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

Jurisdiction County of Sonoma

Reporting Period Janurary 1, 2015 - 12/31/2015

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: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
17310/17366 Hwy 12	5	R	24	36	0	0	60	60	CAC, MHP, Coun	59	1 manager unit not deed restricted but income
95 Lytton Station Rd	2-4	R		1			1			1	att. acc. unit
17506 Summit Ave	2-4	R		1			1			1	att. acc. unit
2021 Pet. Blvd. S	2-4	R		1			1			1	att. acc. unit
958 Quietwater Ridge	2-4	R		1			1			1	att. acc. unit
3488 White Alder	2-4	R		1			1			1	att. acc. unit
224 Meadowcroft	2-4	R		1			1			1	att. acc. unit
17855 Taylor Ln	SF	R		1			1			0	ag employee covenant
4554 Kastania Rd	SF	R		1			1			0	ag employee covenant
21902 Arnold Dr	MH-SU	R		1			1			0	rental covenant
4432 Vine Hill Rd	MH-SU	R		1			1			0	rental covenant
(9) Total of Moderate and Above Moderate from Table A3 ► ►					44	79	123				
(10) Total by income Table A/A3 ► ►			24	46	44	79	193	60			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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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**				44		44	
No. of Units Permitted for **Above Moderate**	79					79	

* Note: This field is voluntary

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Jurisdiction County of Sonoma

Reporting Period Janurary 1, 2015 - 12/31/2015

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.													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	220	24										24	196
	Non-deed restricted													
Low	Deed Restricted	127	40										40	83
	Non-deed restricted		4										4	
Moderate	Deed Restricted	160	0											116
	Non-deed restricted		44										44	
Above Moderate		429	79										79	350
Total RHNA by COG. Enter allocation number:		936	191										191	745
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
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Jurisdiction County of Sonoma

Reporting Period Janurary 1, 2015 - 12/31/2015

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**
see attached Table			

2015 ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION PROGRAMS

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AGRICULTRUAL RESOURCES ELEMENT						
AR01	Revisions of Agricultural Zoning District Regulations	Rewrite the agricultural zoning districts and other relevant sections of the Sonoma County code to reflect accurately the policies of the Agricultural Resources Element (Policy reference: Sections 2.5 and 2.6).	PRMD	2014	Partially Completed	The Zoning Code has been updated to reflect the majority of policies set forth in the Agricultural Resources Element. The Zoning Ordinance was most recently updated to implement these policies on January 31, 2012 (Williamson Act Rules update). The remaining policy to incorporate standards for visitor serving uses will be implemented as part of the Development Code Update (AR-6g).
AR02	Subdivision Ordinance Regulations in Agricultural Areas	Prepare an amendment to the Subdivision Ordinance providing findings for approval of clustered residential lots in the "Land Extensive Agriculture" and "Diverse Agriculture" categories, requiring a long term protective easement when clustered subdivision has occurred and providing subdivision conditions to minimize conflicts and maximize long term agriculture protection (Policy reference: AR-3b, 3c, 3d, 3e).	PRMD	2014	Partially Completed	Residential clustering and long term easements are required in the DA and LEA zoning districts. These requirements will be incorporated into the Subdivision Ordinance during its update, which will occur after the Development Code Update is complete.
AR03	Right to Farm Ordinance	Continue to implement the Right to Farm Ordinance which describes normal farm practices expected to occur in agricultural areas and insures the right of the farmer to continue such practices subject to appropriate health and safety standards. The ordinance applies only to areas designated with agricultural land use categories. A summary of the ordinance shall be mailed annually to all property owners with tax bills (Policy reference: AR-4d).	PRMD	Ongoing Program	Ongoing	A recorded declaration acknowledging the Right to Farm is required for discretionary projects, new single family dwellings, and additions of more than 640 square feet to existing dwellings. The requirement applies to projects within agricultural zones, or within 300 feet of agriculturally zoned lands.
AR04	Transfer of Development Rights Proposal	Prepare a voluntary transfer of development rights proposal establishing requirements and procedures for transfer of development rights from certain agricultural areas to specified receiving areas. Receiving areas may be jointly identified by a city through a joint powers agreement (Policy reference: AR-8d, 8e, 2d).	PRMD Cities	2014	Not Started	Criteria for the transfer of development rights will developed depending on the Board's prioritization and availability of funding.
AR05	Farm worker Housing	Establish a program, working with the Sonoma County Community Development Commission to provide seasonal farm workers with mobile housing which could be located on any specific parcel during harvest (Policy reference: AR-7d).	PRMD CDC	N/A	Complete	The Zoning Code was amended to permit the use of recreational vehicles for seasonal farm worker housing.
AR06	Design Guidelines Promoting Rural Character for Agricultural Support Uses.	Review current County Code and Design Guidelines applicable to agricultural support uses in rural areas and consider revising to reduce or minimize County imposed urban style improvements (Policy reference: AR-9h).	PRMD	2014	Not Started	Guidelines are to be included in the General Development Regulations section of the revised Development Code.
AR07	Sonoma Valley Event Coordination	The County would initiate a pilot event coordination program in the Sonoma Valley Planning Area to monitor and track special events on agricultural lands and agriculture-related events on other lands to reduce cumulative impacts (Policy reference: AR-6d).	PRMD	2013	Ongoing	Pilot Program web-based program was developed with the Sonoma Valley Visitor's Bureau. An event calendar is on the SVVB website and is available for use by the public, registered event coordinators, and PRMD staff.
AR08	Farm Homestays	Revise the Zoning and other Codes to allow farm homestays in agricultural areas (Policy reference: AR-6h).	PRMD	N/A	Complete	Code revisions adopted on January 31, 2012.
AIR TRANSPORTATION ELEMENT						

AT01	Charles M. Schulz Sonoma County Airport Master Plan	The Airport Division will be responsible for updating and maintaining the Charles M. Schulz Sonoma County Airport Master Plan to be consistent with this element (Policy reference: AT-4a).	Transportation & Public Works	N/A	Complete	Airport Master Plan adopted January 24, 2012.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AT02	Approach Protection Plan	The Airport Division, within twelve (12) months of the Board approval of the Airport Master Plan, will be responsible for review, revision, and maintenance of an Approach Protection Plan based upon that Master Plan to assure that the policies of the Air Transportation Element are reflected. The impact, approach protection methods and recommendations sections will need to be reviewed for consistency with the Air Transportation Element. The plan shall provide for historical or archaeological assessments and resulting site mitigation where appropriate prior to demolition of any structure or construction of permanent Airport facilities (Policy reference: AT-1f).	Transportation & Public Works	2013	Complete	Airport Approach Protection Plan adopted March 26, 2013
AT03	Amendments to the Airport Land Use Policy Plan	The ALUC would be responsible for reviewing its CALUP in light of the Air Transportation Element, Master Plan, and Noise Program. The Planning Agency staff would provide staff support for this effort. Should the number of annual operations at Charles M. Schulz Sonoma County Airport approach or exceed the projections in the CALUP, the ALUC should be notified that new projections and noise exposure contours may be necessary.	Airport Land Use Commission	2012	Underway	The Comprehensive Airport Land Use Plan (CALUP) has been updated to expand airport safety zones consistent with the Charles M. Schulz Sonoma County Airport Master plan and expanded runways.
AT04	Noise Complaint and Reporting Program at Charles M. Schulz Sonoma County Airport	The Airport Division will be responsible for implementing a noise complaint and reporting program that complies with State guidelines, including a 24 hour directory listing and answering machine, recording and investigation of complaints, summary reports, and recommendations to be submitted annually to the Board of Supervisors (Policy reference: AT-3e).	Transportation & Public Works	Ongoing Program	Ongoing	The airport has implemented a noise complaint and reporting program.
AT05	Airport Protection Combining District	The Permit and Resource Management Department will be responsible for preparing an Airport Protection Combining District for consideration by the Board of Supervisors that would implement the Sonoma County Comprehensive Airport Land Use Plan (CALUP) by identifying lands that are subject to its policies and regulations. The Combining District would encompass the area within the ALUC Primary Referral Area Boundary for the six public use airports, and would provide notification to property owners and developers of possible land use restrictions associated with the CALUP. The work would be done in the short term (Policy reference: AT-1j).	PRMD	2015	Not started	A revision to the Zoning Code to include an Airport Protection Combining District will be prepared according to the priority and direction provided by the Board, and available staff and funding resources.
		CIRCULATION AND TRANSIT				
CT01	Ordinances Establishing Traffic Mitigation Fees	Maintain and update County Development Code establishing traffic mitigation and roadway improvement fees (Policy reference: CT-6b, 6c).	PRMD Transportation & Public Works	Ongoing	Ongoing	Fees have been established. Will need to be updated periodically as a maintenance activity.

CT02	Subregional Traffic Mitigation	The County would work with the SCTA and Cities, to agree upon a countywide or subregional traffic mitigation fee that would fund needed countywide or subregional capacity improvements (Policy reference: CT-1n, 1o, 6b).	PRMD CITIES SCTA	2010	Ongoing	SCTA declined to develop regional fee; Countywide Traffic Mitigation Fees are requested on referrals from cities and several have required payment of Countywide Traffic Mitigation Fees

