CITY OF
CLOVERDALE

February 14, 2012

Housing Policy Department
Received on:

FEB 22 2012

Governor's Office of Planning & Research
State Clearinghouse & Planning Unit
P.O. Box 3044
Sacramento, California 95812-3044

HCD – Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053

To Whom It May Concern:

Enclosed please find the annual report on the status of the City of Cloverdale General Plan implementation and Annual Element Progress Report for Housing Element Implementation through December 31, 2011. The enclosed reports and policy matrix were considered by the Cloverdale City Council, on the consent calendar, on January 25, 2012 (a copy of the minutes are attached). Should you have any questions pertaining to the information contained herein, please do not hesitate to contact me at 707-894-1701.

Sincerely,

Karen J. Massey

Karen J. Massey
Asst. City Mgr./Comm. Dev. Dir.

CITY OF
CLOVERDALE

MINUTES
REGULAR MEETING OF THE CITY COUNCIL AND JOINT MEETING OF THE COMMUNITY DEVELOPMENT AGENCY BOARD OF DIRECTORS AND CLOVERDALE IMPROVEMENT AUTHORITY

WEDNESDAY, JANUARY 25, 2012

CLOSED SESSION: 5:30 p.m.
CLOSED SESSION LOCATION: CITY HALL CONFERENCE ROOM, 124 N. CLOVERDALE BLVD, CLOVERDALE, CA 95425

PUBLIC BUSINESS SESSION: 6:30 p.m.
PUBLIC BUSINESS SESSION LOCATION: CLOVERDALE PERFORMING ARTS CENTER, 209 N CLOVERDALE BLVD, CLOVERDALE, CA 95425

CLOSED SESSION – 5:30 p.m.

OPENING:
- Call to Order
- Roll Call
- Agenda Review - Closed Session (Changes and/or Deletions)

PUBLIC COMMENTS ON CLOSED SESSION AGENDA:
Mayor Cox opened and closed the public comment period. No testimony was received.

RECESS TO CLOSED SESSION:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: The City Council is conducting a closed session pursuant to Government Code section 54956.8 regarding real property with APN 001-122-025 to discuss negotiations. Agency Negotiators: Nina Regor; Paul Wade; Negotiating Party: County of Sonoma

CONFERENCE WITH LABOR NEGOTIATIORS: The City Council will conduct closed session pursuant to California Government Code section 54957.6; Agency designated representative: Nina Regor. One (1) employee group subject to closed session: Cloverdale Police Officers' Association

PUBLIC EMPLOYEE PERFORMANCE EVALUATION: The City Council is conducting a closed session pursuant to Government Code section 54957; Title: City Attorney

CONVENE PUBLIC BUSINESS SESSION – 6:30 p.m.

OPENING:
- Call to Order – Mayor Cox called the Public Business Session to order at 6:30 p.m.
- Pledge of Allegiance
- Report Out of Closed Session by City Manager Regor – There was one reportable action. The POA has gone through a meet and confer process and have agreed to a side letter that amends the MOU as it pertains to Long Term Disability, bringing the POA benefit in line with the other associations. The side letter will expire

concurrent with the 7/1/11 – 6/30/13 MOU.

- Conflict of Interest Declaration – None.
- Agenda Review – City Manager Regor stated that am updated, redline version of the resolution for item 12 has been provided (attached to the record as Exhibit 1).

PUBLIC COMMENTS:
Mayor Cox opened and closed the public comment period. No testimony was received.

PROCLAMATIONS / PRESENTATIONS:

1. **Presentation by Nash Kunkel on an upcoming Cloverdale art & wine festival** (CC) Herpst

Mr. Kunkel presented a power point presentation to Council (attached to the record as Exhibit 2).
General consensus after brief Council discussion is that they are in support of the proposed event coming to Cloverdale. City Manager Regor instructed Mr. Kunkel to contact Assistant City Manager/CD Director to set up an ORT meeting with the City.

2. **Update by Cordel Stillman on Community Choice Aggregation Study** (CC) Herpst
   Mr. Stillman presented a power point presentation to Council (attached to the record as Exhibit 3).

   Councilmembers asked clarifying questions of Mr. Stillman. After brief discussion they requested that Mr. Stillman return to a future meeting with an update, to include a more in-depth analysis.

COUNCIL REPORTS: (VERBAL REPORTS: 15 minutes)

Councilmember Russell reported on various informational items and meetings/events that she had attended since the last regular council meeting:
She had attended the State of the County breakfast meeting.
She had attended a countywide retreat of Latino focused political organizations.
She had interviewed Mayor Cox for her article for the Sonoma County Gazette.
She had attended the Cloverdale Chamber breakfast meeting.
She had attended a No Name Women's event.
She announced the January 31 joint Chamber of Commerce meeting re SMART.
She had attended a retreat for the SMART Board, staff and supporters.
She had attended a League of Women's Voters forum.
She had attended a Jewish Family Services meeting re health care.
She had attended the joint Cloverdale City Council/Planning Commission study session.
She had attended the Public Services Subcommittee Meeting.

Vice Mayor Palla reported on various informational items and meetings/events that he had attended since the last regular council meeting:
He had participated in the League of California Cities Redwood Empire Division Executive Committee conference call. He announced upcoming meetings and dues and that he has been named Chair of the Legislative Committee.
He had attended the State of the County breakfast meeting.
He had attended the Sonoma County Mayor and Councilmembers Association Legislative Committee meeting.
He had attended the League of California Cities Public Safety Policy Committee meeting.

Councilmember Maacks reported on various informational items and meetings/events that he had attended since the last regular council meeting:
Nothing to report.

Councilmember Wolter reported on various informational items and meetings/events that he had attended since the last regular council meeting:
Nothing to report.

Mayor Cox reported on various informational items and meetings/events that he had attended since the last regular council meeting:
He had attended the State of the County breakfast meeting.
He had attended the new mayors and councilmembers academy put on by the League of California Cities.
He had volunteered at the Cloverdale Fiddle Fest.
He had attended the joint Cloverdale City Council/Planning Commission study session.
He had attended the Public Services Subcommittee meeting.
He made not that the VITA site, through CAFÉ, is up and running.

CONSENT CALENDAR:

3. **Minutes of Previous Meeting – January 11, 2012, 2011** (CC/CDA) Herpst
4. **Consideration of Resolution No. 004-2012 Appointing the Engineer of Work for the Cloverdale Landscaping and Lighting Assessment District for Fiscal Year 2012-13** (CC) Wade
   Recommendation: Consider adopting a resolution appointing Coastland Civil Engineering as the Engineer of Work for the FY 2012-13 Cloverdale Landscaping and Lighting Assessment District and directing them to prepare and file the Annual Engineer's Report pursuant to Section 22622 of the Streets and Highways Code.

5. **Consideration of Resolution No. 006-2012 Accepting the FY 2010/11 Sidewalk ADA Improvement Project** (CC) Wade
   Recommendation: Adopt a resolution accepting the 2010 – 2011 Sidewalk ADA Improvement Project and authorizing the City Engineer to release the associated bonds.

   Councilmember Russell requested additional information as to what the $13k management and inspection fee paid included. After a brief discussion, City Manager Regor recommended that staff will bring this item back to the next meeting for further discussion.

6. **Consideration of Resolution No. 007-2012 Pursuant to Health and Safety Code Section 33354.8 Regarding Forgiveness of a Loan, Advance or Indebtedness Owed by a Redevelopment Agency** (CC) Regor
   Recommendation: Move to approve by title only Resolution No. 007-2012 regarding forgiveness of a loan, advance or indebtedness owed by a Redevelopment Agency.
7. **Consideration of Resolution No. CD001-2012 Pursuant to Health and Safety Code Section 33354.8** (CC) Regor
   Recommendation: Move to approve by title only Resolution No. CD001-2012 regarding forgiveness of a loan, advance or indebtedness owed by a Public Body.
8. **Consider Adopting Community Development Agency Resolution No. CD 003-2012 Adopting an Amended Enforceable Obligation Payment Schedule in Accordance With California Health and Safety Code Section 34169** (CC) Regor
   Recommendation: Adopt the Amended Enforceable Obligation Payment Schedule and provide the required posting and notification.
   An updated staff report and attachments was provided (attached to the record as Exhibit 3).

9. **2nd Reading of Ordinance 684-2012 Amending Chapter 3.32 of the Cloverdale Municipal Code to Update the City's Documentary Transfer Tax Ordinance** (CC) Danly/Regor
   Recommendation: Staff recommends adopting the ordinance.

Councilmember Russell stated that she has concerns in lowering the rate in view of the current economic times and questioned if potential refunds would be an issue
City Manager Regor stated that in the early 1990's cities concluded that they could increase this tax. Over time, the cities have come to the conclusion that that was not the prudent interpretation of the law. This is correcting and bringing back to better interpretation.

Councilmember Wolter made note that this would be a voluntarily decreasing.

Danly stated that there is no case evidence on class action suites and stated that Cloverdale is the second to the last in the county to make this recommended change.

Vice Mayor Palla pointed out that the current rate was based on interpretation at the time and that now this is a new interpretation.

Councilmember Maacks asked if there is a statutory authority for the refund.
Danly replied that this would not necessarily applicable as there is no established wrong doing but if so the longest applicable statute would be 4 years.

Regor stated that there is no a definitive case law and that we are taking a route that is more conservative as an interpretation than what was taken in 1993.

Russell stated that she would be interested to know what other cities are doing.
Danly responded that all the cities in Sonoma County have done this except for Sebastopol.

Public comment
Nancy Lucas, of Cloverdale, addressed the Council and stated that she has a problem with retro active refunds and stated that if we hadn't been charging enough we couldn't go back and ask for more.

Karnig Beylikjian, of Cloverdale, addressed the Council and stated that he in not in favor of giving refunds as the interpretation still hasn't been clearly proven.

Action: Motion was made by Vice Mayor Palla to introduce by title only the 2nd Reading of Ordinance 684-2012 Amending Chapter 3.32 of the Cloverdale Municipal Code to Update the City's Documentary Transfer Tax Ordinance; seconded by Councilmember Maacks. The vote carried by voice vote: 5-ayes, 0-noes.

10. **Approval of the 2011 General Plan Year End Report** (CC) Massey
Recommendation: By motion order, accept the 2011 General Plan Year-End Report and authorize Staff to forward the report to the Governor's Office of Planning and Research and the State Department of Housing and Community Development.

Councilmember Russell requested that Items 5 and 9 be pulled for discussion.
Action: Motion was made by Vice Mayor Palla to approve the Consent Calendar as amended; seconded by Councilmember Wolter. The vote carried by voice vote: 5-ayes, 0-noes.

COMMUNICATIONS: None

PUBLIC HEARINGS: None

NEW BUSINESS:

11. **Consideration of Joint Resolution No. 008-2012 and CD002-2012 pf the City Council of the City of**

Cloverdale and the Agency Members of the Cloverdale Community Development Agency Approving the Revised Budget for Fiscal Year 2011-2012 (CC/CDA) Regor/Edwards
Recommendation:

City Manager Regor presented the staff report and a PowerPoint presentation (attached to the record as Exhibit 4).

Councilmembers asked a few clarifying questions and expressed their appreciation of City Staff during these difficult economic times.

Mayor Cox allowed for public comment.

Don Stewart, of Cloverdale, said that he had a concern about the defecit and that it appears to more than just a loss of $100k (due to the elimination of RDA) over four years. Regor replied that yes, there is a cumulative effect and that this loss is not the only one, just the biggest.

Mayor Cox closed public comment.

Action: Motion was made by Vice Mayor Palla to approve by title Joint Resolution No. 008-2012 and CD002-2012 of the City Council of the City of Cloverdale and the Agency Members of the Cloverdale Community Development Agency Approving the Revised Budget for Fiscal Year 2011-2012; seconded by Councilmember Wolter. The vote carried by voice vote: 5-ayes, 0-noes.

12. **Consideration of Resolution No. 005-2012 Electing to (or Declining to) Retain the Housing Assets and Functions of the Cloverdale Community Development Agency Pursuant to Health and Safety Code Section 34176(a)** (CC) Wade/Regor
Recommendation: Move to approve by title only, Resolution No. 005-2012 electing to retain the housin assets and functions of the Cloverdale Community Development Agency pursuant to Health and Safety Code Section 34176(a).

City Manager Regor presented the staff report.

Councilmember Maacks asked about Thyme Square and Cherry Creek properties and if there is anyway that we can retain the land and get it out of burden by doing a land swap with other property that we own. Regor replied that at this point in time the City does not have a clear answer to that and stated possible options.

City Attorney Danly stated that the best potential action is to retain the housing functions so that there is the potential for retaining those major properties.

Russell stated that this appears to be an increased burden to cities.

Mayor Cox allowed for public comment.

Jeanne Cox, of Cloverdale, addressed the Council in the form of questions regarding asset retention. Regor responded that we don't know the answer yet.

Mayor Cox closed the public comment period.

Vice mayor Palla stated that he feels it is important to retain as much control as possible.

Action: Motion was made by Vice Mayor Palla to approve by title only Resolution No. 005-2012 Electing to Retain the Housing Assets and Functions of the Cloverdale Community Development Agency Pursuant to Health and Safety Code Section 34176(a) as amended; seconded by Councilmember Wolter. The vote carried by voice vote: 5-ayes, 0-noes.

13. **List of Potential Topics for Sonoma County Mayors/Councilmembers Association meetings (April 2012 – February 2013)** (CC) Herpst
Recommendation: Provide a list of five desired Mayor and Councilmember Association meeting topics to staff.

City Councilmembers discussed ideas for meeting topics. Their suggestions include:

Dr. Chong, the new President/Superintendent of the Santa Rosa Junior College
Santa Rosa Chamber of Commerce/BEST program
Regionalization and what it can mean for cities
Economic Development Cooperation
North Coast Regional Food Systems Network
Sonoma County Crime Free Business Program
Sonoma County Green Business Program
Sonoma County Tourism Bureau Ambassador Program

It was Council consensus that they would like to have Dr. Chong for the April meeting and that 45 days prior to the next Sonoma County Mayors and Councilmembers meeting, they will bring this item back to select the next topic.

SUBCOMMITTEE ACTION ITEMS: None

SUBCOMMITTEE REPORTS: (VERBAL REPORTS: 15 minutes)

- Airport (Chair, Councilmember Russell and Vice Mayor Cox) There had been no meeting.
- Finance & Administration (Chair, Councilmember Palla and Mayor Wolter) There had been no meeting.
- Planning/CDA (Chair, Vice Mayor Cox and Mayor Wolter) The minutes were distributed.
- Public Services (Chair, Councilmember Russell and Vice Mayor Cox) They had a meeting where they discussed a public art program draft policy master plan; continued to work on Cloverdale Creek; learned about the wastewater treatment plant upgrade; and requested that time is spent in the coming months looking at intersections.
- Joint City/Fire District (Chair, Mayor Wolter and Councilmember Maacks) There had been no meeting.
- Joint City/School District (Chair, Councilmember Palla and Councilmember Maacks) There had been no meeting.

LEGISLATIVE REPORT: None

CITY MANAGER/CITY ATTORNEY REPORT:

14. **Police Station Status** (CC/CDA) Regor
15. **Other** (CC/CDA) Regor/Danly, City Manager Regor announced that she has been named Chair of the Sonoma County Waste Management Agency Board, and that she will be participating on a panel presentation at next week's League of California Cities City Managers Annual Convention.

COUNCIL DIRECTION ON FUTURE AGENDA ITEMS:

ADJOURNMENT: Mayor Cox adjourned the meeting at 8:50 p.m. to the next regular meeting of the City Council, Cloverdale Community Development Agency and Cloverdale Improvement Authority scheduled Wednesday, February 8, 2012 for Closed Session at 5:30 p.m. (at the City Hall Conference Room 124 N Cloverdale Blvd., Cloverdale, CA 95425) and Public Business Session at 6:30 p.m. (at the Cloverdale Performing Arts Center 209 N. Cloverdale Blvd., Cloverdale, CA 95425.)

