Housing Policy Department
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: COUNTY OF SONOMA

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Reporting Period by Calendar Year: from 1/1/2011 to 12/31/2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Board of Supervisors

Cc: Planning Agency
California Department of Housing & Community Development
Governor's Office of Planning & Research

From: Permit & Resource Management Department

Subject: 2011 General Plan Implementation Progress Report

Date: March 27, 2012

EXECUTIVE SUMMARY

The County completed an update to the General Plan with adoption of General Plan 2020 (GP2020) by the Board of Supervisors on September 23, 2008. The broad purpose of GP 2020 is to express a strategy for creating a sustainable future for Sonoma County by guiding actions and decisions on future growth, development, and conservation of resources. Since adoption of GP2020, the following elements have been amended or adopted:

- Housing Element – Adopted May 2009 and certified by the California Department of Housing and Community Development (HCD) June 2009
- Land Use Element – Amended November 2008, February 2009, March 2009, December 2009, June 2010, August 2010, November 2010, and December 2010
- Circulation and Transit Element – Amended August 2010 to incorporate the Bike and Pedestrian Plan and meet requirements of the Complete Streets Act of 2008
- Open Space and Resource Conservation Element – Amended August 2010 to move transportation-related bicycle and pedestrian policies to the Circulation and Transit Element

The Annual Report has been prepared to provide an update to the Board of Supervisors and the Planning Agency of the status and progress towards implementing the County General Plan during the calendar year 2011. This Report also fulfills a legal requirement to report to the State of California on the County's progress towards implementing the various policies and programs of its General Plan, with an emphasis on meeting the Housing Element objectives. Tables displaying the status of General Plan and Housing Element program implementation are included as attachments to this Report.

The General Plan implementation projects and major planning efforts which were completed or under development in 2011 include the following:

- Scenic Resource Rezoning Project: The scenic resources rezoning project expanded protection of scenic resources within the Taylor, Sonoma, and Mayacamas Mountain area. The project was approved by the Board of Supervisors on May 10, 2011.
- Local Hazard Mitigation Plan Update: The County's Hazard Mitigation Plan identifies measure which may be taken to minimize risks from both natural and man-made events and conditions. The Board of Supervisors approved the Hazard Mitigation Plan update on October 25, 2011.
- Development Code Update: A major revision to the County's Development Code is currently in progress. The draft ordinance is expected to be reviewed by the Planning Commission before the end of 2012.
- Local Coastal Program Update: The administrative draft of the revised Local Coastal Plan is expected to be completed by mid-year and will be reviewed by the Planning Commission in late 2012.
- Sustainability Code Project: The sustainability code project will implement General Plan program 25 by developing provisions designed to reduce greenhouse gas emissions. Public hearings before the Planning Commission are anticipated to occur in the spring of 2012.
- Biotic Resource Rezoning Project: The biotic habitat rezoning project will implement the General Plan's protections for riparian corridors (phase I) and other types of biotic habitats (phase II). It is expected that Planning Commission review of the project's first phase will take place mid-2012; the second phase will be heard beginning in 2013 for completion by July 2013.

INTRODUCTION

The intent of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(b)(1), which mandates the County to prepare an annual report on the status of the General Plan and progress in its implementation. This report will cover the County's development related activities during calendar year 2011. A copy of this report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Providing a copy to HCD fulfills a statutory requirement to report certain housing information, including the County's progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3).

GENERAL PLAN PROGRAM UPDATE

The status of all General Plan and Housing Element programs is shown in *Attachment 1*. General Plan implementation projects and major planning efforts completed or underway in 2011 include the following:

Scenic Resource Rezoning (Phase I Project Complete)

The Scenic Resources Rezoning project implements Open Space and Resource Conservation Element programs that call for revising the Zoning Database to be consistent with General Plan policies that expand protection of scenic resources. The Scenic Resource (SR) zoning boundaries

were expanded consistent with the changes to Scenic Landscape Units adopted in the General Plan. Design guidelines were developed for the Mayacamas Scenic Landscape Unit and the Zoning Code's Local Area Development Guidelines were amended to incorporate the Taylor/Sonoma/Mayacamas Design Guidelines. The purpose of the Design Guidelines is to reduce the visual impact of residential related development within the Scenic Landscape Units of the Taylor, Sonoma, and Mayacamas Mountain area as visible from public roads. The project was approved by the Board of Supervisors on May 10, 2011. Additional work on expanding the Community Separators and Scenic Resource zoning has been delayed until staff time is available.

Local Hazard Mitigation Plan Update (Update Complete)

The Federal Disaster Mitigation Act of 2000 requires local agencies to prepare a Local Hazard Mitigation Plan in order to be eligible for federal assistance for pre-disaster hazard mitigation and post-disaster recovery assistance programs. Sonoma County's Hazard Mitigation Plan was first adopted in 2006 and federal law requires updating every five years. This Plan identifies actions the County can take to minimize risks from both natural and man-made events and conditions. The Hazard Mitigation Plan is integrated into the General Plan and implements many of the programs identified in the Public Safety Element. This five-year update was funded by a grant from the Department of Homeland Security. The Board of Supervisors approved the Hazard Mitigation Plan update on October 25, 2011.

Development Code Update (Ongoing Project)

The Development Code Update represents the first major reorganization of the County's Zoning Ordinance since the 1960s. This new format will be consistent with most of the newer code formats used in Santa Rosa, Windsor, and Sonoma, which will make the code more familiar and user-friendly to the public. The new Development Code will also integrate better with other chapters of the County Code by using consistent language and terminology. The Development Code update is anticipated to be heard by the Planning Commission in 2012, with informational workshops scheduled prior to public hearings.

Local Coastal Program Update (Ongoing Project)

The Local Coastal Program includes the planning document and zoning that govern development in the Coastal Zone, in partnership with the California Coastal Commission. The Local Coastal Plan contains goals, objectives, and policies to protect resources along the Sonoma Coast and guide future development in the Coastal Zone.

Because the Local Coastal Plan serves as the General Plan for the Coastal Zone, the update for this plan was placed on hold until General Plan 2020 was adopted in order to integrate the Local Coastal Plan with the updated General Plan. An administrative draft has been prepared and has received preliminary review by Coastal Commission staff. PRMD is currently in the process of responding to the Coastal Commission's recommendations. Public hearings before the Planning Commission are anticipated to take place by the end of the year. Following adoption by the Board of Supervisors, the Local Coastal Program will be submitted to the Coastal Commission for final review and certification.

Sustainability Code Revisions (Ongoing Project)

The Sustainability Code project implements the Greenhouse Gas Emissions Reduction program, which was identified as a high priority in the General Plan's Open Space and Resource Conservation Element. The project will amend the Zoning Ordinance's General Regulations (Article 88) to include

standards designed to substantially reduce emissions of new development. The draft ordinance includes provisions which support the use of a wide range of renewable energy sources including:

- Biofuel production facilities
- Low temperature geothermal energy
- Solar access protection
- Large scale solar power generation facilities
- Wind and wave energy power generation facilities

This project is funded by an American Recovery and Reinvestment Act grant. Public hearings before the Planning Commission are anticipated for spring of 2012.

Biotic Resource Rezoning (Ongoing Project)

The Biotic Resource Rezoning project will result in the replacement of the Biotic Resources Combing District with two districts in order to more easily determine whether the resource being protected is a riparian corridor or another type of biotic habitat. In addition, the project will incorporate the resource protections provided in the General Plan into the Zoning Code.

The Biotic Resource Rezoning project will be instituted in two phases. The first phase will establish a Riparian Corridor Combining District along all streams shown on USGS topographic maps in order to bring the Zoning Code into consistency with General Plan's criteria for riparian areas. The General Plan Open Space maps and Zoning database will be updated to reflect the best mapped data available for riparian corridors.

The second phase will create a Biotic Habitat Combining District and include associated updates to the General Plan Open Space maps and Zoning database. Public hearings before the Planning Commission are anticipated to take place mid-2012; the second phase will be heard beginning in 2013 for completion by July 2013.

HOUSING ELEMENT REPORTING REQUIREMENTS

The Board of Supervisors adopted the updated Housing Element May 5, 2009. Subsequently, a number of housing programs were implemented to allow for homeless shelters, permanent supportive housing, and transitional housing. The new vacation rental ordinance that protects existing high-density uses and sites became effective in 2011. Also completed were changes to allow extended seasonal farmworker housing. Additional work on energy and waste reduction was also implemented through the CalGreen building code.