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT03	Local Sales Tax Measure	Planned circulation and transit improvements may require funding in addition to that already provided by Measure M. State law enables local jurisdictions to levy a sales tax increase of 0.25 to 1.0 percent for public transit, State highway or local street and road projects. Working through the SCTA and SMART, the County would utilize this authority to place before voters one or more measures to fund planned circulation and transit improvements, safety, and/or maintenance projects and concurrent growth management strategy (Policy reference: CT-1m).	SCTA BOS	Unknown	Not Started	Requires Board of Supervisors and/or SCTA to develop measure and place on ballot. The Board of Supervisors prepared a ballot measure for funding roadway and circulation improvements in 2015 that failed to secure the necessary votes to pass. Future ballot measure will be prepared according to the priority and direction of the Board of Supervisors and SCTA.
CT04	Monitoring Programs	Develop funding to enable the County Department of Transportation and Public Works to perform an enhanced traffic counting program, including regular truck classification counts and some counts on State Highways. Additional traffic studies would be carried out in specific areas as needed. The County would also participate with the SCTA and Cities in the refinement and maintenance of the countywide traffic model utilized for the update of the General Plan, providing traffic counts, transit ridership data, and land use data necessary for keeping the model current with land use, development, and circulation and transit conditions. The updated model can also be used to evaluate countywide impacts from new development. Traffic counts would also be the primary data collected for assessment of weekend traffic volumes (Policy Reference CT-1p, 1q, 3f, 6d).	Transportation & Public Works SCTA Cities	Ongoing	Ongoing	A traffic count book is updated and produced each year, most recently in 2015.
CT05	Bicycle and Pedestrian Data Collection	Using current procedures developed by the Metropolitan Transportation Authority, the County will establish count locations and methodology for bicycle and pedestrian facilities. This program will also maintain an inventory of existing bicycle and pedestrian facilities that identifies facility gaps, physical condition of the facilities, and priorities for maintenance and improvement (Policy Reference: CT3mm).	Transportation & Public Works PARKS SCTA	Ongoing	Ongoing	Counts have been conducted by SCTA during the summer months of 2010, 2011, 2012, 2013, 2014 and 2015. SCTA is acting as clearinghouse for data provided by Cities and County
CT06	Sonoma County Transit Agency	The County would maintain a transit agency to provide intercity transit services and provide local service by contract within the Cities. Services may include express commute buses (Policy reference: CT-2a, 2l, 2m, 2n, 2p).	TRANSIT	Ongoing	Ongoing	Expansion of County Transit Services are limited by budgetary constraints

CT07	Capital Project Plan/Budget	The County would utilize the Capital Project Plan to establish priorities and scheduling for roadway construction projects and transit facility construction. Finance roadway and transit facility construction through a combination of revenue sources, including traffic mitigation fees, the general fund and categorical grants such as those offered under the Transportation Development Act, as well as other Federal and State programs and other City, County, and developer contributions (Policy reference: CT-1a).	Transportation & Public Works	Ongoing	Ongoing	Capital Projects Plan developed and updated as necessary by TPW

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT08	Transportation Planning Programs	The County would continue to participate with all regional, countywide, and local planning and funding entities that are responsible for provision of circulation and transit system improvements, including MTC, SCTA, Caltrans, SMART, Transportation Planning Council, North Coast Rail Authority, and other entities as they may arise (Policy reference: CT-2f, 2g, 5a, 5c, 6a, 6e).	SCTA AGENCIES	Ongoing	Ongoing	Participation with other Agency programs subject to staffing constraints. PRMD staff is currently working with SCTA, MTC and the 9 cities on the Sustainable Communities Strategy to ensure eligibility for transportation funding.
CT09	Penngrove Traffic Calming Program	The County would utilize the countywide traffic model to prepare a detailed operational analysis of potential traffic calming improvements that would be effective in reducing the amount of through traffic that would utilize the local streets and roads in that community. The analysis would be conducted in cooperation with the community with opportunities for citizen input. This program should be initiated immediately so as to coincide with the new development proposed by the City of Rohnert Park along the Petaluma Hill Road corridor (Policy reference CT-7v).	SCTA Transportation & Public Works	Unknown	On Hold	SCTA completed an origin/destination study for Penngrove in 2009. Funding necessary to continue planning efforts is unavailable. Traffic calming measures are including in projects on a case-by-case basis.
CT10	Petaluma Hill Rd Diversion Feasibility Study	The County would work with adjoining Cities to evaluate the feasibility of diverting traffic from the Petaluma Hill Rd corridor onto Railroad Ave to and from Old Redwood Highway and Highway 101. The study would also include other options for providing east/west connection to the Highway 101/ SMART rail corridor (Policy reference: CT-7w, 7y).	Transportation & Public Works SCTA Cities	Unknown	Not Started	SCTA completed an origin/destination study in 2009. Funding necessary perform studies and engineering analysis is unavailable. Currently seeking additional funding sources
CT11	Airport Industrial Area Improvement Funding	The County would utilize the countywide traffic model as a foundation to prepare a detailed operational analysis of traffic congestion and intersection improvements on Airport Blvd serving the Airport Industrial Specific Plan Area. The analysis would identify all of the operational improvements necessary to meet LOS objectives and identify costs and a funding formula that would pay for capacity and operational improvements. The portion of the funding shared by existing and future development at the airport would be assessed through creation of an assessment district, traffic mitigation fees and/or similar mechanism (Policy reference: CT-7m).	SCTA Transportation & Public Works	Ongoing	Underway	Signalization and intersection improvements at Fulton/Airport Blvd. were completed in 2013. The US 101/Airport interchange project was completed in 2014. TPW requested a time extention on the Brickway circulation improvements from Caltrans. If the extension is granted, funds are available for design and environmental review for this project.

CT12	Heritage Roads	The County will establish a nomination and signage program for considering designation of certain older rural roads that meet the criteria of Policy CT-3k as "heritage roads" and development of design standards that would protect their unique character while maintaining safe road conditions (Policy reference: CT-4k).	PRMD Transportation & Public Works	Unknown	Not Started	Funding to implement this program has not been identified. Ongoing landmarks review of historic bridges and environmental review of TPW project implement measures to protect the unique character of rural roads and maintain safe road conditions.
CT13	Bicycle Parking Design Guidelines	The County will develop design guidelines for location, placement, and design of bicycle parking facilities (Policy Reference: CT-3ff, 3gg).	PRMD Transportation & Public Works	2013	Complete	Standards for bicycle parking design were established as part of the 2010 Bicycle and Pedestrian Plan. Incentives for increased bicycle parking were included in the Renewable Energy Code Amendments approved in September 2013.
CT14	Highway 101 Bicycle and Pedestrian Crossing	The County will establish pedestrian and bicycle friendly design standards for freeway interchanges and work with Caltrans to implement these standards in Sonoma County. The program will also identify appropriate locations to construct bicycle and pedestrian over/under crossings in order to improve east/west connectivity for bicycles and pedestrians (Policy Reference: CT-1g, 3p).	PRMD Transportation & Public Works Cities SCTA	Ongoing	Ongoing	The County is working with Caltrans on the Airport Interchange project to ensure that bicycle lanes and pedestrian walkways are incorporated into the design and that the design would not preclude a possible undercrossing/pedestrian pathway along Mark West Creek just south of the interchange.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT15	Bridge Safety	The County will establish an improvement priority list of bridges along County bikeways with inadequate width or other safety deficiencies that create hazards for bicyclist and pedestrians. Priorities for improving these bridges will be based on hazards involved, gap closures, and anticipated usage by bicycles and pedestrians once the bridge is widened and hazards are eliminated (Policy Reference: CT-3j(8)).	Transportation & Public Works	Ongoing	Underway	Santa Rosa Bicycle Coalition has begun collecting bikeway hazard data. TPW has established a Hazard Reporting Program to collect and maintain this data. All bridge retrofit or replacement projects undertaken by TPW include design features and maintenance measures to reduce pedestrian and bicycle hazards.
CT16	Pedi/Bike-Bus Program	The County, in collaboration with school district and parents groups will develop a program students are met at their homes and taken to school on foot and/or by bicycle, using volunteers. The program is based on the school bus model: Students wait for the Pedi/Bike-bus at "stops" in front of specified signs giving Pedi/Bike-Bus schedules, and volunteer parent details, and then join the "bus" to complete their journey to school, with volunteer parents. The program is based voluntary parental collaboration with organizational and logistic support from school districts. (Policy Reference: CT-3zz).	Schools	Ongoing	Underway	The program, funded through Safe Routes to School, is referred to as the "walking school bus" and is currently being implemented in various schools countywide.
CT17	Class I Bikeway Maintenance Funding	The County will establish a strategy to identify and secure a permanent funding mechanism for maintenance and operation of Class I bikeways (Policy Reference: CT-3nnn).	Parks BOS	Unknown	Not Started	In the past, transient occupancy tax and interest on General Fund reserves provided funding for Class I maintenance. A replacement for these funding sources has not been identified.
CT18	Guaranteed Ride	The County will develop a program that guarantees commuters who regularly vanpool, carpool, bike, walk, or take transit with a reliable ride home in the case of personal emergency, sickness, or unscheduled overtime. Participants will be issued vouchers good for a free ride home in a taxi or rental car, depending on distance between work and home. (Policy Reference: CT-3jjj)	General Services CAO	Unknown	Not Started	Its unknown when this program will be started.

CT19	Bicycle Boulevard Program	The County will develop Bicycle Boulevard design standards and identify streets that are appropriate for conversion to Bicycle Boulevards. A Bicycle Boulevard is a street where all types of vehicles are allowed, but the roadway is modified as needed to enhance bicycle safety and convenience. Typically these modifications will also calm traffic and improve pedestrian safety. (Policy Reference: CT-3o)	Transportation & Public Works	Unknown	Not Started	Standards will be developed and streets identified according to the priority and direction from the Board of Supervisors.
CT20	Bicycle and Pedestrian Level of Service	The County will develop Level of Service standards for bicycle and pedestrian facilities that would evaluate demand for travel, facility deficiencies, length of trip, and proximity to generators and attractors for the bicycle and pedestrian transportation network in order to: (1) Establish method to rate performance of various segments of the networks and (2) Establish thresholds to determine when a discretionary project would have an impact on bicycle and pedestrian facilities, and (3) Identify actions needed to mitigate impacts. (Policy Reference: CT-3g, 3h, 3i).	PRMD Transportation & Public Works	2011	Partially Complete	Thresholds for evaluation of bike and pedestrian facilities have been established and were incorporated into the General Plan Circulation Element with the Bikeways Plan (CT-3ss). All discretionary projects within a half mile of existing or proposed bike and pedestrian facilities are reviewed and required to participate in funding of improvements. The Level of Service standards program is being discussed on a Countywide level with no expected start date at this time.