These minutes were adopted by the City Council at their regular meeting on February 8, 2012 by voice vote action: 5-ayes, 0-noes.

Approved:

Robert M. Cox, Mayor

Attested:

Nina Regor, City Clerk

CITY OF
CLOVERDALE

City of Cloverdale 2011 General Plan Year-End Report
as required by Government Code Section 65400(b).

2011 General Plan Year-End Report

The City recently adopted a new General Plan in 2009 and subsequently adopted two amendments to the Plan in June and November, 2010. A revised General Plan Housing Element was also adopted in 2009 and certified by the State Department of Housing and Community Development. Consistent with the policies set forth in the General Plan, an Urban Growth Boundary was approved by voters in November, 2010 and a Residential Growth Management Program was adopted.

Given the recent adoption and amendment of the General Plan, there are no significant General Plan issues that need to be addressed outside of the comprehensive General Plan update process. Specific measures associated with the implementation of the General Plan, as well as the status of each measure, are identified on the attached General Plan Policy Matrix.

Annual Element Progress Report – Housing Element Implementation

The attached Annual Element Progress Report – Housing Element Implementation forms have been completed pursuant to Government Code Section 65400. The Cloverdale Redevelopment Agency owns two large parcels, the Thyme Square and Cherry Creek properties, which could potentially provide up to 90 units of low to moderate income housing. Redevelopment efforts on these properties were held up by the lawsuit that challenged the state's decision to eliminate redevelopment agencies under Assembly Bill 1X 26 and AB1X 27. Progress toward meeting the housing goals stated in the City's Housing Element has been held up by the lawsuit as well as the real estate market.

P.O. Box 217 • 124 North Cloverdale Blvd. • Cloverdale, CA 95425-0217 • Telephone (707) 894-1701

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Cloverdale

Reporting Period Date 1-1-11 - Date 12-31-11

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
None			0	0	0	0	0	0		0	
(9) Total of **Moderate and Above Moderate** from Table A3 ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Cloverdale

Reporting Period Date 1-1-11 - Date 12-31-11

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Cloverdale

Reporting Period Date 1-1-11 - Date 12-31-11

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011					Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	71	2	0	0	0	0					2	69
	Non-deed restricted		0	0	0	0	0						
Low	Deed Restricted	61	0	0	0	0	0						60
	Non-deed restricted		1	0	0	0	0					1	
Moderate	Deed Restricted	81	1	1	0	0	0					2	42
	Non-deed restricted		0	36	1	0	0					37	
Above Moderate		201	0	0	0	0	0						201
Total RHNA by COG. Enter allocation number:		414	4	37	1	0	0					42	372
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Cloverdale

Reporting Period Date 1-1-11 - Date 12-31-11

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
None			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Cloverdale

Reporting Period Date 1-1-11 - Date 12-31-11

General Comments:

The City of Cloverdale Redevelopment Agency has two large parcels currently land banked. The two properties will provide up to 90 units of low-moderate income housing. Redevelopment efforts on these sites were held up by the lawsuit that challenged the state's decision to eliminate redevelopment agencies.

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
LU 1	**Provide a balance of land uses within the General Plan Study Area for housing, jobs, economic development, recreation, conservation, and destination commercial uses.**						
	LU 1-1	**Allowable land uses are shown on the General Plan Land Use Map, Exhibit 2.1. Allowable population density and building intensity are shown in the Land Use Table, Exhibit 2.2.**					
		Implementation LU 1-1.a. Initiate Zoning Ordinance and any other Ordinance amendments necessary to bring the City Ordinances into conformity with Exhibits 2.1 and 2.2.	Community Development Department	Within one year of General Plan adoption.	General Fund –staff time	**Completed**	Zoning Ordinance Adopted January, 2011
		Implementation LU 1-1.b. Initiate Housing Element amendments necessary to bring the Housing Element and General Plan into conformity.	Community Development Department	Within one year of General Plan adoption.	LMI Housing Funds	**Completed**	Housing Element Adopted September, 2009
		Implementation LU 1-1.c. Review residential development policies to allow limited numbers of small lots or cluster housing within conventional single family areas in order to provide variety and affordable housing.	Community Development Department	Within one year of General Plan adoption.	General Fund	**Completed**	Note 2, Table 18.04.050-A Residential Site Development Standards
		Implementation LU 1-1.d. Revise parking requirements for small lot and cluster housing projects to provide for automobile and recreational vehicle parking so that parking does not impact city streets.	Community Development Department	Within one year of General Plan adoption.	General Fund	**Completed**	Zoning Ordinance Adopted January, 2011
	LU 1-2	**Infrastructure and land use policies are based on a maximum anticipated population for the City of 12,000 residents and 4,700 housing units in 2025.**					
		Implementation LU 1-2.a. Develop a growth management program to allocate an average of 75 units per year, but allowing flexibility in application of growth so that growth does not exceed 375 units in any five year period. The Growth Management Program shall include a strategy to meet the City's Housing Element fair share goals and jobs housing balance policies in Policy LU 1-3 below.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	Section 18.02.100 Residential Growth Management
	LU 1-3	**Provide a jobs/housing balance, (defined as a 1:1 jobs to housing ratio) by encouraging new business in the City, by encouraging housing production for local employees, and by targeting a portion of City housing funds to provide housing for essential employees who live and work in the City.**					
		Implementation LU 1-3.a. Develop a business attraction/initiation plan to increase number of jobs available for residents and to encourage local residents to open businesses in Cloverdale to achieve a 1:1 jobs to housing ratio.	Economic Development Commission -- staff	Within one year of General Plan adoption.	Community Development Agency funds	**In Progress**	Business Attraction/Initiation Plan Underway
		Implementation LU 1-3.b. Revise the Housing Element to provide housing for local employees.	Community Development Department	Within one year of General Plan adoption.	LMI Housing Funds	**Completed**	Housing Program Preferences & IP-6.3.2 Housing Element
		Implementation LU 1-3.c. Revise the Zoning Ordinance Inclusionary Housing Program and other Housing Programs to emphasize housing for local employees and essential local employees, including preferences in growth management allocations.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	LMI Housing Funds	**Completed**	Inclusionary Housing Ordinance Revision Underway
	LU 1-4	**It is the intent of the City to have a substantial reserve of industrial land to the south of the existing City limits, to provide for a balance of commercial and industrial lands on areas reserved for non-residential uses, and to insure that there is a buffer between industrial and residential uses so that industrial uses do not affect residential areas.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 1-4.a. Provide buffer areas between industrial and residential uses. Where existing industrial uses exist, residential development applications shall provide a buffer. Where residential uses exist, industrial uses shall provide mitigation and buffering. Where the General Plan has undeveloped land with residential and industrial uses, both industrial and residential uses shall provide buffering.	Community Development Department	Ongoing with project review	General Fund	**On-going**	
		Implementation LU 1-4.b. Encourage major destination commercial uses, such as resort/conference facilities, on an opportunity-presented basis, including potential to consider General Plan boundary amendments and provision of services.	Community Development Department	Ongoing	To be identified if opportunities are presented.	**On-going**	
		Implementation LU 1-4.c. Pursue funding options for industrial infrastructure to the south of the City, including redevelopment, bonding, grants, assessments, owner participation, etc.	Community Development Department	Start upon General Plan adoption.	General Fund, Redevelopment Funds, staff time.	**On-going**	
		Implementation LU 1-4.d. A coordinated Master Development Vision Plan and General Plan revision may be submitted for the area south of the existing city limits and west of the freeway (Kelly Road Gateway) consisting of the following (a) economic impact analysis, (b) a minimum of 37.5 acres (60% commercial and 40% industrial) designed to help support and achieve the City's goal of a 1:1 jobs/housing ratio and the balance in flexible mixed use development, (c) master circulation plan, (d) gateway design concept and architectural and landscape design guidelines, (e) a demonstrated public benefit area, (f) hillside protection, and (g) open space for passive, active recreation, and pedestrian and bicycle linkage.	Community Development Department	Timing is dependent on property owner submission	Applicant funding, General Fund, Redevelopment Funds, staff time.	**On-going**	
	LU 1-5	**Utilize land use guidelines within the General Plan Study Area as basis for comments on projects proposed in the County adjacent to the City, including the hillsides to the west of the City.**					
		Implementation LU 1-5.a. Develop a statement of preferred land use practices in County areas adjoining the City, including and emphasizing the City policies for hillside development, and send that statement to the County annually.	Community Development Department	Include in the General Plan year end report.	General Fund –staff time	**In Progress**	SOI Amendment Request Submitted to LAFCo January, 2011; LAFCo MSR Underway
	LU 1-6	**Provide recreation assets to match the population growth that are appropriate to the various groups who might use recreation facilities.**					
		Implementation LU 1-6.a. Programs are in the Parks and Recreation Element.	See Parks and Recreation Element.				
		Implementation LU 1-6.b. Provide pedestrian accessibility from residences to parks. Establish short pedestrian routes from residences to parks where streets do not provide a direct access.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**On-going**	
		Implementation LU 1-6.c. Require design review and develop standards for open space and design in all small lot, cluster, townhouse, and apartment projects, so that there is adequate room for children play areas and resident needs.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	18.03.090 Design Review & Table 18.04.05-A Residential Site Development Standards
		Implementation LU 1-6.d. Small lot detached and duet units shall provide a usable rear yard generally consistent with the private rear yard that could be expected in a standard single family house.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	Table 18.04.05-A Residential Site Development Standards
	LU 1-7	**The City may consider using land outside the General Plan Study Area for recreation purposes as a City project or in cooperation with the County.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 1-7.a. Programs are in the Parks and Recreation Element.	See Parks and Recreation Element.				
LU 2	**The downtown will be the commercial, cultural, and governmental core of the City.**						
	LU 2-1	**Provide economic development resources to the downtown in order to maintain a focal point for the community, a strong community image, and an anchor for economic growth.**					
		Implementation LU 2-1.a. Maintain an up-to-date downtown plan, implement downtown plan policies, support pedestrian oriented business, infill vacant sites, upgrade existing buildings, and encourage mixed use, shared multi-use parking, attractive buildings, attractive signs and usable public spaces.	Community Development Department	Initiate within one year of General Plan adoption. Implement over 20 years.	Community Development Agency funds	**Completed**	Station Area/Downtown Plan Adopted July, 2010 & Vacant Site Inventory Underway
		Implementation LU 2-1.b. Encourage cultural facilities and events in the downtown.	Community Development Department	Implement over 20 years.	Community Development Agency funds	**On-going**	
	LU 2-2	**Retain existing residential uses and encourage new residential uses in and near the downtown in order to preserve a close-in customer and pedestrian base.**					
		Implementation LU 2-2.a. Use zoning, Community Development Agency funding, housing funds, and parking incentives to encourage mixed use development downtown.	Community Development Department	Initiate within one year of General Plan adoption. Implement over 20 years.	CDA economic development & LMI housing funds	**On-going**	
		Implementation LU 2-2.b. Return properties developed with residential uses but zoned for commercial use to residential zoning, consistent with Exhibit 2.1.	Will be implemented by LU 2-1.a.				
	LU 2-3	**Retain essential services, such as the Post Office and City administrative offices downtown.**					
		Implementation **LU 2-3.a.** Coordinate with the Postmaster General on site locations.	Community Development Department	Initiate within one year	Community Development Agency funds –staff time	**To Be Completed**	
		Implementation LU 2-3.b. Encourage retention of essential services in the downtown plan.	Will be implemented by LU 2-1.a.				
	LU 2-4	**Discourage the creation of retail commercial areas outside the downtown that would adversely affect the viability of the downtown, including freeway frontages south of the City, freeway frontages east of Highway 101, and areas around the central Highway 101 interchange.**					
		Implementation LU 2-4.a. Review any proposals for commercial zoning or retail use.	Planning Commission	As projects are proposed	General Fund –staff time	**On-going**	
LU 3	**Preserve and enhance Cloverdale's small-town character and the experience of its natural boundaries and setting. Cloverdale –a small town on the valley floor with undeveloped hills to the west, north, and south and the Russian River as an urban development boundary to the east, and protect important farmlands from urban development.**						
	LU 3-1	**Develop an Urban Growth Boundary that allows urban development within the boundaries and does not allow urban development outside the boundaries except in two existing developed areas (Industrial and Asti Exception Areas).**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 3-1.a. Prepare an Urban Growth Boundary to be passed by the voters substantially as shown in Exhibit 2.5. The UGB language adopted by the City Council and presented to the voters shall also include a General Plan amendment to include the UGB language in the General Plan.	Community Development Department	Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption.	General Fund –staff time	**Completed**	Urban Growth Boundary Approved November, 2010
		Implementation LU 3-1.b. Land outside the Urban Growth Boundary shall be retained as Conservation Features, except for the Industrial and Asti Exception Areas.	Community Development Department	Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption.	General Fund –staff time	**Completed**	Urban Growth Boundary Approved November, 2010
		Implementation LU 3-1.c. The City shall develop a list of exception uses allowed outside the Urban Growth Boundary, limited specifically and exclusively to industrial uses in the Industrial Exception Area, Destination Commercial Uses in the Asti Exception area, and Conservation Uses in all other areas outside the Urban Growth Boundary. The conservation uses shall allow relocation of the Citrus Fair as an exception.	Community Development Department	Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption.	General Fund –staff time	**Completed**	Urban Growth Boundary Approved November, 2010
		Implementation LU 3-1.d. Revise the Sphere of Influence to be coterminous with the Urban Growth Boundary to the north, west, and east of the city and to extend south to include the Rains Creek Water District and the General Plan Study Area to the southeast of the freeway.	Community Development Department and LAFCO	One year after General Plan adoption	General Fund –staff time	**In Progress**	SOI Amendment Request Submitted to LAFCo January, 2011; LAFCo MSR Underway
	LU 3-2	**Hillside areas are generally outside of the proposed Urban Growth Boundary, and any development shall conform to Urban Growth Boundary requirements. Development shall not be allowed on hillsides outside the UGB, except where the development restrictions would raise constitutional issues regarding private property rights. Development on hillside areas within the UGB shall be consistent with the Conservation, Design, and Open Space Element, to eliminate or minimize visual, access or lighting impacts in hillside areas, particularly in the western hillsides.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 3-2.a. Develop a hillside ordinance for any areas above 400 foot elevation and for properties over 20% slope that are within the Urban Growth Boundary. All development applications submitted prior to the adoption of a Hillside Ordinance shall be required to submit a Grading and Erosion Control Plan which addresses prompt revegetation of disturbed areas, avoidance of grading activities during wet weather, avoidance of drainage corridors and riverbanks, and other erosion control measures to the satisfaction of the City of Cloverdale. Also see Implementation CDO2-1.a	Community Development Department	Within two years of General Plan adoption.	General Fund –staff time	**Completed**	Section 18.08.100 Hillside Protection
		Implementation LU 3-2.b. Coordinate with Sonoma County to assure that City hillside view policies are communicated and implemented in any County approvals.	Community Development Department	Ongoing	General Fund –staff time	**On-going**	
	LU 3-3	**Maintain the compact form and natural setting of Cloverdale by protecting hillsides, protecting land outside the Urban Growth Boundary from urban development, and protecting Prime Farmland, Unique Farmland, and Farmland of Statewide Importance from urban development, with conditions that allow for economic and rational infill growth.**					
		Implementation LU 3-3.a. Land outside the Urban Growth Boundary shall be retained as Conservation Features, except for the Industrial and Asti Exception Areas, which have no farmland of statewide significance. Land shown as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance shall be retained as Conservation Features, except that specific parcels identified in Exhibit 2.6 may be changed to urban uses if equivalent lands are place in a land trust within Sonoma county for permanent and equivalent agricultural use.	Community Development Department	Adopt UGB Ordinance within six months of General Plan adoption. Place the UGB Ordinance on the ballot at the first election following General Plan adoption. Monitor conversion of farmlands in Exhibit 2.6 for compliance with this Policy and Implementation Measure.	General Fund –staff time	**Completed**	Urban Growth Boundary Approved November, 2010
		Implementation LU 3-3b. The City, in coordination with Sonoma County, shall consider implementing a requirement that future development projects adjacent to designated agricultural lands under the Conservation Features designation will maintain a buffer between the proposed development and agricultural operations. The width of the buffer, the allowable land use activities, and a mechanism for maintenance of the buffer shall be part of any implementing action of the requirement.	Community Development Department & Sonoma County Permit and Resource Management Department.	Within one year of General Plan adoption and prior to approval of any development project adjacent to land designated Conservation Features specifically to protect agricultural resources.	General Fund –staff time	**To Be Completed**	
	LU 3-4	**Maintain and expand the tree canopy within and outside the developed areas of the City, including old growth and newly planted trees. Prepare tree protection standards that can be implemented with a tree preservation ordinance.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 3-4.a. Develop a tree-protection ordinance that will identify heritage trees (trees over 23 inches diameter and/or historically significant) and significant trees and tree species (trees over 8 inches diameter).	Community Development Department	Within two years of General Plan adoption.	General Fund –staff time	**To Be Completed**	
		Implementation LU 3-4.b. Tree canopy implementation is in the Conservation, Design, and Open Space Element.	See Conservation, Design, and Open Space Element.				
	LU 3-5	**Conserve or preserve historic buildings and the character of the older parts of town using conservation and form based zoning ordinances, while also allowing change of use of the properties where allowed by General Plan land use and density standards.**					
		Implementation LU 3-5.a. Develop zoning standards for the R-2 District around the downtown so that new construction or additions respect the height, design, and configurations of older structures in the area, including encouragement of secondary units and flexibility in parking standards to support development which is consistent with existing neighborhood character.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	Section 18.05.020 Residential Districts
		Implementation LU 3-5.b. Map areas with properties developed before 1939 and develop conservation-based zoning requirements for alteration of structures built before 1939, as shown on the 1939 Sanborn Maps.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	Section 18.08.110 Historic Design Review Provisions
	LU 3-6	**Minimize the impacts of urban lighting by providing adequate light for safety but not creating the glare of an urban area.**					
		Implementation LU 3-6.a. See Urban Lighting Element	See Urban Lighting Element.				
LU 4	**Maintain the built environment to support the quality of life and the friendly, rural, small town atmosphere.**						
	LU 4-1	**Maintain and improve the design of the built environment. Improve the appearance of entries and approaches to the downtown and the community. Maintain attractive highway frontages, well designed streetscapes and sidewalks.**					
		Implementation LU 4.1.a. Implementation is included in the Design, Conservation, and Open Space Element.	See Conservation, Design, and Open Space Element.				
	LU 4-2	**Protect and enhance views from the Highway 101 corridor.**					
		Implementation LU 4.2.a. Implementation is included in the Design, Conservation, and Open Space Element.	See Conservation, Design, and Open Space Element.				
	LU 4-3	**Improve the appearance of fast food chains and other formula businesses within the General Plan Study Area.**					
		Implementation LU 4-3.a. Revise the Zoning Ordinance and design standards to minimize the formula appearance of fast food and other chain businesses, including a requirement that such businesses in the downtown will not have exterior formula appearance elements or interior formula design elements readily visible from the street.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	Section 18.08.080 Drive-In and Drive-Through Uses
	LU 4-4	**Encourage elimination of blighted and visually undesirable conditions Citywide to enhance affordable housing, job opportunities, and historical preservation.**					
		Implementation LU 4-4.a. Reconstitute a replacement for the former Cloverdale Pride Committee to contact property owners and encourage improving site appearance.	Community Development Department	Ongoing	General Fund –staff time	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 4-4.b. Revise the Zoning Ordinance to allow abatement of deteriorated buildings or properties.	Community Development Department	Within one year of General Plan adoption. Include in LU 1-1.a.	General Fund –staff time	**Completed**	Chapter 8.02 Nuisance Abatement, Adopted March 2008
LU 5	**Encourage the Cloverdale Unified School District and other educational institutions to identify and provide sites and facilities for a full spectrum of educational opportunities within the City.**						
	LU 5-1	**Coordinate site needs analysis with the Cloverdale Unified School District so that sites can be identified for public school needs.**					
		Implementation LU 5-1.a. Identify a future high school site with a minimum of 20 acres, potential for shared facilities, and potential for a larger site when combined with City recreation facilities.	Community Development Department, Cloverdale Unified School District	Based on Cloverdale Unified School District needs.	General Fund –staff time	**On-going**	
		Implementation LU 5-1.b. Use school facilities within the existing City limits to provide preschool, elementary, and middle school functions.	Community Development Department, Cloverdale Unified School District	Based on Cloverdale Unified School District needs.	General Fund –staff time	**On-going**	
		Implementation LU 5-1.c. Monitor school needs in south Cloverdale to determine if an elementary school site will be needed, preferably within walking distance of housing.	Community Development Department, Cloverdale Unified School District	Based on Cloverdale Unified School District needs.	General Fund –staff time	**On-going**	
		Implementation LU 5-1.d. Encourage the Cloverdale Unified School District to prepare a demographics study to determine future school needs within the General Plan time frame. If necessary for implementation, identify ways to provide future school sites.	Community Development Department, Cloverdale Unified School District	Within one year of General Plan adoption.	Cloverdale Unified School District	**On-going**	
		Implementation LU 5-1.e. Encourage educational institutions to open or establish Cloverdale campuses, including college and junior college campuses or satellite programs, private educational and trade schools at all levels, and in- city offices for campuses or programs in County areas near Cloverdale, including co-located resources meeting a variety of educational needs at shared locations.	Community Development Department	Based on opportunities presented.	General Fund –staff time	**On-going**	
LU 6	**New development will be coordinated with the provision of infrastructure and public services.**						
	LU 6-1	**Ensure adequate water and wastewater capacities or improvements are in place prior to granting approval for new development.**					
		Implementation LU 6-1.a. Continue the annual growth management review which requires infrastructure audits if development exceeds a potential threshold of 200 units per year, and phase development as required in the growth management ordinance if infrastructure is not available.	Community Development Department	Annual Review Required	General Fund –staff time	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation LU 6-1.b. Upgrade the City Wastewater Treatment Plan to provide tertiary treatment. Provide plumbing in new development so that tertiary treated water can be distributed for new development, open space, parks, and other uses.	Community Development Department	Sewer feasibility studies within five years. Plumbing feasibility study within two years.	Capital Improvement Program, Sewer reimbursement funds, development requirements, staff time	**On-going**	Sewer System Master Plan Updated June, 2009
		Implementation LU 6-1.c. Promote water conservation and encourage water conserving landscaping. Adopt water conservation ordinances and mandatory landscaping ordinances if needed to respond to water supply issues.	City Engineer	Ongoing	Staff time	**Completed**	15.30 Water Efficient Landscape Ordinance
		Implementation LU 6-1.d. Maintain a Water Master Plan for evaluate adequacy of water supplies and to provide a framework for timed capital improvements, financing of improvements, and facility expansion.	City Engineer	Ongoing	Staff time	**Completed**	Water System Master Plan Updated August, 2010
	LU 6-2	**Provide adequate public facilities and services to meet the needs of the community. Implementation LU 6-2.a.**	**See implementation LU 6-1.a.**				
	LU 6-3	**Discourage development beyond areas with planned expansions of sewer, water, and road systems. Develop a growth phasing plan that addresses location and timing of development and infrastructure.**	**See implementation LU 6-1.a.**				
	LU 6-4	**Require new development to fund processing costs and necessary infrastructure and services required by such new development.**					
		Implementation LU 6-4.a. Establish and update as necessary cost recovery, development and service fees, and other funding mechanisms (including, but not limited to, creation and operation of assessment and tax districts) so that new development, impacts on, or users of City infrastructure or services (including, but not limited to outside area service users) shall pay for the cost of all necessary City application review and processing, and necessary infrastructure and basic municipal services for such new development, and other new impacts on or users of City infrastructure or services.	Community Development & Engineering Departments	Annual Review Required	General Fund –staff time	**Completed**	Development Impact Fees Updated July, 2011 & Lighting and Landscaping Assessment District Fee Updated July, 2011
LU 7	**Encourage jobs and housing nexus, providing housing for workers employed in Cloverdale, in order to reduce commuting, to support local businesses, schools, and activities by providing a base of residents who both live and work in Cloverdale.**						
	LU 7-1	**Amend the Housing Element to provide programs encouraging housing for local employees in the development process, including farmworkers, using incentives, inclusionary housing requirements, and housing funds.**					
		Implementation LU 7-1.a. Revise Housing Element.	Community Development Department	Within one year	General Fund	**Completed**	Housing Element Adopted September, 2009
		Implementation LU 7-1.b. Develop programs to support local employee housing, including use of housing funds and agreements with developers.	Community Development Department	Within one year	General Fund	**In Progress**	Inclusionary Housing Ordinance Revision Underway
LU 8	**Maintain the Cloverdale Airport and allow only airport-compatible land uses near the airport.**						

