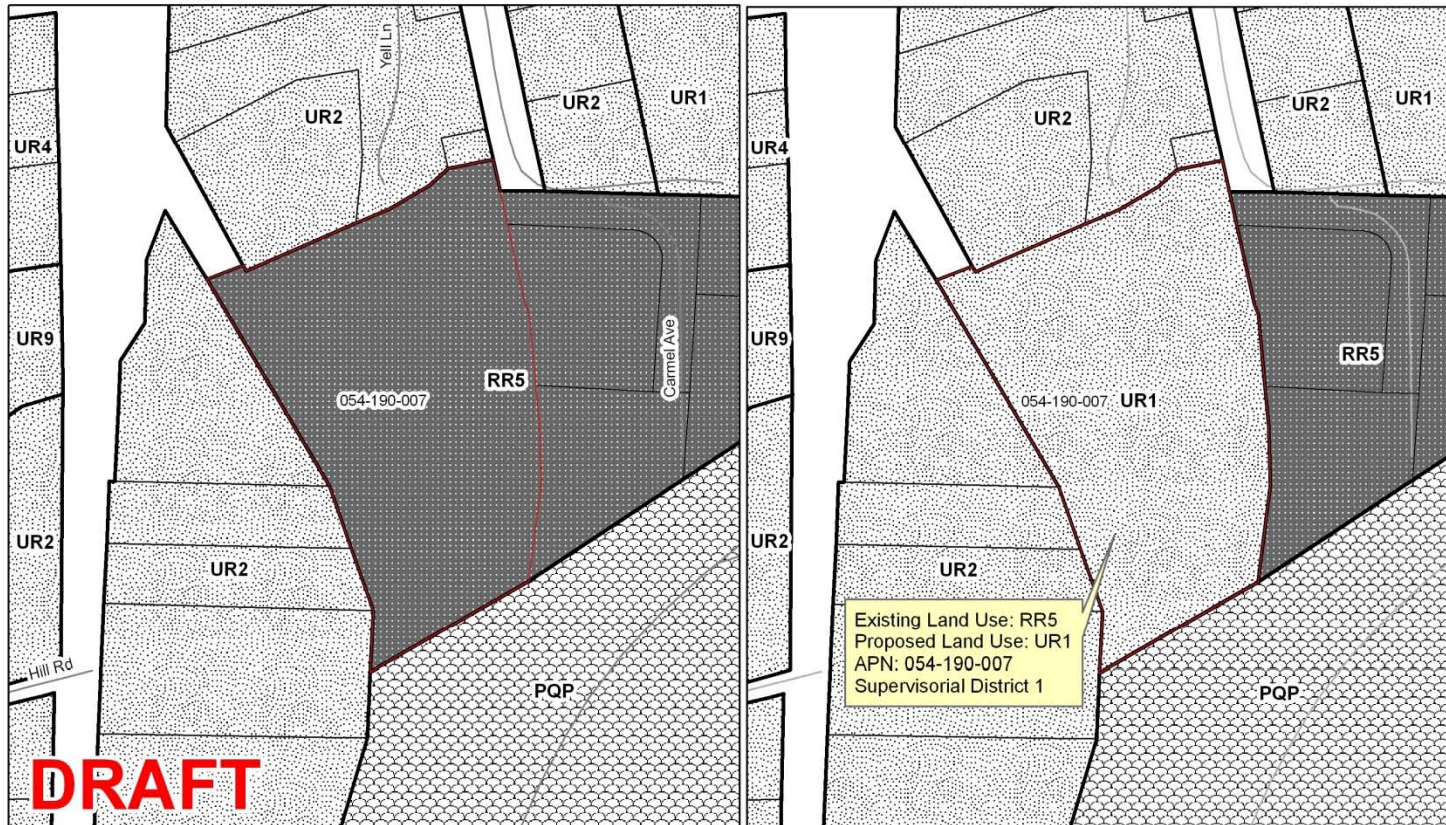
Permit and Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103

FILE: PLP 11-0039
AP #: 054-190-007
Ordinance No.
Sectional District Map No.

Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordinance Mosaic\ORDNC\By File No\plp11-0039.mxd Date: 12/13/2012

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resource and 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
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream

File No.: PLP 11-0039

APN: 054-190-007

Resolution:

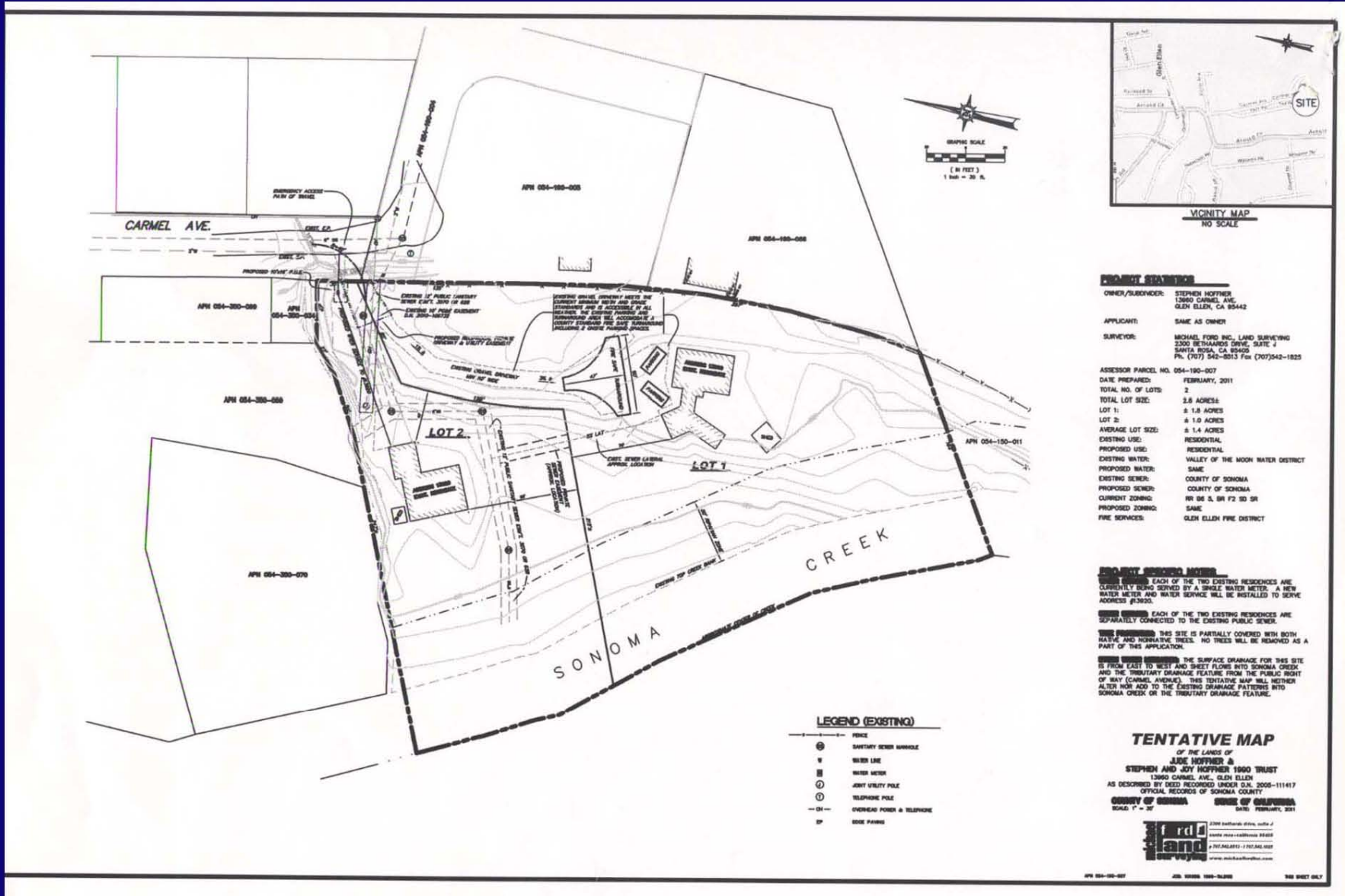
0 75 150
Feet

1 inch = 150 feet

Permit and Resource Management Department
Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103

Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Land Use\Land Use Amendments Proposed\PLP 11-0039.mxd Date: 12/13/2012



PROJECT SUMMARY

OWNER/SUBOWNER: STEPHEN HOFFNER
12660 CARMEL AVE.
GLEN ELLEN, CA 95442

APPLICANT: SAME AS OWNER

SURVEYOR: MICHAEL FORD INC., LAND SURVEYING
2308 BETHANNE DRIVE, SUITE J
SANTA ROSA, CA 95402
Ph. (707) 542-2013 Fax (707) 542-1825

ASSESSOR PARCEL NO. 054-190-007
DATE PREPARED: FEBRUARY, 2011

TOTAL NO. OF LOTS: 2
TOTAL LOT SIZE: 2.8 ACRES
LOT 1: ± 1.8 ACRES
LOT 2: ± 1.0 ACRES
AVERAGE LOT SIZE: ± 1.4 ACRES

EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
EXISTING WATER: VALLEY OF THE MOON WATER DISTRICT
PROPOSED WATER: SAME
EXISTING SEWER: COUNTY OF SONOMA
PROPOSED SEWER: COUNTY OF SONOMA
CURRENT ZONING: RR 05 & RR F2 00 SR
PROPOSED ZONING: SAME
FIRE SERVICES: GLEN ELLEN FIRE DISTRICT

EXISTING PUBLIC SANITARY SEWER

EACH OF THE TWO EXISTING RESIDENCES ARE CURRENTLY SERVED BY A SINGLE WATER METER. A NEW WATER METER AND WATER SERVICE WILL BE INSTALLED TO SERVE ADDRESS #3920.

EXISTING SURFACE DRAINAGE

EACH OF THE TWO EXISTING RESIDENCES ARE SPATIALLY CONNECTED TO THE EXISTING PUBLIC SEWER.

THE PROPOSED

THIS SITE IS PARTIALLY COVERED WITH BOTH NATIVE AND NONNATIVE TREES. NO TREES WILL BE REMOVED AS A PART OF THIS APPLICATION.

EXISTING SURFACE DRAINAGE

THE SURFACE DRAINAGE FOR THIS SITE IS FROM EAST TO WEST AND SHEET FLOWS INTO SONOMA CREEK AND THE TRIBUTARY DRAINAGE FEATURE FROM THE PUBLIC RIGHT OF WAY (CARMEL AVENUE). THIS TENTATIVE MAP WILL WITHHELD ALTHOUGH ACC TO THE EXISTING DRAINAGE PATTERNS INTO SONOMA CREEK OR THE TRIBUTARY DRAINAGE FEATURE.

TENTATIVE MAP
OF THE LANDS OF
**JUDE HOFFNER &
STEPHEN AND JOY HOFFNER 1900 TRUST**
12660 CARMEL AVE., GLEN ELLEN
AS DESCRIBED BY DEED RECORDED UNDER D.A. 2005-111417
OFFICIAL RECORDS OF SONOMA COUNTY

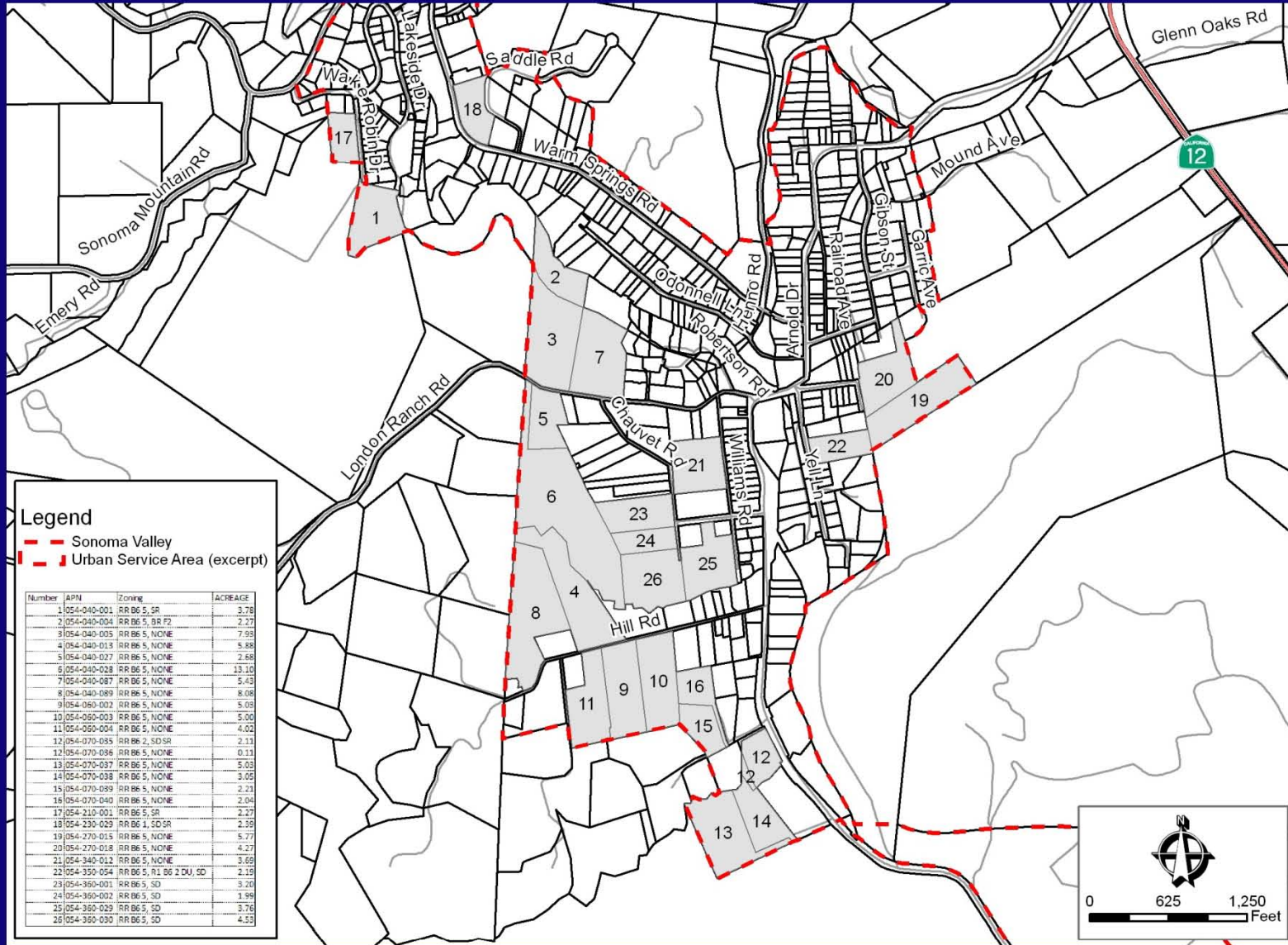
COUNTY OF SONOMA STATE OF CALIFORNIA
SCALE: 1" = 30' DATE: FEBRUARY, 2011



PRMD

Tentative Map

Activity #PLP11-0039





PRMD

Activity #PLP11-0039



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

DATE: March 26, 2013 at 2:10 p.m.

TO: Board of Supervisors

FROM: Lisa D. Posternak, Project Planner

SUBJECT: Hearing to Consider Technical Corrections to the General Plan Land Use Map and Official Zoning Database; ZCE11-0018; County of Sonoma; Supervisorial District 5

Action Requested of the Board of Supervisors:

The Board is requested to conduct a public hearing on the proposed Technical Corrections to the General Plan Land Use Map and Official Zoning Database for 8760 Graton Road (APN 130-130-022), 3145 Mueller Road (APN 130-130-023), and 3137 Mueller Road (APN 130-130-024) and consider the Planning Commission's recommendations. At the conclusion of the hearing your Board is requested to: 1) approve the attached Resolution (Exhibit A) approving the proposed General Plan Land Use Map Amendments and 2) adopt the Ordinance (Exhibit B) for the Zone Changes, as recommended by staff and the Planning Commission.

Prior Actions:

The purpose of Technical Corrections is to correct technical errors and discrepancies in zoning and General Plan land use designations which are the result of a variety of circumstances, including errors in the manual entry of zoning and/or land use data from paper maps to digital databases, prior mapping inaccuracies, error in application of General Plan land use policy to zoning, error in implementation of Zoning Ordinances, error in implementation of Lot Line Adjustment Conditions of Approval, and availability of updated information for the General Plan Open Space Map. PRMD processes Technical Corrections on a semi-annual basis, and this is a follow-up to the third round of corrections since conversion of the database.

On July 12, 2012, the Planning Commission with a 5-0 vote, recommended the Board of Supervisors approve PRMD's request for the third round of Technical Corrections to the General Plan and Official Zoning Database.

On October 23, 2012, the Board of Supervisors, with a 5-0 vote, approved most of the proposed Technical Corrections with the exception of the three subject parcels in Graton. Your Board continued the hearing to a date/time uncertain to allow staff to research issues raised by the public and consult with the three affected property owners; and referred the matter back to the Planning Commission for further consideration and recommendation.

After further research and consultation with affected property owners, staff revised their land use/zone change recommendations for two of the affected properties: 3137 Mueller Road (Kahn) and 3145 Mueller Road (Crutcher) (see detailed project description below). On January 31, 2013, the Planning Commission, with a 3-0-2 vote, recommended the Board of Supervisors approve the revised technical corrections to an all residential land use designation and zoning for the three subject parcels.

Location, Zoning and Project Description:

The original purpose of the proposed Technical Corrections for the three subject parcels was to correct the technical error in implementation of a Condition of Approval (COA) for a 1992 Lot Line Adjustment (File LLA92-471). Administrative Certificates of Compliance (ACC90-726) for the three subject parcels were approved on January 9, 1991. Lot Line Adjustment LLA92-471 was approved on August 13, 1992 for a slight re-alignment of the three parcels to enlarge a backyard on one parcel (8760 Graton Road - Iberti), improve parking space on another parcel (3137 Mueller Road - Kahn), and conform more reasonably to topography on the remaining parcel (3145 Muller Road - Crutcher). One of the COAs required the applicant to apply for reconfiguration of the zoning boundaries to conform to the re-aligned parcel lines of the three parcels. The applicant never submitted the application, and as a result each of the three parcels has dual land use designation and zoning. The proposed Technical Corrections change the land use designation and zoning boundary lines to conform to the parcel lines consistent with policies of the General Plan. Table 1 shows the proposed technical corrections to the land use designation and zoning of the three subject parcels.

Table 1. Recommended Technical Corrections to APNs 130-130-022, 130-130-023, and 130-130-024.

Property Owner APN Address (Acres)	Recommended Technical Correction to General Plan Land Use Designation (Acres)	Recommended Technical Correction to Zoning (Acres)
LC = Limited Commercial C1 = Neighborhood Commercial UR 2 = Urban Residential, 2 units/acre RR B6-2 = Rural Residential, 2 acre-density		
Iberti 130-130-022 8760 Graton Road (0.65) 0.62 acres – UR 2 & RR B6-2 DU 0.03 acres – LC & C1	LC/UR 2 to UR 2 (0.03 / 0.62 to 0.65)	C1/RR B6-2 DU to RR B6-2 DU (0.03 / 0.62 to 0.65)
Crutcher 130-130-023 3145 Mueller Road (0.21) 0.04 acres – UR 2 & RR B6-2 DU 0.17 acres – LC & C1	LC/UR 2 to UR 2 (0.17 / 0.04 to 0.21)	C1/RR B6-2 DU to RR B6-2 DU (0.17 / 0.04 to 0.21)
Kahn 130-130-024 3137 Mueller Road (0.28) 0.07 acres – UR 2 & RR B6-2 DU 0.21 acres – LC & C1	LC/UR 2 to UR 2 (0.21 / 0.07 to 0.21)	C1/RR B6-2 DU to RR B6-2 DU (0.21 / 0.07 to 0.28)

ISSUES DISCUSSED AT THE PC AND BOS PUBLIC HEARINGS

Issue #1: Technical Correction to 3145 Mueller Road - Crutcher (APN 130-130-023)

This parcel is developed as a single-family residential lot with a home constructed in 1992. Based on the 1992 Lot Line Adjustment conditions of approval, the parcel should be designated and zoned all commercial. Allowing a commercial land use designation and zoning of the parcel is not appropriate because the residential use would continue as a legal, non-conforming use on a commercially designated and zoned parcel.

Resolution

At its January 31, 2013 hearing, the Planning Commission concurred with staff and recommended a technical correction for this parcel to an all residential land use designation and zoning. The property owner supports the proposed land use designation and zone change to residential.

Issue #2: Technical Correction for 3137 Mueller Road – Kahn (APN 130-130-024)

Most of the Kahn property has a commercial land use designation and zoning, except for the portion of the property that was added as a result of the 1992 Lot Line Adjustment. The portion that was added had a residential land use designation and zoning, and based on the 1992 Lot Line Adjustment conditions of approval and the commercial use of the property at the time, the parcel should have been designated and zoned all commercial.

This property is unique in that there are no other commercially designated properties in the vicinity (see Exhibit C). Prior to and at the October 2012 BOS hearing, the property owner's representative requested keeping the dual commercial – residential zoning in order to allow both residential and commercial uses on the parcel.

After the October 2012 BOS hearing, the property owner modified his request (see Exhibit D) to change the property's land use designation and zoning to Urban Residential/Rural Residential because the property owner had signed a purchase agreement contingent on residential use of the property, which is more compatible with the surrounding neighborhood. Staff fully supports an Urban Residential/Rural Residential land use designation and zoning for the subject property because it is more compatible with surrounding residential uses in the neighborhood, and allows the existing former commercial structure to be converted to a residential use or demolition and construction of a new residence consistent with the surrounding neighborhood. If the commercial designations remain, there is potential of a new commercial use re-occupying the site that has potential negative impacts to the neighborhood in terms of noise, light, traffic, and a potential for a more intense commercial development of the site.

Resolution

At its January 31, 2013 hearing, the Planning Commission concurred with staff and determined that a residential land use designation and zoning for the Kahn property would allow conversion of the property to a residential use that is more compatible with surrounding residential land uses. The Planning Commission requested written confirmation from each of the three property owners confirming they concur with the proposed land use designation and zoning for their respective property. Staff has received a written confirmation from all three property owners.

List of Attachments:

- EXHIBIT A: Draft Board of Supervisors Resolution and General Plan Amendment Map
- EXHIBIT B: Draft Ordinance and Sectional District Map
- EXHIBIT C: Zoning Map
- EXHIBIT D: Applicant Letter dated November 26, 2012
- EXHIBIT E: Planning Commission Resolution No. 13-001;
- EXHIBIT F: Planning Commission Minutes dated July 12, 2012 and January 31, 2013;
- EXHIBITG: Planning Commission Staff Report dated July 12, 2012 and January 31, 2013.



County of Sonoma

State of California

Date: March 26, 2013

Resolution Number: _____

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Finding The Project Exempt From CEQA And Approving The Requested General Plan Land Use Map Amendments To Correct Technical Errors In The General Plan Land Use Map of The County of Sonoma For property Located At 8760 Graton Road, Graton, APN 130-130-022; 3145 Mueller Road, Graton, APN 130-130-023; and 3137 Mueller Road, Graton, APN 130-130-024 (ZCE11-0018).

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

Whereas, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superceded old paper Zoning Maps; and

Whereas, various unintended zone changes occurred during the transition from the old paper Zoning Maps to the Official Zoning Database; and

Whereas, on October 23, 2012 the Board of Supervisors adopted the third set of technical corrections to the Official Zoning Database, some of which required concurrent General Plan, Specific Plan, or Area Plan Amendments (Technical Corrections Round 3), with the exception of the technical corrections proposed for 8760 Graton Road (APN 130-130-022), 3137 Mueller Road (APN 130-130-024), and 3145 Mueller Road (130-130-023) which were continued off calendar. The Board directed staff to further review these technical corrections and bring them back to the Board as a separate item; and

Whereas, the Permit and Resource Management Department has identified technical errors in implementation of a Condition of Approval for a 1992 Lot Line Adjustment (LLA92-471) on 8760 Graton Road (APN 130-130-022), 3137 Mueller Road (APN 130-130-024), and 3145 Mueller Road (130-130-023), which calls for the zoning boundaries to be amended to correspond to the parcel boundaries; and

Whereas, the Permit and Resource Management Department proposes to correct existing technical errors in General Plan land use designation and Zoning for these three parcels as shown in Table 1 in Exhibit A in order to comply with the Condition of Approval for LLA92-471, recognize the existing single-family dwelling at 3145 Mueller Road (APN 130-130-023) as a conforming use, and allow the future uses at 3137 Mueller Road to be consistent with the surrounding residential uses; and

Whereas, this project is part of the third set of technical corrections to the Official Zoning Database, which also requires concurrent General Plan Amendments (Technical Corrections Round 3); and

Whereas, the Permit Resource and Management Department determined that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and

Whereas, in accordance with the provisions of law, the Planning Commission held a public hearing on the Proposed Project on January 31, 2013, and with a 3-0 vote, recommended that the Board approve the Proposed Project; and

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

Whereas, in accordance with the provisions of law, the Board held a public hearing on March 26, 2013, at which time all interested persons were given an opportunity to be heard on the Proposed Project; and

Whereas, the Proposed Project is part of the first amendment of the General Plan Land Use Element for 2013; and

Whereas, the first amendment of the General Plan Land Use Element for 2013 does not significantly alter the goals, objectives and policies of the General Plan and the change is in harmony with the rest of the General Plan; and

Whereas, the Board concurs with PRMD’s determination that the Proposed Project is exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines. The facts and conditions that support this finding are as follows:

1. Section 15061(b)(3) of the State CEQA Guidelines exempts an activity from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment;
2. The project details that establish the proposed project’s eligibility for exemption under Section 15061(b)(3) of the State CEQA Guidelines are as follows:
 - a. The General Plan Amendments to the affected parcels reconcile zoning and General Plan land use designation.

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

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

2. The Proposed Project is exempt from CEQA pursuant to Section 15061(b)(3) of the California Code of Regulations.

3. The Proposed Project is approved as follows:

a. The General Plan Land Use Map Amendments are approved to amend the land use designation of certain real property from the existing land use designations to the proposed land use designations consistent with the General Plan Amendment Map attached to this Resolution and further described as follows:

1. APN 130-130-022 from Limited Commercial/Urban Residential 2 units/acre (LC/UR 2) to Urban Residential 2 units/acre (UR 2).
2. APN 130-130-023 from Limited Commercial/Urban Residential 2 units/acre (LC/UR 2) to Urban Residential 2 units/acre (UR 2).
3. APN 130-130-024 from Limited Commercial/Urban Residential 2 units/acre (LC/UR 2) to Urban Residential 2 units/acre (UR 2).

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

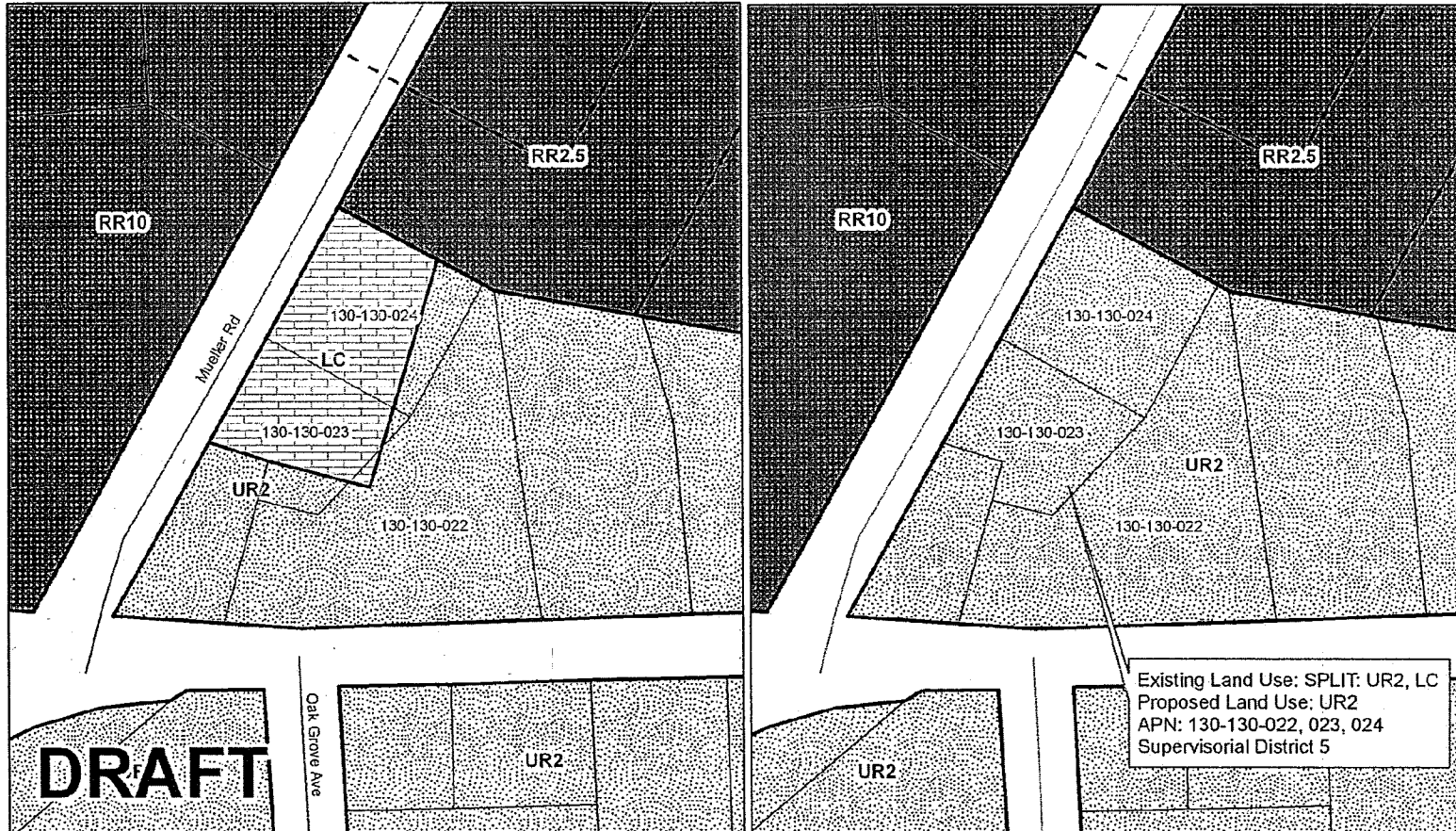
Supervisors:

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

So Ordered.