LAND USE ELEMENT

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
LU01	Local Coastal Program (LCP) Update	The LCP update is currently underway primarily in response to the Coastal Commission's request to address storm water pollution issues. The update is also necessary in order to assure that the General Plan and LCP are properly integrated. As the update proceeds, the appropriate integration will be provided, while assuring that the LCP meets the Coastal Act requirements as determined by the Commission (Policy reference: LU-1a).	PRMD	2014	Underway	An Preliminary Draft of the Local Coastal Plan (LCP) was published in July 2015. Five public workshops were held in coastal communities to receive input and comments. The LCP Update is a focused update limited to integrating the GP policies and addressing public access, climate adaption, biological resources, public safety (geologic and flood hazards) and water quality. Staff is also working with a grant from the Ocean Protection Council to prepare sea level rise vulnerability and adaptation assessment for the coastal zone.
LU02	Certificates of Compliance and Lot Merger Policies	Amend County regulations to reduce the potential for resurrection of older substandard lots that conflict with General Plan and Zoning land use policies (Policy reference: LU-1k, 1l, 1m, 1n, 1o).	PRMD	2013	Not Started	Program will be implemented with the update of the Subdivision Ordinance the development code update.
LU03	Social and Administrative Services Master Plan	The County would work with the cities to assess and project future social and administrative service needs and develop a fair share methodology for sharing the responsibility for providing such services (Policy reference: LU-4e).	HEALTH General Services	Unknown	Not Started	County and Cities have not identified necessary resources or funding for planning effort.
LU04	Local Area Development Guidelines	As part of the update of the Integrated Development Code, repeal eight Specific Plans so listed in Policy LU-1a to Local Area Development Guidelines in the Development Code (Policy reference: LU-1a).	PRMD	2013	Completed	Eight Area Plans were repealed as part of the Riparian Corridor Zoning Ordinance adoption.
LU05	Development Activity Monitoring	Development and building permit activities shall be monitored within the major use categories for each planning area for lands within each Urban Service Area. Reports to the Board of Supervisors would be prepared on an annual basis (Policy reference: LU-1b and LU-1c).	PRMD	Annually	Ongoing	Data on Housing provided in the Annual Housing Report, Annual Dept of Finance Housing Unit Change Report, and monthly reports on building permit issuance posted on PRMD Web and sent to US Census; A database for winery development has been created.

LU06a	New Local Area Development Guidelines for Board Authorized Areas.	Local Area Development Guidelines for unincorporated areas may be prepared and incorporated into Development Code Article 90 (Local Area Development Guidelines) at the discretion of the Board of Supervisors (Policy reference: LU1a).	PRMD	2010	Completed	Russian River and Penngrove Design Guidelines completed December 2010. Mayacama Design Guidelines completed 2011.
LU06b				2012	Completed	Preparation of Historic Guidelines for Freestone, Occidental, Bodega, and Duncans Mills was adopted by the Board of Supervisors in March, 2013.
LU07	Annual Report on the status of the General Plan	Prepare an annual report on the status of the General Plan and prioritize future programs. Develop and implement a program of monitoring various indicators as a measure of the quality of life in the county and the effectiveness of the General Plan.	PRMD	Ongoing	Ongoing	Report provided annually. Monitoring Indicators will be developed as part of the Climate Action Plan (CAP).
LU08	Agricultural Uses in Residential Zones	As part of the update of the Integrated Development Code, include additional opportunities for agricultural uses in the "Agricultural and Residential" Zoning District (Policy reference: LU-6d).	PRMD	2012	Complete	Code revisions adopted on January 31, 2012 including the allowance of small scale processing in the AR zoning district.
LU09	Long Term Occupancy of Campgrounds and Recreational Vehicle Parks	PRMD would establish a Pilot Program to allow long term occupancy of existing recreational campgrounds and recreational vehicle parks on a limited basis. Based upon the Pilot Program, the County would consider whether or not to continue or expand the program (Policy Reference: Sections 2.3, 2.6, and 2.7).	PRMD	2013	Complete	A pilot program was implemented and on June 25, 2013 the Board adopted the Mixed Combining zone that may be applied to the K zone (Recreation and Visitor Serving Commercial) to also long-term occupancy of campgrounds and recreational vehicle parks.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
LU10	Evaluation of Public Services and Infrastructure in Community Opportunity Areas	Expand on the criteria used for identification of "disadvantaged unincorporated communities" under State law, including household size and per capita income, to identify additional Community Opportunity Areas. Evaluate the adequacy of public services and infrastructure in Community Opportunity Areas in addition to those required under State law, including capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; and parks. Coordinate with school districts to identify and address safety and infrastructure needs. Consider establishing funding priorities among Community Opportunity Areas relative to their public service and infrastructure deficiencies.	PRMD	Unknown	Not Started	A work plan will need to be developed and funding identified.
NOISE ELEMENT						
NO01	Incorporate Noise Analysis into the Permit Review Procedures	Special permit review procedures will be established for projects which involve generation of significant noise levels and projects which are located in noise impacted areas. Acoustical reports may be prepared and mitigating measures required for projects. Noise attenuation measures may be included in the design review manual (Policy reference: NE-1b, 1c, 1d, 1f, 1m).	PRMD	Ongoing	Complete	Current procedures require the preparation of sound studies for discretionary projects involving noise generators or noise sensitive land uses proposed in noise impacted areas. Noise Procedures/Guidelines are being developed and will be implemented in 2016.
NO02	Adopt a Noise Ordinance	Preparation of draft ordinance by County Counsel, PRMD, Sheriff, and Health Services. The ordinance is to include noise performance standards expressed in Table NE-2 and others as appropriate. Exemptions, measurement methods, and procedures for variances and enforcement are to be included (Policy reference: NE-1h).	County Counsel PRMD Sheriff Health	Unknown	Not Started	The Noise Ordinance will be developed according to the priority and direction of the Board and subject to funding and staff resources.

NO03	Develop a Public Noise Education Program	Develop informational handouts for display in the Customer Service area, and for distribution to applicants, that provide information to the public and applicants about practices that will reduce noise impacts (Policy reference: NE-2a).	PRMD	Unknown	Not Started	Funding source for development of program has not yet been identified.
OPEN SPACE AND RESOURCE CONSERVATION ELEMENT						
OS01	Open Space Development Code Amendments	Revise Development Code Regulations to conform to the 2020 General Plan, including provisions for scenic, biotic, soils, timber, mineral, energy, archaeological resources, and cultural resources (Policy reference: NA).	PRMD	2013	Partially Completed	Several revisions to the Zoning Code have been made to implement policies of the Open Space Element including Timber Conversion Ordinance, Update of the Aggregate Resource Management Plan and implementing ordinance (SMARO) as well as rezoning to add Scenic Resource overlay to the Scenic Landscape Units added in the recent GP2020 update. Other revisions are in progress including those related to riparian corridors and energy conservation. The remaining Open Space policies related to cultural resources will be implemented with the adoption of the revised Development Code.
OS02	Subdivision Ordinance Amendment to Establish Open Space Siting Requirements	Prepare an ordinance amendment that would require building envelopes in Community Separators and Scenic Landscape Units and building setbacks for Scenic Corridors, Riparian Corridors and Biotic Habitat Areas (Policy reference: NA).	PRMD	N/A	Complete	The Zoning and Subdivision Ordinances currently require building envelopes within Community Separators and Scenic Landscape Units. Riparian corridor and biotic habitat setbacks were incorporated into the County Building Code, Section 7.14-5 in 2009 and will be reflected in zoning when the Biotic Resources update is completed in 2014.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS03	Request State Scenic Highway Designations for Highway 1 and Highway 37	Adopt a resolution requesting a State study and appointment of citizens committee that includes representation from property owners along these corridors. The final Scenic Highway report will be sent to the Board and the State for approval (Policy reference: OSRC-3i)	PRMD	Unknown	Not Started	Program to be implemented when funding becomes available.
OS04	Extension of the Sonoma County Agriculture Preservation and Open Space District	Prior to expiration, place measure on the ballot to extend the Sonoma County Agriculture and Open Space Preservation District to acquire and administer open space lands (Policy reference: OSRC-1h).	Open Space District	2010	Complete	Ballot Measure adopted
OS05	Acquisition of Lands for Parks and Trails	The Regional Parks Department will continue to include in its five-year capital improvement program any proposed County acquisition or development of lands for parks and trails (Policy reference: NA).	Parks BOS	Ongoing	Ongoing	Regional Parks Capital Projects Program

OS06	Expansion of Community Separator Lands	Develop and implement a public involvement program to identify and consider designation of additional lands around each community in the County as Community Separator. Include broad community and landowner participation in identifying potential lands and provide timely notification to all owners of property proposed for designation. The highest priority for this program would be some of the Priority Greenbelts designated in the Sonoma County Agricultural Preservation and Open Space District's Acquisition Plan that are generally located close to urban boundaries, lands between the Cities of Rohnert Park and Cotati and the Penngrove community, and lands between the Cities of Healdsburg and Cloverdale. The possible designation of lands near Cloverdale would be accomplished in cooperation with that City's effort to establish a voter approved Urban Growth Boundary (Policy reference: NA).	PRMD	2011	Underway	Community workshops underway to consider Expansion of Community Separator designations.
OS07	Outdoor Lighting Standards	Prepare countywide standards for preservation and conservation of night time skies in the use of outdoor lighting. Develop standards for night time lighting specific to the use and location, including but not limited to parking lots, security lighting, street lighting, commercial establishments, visitor serving uses, hillside homes, and signage. The program will apply to all new development, County projects, signage, retrofitting, expansions, and remodeling, and all new and replacement lighting fixtures/systems. The program will include a voluntary educational component to encourage existing sources of light pollution to convert to less glaring lighting systems. The program will be incorporated into the Development Code (Policy reference: OSRC-4a, 4b, 4c).	PRMD	2013	Not Started	This program will be implemented according to the priority and direction of the Board and subject to funding and staff resources.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS08	Scenic Highway 116 Program	Prepare Local Area Development Guidelines for land areas encompassing the general corridor area identified in the 116 Scenic Highway Corridor Study, September 1988, and incorporated into Development Code Article 90 (Local Area Development Guidelines). Such guidelines shall be derived from the local objectives and policies contained in that study. The Scenic Landscape Unit boundaries shall be expanded to encompass the general corridor area mapped in that study. Properties within new Scenic Landscape Unit areas shall be rezoned to SR accordingly (Policy reference: OSRC-2c, 3i).	PRMD	2013	Underway	Rezoning for this program will occur according to the priority and direction of the Board and subject to funding and staff resources.