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	LU 8-1	**Future development and use of the City Airport shall be consistent with the policies and programs as established in the Cloverdale Municipal Airport Master Plan.**					
		Implementation LU 8-1.a. Update the Airport Master Plan to provide for airport expansion and for appropriate rules, safety zones, and potential easements and conditions on future development.	Community Development Department	Airport Master Plan is in preparation	FAA grants	**Completed**	Airport Master Plan Adopted April, 2008
LU 9	**Maintain waste collection and waste management contracts to accommodate needs for household waste and for vigorous and proactive recycling facilities and collection.**						
	LU 9-1	**Maintain waste management contracts and participation in countywide waste disposal facilities to accommodate household waste and to meet or exceed state and countywide recycling goals.**					
		Implementation LU 9-1.a. Encourage the City's waste management franchisee to provide recycling education and outreach programs, recycling containers on public and private locations, and to continually expand the types of materials and composting opportunities in the waste collection process.	City Manager	Ongoing	City waste management franchise agreements	**On-going**	
		Implementation LU 9-1.b. Encourage green building, green purchasing practices, waste minimization practices in City purchasing and operation, and green business practices.	Community Development Department & Chamber of Commerce	Ongoing	General Fund	**On-going**	
CE 1	**Develop and maintain a balanced vehicular and non-vehicular transportation system to meet the mobility needs consistent with General Plan land use goals and policies. Provide a balance of land uses within the General Plan Study Area for housing, jobs, economic development, recreation, and destination commercial uses.**						
	CE 1-1	**Develop and maintain the Circulation Plan network of freeway/highways, arterials, collectors, and local streets. The proposed streets should be designed to serve the functions they are intended to serve, with adequate capacity and safety.**					
		Implementation CE 1-1.a. Design, construct, upgrade, and maintain the automobile and pedestrian circulation system according to the functions they are intended to serve, as shown in Exhibit 3-1 and the trails systems in Exhibit 5.1 (Parks and Recreation Element).	Community Development & Engineering Department	Ongoing	Capital Improvement Program, project approvals, development impact fees.	**On-going**	
		Implementation CE 1-1.b. Upgrade and maintain the existing circulation network through the Capital Improvement Program and Development Impact Fees.	Community Development & Engineering Department	Ongoing	Capital Improvement Program, project approvals, street improvement fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CE 1-1.c. Coordinate with the County of Sonoma in addressing regional transportation issues.	Community Development & Engineering Department	Ongoing	Countywide Transportation Development Act Funding. Congestion Management Plan, SMART Passenger Rail Authority	**On-going**	
		Implementation CE 1-1.d. Provide funding to repair streets that are seriously deteriorated and sidewalks that are in poor repair.	Community Development & Engineering Department	Ongoing	Capital Improvement Program, project approvals, street improvement fund	**On-going**	
		Implementation CE 1-1.e. Truck routes shall be established to minimize noise impacts on residential areas. Construction truck routes shall be specified to minimize noise impacts.	Community Development & Engineering Department	Ongoing	Capital Improvement Program, project approvals, street improvement fund	**On-going**	Engineering works with developers to establish truck routes for specific developments
	CE 1-2	**Plan and reserve in advance of development, the street alignments and building setbacks necessary to handle anticipated future growth and traffic requirements.**					
		Implementation CE 1-2.a. Develop and adopt plan lines, if needed, for arterial and collector streets shown in Exhibit 3.1. Place plan lines in the Zoning Ordinance, and require setbacks to be measured from adopted plan lines.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	
		Implementation CE 1-2.b. Require new development and expansions of existing development to provide necessary street improvements for the demand they generate.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	
		Implementation CE 1-2.c. Develop and maintain an up to date comprehensive street improvement fee for new development to finance General Plan roadway improvements necessary to serve the City at General Plan buildout.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	
	CE 1-3	**Design street systems in residential areas to minimize through traffic, to encourage internal movement by bicycling and walking, to provide safer and quieter neighborhoods, to minimize vehicular conflicts at intersections and to ensure that the impact of recreational traffic on local residents is minimized.**					
		Implementation CE 1-3.a. Do not use back-on treatment at the expense of good site planning.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CE 1-3.b. Identify and provide directional signs to recreational uses that maximize use of arterial and collector streets and minimize or eliminate traffic through residential areas.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	
CE 2	**Maintain a satisfactory Level of Service (LOS) for automobile traffic.**						
	CE 2-1	**The City shall strive to maintain mid-Level of Service (LOS) D operation during the weekday morning and evening peak periods at intersections of an arterial street with either another arterial or a collector street and intersections of two collector streets. For public safety, signalization warrants shall be evaluated using CALTRANS standards, which are typically based on LOS C. For projected future conditions the LOS is to be calculated using the average traffic demand over the highest 60-minute period. For all types of control the Level of Service standard is to be applied to the average intersection delay, and not that for any single movement or approach. Exceptions to meeting this standard include:** ***Stop-controlled minor street approaches to either collector or arterial streets;** ***Locations where the City Engineer deems improvement to be technically, financially, or environmentally infeasible;** ***Locations where improvements are needed to meet LOS standards but are not warranted based on volumes;** ***Conditions where the improvement would result in significant adverse impacts to other travel modes, including walking, bicycling, or transit; or** ***Locations where attainment would cause loss of the unique character of the downtown, identified historic resources or neighborhood character, distinctive tree canopy, or distinctive watercourses.**					
		Implementation CE 2.1.a. Evaluate traffic impacts from major developments for consistency with LOS standards.	Community Development & Engineering Department	Ongoing; Require traffic reports with major development proposals	General Fund	**On-going**	
		Implementation CE 2.1.b. Configure Cloverdale Boulevard between Citrus Fair Drive and Healdsburg Ave. and between Brookside Drive and Del Webb Drive with five traffic lanes. Signalize the Healdsburg Ave. Cloverdale Boulevard and Treadway Drive Cloverdale Boulevard Intersections.	City Engineer	With adjoining development and when signal warrants are met	Developer fees and street funds	**On-going**	
		Implementation CE 2.1.c. Configure the south interchange with roundabouts to accommodate traffic levels related to the overcrossing, offramps, and Asti Road and South Cloverdale Boulevard to achieve LOS D. Alternative designs may be considered if LOS D can be achieved by those designs.	City Engineer	With adjoining development and when signal warrants are met	Developer fees and street funds	**On-going**	
	CE 2-2	**Create a "country road" appearance for Cloverdale Boulevard, First Street east of the freeway, and Asti Road where possible, including narrow pavement shade trees adjoining travel lanes, parking only where necessary, and protected bicycle and pedestrian ways, including trails instead of sidewalks and on-street bike lanes where possible.**					
		Implementation CE 2-2.a. Prepare design plans for Cloverdale Boulevard, First Street east of the freeway, and Asti Road prior to major improvements to those roads.	Community Development & Engineering Department	Prior to major improvements	General Fund, street funds, developer contributions	**On-going**	
CE 3	**Promote bicycle use and walking as an alternative to automobile traffic and for community health and enjoyment.**						
	CE 3-1	**Provide an extensive network of pedestrian and bicycle pathways to support community health and provide safe alternatives to automobile use.**					
		Implementation CE 3-1.a. Implement programs for bicycle and pedestrian trails in the Parks and Recreation Element.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CE 3-1.b. Maintain an up-to-date bikeways plan in conjunction with the Sonoma County Transit Agency Countywide bikeways plan.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	
		Implementation CE 3-1.c. Integrate bicycle and pedestrian routes with transit stops.	Community Development & Engineering Department	Ongoing	Include integration with public works projects and planning permit approvals.	**On-going**	
	CE 3-2	**Provide continuous sidewalks or pedestrian ways along all streets. Maintain sidewalks in good repair. Integrate sidewalks and the pedestrian trails network in the Recreation and Open Space Element.**					
		Implementation CE 3-2.a. Explore a program to fund sidewalk improvement or installation where no sidewalks exist, including sharing of costs with property owners, loans payable at time of sale, etc.	Community Development & Engineering Department	Ongoing	General Fund; Sidewalk improvement funds.	**On-going**	
		Implementation CE 3-2.b. Identify major pedestrian routes and, where they adjoin streets, prepare roadway sections that encourage pedestrian use.	Community Development & Engineering Department	Prior to major street improvements	General Fund. Repair and install with public works projects and planning permit approvals.	**On-going**	
		Implementation CE 3-2.c. Repair or install sidewalks or pedestrian ways on all streets in conjunction with public works and private development projects.	Community Development & Engineering Department	Ongoing, with public works projects and planning permit approvals	General Fund. Repair and install with public works projects and planning permit approvals.	**On-going**	
		Implementation CE 3-2.d. Where possible, use traditional sidewalk design with a planter strip between the curb and sidewalk.	Community Development & Engineering Department	Ongoing, with public works projects and planning permit approvals	Development Approvals	**On-going**	
	CE 3-3	**Provide trees or other shade sources along pedestrian routes. Where street widening would remove substantial shade trees, investigate alternative roadway configurations that would preserve the shade trees.**					
		Implementation CE 3-3.a. Explore a program to fund sidewalk improvement or installation where no sidewalks exist, including sharing of costs with property owners, loans payable at time of sale, etc.	Community Development & Engineering Department	Ongoing	General Fund; Sidewalk improvement funds.	**On-going**	
CE 4	**Promote transit service and use to serve Cloverdale land use goals.**						
	CE 4-1	**Participate in efforts to establish passenger rail service on the SMART right of way.**					
		Implementation CE 4-1.a. Encourage passage of rail bonds and develop appropriate land uses that will support rail ridership.	Community Development & Engineering Department	At City initiation or by potential developers prior to development in the Transit Oriented Development area.	General Fund, transit planning funds, or developer preparation.	**Completed**	Station Area/Downtown Plan Adopted July, 2010