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resource and 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
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



FILE: ZCE 11-0018 (3)
AP #: 130-130-022, 023, 024
Resolution No.

Permit and Resource Management Department
Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1865 Fax (707) 565-1103

Author: FRMD Cartography: D. Reinler File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\General Plan Resolutions\ZCE 11-0018 (3).mxd Date: 12/21/2012

General Plan Land Use

PRMD

ZCE11-0018

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE C1 (NEIGHBORHOOD COMMERCIAL) AND RR (RURAL RESIDENTIAL), B6-2 DWELLING UNITS/ACRE DISTRICT(S) TO THE RR (RURAL RESIDENTIAL), B6-2 DWELLING UNITS/ACRE DISTRICT FOR 0.65 ACRES LOCATED AT 8760 GRATON ROAD, GRATON, APN 130-130-022; 0.21 ACRES LOCATED AT 3145 MUELLER ROAD, GRATON, APN 130-130-023; AND 0.28 ACRES LOCATED AT 3137 MUELLER ROAD, GRATON, APN 130-130-024.

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

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the C1 (Neighborhood Commercial) and RR (Rural Residential), B6-2 dwelling units/acre districts to the RR (Rural Residential), B6-2 dwelling units/acre district for the following parcels: 0.65 acres located on Graton Road about 102 feet east of the intersection with Mueller Road, also known as 8760 Graton Road, Graton, APN 130-130-022; 0.21 acres located on Mueller Road about 161 feet north of the intersection with Graton Road, also known as 3145 Mueller Road, Graton, APN 130-130-023; and 0.28 acres located on Mueller Road about 247 feet north of the intersection with Graton Road, also known as 3137 Mueller Road, Graton, APN 130-130-024. File No. ZCE11-0018. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____.

SECTION II: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.

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

SECTION 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 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 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, passed and adopted this 26th day of March, 2013, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: Zane McGuire: Carrillo: Rabbitt:

Ayes: Noes: Absent: Abstain:

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

SO ORDERED

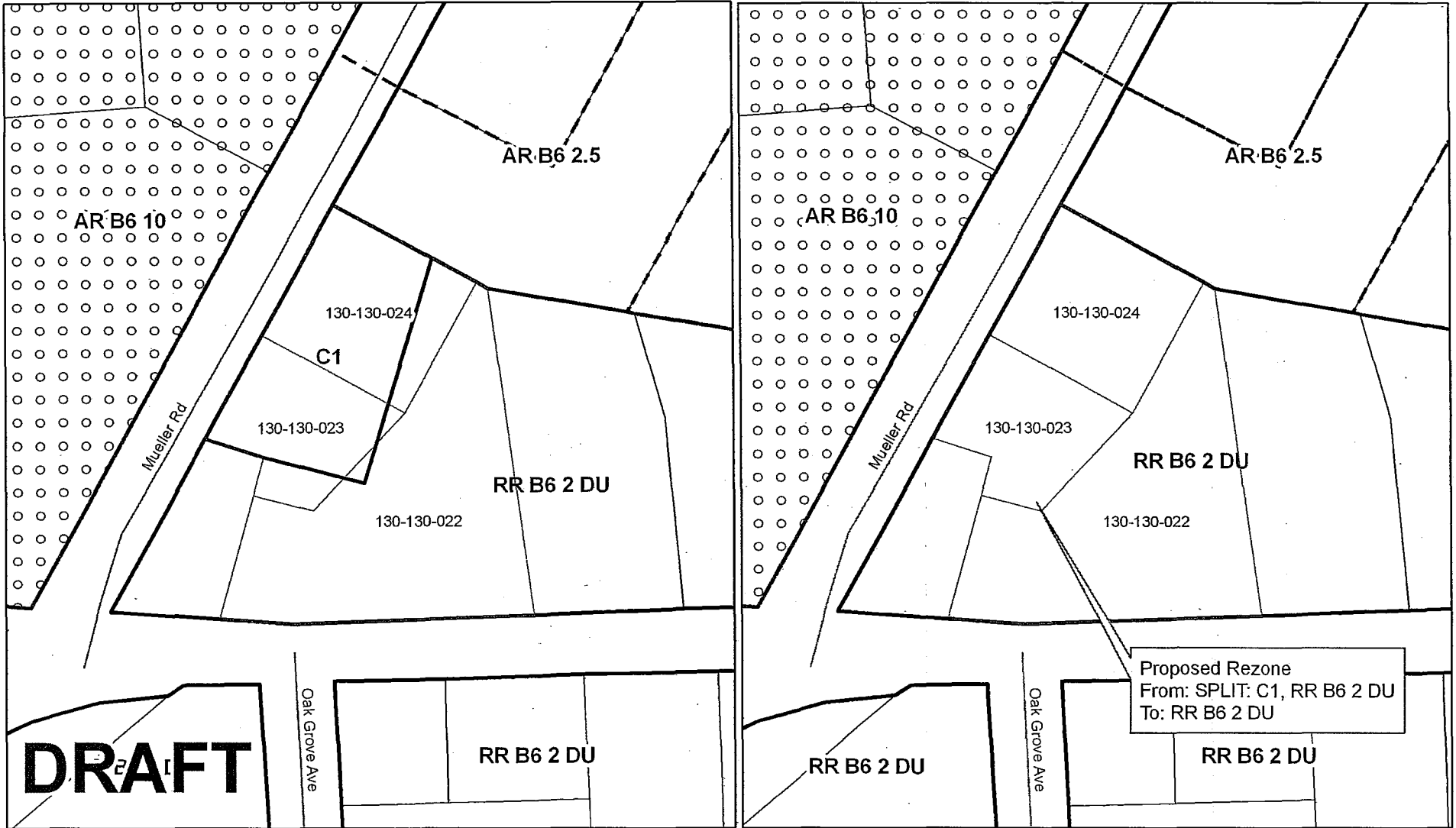
Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

Existing Zoning

Proposed Zoning



Base Map Data

- Proposed Rezone
- Basezoning by Area
- Highways
- Intermittent Stream
- Perennial Stream

Zoning Combining Districts

- LU Policy
- AH Affordable Housing
- HD Historic District
- BR Biotic Resource
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- MR Mineral Resource

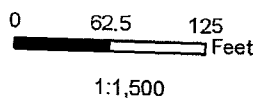
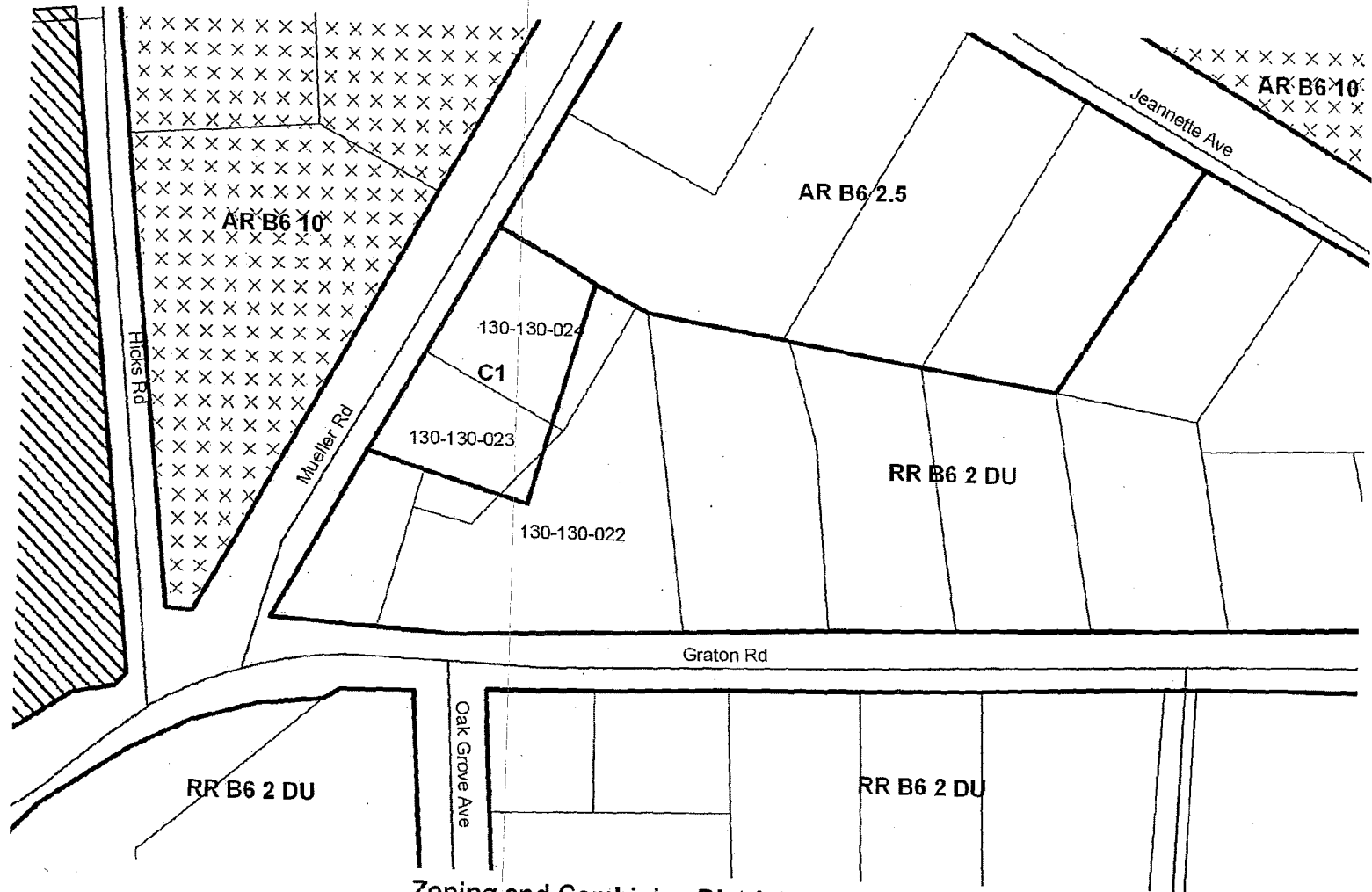
- G Geologic Hazard
- F2 Floodplain
- F1 Floodway



FILE: ZCE11-0018
 AP #: 130-130-022, 023, 024
 Ordinance No.
 Sectional District Map No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103



Zoning and Combining Districts

- | | | |
|-----------------------|------------------------|---------------------|
| City Limit | SD Scenic Design | MR Mineral Resource |
| AH Affordable Housing | SR Scenic Resource | G Geologic Hazard |
| LU Policy | VOH Valley Oak Habitat | F1 Floodway |
| HD Historic District | BR Biotic Resource | F2 Floodplain |

PRMD

Zoning Map

ZCE11-0018

LAW OFFICES OF
**PERRY, JOHNSON, ANDERSON,
MILLER & MOSKOWITZ LLP**

438 First Street, 4th Floor, Santa Rosa, CA 95401

November 26, 2012

VIA ELECTRONIC MAIL AND U.S. MAIL

Lisa Posternak (lpostern@sonoma-county.org)
Dean Parsons (dparsons@sonoma-county.org)
Sonoma County Permit and Resource Management Department
2550 Ventura Ave.
Santa Rosa, CA 95403-2829

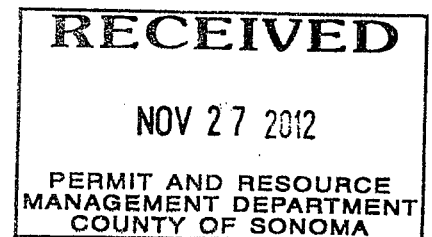
Re: **3137 Mueller Road, Graton**
APN 130-130-024

Dear Ms. Posternak and Mr. Parsons:

Thank you again for your time on November 13, when you met with me, Ned Kahn, and Harvey Charnofsky about Ned's property located at 3137 Mueller Rd. in Graton. At that meeting, you asked Ned to provide a written request in support of his desire for a technical correction of the zoning on this property so that it is entirely zoned Rural Residential. That is the purpose of this letter.

Enclosed is an aerial map that depicts Mr. Kahn's property and the surrounding parcels. The area outlined in white and constituting the approximate boundary line of 3137 Mueller Rd. is partially zoned RR2 and partially zoned C1 due to a technical error. The same circumstance applies to 3145 Mueller Rd., immediately to the south of Mr. Kahn's property. For the reasons described below, Mr. Kahn requests that a technical correction be made to the zoning on this property so that it is entirely zoned Rural Residential:

1. All of the parcels surrounding 3137 Mueller Rd. are zoned RR with the exception of 3145 Mueller Rd., immediately to the south, and PRMD is in the process of making a technical correction on the zoning for 3145 Mueller to make it entirely zoned RR.
2. The commercial uses of 3137 Mueller that have been made by Mr. Kahn and the prior owners of the property have been inconsistent with all of the immediately surrounding uses. It has been a challenge for the owners of 3137 Mueller and for others involved to make a commercial use there compatible with the surrounding uses.
3. Mr. Kahn is currently in contract to sell the property to a buyer, who desires to make a residential use of the existing structure on the property, the entirety of which is located on the portion currently zoned C1.



William D. Anderson

David F. Beach

John E. Johnson*

Marla D. Keenan*

Scott A. Lewis

Malcolm T. Manwell

Michael G. Miller

Lawrence A. Moskowitz*

Jeremy L. Olsan

Leslie R. Perry

Burton H. Fohrman

Roger J. Illsley

Daphne A. Beletsis

Raleigh S. Fohrman

Mary Jane Schneider

Anne C. D'Arcy, R.N.

Sheila S. Craig

Deborah S. Bull

Oscar A. Pardo

Kenneth R. Cyphers**

Aubrey A. Mauritson

Michael E. Liotta

Isaac M. Gradman

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Lisa Posternak
Dean Parsons
November 26, 2012
Page 2

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&
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4. Even if this current buyer were to cancel the purchase agreement, the property is extraordinarily difficult to market as a commercial property to prospective buyers and tenants, and is much more easily marketable to residential users. This has been confirmed with real estate professionals familiar with the Graton area, including but not limited to Harvey Charnofsky, Mr. Kahn's real estate agent.

Please let us know what questions you may have and what additional information we can provide to you in support of Mr. Kahn's request. Based on our discussions, we are hopeful that this matter can be brought to the planning commission soon as possible in January 2013, and to the Board of Supervisors for approval by March 2013.

Very truly yours,



Jeremy L. Olsan

JLO:abm

Enclosure

cc: Efren Carrillo
5th District Supervisor, County Board of Supervisors
Efren.Carrillo@sonoma-county.org

Ned Kahn

Harvey Charnofsky

130-130-019

BUILDING

130-130-024

3137 Mueller

130-130-023

3145 Mueller

130-130-022

8760 Graton

130-130-008

Alhambra Block

130-130-025

AR 5510

Graton Rd

130-130-010

Graton Rd

22m

Source: USGS

Source: NASA, NGA, USGS

© 2008 Microsoft Corp.

130-135-028

130-135-068

esri

PRMD

ZCE11-0018

Resolution Number 13-001

County of Sonoma
Santa Rosa, California

January 31, 2013
ZCE11-0018 Lisa Posternak

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE PROPOSED GENERAL PLAN LAND USE MAP AMENDMENTS AND ZONE CHANGES TO CORRECT TECHNICAL ERRORS IN THE GENERAL PLAN AND LAND USE MAPS AND OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA FOR 8760 GRATON ROAD (APN 130-130-022), 3145 MUELLER ROAD (130-130-023), AND 3137 MUELLER ROAD (130-130-024), GRATON.

WHEREAS, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superceded old paper Zoning Maps; and

WHEREAS, various unintended zone changes occurred during the transition from the old paper Zoning Maps to the Official Zoning Database; and

WHEREAS, on October 23, 2012 the Board of Supervisors adopted the third set of technical corrections to the Official Zoning Database, some of which required concurrent General Plan, Specific Plan, or Area Plan Amendments (Technical Corrections Round 3), with the exception of the technical corrections proposed for 8760 Graton Road (APN 130-130-022), 3137 Mueller Road (APN 130-130-024), and 3145 Mueller Road (130-130-023) that were continued off calendar; and directed staff to further review these technical corrections and bring them back to the Board as a separate item; and

WHEREAS, the Permit and Resource Management Department has identified technical errors in implementation of a Condition of Approval for a 1992 Lot Line Adjustment (LLA92-471) on 8760 Graton Road (APN 130-130-022), 3137 Mueller Road (APN 130-130-024), and 3145 Mueller Road (130-130-023), which calls for zoning boundaries to be amended to correspond to the parcel boundaries; and

WHEREAS, the Permit and Resource Management Department proposes to correct existing technical errors in General Plan land use designation and Zoning for these three parcels as shown in Table 1 below in order to comply with the Condition of Approval for LLA92-471, recognize the existing single-family dwelling at 3145 Mueller Road (APN 130-130-023), and allow the future uses at 3137 Mueller Road to be consistent with the surrounding rural residential uses; and

Table 1.

Recommended Technical Corrections to APNs 130-130-022, 130-130-023, and 130-130-024.

Property Owner APN Address (Acres)	Recommended Technical Correction to General Plan Land Use Designation (Acres)	Recommended Technical Correction to Zoning (Acres)
Iberti 130-130-022 8760 Graton Road (0.65) 0.62 acres – UR 2 & RR 2 DU 0.03 acres – LC & C1	LC/UR 2 to UR 2 (0.03 / 0.62 to 0.65)	C1/RR B6-2 DU to RR B6-2 DU (0.03 / 0.62 to 0.65)
Crutcher 130-130-023 3145 Mueller Road (0.21) 0.04 acres – UR 2 & RR 2 DU 0.17 acres – LC & C1	LC/UR 2 to UR 2 (0.17 / 0.04 to 0.21)	C1/RR B6-2 DU to RR B6-2 DU (0.17 / 0.04 to 0.21)
Kahn 130-130-024 3137 Mueller Road (0.28) 0.07 acres – UR 2 & RR 2 DU 0.21 acres – LC & C1	LC/UR 2 to UR 2 (0.21 / 0.07 to 0.28)	C1/RR B6-2 DU to RR B6-2 DU (0.21 / 0.07 to 0.28)

WHEREAS, this project is part of the third set of technical corrections to the Official Zoning Database, which also requires concurrent General Plan Amendments (Technical Corrections Round 3); and

WHEREAS, the Permit Resource and Management Department determined that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on January 31, 2013, at which time all interested persons were given an opportunity to be heard.

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

1. The project will ensure the Official Zoning Database provides accurate information.

2. The project will ensure consistency with the General Plan Land Use Map.
3. The project will resolve the issue of the legal, non-conforming single-family dwelling at 3145 Mueller Road (APN 130-130-023).
4. The project will be consistent with the residential land use on surrounding parcels.
5. The proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.
6. The owners of the properties at 8760 Graton Road and 3137 and 3145 Mueller Road have consented in writing to the proposed General Plan Land Use Map Amendments and Zone Changes.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the requested General Plan Amendments and Zone Changes to correct technical errors as shown in Table 1.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner Fogg	Aye
Commissioner Montoya	Aye
Commissioner Shahhosseini	Absent
Commissioner Liles	Absent
Commissioner Lynch	Aye

Ayes: 3 Noes: 0 Absent: 2 Abstain: 0

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

SO ORDERED.



*Sonoma County Combined Planning Commission
and Board of Zoning Adjustments*
MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: July 12, 2012
Meeting No.: 12-006

ROLL CALL

Commissioners

Dick Fogg
Don Bennett
Komron Shahhosseini
Jason Liles, Chair
Pam Davis

Staff Members

Jennifer Barrett
Amy Lyle
Lisa Posternak
Sue Dahl
David Hurst, Chief Deputy County Counsel

1:00 PM Call to order and Pledge of Allegiance

Minutes Approved – May 3, 2012 Planning Commission

Correspondence

Board of Supervisors Actions

Commissioner Announcements/Disclosures

Public Appearances

PLANNING COMMISSION REGULAR CALENDAR

Item No. 2 Time: 1:20 p.m. File: ZCE11-0018
Applicant: Sonoma County PRMD Staff: Lisa Posternak
Env. Doc: Categorical Exemption
Proposal: Technical Corrections to the Official Zoning Database and General Plan and Area/Specific
Plan Maps.
Location: Countywide
APN: Supervisorial District: All
Zoning:

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

Questions from Commissioners: **Commissioner Fogg** asked how we can be sure that the public was properly notified. Staff Posternak indicated that these types of changes do not require policy discussion and are only technical corrections. All of the property owners were notified about the hearing and information was put on the

website that included addresses, parcel numbers and error categories. Staff Posternak received a couple of emails and about seven phone calls. The hearing notice was also published in the newspaper. Deputy Director Barrett added that the purpose is to clean up General Plan, area plan and zoning errors and all plans need to be consistent. Since PRMD has converted to digital zoning there will be an annual proposal for technical corrections. Manual mapping had many errors that did not align with digital data. Digital data makes it easier to find inconsistencies.

Public Hearing Opened at 1:50 p.m. Speakers, Walter Iberti received notice and asked for clarification on what was being done on his parcel 130-130-022. Staff Posternak explained that there is a small portion of the lot that is subject to HD zoning, not his entire parcel. Mr. Iberti commented that the neighboring parcel zoned LC has a large residence on it.

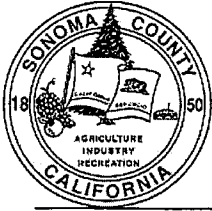
Stephen Easter, Occidental, received a notice and expressed concern that the HD zoning would cover his entire parcel. Mr. Easter asked to be removed from HD zoning. Staff Posternak showed the maps and explained that the portion of his lot is included that contains HD zoning district and not the house.

Commissioner Bennett explained the driveway was always in the HD zone and the purpose of the hearing was that staff is fixing the map.

Action: **Commissioner Davis** moved to recommend approval to the Board of Supervisors. Seconded by **Commissioner Fogg** and passed with a 5-0 vote.
Appeal Deadline: n/a
Resolution No.: 12-018

Fogg: Aye	Bennett: Aye	Shahhosseini: Aye	Liles: Aye	Davis: Aye
Ayes: 5	Noes: 0	Absent: 0	Abstain: 0	

Minutes adopted October 11, 2012



Sonoma County Planning Commission
DRAFT MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: January 31, 2013
Meeting No.: 13-001

ROLL CALL

Commissioners

Dick Fogg
Shawn Montoya
Komron Shahhosseini (absent)
Tom Lynch
Jason Liles (absent)

Staff Members

Jennifer Barrett
Lisa Posternak
Sue Dahl
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 – Commissioner Lynch commented that he makes wine with the Assistant Graton Fire Chief, but that will not affect his decision.

Public Appearances

Items scheduled on the agenda

REGULAR CALENDAR

Item No.1 Time:	1:05 p.m.	File:	ZCE11-0018
Applicant:	County of Sonoma	Staff:	Lisa Posternak
Env. Doc:	Categorical Exemption		
Proposal:	Amendments to the General Plan Land Use Maps and Zone Changes to correct technical errors in the Official Zoning Database for three parcels.		
Location:	8760 Graton Road, 3145 Mueller Road, and 3137 Mueller Road, Graton		
APN:	130-130-022, 130-130-023, and 130-130-024	Supervisorial District:	5
Zoning:	C1 (Neighborhood Commercial) and RR (Rural Residential), B6-2 dwelling units/acre		

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

Questions from Commissioners: **Commissioner Lynch** asked for a clarification about how many units could be built on each parcel, and Staff Posternak answered that since the parcels are smaller than an acre, only one unit is allowed on each parcel.

Public Hearing Opened and Closed: 1:12 p.m.

Changes to Draft Conditions: Staff Posternak was directed to obtain consent from Mr. Iberti, preferably in writing, and this was to be added as a finding.

Action: **Commissioner Lynch** moved to recommend approval to the Board of Supervisors with modified findings. Seconded by **Commissioner Montoya** and passed with a 3-0-2 vote.
Appeal Deadline: n/a
Resolution No.: 13-001

Fogg: Aye	Montoya: Aye	Shahhosseini: Absent	Liles: Absent	Lynch: Aye
Ayes: 3	Noes: 0	Absent: 2	Abstain: 0	



Sonoma County Planning Commission STAFF REPORT

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: ZCE11-0018
DATE: July 12, 2012
TIME: 1:20 p.m.
STAFF: Lisa Posternak

Board of Supervisors Hearing date to be determined and will be noticed at that time.

SUMMARY

Applicant: County of Sonoma

Location: Various

Subject: Technical corrections to the General Plan, Airport Industrial Specific Plan, Sonoma Mountain Area Plan, and Official Zoning Database.

PROPOSAL: Various Amendments to the General Plan, Airport Industrial Specific Plan and Sonoma Mountain Area Plan, and Zone Changes to correct technical errors in the General Plan, Airport Industrial Specific Plan, Sonoma Mountain Area Plan, and Official Zoning Database.

Environmental Determination: Exempt from CEQA, Section 15061(b)(3) and 15301

General Plan: Various

Ordinance Reference: Section 26-02-110, Section 26-02-130, Section 26C-9, and Section 26C-11

Zoning: Various

RECOMMENDATION: Adopt the Resolution recommending the Board of Supervisors approve the proposed General Plan Amendments, Area/Specific Plan Amendments, and Zone Changes.

ANALYSIS

Background:

On June 12, 2007 the Board of Supervisors approved Resolution No. 07-0526 and adopted Ordinance Numbers 5739 and 5740, thereby amending Chapters 26 and 26C of the County Code to create an Official Zoning Database (OZD) to replace the old paper Zoning Maps of the County. The OZD is a computer database that maintains zoning information for all unincorporated parcels in Sonoma County. A primary focus and intent of the conversion to a digital database was to provide a data-driven methodology for application of the various zoning districts to improve the accuracy of the database and accessibility of that information. As part of this process, Permit and Resource Management Department (PRMD) staff identified numerous zoning discrepancies and noted that they will continue to evaluate the accuracy of the database and bring forward technical corrections annually to maintain and improve it.

On September 1, 2009 the Board of Supervisors adopted the first set of technical corrections that did not require concurrent General Plan Amendments; and on June 8, 2010 the Board of Supervisors approved additional Zone Changes that required concurrent General Plan Amendments (referred to as Technical Corrections Round 1). On May 10, 2011 the Board of Supervisors adopted the second set of technical corrections, some of which required concurrent General Plan Amendments (referred to as Technical Corrections - Round 2). This set of technical corrections is referred to as Technical Corrections - Round 3.

Project Description:

The purpose of this proposed project is to correct technical errors and discrepancies in zoning and land use designations. The proposed Zone Changes do not reflect any substantive change in County land use policy. The project also includes General Plan Amendments and Specific Plan Amendments that would reconcile known inconsistencies between the zoning and land use designations of parcels.

DISCUSSION OF ISSUES

Issue #1: Technical Errors

Category 1: Zone Changes Not Involving General Plan Land Use Policy (see Exhibit C)

Sub-Category 1a: Error in Manual Entry of Zoning Data (3 parcels)

A combining zoning district is a zoning overlay on the base zoning district and includes the following: BR (Biotic Resources), F1 Floodway Combining District, F2 (Floodplain Combining District), G (Geologic Hazard), HD (Historic District), MR (Mineral Resources, SD (Scenic Design), SR (Scenic Resources), and VOH (Valley Oak Habitat).

For three parcels located at 13200 Valley Ford Road, Sebastopol and others No Address (APNs 026-070-016, 128-422-070, -071), errors were made during manual entry of data from the old paper Zoning Maps into the digital Zoning Database where the base or combining zoning district information was either included or omitted in error. For two of the three parcels (APNs 128-422-070, -071), F1 (Primary Floodplain) zoning was included in error. This technical correction removes F1 from the zoning of these parcels. For one of the three parcels (APN 026-070-016), Z (Second Dwelling Unit Exclusion) zoning was omitted in error. This technical correction restores (adds) Z to the zoning of this parcel.

Sub-Category 1b: Zoning Error Due to Inaccuracy of Digital Technology (4 parcels)

Four parcels located at No Address; 693 Jonive Road, Sebastopol; 693 Eliot Lane, Sebastopol; and 4100 Bohemian Highway, Occidental (APNs 073-100-090, -091, -092, 074-140-044) have errors in combining zoning designations due to inaccuracy of a previously used digital "intersection tool." Initially, a geoprocessing tool was used to select the combining zoning district "features" based on their location relative to the location of the parcel "features" - i.e., to select the combining zoning districts applied to a parcel based on their location relative to the parcel. The first method used was to select parcels "intersected" by each combining zoning district. However, this method also inaccurately selected adjacent parcels touching the boundary of a zoning district. Mapping technology has evolved and a more sophisticated "intersect" tool is being used. Portions of three of the four parcels (APNs 073-100-090, -091, -092) are within a Scenic Highway Corridor, but their zoning does not include SR (Scenic Resources). This technical correction adds SR to the zoning of these parcels.

A portion of one of the four parcels (APN 074-140-044) is located within the Occidental Historic District but the current zoning designation does not include the HD (Historic District) designation. This technical correction adds HD to the zoning of the portion of the parcel located within the Occidental Historic District.

Category 2: Zone Changes Involving General Plan Land Use Policy (see Exhibit D)

Sub-Category 2a: Error in Application of General Plan Land Use Policy to Zoning (316 parcels)

1989 General Plan Land Use Policies:

During development of the Official Zoning Database, some of the 1989 General Plan "Planning Area Policies" referenced on paper Zoning Maps were transcribed and added to the zoning of 103 parcels as "Land Use Policies" without conducting the public hearing process for review and approval of Zone Changes. These Land Use Policies reference the Planning Area Policies and numbering system of the obsolete 1989 General Plan and are not included in GP2020, thus are no longer appropriate as part of the zoning of these parcels. This technical correction removes the obsolete Land Use Policy from the zoning of 103 parcels. The number of the 1989 General Plan Land Use Policy to be removed from each parcel is shown in Exhibit B under "Existing Zoning." The full text of each Land Use Policy is included at the end of Exhibit B.

General Plan 2020 Land Use Policies:

Certain Planning Area Policies in General Plan 2020 apply to specific parcels and should be added as a Land Use Policy to the zoning of those parcels. This technical correction adds a Land Use Policy to the zoning of 210 parcels. The number of the Land Use Policy to be added to each parcel is shown in Exhibit B under "Proposed Zoning." The full text of each Land Use Policy is included at the end of Exhibit B.