OS09	Urban Design Standards	Develop Urban Design Guidelines on a community by community basis for Urban Service Areas to implement the Urban Design Policies of the General Plan (Policy reference: OSRC-5a).	PRMD	2013	Not started	Urban Design standards underway for the Airport SMART Station Specific Plan area and the Springs Area Plan. For other areas, with the exception of New Board Authorized Areas already developed under Program LU06 (Penngrove and Russian River), standards for other urban areas are similar and can be applied generally. Development Code Updates will establish urban design standards such as infill design prototypes, security/crime prevention, and public space/street standards for Urban Service Areas.
OS10	Rural Character Code Revisions	Develop Rural Character Design Guidelines to be incorporated into the Development Code and publish a separate, illustrated document for public use (Policy reference: OSRC-6a).	PRMD	2013	Not started	Program to be implemented with the Development Code Update.
OS11	Rezoning of Designated Biotic Resource Areas	Prepare and adopt an ordinance zoning properties to correspond to the designated Biotic Habitat Areas and Streamside Conservation Areas (Policy reference: OSRC-7b and 8c).	PRMD	2013	Underway	Rezoning to occur in association with the biotic resource code revisions (see comments to Program OS12).
OS12	Biotic Resource Protection Ordinances	Prepare and adopt implementing ordinances for protection of designated Biotic Habitat Areas and Streamside Conservation Areas consistent with the Open Space and Resource Conservation Element (Policy reference: OSRC7b, 8d, and 8e).	PRMD	2013	Complete	The Riparian Corridor Zoning Ordinance was adopted November 24, 2014. Revisions to the Biotic habitat overlay zone (BH) is proposed for consistency with Geenral Plan policy and expect to be complete in 2016.
OS13	Landowner Notification of Biotic Resources	Send a letter to owners of property that includes designated Biotic Resource Areas that informs them of the designation and the proposed regulations (Policy reference: OSRC-7b and 8j).	PRMD	2008	Complete	Notice was given to landowners within designated riparian corridors and biotic habitat areas as part of the General Plan update in 2008. Published notice will be provided for the application of the BR zoning per Government Code requirements.
OS14	Periodic Review of Biotic Resources	Periodically, but at least every five years, prepare a review of Riparian Corridor and Biotic Habitat Area Resource data and functions, including possible recommendations for revised designation and policies (Policy reference: OSRC-7e and 8l).	PRMD	Unknown	Underway	Review of the riparian corridors is underway with the new zoning designation of "RC." The biotic habitat designations will also be revised.
OS15	Habitat Fragmentation Study	Conduct a study of cumulative habitat fragmentation, loss of connectivity, and exclusionary fencing on wildlife movement, including possible recommendations for corridor designation and protection policies (Policy reference: OSRC-7h).	PRMD	Unknown	Not started	The Agricultural Preservation and Open Space District is in the process of creating a Sonoma County vegetation and habitat mapping program which will assist in the future implementation of this program. PRMD and Agricultural Preservation and Open Space District staff are participating in a regional effort to identify and protect critical habitat linkages to address habitat fragmentation.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS16	Comprehensive Habitat Mapping Program	Prepare a countywide habitat map(s) identifying and classifying various habitat types and develop a program for periodic policy review and consideration of habitat conservation plan(s) (Policy reference: OSRC-7i).	PRMD Open Space District	Unknown	Not started	The Agricultural Preservation and Open Space District is in the process of creating a Sonoma County vegetation and habitat mapping program which will assist in the future implementation of this program.
OS17	Biotic Resource Data Clearinghouse	Develop a clearinghouse for biotic resource data and habitat information, and, if possible, provide it in electronic format (Policy reference: OSRC-7j).	PRMD	Unknown	Not started	Program implementation will occur according to Board prioritization and availability of funding.

OS18	Oak Protection Study	Establish an advisory committee to assist in a study of important oak woodlands and options for protection, including possible recommendations for protection (Policy reference: OSRC-7l).	PRMD	2012	Partially complete	The Agricultural and Open Space District and PRMD have developed an Administrative Draft Oak Woodland Conservation Plan that identified resources and recommends voluntary actions for management of oak woodlands. The project has been put on hold due to lack of funds.
OS19	Grazing Land Riparian Corridor Study	Conduct a study of riparian corridors in grazing areas and the effects of livestock use on riparian habitat, including possible recommendations for habitat protection. Work with the Resource Conservation Districts to establish best management practices for grazing and pastures near streams (Policy reference: OSRC-8k).	PRMD Resource Conservation District Agricultural Commissioner	N/A	Complete	The effect of grazing on riparian habitats have been studied by the U.C. Division of Agriculture and Natural Resources and the Sonoma County Resource Conservation District. Best Management Practices have been developed and implemented in conjunction with Regional Water Board ranch planning requirements. The Agricultural Commissioner's Office developed BMPs for grazing lands as part of the Riparian Corridor Zoning Ordinance adopted November 24, 2014.
OS20	Santa Rosa Plain Conservation Strategy	Work with affected cities and agencies to prepare a conservation strategy for Santa Rosa Plain in order to preserve, restore, and enhance the vernal pool and associated habitats (Policy reference: OSRC-7q).	PRMD CITY	Unknown	Partially complete	A Conservation Strategy was developed but never formally adopted due to lack of funds for environmental review. PRMD implements state and federal regulations on discretionary permits to protect and restore wetlands and vernal pools and their habitat, including compensatory mitigation requirements. U.S. Fish and Wildlife Service's Programmatic Biological Opinion is used to mitigate potential impacts to California Tiger Salamander and wetland plants.
OS21	Comprehensive Restoration Programs	Develop programs for preservation and restoration of the Laguna de Santa Rosa, San Pablo Bay margin, and other marshes (Policy reference: OSRC-7s, 7r).	PRMD	Unknown	Not Started	Program implementation will occur according to Board prioritization and availability of funding.
OS22	Flood Control Design Criteria	Work with the SCWA to clarify how the Flood Control Design Criteria creek setback standards can be utilized to protect streams that are not designated as Riparian Corridors (Policy reference: OSRC-8m).	PRMD Water Agency	2009	Complete	Flood Control Design Criteria were updated by the SCWA and are applied to projects through the 2009 update of the Grading Ordinance.
OS23	Stream Protection Standards/Guidelines	Establish a process for developing and adopting updated standards, guidelines, and/or best management practices for protection of streams and riparian functions. Involve affected landowners, local groups and associations, Resource Conservation Districts, the Agricultural Commissioner, UC Cooperative Extension, The Regional Water Quality Control Boards, CDFG, and other regulatory agencies (Policy reference: OSRC-8f).	PRMD Agencies	2013	Underway	The Riparian Corridor Zoning Ordinance was adopted November 24, 2014.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS24	Non-regulatory Stream Protection	Work with CDFG, the Agricultural Commissioner, the Resource Conservation Districts, UC Cooperative Extension, the Regional Water Quality Control Boards, and the Sonoma County Agricultural Preservation and Open Space District to support and strengthen non-regulatory programs for the protection of streams and riparian functions, including education, technical assistance, tax incentives and voluntary efforts (Policy reference: OSRC-8g).	PRMD Others	Ongoing	Ongoing	Education and technical assistance provided through PRMD customer service, Agricultural Commissioners and Resource Conservation Districts.

OS25a	Greenhouse Gas Emissions	Develop a program to reduce greenhouse gas emissions in concert with State and Federal standards (Policy reference: OSRC-14g).	PRMD	2009	Complete	County-wdie Climate Action Plan underway. Approval of CAP and programatic CEQA document are expected in 2016 or early 2017.
OS25b	Greenhouse Gas Emissions	Adopt an ordinance to provide incentives and allow renewable energy development in appropriate locations.	PRMD	2013	Complete	Renewable Energy Ordinance approved September 2013
OS26	Improved Mapping of Riparian Corridors	Support mapping by the Sonoma County Water Agency and other entities of all stream channels with "bed-and-banks". As this information becomes available, initiate rezoning to the BR Combining District for these streams, including corresponding General Plan Amendments necessary to designate them as Riparian Corridors (Policy reference: OSRC-8n).		2011	Underway	High resolution vegetation and topographic mapping was completed through the LiDAR project and can be used to develop better mapping for riparian corridors.
PUBLIC FACILITIES AND SERVICES ELEMENT						
PF01	Wastewater Management System Master Plans	Work with wastewater service providers to prepare and adopt master facilities plans for all wastewater management entities serving the unincorporated area (Policy reference: PF-1b).	Wastewater Service Providers PRMD	As Needed	Ongoing	PRMD assists providers on an as-needed basis with land use data and projections as Facility Plans are developed.
PF02	Capital Improvements Program	Review updated five year plans and budget for facility improvements for the Sonoma County Water Agency and all County wastewater management districts, parks and other facilities annually for General Plan consistency.	Water Agency PRMD	Ongoing	Ongoing	PRMD will review Capital Improvement Plans and specific projects submitted by County agencies for consistency with the General Plan.
PF03	School Facility Planning Program	Provide maps, data and technical assistance, as resources permit, to school districts to assist in estimating the amount, rate and locations of projected population growth (Policy reference: PF-2k).	Schools PRMD	As Needed	Ongoing	PRMD coordinates with school districts as needed.
PF04	Ordinances Authorizing Development Fees and/or Dedication of Land for Public Facilities	Prepare and update ordinances enabling the County to require the payment of fees and/or the dedication of lands for public facilities as a condition of approval for development projects (Policy reference: PF-2g, 2h, 2l).	PRMD CAO	N/A	Partially Complete	The Sonoma County Code contains provisions for the payment of development fees or dedication of land for roadway improvements, parks, and schools, but not for other types of community facilities. Update of Fee Programs subject to prioritization and funding as determined by the Board.
PF05	Fire Service Master Plan	Prepare and implement a Fire Services Master Plan (Policy reference PF-2m).	Fire & Emergency Services	2012	Complete	The Fire Standards of Coverage was adopted September 18, 2012.
PF06	Zoning Regulations for Child Care	Review existing zoning regulations and fee schedules in order to identify and consider streamlining of permit requirements and procedures that would reduce barriers to construction of child care facilities (Policy reference: PF 3i, 3j).	PRMD	2012	Complete	Streamlined procedures for family day care facilities have been implemented for residential zones and recently updated for agricultural and rural resource zones.
PUBLIC SAFETY ELEMENT						

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
PS01	Safety Hazards Information System	Log and maintain records of all mapping and reports regarding geologic and flood hazards information prepared for project applications and by other sources. Use the information in assessing constraints (Policy Reference: PS1a, 1b, 1c, 2a, 2b).	PRMD	2009	Ongoing	The zoning database chas been updated to reflect the new 2012 FEMA mapping. The Safety Element was updated in 2014. The Coastal zoning areas will be updated after review by the Coastal Commission.
PS02	Drainage, Erosion, and Fire Safety Standards for Subdivisions	Prepare amendments to Sonoma County Code to clarify standards for drainage, erosion control and fire safety (Policy Reference: PS-2n, 2v, 3c).	PRMD	2009	Complete	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Fire Safe Standards address fire safety.