Regional Housing Need

The County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD's guidelines for reporting the County's progress toward meeting its regional housing needs. The Association of Bay Area Governments (ABAG) has adopted a Regional Housing Needs Allocation (RHNA), pursuant to Government Code Section 65584, for all jurisdictions within the County of Sonoma. In order to provide for the projected population growth within the region, Sonoma County's share of the regional housing need was allocated at 1,364 new housing units for the 7-year period between 2007 and 2014, including 264 units affordable to moderate-income households, 217 units affordable to low income household, and 319 affordable to very-low income households.

During the period from 2007 to 2011, the County issued permits for 34 very low income units, 59 lower income units, 155 moderate-income units, and 586 above-moderate income units. The remaining need during this planning period (through 2014) is for 285 very-low income units, 158 low-income units, and 109 moderate-income units. The County has met its need for market-rate units through the year 2014 as shown in Table 1 (below). While a large number of the housing units issued permits by the County between 01/01/2007 and 12/31/2011 have been affordable, there remains a large need for units affordable to very-low income households.

Table 1: **Sonoma County's Progress in Meeting its Regional Housing Needs 2007-2014**
Reporting Period Ending 12/31/2011

Income Group	Regional Housing Need 2007-2014	Permits Issued 2007-2010	Permits Issued 2011	Need Met by County through 12/31/2011	Remaining Need by 2014
Very-Low	319	34	0	34	285
Low	217	48	11	59	158
Moderate	264	122	33	155	109
Above Moderate	564	496	90	586	<22>
Total:	1,364 units	700 units	134 units	834 units	530 units

2011 Construction and Permitting Activity

Permits issued for most types of housing units were up in 2011 relative to 2010, but remain below historic production levels. Despite the building downturn, the Permit and Resource Management Department (PRMD) continues to experience affordable housing building and entitlement activity. During 2011, planning entitlements for an additional 139 affordable units were approved, including the 79-unit "Crossroads" and the 60-unit "Sonoma Gardens" affordable rental projects.

The County's Affordable Housing Program requires all new development to contribute to affordable housing, and incentivizes the construction of second dwelling units to meet the affordable housing contribution requirement for individual single family dwellings. Because of their limited size, second dwelling units are considered affordable; a survey conducted during 2006 established the average level of affordability at "moderate" for newer detached units and at "lower" for older units and attached units. Permits were issued during 2011 for 37 second dwelling units, including 33 detached and 4 attached units. Rezoning of some sites to remove the Second Unit Exclusion (Z) overlay zone was also completed, allowing additional lots to qualify for second units.

LIST OF ATTACHMENTS:

Attachment 1: General Plan Program Implementation Status Table

cc: Community Development Commission
County Administrator

2011 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	Phase I - 2012; Phase II 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 vistor serving uses will be implemented with 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	Not Started	Implementation to occur with the Development Code Update - Phase II.
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 located 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 be developed and included in the Development Code update.
AR05	Farmworker 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 now permits the use of recreational vehicles for seasonal farmworker 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 (Phase II).
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	Underway	Pilot Program is currently being developled under contract with the Sonoma Valley Visitor's Bureau.
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						

EXHIBIT A

2011 ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION PROGRAMS

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
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.
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	Not Started	Federal approval of the Airport Master Plan's environmental document for compliance with the National Environmental Policy Act (NEPA) is pending. Review of the Airport Protection Plan will begin once federal clearance is received.
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	A workplan has been developed for the Comprehensive Airport Land Use Plan (CALUP) update.
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.
		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	Complete	SCTA declined to develop regional fee; Countywide Traffic Mitigation Fees are requested on referrals from cities and several have required payment of Countywide Traffic Mitigation Fees

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.
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	SCTA regional model is updated annually for improvements and corrections. As part of the Sustainable Communities Strategy under SB375, PRMD coordinated the update of land use data with SCTA Travel/Land Use Traffic Model. A major Model Update is scheduled for later this summer, when SCTA will calibrate the model to actual traffic counts and update the network and land use assumptions to the 2010 base year. Major updates of the model are scheduled every 5 years.
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: CT-3mm).	Transportation & Public Works PARKS SCTA	Ongoing	Ongoing	Counts done by SCTA/SCT during summer of 2010, 2011, and is planned again for 2012. 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
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

2011 ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION PROGRAMS

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
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. Currently seeking additional funding sources
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 for Penngrove 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	Work will begin in the summer of 2012 on a new interchange at Airport Blvd/101. Funding for the interchange has been secured through state and federal programs with some local match. TPW staff is working on design for the Brickway extension/Laughlin Road which will relieve Airport Blvd traffic. Federal Highway Administration funding has been secured for the bridge, and Countywide traffic mitigation fees and Measure M funds have been targeted for the Brickway extension .
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	Severely limited budget for road improvements makes it unlikely that road improvements will occur on rural roads in the foreseeable future. Funding to implement this program has not been identified.
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	2012	Completed	Standards for bicycle parking design were established as part of the 2010 Bicycle and Pedestrian Plan. Standards will be implemented as part of the Development Code Update.
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	City of Santa Rosa has begun studies for an overpass near SRJC. Other locations will be studied in the future when funding becomes available through Caltrans Transportation Planning Grant Program. The County also worked 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 a improvement priority list of bridges along County bikeways with inadequate width or other safety deficiencies that create hazards for bicyclist and pedestrians. Priorities for improving these bridges will be based on hazards involved, gap closures, and anticipated usage by bicycles and pedestrians once the bridge is widened and hazards are eliminated (Policy Reference: CT-3j(8)).	Transportation & Public Works	Ongoing	Underway	Santa Rosa Bicycle Coalition has begun collecting bikeway hazard data. TPW has established a Hazard Reporting Program to collect and maintain this data.
CT16	Pedi/Bike-Bus Program	The County, in collaboration with school district and parents groups will develop a program students are met at their homes and taken to school on foot and/or by bicycle, using volunteers. The program is based on the school bus model: Students wait for the Pedi/Bike-bus at "stops" in front of specified signs giving Pedi/Bike-Bus schedules, and volunteer parent details, and then join the "bus" to complete their journey to school, with volunteer parents. The program is based voluntary parental collaboration with organizational and logistic support from school districts. (Policy Reference: CT-3zz).	Schools PRMD	Ongoing	Underway	The program has sinced been named "walking school bus" program. This program is currently being implemented in various schools countwide.
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	This program is also part of the County's Climate Protection Action Plan. As of 2010, General Service did not have adequate staff to develop and implement this program.
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 as community needs are identified in the future.
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	On Hold	PRMD and TPW are developing a draft standard for non-motorized LOS in partnership with local traffic consultants. Thresholds for evaluation of bike and pedestrian facilities have been established and were incorporated into the General Plan Circulation Element with the Bikeways Plan. Due to staff changes, this program has been put on hold in 2011.
LAND USE ELEMENT						

2011 ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION PROGRAMS

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	Preparation of a Public Review Draft of the Local Coastal Plan is underway. California Coastal Commission staff have partially reviewed the administrative draft and have provided some initial comments to PRMD staff. The draft will be revised in response to these comments prior to producing the Public Revew Draft. The Coastal Zoning Code is also part of the LCP update and is being integrated with the updated Development Code. The Coastal Commission requires revisions to the Coastal Zoning Code be included as part of the LCP update. Coordination with the Coastal Commission will continue
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 Development Code Update, Phase II.
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	Underway	Review of Area Plans has been completed. Staff found that, with exception of riparian corridor setbacks for streamside conservation areas, all other standards have been incorporated into the Zoning Code. Riparian setbacks will be incorporated as part of implementation of the Biotic Resource Zoning Ordinance and then the Area Plans will be repealed.
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	Partially Implemented	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; Database for Winery Development is being updated.
LU06	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: LU-1a).	PRMD	2010	Completed	Russian River and Penngrove Design Guidelines completed December 2010. Mayacama Design Guidelines completed 2011.
				2012	Underway	Preparation of Historic Guidelines for Freestone, Occidental, Bodega, and Duncans Mills is underway and expected to go to the Planning Commission in spring 2012.
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.
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.

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Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
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	Not Started	This program is to be implemented with the Development Code Update, Phase II.
		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.
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	Noise Ordinance development has not been possible due to funding constraints.
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 and Underway	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 rezonings 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 resourcesa 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 implemented with the 2009 update to the Grading Ordinance and will be reflected in zoning when the Biotic Resources update is completed this year.
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.

