

CONCURRENT REGULAR MEETINGS OF THE  
SONOMA CITY COUNCIL

&

SONOMA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE  
DISSOLVED SONOMA COMMUNITY DEVELOPMENT AGENCY



Community Meeting Room, 177 First Street West  
Sonoma CA 95476

Monday, September 16, 2013  
6:00 p.m.

\*\*\*\*

AGENDA

City Council  
Ken Brown, Mayor  
Tom Rouse, Mayor Pro Tem  
Steve Barbose  
David Cook  
Laurie Gallian

Be Courteous - **TURN OFF** your cell phones and pagers while the meeting is in session.

**OPENING**

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**  
**ROLL CALL** (Cook, Barbose, Rouse, Gallian, Brown)

**1. COMMENTS FROM THE PUBLIC**

*At this time, members of the public may comment on any item not appearing on the agenda. It is recommended that you keep your comments to three minutes or less. Under State Law, matters presented under this item cannot be discussed or acted upon by the City Council at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Council consideration. Upon being acknowledged by the Mayor, please step to the podium and speak into the microphone. Begin by stating and spelling your name.*

**2. COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

**Item 2A:** Councilmembers' Comments and Announcements

**3. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF**

**4. PRESENTATIONS**

**Item 4A:** Proclamation Declaring the City's Intent to Participate in the Great California ShakeOut on October 17, 2013

**5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL**

*All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.*

**Item 5A:** Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only. (Standard procedural action - no backup information provided)

**5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL, Continued**

- Item 5B:**     **Approval of the Minutes of the September 4, 2013 Council meeting.**  
Staff Recommendation: Approve the minutes.
- Item 5C:**     **Approval of Restructured Veterans’ Cemetery Sales Charges**  
Staff Recommendation: Approve Resolution to restructure charges for Veterans’ Cemetery Plots and Niches.
- Item 5D:**     **Adoption of a resolution distributing Growth Management allocations for the 2013-14 development year.**  
Staff Recommendation: Adopt resolution.
- Item 5E:**     **Adoption of Plans and Specifications and Award of Contract to Terracon Pipelines, Inc., lowest responsible bidder, for the Zone 1-2 Intertie Project No. 1302, in the amount of \$424,736.**  
Staff Recommendation: Adopt the Plans and Specifications for the Zone 1-2 Intertie Project No. 1302, and Accept the bids and award the contract to Terracon Pipelines, Inc, the lowest responsible bidder, for \$424,736.00.
- Item 5F:**     **Authorization to make appointments to Climate Action 2020 Stakeholder Advisory Group.**  
Staff Recommendation: Authorize the Mayor and Councilmember Gallian (the City Council’s representative on the RCPA) to solicit and make nominations to the Climate Action 2020 Stakeholder Advisory Group.
- Item 5G:**     **Approval and ratification of the appointment of Christopher Johnson as the alternate commissioner on the Design Review Commission for term ending September 16, 2015.**  
Staff Recommendation: Ratify the nomination.
- Item 5H:**     **Adoption of Plans and Specifications and Award of Contract to Central Valley Engineering & Asphalt, Inc, lowest responsible bidder, for the 2013 Citywide Slurry Seal Project No. 1308, in the amount of \$195,514.**  
Staff Recommendation: Adopt the Plans and Specifications for the 2013 Citywide Slurry Seal Project; include the Additional Streets into the project; and accept the bids and award the contract to Central Valley Engineering & Asphalt, Inc, the lowest responsible bidder, for \$195,514.

**6. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY**

*All items listed on the Consent Calendar are considered to be routine and will be acted upon by a single motion. There will be no separate discussion of these items unless members of the Council, staff, or public request specific items to be removed for separate action. At this time Council may decide to change the order of the agenda.*

- Item 6A:**     **Approval of the portions of the Minutes of the September 4, 2013 City Council / Successor Agency Meeting pertaining to the Successor Agency.**  
Staff Recommendation: Approve the minutes.
- Item 6B:**     **Adoption of the FY 13-14B Recognized Obligation Payment Schedule [ROPS] for the period January 1, 2014 through June 30, 2014.**  
Staff Recommendation: Adopt the ROPS.

**7. PUBLIC HEARING – None Scheduled**

**8. REGULAR CALENDAR – CITY COUNCIL**

*(Matters requiring discussion and/or action by the City Council)*

**9. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY**

*(Matters requiring discussion and/or action by the Council as the Successor Agency)*

**Item 9A:** Discussion, Consideration and Possible Action to Approve the Long-Range Property Management Plan for the Disposition of 32 Patton Street. (City Manager & Planning Director)  
Staff Recommendation: Adopt resolution approving the plan.