PS03	Hazard Materials Incident Response Plan	Maintain the Sonoma County Operational Area Hazardous Materials Incident Response Plan addressing prevention of and response to releases of hazardous materials and the proper disposal of hazardous wastes (Policy Reference: PS4g).	Fire & Emergency Services	Ongoing	Ongoing	The Department of Emergency Services updates the Hazardous Materials Incident Response Plan on a regular basis.
PS04	Fire Sprinkler Ordinance	Prepare and adopt an ordinance requiring automatic sprinkler or other on-site fire detection and suppression systems in new residential and commercial structures (Policy Reference: PS-3l).	PRMD	2008	Complete	Ordinance adopted in 2008.
PS05	Public Facility Recovery Plan	Develop a strategic plan for recovery of essential public facilities following disasters, particularly earthquakes (Policy Reference: PS-1n).	CAO General Services	Unknown	On Hold	A preliminary draft of the Continuity of Operations Plan update has been developed. This project is on hold due to staff changes.
PS06	Unreinforced Masonry Buildings	Prepare and adopt an ordinance requiring strengthening and/or reinforcement of unreinforced masonry buildings, except residential structures, that would consider the cost of the work and the value, frequency of use, and level of occupancy of the buildings (Policy Reference: PS-1o).	PRMD	Unknown	Underway	Building official continues to require engineering reports and seismic retrofit of unreinforced masonry buildings prior to approving structural modification. The County's original inventory of unreinforced masonry buildings identified 314 structures that needed strengthening, of these 89 have been seismically retrofit.
PS07	Reduction of Russian River Flood Damage	Develop a comprehensive plan addressing flood losses in the Russian River (Policy Reference: PS-2d).	PRMD	Unknown	Not started	Emergency Services regularly updates the Incident Response Plan (commonly known as the "Area Plan"). PRMD is in the process of updating the Sonoma county Hazard Mitigation Plan and adopting is expected in 2016. A comprehensive Russian River flood management program could be initiated subject to Board prioritization and funding. Recent changes in FEMA Flood Insurance Rates will likely result in reduce recurring flood losses on the Russian River.
PS08	Zero Net Fill Ordinance	Prepare and adopt an ordinance addressing zero net fill requirements in all areas of the unincorporated County subject to the 100 year FEMA flood hazard zones (Policy Reference: PS-2e).	PRMD	N/A	Complete	Completed as part of the Grading Ordinance, adopted in 2009
PS09	Reduction of Petaluma River Flood Damage	Cooperatively with the City of Petaluma, initiate a program to identify existing risks and implement regional flood reduction projects within the Petaluma Subbasin (Policy Reference: PS-2h).	PRMD Water Agency	Unknown	Partially Complete	The Sonoma County Water Agency completed the Petaluma River Watershed scoping study in 2012. The Feasibility study, which includes expanded watershed modeling, in scheduled to begin in Spring 2014.
PS10	Street Addressing Improvement	Develop a program to improve countywide street addressing in order to reduce emergency response times (Policy Reference: PS-3h).	PRMD Fire & Emergency Services	2013	Underway	PRMD and Fire and Emergency Services have developed guidelines for identifying incorrect addresses and a process for assigning new addresses.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
PS11	Implement Sonoma County Hazard Mitigation Plan	Implement mitigation measures and actions identified in the Sonoma County Hazard Mitigation Plan to the degree possible based on their priority and available funding. Update the plan and monitor mitigation progress on an ongoing basis as required by law.	PRMD	Ongoing	Ongoing	The latest Hazard Mitigation Plan was adopted in 2011 and implementation is ongoing. The 2016 HMP is under preparation and on schedule and must be adopted by Oct. 27, 2016. It includes progress report on 49 mitigation measures included in the 2011 HMP.
WATER RESOURCES ELEMENT						

WR01	Education and Technical Assistance	Develop a public education and technical assistance program that provides property owners, applicants and the general public with information regarding storm water pollution, efficient water use, public water supplies, water conservation and re-use, and groundwater. Include the preparation of "best management practices" for agricultural cultivation that address reduction of peak runoff from cultivated slopes and erosion and sediment on slopes greater than 35 percent (Policy reference: WR-1a, -1j, -1r, 2a, -2b, -2h, -3c, -3h, -4b, -4e, -4f, -4h, -6a, -6b).	PRMD Ag Commissioner	Ongoing	Ongoing	A demonstration project was completed at the PRMD building for storm water controls. Low Impact Design Guidelines have been developed in association with the City of Santa Rosa. The Agricultural Commissioner has developed the Sonoma County Best Management Practices handbook which provides minimum requirements to control water quality impacts from accelerated erosion due to agricultural activities.
WR02	County-owned Water Facilities	Prepare and implement a "best management practice" manual for minimizing storm water pollutants associated with construction and maintenance of County buildings, roads, and other facilities. Assess water use in County operated facilities and implement programs for efficient water use and wastewater re-use (Policy reference: WR-1b, 4b, -4e, -4i).	PRMD General Services	2011	Complete	General Services has installed landscaping at County facilities consistent with the Water Efficient Landscape Ordinance. Sonoma County's Low Impact Design Guidelines, adopted in 2011, contain Best Management Practices.
WR03	Storm water Management Regulations	Work with the RWQCBs during the official formulation and adoption process for storm water pollution management regulations affecting Sonoma County (Policy reference: WR1c, -1e, -1f).	PRMD Regional Water Board	2009	Complete	Completed during the development of the revised Grading Ordinance, adopted in 2009.
WR04	Total Maximum Daily Load (TMDL) Regulations	Work with the RWQCBs during the official formulation and adoption process for TMDL regulations affecting Sonoma County (Policy reference: WR-1e).	PRMD Regional Water Boards	2013	Underway	Review and participation with other Agency programs. TMDL's for Sonoma County are currently under review by the SF RWQCB.
WR05	Grading Ordinance and Erosion and Sediment Control	Prepare, adopt, and implement a revised grading, erosion and sediment control ordinance to include slope-related standards and standards for orchards and vineyards (Policy reference: WR-1g, -1h, -1i).	PRMD Ag Commissioner	2009	Complete	Completed as part of the Grading Ordinance, adopted in 2009.
WR06	Well Permits and Procedures	Prepare, adopt, and implement a revised well permit ordinance that provides for improved data collection and monitoring of groundwater. Prepare revised procedures for proving adequate ground water for discretionary projects (Policy reference: WR-2c, -2d, -2e).	PRMD	2012	Underway	The well constructions tandards were updated in 2015.
WR07	Groundwater Monitoring, Annual Report, Area Studies, and Evaluation	Establish a ground water database and monitoring program consisting of well permit data and basin studies. Prepare an annual report to the Board of Supervisors assessing the current status of groundwater conditions in the unincorporated area and evaluating the need for any special studies and/or management actions that may be necessary in problem areas. The initial reports would focus on the recommendations from the groundwater studies in the Joy Road, Mark West Springs, and Bennett Valley areas, as well as the Sonoma Valley Groundwater Management Plan (Policy reference: WR-1t, -2d, -2g, -2h, -2i, 2j, -2m, -3a, -3i, 3m, -4c, -6a).	PRMD	Ongoing	Ongoing	PRMD continues to require annual groundwater monitoring on discretionary permits and has developed a database in coordination with the SCWA. Staffing Staff is working with the SCWA and other local public agencies to implement the Sustainable Groundwater Management Act

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
WR08	Public Water Supply Plans	Develop an information sharing program in cooperation with public water suppliers as necessary to make appropriate data available to the public pertaining to water supply and	PRMD Water Agency	2011	Complete	The Sonoma County Water Agency's updated Urban Water Management Plan was adopted on June 21, 2011.

		water use in each supplier's jurisdiction. Cooperate with public water suppliers in the development and implementation of measures necessary to protect the water quality of its water supply sources (Policy reference: WR-3a, 3b, -3c, -3d, -3e, -3g, -3h, -4d, -4e, -4f).		2009	Complete	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Water Efficient Landscape Ordinance addresses water conservation. The Low Impact Design Standards provides Best Management Practices to protect water quality.
WR09	Integrated Water Resources Funding	Work with public water suppliers, utility districts, stakeholder groups and interested parties to seek and secure outside funding sources for Water Resources Element programs and associated plans. Sources considered should include acquisition of critical watershed areas by the Sonoma County Agricultural Preservation and Open Space District and establishing a stewardship fund derived from the use and off-site sale of extracted groundwater to provide a financial base for the on-going protection, monitoring and management of the groundwater resource (Policy reference: Implementation programs 1-8 above).	Water Agency Open Space Dist	Ongoing	Ongoing	The Sonoma County Water Agency continues to seek outside funding sources for the protection of water resources.
WR10	Watershed Planning	Seek funding opportunities for collaborative watershed planning approaches to water quantity and quality enhancement and protection by watershed groups, resource conservation districts, scientific research programs, and other interested parties, where such an approach is the desired method of accomplishing the program objectives (Policy reference: WR-1a, -1c, -1e, -1f, -2j, -3r, -6a, -6b).	PRMD Water Agency	Ongoing	Ongoing	The Sonoma Valley Groundwater Management Plan and the Santa Rosa Plain Groudnwater Management Act was developed as a collaborative effort to locally manage, protect, and enhance groundwater resources. Funds to complete projects listed in the Plan are being sought and is considered ongoing.
WR11	Water Conservation in New Development	Prepare, adopt, and implement an ordinance that requires water-conserving plumbing in all new dwellings and waterconserving plumbing and water-conserving landscaping in all new development projects. Develop programs to reduce water demand and increase groundwater recharge (Policy reference: WR-4b, -4e).	PRMD Water Agency	N/A	Complete	Program implemented by Water Efficient Landscape Ordinance and Green Building standards. Water conserving plumbing is required in all new dwellings by 2013 under state law.
WR12	Recycled Water	Revise County Codes in order to enable greater re-use of recycled water where appropriate to the use (Policy Reference: WR-4l).	PRMD	2013	Not Started	This program will be developed according to the priority and direction of the Board of Supervisors.
HOUSING ELEMENT						
2.1 SUSTAIN EXISTING AFFORDABLE HOUSING PROGRAMS AND AFFORDABLE UNITS						
H01a	Continuation of Housing Production and Programs	Support CDC's activities and strategies outlined in the Consolidated Plan and Continuum of Care.	CDC	Ongoing	Ongoing	Ongoing
H01b	Continuation of Housing Production and Programs	Require that at least 30% of the units assisted with CFH funds be affordable to extremely-low income households.	CDC	Ongoing	Ongoing	Ongoing
H02a	Retention of Affordable Units	Inventory and monitor 35 at-risk affordable units in unincorporated area of county on an ongoing basis.	CDC	Ongoing	Ongoing	Ongoing
H02b	Retention of Affordable Units	Contact owners of these units at least one year prior to the expiration of affordability restrictions to gauge their interest in continuing affordability restrictions.	CDC	Ongoing	Ongoing	Ongoing
H02c	Retention of Affordable Units	Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.	CDC	Ongoing	Ongoing	Ongoing