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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	On Hold	Expansion of Community Separator designations is on hold due to focus on other priorities. Priorty and funding for this program will be determined by the Board.
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 with the adoption of the revised Development Code, Phase II.
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	Not started	Rezoning for this program will occur as part of the Development Code Update, Phase II.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
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	Staff has found that with the exception of New Board Authorized Areas already developed under Program LU06 (Penngrove and Russian River), standards for urban areas are similar and can be applied generally. Phase II of the Development Code Update would 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, Phase II.
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: OSRC-7b, 8d, and 8e).	PRMD	2013	Underway	Review of the administrative draft ordinance establishing Streamside Conservation areas along riparian corridors is currently underway. Biotic Habitat designations and mapping for rezoning is also underway. Biotic Resource zoning amendments expected to go to Planning Commission this summer.
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 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 8i).	PRMD	Unknown	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
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	Program implementation will occur according to Board prioritization and availibility of funding.
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	Unknown	Not started	Program implementation will occur according to Board prioritization and availibility of funding.
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 availibility of funding.

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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	Underway	Phase I involves the development of a voluntary program for Oak Woodland Management. The voluntary program is in development in collaboration with the Sonoma County Agricultural Preservation and Open Space District and expected to be presented to the Board in June 2012. Establishment of an advisory committee would occur with the development of regulatory provisions during the second phase.
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	N/A	Underway	The effect of grazing on riparian habiatats have been studied by the U.C. Division of Agriculture and Natural Resouces and the Sotoyome Resource Conservation District. Best Management Practices have been developed and are included in there documents. BMPs will be incorporated in the County's zoning.
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	On Hold	A Conservation Strategy was developed but never formally adopted due to lack of funding for implementation and environmental review. However, U.S. Fish and Wildlife Service's Programmatic Biological Opinion is used to miligate potential impacts to CTS 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 availibility 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	N/A	Complete	Flood Control Design Criteria were updated by the SCWA and are applied to projects through the 2009 update of the Grading Ordinance.
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	2009	Complete	Best management practices were developed as part of the 2009 Grading Ordinance.
				2012	Underway	Streamside conservation areas will be established as part of the Biotic Resource policy implementation project.
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.
OS25	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	Water Efficient Landscape Ordinance and CalGreen energy efficiency and green building standards and adopted. Development projects are reviewed for greenhouse gas and climate change impacts through CEQA process.
				2013	Underway	Development of Zoning Code revisons to permit renewable energy facilities are underway. Public Review draft anticipated spring 2012 and to Planning Commission summer 2012.

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				2014	Pending Funding	Development of a Countywide Climate Action Plan requires additional funding. The County has submitted a grant proposal in partnership with the RCPA/SCTA and 9 cities to develop the GHG Reduction Plan.
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).	Water Agency PRMD GIS	2011	Not Started	Program initiation will depend on Board prioritization and availability of funding.
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	Ongoing	Underway	PRMD is assisting 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	Underway	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	Ongoing	Underway	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, 2i).	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	Underway	Fire Standards of Coverage is currently in draft form. It is expected to be comple by July 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 day care facilities have been implemented for residential zones and recently updated for agricultural and rural resource zones.
PUBLIC SAFETY ELEMENT						
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: PS-1a, 1b, 1c, 2a, 2b).	PRMD	2009	Complete	Zoning database updated to reflect current FEMA and Geologic Hazards/Alquist Priolo Zones.
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	Not Started	Priority and funding to be determined by the Board.

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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: PS-4g).	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	Not started	Program implementation subject to Board prioritization and funding.
PS07	Reduction of Russian River Flood Damage	Develop a comprehensive plan addressing flood losses in the Russian River (Policy Reference: PS-2d).	PRMD	2012	Not started	Program implementation subject to Board prioritization and funding. Emergency Services regularly updates the Incident Response Plan (commonly known as the "Area Plan").
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	Underway	The Sonoma County Water Agency has initiated a Scoping Study for the Upper Petaluma River Watershed Flood Control Project. The primary objective is to develop a stormwater management/groundwater recharge project that will provide flood hazard reduction and groundwater benefits within the Upper Petaluma River Watershed.
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 stormwater 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	Underway	A demonstration project was completed at the PRMD building for stormwater 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 stormwater 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	Ongoing	Complete	General Services has installed landscaping at County facilities consistent with the Water Efficient Landscape Ordiance. Sonoma County's Low Impact Design Guidelines, adopted in 2011, contain Best Management Practices.

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WR03	Stormwater Management Regulations	Work with the RWQCBs during the official formulation and adoption process for stormwater pollution management regulations affecting Sonoma County (Policy reference: WR-1c, -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 Board	Ongoing	Underway	Review and participation with other Agency programs
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	Administrative Draft ordinance under review. Public Review draft to the Board in summer 2012.
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	Partially Implemented	PRMD continues to require annual groundwater monitoring on discretionary permits and has developed a database in coordination with the SCWA. The dataset is insufficent to analyze any trends yet. Staffing resources are too limited to undertake the full program at this time.
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 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).	PRMD Water Agency	Ongoing	Complete	The Sonoma County Water Agency's updated Urban Water Manangement Plan was adopted on June 21, 2011.
					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	PRMD Water Agency	Ongoing	Complete	The Sonoma Valley Groundwater Management Plan was developed as a collaberative effort to locally manage, protect, and enhance groundwater resources.

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
		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).			Underway	The groundwater management planning process has begun for the Santa Rosa Plain. Public workshops have been held and a Basin Advisory Panel has been convened.
WR11	Water Conservation in New Development	Prepare, adopt, and implement an ordinance that requires water-conserving plumbing in all new dwellings and water-conserving 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.
				2012	Underway	Sonoma County Water Agency's Smart Water Guidebook is currently under development.
WR12	Reclaimed 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	To be implemented with Phase II of the Development Code Update.
HOUSING ELEMENT						
2H SUSTAIN EXISTING AFFORDABLE HOUSING PROGRAMS AND AFFORDABLE UNITS						
H01	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
H01	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
H02	Retention of Affordable Units	Inventory and monitor 293 at-risk affordable units in unincorporated area of county on an ongoing basis.	CDC	Ongoing	Ongoing	Ongoing
H02	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
H02	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
H02	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
H03	Retention of Rental Housing Stock	Advocate for state legislation to address this issue.	PRMD	Ongoing	Underway	The County is actively advocating for state legislation to regulate mobile home park conversions.
H03	Retention of Rental Housing Stock	Implement state law through its Mobile Home Park Conversion Ordinance.	PRMD	FY 09/10	Complete	Board adopted ordinance which was invalidated by Court Order and Board repealed. Implement through state law only.
H03	Retention of Rental Housing Stock	Consider a Condominium Conversion Ordinance.	PRMD	2014	Not started	Development Code Update Phase III
H04	Density Bonus Programs	Continue State Density Bonus Program.	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	Continue County Supplemental Density Bonus Program.	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	Continue Type A Housing Opportunity Program	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	Continue Type C Housing Opportunity Program	PRMD	Ongoing	Ongoing	Ongoing Program - Updated in 2006
H04	Density Bonus Programs	Evaluate these programs and determine if the programs can be expanded or modified to create additional opportunities for housing.	PRMD	Ongoing	Ongoing	Ongoing
H05	Incentives and Constraint Removal	Update the Zoning Code to provide compliance with Government Code 65915 provisions related to incentives and development standards for affordable density bonus projects.	PRMD	2010	Complete	Approved March 30, 2010
H06	Criteria for Vacation Rentals and Time-Shares	Evaluate the impact of vacation rentals and time shares on urban residential land use classifications (R1, R2 and R3).	PRMD	2010	Complete	Vacation Rental Ordinance adopted November 2010