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CE 4-1.b. Develop designs for Citrus Fair Drive and Asti Road (south interchange to First Street) to serve as attractive access routes to the light rail station. Elements include traffic calming, shaded pedestrian walkways, protected bicycle lanes, and small convenience commercial near the station.	Community Development & Engineering Department	At City initiation or by potential developers prior to development in the Transit Oriented Development area.	General Fund, transit planning funds, or developer preparation.	**Completed**	Station Area/Downtown Plan Adopted July, 2010
	CE 4-2	**Develop a Plan around the Cloverdale passenger rail station in order to coordinate pedestrian access with the downtown, provide a source of transit riders within a half- mile radius of the station, and establish destination uses to attract transit riders to Cloverdale.**					
		Implementation CE 4-2.a. Initiate a Station Area Precise Plan prior to development of major properties within a half mile of the Cloverdale passenger rail station.	Community Development & Engineering Department	The Station Area Precise Plan Grant has been approved by MTC. Completion is expected in 2009.	General Fund, transit planning funds, or developer preparation.	**Completed**	Station Area/Downtown Plan Adopted July, 2010
	CE 4-3	**Support bus service locally, countywide, and beyond county borders.**					
		Implementation CE 4-3.a. Maintain and encourage use of the Cloverdale City bus by maintaining schedules that serve the community and by use of distinctive vehicles to bring visibility to the service.	Community Development & Engineering Department	Maintain schedules on an ongoing basis. Consider distinctive vehicle design when acquiring new buses.	County transit funding.	**On-going**	
	CE 4-4	**Encourage ridesharing to reduce commute trips.**					
		Implementation CE 4-4.a. Coordinate with regional ridesharing plans.	Community Development & Engineering Department	Ongoing	General Fund	**On-going**	
NE 1	**Maintain a quiet community by reducing existing noise problems and assuring that noise is not intrusive to people inside and outside of buildings with noise policies that identify and reduce noise impacts on the community, protect residents, employees, and visitors from harmful effects of exposure to excess noise, protect the economic base of the City by preventing encroachment of noise sensitive land uses into areas with existing noise producing businesses and uses, provide flexibility for development of infill properties where elevated noise levels exist, and provide the information necessary to address noise issues in existing and future land use planning and project review process.**						
	NE 1-1	**Acceptable interior noise levels within Cloverdale shall be as shown in Exhibit 4.2. All new developments shall be constructed to meet the interior noise levels shown in Exhibit 4.2 after a review of existing and potential future noise generation by allowable land uses and transportation corridors.**					
		Implementation NE 1-1.a. Require all new developments to meet interior noise levels shown in Exhibit 4.2.	Community Development Department	Ongoing for all development applications	Application processing and building permits	**On-going**	
		Implementation NE 1-1.b. All new developments near undeveloped properties which are expected to generate high noise levels in the future (parks, schools play yards, streets, freeways, rail lines, airports, etc.) shall be constructed to meet interior noise levels shown in Exhibit 4.2, based on anticipated noise levels from adjoining uses.	Community Development Department	Ongoing for all development applications	Application Fees	**On-going**	
		Implementation NE 1-1.c. Require noise studies and noise mitigation for projects in areas where noise levels identified in Exhibits 4.3 and 4.4exceed allowable limits in Exhibits 4.1 or 4.2.	Community Development Department	Ongoing	General Fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation NE 1-1.d. Multi-family, townhouse, mixed use, and condominium projects shall use unit separation partitions and assemblies that guarantee interior noise levels within the residential units shall be less than the minimum in Exhibit 4.2.	Community Development Department	Ongoing	General Fund	**On-going**	
	NE 1-2	**Acceptable exterior noise levels are shown in Exhibit 4-1 and shall be met by new development, except school playgrounds during daytime use. Where noise mitigation measures are required to satisfy the noise level standards of this element, emphasis shall be placed on use of setbacks and site design to the extent feasible prior to consideration of noise barriers. Where structures such as sound walls are proposed for noise attenuation, they will be evaluated in the context of community appearance goals. Interior noise levels will still be required to meet Policy NE1-1 even if a lower standard is allowed for exterior noise levels based on this policy for appearance of sound walls.**					
		Implementation NE 1-2.a. All new development or construction projects that create exterior noise impacts in excess of levels shown in Table 4.1 (based on current or anticipated land uses) shall provide mitigation at the affected property line to meet the exterior noise standards.	Community Development Department	Ongoing for all development applications	Application Fees	**On-going**	
		Implementation NE 1-2.b. Where physical noise barriers are constructed to minimize noise, landscaped berms or a combination of landscaped berms and walls should be used, and visible landscape elements and trees should be installed on both sides of the berm and/or wall to provide foreground and background screening.	Community Development Department	Ongoing for all development applications	Application Fees	**On-going**	
	NE 1-3	**Noise from stationary sources such as music, machinery and pumps, air conditioners, shall be contained on the generating site and shall not exceed the standards of Exhibit 4.1 for the generating and receiving site at the property line.**					
		Implementation NE 1-3.a. Place noise standards in the Zoning Ordinance or Municipal Code.	Community Development Department	Ongoing	General Fund	**Completed**	Noise Standards contained in General Plan
	NE 1-4	**Mitigate construction noise in project review, environmental review process, and construction inspection process.**					
		Implementation NE 1-4.a. Review projects using standards in Exhibit 4.1, place appropriate conditions of approval, and follow conditions in the construction inspection process.	Community Development and Building Inspection	Ongoing	Application and development fees	**On-going**	
	NE 1-5	**Mitigate potential transportation noise, including high traffic streets and truck routes, through proper design of street circulation, coordination of routing, and other traffic control measures.**					
		Implementation NE 1-5.a. Review street proposals with a goal of providing noise mitigation, in addition to traffic considerations.	Engineering Department	Ongoing	General Fund and application fees	**On-going**	
		Implementation NE 1-5.b. Establish truck and construction haul routes to minimize impacts on noise impacts.	Engineering Department	Ongoing	General Fund and application fees	**On-going**	
		Implementation NE 1-5.c. In addition to the above policies and implementation measures, a noise analysis shall be prepared and mitigation measures developed for construction of new roadways or railways or for capacity enhancing roadway or railway improvements exceed the significant increase levels in the following table.	Engineering Department	Ongoing	General Fund and application fees	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Pre-Project Noise Environment (Ldn) Less than 60 dB 60 - 65 dB Greater than 65 dB	**Significant Increase** 5+ dB 3+ dB 1.5+ dB				
PR 1	**Maintain, expand, or support potential Parks and Recreation Facilities to serve Cloverdale residents and visitors as shown in Table 5.1.**						
	PR 1-1	**Establish an ad hoc parks and recreation committee to review existing and proposed park facilities and uses, including programs to cooperatively use nonprofit and private parks and recreation facilities for general use, with the charge to: inventory facilities available to the community, pursue shared use agreements to increase community accessibility and decrease overall costs to the community of providing facilities, and use existing facilities where possible prior to building new facilities.**					
		Implementation PR 1-1.a. Establish and staff the committee as described.	City Council to appoint and Community Development Department to staff.	Within two years of General Plan adoption.	General Fund	**Completed**	Public works Subcommittee
	PR 1-2	**Provide five acres of City-owned park and recreation land per 1,000 residents**					
		Implementation PR 1-2.a. Provide parklands as determined by the ad hoc committee.	Community Development Department	Ongoing	Parkland dedication fees and land dedications	**On-going**	
	PR 1-3	**Investigate potential acquisition of parklands through purchase, dedication, or transfer from other agencies as follows: investigate purchase or parkland dedication for part or all of the Angeli Vineyard site as an addition to City Park; investigate purchase of a new community park site in the south industrial area; pursue acquisition of the CALTRANS land to the east of Tarman Park; investigate acquisition of the land south of the SMART station for a Landmark Visitor Park.**					
		Implementation PR 1-3.a. Investigate acquisition as determined by the ad hoc committee.	Community Development Department	Ongoing	Parkland dedication fees and land dedications	**On-going**	
	PR 1-4	**Provide hillside open areas and trails on sites and trails shown in Exhibit 5.1 in planning permit approvals (see also Land Use Element and Open Space Element)**					
		Implementation PR 1-4.a. Where planning permits are issued for properties with hillside areas and land below the 400 foot elevation, provide development opportunities below the 400 foot elevation and provide for open space and trails on hillside areas above the 400 foot elevation.	Community Development Department	Ongoing	Application processing	**On-going**	
	PR 1-5	**Pursue pedestrian trails, bicycle trails, and combined pedestrian/bicycle trails with a goal of providing linked and "looped" trail systems in planning permit approvals (see also Land Use Element and Open Space Element) on sites and trails shown in Exhibit 5-1.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation PR 1-5.a. Where planning permits are issued for properties with hillside areas and land below the 400 foot elevation, provide development opportunities below the 400 foot elevation and provide for open space and trails on hillside areas above 400 foot elevation. Where appropriate, require or accept dedication of parklands, open space, and trails, including private maintenance and funding.	Community Development Department	Ongoing	Application processing	**On-going**	
		Implementation PR 1-5.b. Investigate City purchase of property or easements to fill gaps in the trails system.	Community Development Department	Ongoing	Parkland dedication fees	**On-going**	
	PR 1-6	**Provide assistance to the Cloverdale Citrus Fair to improve the existing facility for community use if they desire to stay and for relocation if they desire to move to another location.**					
		Implementation PR 1-6.a. Coordinate with the Citrus Fair and provide assistance to the Citrus Fair using resources available to the City, such as Redevelopment Funding and land use flexibility.	Community Development Department	Ongoing	Redevelopment funding and planning policies.	**On-going**	
	PR 1-7	**Participate with Sonoma County, Cloverdale Unified School District, other government nonprofit agencies, and private property owners, or other project sponsors if opportunities become available to establish recreational facilities or uses that promote the shared goals of the City.**					
		Implementation PR 1-7.a. Encourage coordination with the Sonoma County Parks Department and Open Space District for provision of Regional Parks and Regional Open Space that benefits Cloverdale residents.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PR 1-7.b. Encourage use of City resources to coordinate with other agencies, if the coordination achieves a City parks or recreation goal and uses City resources more effectively than stand alone parks or recreation programs.	Community Development Department	Ongoing	General Fund, City staff resources	**On-going**	
CDO 1	**Rely on natural features (agricultural lands, hillsides, and the Russian River to provide shape and form to the City of Cloverdale.**						
	CDO 1-1	**Urban development in the City will be on the valley floor, defined generally as the land below the 400 foot elevation. Development will be framed by and contained within agricultural lands to the north and south, the Russian River to the east, and below the 400 foot elevation.**					
		Implementation CDO 1-1.a. See Implementation LU 3-6.	Community Development Department	Ongoing	General Fund - staff time	**On-going**	
		Implementation CDO 1-1.b. Adopt an Urban Growth Boundary	See Land Use Element				
	CDO 1-2	**"Conservation Features" areas outside the Urban Growth Boundary, as shown on the General Plan Land Use Map, shall be reserved for agricultural uses. "Conservation Features" areas in hillsides to the west of the City shall be reserved for protection of forested hillsides.**					
		Implementation CDO 1-2.a. Reserve conservation areas as described in Policy CDO 1-2.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 1-3	**Land use designations for areas outside the Sphere of Influence are intended as guidelines for County review of projects. Also see Policy LU 1-5.**					
		Implementation CDO 1-3.a. Communicate adopted policies to the County and review County development projects based on City General Plan policies.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 1-4	**Hillside Conservation Areas may be annexed if the annexation provides permanent hillside open space or recreation opportunities for the City.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CDO 1-4.a. Use Policy CDO 1-4 as guideline for annexation review.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 1-5	**Encourage the County to retain surrounding lands in very low density residential, agricultural, open space, and natural resource uses that provide contrast to urbanized Cloverdale. Promote the creation of a community separator or open space buffer between Cloverdale and any urban development around the City.**					
		Implementation CDO 1-5.a. Use Policy CDO-4 as guidelines for annexation review.	Community Development Department	Ongoing	General Fund	**On-going**	
CDO 2	**Maintain hillside areas above the 400 foot elevation as an open space frame around the City and for hillside areas within the City.**						
	CDO 2-1	**Adopt a hillside ordinance or a hillside provisions within the Zoning Ordinance to implement hillside development provisions.**					
		Implementation CDO 2-1.a. Prior to adoption of a hillside ordinance and hillside road standards, any development above the 400 foot elevation shall require a City Council review and instruction to staff to proceed with application review prior to processing the development application. Also see LU 3-2b.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 2-2	**Where a parcel has land both below and above the 400 foot elevation, development rights to the hillside areas shall be transferred to the area below 400 foot elevation, and hillside areas will remain as visual open space with easements or other legal guarantees that include the City as a participant. Any hillside areas shall provide for trails as outlined in the Parks and Recreation Element.**					
		Implementation CDO 2-2.a. Use Policies CDO 2-2, 3, and 4 as basis for hillside review.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 2-3	**Where a property within the City as of the date this General Plan is adopted does not have lands below the 400 foot elevation, residential development above the 400 foot elevation may be allowed if:** ***The development conforms to General Plan densities** ***The residential use, including grading for roadways and lighting, will not be visible from the valley floor within the City because it is positively screened by topographic features.** ***The residential use provides guarantees that the hillside area will remain as visual open space with easements or other legal guarantees that include the City as a participant.** ***The open space areas provide for trails as outlined in the Parks and Recreation Element.**					
		Implementation CDO 2-3.a. Use Policies CDO 2-2, 3, and 4 as basis for hillside review. Also see LU 3.2b.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 2-4	**Annexation of lands above the 400 foot elevation is prohibited; except for lands described in Policy CDO 2-2 and Implementation LU 3-1.d. or lands that will provide open space use. Recreation uses above the 400 foot elevation may be allowed if lighting is not visible from the valley floor within the City and the access roads, trail systems, and supporting structures or facilities are generally not visible from the valley floor within the City.**					
		Implementation CDO 2-4.a. Use Policies CDO 2-2, 3, and 4 as basis for hillside review.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 2-5	**Any roads serving hillside development shall follow natural contours, with minimum disruption to hills or forests, minimum or no curbside parking, and lighting that is not visible from the valley floor.**					
		Implementation CDO 2-5.a. Adopt road standards conforming to Policy CDO- 2-5 and use Policy CDO-2-5 as basis for hillside review.	Community Development Department	Ongoing	General Fund	**To Be Completed**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
CDO 3	**Maintain and improve the design of the built environment. Improve the appearance of entries and approaches to the downtown and the community. Provide design guidelines for new development and growth.**						
	CDO 3-1	**Enhance major entrances to Cloverdale in order to provide definitive gateways to the City, including views seen from the freeway at the north and south of the City and the central interchange. Enhance entrance points along Cloverdale Boulevard to the north and south and at the central interchange/entrance to downtown.**					
		Implementation CDO 3-1.a. Develop downtown and City entrance design standards.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	Adopted Residential, Commercial & Industrial Design Guidelines November, 2010 & Table 18.04.060-A Neighborhood Boulevard Design Standards & Table 18.04.060-B North and South Cloverdale Boulevard Design Standards & Station Area/Downtown Plan Adopted July, 2010
	CDO 3-2	**Use traditional downtown design elements in the downtown. Design within the pedestrian-serving portion of the downtown should have pedestrian oriented retail space on the first floor (buildings built to the sidewalk, display windows, recessed doors, and pedestrian oriented signs), with development above the first floor designed for retail, office, or residential use. Any residential use shall have the appearance of a commercial building facing the street, not that of a residential use.**					
		Implementation CDO 3-2.a. Update the Downtown Plan to reflect the urban design goals.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	Station Area/Downtown Plan Adopted July, 2010
	CDO 3-3	Parking in the downtown core should emphasize shared parking, should not be located between a building and the street, and should not have individual driveways across sidewalks in areas designed for high levels of pedestrian use.					
		Implementation CDO 3-3.a. Utilize downtown shared parking standards contained in the Zoning Ordinance.	Community Development Department	Ongoing	Economic Development funds	**On-going**	
	CDO 3-4	**Preserve the traditional appearance of existing houses along Cloverdale Boulevard north of the downtown by allowing flexibility of use as an economic incentive to preserve and flexibility in parking standards so that the parking requirements do not require demolition or improper alteration. Existing houses should be used as a design model for new construction.**					
		Implementation CDO 3-4.a. Develop Zoning Ordinance conservation and design standards for Cloverdale Boulevard north of downtown and older residential areas around the downtown, in order to preserve older houses and their settings.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	18.08.110 Historic Design Review
	CDO 3-5	**Preserve the traditional appearance of the residential areas around the downtown by identifying structures built prior to 1939, allowing flexibility in planning standards as an incentive to retaining these buildings in their traditional appearance, and requiring design review for new construction in the area to assure that the traditional appearance of older Cloverdale is retained.**					
		Implementation CDO 3-5.a. Develop Zoning Ordinance conservation and design standards for Cloverdale Boulevard north of downtown and older residential areas around the downtown, in order to preserve older houses and their settings.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	18.08.110 Historic Design Review