Program Number and Title	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps

H02d	Retention of Affordable Units	Assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, CFH, and RDA funds.	CDC	Ongoing	Ongoing	Ongoing
H03a	Retention of Rental Housing Stock	Advocate for state legislation to address this issue.	PRMD	Complete	Complete	SB510 was signed into law in September 2013.
H03b	Retention of Rental Housing Stock	Implement state law related to the conversion of mobilehome parks to resident ownersip, including SB510, to afford full consideration and protections to mobilehome park residents	PRMD	FY 09/10	Complete	Board adopted ordinance which was invalidated by Court Order and Board repealed. Implement through state law only.
H04	Retention of Rental Housing Stock	Consider a Condominium Conversion Ordinance.	PRMD	2016	Partially Completed	Ordinance scheduled for 2016
H05a	Density Bonus Programs	Continue State Density Bonus Program.	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H05b	Density Bonus Programs	Continue County Supplemental Density Bonus Program.	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H05c	Density Bonus Programs	Continue Type A Housing Opportunity Program	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H05d	Density Bonus Programs	Continue Type C Housing Opportunity Program	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H05e	Density Bonus Programs	Evaluate County density bonus programs and determine if the programs can be expanded or modified to create additional opportunities for housing.	PRMD	Ongoing	Ongoing	Ongoing
H06a	Protect Residential Lands and Units	Review Vacation Rental ordinance to limit conversion of housing stock by in the urban residential land use classifications (R1, R2 and R3) and make vacation rental uses more compatible	PRMD	2015	Complete	Vacation Rental Ordinance revised March 2016
2.2 PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING CONSTRUCTION AND PROVIDE ADEQUATE INFRASTRUCTURE						
H07a	Promote Available Housing Sites	Continue to publish a list of housing sites and provide sitespecific constraints information	PRMD	Ongoing	Ongoing	Available at PRMD
H07b	Promote Available Housing Sites	Make housing sites information available on the Internet.	PRMD	2016	Partially Complete	Printed version complete. Internet version needs to be made accessible.
H08	Information about Affordable Housing	Provide, maintain and distribute informational materials about its affordable housing programs, as well as materials to educate the public about the need for affordable housing and the importance of good design for housing and conservation.	CDC PRMD	Ongoing	Ongoing	Staff from PRMD and CDC Committee provide preapplication assistance to potential affordable housing developers on an ongoing basis.
H09	Priority Processing for Affordable Housing	Require all Departments to provide priority processing for affordable and farm worker housing.	PRMD County Agencies	Ongoing	Ongoing	PRMD works with Public Works, Regional Parks and CDC staff to facilitate processing
H10a	Staff for Housing Implementation & Processing	Provide funding for staffing needed to implement the programs outlined in this Housing Element.	CDC, PRMD	Ongoing	Ongoing	TOT funds have been allocated to staff affordable housing programs. Seek additional funding for future years.
H10b	Staff for Housing Implementation & Processing	Provide fast-track processing for affordable housing projects.	CDC, PRMD	Ongoing	Ongoing	Priority processing policy and procedures in place
H11a	Additional Sites for Housing	Work with developers and service providers to identify additional sites within and adjacent to Urban Service Areas that might be appropriately re-designated for higher-density, affordable, and special needs housing.	CDC, PRMD	2018	Complete	Identification of additional -AH sites is on a continual basis. Evaluate additional upzonings for sites near transit & services as part of the Springs Plan.
H12	Continued Mitigation Opportunities for Housing Sites	Participate in regional sensitive habitat and endangered species conservation efforts.	PRMD	Ongoing	Ongoing	Ongoing through interagency collaboration and conservation efforts/OS 20
H13a	Utility Providers Responsibility to Prioritize Service	Notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity.	PRMD	2014	Complete	Implemented with the adoption of the 2014 Housing Element.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H13b	Utility Providers Responsibility to Prioritize	Distribute the General Plan Housing Element, and any amendments thereto, within 60 days of its adoption.	PRMD	2014	Complete	Implemented with the adoption of the 2014 Housing Element.
H13c	Utility Providers Responsibility to Prioritize Service	Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Ongoing	Ongoing	Ongoing
2.3 PROMOTE PRODUCTION OF AFFORDABLE HOUSING UNITS						
H14	Growth Management Programs	Review and revise currently implemented growth control programs in the Sonoma Valley and Sebastopol environs, if necessary, to ensure that they do not become an unnecessary constraint to the development of housing.	PRMD	2015	Underway	Partially completed with adoption of General Plan 2020. Program to be rescinded as part of the Zoning Code Update.
H15	Review LOS and Noise Standards	Review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing.	PRMD	2016	Underway	Review of sound standards has started, priority and funding need to be determined by the Board in the Work Plan. OPR considering alternatives for traffic LOS.
H16	Review "Z" Combining District	Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.	PRMD	FY10/11	Ongoing	BOS directed Program be implemented on a case-bycase basis. Many sites have been rezoned to remove the Z overlay over the last few years.
H17	Single Room Occupancy	Provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing.	PRMD	2016	Underway	Toolbox completed 2015, SRO and micro unit changes underway now
H18	Shared and Congregate Housing	Develop criteria to encourage retention and development of shared housing models	PRMD	2018	Partially Completed	Toolbox completed 2015; Tiny Homes Pilot underway
H19	Long Term Residency in Campgrounds	County will consider amending its zoning ordinance to allow long-term residency of travel trailers and similar in RV parks, and Park Models as permnanet residential structures.	PRMD	2015	Underway	Toolbox completed 2015; Tiny Homes Pilot underway
H20	Additional -AH Sites for Housing	Extend the Affordable Housing Combining District program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones.	PRMD	2016	Underway	Toolbox competed 2015; revisions to -AH program to allow more potential sites are underway.
2.4 CONTINUE TO PROVIDE FUNDING FOR AFFORDABLE HOUSING						
H21a	Permanent Affordable Housing Stock	Devote at least 20% of "boomerang" funds to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock.	PRMD	Ongoing	Underway	Priority is set by Board for next 2 years & will need to be revisited in 2017
H21b	Permanent Affordable Housing Stock	Fund rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderateincome households to enable them to retain safe and affordable housing.	CDC	Ongoing	Ongoing	Ongoing
H21c	Permanent Affordable Housing Stock	Consider increasing the 20 percent set-aside.	PRMD	Ongoing	On hold	Priority is set by Board for next 2 years & will need to be revisited in 2017
H22	County-Owned Land for Affordable Housing	Lease land for affordable and farm worker housing on a limited basis, in order to reduce the cost of affordable housing construction through low land lease rates.	CAO General Services	Ongoing	Partially complete	Pilot program for alternative housing on county land underway
H23a	Conversion of Resident-Owned Mobile Home Parks	Assist in the purchase of existing mobile home parks in order to increase affordability.	PRMD CDC local non profits	As Needed	Ongoing	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H23b	Conversion of Market-Rate Mobile Home Parks	Provide staff resources to non-profits and residents when funding and staffing levels permit.	PRMD CDC local non profits	As Needed	Ongoing	Funds would be made available if and when interest is expressed
H24	Funding Preference to Nonprofits	Promote unit affordability by giving discretionary funding preference to nonprofit developers when it is practicable to do so.	CDC	Ongoing	Ongoing	CFH funding policies have been adopted by the Board and give preference to projects that have the greatest potential to achieve the quantified objectives. Most nonprofit projects provide 100% affordability making them most competitive.
H25	Community Land Trust Model	Create perpetually affordable housing units using the community land trust (CLT) model.	PRMD CDC	Ongoing	Ongoing Consider on case-bycase basis	CLTs would be considered on a case-by-case basis. Reevaluate Program & determine if changes needed.
H26	Predevelopment Funding	Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Ongoing	Ongoing as funds are available. Redevelopment funding is no longer available, but County Fund for Housing (CFH) monies are used for this purpose.
H27	Recreation and VisitorServing Uses	Increase opportunities for recreation and visitor-serving uses.	PRMD	Ongoing	Ongoing Consider on case-bycase basis	Board to determine portion of TOT to be earmearked for affordable housing
H28	County Employee Housing Assistance Programs	Continue to offer these programs, and to increase them as opportunities permit.	CDC	Ongoing	Ongoing	Programs ongoing as funding is available.
H29	Tiered Fee Structure	Create a tiered fee structure of with two or more levels.	PRMD, CAO	FY 16/17	Impact Fee Reviews Underway	Needs cooperation w/ DTPW & Parks.
2.5 PROMOTE PRODUCTION OF HOUSING UNITS FOR SPECIAL NEEDS						
H30	Inter-Jurisdictional Housing Committee	Support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.	PRMD	Ongoing	Ongoing	County hosts a County Planning Directors meeting monthly to coordinate housing efforts. Since SB375 Sustainable Communities Strategy is underway, SCTA staff have been coordinating the monthly meetings including ABAG staff.
H31	Homeless Survey	Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	CDC	Ongoing	Ongoing	Survey conducted every two years as required by the Dept of Housing and Urban Development.
H32	Residential Care Facilities and Group Homes	Amend Zoning Code or providing incentives or other considerations as needed to sustain and upgrade existing group home and residential facilities, including consideration of an inspection program to ensure safety for residents.	PRMD, CDC	2016	Not started	Will need to be prioritized as part of Work Plan
H33	Reasonable Accommodations	Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	PRMD	Ongoing	Ongoing	Ongoing; Ordinance adopted 2004; continue staff training
H34	Funding for Fair Housing Program	Fund operation of a fair housing program.	CDC	Ongoing	Ongoing	Ongoing
H35a	Fair Housing Information & Referrals	Provide referrals to nonprofit Fair Housing programs.	PRMD, CDC	Ongoing	Ongoing	Ongoing
H35b	Fair Housing Information & Referrals	Make information available to customers at a wide range of public locations throughout the County.	PRMD, CDC	Ongoing	Ongoing	Ongoing