Crinella General Plan Amendment, Zone Change and Major Subdivision (PLP06-0076):

Approval of this project involved a transfer of development rights for up to 51 dwelling units to three parcels. General Plan Policy LU-15t for the Russian River Planning Area documents this transfer of development rights, but the zoning of the three parcels needs to be changed to include this policy. This technical correction adds the following Land Use Policy to the zoning of the three parcels:

"Policy LU-15t: With the exception of a 5+acre portion of APN 084-031-072 (Lot 2 of the Crinella Tentative Map in file PLP06-0076) further described below, APNs 084-031-071 and -072 are designated Urban Residential, 1 acre density land use and zoned RR (Rural Residential) B7 in order to allow for a maximum development of 11 lots on 62 acres with the remaining potential density (up to 51 units) transferred to the adjacent properties (APNs 083-080-001 and 084-031-069 & 070), exhausting the density on APNs 084-031-071 & -072 when the subdivision map records. Lot 2 of the Crinella Tentative map in file PLP06-0076 has a Limited Commercial land use designation and is zoned AS (Agriculture Services) B7. Land uses on Lot 2 of the tentative map shall be limited to agricultural production and processing, and residential uses consistent with the underlying zoning district."

Category 3: Zone Changes & General Plan Amendments (see Exhibit E)

Sub-Category 3a: Error in General Plan Public Facility Designation and Zoning (2 parcels)

Sonoma County Regional Parks Property:

Prior to 1978 the owner of APN 094-130-013 (no Street Address) gave the property as a gift to Sonoma County Regional Parks in order to provide access to the Russian River from State Highway 116. Subsequently, the parcel was redesignated to PQP (Public/Quasi-Public) and rezoned to PF (Public Facility) to reflect ownership by the County of Sonoma. However, the two adjacent parcels to the west and under the same ownership were also redesignated and rezoned to PQP and PF in error. This technical correction changes the land use designation and zoning of these two adjacent parcels to the prevalent land use designation and zoning in the immediate area east of State Highway 116.

Sub-Category 3b: Error in Implementation of Lot Line Adjustment Conditions of Approval (5 parcels)

LLA04-0066:

Under this Lot Line Adjustment, 3.2 acres of a 76.56-acre parcel designated and zoned LIA 40 (Land Intensive Agriculture, 40 acre-density) and formerly owned by Summerhome Park Corporation was added to Sunset Beach Regional Park land owned by the County of Sonoma. As part of the Lot Line Adjustment, a Condition of Approval was to amend the land use designation and zoning of the 3.2 acre portion added

to Sunset Beach Regional Park to PQP (Public/Quasi-Public) and PF (Public Facility) under the GP2020 General Plan Update. However, the land use designation and zoning of the remaining 73.36 acre portion was mistakenly changed to PQP and PF. This technical correction changes the land use designation and zoning of the 3.2-acre parcel owned by the County of Sonoma from LIA 40 to PQP and PF, and changes the land use designation and zoning of the 73.36-acre parcel owned by Summerhome Park Corporation from PQP and PF back to LIA 40.

LLA92-471:

Application for a Zone Change to amend the zoning boundary lines to conform to the new boundary lines of the three subject parcels was a Condition of Approval of this Lot Line Adjustment. The project applicant never applied for the Zone Change, and as a result the three parcels have a split land use designation and zoning. This technical correction changes the land use designation and zoning boundary lines to conform to the parcel boundary lines. Standard conditions of approval for Lot Line Adjustments currently require any necessary land use designation amendment/zone change application to be submitted prior to allowing the Lot Line Adjustment to be recorded.

Category 4: Zone Changes, General Plan Amendments, and Area/Specific Plan Amendments
(see Exhibit F)

Sub-Category 4a: Error in General Plan & Specific Plan Public Facility Land Use Designation and Zoning (3 parcels)

Airport Industrial Specific Plan:

Three parcels comprising the site of the wastewater treatment plant in the Airport Industrial Area owned by the County of Sonoma have a land use designation and zoning of GI (General Industrial) and M2 (Heavy Industrial), split with PQP (Public/Quasi-Public) and PF (Public Facility) for two of these parcels. These three parcels comprise a public facility and should be designated and zoned entirely PQP and PF. This technical correction amends the Land Use Maps of the General Plan and Airport Industrial Specific Plan to reflect the PQP land use designation for these parcels, and changes the zoning of these parcels to PF.

Category 5: General Plan Amendments Only (see Exhibit G)

Sub-Category 5a: Error on General Plan Land Use Map (3 parcels)

APN 125-131-065:

In 2001 the land use designations on the 1989 General Plan paper Land Use Maps were manually transcribed into the digital Land Use Database. Due to error in manual transcription, the land use designation at 962 Stony Point Road, Santa Rosa (APN 125-131-065), located adjacent to the Santa Rosa Urban Visual Plan Study Area, is incorrect. The UR 15 (Urban Residential, 15 dwelling units/acre) land use designation instead of the UR 10 (Urban Residential, 10 dwelling units/acre) land use designation was transcribed into the digital database due to the difficulty in seeing the graphic boundary between the two land use designations. This technical correction amends the land use designation on this parcel from UR 15 to UR 10.

APN 039-320-051:

The current land use designation of LC/UR 13 (Limited Commercial /Urban Residential, 13 dwelling units/acre) at 5146 Old Redwood Highway, Windsor (APN 039-320-051) is incorrect. Under Board of Supervisors Resolution No. 09-0104 approved February 3, 2009, the land use designation of this parcel was amended from LC (Limited Commercial) to LC/UR 11 (Limited Commercial / Urban Residential, 11 dwelling units/acre). This technical correction amends the land use designation of the subject parcel from LC/UR 13 to LC/UR 11.

Planning Area Policies on Land Use Map:

A black bulls-eye referring to Planning Area Policy 16p is missing from APN 134-192-015 on the Land Use Map for Planning Area 5 (GP2020 Figure LU-2e - Santa Rosa and Environs). This technical correction adds a black bulls-eye referring to Planning Area Policy 16p to the Land Use Map for Planning Area 5.

Sub-Category 5b: Update to General Plan Open Space Map

This technical correction updates the Open Space Map of the General Plan Open Space and Resource Conservation Element to reflect the boundary of the revised designation of Critical Habitat for the Sonoma County Distinct Population Segment of California Tiger Salamander as published by the U.S. Fish and Wildlife Service in the *Federal Register* on August 31, 2011.

Sub-Category 5c: Error in General Plan Text

Table NE-2 ("Maximum Allowable Exterior Noise Exposures for Non-Transportation Noise Sources") of Policy NE-1c of the Noise Element contains incorrect hourly noise metrics, and a definition of "Transportation Noise" is missing from the General Plan Glossary. This technical correction adds a definition for "Transportation Noise" to the Glossary and amends Table NE-2 of Policy NE-1c of the Noise Element as indicated below:

Glossary Amendment:

"Transportation Noise: Sound due to traffic on public roadways, waterways, railroads, and airports."

Table NE-2 Amendment:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures for Non-Transportation Noise Sources.

Hourly Noise Metric ¹ , d.b.a.	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 4 minutes 48 seconds in any hour)	60	55
L02 (1 minute 72 seconds 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.		

Category 6: Area/Specific Plan Amendments Only (see Exhibit H)

Sub-Category 6a: Error in Area Plan Land Use Amendment Resolution

Sonoma Mountain Area Plan:

Board of Supervisors Resolution No. 11-0623, dated November 15, 2011, includes an incorrect amendment to the Land Use Map of the Sonoma Mountain Area Plan. The Resolution should amend the Land Use Map for the subject parcels from RRD 40/3 (Resources and Rural Development, 40 acre-density / 3 acre minimum lot size) to RR 2.5 (Rural Residential, 2.5 acre-density) instead of "Undeveloped" to "Open Land/Residential." This technical correction revises Resolution No. 11-0623 to reflect the correct amendment to the Sonoma Mountain Area Plan Land Use Map.

Issue #2: General Plan Consistency

The majority of the proposed Zone Changes are consistent with or will bring the parcels into conformance with General Plan 2020. However, a small percentage of the technical corrections require amendment of the General Plan 2020 Land Use or Open Space Maps to resolve inconsistencies with zoning. These amendments are described above and provide consistency between the General Plan land use designation and zoning of affected parcels.

Issue #3: Area/Specific Plan Consistency

As described under Error Sub-Category 4a above, three of the Zone Changes and General Plan Amendments require amendment of the Land Use Map of the Airport Industrial Specific Plan to resolve an inconsistency with the General Plan land use designation for these parcels.

Issue #4: Coastal Zone

When the Board of Supervisors originally adopted the OZD, it did so for both the coastal and non-coastal areas of the unincorporated county. However, the Coastal Commission has yet to adopt the database as the official zoning information for the Coastal Zone. The Board of Supervisors Resolution will include authorization to submit the OZD to the Coastal Commission for adoption, and the proposed Zone Changes that affect coastal areas will be included in the OZD table that will be submitted for Coastal Commission approval.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached Resolution recommending the Board of Supervisors approve the proposed Zone Changes, General Plan Amendments, and Area/Specific Plan Amendments to correct technical errors.

FINDINGS FOR RECOMMENDED ACTION

1. The Official Zoning Database contains known technical errors that occurred during the transition from the previously adopted paper Zoning Maps to the current digital Zoning Database. This project will correct those errors and restore the correct zoning to the subject parcels.
2. The project will ensure the Official Zoning Database provides accurate information.
3. The project is consistent or will ensure consistency with the General Plan and applicable Area or Specific Plans.
4. The proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

LIST OF ATTACHMENTS

- EXHIBIT A: Draft Ordinance for Zone Changes (and Exhibit A to Ordinance)
- EXHIBIT B: Draft General Plan Amendment Maps (10)
- EXHIBIT C: Zone Changes Not Involving General Plan Land Use Policy
- EXHIBIT D: Zone Changes Involving General Plan Land Use Policy
- EXHIBIT E: Zone Changes and General Plan Amendments
- EXHIBIT F: Zone Changes, General Plan Amendments, and Area/Specific Plan Amendments
- EXHIBIT G: General Plan Amendments Only
- EXHIBIT H: Area/Specific Plan Amendments Only
- EXHIBIT I: Draft Resolution

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 AND 26C-9 OF THE SONOMA COUNTY CODE, TO CORRECT TECHNICAL ERRORS CONTAINED IN THE OFFICIAL ZONING DATABASE.

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

SECTION I. Amendments: The Official Zoning Database (OZD) of the County, adopted by reference by Sections 26-02-110 and 26C-9 of the Sonoma County Code, is amended by reclassifying certain real property from the existing zoning designations to the zoning designations set forth in Exhibit "A," attached hereto and incorporated herein by this reference. The Board hereby finds these changes to be consistent with the Sonoma County General Plan, Local Coastal Plan, and applicable specific plans. The Director of the Permit and Resource Management Department is directed to reflect these amendments to the OZD as shown in Exhibit "A" (ZCE11-0018).

SECTION II. CEQA Compliance: The project is exempt from the California Environmental Quality Act under Section 15061(b)(3), as it can be seen with certainty that the project will not have a significant effect on the environment.

SECTION III. Severability: 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 IV. Effective Date for Non-Coastal Areas: 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 the 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. 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, California.

SECTION V. Effective Date for Coastal Areas: 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 and upon its acceptance by the California Coastal Commission 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. 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, California.

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

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:

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED

Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

Exhibit A (Ordinance)

Zone Changes

Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
017-090-010	LEA B6 60 Z, SR VOH	LEA B6 60 Z, SR VOH, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-001	LEA B6 60, SR	LEA B6 60, SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-012	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-013	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-017	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-018	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
026-010-066	CS CC, HD SR	CS CC, HD SR, 17 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
026-070-016	DA CC B6 40/160, LEA B6 160, BR SR	DA CC B6 40/160, LEA B6 160 Z, BR SR	1b-Zoning Error Due to Inaccuracy of Digital Technology
028-070-015	RRD B6 100, BR SR	RRD B6 100, BR SR, 16 R [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
045-021-002	M3, VOH	M3, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
045-034-027	M1, SR VOH	M1, SR VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
045-151-043	DA B7, SR	DA B6 10, SR	1a-Error in Manual Entry of Zoning Data
045-151-044	DA B7, SR	DA B6 10, SR	1a-Error in Manual Entry of Zoning Data
045-172-037	DA B7, SR VOH	DA B6 10, SR VOH	1a-Error in Manual Entry of Zoning Data
045-222-020	DA B6 10/2 (Ac/DU)/Ac MIN, VOH	DA B6 10/2 (Ac/DU)/Ac MIN, VOH, 18 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
050-161-032	RR B6 5 Z, SD	RR B6 5 Z, SD, Remove 18 Y [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
050-161-033	RR B6 5 Z, SD SR	RR B6 5 Z, SD SR, Remove 18 Y [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
050-240-028	RRD B6 20, SR	RRD B6 20, SR, 20 BB [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-080-001	PF B7, BR SR	PF B7, BR SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-090-001	PF B7, BR F2 HD SR VOH	PF B7, BR F2 HD SR VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-100-008	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-100-011	PF, SR	PF, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-100-012	DA B6 40, RRD B7, SR	DA B6 40, RRD B7, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-005	PF B7, BR F2 SD SR VOH	PF B7, BR F2 SD SR VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-007	PF B7, SD SR	PF B7, SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-010	PF B7, SD SR VOH	PF B7, SD SR VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-011	PF B7, BR F2 SD SR	PF B7, BR F2 SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-012	PF B7, SD SR	PF B7, SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
068-100-054	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-055	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-056	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-057	LEA B7, SR VOH	LEA B7, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-058	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-059	LEA B7, SR VOH	LEA B7, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-060	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-061	ROAD, SR	ROAD, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-150-044	K	K, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-150-049	K, SR VOH	K, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-150-050	K, SR VOH	K, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
073-100-090	RRD B6 40	RRD B6 40, SR	1b-Zoning Error Due to Inaccuracy of Digital Technology
073-100-091	RRD B6 40	RRD B6 40, SR	1b-Zoning Error Due to Inaccuracy of Digital Technology
073-100-092	RRD B6 40	RRD B6 40, SR	1b-Zoning Error Due to Inaccuracy of Digital Technology
074-090-028	AR B6 10, SR	AR B6 10, SR, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-090-030	AR B6 10	AR B6 10, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-090-031	AR B6 10	AR B6 10, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-100-058	AR B6 10	AR B6 10, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-110-003	AR B6 10, SR	AR B6 10, SR, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-120-001	AR B6 10, SR	AR B6 10, SR, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-140-044	RR B6 10, SR	RR B6 10, HD SR	1c
075-300-005	RR B6 2	RR B6 2, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
079-150-028	PC 26, RR 73, SR	PC 26, RR 73, SR, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
079-160-001	RR B6 20, G SR VOH	RR B6 20, G SR VOH, Remove 14 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
079-160-002	RR B6 20, G SR VOH	RR B6 20, G SR VOH, Remove 14 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-001	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-002	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-003	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-004	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-005	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-006	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-007	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-008	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
083-080-001	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
083-080-001	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-069	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-069	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-070	PC	PC, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-070	PC	PC, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-071	AS B7, RR B7	AS B7, RR B7, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-072	AS B7, RR B7, SR	AS B7, RR B7, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-090-013	AS, SR	AS, SR, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-100-054	AR B6 6, AS	AR B6 6, AS, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-100-055	AS, SR	AS, SR, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-100-056	AR B6 6	AR B6 6, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
086-210-002	RRD B7, G SR	RRD B7, G SR, Remove 12 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-012	LEA B7 Z, F1 SR	LEA B7 Z, F1 SR, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-014	RR B6 3	RR B6 3, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-015	RR B6 3	RR B6 3, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-016	RR B6 3	RR B6 3, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-017	LEA B7 Z, F1	LEA B7 Z, F1, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
116-190-043	LIA B6 20, F2 VOH	LIA B6 20, F2 VOH, Remove 11 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
118-030-005	K, SR	K, SR, 13 D [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
118-030-006	K	K, 13 D [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
118-030-011	K, SR	K, SR, 13 D [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-190-030	RR B6 20	RR B6 20, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-190-031	RR B6 20	RR B6 20, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-190-032	RR B6 20, RRD B6 100	RR B6 20, RRD B6 100, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-200-045	RR B6 10	RR B6 10, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-200-085	RR B6 10	RR B6 10, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-200-086	RR B6 10	RR B6 10, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-210-030	RRD B6 100, BR SR	RRD B6 100, BR SR, 16 R [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
127-011-045	RRD B7, SR	RRD B7, SR, Remove 18 Z [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
127-022-085	RRD B6 100, SR	RRD B6 100, SR, Remove 18 Z [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-422-070	DA B6 10, F1 VOH	DA B6 10, VOH	1b-Zoning Error Due to Inaccuracy of Digital Technology
128-422-071	DA B6 10, F1 VOH	DA B6 10, VOH	1b-Zoning Error Due to Inaccuracy of Digital Technology



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
128-461-015	K, SR VOH	K, SR VOH, 20 DD [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-484-033	DA B6 10, VOH	DA B6 10, VOH, Remove 18 U [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-484-034	DA B6 10, LC, VOH	DA B6 10, LC, VOH, Remove 18 U [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-024	PF, BR	PF, BR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-025	PF, BR F2	PF, BR F2, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-026	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-027	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-028	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-029	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-030	PF, BR	PF, BR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-035	ROAD, VOH	ROAD, VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-049	LEA B6 100 Z, BR F2 SR	LEA B6 100 Z, BR F2 SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-070-021	LC, SR	LC, SR, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-070-022	AR B6 10, SR	AR B6 10, SR, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-152-008	M1, AH	M1, AH, 17 M [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-003	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-004	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-005	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-006	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-007	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-015	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-017	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-018	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-019	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-020	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-021	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-022	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-411-023	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-420-012	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-420-013	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-420-016	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-420-017	RR B6 2	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-420-018	RR B6 2, SR	RR B6 2, SR, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
130-450-034	RR B6 2, F2	RR B6 2, F2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
131-180-009	C1 Z, SD SR VOH	C1 Z, SD SR VOH, 13 C [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-010-063	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-010-064	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-010-065	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-030-017	RRD B6 100, SR	RRD B6 100, SR, 20 N [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-040-002	DA B6 40, SR	DA B6 40, SR, 20 EE [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-050-052	LIA B6 40, HD SR	LIA B6 40, HD SR, 20 EE [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-132-059	RR B8, VOH	RR B8, VOH, 16 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-044	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-047	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-048	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-049	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-050	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-064	RR B6 10, VOH	RR B6 10, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-150-014	LEA B7, SR	LEA B7, SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-007	LEA B6 60 Z, G SR VOH	LEA B6 60 Z, G SR VOH, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-013	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-015	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-016	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-018	LEA B6 60 Z, G SR VOH	LEA B6 60 Z, G SR VOH, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-170-001	LEA B6 60/3 (Ac/DU)/Ac MIN, G SR	LEA B6 60/3 (Ac/DU)/Ac MIN, G SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-170-002	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-180-001	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-180-002	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-190-003	RRD B6 40 Z, SR	RRD B6 40 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-190-010	RRD B6 100, BR SR	RRD B6 100, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-190-016	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-201-039	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-201-043	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-201-050	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-005	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-006	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



Base Zoning District

AR Agriculture and Residential
AS Agricultural Services
C1 Neighborhood Commercial
C2 Retail Business
CS Rural Service
DA Diverse Agriculture
K Recreation and Visitor Serving Commercial
LC Limited Commercial
LEA Land Extensive Agriculture
M1 Limited Urban Industrial
M3 Limited Rural Industrial
PC Planned Community
PF Public Facilities
RR Rural Residential
RRD Resources and Rural Development
R3 High Density Residential

Combining Zones

SR Scenic Resource
Z Second Unit Exclusion
SD Scenic Design
VOH Valley Oak Habitat
HD Historic
F1 Floodway
BR Biotic Resource
F2 Floodplain
G Geologic Hazard
AH Affordable Housing
CC Coastal Zone
MR Mineral Resource

General Plan Planning Area Policies (PAP) Proposed to Add as Zoning LU Policies

Policy LU-12c: Policy No. 7 from Attachment A of the Lower River Plan shall remain unaffected by the adoption of this plan. The propriety of retaining such policy that allows a potential for additional residential density shall be considered at such time as the County reviews and updates the Lower River Plan in accordance with Policy LU-1a.

Policy LU-13c: Additional development in the "Limited Commercial" category for the Alexander Valley Store, Dry Creek Store, and Jimtown Store shall not include lodgings or restaurants and shall not adversely affect adjacent agricultural or resource uses.

Policy LU-13d: Rosso & Bianco, Paulsen, Geysers Peak, and Asti wineries are designated as "Recreation and Visitor Serving Commercial" to allow existing or proposed wineries and associated restaurants or lodging facilities. Any uses on these sites must support the sale and production of Sonoma County agricultural products and not adversely effect adjacent agricultural or resource areas.

Policy LU-15i: The "Limited Commercial" designation of certain parcels along Highway 116 between Guerneville Road and Ross Station Road (APNs 84-060-05; 84-090-13; -27; 84-100-51, -52, -53, and -55) is intended for agriculturally related commercial uses only. The land use designation for APN 84-100-51 is a combination of "Limited Commercial" and "Rural Residential". Notwithstanding the density shown on the Land Use Maps, this parcel may be subdivided to separate the commercial and residential areas. APN 130-070-21 is developed with a deli/pie business to be considered legal and conforming to zoning, any new uses must be agriculturally related.

Policy LU-15s: Notwithstanding General Plan Section 2.2 (Residential Use Policy) which requires new urban land use densities be located in Urban Service Areas, residential land use on APN 082-042-039, at 8020 Mirabel Road, may be increased to eight units per acre with a 35% density bonus and developed to a maximum of eight units, provided that 30% of the units are affordable to low income households.

Policy LU-15t: With the exception of a 5+acre portion of APN 084-031-072 (Lot 2 of the Crinella Tentative Map in file PLP06-0076) further described below, APNs 084-031-071 and -072 are designated Urban Residential, 1 acre density land use and zoned RR (Rural Residential) B7 in Land Use Element Footnote:

*Mitigating Policy Page LU-74

order to allow for a maximum development of 11 lots on 62 acres with the remaining potential density (up to 51 units) transferred to the adjacent properties (APNs 083-080-001 and 084-031-069 & 070) exhausting the density on APNs 084-031-071 & -072 when the subdivision map records. Lot 2 of the Crinella Tentative map in file PLP06-0076 has a Limited Commercial land use designation and is zoned AS (Agriculture Services) B7. Land uses on Lot 2 of the tentative map shall be limited to agricultural production and processing, and residential uses consistent with the underlying zoning district.

Policy LU-16h: Designate the Brooks-Ward area "Limited Industrial" to recognize the eventual urban development allowed in the South Santa Rosa Area Plan. Use zoning to prevent further subdivision and urban development until the conditions established in Section 5.36 of that plan for this development have been met. Retain the land use designation "Light Industry/Planned Residential" in the plan but amend it to authorize interim uses consistent with the new zoning, such as single family dwellings on existing lots, provided water, septic and other standard conditions are met.

Policy LU-16p: Redevelopment and/or intensification of existing uses in the Santa Rosa Urban Service Area south of Todd Road is not desirable without the extension of sewer service. Development applications prior to annexation should be limited to uses that can be served by septic systems.

Policy LU-16q: The Franz Valley Area Plan Land Use Map designates the Mountain Home Resort area as Rural Residential and Recreation in order to recognize the existing recreational/commercial uses. Notwithstanding the General Plan and zoning designations, expansion of these uses may be approved, provided that the road limitations of the Franz Valley Area Plan are first considered.

Policy LU-16r: The Franz Valley Area Plan Land Use Map designates the Marine Cooks and Stewards facility property (APN 28-070-15, 120-210-30) as Institutional in order to recognize the existing use. Notwithstanding the General Plan and zoning designations, expansion of the use may be approved, provided that the load limitations of the Franz Valley Area Plan area are first considered.

Policy LU-16s: All uses on the 13 acre PQP parcel (059-350-094) shall require a use permit. Future property owners should be aware that the parcel is adjacent to the railroad right-of-way. Increased use of the railroad is anticipated on 13 acres as shown in the attached tentative map.

Policy LU-16t: The General Commercial designation is applied to properties at/near the intersection of Middle Rincon Road and Highway 12 (APN 183-300-023; 182-540-021, 022, 023, 024, 025, 026, 027, and 028). The intent of this policy is to recognize existing commercial businesses (APN 183-300-023; 182-540-024, and 028), but preclude further commercial development until annexation to the City of Santa Rosa. One single family dwelling is permitted on legally separate, undeveloped parcels.

Policy LU-16u: Use of the Recreation and Visitor Serving Commercial area on the Shiloh Meadows/Mayacama property (APN 067-340-041) shall be limited to 50 accommodation units and necessary and appropriately sized ancillary structures and facilities, which shall be owned and operated in a manner that is secondary to operation of the golf course on site.

Policy LU-16v: Notwithstanding the provisions of Policy PF-1f of the Public Facilities and Services Element, the Mayacama Development (formerly known as Shiloh Meadows) may be served by a privately owned and operated sewage treatment facility serving only parcel numbers 079-150-028, 067-260-030, 031, and all parcels in Book 67, page 340 subject to approval of a Land Use Element Footnote: *Mitigating Policy Page LU-79 private utility by the PUC. Prior to public operation of the treatment plant ceasing, the applicant and property owners shall enter into a separate recorded contractual agreement with the County of Sonoma detailing the operation and maintenance responsibilities for the sewage treatment plant. Said agreement may be modified in the future to reflect changes in waste discharge requirements or other circumstances. All such changes shall be recorded.

Policy LU-17i: All new commercial uses on parcel 026-010-066 shall require a use permit or use permit waiver to insure compatibility with the surrounding community.

Policy LU-17m: Notwithstanding Policy LU-17e and the Limited Industrial designation of APN 130-152-008, a school or similar use may be considered consistent with the land use designation, as a transition between the industrial uses west of Bowen Street, and the residential uses to the east. Uses that can be accommodated primarily by the existing building, do not adversely impact water resources and service levels, and are compatible with both the industrial and the residential uses, may be found consistent.

Policy LU-18h: Permit the extraction of groundwater from an existing well, subject to conditions of UP 94-347 for the purpose of allowing the extraction of groundwater and its transportation to an offsite bottling facility (APN 045-222-020).

Policy LU-19e: Limit uses at Infineon Raceway (on APN 068-150-049, -050, and -056; 068-190-030; 068-100-024) to racing and related vehicle uses, and limited ancillary uses provided that a use permit is approved. Racing and vehicle uses means the storage, repair, fabrication, maintenance and modification of vehicles. "Fabrication" does not include assembly-line or mass production of vehicles. Ancillary uses are to be limited to timing and scoring facilities, media facilities, emergency medical facilities, concession stands and a novelty shop. Permanent lodging facilities, general commercial, industrial and manufacturing uses are not permitted. Notwithstanding the Land Extensive Agriculture and Diverse Agriculture land use designations and uses prescribed by the Land Extensive and Diverse

Agriculture zoning districts to the west of the Infineon Raceway facility, certain temporary and/or ancillary raceway uses are permitted on these lands. As depicted on the Sears Point Master Plan, approved April 25, 2000, temporary uses are limited to event parking on APN 068-100-057 through -059, event related trailer parking on APN 068-100-042 through -050, 057, and -061, and will call trailer and related vehicle parking on APN 068-100-055. Ancillary uses are limited to a wetland mitigation area on APN 068-100-057 and -059. Roadway access shall be provided to/from Lakeville Highway to/from the main Infineon Raceway facility as depicted on the Sears Point Master Plan. All

temporary and/or ancillary uses will be governed by the conditions of the Use Permit for Infineon Raceway. The above indicated Lakeville Properties, APN's 68-100-037 through -061 and the Cougar Mountain parcel, APN 68-150-056, may also be used for an annual bicycle and running event as approved by a Use Permit.

Policy LU-19h: Development within the watershed above the City of Petaluma water delivery system designated in the Sonoma Mountain Area Plan is subject to the following policies:

- (1) Review all development proposals in the vicinity with regard to their beneficial and adverse impacts,
- (2) Encourage greater public awareness relative to wildlife and wildlife management programs,
- (3) Encourage the use of natural areas for educational purposes, and
- (4) Enforce County Ordinance 1108, which provides criteria for stream maintenance and construction encroachments.

Policy LU-20n: Development on APNs 133-010-36, -40, -41, -42, -43; 133-030-011, 130-020-018, 028 and 133-030-016, 017 may be clustered below the 600 foot elevation contour in exchange for the dedication of open space easements in perpetuity on that portion of the properties above 600 feet. Additional density may be allowed, at the discretion of the Board, if the owners of the properties subject to this policy offer fee title park or permanent open space dedications to the County for that portion of their property over 600 feet in elevation. In the event of a dedication in fee, the overall density on any such parcel shall not exceed one unit per 20 acres. This policy shall apply to that area with respect to the 1200 foot contour on APNs 133-010-63, 64, 65, 054-100-08 and the 1400 foot contour on APN 54-100-10.

Policy LU-20bb: The "Resources and Rural Development" designation is applied to the property identified as "The Kenwood Inn" (APN 050-240-028). This designation is not intended to permit any other visitor serving commercial (or other non-resource) use of this property.

Policy LU-20cc: The "Urban Residential 20 units/acre" designation is applied to the Chauvet Hotel property only to accommodate a proposal to renovate the former hotel building into a six unit residential project approved in 1997. It is the intent of the Board of Supervisors that, if the Chauvet hotel building were to be removed, the property be returned to the Limited Commercial designation consistent with the balance of downtown Glen Ellen (APN 054-460-001 to 006).

Policy LU-20dd: The "Recreation and Visitor Serving Commercial" designation is applied to the property identified as the Vineyard Inn property (APN 128-461-015). A use permit and/or design review application (as stipulated by the Development Code) is required in order to render existing non conforming uses conforming, for any new development, or change/ replacement/ intensification of an existing lawful use. The required application must be:

- (1) Consistent with the General Plan,
- (2) Consistent with sewage disposal regulations of Sonoma County, and
- (3) Consistent with the Basin Plan established by the San Francisco Bay Water Quality Control Board.

Policy LU-20ee: Notwithstanding the density shown on the Land Use Map, the existing historic Carriger residence of approximately 1200 square feet may be relocated from APN 133-040-002 to APN 133-050-052, provided it is limited to residential use only, and is restored to structurally sound and habitable condition in accordance with all applicable State and County codes, and subject to review and approval of restoration plans by the Landmarks Commission.