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H06	Criteria for Vacation Rentals and Time-Shares	Limit the loss of these residential lands and certain types of residential uses to visitor-serving uses.	PRMD	2010	Complete	Vacation Rental Ordinance adopted November 2010
H06	Criteria for Vacation Rentals and Time-Shares	Work with the vacation rental community and stakeholder groups to develop ordinance that meets the needs of vacation home owners and neighbors while preserving the urban housing stock.	PRMD	2010	Complete	Vacation Rental Ordinance adopted November 2010
2.2 PROMOTE THE USE OF AVAILABLE SITES FOR AFFORDABLE HOUSING CONSTRUCTION AND PROVIDE ADEQUATE INFRASTRUCTURE						
H07	Summary of Housing Sites & Site Data Sheets	Publish a list summary of available housing sites and sites for mixed-use projects.	PRMD	Ongoing	Ongoing	Available at PRMD
H07	Summary of Housing Sites & Site Data Sheets	Update list annually and make available both in printed form and on the Internet.	PRMD	Ongoing	Ongoing	Printed version complete. Internet version needs to be made accessible.
H07	Summary of Housing Sites & Site Data Sheets	Establish and maintain site data sheets for inventoried sites.	PRMD	Ongoing	Ongoing	Available at PRMD. To be updated in 2012
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 pre-application 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 farmworker housing.	PRMD County Agencies	Ongoing	Ongoing	PRMD works with Public Works, Regional Parks and CDC staff to facilitate processing
H10	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.
H10	Staff for Housing Implementation & Processing	Provide fast-track processing for affordable housing projects.	CDC, PRMD	Ongoing	Ongoing	Priority processing policy and procedures in place
H11	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	N/A	Complete	In addition to the sites rezoned in conjunction with the General Plan update in 2008, the affordable housing overlay zone has been added to two commercial sites.
H11	Additional Sites for Housing	Identify suitable sites within or proximate to the 3 redevelopment areas.	CDC, PRMD	Unknown	Not Started	Redevelopment dissolved
H12	Continued Mitigation Opportunities for Housing Sites	Participate in regional sensitive habitat and endangered species conservation efforts.	PRMD	Ongoing	On-hold	See OS 20
H13	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	N/A	Complete	Implemented with the adoption of the 2009 Housing Element.
H13	Utility Providers Responsibility to Prioritize Service	Distribute the General Plan Housing Element, and any amendments thereto, within 60 days of its adoption.	PRMD	N/A	Complete	Implemented with the adoption of the 2009 Housing Element.
H13	Utility Providers Responsibility to Prioritize Service	Encourage providers to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Ongoing	Ongoing	Ongoing
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	Unknown	Not needed at this time	Growth management programs have not restricted housing development; actual development has been well below limits under these two programs.

2011 ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION PROGRAMS

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H15	Review LOS and Noise Standards	Review General Plan standards such as Level of Service (LOS) standards and maximum outdoor noise standards for urban projects, and consider revising them if they are shown to constitute a constraint to the production of affordable housing.	PRMD	2013	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
H16	"J" Combining District	Eliminate the "J" (Mobile Home Exclusion) Combining District in order to allow manufactured homes on any residential lot.	PRMD	FY 10/11	Complete	Approved March 30, 2010
H17	Review "Z" Combining District	Review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and consider removing the restrictions where they are not necessary.	PRMD	FY10/11	Ongoing	BOS directed Program be implemented on a case-by-case basis. Several sites have been rezoned to remove the Z overlay over the past year.
H18	Type C Housing Program Expansion	Expand current Type C (100% density bonus) program to also allow Type C projects on UR sites with mapped densities of 2 to 3 units per acre.	PRMD	Unknown	Not Started	Develop Work Plan and Priority
H19	Homeless Shelters as Use-by-Right	Amend the Zoning Code to remove the use permit requirement and establish standards for small-scale homeless shelters (up to 10 beds) in the C3, LC and M1 zoning districts.	PRMD	FY 09/10	Complete	Approved March 30, 2010
H19	Homeless Shelters as Use-by-Right	Remove the use permit requirement and establish standards for emergency homeless shelters (no limit on beds) in the M1 and PF zoning districts.	PRMD	FY 09/10	Complete	Approved March 30, 2010
H20	Regulations for Farmworker Housing	Review the existing Zoning Code provisions governing agricultural employee and farm family housing in order to identify any potential changes that would result in greater production of affordable housing units.	PRMD	FY 10/11	Complete	Completed 03/30/2010
H21	Single Room Occupancy	Provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing.	PRMD	2012	Underway	Code changes proposed to expand SRO program have been to Planning Commission and are scheduled for hearing before the Board in March in 2012.
H23	Long Term Residency in Campgrounds	Consider amending its zoning ordinance to allow long-term residential occupancy of travel trailers and recreational vehicles in existing campgrounds as part of a pilot program	PRMD	2011	Underway	Program will be part of the Integrated Development Code.
H24	Flexible Development Standards for Infill Projects	Amend the subdivision ordinance to reduce regulatory impediments and development costs to new residential development on infill parcels unable to meet current subdivision criteria .	PRMD	FY 11/12	Complete	Approved March 30, 2010
H25	Minimum Residential Densities	Require that all discretionary projects on Urban Residential lands achieve, at a minimum, the densities established by the General Plan and Zoning.	PRMD	Ongoing	Ongoing	Ongoing - continue staff training
H26	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	FY 12/13	Ongoing on case by case	AH-overlay zones are considered on a case-by-case basis and have been added to several sites.
2.4 CONTINUE TO PROVIDE FUNDING FOR AFFORDABLE HOUSING						
H27	Permanent Affordable Housing Stock	Devote housing set-aside funds specifically to the production of new permanent affordable units and/or the rehabilitation of existing units which would be added to the permanent affordable stock through affordability restrictions.	PRMD	Ongoing	N/A	Redevelopment dissolved - no more set aside funds. CFH funds continue to be devoted to permanent affordable housing.
H27	Permanent Affordable Housing Stock	Fund rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing.	CDC	Ongoing	Ongoing	Ongoing
H27	Permanent Affordable Housing Stock	Consider increasing the 20 percent set-aside.	PRMD	Ongoing	N/A	Redevelopment dissolved.
H28	Tiered Fee Structure	Create a tiered fee structure of with two or more levels.	PRMD, CAO	FY 12/13	Not Started	Develop Work Plan and Priority

2011 ANNUAL REPORT ON GENERAL PLAN IMPLEMENTATION PROGRAMS

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H29	County-Owned Land for Affordable Housing	Lease land for affordable and farmworker 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	CAO conducted a survey of county-owned lands for possible lease and coordinated with various departments and non-profit groups. No sites were determined to be feasible at that time.
H30	Conversion of Market-Rate Mobile Home Parks	Assist in the purchase of existing mobile home parks in order to increase affordability.	PRMD CDC local non profits	To be determined	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
H30	Conversion of Market-Rate Mobile Home Parks	Provide staff resources to non-profits and residents when funding and staffing levels permit.	PRMD CDC local non profits	To be determined	Not Started	Priority and funding to be determined by the Board in the Work Plan for Comprehensive Planning.
H31	Funding Preference to Non-profits	Promote unit affordability by giving discretionary funding preference to nonprofit developers when it is practicable to do so.	CDC	Ongoing	Complete	CFH funding policies have been adopted by the Board and give preference to projects that have the greatest potential to achieve the quantified objectives. Most non-profit projects provide 100% affordability making them most competitive.
H32	Community Land Trust Model	Create perpetually affordable housing units using the community land trust (CLT) model.	PRMD CDC	Ongoing	Not started	Funding has not been identified. Develop Work Plan and Priority.
H33	Predevelopment Funding	Use CDBG, RDA and CFH funds, and consider use of any other funding sources created pursuant to the policies of the Element, for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Ongoing	Ongoing as funds are available. Redevelopment funding is no longer available, but County Fund for Housing moneys are used for this purpose.
H34	Recreation and Visitor-Serving Uses	Increase opportunities for recreation and visitor-serving uses.	PRMD	Ongoing	Considered on a case-by-case basis	Criteria for designation adopted with GP2020 in 2008; Sites reviewed for additional designations on case-by-case basis.
H35	County Employee Housing Assistance Programs	Continue to offer these programs, and to increase them as opportunities permit.	CDC	Ongoing	Suspended	Programs currently suspended due to lack of funding.
H36	Long-Term Affordability Mechanism	Change long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach.	PRMD, CDC	FY 12/13	Underway	This was included in the Work Plan for 12/13 and is underway.
H37	Funding Priorities for Rental and Ownership Projects	Set CFH funding priorities for rental and ownership affordable housing projects.	CDC	FY 12/13	Complete	CFH funding policies have been adopted by the Board and give highetst priority to rental projects for lower income households.
		2/5 PROMOTE PRODUCTION OF HOUSING UNITS FOR SPECIAL NEEDS				
H38	Group Homes & Transitional Housing	Amend zoning ordinance to reduce constraints on group homes and licensed residential and healthcare facilities, and to remove constraints on transitional housing and permanent supportive housing	PRMD	FY 09/10	Complete	Approved March 16, 2010. Future amendments may be developed.
H39	Inter-Jurisdictional Housing Committee	Support an interjurisdictional housing coordinating committee to facilitate affordable and special needs housing projects.	PRMD	Ongoing	Ongoing	County hosts a County Planning Directors meeting monthly to coordinate housing efforts. Since SB375 Sustainable Communities Strategy is underway, SCTA staff have been coordinating the monthly meetings including ABAG staff.
H40	Homeless Shelters	Amend Zoning Code to specify that any standards imposed on a homeless shelter shall not constrain, but shall encourage and facilitate the development and operation of the shelter.	PRMD	FY 09/10	Complete	Approved March 16, 2010
H41	Homeless Survey	Participate with other jurisdictions in funding a comprehensive survey of the homeless in Sonoma County.	CDC	Ongoing	Ongoing	Survey conducted every 2 years as required by the Dept of Housing and Urban Development.
H42	Transitional, Supportive Housing By-right	Amend Zoning Code to allow transitional and permanent supportive housing in all residential land use categories.	PRMD	FY 09/10	Complete	Completed 03/30/2010
H43	Existing Group Homes	Inventory existing group home facilities and determine the sustainability of these operations.	PRMD, CDC	Unknown	Not Started	Funding source needs to be identified. Develop Work Plan and Priority