H36	Abatement of Affordable & Farmworker Hosuing	Ensure that any enforcement efforts are intended to abate unsafe conditions and facilitate continued occupancy and availability.	PRMD	Ongoing	Ongoing	Tracked in Permits Plus

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H37	Consider Assessment for Farm worker Housing	Work with growers to consider support for an assessment district on a per acre basis, similar to Napa County program.	CAO, CDC, PRMD	2018	Not Started	Requires inter-agency collaboration.
H38	Revised Standards for Farm worker Housing	Amend Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farm worker bunkhouses, and to allow a larger number of residents during peak harvest seasons.	PRMD	2015	Complete	
H39	Transitional & Supportive Housing as Residential Uses	Amend Zoning to specify that transitional and supportive housing are residential uses, and allowed in all zones where residential uses are allowed.	PRMD	FY 15/16	Not Started	Develop Work Plan and Priority
H40	Farmworker Task Force	Convene a Task Force as needed to work with community partners as needed to identify and address farmworker needs	PRMD	2015	Ongoing as Needed	
H41	Pilot Program Using Nontraditional Structures for Housing	Evaluate the feasibility of a pilot program using nontraditional forms of housing on county land	PRMD, General Services, CDC	2018	Underway	Pilot Project Underway
2.6 IMPROVE CONSERVATION OF ENERGY AND NATURAL RESOURCES						
H42	Weatherization & Rehabilitation Assistance	Administer programs that provide loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements.	PRMD, CDC	Ongoing	Ongoing	PACE financing through Sonoma County Energy Independence Program is available to finance energy and water conservation retrofits. Program may be expanded in future.
H43	Energy & Water Conservation & Efficiency	Provide a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling.	PRMD	Ongoing	Ongoing	Incorporate into Checklists; Green building display at PRMD
H44	Priority to Energy & Water Efficient & Green Projects	Comtinue to prioritize the award of CFH monies to include affordable housing projects which provide cost-effective energy and water efficiency measures that exceed State standards.	PRMD, CDC	Ongoing	Complete	CFH funding policy adopted by the Board includes priority for housing projects incorporating energy and water efficiency measures.
H57	Checklists for Residential Developers	Provide checklists to implement new housing element policies.	PRMD	Ongoing	Underway	Joint effort with Ombudsperson

2015 General Plan
Annual Implementation Progress Report

Permit and Resource Management Department

March 2016

GENRAL PLAN IMPLEMENTATION PROGRESS REPORT

Staff has prepared this Annual Progress Report (Report) to update the Board of Supervisors on the status of implementing the programs contained within the Sonoma County General Plan and to comply with State Law. California Government Code Section 65400(b)(1) mandates that the County Planning Agency prepare and transmit this report to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The Report is required to contain certain housing information, including the County's progress in meeting its share of regional housing need and local efforts to remove governmental constraints to the development of housing.

OVERVIEW

Government Code Section 65300 requires every city and county to prepare and adopt a "comprehensive, long term general plan for the physical development" of the community. On September 23, 2008 the Board adopted the current General Plan (commonly referred to as GP2020) and adopted the current Housing Element on December 2, 2015. The Government Code also requires that these plans include seven mandatory elements: Land Use, Circulation, Noise, Open Space, Conservation, Safety, and Housing. GP 2020 includes these mandatory seven elements and three additional, optional elements: Water Resources, Air Transportation, and Public Facilities and Services. Notably, Sonoma County was the first jurisdiction in California to adopt a Water Resources Element. Each of these elements contains a set of goals, objectives, policies, and programs.

The broad purpose of GP2020 is to "express policies which will guide decisions on future growth, development, and conservation of resources through 2020 in a manner consistent with the goals and quality of life desired by the County's residents." GP2020 provides policy direction to multiple departments and jurisdictions beyond the Permit and Resource Management Department (PRMD). The attached spreadsheet (Attachment 1) summarizes the implementation efforts of all General Plan programs, including the responsible department and estimated completion date. Below is a list of notable accomplishments completed in 2015.

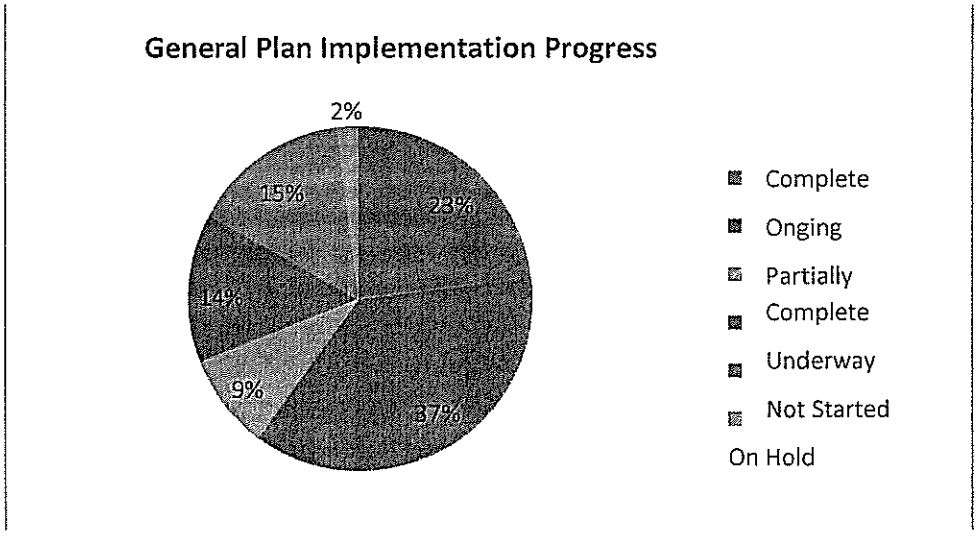
Overall progress continues with the implementation of General Plan programs. The 2014 Housing Element contains 57 programs, many of which are ongoing or underway. However, a fair number have not yet been started because we are at the beginning of the 8 year implementation cycle. Changes in the percent of General Plan programs completed since 2014 are a result of the new Housing Element programs. Of the 166 General Plan programs 101 have been completed or are ongoing programs implemented on a continuous basis. Another 36 programs are either partially complete or currently underway (see a description of major initiatives underway, below). An additional 25 programs have not been started, and a small number of programs are on hold pending

availability of funding and staffing resources. Attachment 1 provides a detailed description of the General Plan Implementation Programs for the following elements: Agricultural Resources, Air Transportation, Circulation and Transit, Land Use, Noise, Open Space and Resource Conservation, Public Facilities and Services, Public Safety, Water Resources, and Housing. Table 1 and Figure 1 provide a summary of implementation progress.

Table 1: General Plan Implementation Progress 2015

Program Status	Total Number	% of Total
Complete	39	23%
Ongoing	62	37%
Partially Complete	13	9%
Underway	23	14%
Not Started	25	15%
On hold	4	2%
Total	**166**	**100%**

Figure 1: General Plan Implementation Progress



CURRENT PRIORITY GENERAL PLAN IMPLEMENTATION PROGRAMS

Multiple programs are in the process of being implemented by PRMD as part of the Comprehensive Planning Work Plan. PRMD also works collaboratively with other departments such as Transportation and Public Works and Regional Parks to implement

General Plan policies and programs. Below is a list of major planning efforts that were completed or underway in 2015.

Development Code Update

The Development Code Update represents the first major reorganization of the County's Zoning Ordinance since the 1960s and will include new definitions and land use types that reflect contemporary planning. The proposed new format will be consistent with most of the newer code formats used in Santa Rosa, Windsor, and Sonoma, which will make the code more familiar and user-friendly to the public. The new Development Code will also integrate better with other chapters of the County Code by using consistent language and terminology. The proposed table format will clarify permit thresholds for planners and the public. The Public Review Draft of the Development Code is expected to be available later in 2016 and informational workshops will be scheduled prior to public hearings before the Planning Commission.

Local Coastal Plan Update

The Local Coastal Plan in Sonoma County is a separate, stand-alone plan for the coastal zone, mandated by the California Coastal Act. A Preliminary Draft Local Coastal Plan Update was release to the public in June 2015. The Local Coastal Plan Update is a focused update limited to integrating General Plan 2020 policies and addressing public access; adaption to climate change, particularly sea level rise; biological resources; public safety (geologic, flood hazards, and coastal erosion); and water quality. Preparation of a revised Public Review Draft of the Local Coastal Plan Update is underway and is expected to be available to the public this summer. Staff held public workshops at The Sea Ranch, Bodega Bay, Monte Rio, Timber Cove and Santa Rosa in summer 2015 to obtain comments on the Preliminary Draft Local Coastal Plan and maps. PRMD was awarded a $150,000 grant from the Ocean Protection Council to develop sea level rise adaptation plans. The Draft Local Coastal Plan includes sea level rise maps and bluff erosion hazard maps for the entire cost as well as maps of habitat vulnerability to the effects of sea level rise. Once adopted by the Board of Supervisors, the Local Coastal Plan must be submitted to the Coastal Commission for certification that the Plan meets Coastal Act requirements before it become effective

Hazard Mitigation Plan Update

In 2015 the County Emergency Management Agency and PRMD initiated and update of the 2011 Hazard Mitigation Plan. The update will report on progress made implementing mitigating actions identified in the current plan. The update will also address impacts of climate change to emergency management strategies in the County. The implementation actions of the Hazard Mitigation Plan, as updated, are incorporated into the General Plan as policy through Program PS-11.