Policy LU-20ff: Consider future public uses of the Sonoma Developmental Center and Skaggs Island properties as a priority if they are declared surplus and offered for sale to local agencies, particularly park, recreation, and open space uses and affordable housing.

Existing General Plan Land Use

Proposed General Plan Land Use

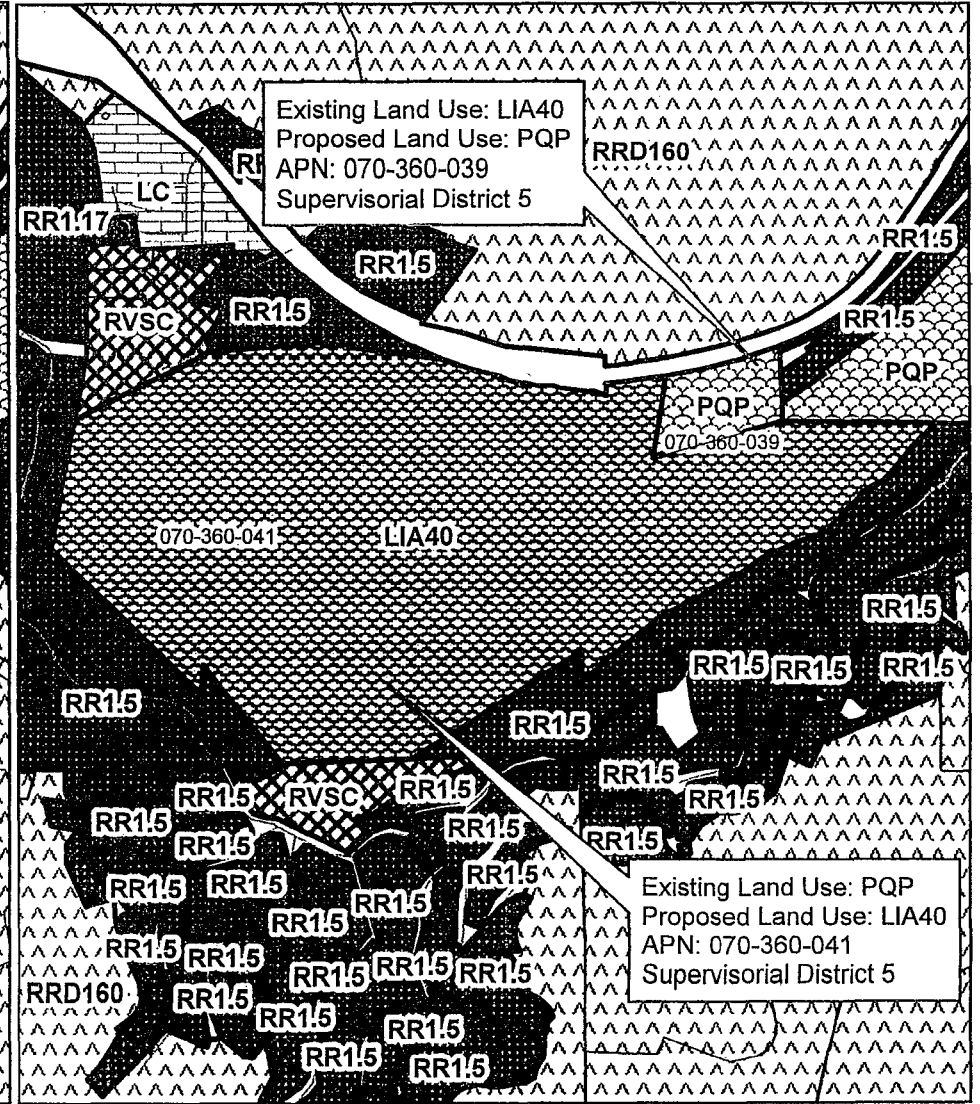
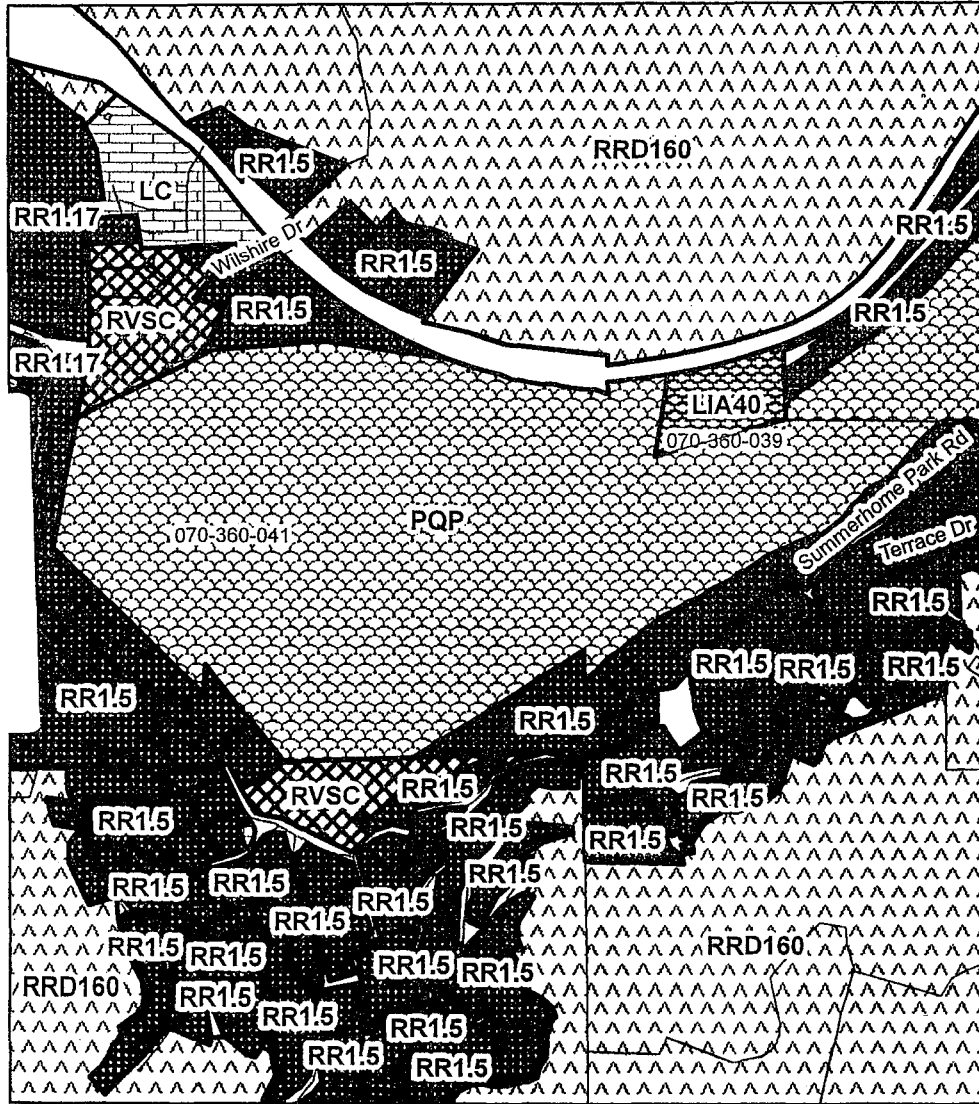


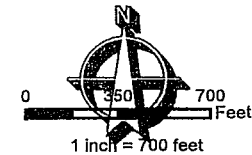
EXHIBIT B

General Plan Land Use

- | | | |
|---------------------------------------|--------------------------------------|-----------------------|
| Diverse Agriculture | General Commercial | Planning Area Policy |
| Land Extensive Agriculture | Limited Commercial | AH Affordable Housing |
| Land Intensive Agriculture | Limited Commercial Traffic Sensitive | |
| Resource and Rural Development | General Industrial | |
| Rural Residential | Limited Industrial | |
| Urban Residential | Public / Quasi Public | |
| Recreation-Visitor-Serving Commercial | | |
- Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



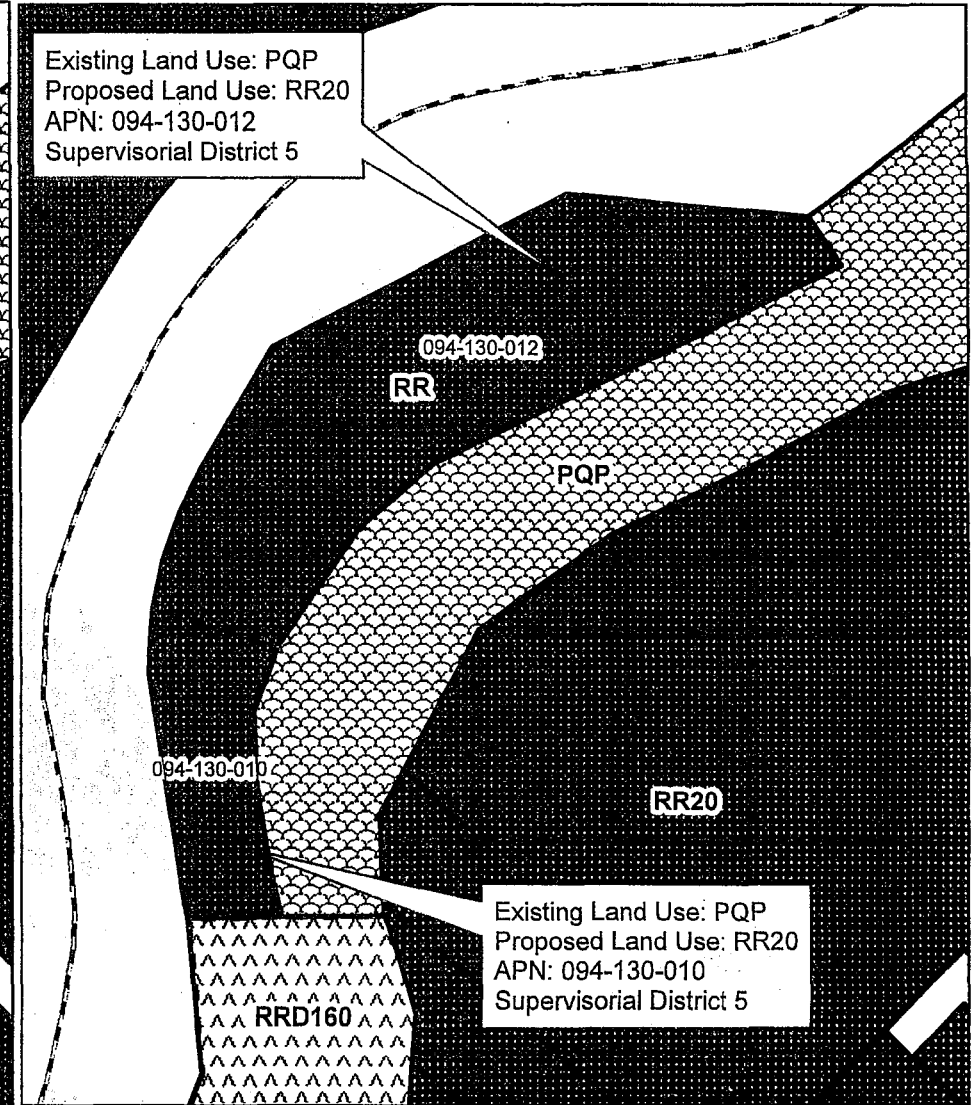
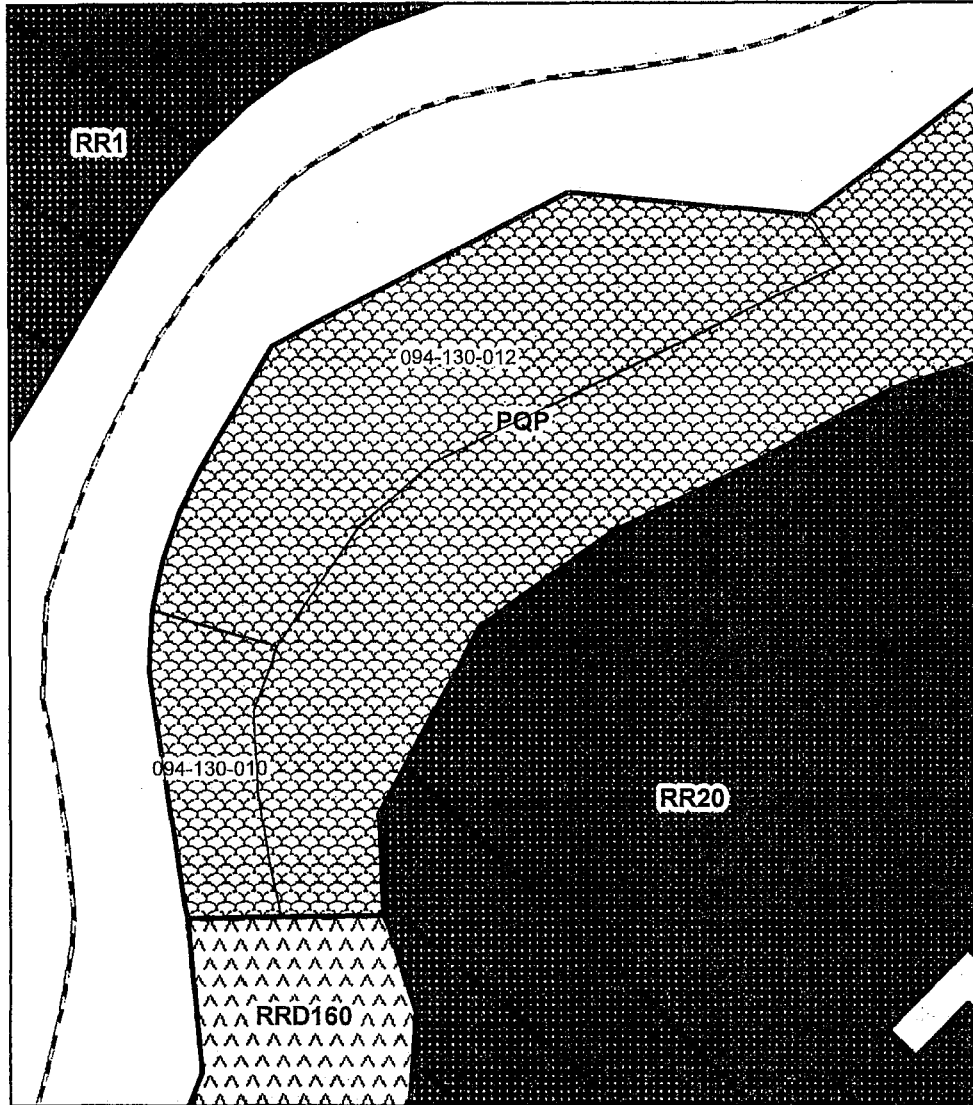
FILE: ZCE 11-0018 (1)
 AP #: 070-360-039, 041
 Resolution No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

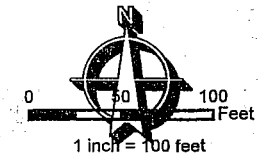
- | | | | |
|--|-----------------------------------------|--|--------------------------------------|
| | Diverse Agriculture | | General Commercial |
| | Land Extensive Agriculture | | Limited Commercial |
| | Land Intensive Agriculture | | Limited Commercial Traffic Sensitive |
| | Resource and Rural Development | | General Industrial |
| | Rural Residential | | Limited Industrial |
| | Urban Residential | | Public / Quasi Public |
| | Recreation / Visitor-Serving Commercial | | |

- Planning Area Policy
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



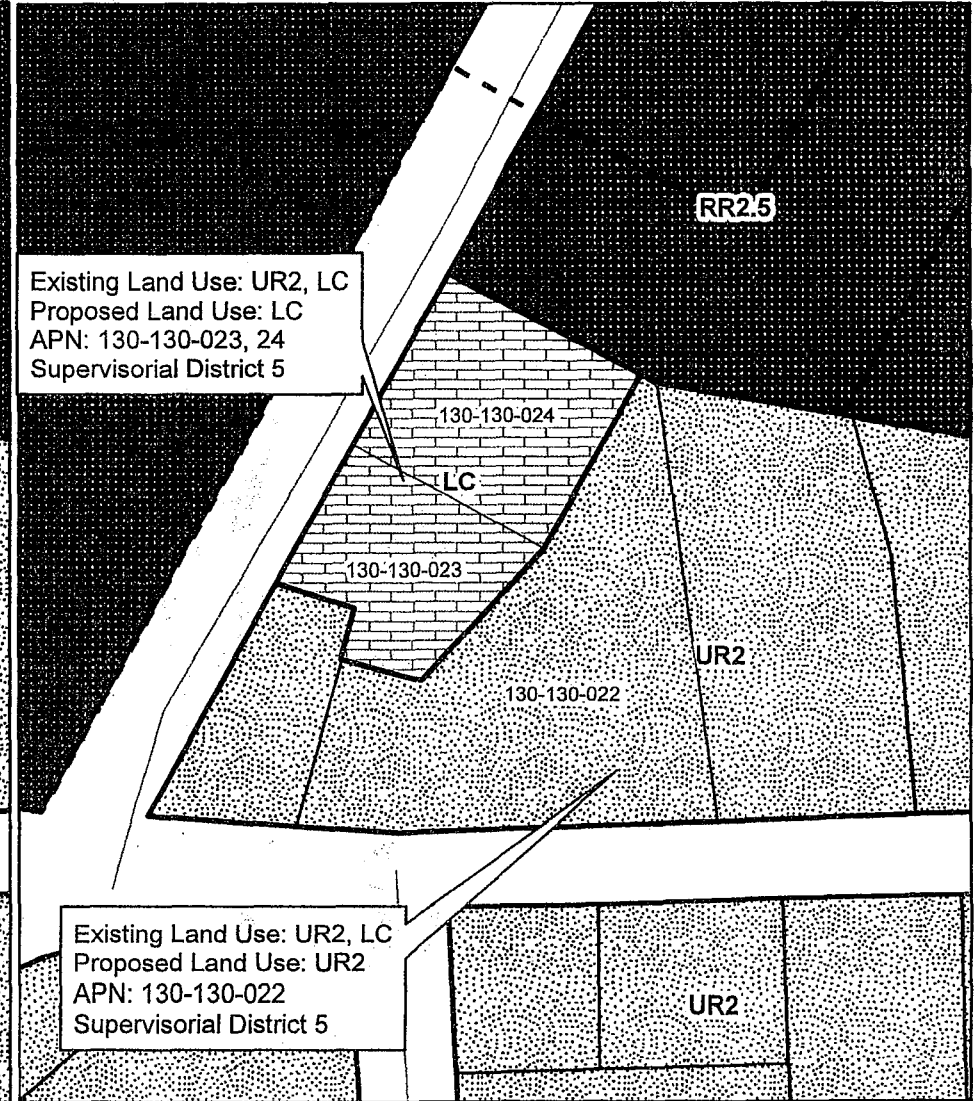
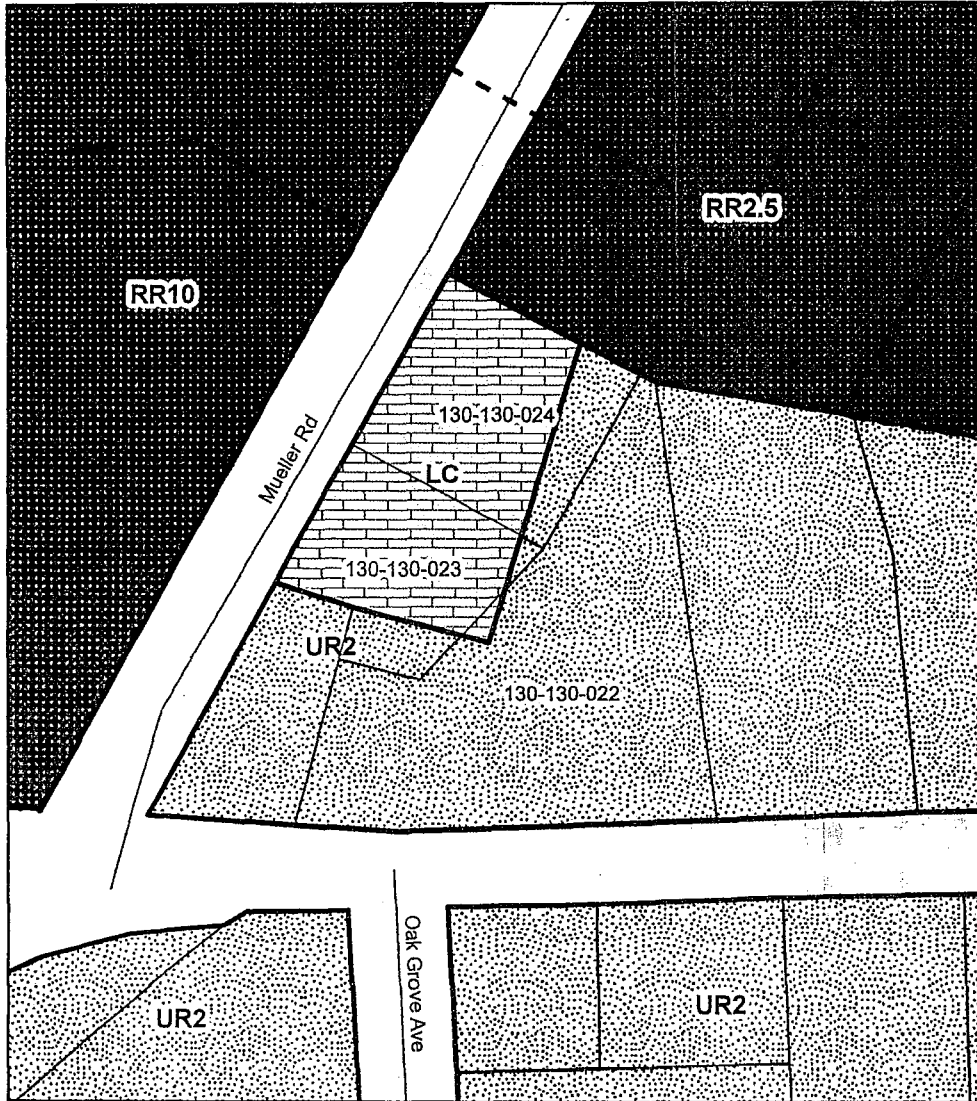
FILE: ZCE 11-0018 (2)
 AP #: 094-130-010, 012
 Resolution No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Existing General Plan Land Use

Proposed General Plan Land Use

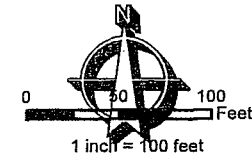


General Plan Land Use

- | | | | | | |
|--|---------------------------------------|--|--------------------------------------|--|-----------------------|
| | Diverse Agriculture | | General Commercial | | Planning Area Policy |
| | Land Extensive Agriculture | | Limited Commercial | | AH Affordable Housing |
| | Land Intensive Agriculture | | Limited Commercial Traffic Sensitive | | |
| | Resource and Rural Development | | General Industrial | | |
| | Rural Residential | | Limited Industrial | | |
| | Urban Residential | | Public / Quasi Public | | |
| | Recreation/Visitor-Serving Commercial | | | | |
- Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- | | |
|--|-----------------------------|
| | Subject Property |
| | Coastal Commission Boundary |
| | Urban Service Areas |
| | Highways |
| | Intermittent Stream |
| | Perennial Stream |



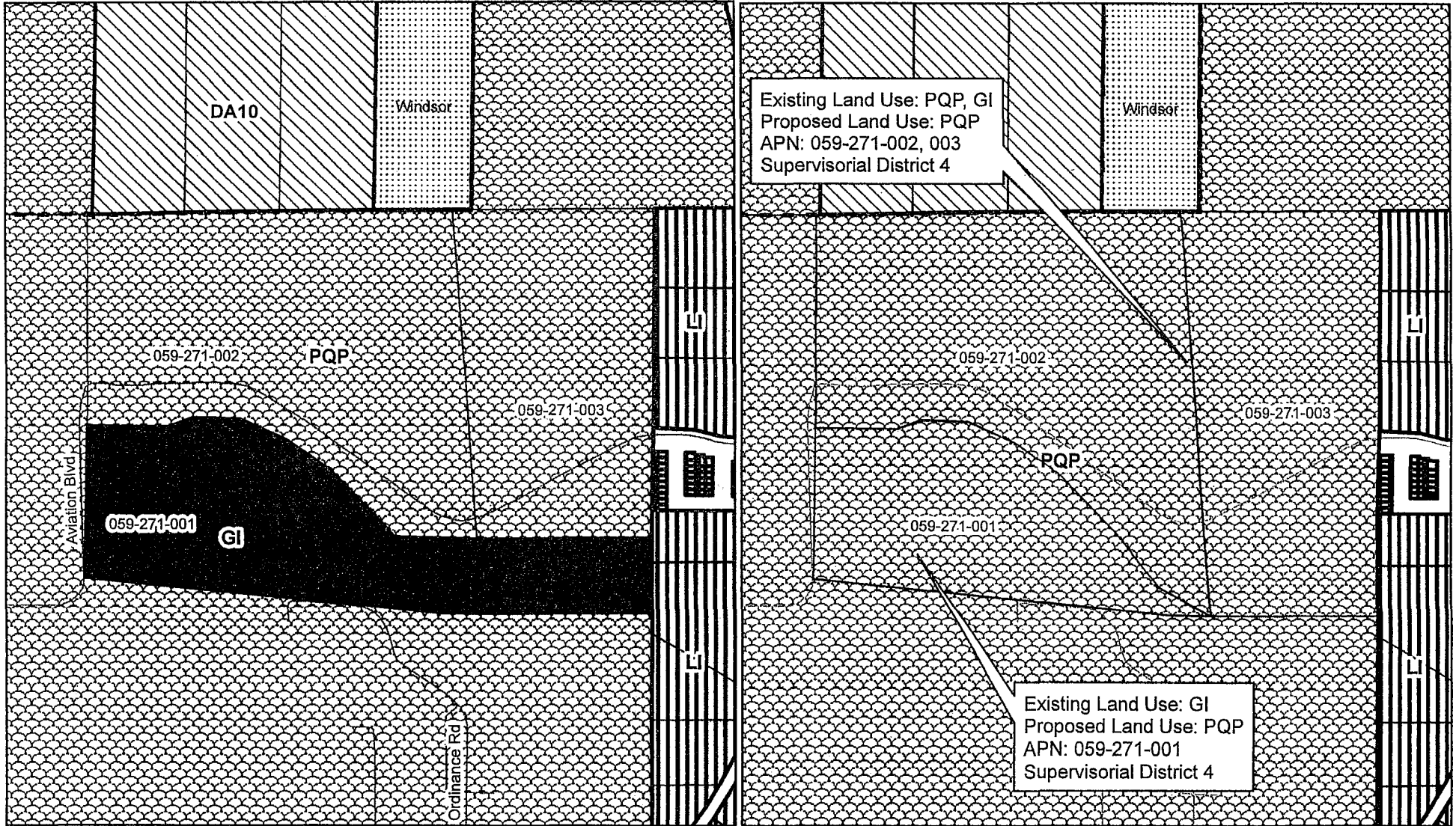
FILE: ZCE 11-0018 (3)
AP #: 130-130-022, 023, 024
Resolution No.

Permit and Resource Management Department
Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103

Existing General Plan Land Use

Proposed General Plan Land Use

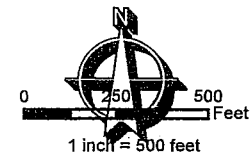


General Plan Land Use

- | | | |
|-----------------------------------------|--------------------------------------|-----------------------|
| Diverse Agriculture | General Commercial | Planning Area Policy |
| Land Extensive Agriculture | Limited Commercial | AH Affordable Housing |
| Land Intensive Agriculture | Limited Commercial Traffic Sensitive | |
| Resource and Rural Development | General Industrial | |
| Rural Residential | Limited Industrial | |
| Urban Residential | Public / Quasi Public | |
| Recreation / Visitor-Serving Commercial | | |

Base Map Data

- | |
|-----------------------------|
| Subject Property |
| Coastal Commission Boundary |
| Urban Service Areas |
| Highways |
| Intermittent Stream |
| Perennial Stream |



FILE: ZCE 11-0018 (4)
 AP #: 059-271-001, 002, 003
 Resolution No.