Program Number and Title		Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H43	Existing Group Homes	Amend Zoning Code or providing incentives or other considerations as needed to sustain these existing facilities and to develop additional facilities.	PRMD, CDC	FY 11/12	Complete	Completed 03/30/2010
H44	Reasonable Accommodations	Provide reasonable accommodations through implementation of Reasonable Accommodations Ordinance ("Article 93")	PRMD	Ongoing	Ongoing	Ongoing; Ordinance adopted 2004; continue staff training
H45	Funding for Fair Housing Program	Fund operation of a fair housing program.	CDC	Ongoing	Ongoing	Ongoing
H46	Fair Housing Information & Referrals	Provide referrals to nonprofit Fair Housing programs.	PRMD, CDC	Ongoing	Ongoing	Ongoing
H46	Fair Housing Information & Referrals	Make information available to customers at a wide range of public locations throughout the County.	PRMD, CDC	Ongoing	Ongoing	Ongoing
H47	Inventory & Encourage Farmworker Housing	Inventory existing farmworker housing units.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H47	Inventory & Encourage Farmworker Housing	Amend Zoning Code to increase opportunities for these types of housing where needed.	PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H48	Consider Assessment for Farmworker Housing	Work with growers to consider support for an assessment district on a per acre basis.	CAO, CDC, PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H49	Revised Standards for Farmworker Housing	Amend Zoning Code to revise standards such as to allow a longer period of occupancy for seasonal farmworker bunkhouses, and to allow a larger number of residents during peak harvest seasons.	PRMD	FY 11/12	Complete	Code revisions adopted with updated Ag Ordinances in January 2012.
H50	Farmworker Housing Task Force	Create a Task Force to work with community partners to further identify and address farmworker housing needs.	CAO, CDC, PRMD	FY 11/12	Not Started	Develop Work Plan and Priority
H51	Universal Design	Adopt a Universal Design Ordinance for new residential construction.	PRMD	FY 12/13	Not Started	Included in 12/13 Work Plan to begin in July 2012.
2.6 IMPROVE CONSERVATION OF ENERGY AND NATURAL RESOURCES						
H52	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.
H53	Energy & Water Conservation & Efficiency	Provide a variety of materials related to energy and water conservation, energy efficiency, green building, and recycling.	PRMD	Ongoing	Ongoing	Incorporate into Checklists; Green building display at PRMD
H54	Priority to Energy & Water Efficient & Green Projects	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	2011	Complete	CFH funding policy adopted by the Board includes priority for housing projects incorporating energy and water efficiency measures.
H54	Priority to Energy & Water Efficient & Green Projects	Consider other criteria that reduce GHG, such as the use of recycled and green building materials, in establishing funding priorities.	PRMD, CDC	FY 12/13	Not Started	Workplan to be developed as resources permit.
H55	Residential Construction Site Waste Recycling	Adopt a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size.	PRMD	2011	Complete	Construction waste recycling included in Calgreen ordinance adopted by the Board in 2011.
H56	Green Building Ordinance	Adopt a Green Building Ordinance.	PRMD	FY 09/10	Complete	Incorporate into Checklists
H57	Checklists for Residential Developers	Provide checklists to implement new housing element policies.	PRMD	FY 10/11	Not Started	Included in 12/13 Work Plan to begin in July 2012.

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

Jurisdiction County of Sonoma

Reporting Period 01/01/2011 - 12/31/2011

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
various - see attached		R		11	33						second dwelling units limited in size 2006 and
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶											
(10) Total by income Table A/A3 ▶ ▶			0	11	33	90					
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

see attached building permit tables for specific property identifiers

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

Jurisdiction County of Sonoma

Reporting Period 01/01/2011 - 12/31/2011

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							
No. of Units Permitted for Above Moderate	90						

* Note: This field is voluntary

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

Jurisdiction County of Sonoma

Reporting Period 01/01/2011 - 12/31/2011

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	319					0					34	285
	Non-deed restricted						~~0~~					~~34~~	
Low	Deed Restricted	217					17					59	158
	Non-deed restricted											~~59~~	
Moderate	Deed Restricted	264										—	109
	Non-deed restricted						33					155	
Above Moderate		564					90						<22>
Total RHNA by COG. Enter allocation number:		1,364					134						530
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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

Jurisdiction County of Sonoma

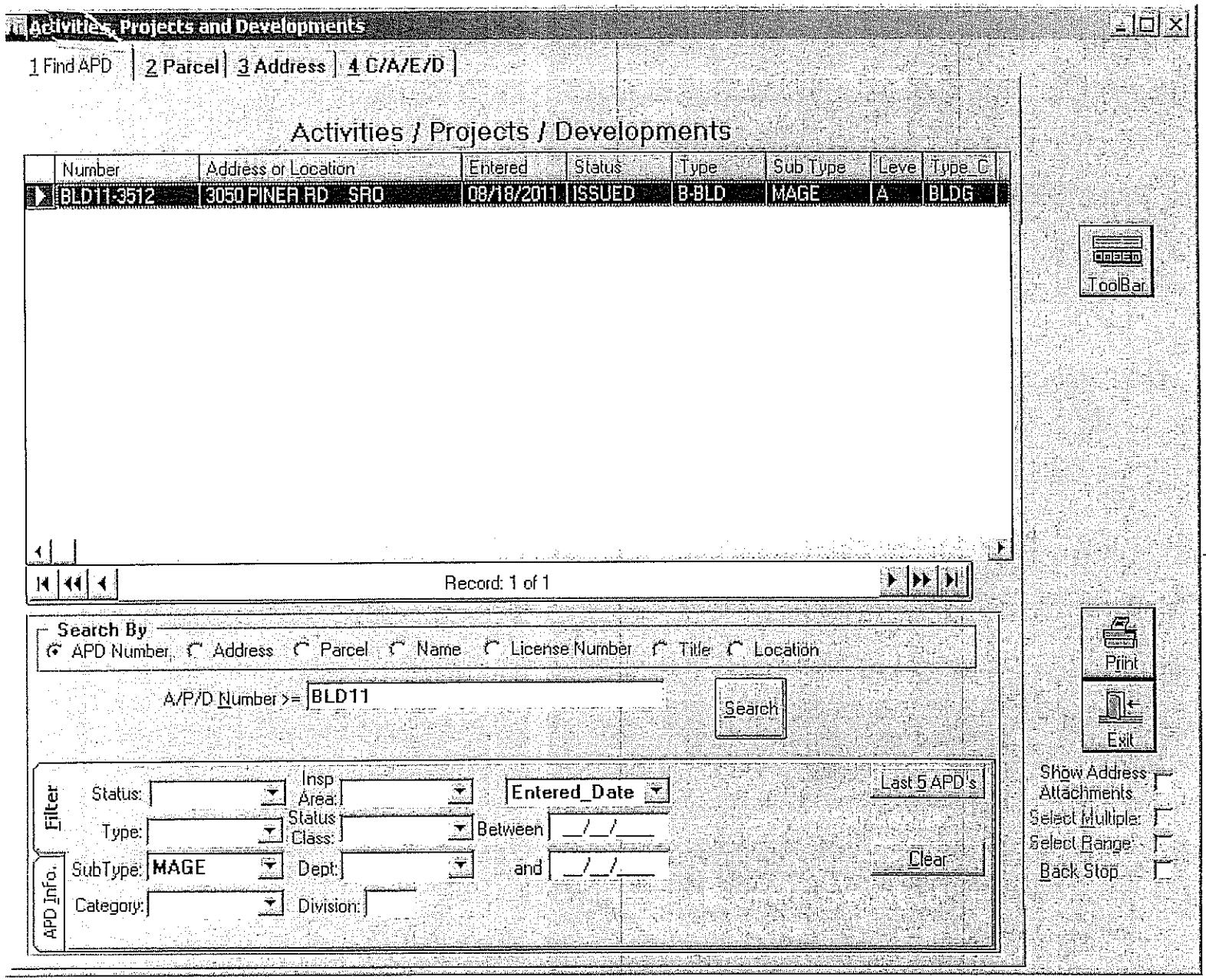
Reporting Period 01/01/2011 - 12/31/2011