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	CDO 3-6	**Design of detached single family housing, including small lot single family developments should have the look and feel based on representative development in the past, including mix of single and multi-story units, typical single family private yard spaces. Medium and higher density housing should be attached and provide common parking and open spaces if they cannot meet the traditional single family models of development.**					
		Implementation CDO 3-6.a. Amend the Zoning Ordinance to include standards of CDO3-7.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	Zoning Ordinance Adopted January, 2011
	CDO 3-7	**Remove or upgrade the appearance of structures that were built when Cloverdale Boulevard was a state highway, and are no longer appropriate for the City's main arterial street, including small gas stations, auto repair facilities, and motor court type uses.**					
		Implementation CDO 3-7.a. Land Use Element Exhibit 2.2 footnote (7) allows rezoning to residential use as conforming to the General Plan. Encourage rezoning where appropriate. Amend the Zoning Ordinance to include property maintenance ordinance.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	Chapter 8.02 Nuisance Abatement Adopted March, 2008
	CDO 3-8	**Develop a design plan for the area around the passenger rail station so that the station is incorporated into a mixed use community, rather than an isolated facility that is reached only by car. Consider downtown-type design configurations for the properties immediately opposite the station, with features like narrower roads to slow traffic, parking and buildings modeled after the downtown, and high density residential above commercial uses that could serve a transit community and commuter rail passengers.**					
		Implementation CDO 3-8.a. Develop Transit Oriented Development design plan before or concurrent with the Transit Oriented Development Specific Plan.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	Station Area/Downtown Plan Adopted July, 2010
	CDO 3-9	**Develop a design plan for the industrial and commercial areas visible from the freeway. Freeway visible uses should de-emphasize freeway- oriented signage and designs with parking as a main visual element from the freeway. Standards should encourage significant landscape areas, including tree screening, between the freeway and the uses.**					
		Implementation CDO 3-9.a. Develop and adopt design standards for areas visible from the freeway.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	18.05.060.F Additional Design Standards for Commercial Properties Fronting on Cloverdale Boulevard, Asti Road & Highway 101 When Directly Visible from Highway 101 & Commercial/Industrial Design Guidelines Adopted November, 2010
	CDO 3-10	**Emphasize street trees and landscaping along Asti Road, Cloverdale Boulevard, and Foothill Boulevard.**					
		Implementation CDO 3-10.a. See Circulation Element Policies.	See Circulation Element.				
	CDO 3-11	**Eliminate sign blight.**					
		Implementation CDO 3-11.a. Update the Zoning Ordinance to provide for sign amortization.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**In Progress**	Zoning Ordinance Revisions Underway
	CDO 3-12	**Fast Food uses with drive in windows are allowed within the South Interchange area and shall not have drive in windows outside the South Interchange area. Fast food uses within the Downtown Business District shall not have franchise or typical fast food design elements visible from the street, including facade designs, signage, and interior design elements.**					
		Implementation CDO 3-12.a. Update the Zoning Ordinance fast food design standards, including location, design, and definitions.	Community Development Department	Within two years of General Plan adoption.	Economic Development funds	**Completed**	Zoning Ordinance Adopted January, 2011

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	CDO 3-13	**Eliminate overhead utility lines.**					
		Implementation CDO 3-13.a. Require undergrounding with development proposals. Develop City priorities for undergrounding funds.	Community Development Department	Ongoing	Development review and undergrounding funds	**On-going**	
CDO 4	**Investigate historic, archaeological, and paleontological resources and preserve or conserve resources that help residents and visitors understand the history of Cloverdale.**						
	CDO 4-1	**Conserve or preserve historic buildings and the character of the older parts of town using conservation zoning and form based zoning ordinances, while also allowing change of use of the properties where allowed by General Plan land use and density standards.**					
		Implementation CDO 4-1.a. Develop conservation based zoning requirements for alterations of structures built before 1939, as shown on the 1939 Sanborn Maps.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Section 18.08.110 Historic Design Review Provisions
		Implementation CDO 4-1.b. Develop zoning design standards for the R-2 District around the downtown so that new construction or additions respect the height, design, and configuration of older structures in the area.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Section 18.05.020 Residential Districts & Residential Design Guidelines Adopted November, 2010
		Implementation CDO 4-1.c. Use the State Historic Building Code at the Building's Official's discretion on any structure identified in the National Register of Historic Places, California Register of Historic Resources, or local designation.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 4-2	**Preserve remaining prehistoric camps, villages, and use sites. Identify areas that may be used by the Pomo Indians for resource procurement or religious purposes.**					
		Implementation CDO 4-2.a. Maintain standard conditions of approval for CEQA and project review of development projects including agricultural conversion. Require cultural resources studies where applicable and require that work be halted and studies conducted if cultural or archaeological resources are discovered; require that such studies be conducted by qualified historians or archaeologists; and require notification pursuant to law if human remains are discovered.	Community Development Department	Ongoing	Development review requirements	**On-going**	
		Implementation CDO 4-2.b. Coordinate with the Native American Heritage Commission and local tribal members to determine if the study area or developments contain any artifacts or areas used for religious purposes.	Community Development Department	Ongoing	Development review requirements	**On-going**	
	CDO 4-3	**Identify historically significant structures or groups of structures that help residents and visitors understand what Cloverdale was like historically. Identify historic materials such as structural remains.**					
		Implementation CDO 4-3.a. Assist property owners in their restoration efforts. This includes providing information on preservation resources and assisting in the placement of structures on the National Register of Historic Places, and seeking public and private funding for preservation.	Community Development Department	Within two years of General Plan adoption.	General Fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CDO 4-3.b. Survey to identify locally important historic resources and historic patterns of settlement. Develop an implementation program to preserve identified resources.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Conservation Structures depicted on 1939 Sanborn Maps; Section 18.08.110 Historic Design Review Provisions
		Implementation CDO 4-3.c. Maintain standard conditions of approval for CEQA and project review of development projects to preserve historic and archaeological resources.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 4-4	**Preserve paleontological resources if identified by discovery or if the area is found to have resources by other investigations or databases.**					
		Implementation CDO 4-4.a. Develop standard conditions of approval for CEQA and project review for preservation of paleontological resources.	Community Development Department	Ongoing	General Fund	**On-going**	
CDO 5	**Provide public, open space, and habitat uses along the Russian River.**						
	CDO 5-1	**For areas that are not constrained by levees within the City, riparian areas shall be provided adjacent to the Russian River when development projects are proposed to restore native grassland habitat for raptors.**					
		Implementation CDO 5-1.a. Developments along the Russian River shall include an analysis of habitat, preservation or restoration of habitat.	Community Development Department/ County of Sonoma	Ongoing	Development Review Requirements	**On-going**	
		Implementation CDO 5-1.b. Provide continuous trails along the river on top of levees	See Parks and Recreation Element.				
		Implementation CDO 5-1.c. Where designated in the Land Use Element, provide destination commercial or public recreation uses along the River.	Community Development Department	Ongoing	Development review requirements	**On-going**	
CDO 6	**Develop an urban forest plan to preserve existing trees on hillsides and the valley floor. Enhance the tree canopy with new planting.**						
	CDO 6-1	**Maintain and expand the tree canopy within and outside the developed areas of the City, including old growth and newly planted trees. Prepare tree protection standards that can be implemented with or without a tree preservation ordinance.**					
		Implementation CDO 6-1.a. Develop an urban forest plan/street tree plan with a management strategy for maintaining existing and newly planted trees, including best practice provisions for installation, maintenance, and succession planning.	Community Development Department	Within two years of General Plan adoption.	General Fund	**To Be Completed**	
	CDO 6-2	**Protect distinctive natural vegetation such as oak woodlands, riparian corridors and mixed evergreen forests by maintaining the natural features as a whole. Preservation of individual trees or features rather than the larger habitat does not satisfy this policy.**	**See Implementation CDO 6-1.a.**				
	CDO 6-3	**Large or otherwise significant trees shall be maintained both in residential, non-residential, and open space areas by:** ***Revising development plans that would remove significant trees so that those trees are saved.**	**See Implementation CDO 6-1.a.**				

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		***Developing standard conditions of approval to minimize damage during construction and provisions to assure that building foundations, utilities, walkways, irrigation, or use patterns will not damage root structures, trunks or crowns.**					
	CDO 6-4	**New private and public development, including public street, sidewalk, utility, and park construction, shall provide a mix of trees with a crown that can provide shade and summer cooling and trees with height to create a silhouette against the skyline.**	**See Implementation CDO 6-1.a.**				
		Implementation CDO 6-4.b. Development proposals shall show the percent of tree crown coverage at fifteen years after installation.	Community Development Department	Ongoing	General Fund	**On-going**	
	CDO 6-5	**New public and private development shall provide street trees parallel to streets -- in planter strips, in sidewalks, or at back of sidewalks, spaced at regular intervals along the street. Tree intervals shall provide a canopy with leaves touching at maturity. Tree locations shall be identified prior to design of utilities, drainage, hydrants, electrical equipment boxes, vaults, etc., and those features should be subservient to tree locations.**					
		Implementation CDO 6-5.a. Prepare and adopt a tree and landscape material list for public and private projects, including height and spread at maturity and suitable locations for various trees and landscape materials.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Invasive Plant List & Native Plant List
	CDO 6-6	**Prepare an urban forest plan/street tree plan, including a program for new trees to be installed with development and a plan for retrofit in areas where development or streets were installed without trees.**	**See Implementation CDO 6-5.a.**				
	CDO 6-7	**Require the use of drought-tolerant or native to Mediterranean climate trees, shrubs, and ground covers for use in public and private landscaping development approvals.**	**See Implementation CDO 6-1.a.**				
CDO 7	**Conserve natural vegetation and wildlife resources.**						
	CDO 7-1	**Conserve and protect the area's natural vegetation by:** ***Ensuring that drainage and runoff from City sources is not impairing the water quality of the Russian River. All natural watercourses.** ***Retaining existing riparian vegetation within the conservation buffers along all natural watercourses to preserve riparian vegetation and habitat.** ***Restoring degraded riparian habitats where feasible.** ***Prohibiting agricultural activities within the conservation buffers along all natural watercourses.** ***Avoiding the contamination of groundwater supplies.**					
		Implementation CDO 7-1.a. Amend the Zoning Ordinance to provide 100 foot buffers (50 feet on each side) from creeks and rivers shown on the Conservation Element Map. Where the Russian River buffer is wider than 50 feet on the map, provide the wider buffers.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Table 18.04.050-A Footnote 9, Table 18.05.040-A Footnote 2 & Table 18.06.040-A Footnote 2
		Implementation CDO 7-1.b. Cooperate with nonprofit, County, State, and/or Federal agencies in preparing a Russian River riparian corridor restoration and management plan.	Community Development Department	Within two years of General Plan adoption.	General Fund	**On-going**	Draft Russian River Watershed Adaptive Management Plan
		Implementation CDO 7-1.c. Require programs such as plaques or painted notices that storm drains flow to the river and programs to identify ways to protect wildlife and vegetation resources.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Standard Conditions of Approval