Permit and Resource Management Department
 Project Review Section

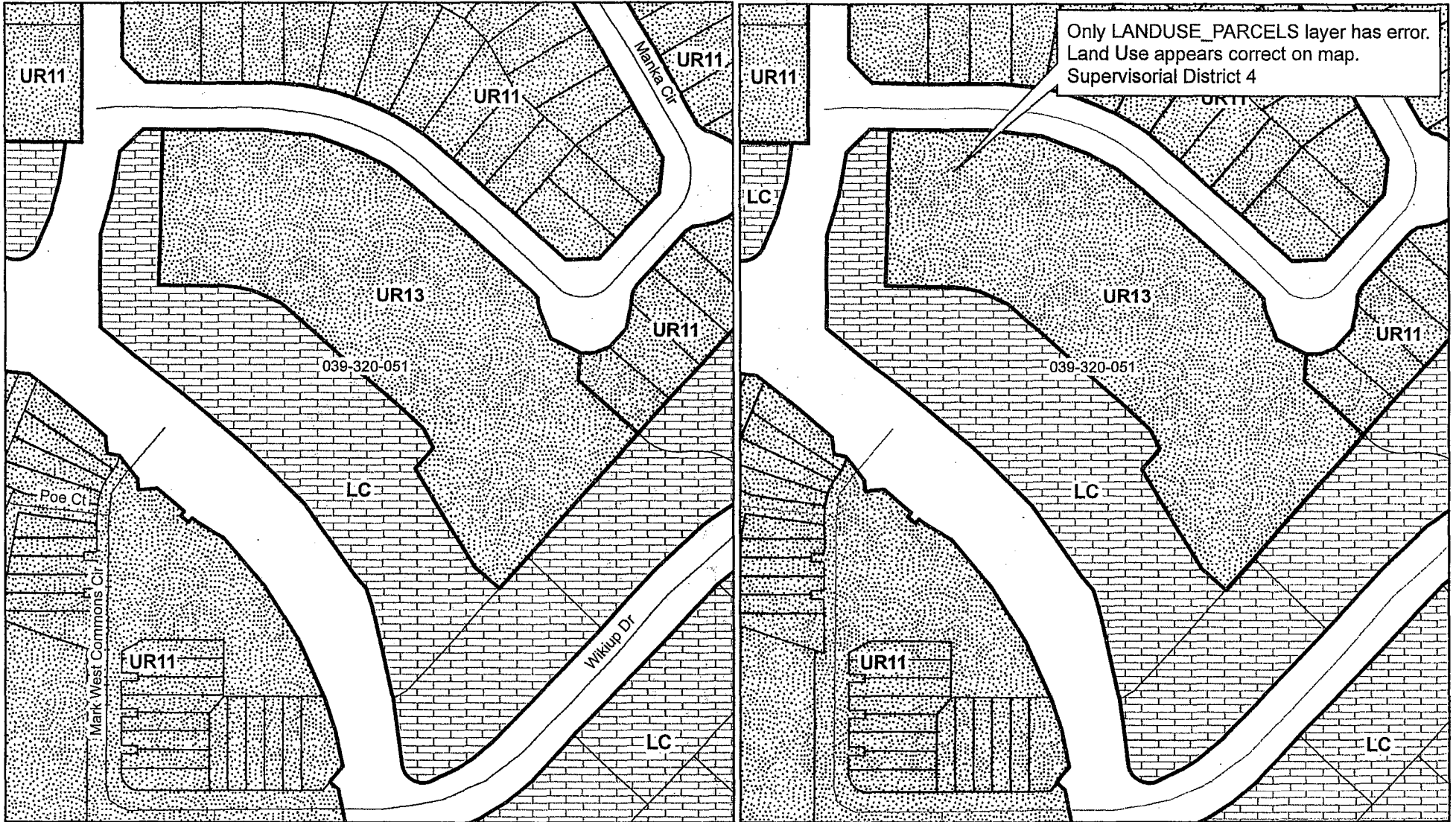
2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre



Existing General Plan Land Use

Proposed General Plan Land Use



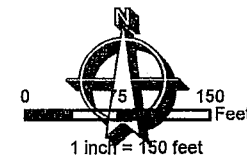
General Plan Land Use

- | | | | | | |
|--|----------------------------------------|--|--------------------------------------|--|-----------------------|
| | Diverse Agriculture | | General Commercial | | Planning Area Policy |
| | Land Extensive Agriculture | | Limited Commercial | | AH Affordable Housing |
| | Land Intensive Agriculture | | Limited Commercial Traffic Sensitive | | |
| | Resource and Rural Development | | General Industrial | | |
| | Rural Residential | | Limited Industrial | | |
| | Urban Residential | | Public / Quasi Public | | |
| | Recreation/ Visitor-Serving Commercial | | | | |

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- | | |
|--|-----------------------------|
| | Subject Property |
| | Coastal Commission Boundary |
| | Urban Service Areas |
| | Highways |
| | Intermittent Stream |
| | Perennial Stream |



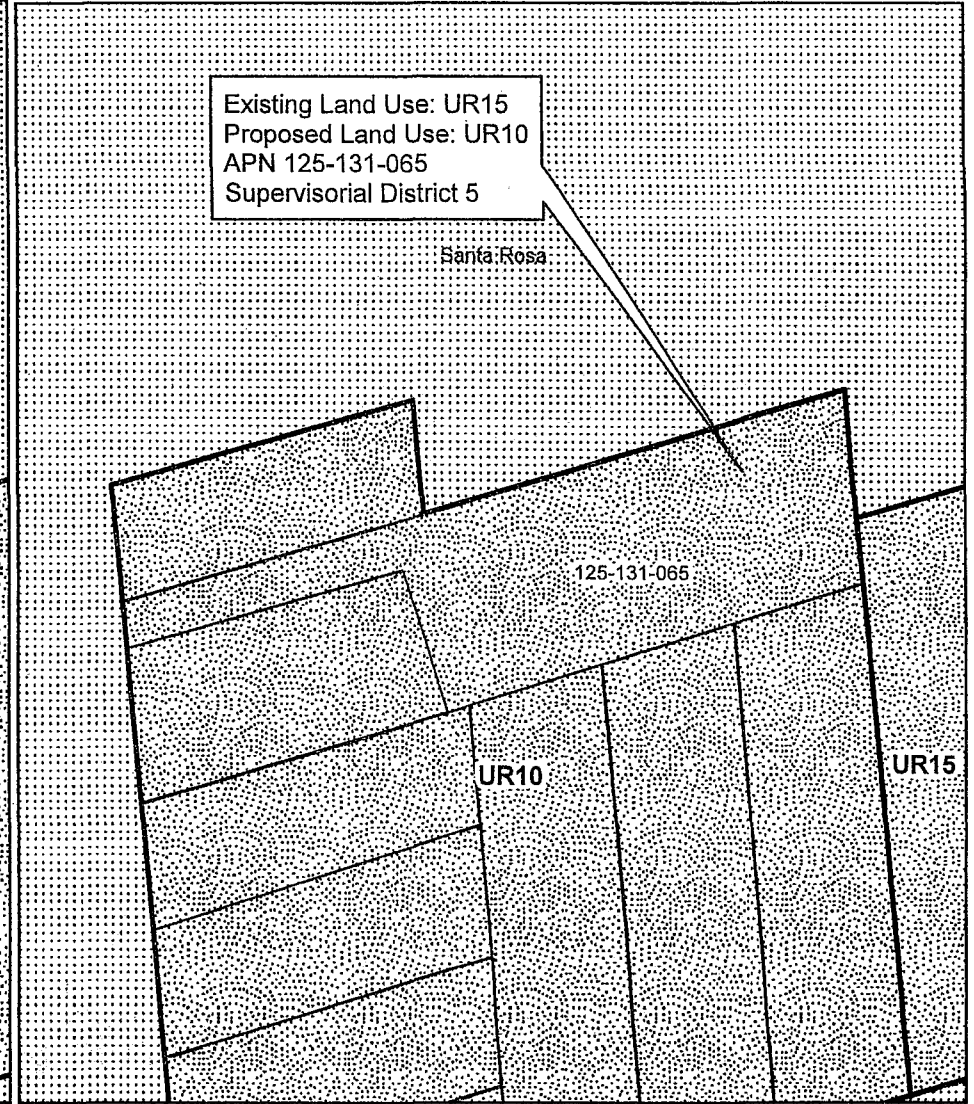
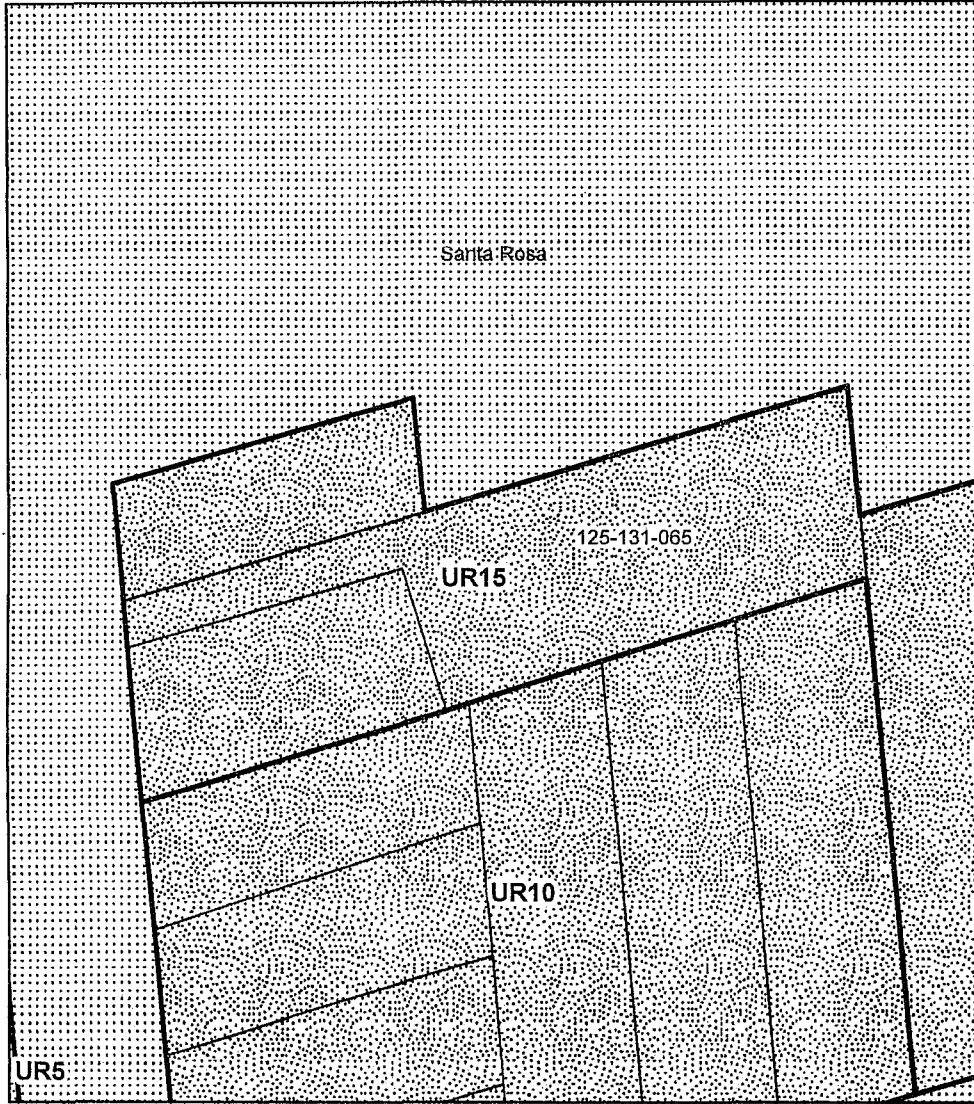
FILE: ZCE 11-0018 (5)
 AP #: 039-320-051
 Resolution No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

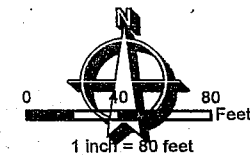
- | | | | |
|--|-----------------------------------------|--|--------------------------------------|
| | Diverse Agriculture | | General Commercial |
| | Land Extensive Agriculture | | Limited Commercial |
| | Land Intensive Agriculture | | Limited Commercial Traffic Sensitive |
| | Resource and Rural Development | | General Industrial |
| | Rural Residential | | Limited Industrial |
| | Urban Residential | | Public / Quasi Public |
| | Recreation / Visitor-Serving Commercial | | |

- Planning Area Policy
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



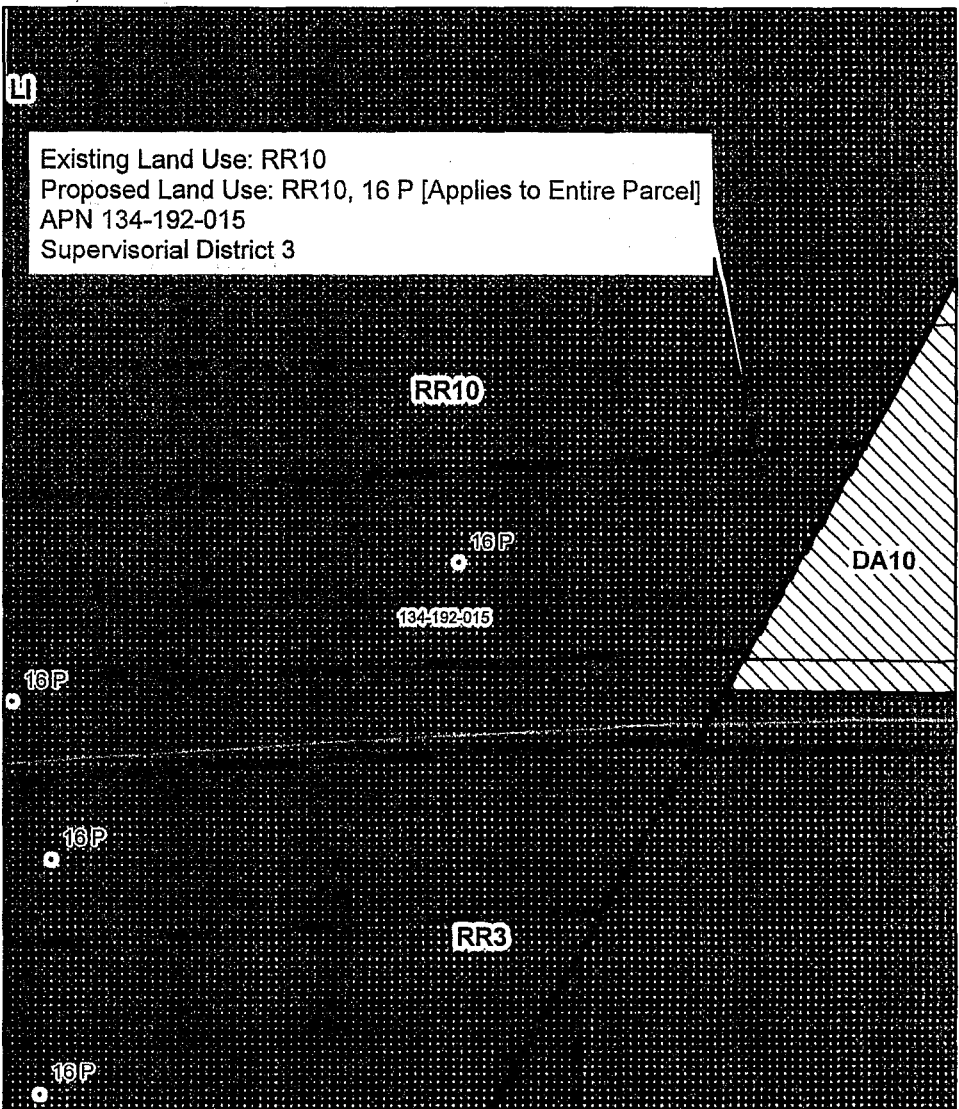
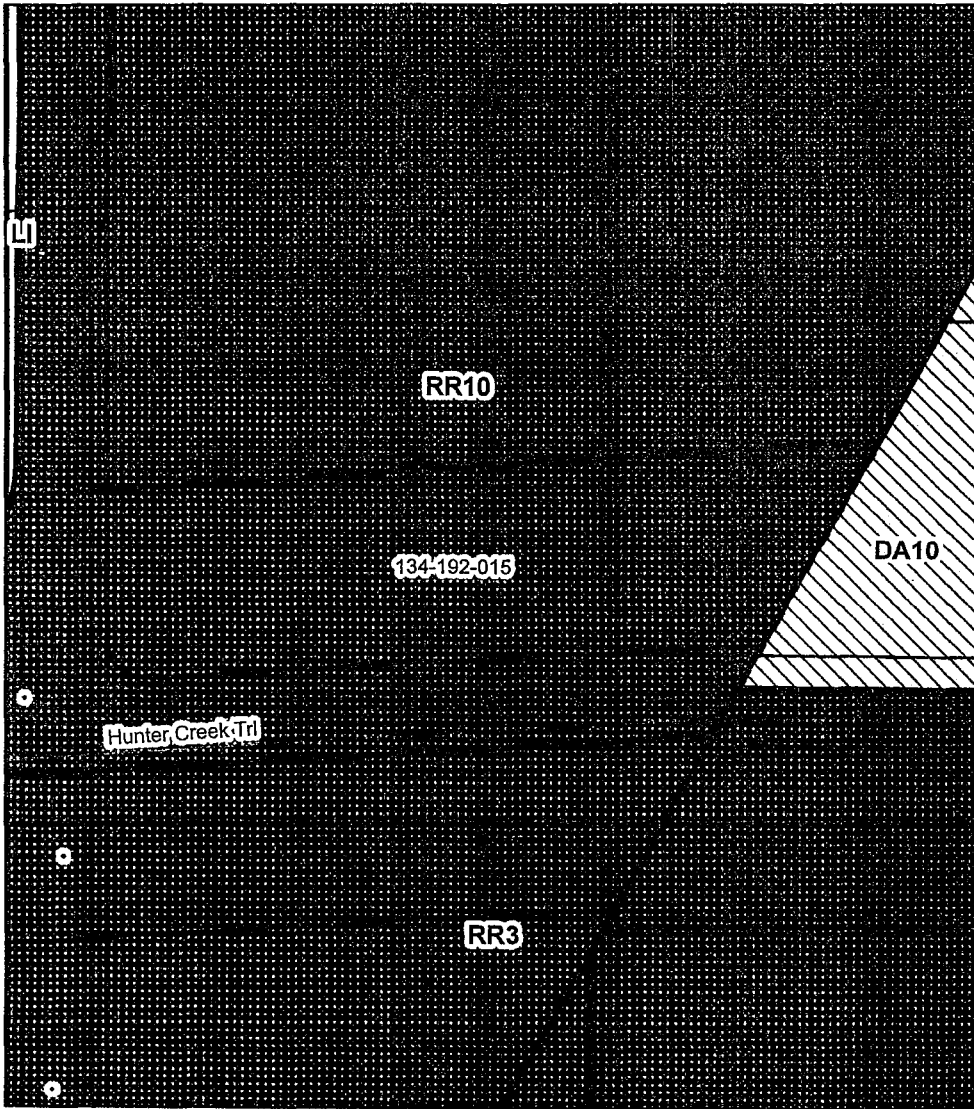
FILE: ZCE 11-0018 (6)
 AP #: 125-131-065
 Resolution No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Existing General Plan Land Use

Proposed General Plan Land Use



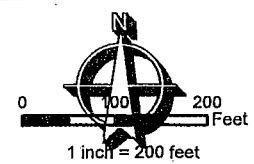
Existing Land Use: RR10
 Proposed Land Use: RR10, 16 P [Applies to Entire Parcel]
 APN 134-192-015
 Supervisorial District 3

General Plan Land Use

- | | | |
|-----------------------------------------|--------------------------------------|-----------------------|
| Diverse Agriculture | General Commercial | Planning Area Policy |
| Land Extensive Agriculture | Limited Commercial | AH Affordable Housing |
| Land Intensive Agriculture | Limited Commercial Traffic Sensitive | |
| Resource and Rural Development | General Industrial | |
| Rural Residential | Limited Industrial | |
| Urban Residential | Public / Quasi Public | |
| Recreation / Visitor-Serving Commercial | | |
- Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



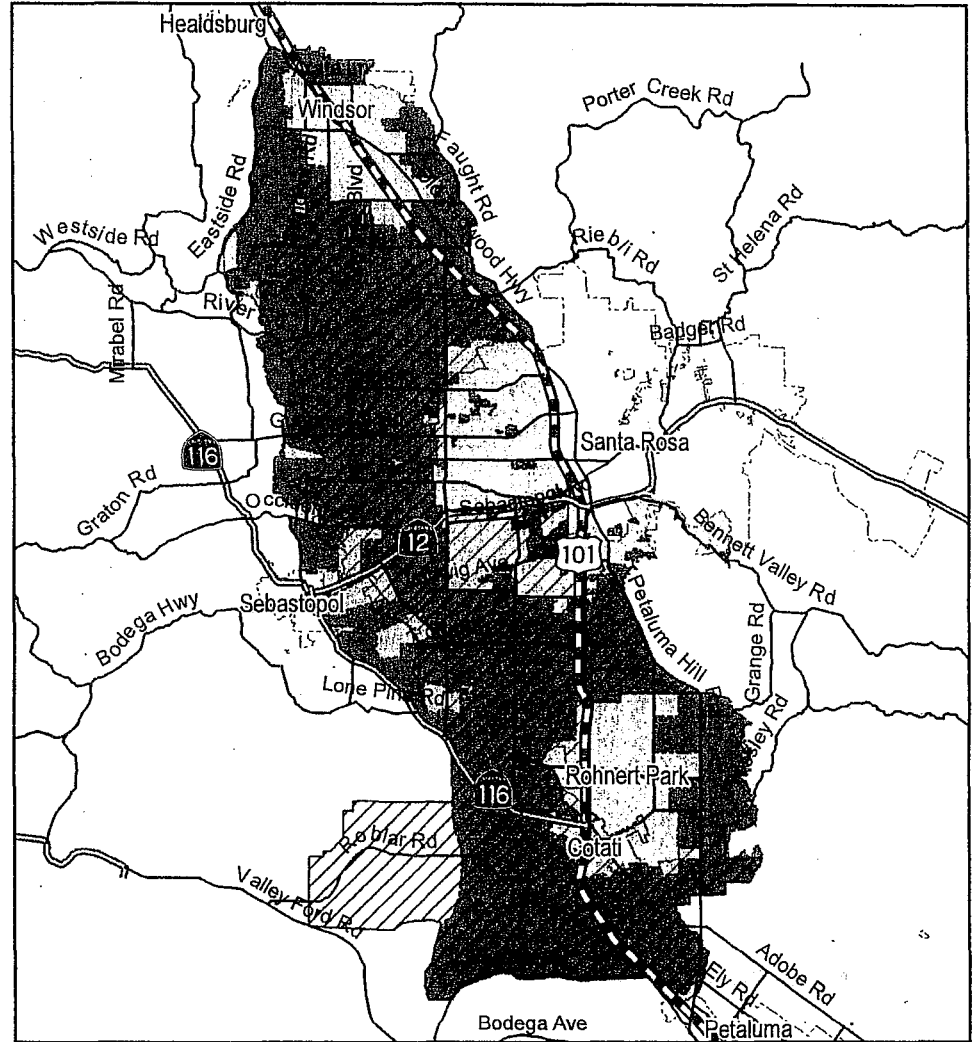
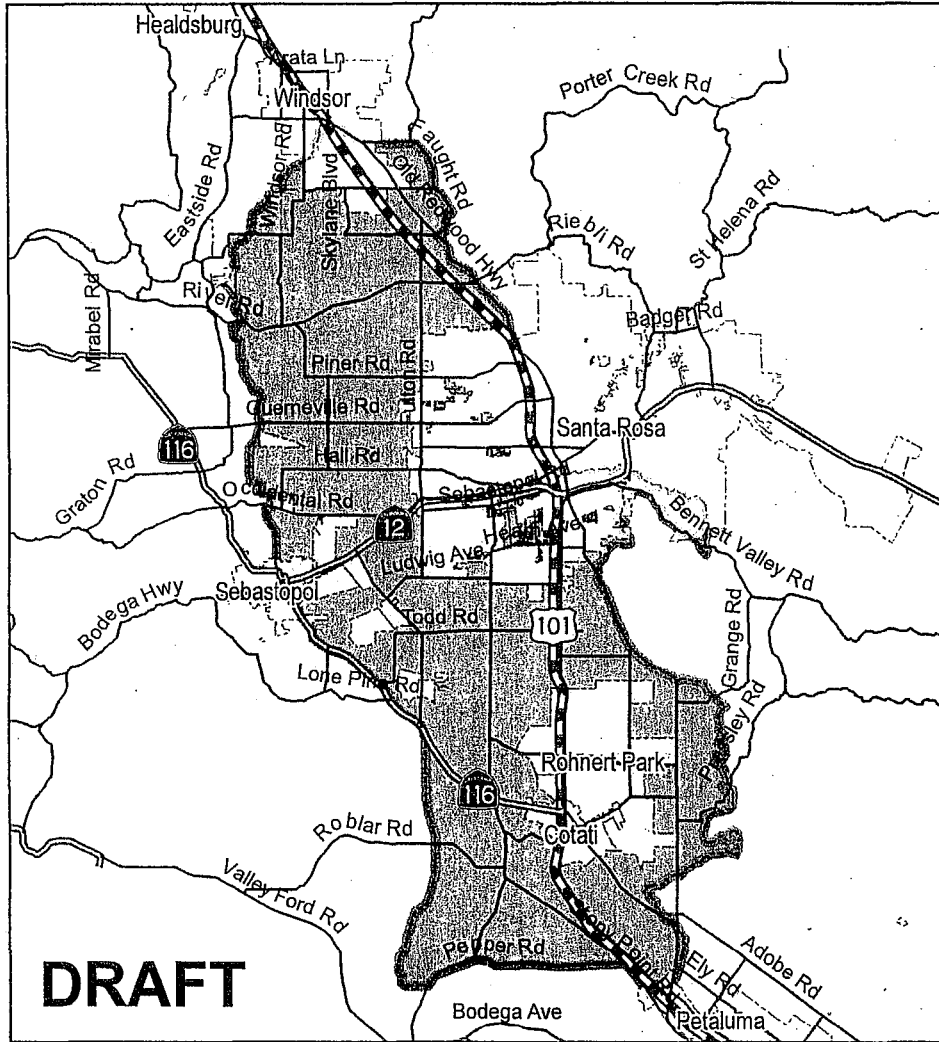
FILE: ZCE 11-0018 (7)
 AP #: 134-192-015
 Resolution No.

Permit and Resource Management Department
 Project Review Section






2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

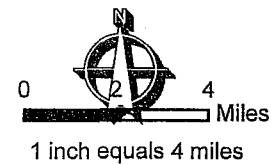
Existing General Plan Open Space

Proposed General Plan Open Space



Legend

-  Potential Range of California Tiger Salamander
-  City Boundaries
-  U. S. Fish & Wildlife Service Calif. Tiger Salamander Critical Habitat Aug. 2011
-  Highways
-  Santa Rosa Plain Conservation Strategy Study Area

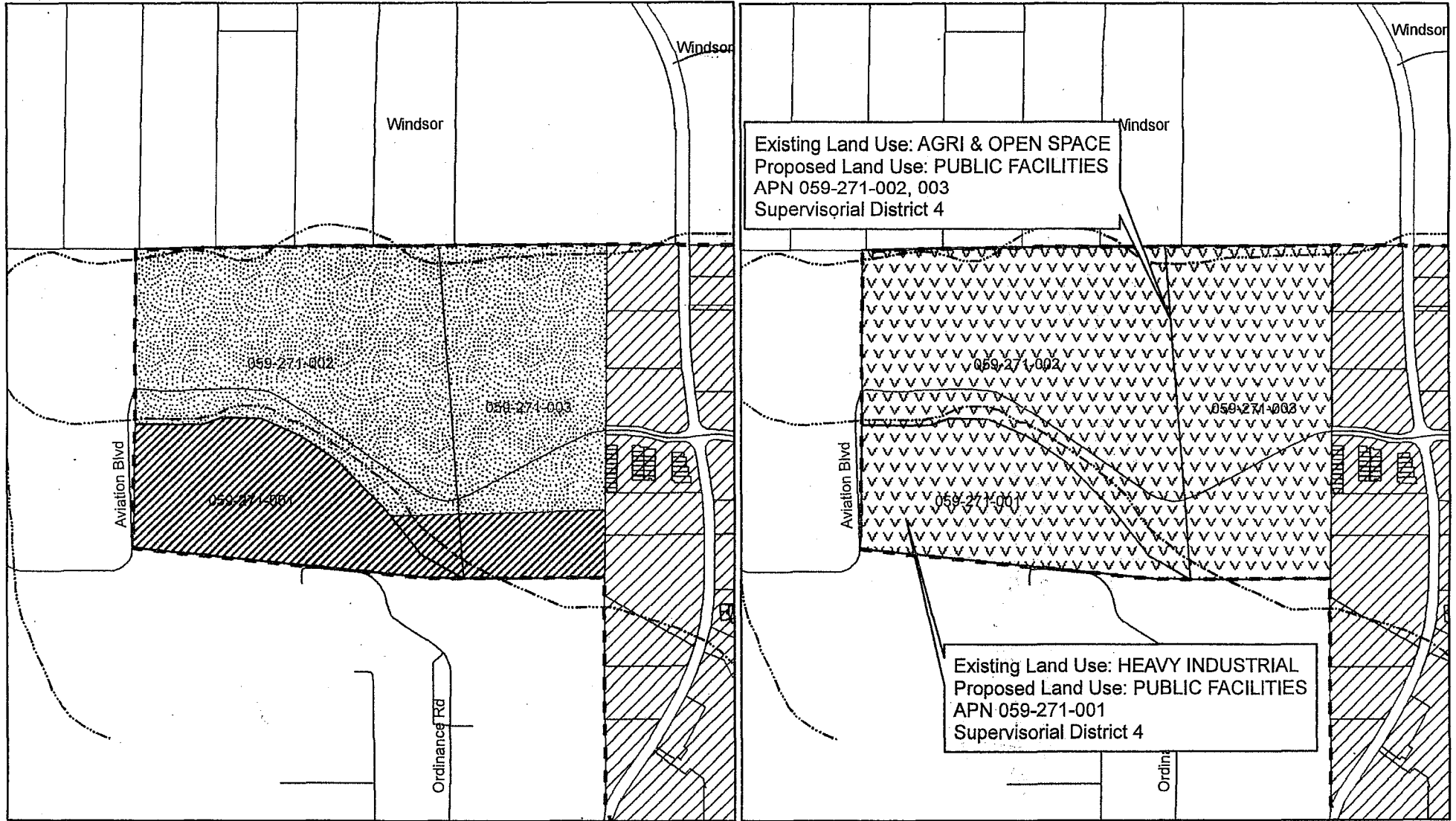


FILE: ZCE 11-0018 (8)
 AP #: Various
 Resolution No.