**10. COUNCILMEMBERS' REPORTS AND FINAL REMARKS**

**Item 10A:** Reports Regarding Committee Activities.

**Item 10B:** Final Councilmembers' Remarks.

**11. COMMENTS FROM THE PUBLIC**

**12. ADJOURNMENT**

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on September 12, 2013. GAY JOHANN, CITY CLERK

***Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are normally available for public inspection the Wednesday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the City Council regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the City Clerk's office, No. 1 The Plaza, Sonoma CA during regular business hours.***

***If you challenge the action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the City Clerk, at or prior to the public hearing.***

***In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.***



**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 4A

Meeting Date: 09/16/2013

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**Department**

Administration

**Staff Contact**

Carol E. Giovanatto, City Manager

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**Agenda Item Title**

Proclamation Declaring the City's Intent to Participate in the Great California ShakeOut on October 17, 2013

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**Summary**

The Great California ShakeOut is a day of special events featuring the largest earthquake drill ever, organized to inspire Californians to get ready for big earthquakes, and to prevent disasters from becoming catastrophes. The purpose of the ShakeOut is to practice how to protect ourselves during earthquakes, and to get prepared at work, school, and home.

In 2007, the City Council adopted a Work Plan, which included a high-priority item on Disaster Preparedness. Since that time, the Sonoma Disaster Council has been reactivated and meets on a regular basis. The City has also participated in the Great California ShakeOut drill for several years by activating the Emergency Operations Center and conducting a tabletop disaster drill as well as coordinating participation in the ShakeOut by local schools, businesses, homeowner associations and other organizations. The EOC is staffed by the City Manager, City Department Managers, Sonoma Police Department and Sonoma Valley Fire and Rescue Authority. Participating groups call into the EOC during the drill to report the number of people who participated at their location. County-wide there were a total of 59,610 participants in the 2012 ShakeOut.

The 2013 Great California ShakeOut will occur in houses, businesses, and public spaces alike throughout California at 10:17 a.m. on October 17, 2013. Free registration is available at [www.ShakeOut.org/california/register](http://www.ShakeOut.org/california/register). Participants will receive information on how to prepare for the inevitable major earthquake in the region and what actions to take during and after the shaking.

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**Recommended Council Action**

Mayor Brown to read the proclamation.

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**Alternative Actions**

N/A

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**Financial Impact**

N/A

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Attachments:**

Proclamation  
ShakeOut Flyer

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**Alignment with Council Goals:**

Policy & Leadership Goal: " ....take steps to assure a safe and vibrant community"

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cc: Joe Morrison, Chief Garcia, Debra Rogers via email

# City of Sonoma



## Proclamation

### INTENT TO PARTICIPATE IN THE GREAT CALIFORNIA SHAKEOUT AND WORK TOWARD BECOMING A SAFER COMMUNITY

**WHEREAS**, the City of Sonoma recognizes that no community is immune from natural hazards whether it be earthquake, wildfire, flood, winter storms, drought, or heat wave and recognizes the importance enhancing its ability to withstand natural hazards as well as the importance of reducing the human suffering, property damage, interruption of public services and economic losses caused by those hazards; and

**WHEREAS**, major earthquakes pose a particular, significant, and ongoing threat to the entire region; and

**WHEREAS**, the City of Sonoma has a responsibility to promote earthquake preparedness internally as well as with the public and plan appropriately for earthquake-related disasters; and

**WHEREAS**, the protection of City employees will allow them to facilitate the continuity of government and assist the public following a major earthquake event; and

**WHEREAS**, community resiliency to earthquakes and other disasters depends on the preparedness levels of all stakeholders in the community – individuals, families, schools, community organizations, faith-based organizations, non-profits, businesses, and government; and

**WHEREAS**, by participating in **The Great California ShakeOut** on October 17, 2013, the City of Sonoma has the opportunity to join and support all Californians in strengthening community and regional resiliency; and

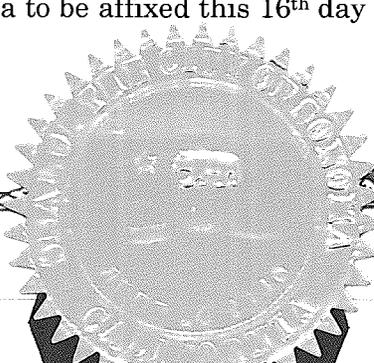
**WHEREAS**, by supporting **The Great California ShakeOut**, the City of Sonoma can utilize the information on [www.ShakeOut.org/california](http://www.ShakeOut.org/california) to educate its residents regarding actions to protect life and property, including mitigating structural and non-structural hazards and participating in earthquake drills; and

**WHEREAS**, by registering at [www.ShakeOut.org/california](http://www.ShakeOut.org/california), community organizations can participate in the ShakeOut earthquake drill on October 17 at 10:17 a.m. City employees, the public at large, schools, businesses, and other community stakeholders are encouraged to register and participate.

**NOW, THEREFORE**, I, Ken Brown, Mayor of the City of Sonoma do hereby proclaim the intent of the City of Sonoma to participate in the Great California ShakeOut on October 17, 2013 by taking time to recognize and acknowledge the importance of preparing our City for the purposes of building a safer community and reducing the loss of lives and property from a major earthquake event by taking proactive steps today.

**IN WITNESS WHEREOF**, I have hereunto set my hand and cause the Seal of the City of Sonoma to be affixed this 16<sup>th</sup> day of September 2013.