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CDO 7-1.d. Adopt an Integrated Management Plan for the long-term conservation and restoration of riparian corridors and wetlands within the City. The Plan should include provisions to: *Protect identified wetlands; *Require development proponents to submit an assessment of wetlands; *Avoid impacts on sensitive areas by preserving and restoring wetlands as a preferred alternative and replacement as a secondary alternative; *Provide buffers where possible; *Design public access with buffers to protect wetlands while also facilitating public use and enjoyment.	Community Development Department	Within two years of General Plan adoption.	General Fund	**To Be Completed**	
	CDO 7-2	**Conserve and protect the area's natural wildlife and endangered species by:** ***Requiring the restoration of fisheries through habitat improvement and resource management.** ***Establishing long-term conservation zones, including possible use of incentives and credits to create easements and open space.** ***Requiring the use of native and drought-tolerant plant species in landscaping and in the replanting of cut slopes.** ***Developing classroom and on-site education programs to promote preservation of wildlife and vegetation resources.**					
		Implementation CDO 7-2.a. Coordinate wildlife conservation activities with Sonoma County conservation agencies and nonprofit conservation groups.	Community Development Department	Within two years of General Plan adoption.	General Fund	**On-going**	
		Implementation CDO 7-2.b. Preserve wetlands, habitat corridors, sensitive natural communities, and other essential habitat areas that may be adversely affected by public or private development projects where special-status plant and animal species are known to be present or potentially occurring based on City biological resource mapping or other technical material. Require a Biological Resources Assessment for development projects in areas with identified or with potential for special status plant and animal species.	Community Development Department and CEQA Process	Ongoing with project submittals.	General Fund and development fees	**On-going**	
		Implementation CDO 7-2.c. Protect sensitive biological resources and habitat corridors in CEQA review and participate in comprehensive habitat management programs, including continued acquisition and permanent protection of important natural habitats.	Community Development Department, regional agencies, and Open Space District.	Ongoing	General Fund and Regional Agency Funding.	**On-going**	
		Implementation CDO 7-2.d. Prepare lists of appropriate native landscape species and inappropriate invasive exotic species for use by property owners in landscaping plans. Prohibit use of highly invasive species in the project review process. Consult educational and regional agencies for lists of appropriate native species.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Invasive Plant List & Native Plant List
CDO 8	**Conserve energy and minimize resource depletion by encouraging alternative energy, solar power, and green building techniques.**						
	CDO 8-1	**Use energy and resource efficient methods in daily City operation.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CDO 8-1.a. Where feasible, use energy efficient transportation, locally-generated solar and alternative power sources, and green building methods for City buildings.	Community Development Department	Solar power source studies within one year. Other implementation measures as opportunities present.	General Fund and Community Development Agency.	**On-going**	Ordinance 678 Adopted March, 2011 Cal Green Tier 1 Measures
	CDO 8-2	**Use, support, and encourage energy and resource efficient methods in private construction.**					
		Implementation CDO 8-2.a. Study and develop ordinances and incentives to encourage energy efficient transportation, locally-generated solar and alternative power sources, and green building methods for private buildings and projects. Building Department should provide reviews and inspect using green building standards if requested by any applicant.	Community Development Department, Building Department	Ongoing. Support green building and energy efficient processes in the City review and inspection functions.	General Fund and Community Development Agency.	**On-going**	
		Implementation CDO 8-2.b. Study and develop ordinances and incentives to encourage water conservation.	Community Development Department, Building Department	Support water conservation by ordinance, in development review, and in City inspection functions.	General Fund and Community Development Agency.	**Completed**	California Building Code & 15.30 Water Efficient Landscape Ordinance
	CDO 8-3	**Inventory and work to reduce Greenhouse Gas Emissions (GHG) Implementation CDO 8-3.a. The City shall work with the Sonoma County Air Pollution Control District, California Air Resources Board and/or other responsible agencies to prepare a Climate Action Plan. The Climate Action Plan shall include at a minimum:** ***An inventory of current (2008) GHG emissions within the Sonoma County Air Pollution Control District consistent with methodologies developed by the International Environmental Agency for Local Governments (ICLEI) and California Air Resources Board (ARB).** ***An inventory of 1990 GHG emission levels within the Sonoma County Air Pollution Control District consistent with methodologies developed by ICLEI and ARB.** ***Estimated inventory of 2020 GHG emission levels within the Sonoma County Air Pollution Control District consistent with methodologies developed by ICLEI and ARB.** ***Specific targets for reductions of the current and projected 2020 GHG emissions inventory from those sources reasonably attributable to the City's discretionary land use decisions and the City's internal government operations.** ***Specific and general tools and strategies to reduce the current and projected2020GHGinventoriesandtometthePlan'stargetsforGHG reduction by 2020.**					
		Implementation CDO 8-3.a. The City shall work with the SCAPCD, CA Air Resources Board and/or other responsible agencies to prepare a Climate Action Plan.				**Completed**	Sonoma County Community Climate Action Plan October, 2008
		Implementation CDO 8-3.b. The City shall seek funding from the state and/or other sources, including development impact fees, in order to fund the Plan.				**Completed**	
CDO 9	**Review potential impacts of mining aggregate resources from the Russian River in light of need for the resource and City goals related to scenic, recreational, and wildlife use of the River. The areas evaluated shall be those shown (California Geological Survey, 2005) to have resource potential (MRZ-2b), and from which resource could be mined in the future (that is, have compatible land uses as defined by the California Geological Survey). If the results of the evaluation confirm the presence of extractable resource, the possible loss of this resource to future land development shall be weighed against the benefit of such development.**						