Permit and Resource Management Department
 Project Review Section

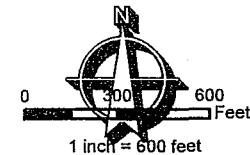
2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Existing Airport Industrial Area Plan Land Use Proposed Airport Industrial Area Plan Land Use



Land Use and Open Space

- | | | | |
|----------------------------|-------------------|------------------------------|------------------|
| Agriculture and Open Space | Public Facilities | Critical Community Separator | Assessor Parcels |
| Heavy Industry | Retail Commercial | Specific Plan Boundary | Railways |
| Industrial Park | Urban Residential | City | USGS Streams |

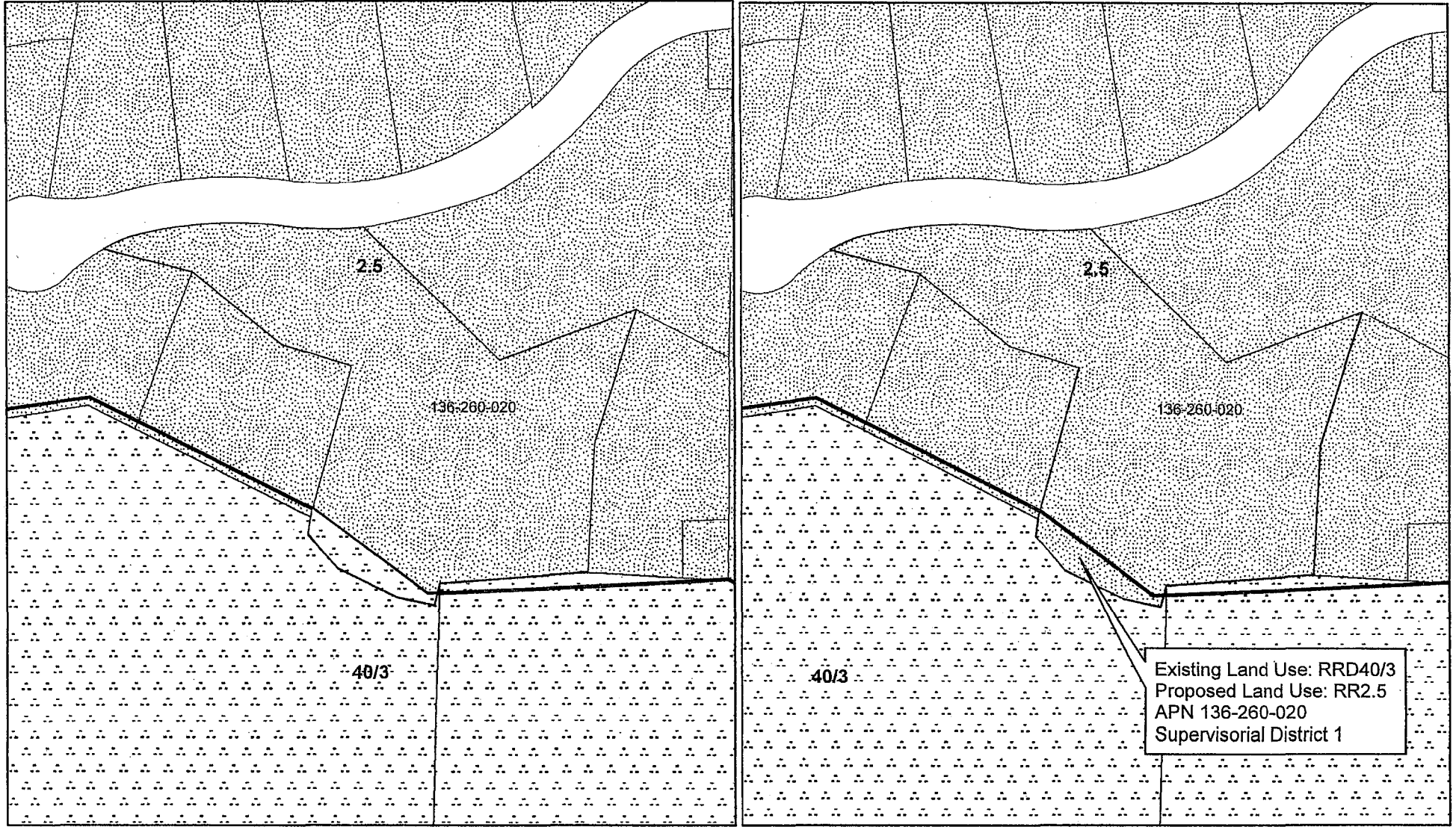


FILE: ZCE 11-0018 (9)
 AP #: 059-271-001, 002, 003
 Resolution No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

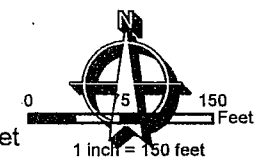
Existing Sonoma Mountain Area Plan Land Use Proposed Sonoma Mountain Area Plan Land Use



Existing Land Use: RRD40/3
 Proposed Land Use: RR2.5
 APN 136-260-020
 Supervisorial District 1

Land Use

- | | | | | | |
|--|---------------------------------|--|---------------------------------------|--|----------------------|
| | Diverse Agriculture | | Rural Residential | | Highway |
| | Land Extensive Agriculture | | Urban Residential | | Main Arterial Street |
| | Public / Quasi Public | | Recreation Visitor Serving Commercial | | Assessor Parcel |
| | Resources and Rural Development | | Area Plan Boundary | | |



FILE: ZCE 11-0018 (10)
 AP #: 136-260-020 (portion)
 Resolution No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

Exhibit C

Zone Changes Not Involving A General Plan Land Use Policy Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
026-070-016	DA CC B6 40/160, LEA B6 160, BR SR	DA CC B6 40/160, LEA B6 160 Z, BR SR	1a-Error in Manual Entry of Zoning Data
073-100-090	RRD B6 40	RRD B6 40, SR	1b-Error Due to Inaccuracy of Digital Technology
073-100-091	RRD B6 40	RRD B6 40, SR	1b-Error Due to Inaccuracy of Digital Technology
073-100-092	RRD B6 40	RRD B6 40, SR	1b-Error Due to Inaccuracy of Digital Technology
074-140-044	RR B6 10, SR	RR B6 10, HD SR	1b-Error Due to Inaccuracy of Digital Technology
128-422-070	DA B6 10, F1 VOH	DA B6 10, VOH	1a-Error in Manual Entry of Zoning Data
128-422-071	DA B6 10, F1 VOH	DA B6 10, VOH	1a-Error in Manual Entry of Zoning Data

EXHIBIT C

Base Zoning District

DA Diverse Agriculture
 RR Rural Residential
 RRD Resources and Rural Development
 VOH Valley Oak Habitat

Combining Zones

HD Historic
 F1 Floodway
 LEA Land Extensive Agriculture
 SR Scenic Resource



Exhibit D

Zone Changes Involving General Plan Land Use Policy Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
017-090-010	LEA B6 60 Z, SR VOH	LEA B6 60 Z, SR VOH, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-001	LEA B6 60, SR	LEA B6 60, SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-012	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-013	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-017	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
017-100-018	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
026-010-066	CS CC, HD SR	CS CC, HD SR, 17 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
028-070-015	RRD B6 100, BR SR	RRD B6 100, BR SR, 16 R [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
045-021-002	M3, VOH	M3, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
045-034-027	M1, SR VOH	M1, SR VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
045-222-020	DA B6 10/2 (Ac/DU)/Ac MIN, VOH	DA B6 10/2 (Ac/DU)/Ac MIN, VOH, 18 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
050-161-032	RR B6 5 Z, SD, 18 Y [Applies to Entire Parcel]	RR B6 5 Z, SD, Remove 18 Y [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
050-161-033	RR B6 5 Z, SD SR, 18 Y [Applies to Entire Parcel]	RR B6 5 Z, SD SR, Remove 18 Y [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
050-240-028	RRD B6 20, SR	RRD B6 20, SR, 20 BB [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-080-001	PF B7, BR SR	PF B7, BR SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-090-001	PF B7, BR F2 HD SR VOH	PF B7, BR F2 HD SR VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-100-008	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-100-011	PF, SR	PF, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-100-012	DA B6 40, RRD B7, SR	DA B6 40, RRD B7, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-005	PF B7, BR F2 SD SR VOH	PF B7, BR F2 SD SR VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-007	PF B7, SD SR	PF B7, SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-010	PF B7, SD SR VOH	PF B7, SD SR VOH, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-011	PF B7, BR F2 SD SR	PF B7, BR F2 SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning

EXHIBIT D



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
054-150-012	PF B7, SD SR	PF B7, SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-150-013	PF B7, SD SR	PF B7, SD SR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-460-001	R3 B6 20 DU, HD SR	R3 B6 20 DU, HD SR, 20 CC [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-460-002	R3 B6 20 DU, HD SR	R3 B6 20 DU, HD SR, 20 CC [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-460-003	R3 B6 20 DU, HD SR	R3 B6 20 DU, HD SR, 20 CC [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-460-004	R3 B6 20 DU, HD SR	R3 B6 20 DU, HD SR, 20 CC [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-460-005	R3 B6 20 DU, HD SR	R3 B6 20 DU, HD SR, 20 CC [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
054-460-006	R3 B6 20 DU, HD SR	R3 B6 20 DU, HD SR, 20 CC [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
059-350-094	PF, VOH	PF, VOH, 16 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
061-100-075	DA B7, BR F2 SR VOH, 15 N [Applies to Entire P	DA B7, BR F2 SR VOH, Remove 15 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-260-029	PF, SR	PF, SR, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-260-030	PF	PF, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-260-031	RR B6 31 DU MAX, SR	RR B6 31 DU MAX, SR, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-001	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-002	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-003	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-004	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-005	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-006	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-007	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-008	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-010	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-011	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-012	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-013	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-014	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
067-340-015	RR B6 31 DU MAX	RR B6 31 DU MAX, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
068-100-041	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-042	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-043	LEA B7, SR	LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-044	LEA B7, SR	LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-045	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-046	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-047	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-048	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-049	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-050	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-051	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-052	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-053	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-054	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-055	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-056	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-057	LEA B7, SR VOH	LEA B7, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-058	DA B7, LEA B7, SR	DA B7, LEA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-059	LEA B7, SR VOH	LEA B7, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-060	DA B7, SR	DA B7, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-100-061	ROAD, SR	ROAD, SR, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-150-044	K	K, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-150-049	K, SR VOH	K, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
068-150-050	K, SR VOH	K, SR VOH, 19 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-090-028	AR B6 10, SR	AR B6 10, SR, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-090-030	AR B6 10	AR B6 10, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-090-031	AR B6 10	AR B6 10, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
074-100-058	AR B6 10	AR B6 10, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-110-003	AR B6 10, SR	AR B6 10, SR, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
074-120-001	AR B6 10, SR	AR B6 10, SR, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
075-300-005	RR B6 2	RR B6 2, 12 C [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
079-150-028	PC 26, RR 73, SR	PC 26, RR 73, SR, 16 V [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
079-160-001	RR B6 20, G SR VOH, 14 E [Applies to Entire Par	RR B6 20, G SR VOH, Remove 14 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
079-160-002	RR B6 20, G SR VOH, 14 E [Applies to Entire Par	RR B6 20, G SR VOH, Remove 14 E [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-001	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-002	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-003	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-004	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-005	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-006	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-007	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
082-300-008	C1 Z	C1 Z, 15 S [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
083-080-001	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
083-080-001	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-069	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-069	PC, SR	PC, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-070	PC	PC, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-070	PC	PC, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-071	AS B7, RR B7	AS B7, RR B7, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-031-072	AS B7, RR B7, SR	AS B7, RR B7, SR, 15 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-090-013	AS, SR	AS, SR, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-100-054	AR B6 6, AS	AR B6 6, AS, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-100-055	AS, SR	AS, SR, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
084-100-056	AR B6 6	AR B6 6, 15 I [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
086-210-002	RRD B7, G SR, 12 N [Applies to Entire Parcel]	RRD B7, G SR, Remove 12 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-012	LEA B7 Z, F1 SR, 17 J [Applies to Entire Parcel]	LEA B7 Z, F1 SR, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-014	RR B6 3, 17 J [Applies to Entire Parcel]	RR B6 3, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-015	RR B6 3, 17 J [Applies to Entire Parcel]	RR B6 3, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-016	RR B6 3, 17 J [Applies to Entire Parcel]	RR B6 3, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
113-010-017	LEA B7 Z, F1, 17 J [Applies to Entire Parcel]	LEA B7 Z, F1, Remove 17 J [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
116-190-043	LIA B6 20, F2 VOH, 11 P [Applies to Entire Parc	LIA B6 20, F2 VOH, Remove 11 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
118-030-005	K, SR	K, SR, 13 D [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
118-030-006	K	K, 13 D [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
118-030-011	K, SR	K, SR, 13 D [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-190-030	RR B6 20	RR B6 20, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-190-031	RR B6 20	RR B6 20, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-190-032	RR B6 20, RRD B6 100	RR B6 20, RRD B6 100, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-200-045	RR B6 10	RR B6 10, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-200-085	RR B6 10	RR B6 10, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-200-086	RR B6 10	RR B6 10, 16 Q [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
120-210-030	RRD B6 100, BR SR	RRD B6 100, BR SR, 16 R [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
127-011-045	RRD B7, SR, 18 Z [Applies to Entire Parcel]	RRD B7, SR, Remove 18 Z [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
127-022-085	RRD B6 100, SR, 18 Z [Applies to Entire Parcel]	RRD B6 100, SR, Remove 18 Z [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-461-015	K, SR VOH	K, SR VOH, 20 DD [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-484-033	DA B6 10, VOH, 18 U [Applies to Entire Parcel]	DA B6 10, VOH, Remove 18 U [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-484-034	DA B6 10, LC, VOH, 18 U [Applies to Entire Parc	DA B6 10, LC, VOH, Remove 18 U [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-024	PF, BR	PF, BR, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-025	PF, BR F2	PF, BR F2, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-026	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-027	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
128-491-028	PF	PF, 20 FF [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
130-450-005	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-014	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-024	RR B6 2, F2, 13 L [Applies to Entire Parcel]	RR B6 2, F2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-025	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-026	RR B6 2, F2, 13 L [Applies to Entire Parcel]	RR B6 2, F2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-029	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-030	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-031	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-032	RR B6 2, 13 L [Applies to Entire Parcel]	RR B6 2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-033	RR B6 2, F2, 13 L [Applies to Entire Parcel]	RR B6 2, F2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
130-450-034	RR B6 2, F2, 13 L [Applies to Entire Parcel]	RR B6 2, F2, Remove 13 L [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
131-180-009	C1 Z, SD SR VOH	C1 Z, SD SR VOH, 13 C [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-010-063	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-010-064	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-010-065	RRD B6 40, SR	RRD B6 40, SR, 20 N [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-030-017	RRD B6 100, SR	RRD B6 100, SR, 20 N [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-040-002	DA B6 40, SR	DA B6 40, SR, 20 EE [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
133-050-052	LIA B6 40, HD SR	LIA B6 40, HD SR, 20 EE [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-132-059	RR B8, VOH	RR B8, VOH, 16 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-044	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-047	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-048	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-049	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-050	M1, VOH	M1, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
134-182-064	RR B6 10, VOH	RR B6 10, VOH, 16 P [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-150-014	LEA B7, SR	LEA B7, SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-007	LEA B6 60 Z, G SR VOH	LEA B6 60 Z, G SR VOH, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
136-160-013	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-015	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-016	LEA B6 60 Z, G SR	LEA B6 60 Z, G SR, 19 H [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-160-018	LEA B6 60 Z, G SR VOH	LEA B6 60 Z, G SR VOH, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-170-001	LEA B6 60/3 (Ac/DU)/Ac MIN, G SR	LEA B6 60/3 (Ac/DU)/Ac MIN, G SR, 19 H [Applies to Portion of P	2a-Error in Application of General Plan Land Use Policy to Zoning
136-170-002	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-180-001	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-180-002	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-190-003	RRD B6 40 Z, SR	RRD B6 40 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-190-010	RRD B6 100, BR SR	RRD B6 100, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-190-016	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-201-039	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-201-043	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-201-050	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-005	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-006	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-010	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-013	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-014	DA B6 40, SR	DA B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-018	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-020	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-022	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-023	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-024	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-025	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-028	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-033	LEA B6 60 Z, SR	LEA B6 60 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



APN	EXISTING ZONING	PROPOSED ZONING	ERROR CATEGORY
136-210-034	RRD B6 40, BR SR	RRD B6 40, BR SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-037	RRD B7 Z, SR	RRD B7 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-041	RRD B7 Z, SR	RRD B7 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-042	RRD B7 Z, SR	RRD B7 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-043	RRD B7 Z, SR	RRD B7 Z, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-210-046	RRD B6 40, SR	RRD B6 40, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-220-018	LEA B6 80 Z, G SR	LEA B6 80 Z, G SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-270-010	RR B6 2.5, SR	RR B6 2.5, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-270-013	RR B6 2.5, SR	RR B6 2.5, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-270-015	RR B6 2.5, SR	RR B6 2.5, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-270-022	RR B6 2.5, SR	RR B6 2.5, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-270-038	RR B6 2.5, SR	RR B6 2.5, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
136-450-005	RRD B6 100, SR	RRD B6 100, SR, 19 H [Applies to Portion of Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
140-070-024	RRD B6 40, SR VOH, 11 O [Applies to Entire Par	RRD B6 40, SR VOH, Remove 11 O [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-021	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-022	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-023	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-024	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-025	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-026	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-027	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning
182-540-028	C2, VOH	C2, VOH, 16 T [Applies to Entire Parcel]	2a-Error in Application of General Plan Land Use Policy to Zoning



Base Zoning District

AR	Agriculture and Residential
AS	Agricultural Services
C1	Neighborhood Commercial
C2	Retail Business
DA	Diverse Agriculture
K	Recreation and Visitor Serving Commercial
LC	Limited Commercial
LIA	Land Intensive Agriculture
LEA	Land Extensive Agriculture
M1	Limited Urban Industrial
M3	Limited Rural Industrial
PC	Planned Community
PF	Public Facilities
R3	High Density Residential
RR	Rural Residential
RRD	Resources and Rural Development

Combining Zones

AH	Affordable Housing
BR	Biotic Resource
CC	Coastal Zone
F1	Floodway
F2	Floodplain
G	Geologic Hazard
HD	Historic
MR	Mineral Resource
SD	Scenic Design
SR	Scenic Resource
VOH	Valley Oak Habitat
Z	Second Unit Exclusion

Land Use Designation

DA	Diverse Agriculture
GC	General Commercial
GI	General Industrial
LC	Limited Commercial
LEA	Land Extensive Agriculture
LI	Limited Industrial
LIA	Land Intensive Agriculture
PQP	Public/Quasi Public
RR	Rural Residential
RRD	Resources and Rural Development
RVSC	Recreation and Visitor Serving Commercial
UR	Urban Residential

Exhibit E

Zone Changes and General Plan Amendments

Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN LAND USE DESIGNATION	PROPOSED GENERAL PLAN LAND USE DESIGNATION	ERROR CATEGORY
070-360-039	LIA B6 40 Z, F1 F2 SR VOH	PF, BR F1 F2 SR VOH	LIA 40	PQP	3b-Error in Implementation of Lot Line Adj. Conditions of Approval
070-360-041	PF, BR F1 F2 SR VOH	LIA B6 40 Z, F1 F2 SR VOH	PQP	LIA 40	3b-Error in Implementation of Lot Line Adj. Conditions of Approval
094-130-010	PF, BR F1 F2 SR	RR B6 1 Z	PQP	RR 20	3a-Error in General Plan Public Facility Land Use Designation and Zoning
094-130-012	PF, BR F1 F2 SR	RR B6 1 Z	PQP	RR 20	3a-Error in General Plan Public Facility Land Use Designation and Zoning
130-130-022	C1, RR B6 2 DU	RR B6 2 DU, NONE	UR 2, LC	UR 2	3b-Error in Implementation of Lot Line Adj. Conditions of Approval
130-130-023	C1, RR B6 2 DU	C1, NONE	UR 2, LC	LC	3b-Error in Implementation of Lot Line Adj. Conditions of Approval
130-130-024	C1, RR B6 2 DU	C1, NONE	UR 2, LC	LC	3b-Error in Implementation of Lot Line Adj. Conditions of Approval

EXHIBIT E



Base Zoning District

C1 Neighborhood Commercial
LIA Land Intensive Agriculture
PF Public Facilities
RR Rural Residential

Combining Zones

BR Biotic Resource
F1 Floodway
F2 Floodplain
SR Scenic Resource
VOH Valley Oak Habitat

Land Use Designation

LC Limited Commercial
LIA Land Intensive Agriculture
PQP Public/Quasi Public
UR Urban Residential

Exhibit F

Zone Changes, General Plan Amendments, and Area/Specific Plan Amendments Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN LAND USE DESIGNATION	PROPOSED GENERAL PLAN LAND USE DESIGNATION	EXISTING AIRPORT INDUSTRIAL AREA SPECIFIC PLAN LAND USE DESIGNATION	PROPOSED AIRPORT INDUSTRIAL AREA SPECIFIC PLAN LAND USE DESIGNATION	ERROR CATEGORY
059-271-001	M2 40000 SQ FT AVG, F1 F2 VOH	PF, F1 F2 VOH	GI	PQP	AGRI & OPEN SPACE, HEAVY INDUSTRIAL	PUBLIC FACILITIES	4a-Error in General Plan & Specific Plan Public Facility Land Use Designation and Zoning
059-271-002	M2 40000 SF, PF, F1 F2 VOH	PF, F1 F2 VOH	PQP, GI	PQP	AGRI & OPEN SPACE, HEAVY INDUSTRIAL	PUBLIC FACILITIES	4a-Error in General Plan & Specific Plan Public Facility Land Use Designation and Zoning
059-271-003	M2 40000 SF, PF, F1 F2 VOH	PF, F1 F2 VOH	PQP, GI	PQP	HEAVY INDUSTRIAL	PUBLIC FACILITIES	4a-Error in General Plan & Specific Plan Public Facility Land Use Designation and Zoning

EXHIBIT F

Base Zoning District

M2 Heavy Industrial
PF Public Facilities

Combining Zones

F1 Floodway
F2 Floodplain

Land Use Designation

GI General Industrial
PQP Public/Quasi Public



Exhibit G

General Plan Amendments Only

Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING GENERAL PLAN LAND USE DESIGNATION	PROPOSED GENERAL PLAN LAND USE DESIGNATION	PROPOSED GENERAL PLAN MAP AMENDMENT	PROPOSED GENERAL PLAN TEXT AMENDMENT	ERROR CATEGORY
039-320-051	LC	LC, UR 11	N/A	N/A	5a-Error on General Plan Land Use Map
125-131-065	UR 15	UR 10	N/A	N/A	5a-Error on General Plan Land Use Map
134-192-015	RR 10	RR 10, 16 P [Applies to Entire Parcel]	Add Policy Point to Land Use Map	N/A	5a-Error on General Plan Land Use Map
N/A	N/A	N/A	N/A	Add definition of "Transportation Noise" to Glossary; amend Table NE-2 of Noise Element	5c-Error in General Plan Text
Various	N/A	N/A	Replace Potential Range of California Tiger Salamander with U. S. Fish and Wildlife Service Santa Rosa Plain Conservation Strategy Study Area Boundary to	N/A	5b-Update to General Plan Open Space Map
Various	N/A	N/A	Add boundary of U. S. Fish & Wildlife Service Critical Habitat for the Sonoma County Distinct Population Segment of California Tiger Salamander to Open Space		5b-Update to General Plan Open Space Map

Land Use Designation

LC Limited Commercial
 RR Rural Residential
 UR Urban Residential



EXHIBIT G

Exhibit H

Area/Specific Plan Amendment

Technical Corrections Round 3 (ZCE 11-0018)

APN	EXISTING ZONING	PROPOSED ZONING	EXISTING GENERAL PLAN LAND USE DESIGNATION	PROPOSED GENERAL PLAN LAND USE DESIGNATION	EXISTING SONOMA MOUNTAIN AREA PLAN LAND USE DESIGNATION	PROPOSED SONOMA MOUNTAIN AREA PLAN LAND USE DESIGNATION	ERROR CATEGORY
136-260-020	RR.B6 2.5, SR	No Change	RR2.5	No Change	RRD 40	RR 2.5	6a-Error in Area Plan Land Use Amendment Resolution

EXHIBIT H

Base Zoning District, Land Use Designation, Sonoma Mountain Area Plan Land Use Designation

- RR Rural Residential
- RRD Resources and Rural Development

Combining Zone

- SR Scenic Resource



Resolution Number

County of Sonoma
Santa Rosa, California

July 12, 2012
ZCE11-0018 Lisa Posternak

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE PROPOSED GENERAL PLAN AMENDMENTS, AREA AND SPECIFIC PLAN AMENDMENTS, AND ZONE CHANGES TO CORRECT VARIOUS TECHNICAL ERRORS IN THE GENERAL PLAN LAND USE AND OPEN SPACE MAPS, AREA AND SPECIFIC PLAN LAND USE MAPS, AND OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA.

WHEREAS, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superceded old paper Zoning Maps; and

WHEREAS, various unintended zone changes occurred during the transition from the old paper Zoning Maps to the Official Zoning Database; and

WHEREAS, the Permit and Resource Management Department has identified historical inconsistencies between zoning and General Plan, Area Plan, or Specific Plan land use designation on certain parcels; and

WHEREAS, the Permit and Resource Management Department proposes to correct the technical errors and reconcile zoning and General Plan, Area Plan, or Specific Plan land use designation discrepancies; and

WHEREAS, on on June 8, 2010 the Board of Supervisors adopted the first set of technical corrections to the Official Zoning Database, some of which required concurrent General Plan Amendments (Technical Corrections Round 1); and

WHEREAS, on May 10, 2011 the Board of Supervisors adopted the second set of technical corrections to the Official Zoning Database, some of which required concurrent General Plan Amendments (Technical Corrections Round 2); and

WHEREAS, this project is the third set of technical corrections to the Official Zoning Database, some of which require concurrent General Plan, Area Plan, or Specific Plan Amendments (Technical Corrections Round 3); and

WHEREAS, the project includes requested Zone Changes Not Involving General Plan Land Use Policy as shown in attached Exhibit C; Zone Changes Involving General Plan Land Use Policy as shown in attached Exhibit D; Zone Changes & General Plan Amendments as shown in attached Exhibit E; Zone Changes, General Plan Amendments, & Area/Specific Plan Amendments as shown in attached Exhibit F; General Plan Amendments Only as shown in attached Exhibit G; and Area/Specific Plan Amendments Only as shown in attached Exhibit H; and

WHEREAS, one of the General Plan Amendments amends the General Plan text by amending Table NE-2 of the Noise Element to show correct time periods for Hourly Noise Metrics; and

WHEREAS one of the General Plan Amendments adds a definition for Transportation Noise to the General Plan Glossary; and

WHEREAS, the Permit Resource and Management Department determined that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on July 12, 2012, at which time all interested persons were given an opportunity to be heard.

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

1. The Official Zoning Database contains known errors that occurred during the transition from the previously adopted Zoning Maps to the current digital Zoning Database. This project will correct those errors and restore the subject parcels to the correct zoning.
2. The project will ensure the Official Zoning Database provides accurate and accessible information.
3. The project is consistent and/or will ensure consistency with the General Plan and applicable Area or Specific Plans.
4. The project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the requested Zone Changes Not Involving General Plan Land Use Policy as shown in attached Exhibit C; Zone Changes Involving General Plan Land Use Policy as shown in attached Exhibit D; Zone Changes & General Plan Amendments as shown in attached Exhibit E; Zone Changes, General Plan Amendments, & Area/Specific Plan Amendments as shown in attached Exhibit F; General Plan Amendments Only as shown in attached Exhibit G; and Area/Specific Plan Amendments Only as shown in attached Exhibit H.

BE IT FURTHER RESOLVED that one of the General Plan Amendments amends the General Plan text by amending table NE-2 of the Noise Element as follows:

TABLE NE-2: Maximum Allowable Exterior Noise Exposures for Non-Transportation Noise Sources.

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 4 minutes 48 seconds in any hour)	60	55
L02 (1 minute 72 seconds 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.		

BE IT FURTHER RESOLVED that one of the General Plan Amendments adds the following definition to the General Plan Glossary: "Transportation Noise: Sound due to traffic on public roadways, waterways, railroads, and airports."; and

BE IT FURTHER RESOLVED that one of the technical corrections revises Board of Supervisors Resolution No. 11-0623 dated November 15, 2011 to reflect the correct amendment to the Sonoma Mountain Area Plan Land Use Map for the subject parcels from RRD 40/3 (Resources and Rural Development, 40 acre-density / 3 acre minimum lot size) to RR 2.5 (Rural Residential, 2.5 acre-density); and

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

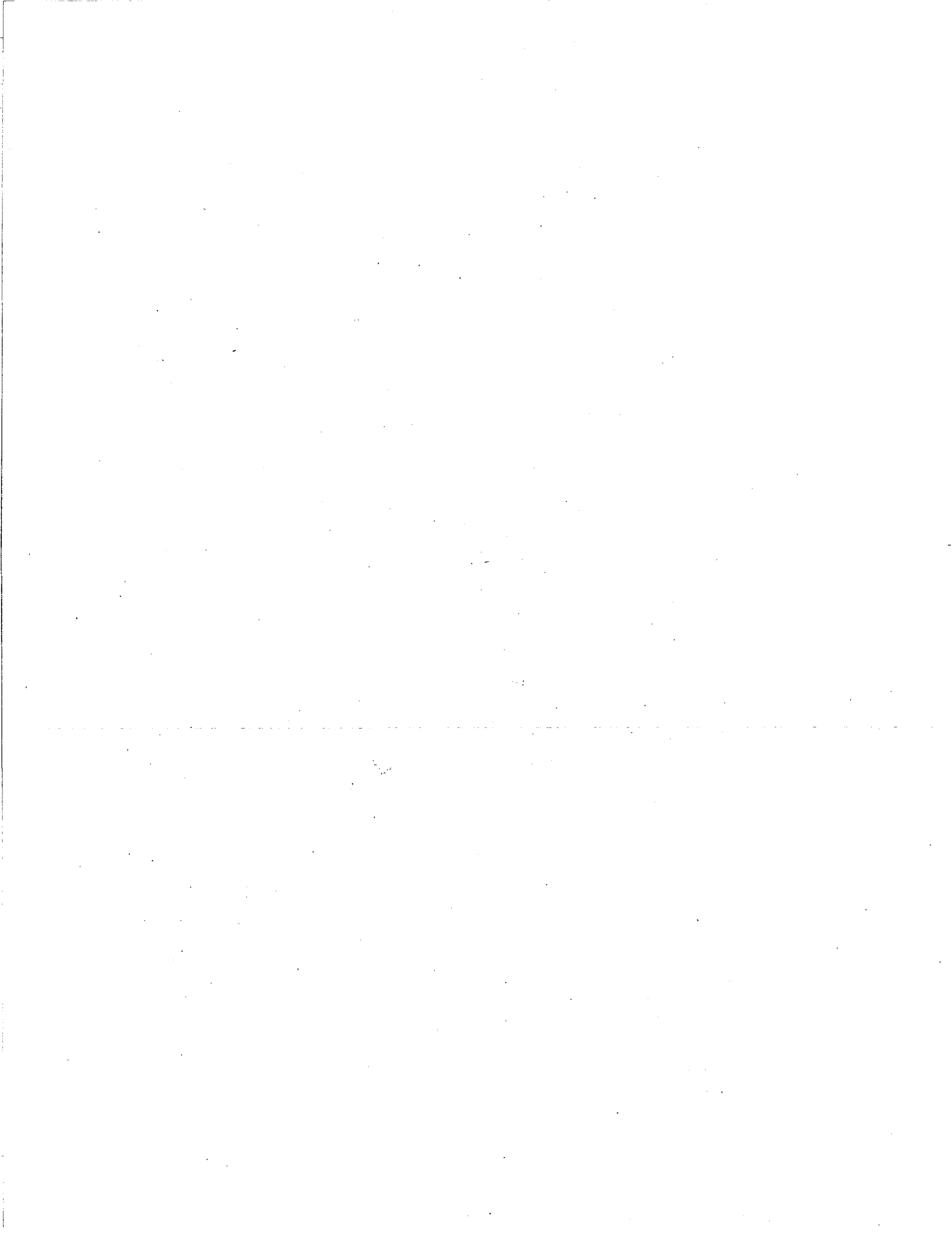
THE FOREGOING RESOLUTION was introduced by Commissioner _____, who moved its adoption, seconded by Commissioner _____, and adopted on roll call by the following vote:

Commissioner
 Commissioner
 Commissioner
 Commissioner
 Commissioner

Ayes: Noes: Absent: Abstain:

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

SO ORDERED.