Unreinforced Masonry Building Ordinance

The County has initiated a multi-phase seismic hazard reduction project. The program builds on lessons learned from the Napa earthquake, and focuses on retrofit of high occupancy unsafe buildings. In 2015 the building division notified building owners of the state requirement for signage of hazardous building and confirmed that appropriate signs were posted on all URMs. Staff is preparing a draft ordinance that would require retrofit of all unreinforced masonry building in commercial uses. The proposed ordinance will implement General Plan Program PS-6. In Phase II of the project, the County will begin inventorying a wider range of hazardous buildings including soft story and under reinforced concrete structures.

Climate Action Plan 2020

In 2013-14 the County was awarded a $1,000,000 grant from the Strategic Growth Council for climate action planning in collaboration with the nine cities, the Regional Climate Protection Authority (RCPA), and non-profit groups. The Project team has developed a draft Climate Action Plan. The Plan and a Draft Program EIR are expected to be made available for public review and input in spring 2016. Adoption of individualized plans for the cities and county is expected to follow certification of the EIR and adoption of the Climate Action Plan by the RCPA later in 2016. This program will enable the County and all nine cities to implement a coordinated program that reduces the County's overall GHG emissions. Once adopted, development projects that conform to the Climate Action Plan will receive streamlined review of greenhouse gas impacts of individual projects under CEQA.

Well Construction Standards

In 2015 the Board of Supervisors adopted updated well construction standards to modernize well installation regulations, protect water quality, and to facilitate water conservation. The updated well construction standards partially implement General Plan Program WR-6.

Sustainable Groundwater Management Act

The County has formed a working group to address provisions of the Sustainable Groundwater Management Act. The Sonoma County Water Agency received a grant from Department of Water Resources for facilitation services that has allowed for a collaborative planning for formation of Groundwater Sustainability Agencies. A stakeholder assessment has been prepared that identified initial issues and concerns. The County has jurisdiction in three medium priority basins: Sonoma Creek, Petaluma River,

and the Santa Rosa Plain. The new law requires coordination between Groundwater Sustainability Plans and the General Plan. Moving forward the County is required to consider amendments to the Water Resources Element of the General Plan for consistency with future Groundwater Sustainability Plans by 2022.

The General Plan Water Resources Element includes a program to monitor groundwater, identify special study areas (high priority areas), and evaluate impacts to groundwater from existing pumping and future growth.

The County and the Water Agency are currently collaborating to address provisions of the Sustainable Groundwater Management Act (2014) that calls for formation of one or more Groundwater Sustainability Agencies, Development of a Sustainable Groundwater Management Plans, and managing medium and high priority groundwater basins in a sustainable manner by 2022. In Sonoma County medium priority basins are Sonoma Creek, Petaluma River, and the Santa Rosa Plain. The new law requires coordination between Groundwater Sustainability Plans and the General Plan. Moving forward the County is required to consider amendments to the Water Resources Element of the General Plan for consistency.

Water Efficient Landscape Ordinance

In December 2015 the Board of Supervisors adopted an update to the Water Efficiency Landscape Ordinance to meet new state requirements. The ordinance requires a soil analysis reports and imposes water efficient landscape standards for plans, soil, water features, and irrigation. Standards apply to developer installed new and rehabilitated landscapes requiring design review, or building or grading permits. The new regulations also include an option for homeowners to conform to new prescriptive compliance standards. The new compliance option reduces time and cost barriers for small residential projects.

Springs Area Specific Plan

The County has been awarded a grant from the Metropolitan Transportation Commission to develop an area plan for the Springs community. Once adopted, the area plan will guide development and gradually shape the Springs area into a more vibrant and sustainable pedestrian-oriented community. The Springs Area Plan will implement many transit and circulation policies of the General Plan and will also include community design features to promote healthy living in the communities of Boyes Hot Springs and Agua Caliente. The County initiated this two-year planning effort by forming Community Advisory Team (CAT) to serve as a liaison to area residents, businesses and organizations and provide input during the development of the area plan is committed to engaging the community in the development of the Springs Area Plan.

Airport Area Specific Plan

The County has been awarded a grant from the Sonoma County Transportation Authority to develop an area plan for updates to the Airport Area Specific Plan to prepare an update of the existing 1984 Airport Industrial Area Specific Plan including a Station Area Plan for the new Sonoma Marin Area Rail Transit (SMART) station. The goal of this effort is to transform the car-centric land use model into a transit oriented employment center with the new SMART station as the central component. The project will include a robust community process to develop the area with a mix of land uses and enhanced multimodal connectivity to promote healthy living and greenhouse gas reduction by encouraging active forms of transportation and increased use of transit.

Housing Element

Sonoma County has made significant achievements in its efforts to provide housing for all economic segments of its communities. Affordable housing production has quadrupled over the last 10 years compared to the previous 10 year period. In the decade from 1992 to 2002 only five projects containing 110 total units were produced. By contrast, in the previous period between 2003 and 2012 a total of 11 projects, totaling 450 units, were produced.

Current Housing Element Efforts

The 2014 Housing Element includes a number of implementation programs to allow for homeless shelters, permanent supportive housing, and transitional housing. Other programs look to retain affordable units, assist affordable housing developers, and explore non-traditional housing structures. See Attachment 1 for a complete list of all General Plan Programs, including Housing Element Programs.

Work on the 2014 Housing Element Update began in July 2013 with a multi-agency public workshop, and ended with the adoption of the 2014 Housing Element on December 2, 2014. The State Department of Housing & Community Development (HCD) has certified the 2014 Housing Element as meeting all requirements of State law. The planning period covered by the 2014 Housing Element is 2015 to 2023.

Regional Housing Need

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's guidelines for reporting the County's progress toward meeting its regional housing needs. The Association of Bay Area Governments has adopted a Regional Housing Needs Allocation (RHNA), pursuant to Government Code Section 65584, for all jurisdictions within the County of Sonoma. To provide housing for the projected population growth within the region, Sonoma County's share of the regional housing need was allocated at 936 new housing units for the 8-year period between 2015 and 2023, including 160 units affordable to moderate-income households, 127 units

affordable to low income households, and 220 affordable to very-low income households. Of the 220 very-low income households, 50% must be available to extremely low income households. This report now includes reporting on extremely low income units.

We are at the beginning of the 2015 – 2023 Housing Element planning period. In 2015, the County issued permits for 193 new housing units, including 18 extremely low income units, 6 very low income units, 46 low income units, 44 moderate-income units, and 79 above-moderate income units. An additional 170 affordable units from four approved projects are in the building permit plan check phase.

The unmet RHNA need at the end of 2015 was 92 extremely low income units, 104 verylow income units, 81 low-income units, 116 moderate-income units, and 350 above moderate income units. See Table 2, below.

Table 2: Sonoma County's Progress in Meeting its Regional Housing Needs 20152023 Reporting Period Ending 12/31/2015

Income Group	Regional Housing Need 2015-2023	Permits Issued 2015	County Need Met through 12/31/15	Remaining Need - end 2015	% of 2015-2023 Regional Housing Need Met
Extremely	110	18	18	92	16%
Very-Low	110	6	6	104	5%
Low	127	46	46	81	36%
Moderate	160	44	44	116	28%
Above Moderate	429	79	79	350	18%
Total	**936 units**	**193 units**	**193 units**	**743 units**	**21%**

With 11% of the planning period having elapsed, the County has met 21% of its overall Regional Housing Need Allocation. Of the housing unit permits issued, an impressive 57% were affordable to low, very low, and extremely low income households. This is due to recently granted entitlements for several affordable housing projects. An additional 28% of the units were available to moderate income households, while the remaining 18% were available at the above moderate level.

We are only one year into the planning period, so a large unmet need remains for units in all income categories.

2015 Construction and Permitting Activity

The number of permits issued for residential construction was more than double for 2015 compared to 2014. During 2015, building permits were issued for 193 residential units, of which 114 (59 percent) were for affordable units, including 18 for extremely low income households, six for very low income disabled households, 46 for low-income households, and 44 for moderate-income households.

The County's Affordable Housing Program requires all new development to contribute to affordable housing, and incentivizes the construction of second dwelling units to meet the affordable housing contribution requirement for individual single family dwellings. Because of their limited size, second dwelling units are considered affordable; a survey conducted during 2006 and updated during 2013 established the average level of affordability at "moderate" for newer detached units and at "lower" for older units and attached units. In 2015 the County issued 52 permits for second dwelling units, including 44 detached units, six attached units, and two manufactured homes.

Homeless Strategy

The newly adopted Housing Element calls for a diverse housing stock that provides housing for all income levels. The County has undertaken planning to end homelessness that includes evaluation of alternative housing types, such as community supportive housing, small mobile units, and temporary housing. These initiatives, called the Building HOMES Toolbox, implement several policies of the 2014 Housing Element.

Second Units

In September 2015 the County revised its process for permitting second dwelling units to continue to encourage construction of second dwelling units to be available for rent. Notable changes include:

- New design standards for detached second units to create more functionally separated and private units
- Option to decrease the minimum lot size to 1.5 acres with a use permit
- Option to exceed maximum second unit size up to 1,000 square feet with a minor use permit

Builders of new market-rate housing units of more than 1000 square feet are required to participate in the County's Affordable Housing Program in one of several ways, including the payment of affordable housing in-lieu fees. Property owners may defer payment of this fee with an agreement to provide and rent a second dwelling unit to a low-income household for a 30 year period. Code changes adopted during 2015 provide more flexibility for property owners and allow them to be released from the 30 year

obligation upon payment of the remaining outstanding Affordable Housing Fee. The code still contains the option to opt out by paying an affordable housing fee that is used by the County to fund affordable housing projects.

Vacation Rentals

The County initiated revisions to the vacation rental ordinance to address this growing industry. Numerous public workshops and meetings were held in 2015 to address various issues including the impact to the County's housing stock. No action was taken in 2015.

CONCLUSION

Sonoma County General Plan 2020 continues to provide a broad policy framework for city-centered growth in the County. In 2016 the County will begin work on Open Space and Resource Conservation Program 6 that calls for expansion of community separator lands as local voter-approved community separator ordinances expire in 2016 and 2018. Identified community separators include Petaluma/Novato, Petaluma/Rohnert Park, Rohnert Park/Santa Rosa, Santa Rosa/Sebastopol, Windsor/Larkfield/Santa Rosa, Windsor/Healdsburg, and Northeast Santa Rosa Community.

Substantial progress was made during 2015 to implement many important general Plan 2020 programs. The 2014 Housing Element and housing programs have been effective in addressing the needs of all economic segment of the community during 2015.