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation CDO 9-1.a. Evaluate applications for aggregate mining if applications are submitted.	Community Development Department, Building Department	If applications are submitted	General Fund	**On-going**	
UL 1	**Maintain night time lighting levels that provide security and safety but also preserve and maintain views of night time skies.**						
	UL 1-1	**Require that all new development projects and public improvements maintain night time lighting levels at the minimum necessary to provide security and safety, using fixtures which shield the light source so that light is directed downward, with height and power limited to the minimum necessary to provide adequate lighting.**					
		Implementation UL 1-1.a. Prepare a community lighting ordinance to provide standards for lighting on streets, business and residential properties, public properties, and signage.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Section 18.08.170 Outdoor Lighting & Section 18.10.170 General Standards
		Implementation UL 1-1.b. Revise the Zoning Ordinance and Engineering Standards to include standards for lighting based on Dark Skies principles.	Community Development Department	Within two years of General Plan adoption.	General Fund	**Completed**	Section 18.08.170 Outdoor Lighting
	UL 1-2	**Minimize light spillage that carries off the property where lights are located.**	**Implementation UL 1-1.a and b**				
	UL 1-3	**Reduce the light glare from businesses at the south interchange. Do not allow similar high intensity lighting sources at the other two interchanges.**					
		Implementation UL 1-3.a. Develop an ordinance to amortize high-intensity lighting, high intensity sign illumination, and unshielded lighting. See also Implementation UL 1-1a. and b.	Community Development Department	Within two years of General Plan adoption.	General Fund	**In Progress**	Zoning Ordinance Revisions Underway
	UL 1-4	**Eliminate excess lighting from illuminated signs.**	**Implementation UL 1-1.a and b, and UL 1-3.a.**				
	UL 1-5	**Revise street lighting with shielding or fixtures designed to produce down light, rather than light spread**	**Implementation UL 1-1.b and UL 1-3.a.**				
	UL 1-6	**Phase out existing high intensity lighting and signs with an amortization program.**	**Implementation UL 1-1.b and UL 1-3.a.**				
	UL 1-7	**Avoid the use of reflective building materials which can cause daytime and nighttime glare.**	**Implementation UL 1-1.b and UL 1-3.a.**				
PS 1	**Prevent unnecessary exposure of people and property to risks of damage or injury from earthquakes, landslides and other geologic hazards.**						
	PS 1-1	**Continue to utilize all available data on geologic hazards and related risks from the appropriate agencies.**					
	PS 1-2	**Continue to utilize studies of geologic hazards prepared during the development review process.**					
	PS 1-3	**Encourage research on geologic hazards, their probabilities and their effects within Sonoma County.**					
	PS 1-4	**Require and review geologic reports prior to decisions on any project which would subject property or persons to significant risks from the geologic hazards shown on County of Sonoma General Plan Public Safety Element Figures PS-1a through PS-1i and related file maps and source documents. Geologic reports shall describe the hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, require an engineer's or geologist's certification that risks have been mitigated to an acceptable level and, if indicated, obtain indemnification or insurance from the engineer, geologist, or developer to minimize City exposure to liability.**					
	PS 1-5	**Adopt, upon approval by the International Congress of Building Officials and the State of California, revisions to the California Building Code which increase resistance of structures to ground shaking and other geologic hazards.**					
	PS 1-6	**Require dynamic analysis of structural response to earthquake forces prior to City approval of building permits for structures whose irregularity or other factors prevent reasonable load determination and distribution by static analysis.**					
	PS 1-7	**Encourage strong enforcement of state seismic safety requirements for design and construction of dams, power plants, hospitals and schools.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	PS 1-8	Roads, public facilities and other Public Agency projects should incorporate measures to mitigate identified geologic hazards to acceptable levels.					
PS 2	Prevent unnecessary exposure of people and property to risks of damage or injury from flooding.						
	PS 2-1	Coordinate flood hazard analysis and management activities with the Army Corps of Engineers, Federal Emergency Management Agency (FEMA) and other responsible agencies. Request changes in FEMA maps where appropriate to reflect new data or analyses.					
	PS 2-2	Base land use planning and development review on FEMA maps and data or parcel specific scaled interpretations of these maps and site specific elevation data.					
	PS 2-3	Prepare a comprehensive analysis of the potential flood hazards and drainage impacts associated with adopted land use plans for each major watershed in the City. Encourage the County to work with Cloverdale to develop basin wide drainage studies and development fees for the purpose of identifying and mitigating the direct and cumulative impact of flooding which results from the loss of permeable surfaces. The City shall use proposed annexations, redevelopment agreements, revenue sharing agreements and the CEQA process as tools to ensure that incorporated development pays its fair share toward the studies and mitigation of downstream flooding impacts caused by upstream development.					
	PS 2-4	Pending completion of the above applicable drainage analyses, individual project applications shall be required to analyze and mitigate drainage impacts, based upon the land use plan. If such analysis identified unmitigated and cumulative significant effects, including impact on downstream flooding, further environmental documentation may be required.					
	PS 2-5	In the event that the City determines that the project, when considered cumulatively with other projects to be undertaken in the drainage basin, will result in a significant effect with respect to downstream flooding, the project applicant will either a) prepare a focused environmental impact report on such effect, or b) agree to modify the project to construct improvements or participate in a funding mechanism necessary to mitigate any downstream flooding impacts (such as posting a bond or funds prior to recordation of the final map in an amount to be determined by the Water Agency). Failure to modify the project or to propose further environmental documentation shall be grounds for finding the project inconsistent with the plan.					
	PS 2-6	Use the 100-year flood event and corresponding elevations as the City measure of acceptable level of risk and protection in the consideration of any amendments of the land use plan map.					
	PS 2-7	Onsite and offsite flood related hazards shall be reviewed for all projects located within areas subject to known flood hazards.					
	PS 2-8	Regulate development, water diversion, vegetation removal, grading and fills to minimize any increase in flooding and related damage to people and property.					
	PS 2-9	Payment of costs for drainage facilities to handle the surface runoff from new development shall be the responsibility of developers and others who benefit.					
	PS 2-10	Require that design and construction of drainage facilities be subject to the review and approval of the Sonoma County Water Agency (SCWA) where appropriate based on project size.					
	PS 2-11	Require that tentative and final subdivision maps and approved site plans show areas subject to flooding as shown on the FEMA maps.					
	PS 2-12	Give priority to floodplain management over flood control structures for preventing damage from flooding except where the intensity of development requires a high level of protection and justifies the costs of structural measures.					
	PS 2-13	Consider the potential risk of damage from flooding in the design and review of projects, including those which could facilitate floodplain development.					
	PS 2-14	Continue to enforce City code requirements on construction in flood hazard areas and other adopted regulations which implement the National Flood Insurance Program.					
	PS 2-15	Avoid variances to building setbacks along streams and in 100-year flood plains.					
	PS 2-16	Limit filling in areas which could retain a significant amount of floodwater.					
	PS 2-17	Encourage the timely completion and filing of inundation maps for all dams whose failure could cause loss of life or personal injury within Sonoma County.					
PS 3	Prevent unnecessary exposure of people and property to risks of damage or injury from wildland and structural fires.						
	PS 3-1	Continue to utilize available information on wildland and structural fire hazards.					
	PS 3-2	Consider the severity of natural fire hazards, potential damage from wildland and structural fires, adequacy of fire protection and mitigation measures consistent with this element in the review of projects.					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	PS 3-3	Require on-site detection and suppression, including automatic sprinkler systems, where available services do not provide acceptable levels of protection.					
PS 4	While maintaining the autonomy granted to it pursuant to state zoning laws, implement state and county requirements for the storage, transport, disposal and use of hazardous materials, including requirements for management plans, security precautions, and contingency plans.						
	PS 4-1	Where allowed by law, regulate the transportation of hazardous materials to minimize the potential for damage. Seek regulation by other agencies consistent with adopted City policies.					
PS 5	Reduce damage to life and property from natural hazards to the greatest extent possible.						
	PS 5-1	Support the adoption of the County Safety Element into City policy as incorporated by reference above.					
	PS 5-2	Adopt revisions to the Uniform Fire Code and California Building Code to address fire and life safety after they are approved by inspection organizations and the State of California.					
	PS 5-3	Ensure that roadways are adequate in terms of width, radius, and grade to facilitate access by emergency vehicles.					
	PS 5-4	Develop and implement City programs for fuel breaks, brush management, controlled burning, revegetation and construction and maintenance of fire roads.					
	PS 5-5	Incorporate and expand upon the fire safety standards recommended in CDF's "Fire Safety Guidelines" into City development standards and the Uniform Fire Code.					
	PS 5-6	Ensure that fire/police facilities and equipment are adequate for proposed development before granting approval.					
	PS 5-7	Require all new development in areas of potential fire hazards to provide for clearance around structures, the use of fire resistant ground cover materials, and require installation of automatic fire sprinkler systems.					
	PS 5-8	Prepare and implement a Police/Fire Department Master Needs Assessment.					
	PS 5-9	Ensure that increased septic and well activity do not increase ground water contamination.					
	PS 5-10	Ensure that seismically unsafe buildings and structures including unreinforced masonry buildings (URMs) do not cause a serious threat to human safety and/or the ability of the Policy and Fire Department to deliver service.					
	PS 5-11	In conjunction with the County, study the risk of seismically-induced liquefaction.					
	PS 5-12	Require development adjacent to hillside areas to minimize geologic and fire hazards. Require all new development, including single-family residential, to provide built-in fire protection (i.e. automatic fire sprinklers).					
		Implementations PS 1-5.a The City will review and revise the Uniform Fire and Building Codes as appropriate. The City will incorporate and expand upon CDF and County of Sonoma fire safety standards in City development codes and the Uniform Fire Code.	Building Division	Ongoing	General Fund	**On-going**	
		Implementations PS 1-5.b The City will require improvements to ensure emergency vehicle access as a condition of approval of proposed development.	Community Development Department	Ongoing	Development conditions of approval	**On-going**	
		Implementations PS 1-5.c The Fire District will ensure fire protection is adequate before approving proposed development. This shall be done through the environmental review/application review process.	Cloverdale Fire Protection District	Ongoing	Development conditions of approval	**On-going**	
		Implementations PS 1-5.d To improve fire protection to the Study Area the City will require that project sponsors participate in any assigned proportional costs for the expansion of the City Public Safety facilities, equipment, or services, including police, fire, and any other public safety services provided within the City.	Community Development Department	Ongoing	Development conditions of approval	**On-going**	
		Implementations PS 1-5.e Coordinate with the County and Department of Forestry to provide joint fire protection services.	Cloverdale Fire Protection District	Ongoing	Fire Protection District	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementations PS 1-5.f Require studies from project developers to ensure that major new development does not adversely affect groundwater quality.	Community Development Department	Ongoing	Development conditions of approval	**On-going**	
		Implementations PS 1-5.g For projects proposed in hazardous geologic areas, require a geologic report that includes analysis of soils foundation, grading, erosion, and sediment control.	Community Development Department	Ongoing	Development conditions of approval	**On-going**	
		Implementations PS 1-5.h Require a geotechnical investigation prior to project approval for new development and redevelopment projects in areas with identified significant geologic hazards or where the City Engineer determines such hazards may exist, including liquefaction-related failures, slope stability and erosion hazard analysis in hillside areas, existing or potential soil instability, or expansive soils. The report shall include an assessment of geologic and seismic hazards, and all recommendations contained in the report shall be implemented.	Community Development Department	Ongoing	City Development Standards. Development Conditions of Approval	**On-going**	
		Implementations PS 1-5.i Require new development projects to incorporate sound soil conservation practices and keep land alteration (grading) to a practical minimum by the following (a) minimize cuts and fills, (b) limit grading to the smallest practical area of land, (c) Limit time land is exposed to accelerated erosion from grading, (d) apply best management practices for winterization, (e) replant graded areas to ensure permanent plant cover, and (f) design project specific erosion control measures.	City Engineer	Ongoing	City Development Standards. Development Conditions of Approval	**On-going**	
		Implementations PS 1-5.j Require geologic and seismic hazard peer review for critical facilities (except for schools and hospitals which have state review).	City Engineer	Ongoing	City Development Standards. Development Conditions of Approval	**On-going**	
		Implementations PS 1-5.k Evaluate the presence/absence of aggregate resource. The areas evaluated shall be those shown (California Geological Survey, 2005) to have resource potential and from which resource could be mined in the future (that is, have compatible land uses as defined by the California Geological Survey). If the results of the evaluation confirm the presence of extractable resource, the possible loss of this resource to future land development shall be weighed against the benefit of such development.	Community Development Department	Ongoing	Development conditions of approval	**On-going**	
PS 6	**Ensure that City emergency procedures are adequate in the event of potential natural or man-made disaster.**						
	PS 6-1	**Regularly update the City's Multi-Hazard Emergency Plan. As part of the periodic update, the City will review County and State emergency response procedures that must be coordinated with City procedures.**					
		Implementation PS 6-1.a. The City will regularly update the City's Multi-Hazard Emergency Plan. The City's Multi-Hazard Emergency Plan designates emergency evacuation routes as Highway 101 and Highway 128.	All City Departments	Ongoing	General Fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	PS 6-2	**Support the County's Hazardous Waste Management Plan.**					
		Implementation PS 6-2.a. The City will incorporate the County's Hazardous Waste Management Plan into City Plans and Policies	City Manager	Ongoing	General Fund	**On-going**	
	PS 6-3	**Utilizing State and County sources, maintain an inventory of sites with storage or use of significant quantities of hazardous materials**					
		Implementation PS 6-3.a. The City will maintain an inventory of sites with storage or use of significant quantities of hazardous materials utilizing State and County information.				**On-going**	
	PS 6-4	**Require a use permit for any commercial or industrial use involving significant quantities of hazardous materials. Hazardous materials management plans shall be required as a condition of approval for such permits. [Significant quantities are determined under the County's Hazardous Waste Management Plan.]**					
		Implementation PS 6-4.a. The City will review its zoning code to ensure that the zoning code requires a use permit for any use involving significant amounts of hazardous materials	Community Development Department	Ongoing	General Fund	**On-going**	
	PS 6-5	**Conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.**					
		Implementation PS 6-5.a. The City will conduct periodic emergency response services to test the effectiveness of City emergency response procedures and more widely disseminate copies of the City's Multi-Hazard Emergency Services Plan to the general public and affected agencies.	City Manager	Ongoing	General Fund	**On-going**	
	PS 6-6	**Conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.**					
		Implementation PS 6-6.a. Include contingencies for emergency services if major damage occurs in populated areas, and Cloverdale is a relief site for a large influx of affected people.	All City Departments	Ongoing	General Fund	**On-going**	
PS 7	**Provide appropriate regulations for land use and airport operations to ensure that the safety of airport operations and personnel and the general public and adjacent structures are protected.**						
	PS 7-1	**Future development and use of the City Airport shall be consistent with the policies and programs as established in the Cloverdale Municipal Airport Master Plan as adopted in October 1988. Any proposals for expansion and/or development of the airport shall be referred to the Sonoma County Airport Land Use Commission.**					
	PS 7-2	**Make every effort to ensure that runway length and safety areas meet Federal Aviation criteria.**					
	PS 7-3	**Ensure that approach zones, clear zones, and landing thresholds are maintained to Federal Aviation Regulations and State Division of Aeronautics.**					
	PS 7-4	**Protect the airport property from erosion and flooding hazards.**					
	PS 7-5	**Building sites on the airport property should be clustered in areas outside the approach zone and overflight zone, and set back as deemed appropriate from the extended runway centerline and typical flight tracks.**					
	PS 7-6	**Discourage residential, noise-sensitive developments or significant expansions thereto located near the airstrip or under an overfly route. The area of concern with future development lies within "referral area" delineated by the County Airport Land Use Commission. (See Exhibit 10) Until future annexation, the City will work with the County in unincorporated areas to ensure that developments are required to dedicate airport easements, deed restrictions or file "buyer beware" notifications to ensure that prospective buyers are aware of the airport's influence. The notifications/restrictions shall include the following as appropriate:**					
	PS 7-7	**A right-of-way for free and unobstructed passage of aircraft through the airspace over the property at any altitude above a surface specified in the easement (set in accordance with Federal Aviation Regulations Part 77).**					
	PS 7-8	**A right to subject the property to noise, vibration, fumes, dust, and fuel particle emissions associated with normal airport activity.**					
	PS 7-9	**A right to prohibit the erection or growth of any structure, tree or other object that would enter the acquired airspace.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	PS 7-10	**A right-of-entry onto the property, with appropriate advance notice, for the purpose of removing, marking or lighting any structure or other object that enters the acquired airspace.**					
	PS 7-11	**A right to prohibit electrical interference, glare, misleading light sources, visual impairments, and other hazards to aircraft from being created on the property.**					
	PS 7-12	**Prohibit objects or structures to be erected in critical areas which, because of height or other factors, would result in an increase in the minimum ceiling or visibility criteria for an existing or proposed instrument approach procedure.**					
		Implementation PS 7-1 The City will implement the Cloverdale Municipal Airport Master Plan. The plan shall be regularly reviewed and updated as appropriate.	Public Works Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-2 The City will work with adjacent property owners to ensure that height limitation standards are met for the Runway Clear Zone.	Public Works Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-3 The City will monitor erosion control work and consider levees or rip-rap protection for the Airport property.	Public Works Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-4 Through Master Plan, environmental, and project review, the City will ensure that building areas take into account the flood potential at the south end of the airport.	Public Works Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-5 The City will issue timely FAA Notices to Airmen to advise airport users of any flooding as it occurs.	Public Works Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-6 Through the Zoning Ordinance, environmental, and project review, the City will ensure building sites on the airport property are located appropriately to avoid safety hazards.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-7 Through environmental and project review, the City will regulate property located near the airport such that no structures are constructed which would interfere with aircraft operations.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-8 The City shall ensure that through Master Plan, project, and environmental review, any change in the length or location of runway use shall require safety studies to determine the measures needed to ensure safe airport operations and that adjacent/nearby land uses will not be adversely affected.	Public Works Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-9 Through the General Plan, Zoning Code, and environmental review, the City will strongly discourage new residential development within the 55 CNEL contour, and discourage inappropriate land use developments beneath the aircraft traffic pattern. The City will utilize the "Airport/Land Use Noise Compatibility Criteria "in evaluating the acceptability of development proposed within the "referral l area" boundary.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 7-10 The City will work with the County and the Sonoma County Airport Land Use Commission to ensure consistency in the application of land use regulations on all projects proposed within the "referral area"	Public Works Department	Ongoing	General Fund	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		Implementation PS 7-11 The City will work with the County and private property owners to ensure the airport access road is widened and well-maintained.	Public Works Department	Ongoing	General Fund	**On-going**	
PS 8	**Provide for public health facilities in the community.**						
	PS 8-1	**Encourage health care providers and health care emergency services within the City.**					
		Implementation PS 8-1.a. Inventory health care services and develop a health care services plan in coordination with the Health Care District.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 8-1.b. Encourage and support hospital services, health care services, clinics, and assisted living facilities that will provide health care for all Cloverdale residents.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 8-1.c. Support provision of emergency services responses by encouraging paramedic and ambulance services.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 8-1.d. Encourage establishment of doctor's offices within the community.	Community Development Department	Ongoing	General Fund	**On-going**	
		Implementation PS 8-1.e. Cooperate with Vector control for prevention of insect and rodent-borne diseases	Public Works Department	Ongoing	General Fund	**On-going**	
H-1	**Conserve and improve the existing housing supply to provide adequate, safe, and decent housing for all Cloverdale residents.**						
	H-1.1	**Housing Rehabilitation: Facilitate the rehabilitation and preservation of existing housing in Cloverdale.**					
		IP-1.1.1 Rehabilitation/Preservation Program: Continue coordination with the Sonoma County Housing Rehabilitation Program providing low interest loans for the rehabilitation of homes and mobile homes occupied by very-low to moderate-income households. Facilitate citizen owned or awareness of the rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement in cooperation with the Building Department.	Planning Department	Ongoing	CDBG grants	**On-going**	
		IP-1.1.2 Target Areas: Identify target areas where housing rehabilitation is most needed based upon the 2008 survey of housing conditions and direct publicity for the joint County/City rehabilitation program to those areas.	Planning Department	Identify target areas and direct publicity to those areas starting July 2009 to anticipate September 2009 CDBG funding availability. (Ongoing in subsequent years).	City	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-1.1.3 Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.	Planning Department & Public Works Department	Annually as an ongoing program	City	**On-going**	Capital Improvement Program Adopted February, 2011
	H-1.2	**Mobile Home Parks: Encourage the preservation and maintenance of the community's mobile home parks. (There are three mobile home parks in Cloverdale providing 162 units. These mobile home parks provide affordable housing, particularly for senior citizens.)**					
		IP-1.2.1 Mobile Home Park Maintenance: Include mobile home parks in the housing rehabilitation programs specified in IP-1.1.1. Ensure that funds obtained for this purpose include provisions for mobile home park residents, including an Earthquake Reinforced Bracing System (ERBS) for mobile homes and other residential units to help stabilize the dwelling during an earthquake.	Planning Department	Ongoing	CDBG grants	**On-going**	
	H-1.3	**Preserve at risk affordable housing. To the maximum extent possible, retain permanent or long-term affordability for existing affordable owner and rental units at risk of conversion to market rate housing. (Note that policy applies to housing with guaranteed affordability by City or other government programs.)**					
		IP-1.3.1 Preservation of affordable housing: Retain affordability of existing affordable housing. Provide permanent affordability for owner units using the Housing Land Trust. Provide permanent or minimum 55-year affordability for rental units by direct City funding or by financially support state and federal programs that require a minimum 55 year affordability guarantee.	Planning Department & Housing Land Trust	Ongoing	Redevelopment set-aside funds, inclusionary housing funds, state and federal housing programs.	**On-going**	
		IP-1.3.2 Funding: To the maximum extent possible, leverage City funds 10:1 in preservation projects ($1 in City spending provides $10 in total housing benefit).	Planning Department	Ongoing	City	**On-going**	
	H-1.4	**Water and Sewer Services: Consistent with State Law, first priority for water and sewer hook-ups shall be given to developments that help meet the community's share of the regional need for lower-income housing.**					
		IP-1.4.1 Urban water management plans shall include projected water use for single-family and multifamily housing needed for lower-income households.	Planning Department	Ongoing	City	**On-going**	
H-2	**Provide housing for all economic segments of the community.**						
	H-2.1	**Regional Housing Needs: Ensure that adequate residentially designated land is available to accommodate the City's share of the Regional Housing Need.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-2.1.1 Infill Development. Wherever appropriate, the City shall grant flexibility to allow development on infill parcels using the tools currently provided within the Zoning Ordinance (PUD permits, density residential unit ordinance) where adopted development standards would preclude development feasibility. This program can be applied on a case-by-case basis in tandem with required discretionary review permits. Continue to provide copies of the inventory of vacant and underdeveloped land (Appendices B and C) for public distribution.	Planning Department	On-going; The City adopted the PUD Ordinance in 2008 and has utilized density bonus provisions on an on-going basis. This will continue. An inventory of sites is currently available and will continue to be updated and available.	City	**On-going**	
	H-2.2	**Mixed Use: Encourage the development of residential uses in commercial areas where the viability of the commercial activities would not be adversely affected.**					
		IP-2.2.1 Mixed Use in the Commercial Districts: Maintain existing zoning which allows a maximum density of 20 units per acre above the ground floor and to the rear of a permitted commercial use in the O-R, D-C, G-C, S-C and C-R zoning districts. Allow ground floor residential uses subject to a Conditional Use Permit if the findings can be made that the residential use does not detract from the primary commercial use of the property or interrupt the continuity of business use in a commercial area.	Planning Department	Ongoing	City	**On-going**	
		IP 2.2.2 Residential Uses in General Commercial Districts: Revise Section 18.05.020, Intents, of the Zoning Code, to indicate that residential uses are not discouraged in the General Commercial district and to delete the reference to the Highway Commercial district as this classification has been deleted from the General Plan as part of the GP Update process.	Planning Department	2010	City	**Completed**	Zoning Ordinance Adopted January, 2011
	H-2.3	**Inclusionary Housing: Revise existing inclusionary housing program.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-2.3.1 Inclusionary Housing Ordinance: Revise the Inclusionary Housing Ordinance requiring below-market rate housing to be included as part of residential projects as follows: 1) 15 percent of the units in a rental housing project of five or more units shall be affordable to very low and low-income households, with low income defined as 70% of AMI. 2) 15 percent of the units in a for-sale project of five or more units shall be affordable to very low to moderate-income households, with moderate income defined as 100% of AMI. Inclusionary units shall be built on site and generally equivalent in appearance to market rate units in the project with respect to number of bedrooms, exterior appearance, and exterior finish; however, alternative unit types, such as duets in a single family area, may be used if equivalent appearance standards are met. 3) Payment of an in-lieu fee for ownership units may be acceptable for projects less than 15 units or projects in hillside or estate areas. In-lieu fees shall be the 15% of the difference in price between a qualified affordable unit and the market price of each individual unit. If the calculated or offered in-lieu fee is less than $15,000, on site unit shall be required, rather than a fee paid. 4) The amount of in-lieu fees shall be established by a resolution of the City Council and shall be updated by the Planning Commission annually, based on the Sonoma County Community Development Commission affordable housing and rent limits and utility allowances.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Inclusionary Housing Ordinance Revision Underway
		IP-2.3.2 Standards for Inclusionary Units: Adopt the following minimum standards for inclusionary housing units: i) the exterior appearance of inclusionary units shall not be different than for other units in the housing development of which they are a part; and ii) inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Inclusionary Housing Ordinance Revision Underway
		IP-2.3.3 Administration of the Inclusionary Housing Program: Revise the Inclusionary Housing Ordinance setting out income guidelines, in-lieu fees, purchase or rent levels, annual per unit compliance monitoring fees, and measures to assure a life-of-project affordability of inclusionary units.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Inclusionary Housing Ordinance Revision Underway
	H-2.4	**Large Scale Commercial and Office Projects: Consider the impacts on housing demand of large-scale commercial and office projects.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-2.4.1 Housing Impacts of Employment-Generating Uses: Identify housing impacts of new commercial, office and industrial development that will generate a significant amount of housing demand as part of the development review process and consider requirement of the appropriate mitigating measures as listed in Program IP-2.5.2.	Planning Department	Ongoing	City	**On-going**	
		IP-2.4.2 Housing Impact Fee: Consider adopting a housing impact fee if a nexus can be established requiring the developer of large commercial and industrial projects to construct the needed housing on site or in another appropriately zoned location near the place of employment and/or pay a housing impact fee.	Planning Department	June 2010	City	**To Be Completed**	
	H-2.5	**Second Dwelling Units: Continue to facilitate the construction of second dwelling units.**					
		IP-2.5.1 Second Dwelling Unit Design: Revise the Second Dwelling Unit Ordinance (Zoning Ordinance § 18.08.160) as follows: i) allow second dwelling units in all residential zoning districts with; a plot plan and design review, using state law as a basis for the ordinance revisions. ii) utilize second units in the R-2 district as a way to allow two independent units and also conserve neighborhood character. iii) eliminate the requirement that second dwelling units be located at least 20 feet from the primary residence; iv) allow separate utility meters for second dwelling units in multi-family districts.	Planning Department	Complete Zoning Ordinance revisions, 2009 (in process).	City	**In-Progress**	Zoning Ordinance Revisions Underway
	H-2.6	**Manufactured Housing: Allow placement of manufactured housing units on permanent foundations in residential zoning districts.**					
		IP-2.6.1 Manufactured Housing: Amend the Zoning Ordinance definition of a single family house to include manufactured houses and consider deleting Municipal Code Section 15.24.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
	H-2.7	**Regulatory Changes to Facilitate Housing: Consider amendments to the General Plan and Zoning Ordinance that would facilitate housing construction.**					
		IP-2.7.1 Zoning Ordinance Revisions: Adopt the following: Revise Zoning Ordinance Table 18.04.040-A to allow Senior Independent Living Uses in the R-CT and R-3 zoning districts without a Conditional Use Permit. Plot Plan and/or Design Review approval would be required. Add a definition of Senior Independent Living Uses to Zoning Ordinance §18.11.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
	H-2.8	**Infill Housing: Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure. (Refer to Programs IP-2.2.1, 2.5.1, 2.6.1, and 2.7.1**					
	H-2.9	**Redevelopment Agency: Utilize Redevelopment Agency funds to implement housing programs, particularly those affordable by very-low to moderate income households.**					
		IP-2.9.1 Redevelopment Funds: Continue to use the 20 percent Housing Set Aside Funds to develop affordable housing and conserve and rehabilitate existing housing.	Redevelopment Agency	Ongoing	City	**On-going**	
	H-2.10	**Remove regulatory constraints to facilitate the development of housing affordable to lower- and moderate-income households.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-2.10.1 To ensure parking requirements for multifamily units do not constrain development, the City will amend its Zoning Ordinance to remove the requirement to cover the second parking space. In addition, the City will facilitate and encourage shared parking and allow both on-site and/or off-site provision of required spaces. The City has a positive track record (such as with the approved Thyme Square project) in using shared parking for high-density housing projects and nearly all the City's opportunity sites have access to shared parking.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**Completed**	Zoning Ordinance Adopted January, 2011
		IP-2.10.2 To ensure the provision of a variety of housing types for all income levels throughout the City, the Zoning Ordinance will be amended to remove the CUP for multi-family uses in R-2, R-CT and R-3 districts.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**Completed**	Zoning Ordinance Adopted January, 2011
		IP-2.10.3 The City currently defines family as an individual, or two or more persons related by blood, marriage or adoption; or a group of unrelated persons which, if it numbers five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities, and as a group bear the generic character of a family as a relatively permanent household". For the purposes of ensuring there are no constraints to housing for persons with disabilities, the state has established that 6 persons be the threshold by which a single-family dwelling or group quarters situation is defined. Therefore, the City will amend the language of its family definition in the Zoning Ordinance to include a threshold of "more than 6 persons," rather than "five or more persons".	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
H-3	**Expand affordable housing opportunities for persons with special housing needs such as the elderly, the disabled, households with very- low to moderate incomes, and first time home buyers.**						
	H-3.1	**Available Funding Sources: Utilize County, State and federal programs and other funding sources that provide housing opportunities for low- and moderate-income households.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-3.1.1 Funding Sources: Apply for housing funds, as appropriate. Examples of available housing funds are listed below: -Rural Development Loan Program financed by the State Department of Housing and Community Development (HCD). -Community Development Block Grant (CDBG) funds. -Proposition 1A School Facility Fee Reimbursement Program financed by the California Housing Finance Agency (CHFA) provides reimbursement for school impact fees for rental housing developers who provide rental housing affordable by very-low income households. -Mortgage Credit Certificate Program provides assistance to first-time lower income households. This program is administered for the City by the County of Sonoma and cities in the County. -Mortgage Revenue Bond Program through the CHFA. The City can issue revenue bonds on behalf of affordable housing developers or work with developers to secure these bonds. -Housing Enables by Local Partnerships Program (HELP) operated by the CHFA. -The Low and No Down payment Program sponsored by the California Housing Loan Insurance Fund (CALIF). Tax credit programs. *HOME Programs: The City will promote use of these funds by listing potential funding sources on its website and planning staff will inform housing developers of these funding possibilities.	Planning Department	CDBG Fund application by December 2009 and annually thereafter; other funding sources applied for in cooperation with housing developers at the time specific projects are reviewed by the Planning Department.	City	**On-going**	
		IP-3.1.2 Housing Fund: Maintain the City's Housing Fund, with contributions collected from private and public sources, including the in-lieu inclusionary housing fees to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to very low to moderate-income Cloverdale residents. The fund could be used to reduce the cost of land acquisition and construction for affordable and special needs housing, and to prevent and reduce homelessness.	Planning & Finance Departments	On-going	City and other sources listed above	**On-going**	
		IP-3.1.3 School Facility Reimbursement: Encourage developers of affordable housing to apply for the Proposition 1A School Facility Fee Reimbursement Program (SFFRP) financed by the California Housing Finance Agency. Consider making this a requirement for development receiving subsidies or density bonuses for lower income rental units.	Planning Department	On-going (The SFFRP provides a reimbursement for school facility fees, taxes or assessments for rental housing developers who provide rental housing affordable by very low income households.)	City and housing developers utilizing tax exempt revenue bonds	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	H-3.2	**Additional Senior Housing: Continue to allow senior housing projects to be developed with requirements less stringent than those specified in the Zoning Ordinance, where found to be consistent with maintaining the character of the surrounding neighborhood. Maintain a requirement for sidewalks for senior housing projects.**					
		IP-3.2.1 Additional Housing for Senior Population: Continue to permit senior housing developments for persons aged 55 and over, with reduced parking and other requirements.	Planning Department	Ongoing	City	**On-going**	
	H-3.3	**House Sharing: Encourage and facilitate house sharing programs for seniors.**					
		IP-3.3.1 Senior Shared Housing Programs: Contact Sonoma County's Community Development Commission and non-profit housing organizations to determine whether they would be interested in jointly implementing a Senior Shared Housing Program.	Planning Department	Establish interest in pursuing this program by August, 2009 (The City will contact Sonoma County's Community Development Commission and non-profit housing organizations, including those which provide services to seniors, and the local senior center to determine interest in pursuing a shared housing program.)	City to apply for available funding; non-profit organization to implement the program.	**To Be Completed**	
	H-3.4	**Large Families: Encourage housing for large families.**					
		IP-3.4.1 Grant Funding: Continue to work with developers to apply for HCD HOME grants or CDBG grants specifically to accommodate large families.	Planning Department	Ongoing	City	**On-going**	
	H-3.5	**Housing for the Disabled: Continue to facilitate barrier-free housing in new development.**					
		IP-3.5.1 Accessible Units for the Physically Disabled: Revise the Zoning Ordinance to require at least 10 percent of new residential projects and 20 percent of ground floor apartment and condominium units for residential projects 10 units or larger be accessible for physically disabled persons. Ensure that these units are barrier-free consistent with federal Americans with Disabilities Act (ADA) and State standards.	Planning Department	In-Progress, to be completed by June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
		IP-3.5.2 Funding Accessibility Improvements: Consider subsidizing the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.	Planning Department	Ongoing	Redevelopment Housing Set Aside Funds, Inclusionary Housing In-Lieu fund, CDBG Funding.	**On-going**	