Sonoma County Planning Commission STAFF REPORT

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

FILE: ZCE11-0018
DATE: January 31, 2013
TIME: 1:05 p.m.
STAFF: Lisa Posternak, Project Planner

Board of Supervisors Hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant: County of Sonoma

Owners: Ned Kahn, David and Amanda Crutcher, Walter Iberti

Location: 8760 Graton Road, 3145 Mueller Road, and 3137 Mueller Road, Graton
APNs: 130-130-022, 130-130-023, and 130-130-024
Supervisorial District No. 5

Subject: Technical Corrections

PROPOSAL: Amendments to the General Plan Land Use Maps and Zone Changes to correct technical errors in the Official Zoning Database for three parcels.

Environmental Determination: Exempt from CEQA, Section 15061(b)(3)

General Plan: LC (Limited Commercial) and UR (Urban Residential) 2 dwelling units/acre

Specific/Area Plan: West Sebastopol Specific Plan

Land Use: Residential (3137 Mueller Road and 8760 Graton Road)
Vacant Commercial (3145 Mueller Road)

Ord. Reference: Sections 26-02-110 and 26-02-130

Zoning: C1 (Neighborhood Commercial) and RR (Rural Residential), B6-2 dwelling units/acre)

Application Complete for Processing: November 26, 2012

RECOMMENDATION: Adopt the Resolution recommending the Board of Supervisors approve the proposed General Plan Land Use Map Amendments and Zone Changes.

ANALYSIS

Background:

On July 12, 2012, the Planning Commission with a 5-0 vote, recommended the Board of Supervisors approve the request by the County of Sonoma for Technical Corrections – Round 3 (ZCE11-0018) to the General Plan and Official Zoning Database. The purpose of the Technical Corrections was to correct technical errors and discrepancies in zoning and land use designations, including General Plan Amendments and Specific Plan Amendments that would reconcile known inconsistencies between the zoning and land use designations of parcels. The Technical Corrections package included General Plan Amendments and Zone Changes for the three subject parcels in Graton: APNs 130-130-022 (8760 Graton Road), -023 (3145 Mueller Road), and -024 (3137 Mueller Road) and several other parcels located throughout the County.

On October 23, 2012, the Board of Supervisors (BOS), with a 5-0 vote, approved most of the proposed Technical Corrections with the exception of those proposed for 8760 Graton Road, 3145 Mueller Road, and 3137 Mueller Road. They continued the hearing on those proposed technical corrections to a time uncertain to allow staff to research issues raised by the public and consult with the three property owners; and referred the matter back to the Planning Commission for further consideration and recommendation.

Project Description:

The original purpose of the proposed technical corrections for the three Graton properties was to correct the technical error in implementation of a Condition of Approval (COA) for a 1992 Lot Line Adjustment (File LLA92-471).

Administrative Certificates of Compliance (ACC90-726) for the three subject parcels were approved on January 9, 1991. Lot Line Adjustment LLA92-471 was approved on August 13, 1992 for a slight re-alignment of the three parcels to enlarge a backyard on one parcel (8760 Graton Road), improve parking space on another parcel (3137 Mueller Road), and conform more reasonably to topography on the remaining parcel (3145 Muller Road). One of the COAs required the applicant to apply for reconfiguration of the zoning boundaries to conform to the re-aligned parcel lines of the three parcels. The applicant never submitted the application, and as a result each of the three parcels has dual land use and zoning designations. The proposed technical corrections change the land use designation and zoning boundary lines to conform to the parcel lines. A standard COA for Lot Line Adjustments currently require any necessary land use designation amendment/zone change application to be submitted prior to allowing the Lot Line Adjustment to be recorded. In addition, where appropriate, it is PRMD policy to resolve situations of dual land use designation and zoning, to avoid confusion for property owners, the public, and County staff.

Table 1 shows the proposed technical corrections to the land use designation and zoning of the three subject parcels.

Table 1.

Recommended Technical Corrections to APNs 130-130-022, 130-130-023, and 130-130-024.

Property Owner APN Address (Acres)	Recommended Technical Correction to General Plan Land Use Designation (Acres)	Recommended Technical Correction to Zoning (Acres)

<p>Iberti 130-130-022 8760 Graton Road (0.65) 0.62 acres – UR 2 & RR B6-2 DU 0.03 acres – LC & C1</p>	<p>LC/UR 2 to UR 2 (0.03 / 0.62 to 0.65)</p>	<p>C1/RR B6-2 DU to RR B6-2 DU (0.03 / 0.62 to 0.65)</p>
<p>Crutcher 130-130-023 3145 Mueller Road (0.21) 0.04 acres – UR 2 & RR B6-2 DU 0.17 acres – LC & C1</p>	<p>LC/UR 2 to UR 2 (0.17 / 0.04 to 0.21)</p>	<p>C1/RR B6-2 DU to RR B6-2 DU (0.17 / 0.04 to 0.21)</p>
<p>Kahn 130-130-024 3137 Mueller Road (0.28) 0.07 acres – UR 2 & RR B6-2 DU 0.21 acres – LC & C1</p>	<p>LC/UR 2 to UR 2 (0.21 / 0.07 to 0.28)</p>	<p>C1/RR B6-2 DU to RR B6-2 DU (0.21 / 0.07 to 0.28)</p>

Site Characteristics:

8760 Graton Road, APN 130-130-022: single-family dwelling
 3145 Mueller Road, APN 130-130-023: single-family dwelling
 3137 Mueller Road, APN 130-130-024: vacant commercial building

Surrounding Land Use and Zoning:

North: APN 130-130-019: RR B6-2 DU; vacant
South: APN 130-130-010: RR B6-2 DU; residential
 APN 130-171-005: RR B6-2 DU; residential
 APN 130-175-027: RR B6-2 DU; residential
 APN 130-175-028: RR B6-2 DU; residential
East: APN 130-130-008: RR B6-2 DU; residential
West: APN 130-130-025: AR B6-10; residential

DISCUSSION OF ISSUES

Issue #1: Technical Correction to 8760 Graton Road, Graton (APN 130-130-022; Iberti)

At the July 12, 2012 Planning Commission hearing, the property owner questioned the current zoning of the 0.65-acre parcel. While he understood the parcel has a dual zoning of C1 (Neighborhood Commercial) and RR, 2 dwelling units/acre (Rural Residential B6-2 DU), he believed the majority of the parcel is zoned C1, and the proposed technical correction would change the zoning of his parcel to entirely C1. However, the majority of the parcel is zoned RR B6-2 DU, which corresponds to the residential use of the property, and the proposed technical correction would rezone only a 0.03-acre portion of the site from C1 to RR B6-2 DU (see Table 1 above and Exhibit A). In addition, the property owner did not fully understand the parcel's dual residential-commercial land use designation and zoning,

believing the entire parcel has two land use designations and zoning districts that entitle the owner to two different sets of allowable land uses.

Prior to and at the PC public hearing, staff explained the background of the current dual land use designation and zoning of the three subject parcels and explained and illustrated how the technical corrections would resolve it. After the public hearing staff further researched the General Plan land use designation and zoning history of the three parcels involved in Lot Line Adjustment LLA92-471, and provided copies of the paper zoning maps and Ordinances documenting the current land use designation and zoning of the three parcels to the property owner. The property owner now understands that a dual residential-commercial land use designation and zoning do not entitle the property owner to either a residential or commercial uses, rather residential uses on the portion of the parcel designated and zoned residential, and commercial uses on the portion of the parcel designated and zoned commercial.

Staff does not propose changes to the previous Planning Commission recommendation to the BOS.

Issue #2: Technical Correction to 3145 Mueller Road, Graton (APN 130-130-023; Crutcher)

This 0.21-acre parcel is currently developed with a single-family dwelling constructed in 1993. A majority of the parcel is zoned C1 (Neighborhood Commercial), and a 0.04-acre corner of the parcel is zoned residential. The main issue for this parcel is to reconcile the residential use with an appropriate residential land use designation and zoning. Based on the LLA92-471 Condition of Approval, the parcel should be designated and zoned entirely commercial, and that was the basis for staff's original recommendation to the Planning Commission.

The subject parcel changed ownership right after the July Planning Commission public hearing, and just prior to the BOS hearing staff learned that the new property owner did not receive public hearing notices and was not aware of the split commercial-residential zoning when they purchased the property. For that reason, and the concern that a commercial land use designation and zoning is inappropriate for the residential property, staff recommended the BOS remove this technical correction from their November 1, 2012 agenda.

Staff researched further how the single-family dwelling building permit was approved for a commercially zoned parcel. Staff's research indicates the building permit for the single-family dwelling (B-114943) may have been approved by the County in error because the majority of the parcel was zoned commercial in 1993 when the building permit was issued.

Since the subject parcel is developed as a single-family residential use, staff recommends a General Plan Amendment to a UR 2 (Urban Residential, 2 dwelling units/acre) land use designation and a Zone Change to a RR B6-2 DU (Rural Residential, 2 dwelling units/acre) zoning. These designations conform zoning to the existing single-family dwelling and eliminate its non-conforming status. A letter from the property owner accepting the staff recommendation of an entirely residential land use designation and zoning is attached (see Exhibit C).

Issue #3: Technical Correction to 3137 Mueller Road, Graton (APN 130-130-024; Kahn)

The parcel at 3137 Mueller Road had a residential land use and zoning designation from February 1968 to July 1977 and March 1980 to July 1981. The main issue is whether the 0.28-acre parcel should be designated and zoned entirely commercial or residential. Based on the Lot Line Adjustment LLA92-471 Condition of Approval, the parcel should be designated and zoned entirely commercial to reflect its historic commercial use. The parcel contains a vacant commercial building formerly used by the property owner as a commercial art studio. Previous commercial uses on the parcel have included a grocery store and other retail uses.

Prior to the November 1, 2012 BOS hearing, the property owner's realtor commented that since 1992, current and previous property owners have relied on the dual commercial-residential zoning, and the dual

zoning should remain on the parcel to allow the owner to use the property for a business and/or residence. Staff responded by explaining the background of the current dual zoning of the parcel, and that the proposed technical correction to entirely commercial zoning is to meet a long-standing Condition of Approval for the 1992 Lot Line Adjustment.

Since the November 1, 2012 BOS hearing, staff met with the property owner and his representatives, and in a letter dated November 26, 2012, the owner's realtor and attorney request staff the technical correction to be modified to an entirely residential land use designation and zoning (UR 2 and RR B6-2 DU) of the parcel for the following reasons: the current and past owners have not been successful in marketing the property for commercial use; the current owner has a signed purchase agreement contingent on the ability of the new owner to convert the existing commercial building on the parcel to a single-family dwelling; the properties surrounding the parcel are residential; commercial use of the parcel is and has been inconsistent and incompatible with the surrounding residential uses; and the same type of technical correction is being proposed for 3145 Mueller Road and 8760 Graton Road.

A technical correction to change the land use designation and zoning to entirely residential is consistent with surrounding residential and agricultural uses in the project area.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the attached Resolution recommending the Board of Supervisors approve the proposed General Plan Land Use Map Amendments and Zone Changes to residential (UR 2 and RR B6-2 DU) for all three parcels.

FINDINGS FOR RECOMMENDED ACTION

1. The project will ensure the Official Zoning Database provides accurate information.
2. The project will ensure consistency with the General Plan Land Use Map.
3. The project will resolve the issue of the legal, non-conforming single-family dwelling at 3145 Mueller Road (APN 130-130-023).
4. The project will be consistent and compatible with the residential land use on surrounding parcels.
5. The proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

LIST OF ATTACHMENTS

EXHIBIT A: Aerial Photograph of Project Area
EXHIBIT B: Draft Ordinance and Sectional District Map
EXHIBIT C: Correspondence
EXHIBIT D: Draft Resolution and General Plan Amendment Map



PRMD

EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY FROM THE C1 (NEIGHBORHOOD COMMERCIAL) AND RR (RURAL RESIDENTIAL), B6-2 DWELLING UNITS/ACRE DISTRICT(S) TO THE RR (RURAL RESIDENTIAL), B6-2 DWELLING UNITS/ACRE DISTRICT FOR 0.65 ACRES LOCATED AT 8760 GRATON ROAD, GRATON, APN 130-130-022; 0.21 ACRES LOCATED AT 3145 MUELLER ROAD, GRATON, APN 130-130-023; AND 0.28 ACRES LOCATED AT 3137 MUELLER ROAD, GRATON, APN 130-130-024.

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

SECTION I: The Official Zoning Database (OZD) of the County, adopted by reference by Section 26-02-110 of the Sonoma County Code, is amended by reclassifying the following real property from the C1 (Neighborhood Commercial) and RR (Rural Residential), B6- 2 dwelling units/acre districts to the RR (Rural Residential), B6-2 dwelling units/acre district for 0.65 acres located on Graton Road about 102 feet east of the intersection with Mueller Road, also known as 8760 Graton Road, Graton, APN 130-130-022; 0.21 acres located on Mueller Road about 161 feet north of the intersection with Graton Road, also known as 3145 Mueller Road, Graton, APN 130-130-023; and 0.28 acres located on Mueller Road about 247 feet north of the intersection with Graton Road, also known as 3137 Mueller Road, Graton, APN 130-130-024. File No. ZCE11-0018. The Director of the Permit and Resource Management Department is directed to reflect this amendment to the OZD of the County as shown on Sectional District Map No. _____.

SECTION II: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations.

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

SECTION 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 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 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, passed and adopted this _____ day of _____, 2013, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

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

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

SO ORDERED

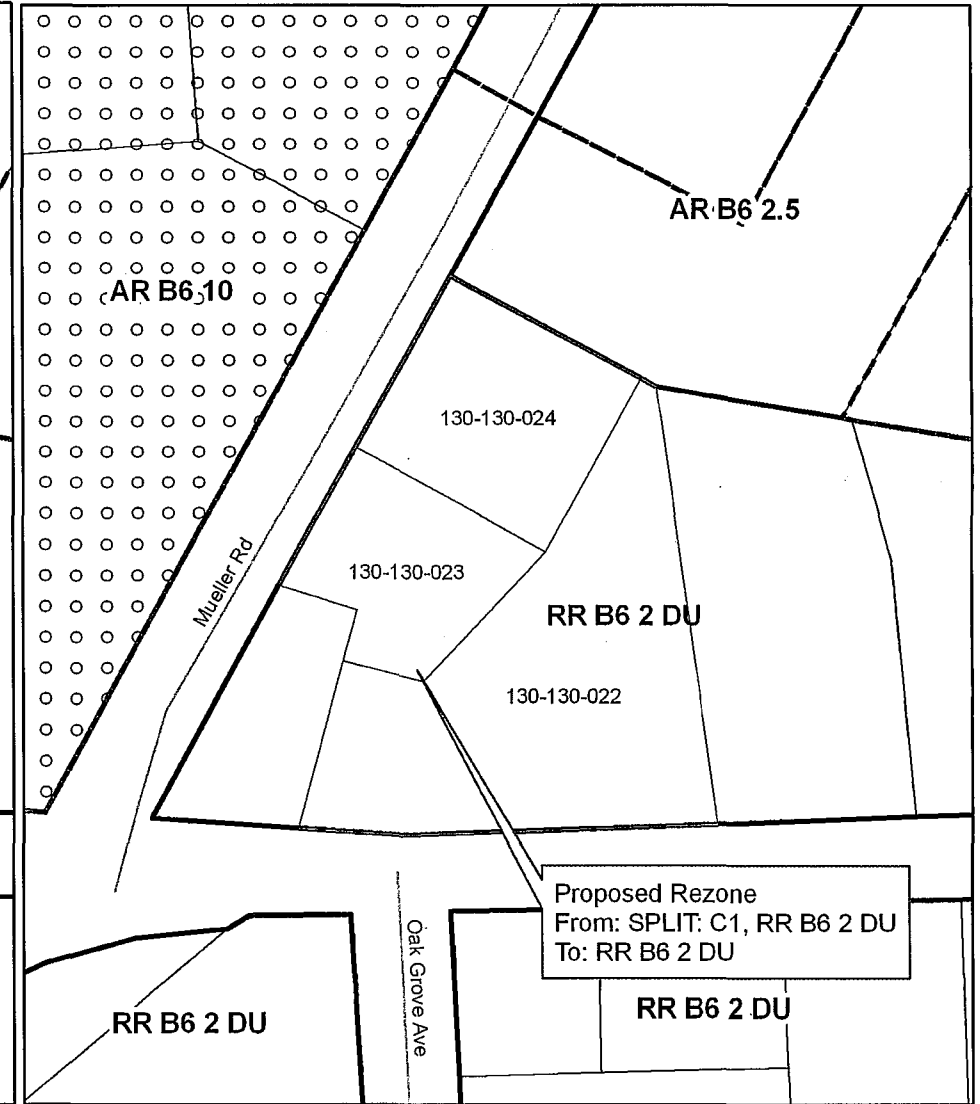
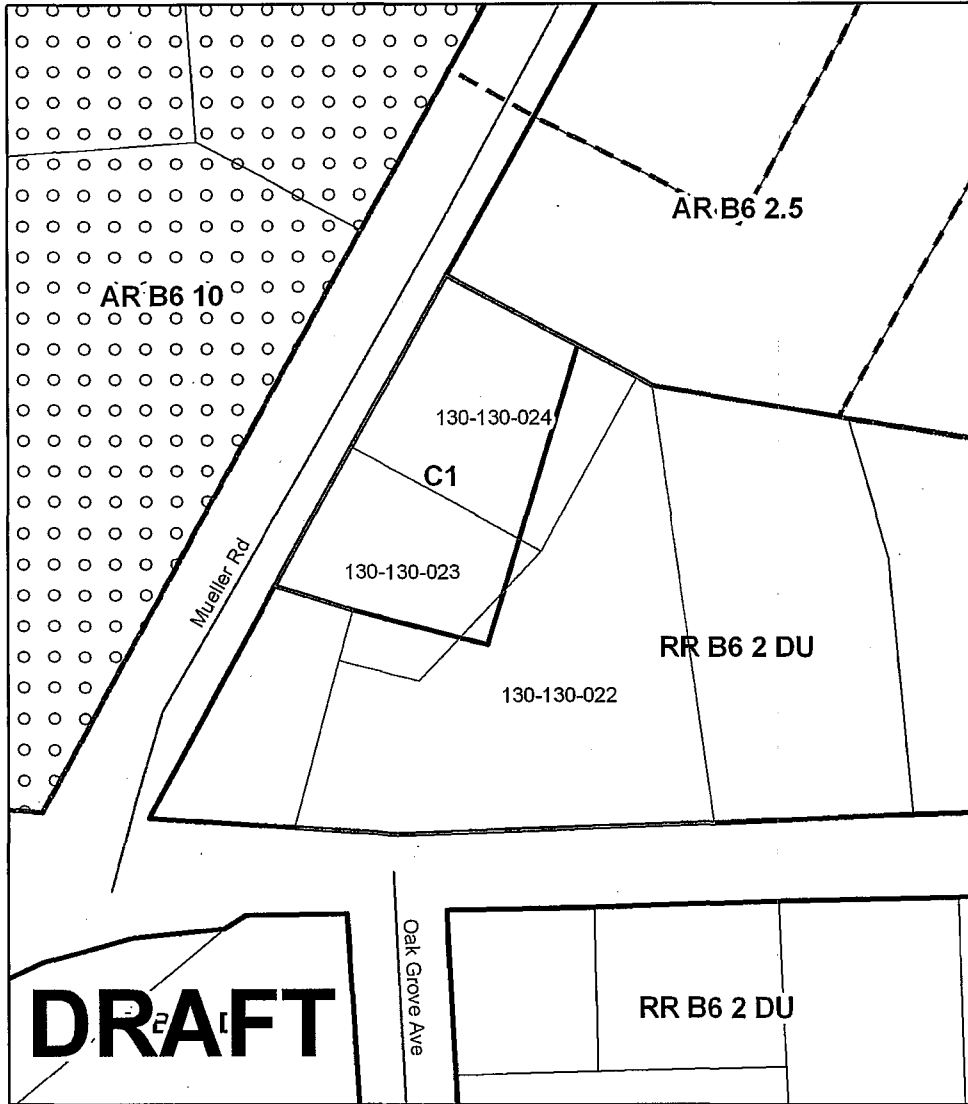
Chair, Board of Supervisors
County of Sonoma

ATTEST:

Veronica A. Ferguson
Clerk of the Board of Supervisors

Existing Zoning

Proposed Zoning



Base Map Data		Zoning Combining Districts					
	Proposed Rezone		LU Policy		SD Scenic Design		G Geologic Hazard
	Basezoning by Area		AH Affordable Housing		SR Scenic Resource		F2 Floodplain
	Highways		HD Historic District		VOH Valley Oak Habitat		F1 Floodway
	Intermittent Stream		BR Biotic Resource		MR Mineral Resource		
	Perennial Stream						

FILE: ZCE11-0018
 AP #: 130-130-022, 023, 024
 Ordinance No.
 Sectional District Map No.

Permit and Resource Management Department
 Project Review Section
 2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 565-1965 Fax (707) 565-1103

David and Amanda Crutcher
3145 Mueller Rd.
Sebastopol, Ca. 95472
707-303-0749
davidcrutcher@gmail.com

Dear Lisa,

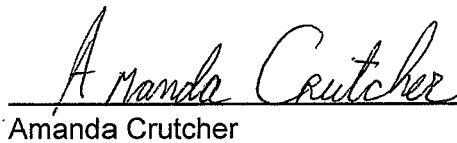
Regarding our conversation about the zoning confusion on our newly purchased property at 3145 Mueller Rd., Sebastopol, we would very much like the zoning of this property to be all residential per the conditions of the 1992 lot line adjustment. Please take this letter as our consent to this change or clarification.

We would appreciate confirmation of this zoning clarification for our records whenever the process is completed.

Sincerely,

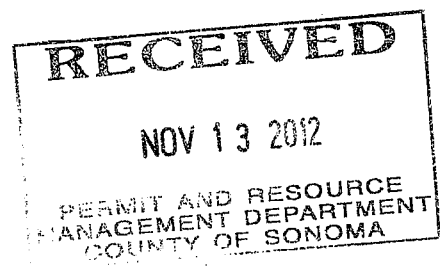


David Crutcher



Amanda Crutcher

Oct. 10, 2012



LAW OFFICES OF
PERRY, JOHNSON, ANDERSON,
MILLER & MOSKOWITZ LLP

438 First Street, 4th Floor, Santa Rosa, CA 95401

November 26, 2012

VIA ELECTRONIC MAIL AND U.S. MAIL

Lisa Posternak (lpostern@sonoma-county.org)
Dean Parsons (dparsons@sonoma-county.org)
Sonoma County Permit and Resource Management Department
2550 Ventura Ave.
Santa Rosa, CA 95403-2829

Re: 3137 Mueller Road, Graton
APN 130-130-024

Dear Ms. Posternak and Mr. Parsons:

Thank you again for your time on November 13, when you met with me, Ned Kahn, and Harvey Charnofsky about Ned's property located at 3137 Mueller Rd. in Graton. At that meeting, you asked Ned to provide a written request in support of his desire for a technical correction of the zoning on this property so that it is entirely zoned Rural Residential. That is the purpose of this letter.

Enclosed is an aerial map that depicts Mr. Kahn's property and the surrounding parcels. The area outlined in white and constituting the approximate boundary line of 3137 Mueller Rd. is partially zoned RR2 and partially zoned C1 due to a technical error. The same circumstance applies to 3145 Mueller Rd., immediately to the south of Mr. Kahn's property. For the reasons described below, Mr. Kahn requests that a technical correction be made to the zoning on this property so that it is entirely zoned Rural Residential:

1. All of the parcels surrounding 3137 Mueller Rd. are zoned RR with the exception of 3145 Mueller Rd., immediately to the south, and PRMD is in the process of making a technical correction on the zoning for 3145 Mueller to make it entirely zoned RR.
2. The commercial uses of 3137 Mueller that have been made by Mr. Kahn and the prior owners of the property have been inconsistent with all of the immediately surrounding uses. It has been a challenge for the owners of 3137 Mueller and for others involved to make a commercial use there compatible with the surrounding uses.
3. Mr. Kahn is currently in contract to sell the property to a buyer, who desires to make a residential use of the existing structure on the property, the entirety of which is located on the portion currently zoned C1.

William D. Anderson
David F. Beach
John E. Johnson*
Marla D. Keenan*
Scott A. Lewis
Malcolm T. Manwell
Michael G. Miller
Lawrence A. Moskowitz*
Jeremy L. Olsan
Leslie R. Perry
Burton H. Fohrman
Roger J. Illsley
Daphne A. Beletsis
Raleigh S. Fohrman
Mary Jane Schneider
Anne C. D'Arcy, R.N.
Sheila S. Craig
Deborah S. Bull
Oscar A. Pardo
Kenneth R. Cyphers**
Aubrey A. Mauritson
Michael E. Liotta
Isaac M. Gradman

*Certified Specialist
Family Law,
The State Bar of California
Board of Legal Specialization

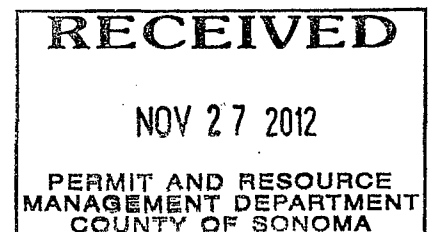
** Licensed in New York and
California

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Lisa Posternak
Dean Parsons
November 26, 2012
Page 2

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4. Even if this current buyer were to cancel the purchase agreement, the property is extraordinarily difficult to market as a commercial property to prospective buyers and tenants, and is much more easily marketable to residential users. This has been confirmed with real estate professionals familiar with the Graton area, including but not limited to Harvey Charnofsky, Mr. Kahn's real estate agent.

Please let us know what questions you may have and what additional information we can provide to you in support of Mr. Kahn's request. Based on our discussions, we are hopeful that this matter can be brought to the planning commission soon as possible in January 2013, and to the Board of Supervisors for approval by March 2013.

Very truly yours,



Jeremy L. Olsan

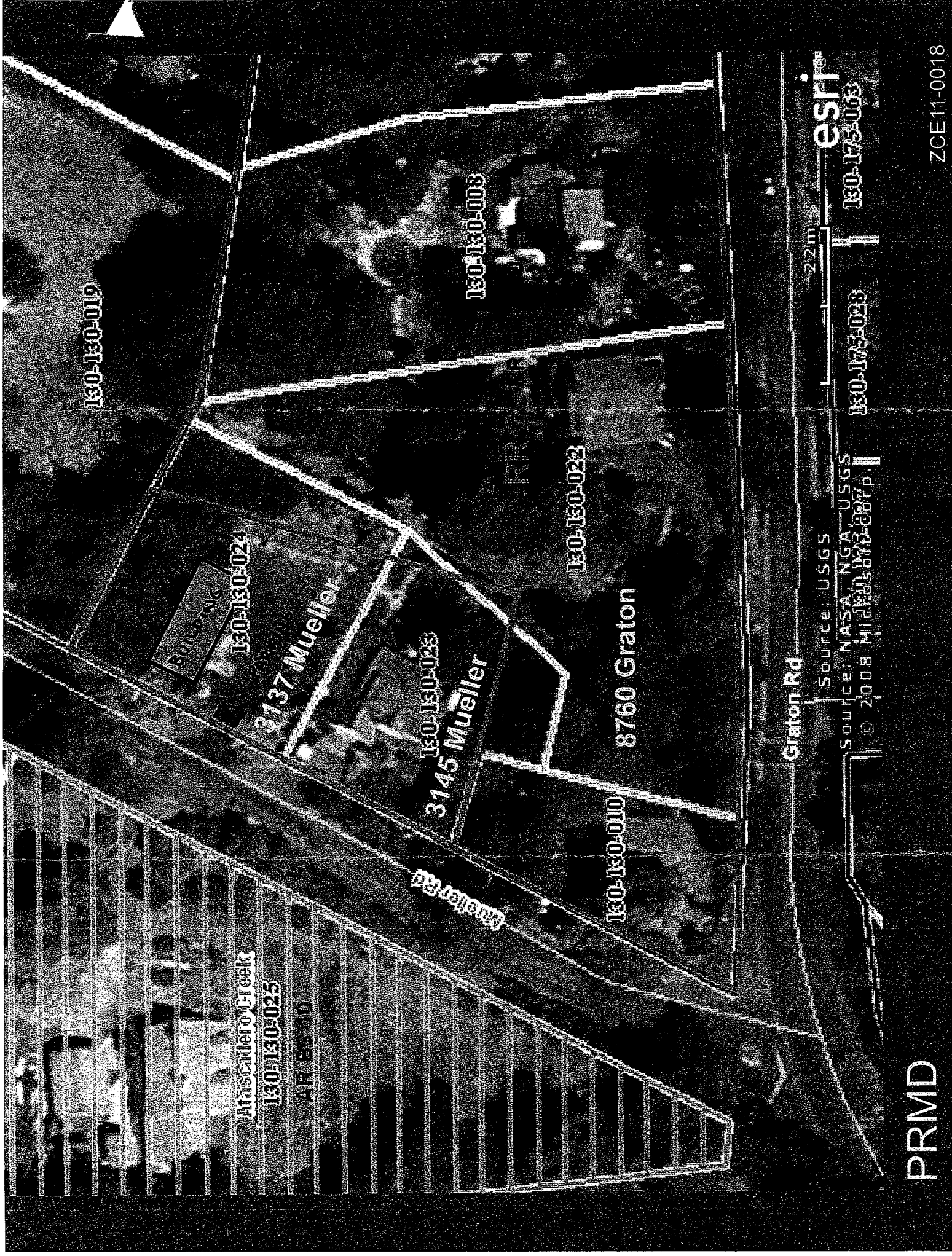
JLO:abm

Enclosure

cc: Efen Carrillo
5th District Supervisor, County Board of Supervisors
Efen.Carrillo@sonoma-county.org

Ned Kahn

Harvey Charnofsky



130-130-019

130-130-008

130-130-024

3137 Mueller

130-130-023

3145 Mueller

130-130-022

8760 Graton

130-130-010

Hascallero Heck

130-130-025

AR 25 10

De Jareway

Graton Rd

22m

Source: USGS

Source: NASA, NGA, USGS

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esri

130-175-063

130-175-028

PRMD

ZCE11-0018

Resolution Number

County of Sonoma
Santa Rosa, California

January 31, 2013
ZCE11-0018 Lisa Posternak

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE EXEMPT FROM CEQA AND APPROVE THE PROPOSED GENERAL PLAN LAND USE MAP AMENDMENTS AND ZONE CHANGES TO CORRECT TECHNICAL ERRORS IN THE GENERAL PLAN AND LAND USE MAPS AND OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA FOR 8760 GRATON ROAD (APN 130-130-022), 3145 MUELLER ROAD (130-130-023), AND 3137 MUELLER ROAD (130-130-024), GRATON.