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 of status of all programs			

please see table attached to annual report



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34 rep

33 s2nd

6 sage

11 33 90

low MOD ↑ MOD

TOTALS

ag employee mobile

1 @ low

Activities / Projects / Developments

Number	Address or Location	Entered	Status	Type	Sub Type	Level	Type_Cat	Balance
BLD09-4989	22107 RUOFF DR TIM	12/10/2009	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD09-5211	7955 ST HELENA RD RIN	12/23/2009	PREFINAL	B-BLD	SNEW	A	BLDG	0
BLD10-0613	11107 BROOKS RD WIN	02/23/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-0670	15047 DRAKE RD FOR	02/25/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-1031	2210 THORNSBERRY RD SON	03/24/2010	PREFINAL	B-BLD	SNEW	A	BLDG	0
BLD10-3380	5820 OLD REDWOOD HWY PEN	08/19/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-3716	1324 HILL RD GLE	09/09/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-3866	11900 GRATON RD GRA	09/16/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-3942	1080 CHIQUITA RD HEA	09/21/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-4069	5635 SWEETWATER SPRINGS RD FOR	09/29/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-4732	466 SONOMA MTN RD PEN	11/08/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-4982	167 PHILLIPS DR PEN	11/23/2010	WITHHELD	B-BLD	SNEW	A	BLDG	0
BLD10-5009	6754 RITCHURST PL FOR	11/24/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5039	11377 VINEYARD SPRINGS LN MWS	11/29/2010	PREFINAL	B-BLD	SNEW	A	BLDG	0
BLD10-5245	540 PEARL ST GUE	12/13/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5257	1400 WARRINGTON RD BEL	12/13/2010	FINALED	B-BLD	SNEW	A	BLDG	0
BLD10-5306	22202 UMLAND CIR TIM	12/16/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5353	998 LIMERICK LN WIN	12/20/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5371	5437 LA DIA CT BBY	12/20/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5378	7451 W DRY CREEK RD GEY	12/20/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5378	6371 MTN VIEW RANCH RD GEY	12/20/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5402	2800 MARRA RD OCC	12/21/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5410	19094 BAY ST AGU	12/21/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5411	19088 BAY ST AGU	12/21/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD10-5443	765 LOHRMAN LN PET	12/22/2010	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-0153	2700 FRANCISCO AVE SRO	01/11/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-0353	8 BALMA LN COT	01/26/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-0447	7000 FOOTHILL RANCH RD MWS	01/31/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-0475	1754 ALICE DR PEN	02/02/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-0691	1600 OAK HOLLOW RD CLO	02/18/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-0893	857 LEGHORN LN PET	03/07/2011	WITHHELD	B-BLD	SNEW	A	BLDG	0
BLD11-1049	1060 CORONA RD PEN	03/22/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-1052	7840 TWIN PINES LN GRA	03/22/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-1053	1990 MIDDLE TWO ROCK RD PET	03/22/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-1292	18262 HWY 128 MWS	04/06/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-1295	282 SKILLMAN LN PET	04/06/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-1503	3215 STONE STATION RD TWI	04/20/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-1520	3811 BURNSIDE RD TWI	04/21/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-1698	18346 HWY 128 MWS	05/03/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-1752	21282 BURNDALE RD SON	05/06/2011	ISSUED	B-BLD	SNEW	A	BLDG	0

market-rate SFDs

10:15 02/15/2012

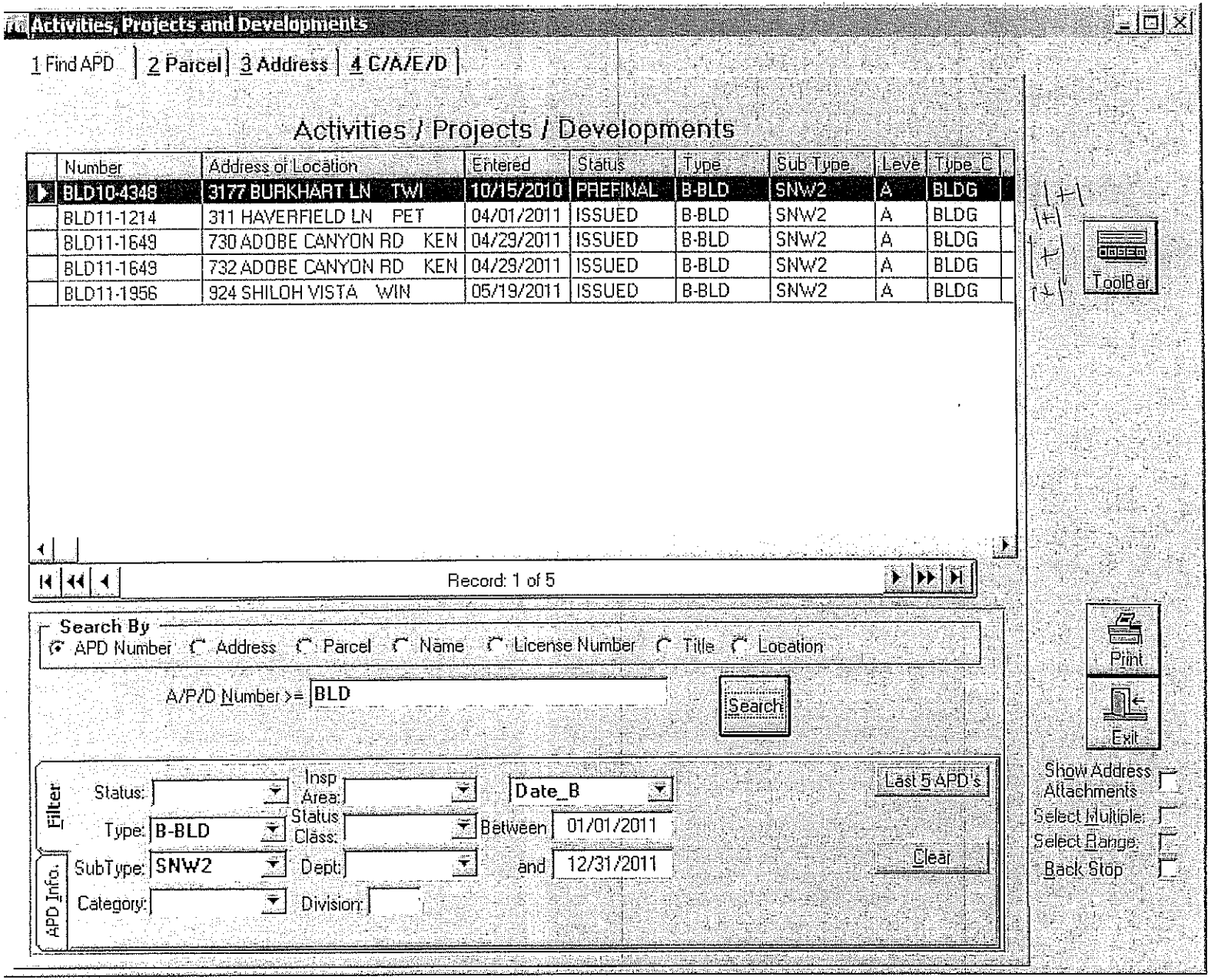
52 @ market

BLD11-1838	21883 HYDE RD SON	05/12/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-1938	981 WILFRED AVE BEL	05/18/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-2016	6181 COTTAGE RIDGE RD WIN	05/24/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-2110	35824 SEAWARD REACH SEA	05/31/2011	PREFINAL	B-BLD	SNEW	A	BLDG	0
BLD11-2417	5393 WINDSOR RD WIN	06/15/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-2459	1183 CHAUVET RD GLE	06/17/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-2631	14275 MILL CT GUE	06/27/2011	PREFINAL	B-BLD	SNEW	A	BLDG	0
BLD11-2861	2580 CHILENO VALLEY RD PET	07/13/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-2897	15681 NORTON RD HEA	07/14/2011	FINALED	B-BLD	SNEW	A	BLDG	0
BLD11-3346	6702 FAUGHT RD WIN	08/09/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-4385	940 ALEXANDER MOUNTAIN RD GEY	10/11/2011	ISSUED	B-BLD	SNEW	A	BLDG	0
BLD11-4583	11377 BARNETT VALLEY RD TWI	10/24/2011	ISSUED	B-BLD	SNEW	A	BLDG	0