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-3.5.3 Reasonable Accommodation for Persons with Disabilities: Carry out a review of the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities, and adopt measures to facilitate reasonable accommodations for persons with disabilities. Examine, for example, the cost of obtaining building permits for ADA related retrofit projects. Publicize revisions to land use regulations providing for reasonable accommodation for persons with disabilities.	Planning & Building Department	June, 2010	City	**On-going**	City-wide Assessment Completed 1998; Retrofitting under CDBG
	H-3.6	**Emergency and Transitional Housing: Permit emergency and transitional housing facilities in Cloverdale.**					
		IP-3.6.1 Emergency and Transitional Housing: Revise the Zoning Ordinance to permit an emergency and transitional housing facility as a permitted use in the G-C General Commercial zoning district. Currently, there is approximately .95 acres (21 properties total) of G-C zoned land available that is made up of a mix of developed and undeveloped sites. The City also recently purchased a 5.3 acre site zoned G-C that is available for development and could be a site for an emergency shelter. In addition, there are 30 developed G-C parcels throughout the City and by amending the Zoning Ordinance to allow emergency and transitional housing in the G-C zoning district any of these parcels would support reuse as a homeless shelter. Emergency shelters in the G-C shall only be subject to the same development and management standards that apply to other allowed uses in the zone. Require Design Review approval pursuant to Health and Safety Code § 50807. prior to issuance of a building permit.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
		IP-3.6.2 Single Room Occupancy (SRO): Adopt a Single Room Occupancy Ordinance that establishes performance standards with regard to fencing, lighting and reduced parking requirements for extremely low income households and farmworker housing and revises Zoning Ordinance Table 18.04.040A Uses Permitted in Residential Districts, to allow SROs in the R-CT and R-3 Zoning Districts.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
		IP-3.6.3 Ongoing Estimates of the Demand for Emergency Housing: Continue to consult with the Cloverdale Police Department and homeless providers in the community to maintain ongoing estimates of the demand for emergency housing in the city.	Planning Department	Ongoing	City	**On-going**	City participates in annual homeless count organized by the County
		IP-3.6.4 Inter-Agency Cooperation: Continue to work with private, county, and State agencies to provide emergency housing for the homeless.	Planning Department	Ongoing	City	**On-going**	
		IP-3.6.5 Revise the City's Zoning Ordinance to include definitions of emergency shelter, transitional housing, and supportive housing, and to allow transitional and supportive housing in all residential areas as required by State Law.	Planning Department	June, 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
		IP-3.6.6 Revise the City's Zoning Ordinance to allow additional emergency shelters in the P-I zoning district with a use permit.	Planning Department	June, 2010	City	**Completed**	18.07.030.B.3 Public Institutional (PI) District

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
	H-3.7	**Farmworker Housing: Continue to promote the construction of farmworker housing.**					
		IP-3.7.1 Farmworker Housing: While the City will pursue the integration of units for farmworkers throughout its housing stock (units for extremely low- and very low-income households), the City will also work with the County's farmworker housing program to promote the construction of farmworker housing in the community. The City will assist by partnering with the County to support applications for funding to the State's Joe Serna Jr. Farmworker Housing Grant Programs.	Planning and Finance Departments	Annually meet with County representatives to discuss farmworker housing needs and plans for additional development if needed.	City	**On-going**	
		IP-3.7.2 Farmworker Housing: To ensure the City's Zoning Ordinance is compliant with Health & Safety Code Section 17021.5, language will be added to explicitly acknowledge that employee housing for farmworkers accommodating six or fewer workers shall be considered a residential use and shall not require any special approvals that are not required of a family dwelling of the same type in the same zone.	Planning Department	Complete Zoning Ordinance revisions, June 2010	City	**In-Progress**	Zoning Ordinance Revisions Underway
H-4	**Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.**						
	H-4.1	**Equal Housing Opportunity: Continue to promote non-discrimination in housing in Cloverdale.**					
		IP-4.1.1 Housing Discrimination: Promote equal housing opportunity by providing and distributing information regarding equal housing opportunity laws and the City's equal housing opportunities procedures to the public at City Hall, the public library, social service centers, public transit providers and on the City's website.	Planning Department	Ongoing	City	**On-going**	
		IP-4.1.2 Housing Discrimination Complaints: Establish a City procedure for investigating and appropriately handling housing discrimination complaints.	Planning Department	June, 2010	City	**On-going**	Sonoma County Fair Housing Program
		IP-4.1.3 Nondiscrimination Clauses: Continue to provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	Planning Department	Ongoing	City	**On-going**	
H-5	**Ensure public participation in the development of the City's housing policies.**						
	H-5.1	**Public Participation: Continue to encourage and facilitate public participation in the formulation and review of the City's housing and development policies. The Housing Element was prepared with an extensive public participation program to encourage the involvement of the entire community. A variety of methods were used to ensure all economic segments of the community were informed of the Housing Element revision, including press releases, advertisements in local newspapers, staff reports, Power Point slide presentations, informational handouts (in English and Spanish), on-line web information, provision of documents in public places such as the library, and a community workshop and Planning Commission workshop.**					
		IP-5.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	Planning Department	Ongoing until adoption of the 2009 Housing Element	City	**Completed**	Housing Element Adopted September, 2009
	H-5.2	**Annual Review of Housing Element Implementation: Carry out an annual report of progress in implementing the Housing Element.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-5.2.1 Continue to prepare a Housing Annual Report: Prepare an annual report that describes the amount and type of housing constructed and housing related activities for review by the Planning Commission and the City Council.	Planning Department	Annually (include with the annual review of the CIP by the Planning Commission and City Council) The Annual Report would permit the City to audit the housing that has been built, the income levels served by that housing, and take measures needed to ensure the City housing goals are being achieved.	City	**On-going**	
H-6	**Promote effective and efficient land use when meeting housing needs, including consideration of conservation of energy and natural resources, and green building technologies.**						
	H-6.1	**Energy Use and Conservation. Encourage the reduction of energy use and the conservation of natural resources in the development of housing through implementation of the State Energy Conservation Standards.**					
		IP-6.1.1 Education and Information. Develop informational materials for dissemination to developers and project designers during the initial stages of project design and review. These materials shall include, but not be limited to, passive solar planning through subdivision, lot and structure orientation, protection of solar access, and application of passive and active energy saving features. The City shall also review its land use regulations and subdivision ordinance and where appropriate add provisions which promote and/or require energy conservation planning as a factor in project approval.	Planning Department	Ongoing	City	**On-going**	
	H-6.2	**Energy Efficiency Standards. Ensure that all new residential development meets or exceeds the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings), and encourage the retrofitting of existing development to improve energy and conservation.**					
		IP-6.2.1 Green Building. The City should support Green Building standards which aim to support a sustainable community by incorporating green building measures into the design, constructions, and maintenance of new commercial and residential buildings. The City will also work with stakeholder to develop a list of incentives that will help developers meet mandatory green building standards.	Planning Department	Development list of incentives by October 2011; On-going	City	**Completed**	Ordinance 678 Adopted March, 2011 Cal Green Tier 1 Measures
	H-6.3	**Reduction of Vehicle Use. Establish a development pattern that helps reduce vehicle miles traveled and promotes transit ridership as well as pedestrian and bicycle access.**					

Goal	Policy	Implementation Measure	Responsibility	Timeframe	Resources	Status	Reference
		IP-6.3.1 Public Transit: Work with public transit providers and developers to encourage housing development located in close proximity to public transit facilities, as well as incorporation of pedestrian and bicycle access and networking in project design.	Planning Department	Ongoing	City	**On-going**	
		IP-6.3.2 Public Transit: Utilize City workforce housing preferences so that employees of Cloverdale businesses who live out of the City can move into Cloverdale and not need to commute in.	Planning Department	Ongoing	City	**On-going**	
	H-6.4	**Regional Housing Need. Ensure that sufficient land is available to accommodate Cloverdale's share of regional housing needs.**					
		IP-6.4.1 Housing Annual Report and Monitoring. The City shall, through its Annual Housing Report, monitor the supply of residential land to ensure sufficient developable land is available for single-family and multifamily residential development. This program will help to achieve projected housing needs for the planning period extending through June 2014. If, at any time, the supply of sites zoned for multifamily housing falls below the quantity of land required to accommodate the City's remaining need for higher density multifamily housing, the City shall initiate General Plan Amendments and/or rezonings to provide additional land.	Planning Department	Ongoing	City	**On-going**	
	H-6.5	**Infrastructure and Public Services. Ensure adequate infrastructure and public services to serve existing and planned residential development.**					
		IP-6.5.1 Development Impact Fee Review. The City shall review its current development impact fee program to confirm the appropriate level of impact fees to charge for multifamily residential units and second units based on the demand they create for public facilities and infrastructure. Where justified, the City shall consider reducing fees for multifamily units, second units, co-housing, and self-help housing units to encourage their construction. The City shall consider reducing fees for lower-income housing on a sliding scale related to the level of affordability during the next impact fee review. The City shall also consider adopting a sliding scale fee depending on the size of the unit or "locking" fees to the time of approval.	Planning Department	Complete Review by June 2010	City	**On-going**	Development Impact Fees Updated July, 2011
		IP-6.5.2 Capital Improvement Program. The City shall continue to update and implement its five-year Capital Improvement Program to guide development of public facilities required by new residential demand and to improve existing facilities in need of upgrading.	Planning Department	Complete Review Annually	City	**On-going**	Capital Improvement Program Adopted February, 2011