WHEREAS, on July 12, 2007 the Board of Supervisors adopted the Official Zoning Database, an electronic database containing zoning information for the unincorporated county, which superceded old paper Zoning Maps; and

WHEREAS, various unintended zone changes occurred during the transition from the old paper Zoning Maps to the Official Zoning Database; and

WHEREAS, on October 23, 2012 the Board of Supervisors adopted the third set of technical corrections to the Official Zoning Database, some of which required concurrent General Plan, Specific Plan, or Area Plan Amendments (Technical Corrections Round 3), with the exception of the technical corrections proposed for 8760 Graton Road (APN 130-130-022), 3137 Mueller Road (APN 130-130-024), and 3145 Mueller Road (130-130-023) that were continued off calendar; and directed staff to further review these technical corrections and bring them back to the Board as a separate item; and

WHEREAS, the Permit and Resource Management Department has identified technical errors in implementation of a Condition of Approval for a 1992 Lot Line Adjustment (LLA92-471) on 8760 Graton Road (APN 130-130-022), 3137 Mueller Road (APN 130-130-024), and 3145 Mueller Road (130-130-023), which calls for zoning boundaries to be amended to correspond to the parcel boundaries; and

WHEREAS, the Permit and Resource Management Department proposes to correct existing technical errors in General Plan land use designation and Zoning for these three parcels as shown in Table 1 below in order to comply with the Condition of Approval for LLA92-471, recognize the existing single-family dwelling at 3145 Mueller Road (APN 130-130-023), and allow the future uses at 3137 Mueller Road to be consistent with the surrounding rural residential uses; and

Table 1.

Recommended Technical Corrections to APNs 130-130-022, 130-130-023, and 130-130-024.

Property Owner APN Address (Acres)	Recommended Technical Correction to General Plan Land Use Designation (Acres)	Recommended Technical Correction to Zoning (Acres)
Iberti 130-130-022 8760 Graton Road (0.65) 0.62 acres – UR 2 & RR 2 DU 0.03 acres – LC & C1	LC/UR 2 to UR 2 (0.03 / 0.62 to 0.65)	C1/RR B6-2 DU to RR B6-2 DU (0.03 / 0.62 to 0.65)
Crutcher 130-130-023 3145 Mueller Road (0.21) 0.04 acres – UR 2 & RR 2 DU 0.17 acres – LC & C1	LC/UR 2 to UR 2 (0.17 / 0.04 to 0.21)	C1/RR B6-2 DU to RR B6-2 DU (0.17 / 0.04 to 0.21)
Kahn 130-130-024 3137 Mueller Road (0.28) 0.07 acres – UR 2 & RR 2 DU 0.21 acres – LC & C1	LC/UR 2 to UR 2 (0.21 / 0.07 to 0.28)	C1/RR B6-2 DU to RR B6-2 DU (0.21 / 0.07 to 0.28)

WHEREAS, this project is part of the third set of technical corrections to the Official Zoning Database, which also requires concurrent General Plan Amendments (Technical Corrections Round 3); and

WHEREAS, the Permit Resource and Management Department determined that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the state CEQA Guidelines; and

WHEREAS, in accordance with the provisions of law, the Planning Commission held a public hearing on January 31, 2013, at which time all interested persons were given an opportunity to be heard.

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

1. The project will ensure the Official Zoning Database provides accurate information.

2. The project will ensure consistency with the General Plan Land Use Map.
3. The project will resolve the issue of the legal, non-conforming single-family dwelling at 3145 Mueller Road (APN 130-130-023).
4. The project will be consistent with the residential land use on surrounding parcels.
5. The proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3), as it can be seen with certainty that the project will have no significant effect on the environment.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the project to be exempt from CEQA and approve the requested General Plan Amendments and Zone Changes to correct technical errors as shown in Table 1.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

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

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

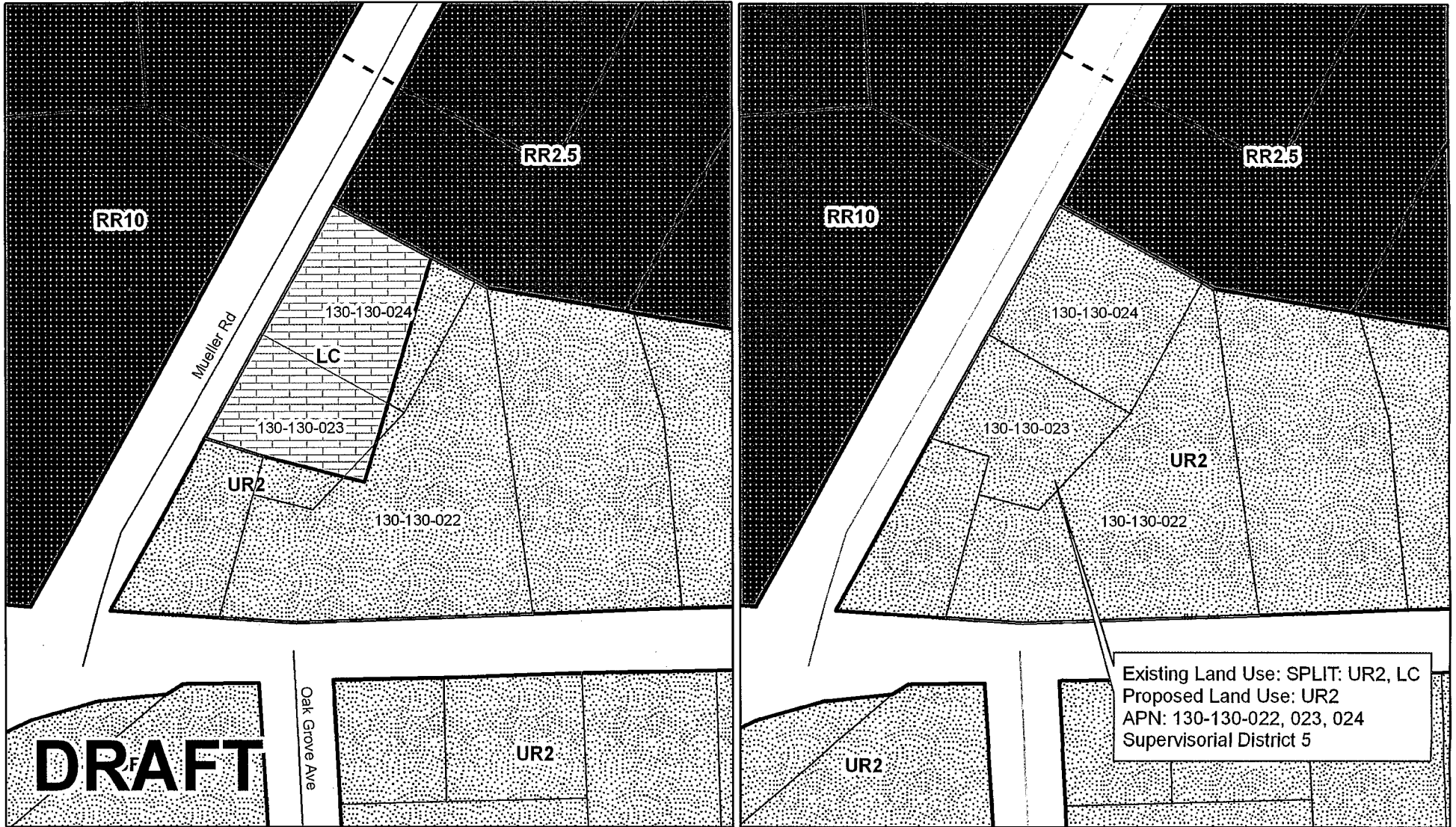
Ayes: Noes: Absent: Abstain:

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

SO ORDERED.

Existing General Plan Land Use

Proposed General Plan Land Use



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resource and Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

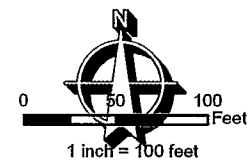
- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi Public

- Planning Area Policy
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



FILE: ZCE 11-0018 (3)
AP #: 130-130-022, 023, 024
Resolution No.

Permit and Resource Management Department
Project Review Section



2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103





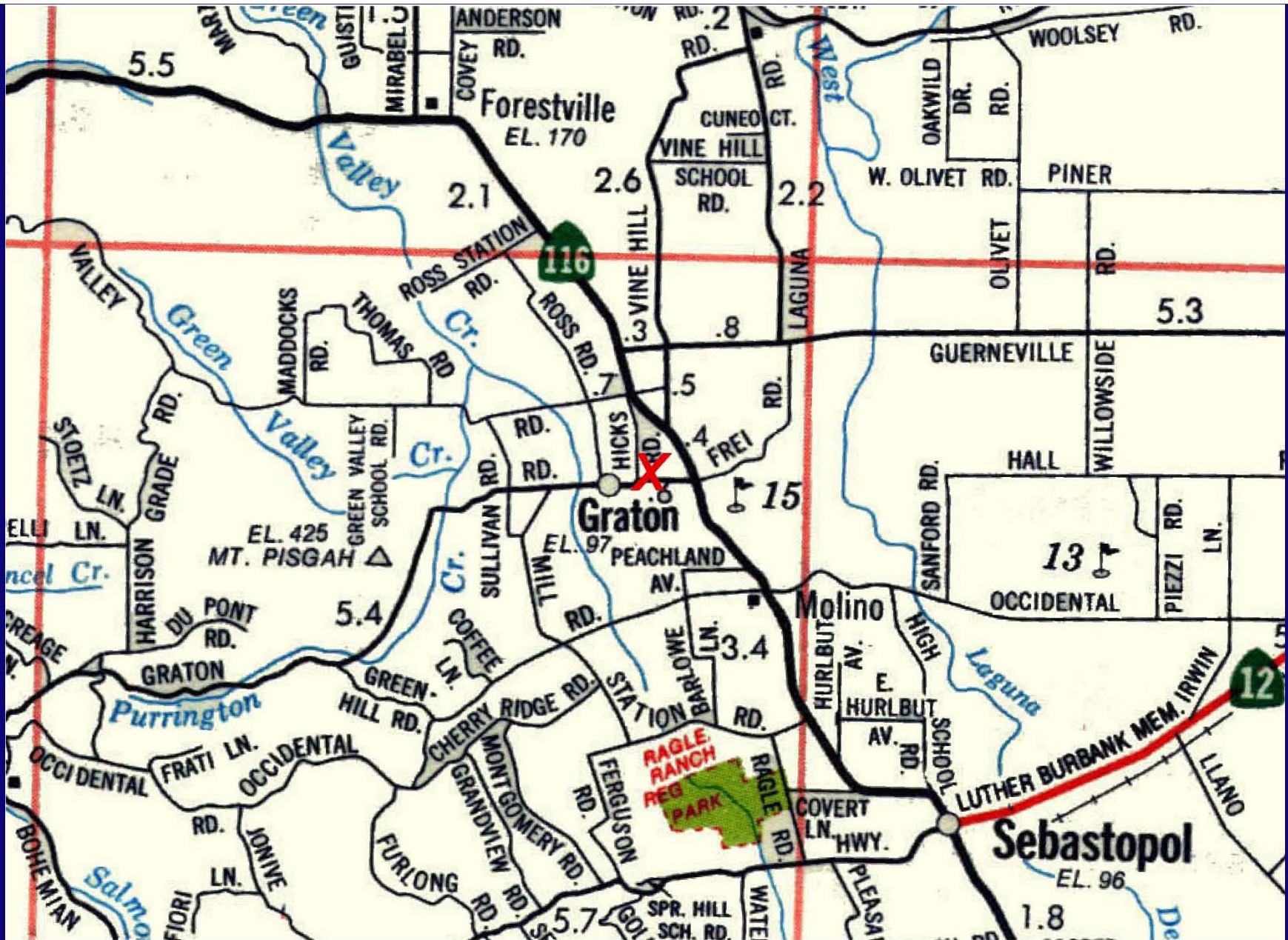
PRMD

ZCE11-0018

TECHNICAL CORRECTIONS

8760 Graton Road
3137 & 3145 Mueller Road

Board of Supervisors
March 26, 2013



PRMD

Project Vicinity Map

BACKGROUND

- ❖ July 12, 2012
PC - recommended BOS approve all Technical Corrections
- ❖ October 23, 2012
BOS - approved Technical Corrections except those to 8760 Graton Road and 3137 & 3145 Mueller Road
- ❖ BOS - continued hearing on 3 parcels and referred matter back to PC
- ❖ Staff - revised its recommendations after additional research and consultation with property owners



PRMD

Project Site

ZCE11-0018

TECHNICAL CORRECTIONS

- ❖ 3 parcels: 8760 Graton Road, 3137 & 3145 Mueller Road
- ❖ Correct error in implementation of COA for 1992 LLA
- ❖ COA required applicant to apply for reconfiguration of land use designation & zoning boundaries to conform to parcel lines
- ❖ COA never implemented
- ❖ General Plan Land Use Map Amendments & Zone Changes

TECHNICAL CORRECTIONS

❖ Land Use Map Amendments

Existing: LC/UR 2

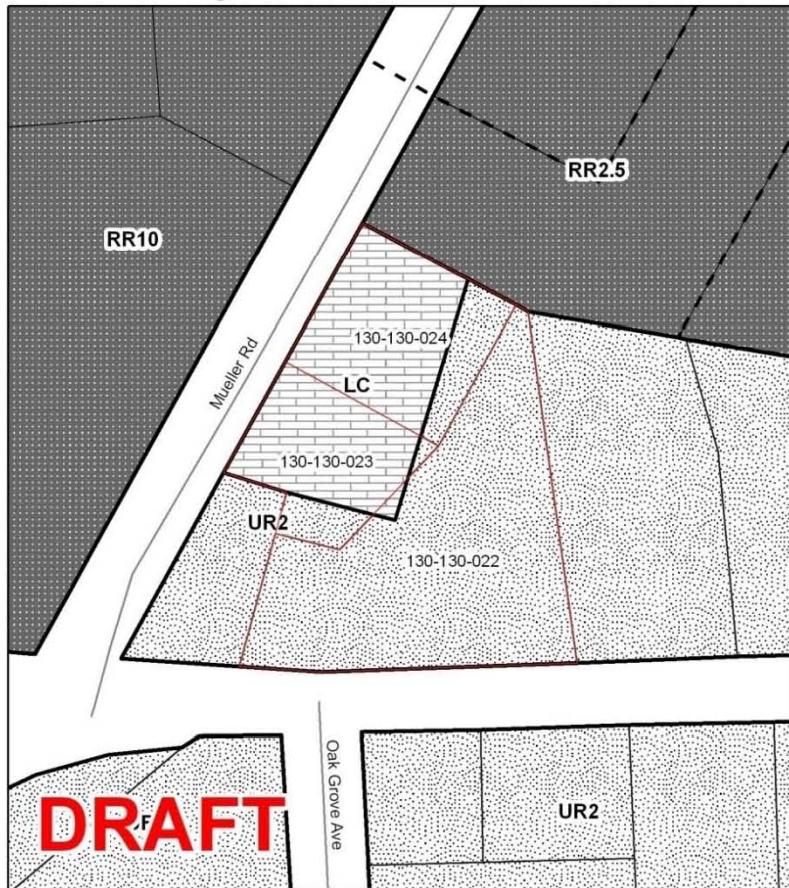
Proposed: UR 2

❖ Zone Changes

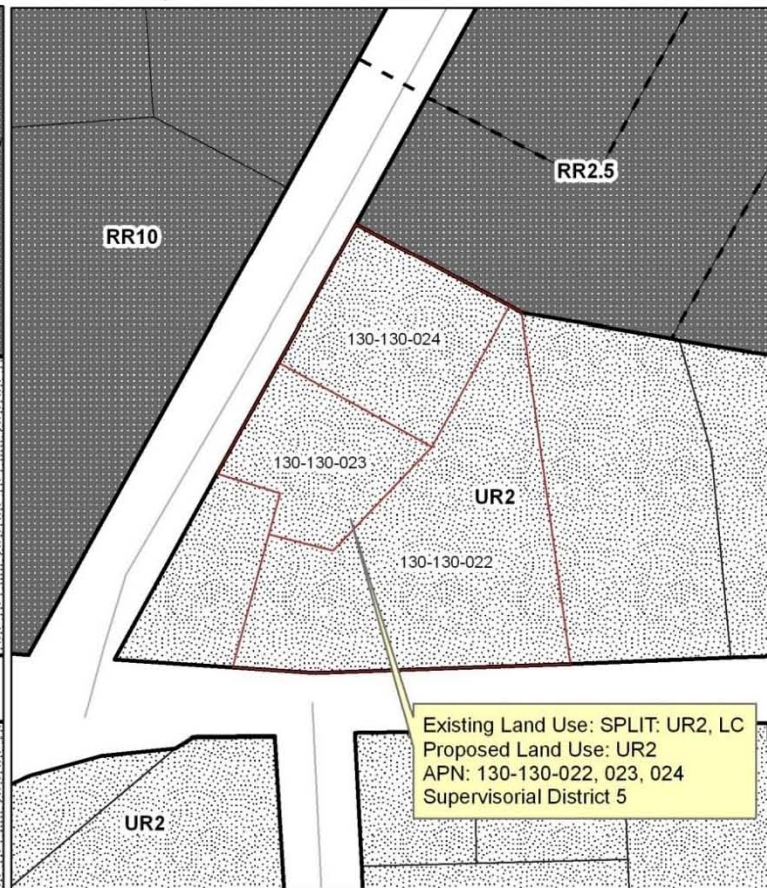
Existing: C1/RR B6-2 DU

Proposed: RR B6-2 DU

Existing General Plan Land Use



Proposed General Plan Land Use



General Plan Land Use

- Diverse Agriculture
- Land Extensive Agriculture
- Land Intensive Agriculture
- Resource and Rural Development
- Rural Residential
- Urban Residential
- Recreation / Visitor-Serving Commercial

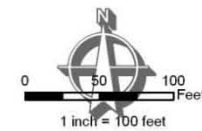
- General Commercial
- Limited Commercial
- Limited Commercial Traffic Sensitive
- General Industrial
- Limited Industrial
- Public / Quasi Public

- Planning Area Policy
- AH Affordable Housing

Numbers on Map Indicate Maximum Density in Acres/Unit, except Urban Residential Where Numbers Indicate Units/Acre

Base Map Data

- Subject Property
- Coastal Commission Boundary
- Urban Service Areas
- Highways
- Intermittent Stream
- Perennial Stream



FILE: ZCE 11-0018 (3)
AP #: 130-130-022, 023, 024
Resolution No.

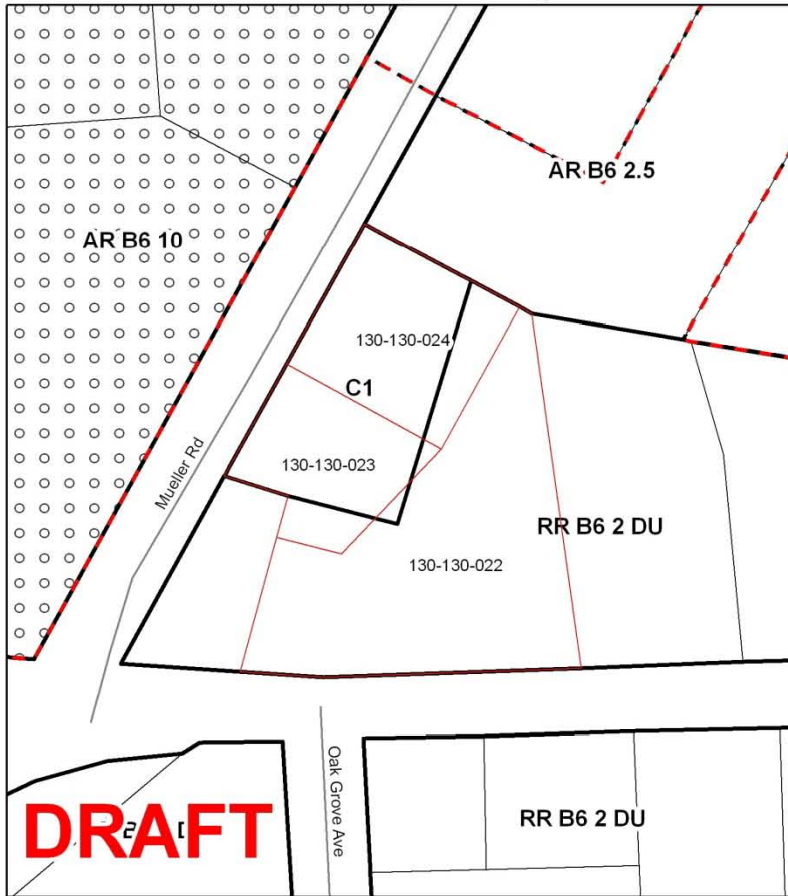
Permit and Resource Management Department
Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1965 Fax (707) 565-1103

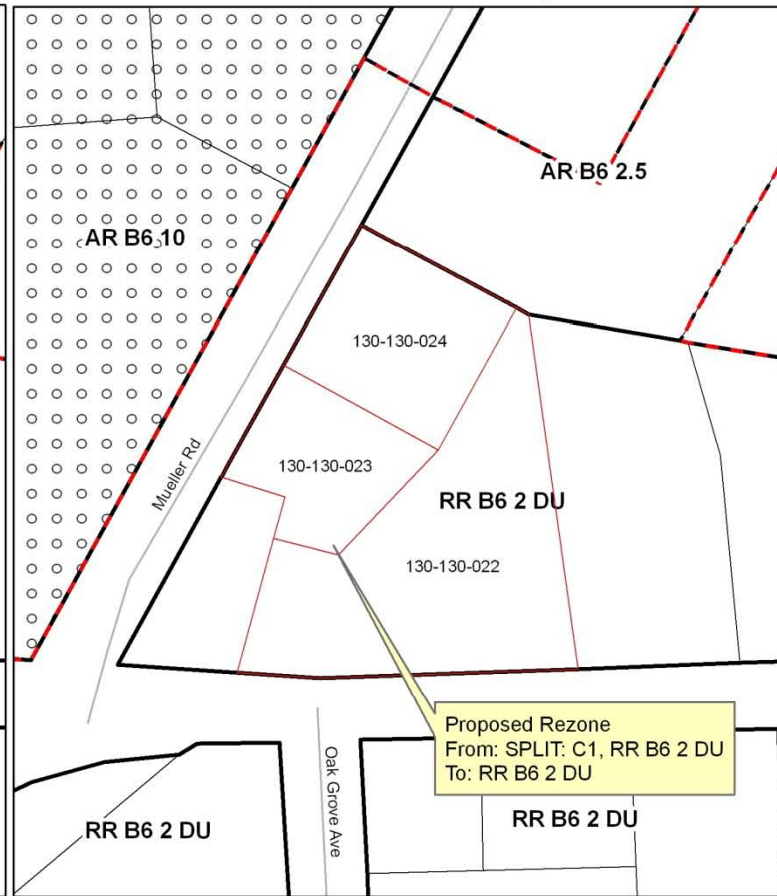
Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\General Plan Resolutions\ZCE 11-0018 (3).mxd Date: 12/21/2012

General Plan Land Use

Existing Zoning



Proposed Zoning



Base Map Data

- Proposed Rezone
- Basezoning by Area
- Highways
- Intermittent Stream
- Perennial Stream

Zoning Combining Districts

- LU Policy
- AH Affordable Housing
- HD Historic District
- BR Biotic Resource
- SD Scenic Design
- SR Scenic Resource
- VOH Valley Oak Habitat
- MR Mineral Resource

- G Geologic Hazard
- F2 Floodplain
- F1 Floodway

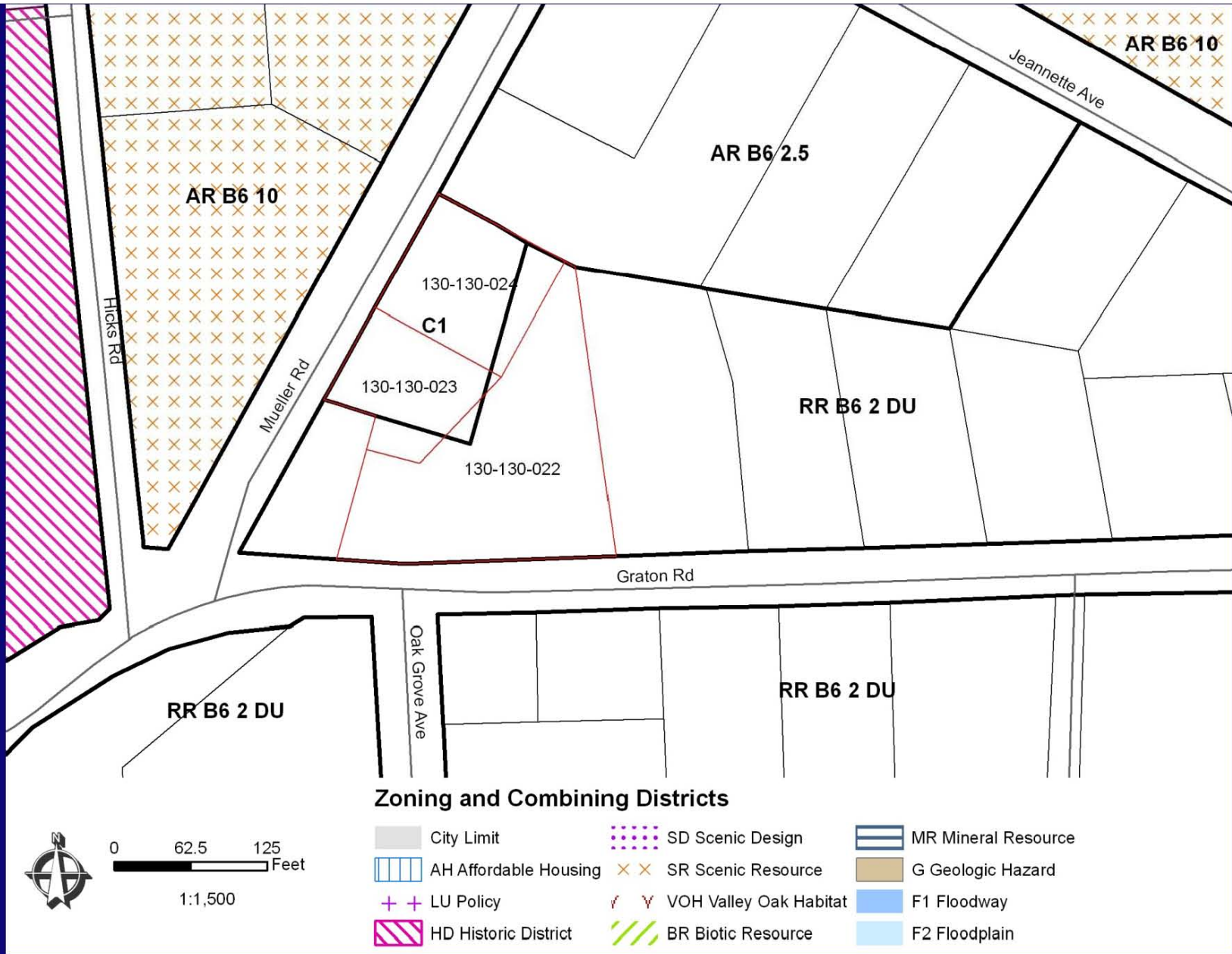


FILE: ZCE11-0018
 AP #: 130-130-022, 023, 024
 Ordinance No.
 Sectional District Map No.

Permit and Resource Management Department
 Project Review Section

2550 Ventura Avenue, Santa Rosa, CA 95403
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Author: PRMD Cartography: D. Reinier File No: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Project Review\Ordinance Mosaic\ORDN\By File No\zoe11-0018.mxd Date: 12/21/2012



STAFF RECOMMENDATIONS

❖ Current

Residential – all parcels

8760 Graton Road: UR 2 & RR B6-2 DU

3137 Mueller Road: UR 2 & RR B6-2 DU

3245 Mueller Road: UR 2 & RR B6-2 DU

❖ Previous

Residential – 1 parcel

Commercial – 2 parcels

8760 Graton Road: UR 2 & RR B6-2 DU

3137 Mueller Road: LC & C1

3245 Mueller Road: LC & C1

STAFF RECOMMENDATIONS

- ❖ 3137 & 3145 Mueller Road – staff revised its recommendations to entirely residential designation
- ❖ 3137 Mueller Road
 - owner requested entirely residential designation
 - residential designation is more compatible with surrounding residential neighborhood
 - if commercial designation remained, potential for new commercial use that could have negative impacts
- ❖ 3145 Mueller Road
 - conformance with existing single-family dwelling and eliminate its non-conforming status

STAFF RECOMMENDATIONS

Residential – all parcels

8760 Graton Road: UR 2 & RR B6-2 DU

3137 Mueller Road: UR 2 & RR B6-2 DU

3245 Mueller Road: UR 2 & RR B6-2 DU



PRMD

ZCE11-0018



PRMD

3137 Mueller Road - Rear of Building

ZCE11-0018



PRMD

3137 Mueller Road - Rear of Building

ZCE11-0018



PRMD

3137 Mueller Road - Back Privacy Plants

ZCE11-0018



PRMD

3137 Mueller Road - Studio

ZCE11-0018



PRMD

3137 Mueller Road - Bathroom

ZCE11-0018



PRMD

3137 Mueller Road

ZCE11-0018



PRMD

3137 Mueller Road

ZCE11-0018



PRMD

ZCE11-0018