Total Rows: 52

Market rate SFDs, Cont'd

(cont'd)



SFDs with attached 2nd dwelling units (occupancy restricted)
4 @ market
4 @ low

Activities / Projects / Developments

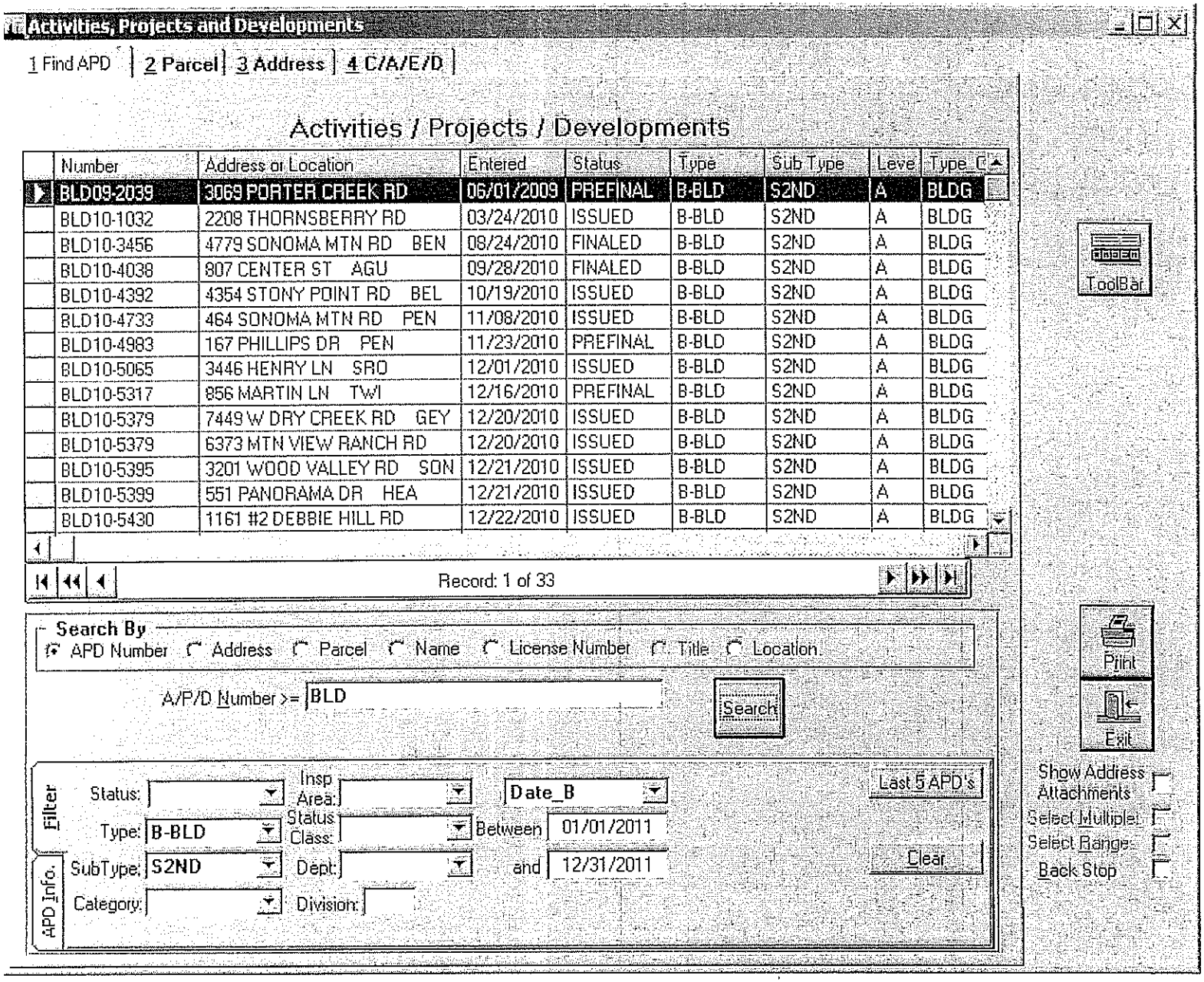
Number	Address or Location	Entered	Status	Type	Sub Type	Level	Type_Cat	Balance
BLD10-3375	761 MICHAEL DR AGU	08/19/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-4298	830 BUTLER AVE BEL	10/13/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-4363	15337 CANYON 3 RD GUE	10/18/2010	PREFINAL	B-BLD	SREP	A	BLDG	0
BLD10-4401	1300 TRIMBLE LN CLO	10/19/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-4412	600 HOFF RD KEN	10/20/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-4463	5320 OLD REDWOOD HWY WIN	10/22/2010	FINALED	B-BLD	SREP	A	BLDG	0
BLD10-4698	150 VALLEY VIEW DR PET	11/05/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-5085	3645 MIDDLE TWO ROCK RD TWO	12/02/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-5226	2525 MIDDLE TWO ROCK RD PET	12/10/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-5229	8511 OAK GROVE AVE GRA	12/10/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-5349	7431 HWY 128 GEY	12/17/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-5414	3511 BISORDI LN SRO	12/21/2010	FINALED	B-BLD	SREP	A	BLDG	0
BLD10-5442	17560 NORRBOM RD SON	12/22/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD10-5442	17558 NORRBOM RD SON	12/22/2010	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-0685	16700 ARNOLD DR GLE	02/18/2011	WITHHELD	B-BLD	SREP	A	BLDG	0
BLD11-1110	1895 SPRING HILL RD PET	03/25/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-1166	124 LOMA VISTA DR GLE	03/29/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-1169	501 BRUSH ST GRA	03/30/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-1218	6201 STARR RD WIN	04/01/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-1222	602 W GRANT ST HEA	04/04/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-1353	5115 ROSS RD FOR	04/12/2011	PREFINAL	B-BLD	SREP	A	BLDG	0
BLD11-1404	11700 GREEN VALLEY RD GRA	04/15/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-1619	3685 W DRY CREEK RD GEY	04/28/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-2063	17243 PARK AVE AGU	05/26/2011	WITHHELD	B-BLD	SREP	A	BLDG	0
BLD11-2310	3900 LOVALL VALLEY RD SON	06/08/2011	PREFINAL	B-BLD	SREP	A	BLDG	0
BLD11-2502	6452 QUAILBROOK LN PEN	06/21/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-2554	14263 MILL CT GUE	06/23/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-2679	7757 W DRY CREEK RD GEY	06/29/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-2769	4310 W SAUSAL LN GEY	07/07/2011	PREFINAL	B-BLD	SREP	A	BLDG	0
BLD11-2885	3975 WALLACE RD RIN	07/14/2011	PREFINAL	B-BLD	SREP	A	BLDG	0
BLD11-3459	260 LOHRMAN LN PET	08/16/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-3536	13450 HWY 12 GLE	08/22/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-3732	1810 SPERRING RD SON	09/01/2011	ISSUED	B-BLD	SREP	A	BLDG	0
BLD11-4287	1760 KARAS LN GRA	10/05/2011	ISSUED	B-BLD	SREP	A	BLDG	0

Total Rows: 34

market-rate replacement
SFDs

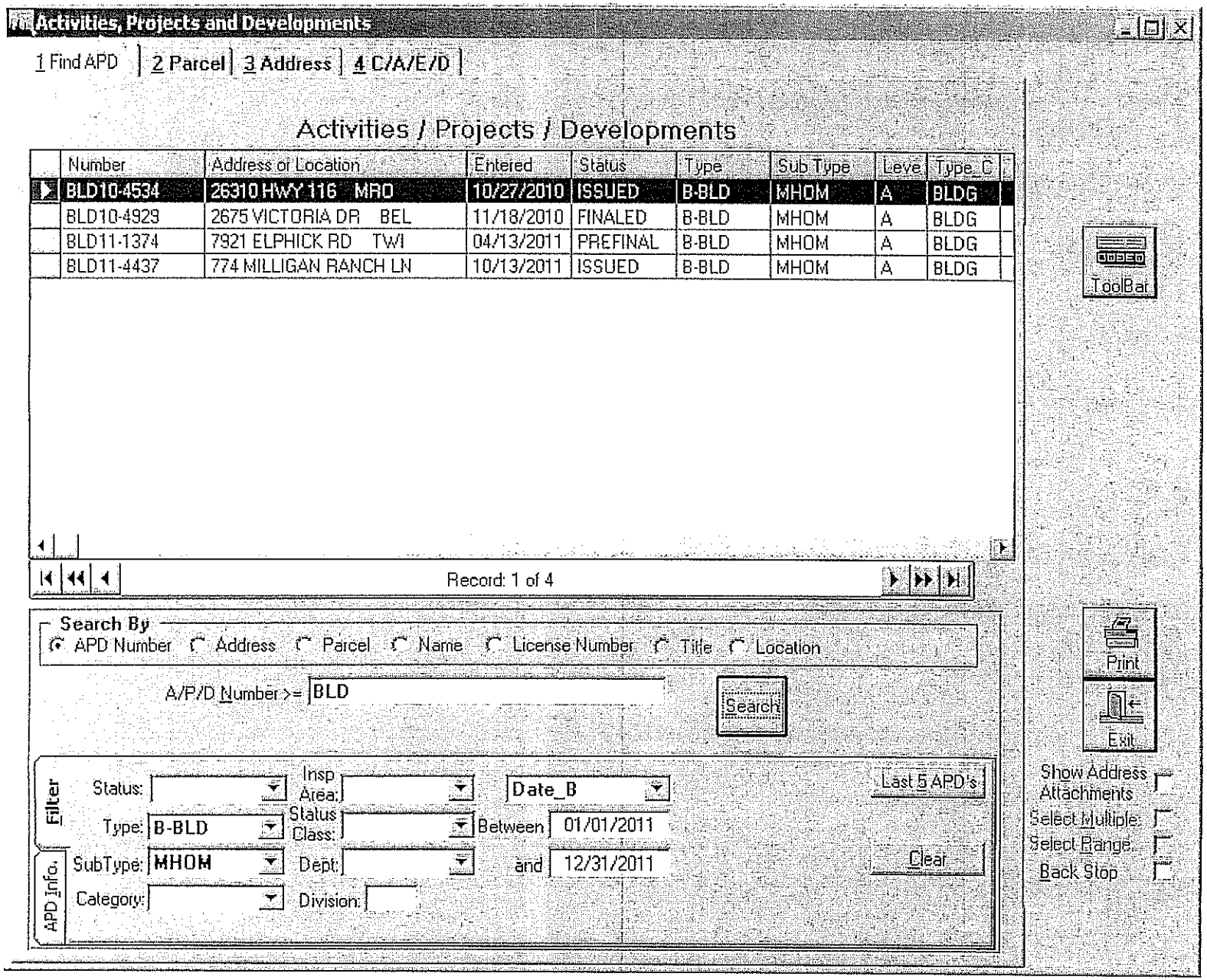
10:17 02/15/2012

34 @ market



detached 2nd dwelling units (occupancy restricted)

33 @ moderate



market rate
Manufactured homes
& land

4 @ mkt

Activities, Projects and Developments

1 Find APD | 2 Parcel | 3 Address | 4 C/A/E/D

Activities / Projects / Developments

Number	Address or Location	Entered	Status	Type	Sub Type	Leve	Type_C
BLD10-2340	18278 HWY 128 MWS	06/17/2010	ISSUED	B-BLD	SAGE	A	BLDG
BLD10-5158	8640 OAK GROVE AVE GRA	12/07/2010	PREFINAL	B-BLD	SAGE	A	BLDG
BLD10-5241	7568 W DRY CREEK RD GEY	12/10/2010	ISSUED	B-BLD	SAGE	A	BLDG
BLD11-0752	2102 BURNSIDE RD TWI	02/24/2011	FINALED	B-BLD	SAGE	A	BLDG
BLD11-2278	805 LYNCH RD PEN	06/06/2011	ISSUED	B-BLD	SAGE	A	BLDG
BLD11-3789	18264 HWY 128 MWS	09/07/2011	ISSUED	B-BLD	SAGE	A	BLDG

Record: 1 of 6

ToolBar

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APD Number | Address | Parcel | Name | License Number | Title | Location

A/P/D Number >= BLD

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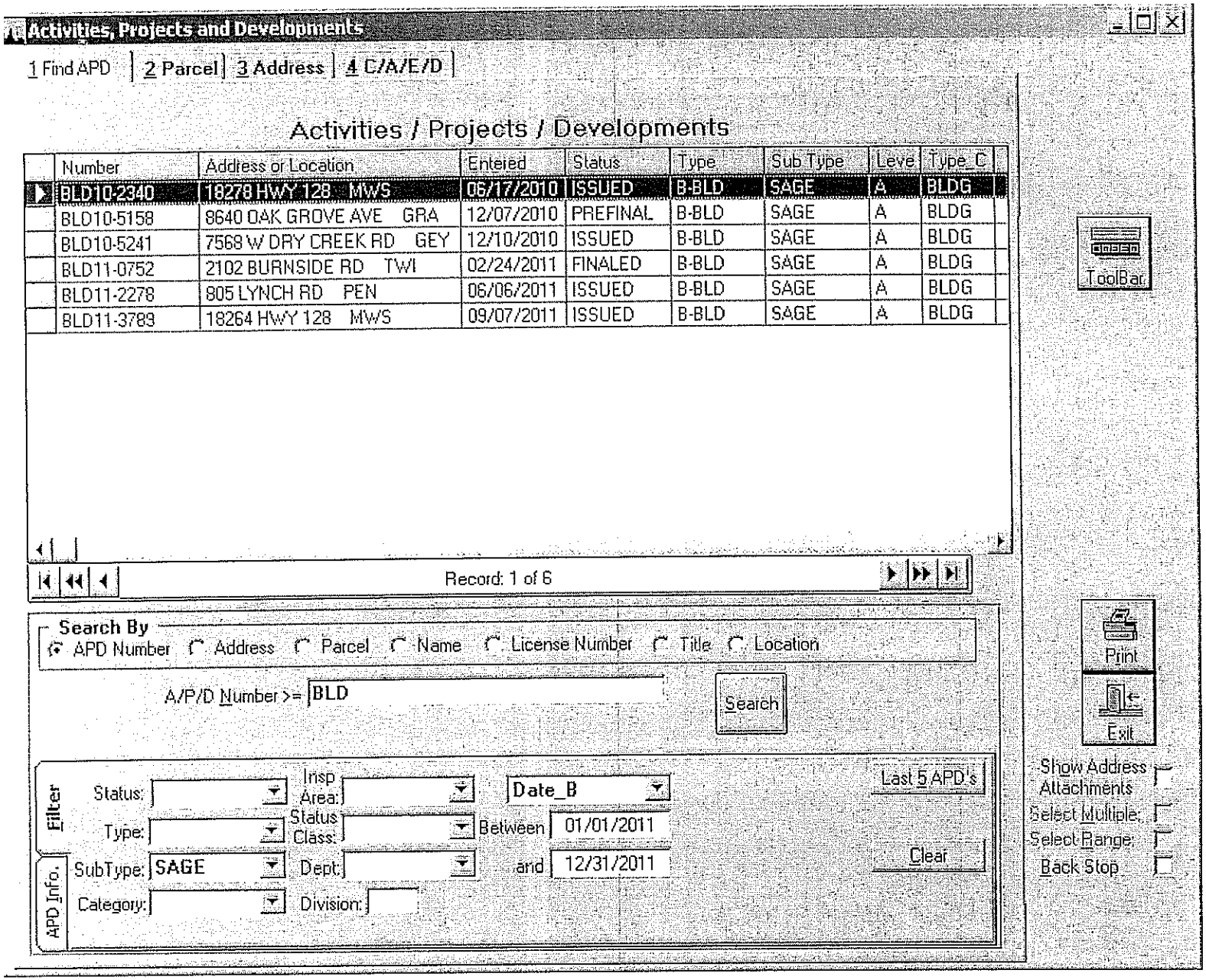
Filter

Status:
Insp Area:
Date_B
Last 5 APD's
Type:
Status Class:
Between 01/01/2011
SubType: SAGE
Dept:
and 12/31/2011
Clear
Category:
Division:

APD Info.

Show Address Attachments
Select Multiple:
Select Range:
Back Stop



ag employee units
(occupancy restricted)
6 @ low