\_\_\_\_\_  
KEN BROWN, MAYOR





**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 5B

Meeting Date: 09/16/2013

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**Department**

Administration

**Staff Contact**

Gay Johann, City Clerk/Assistant to the City Manager

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**Agenda Item Title**

Approval of the Minutes of the September 4, 2013 Council meeting.

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**Summary**

The minutes have been prepared for Council review and approval.

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**Recommended Council Action**

Approve the minutes.

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**Alternative Actions**

Correct or amend the minutes prior to approval.

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**Financial Impact**

N/A

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

Minutes

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**Alignment with Council Goals:** N/A

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**cc:** N/A

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**CONCURRENT REGULAR MEETINGS OF THE  
SONOMA CITY COUNCIL  
&  
SONOMA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE  
DISSOLVED SONOMA COMMUNITY DEVELOPMENT AGENCY**

*Community Meeting Room, 177 First Street West  
Sonoma CA 95476*



**Wednesday September 4, 2013**

**6:00 p.m.**

\*\*\*\*

**MINUTES**

City Council  
Ken Brown, Mayor  
Tom Rouse, Mayor Pro Tem  
Steve Barbose  
David Cook  
Laurie Gallian

**OPENING**

Mayor Brown called the meeting to order at 6:00 p.m. Darryl Ponicsan and his Granddaughter Rosie led the Pledge of Allegiance.

PRESENT: Mayor Brown and Councilmembers Barbose, Gallian, Cook and Rouse

ABSENT: None

ALSO PRESENT: City Manager Giovanatto, City Clerk/Assistant to the City Manager Johann, City Attorney Walter, and Planning Director Goodison.

**1. COMMENTS FROM THE PUBLIC - None**

**2. COUNCILMEMBERS' COMMENTS AND ANNOUNCEMENTS**

**Item 2A: Councilmembers' Comments and Announcements**

Cm. Cook requested Council support to direct staff to look into acquiring State-owned property located east of General Vallejo's home.

Cm. Gallian reported the Wine Country Weekend was a huge success.

Mayor Brown dedicated the meeting in the memory of Louis Ramponi who served on the City Council from 1992 to 2000 and served as Mayor in 1996.

**3. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF**

City Manager Giovanatto reported the following: The Long Range Property Management Plan would be reviewed by the Successor Agency at the next Council meeting and then by the Oversight Board before being sent to the State Department of Finance by October 1. The CFAC was seeking nominations for Treasure Artist of the Year. There were several vacancies on City commissions. Sonoma Valley Oaks affordable project funded by redevelopment funds would have its grand opening September 25.

**4. PRESENTATIONS**

**Item 4A: Presentation of Annual Report of the Sonoma Tourism Improvement District (TID)**

Bill Blum, General Manager of MacArthur Place and TID Secretary, reported that since their 2012 inception the TID had entered into a contract with the Sonoma Valley Visitor Bureau for development and implementation of a comprehensive plan to market Sonoma as an overnight destination with the goal of increasing occupancy and rooms revenue. He said they anticipate the 2% assessment on all overnight stays would generate approximately \$450,000 per year to be used for the marketing program, to support visitor center services when redevelopment funds dry up, and for the promotion of events such as the Film Festival, Farmers Market, and Vintage Festival. Blum reported that Transient Occupancy Tax was up 11% over the previous year and was at an all-time high for the City.

Wendy Peterson, Executive Director of the Sonoma Valley Visitor Bureau, described the various methods of marketing and promotional materials that had been developed and had garnered over 90 million impressions between November and April.

CIm. Rouse expressed interest in seeing the billboard campaign expanded and creation of a method to inform local non-profit organizations of the possibility of obtaining grant funds from the TID. He stated it had been a good first year for the TID and he was happy with the results. CIm. Gallian stated she would like to see the TID obtain feedback from the various hotels regarding the marketing program.

**5. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL**

**Item 5A: Waive further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.**

**Item 5B: Approval of the Minutes of the August 12 and August 19, 2013 Meetings.**

**Item 5C: Approval and ratification of the appointment of Harry Blum to the Community Services and Environment Commission for a two-year term.**

**Item 5D: Request for Proposals (RFP) for the preparation of updates to the Housing and Circulation Elements of the General Plan.** Council authorized circulation of the RFP.

The public comment period was opened and closed with none received. It was moved by CIm. Gallian, seconded by CIm. Rouse, to approve the Consent Calendar as presented. The motion carried unanimously.

**6. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL AS SUCCESSOR AGENCY**

**Item 6A: Approval of the portions of the Minutes of the August 12 and August 19, 2013 City Council / Successor Agency Meetings pertaining to the Successor Agency.**

The public comment period was opened and closed with none received. It was moved by CIm. Rouse, seconded by CIm. Gallian, to approve the Consent Calendar as presented. The motion carried unanimously.

**7. PUBLIC HEARING**

**Item 7A: Review and Consideration of a Refuse Rate Adjustment with City Franchisee Sonoma Garbage Company, Inc. to be effective on October 1, 2013.**

City Manager Giovanatto reported that Sonoma Garbage Company, Inc. (SCG) submitted a proposed rate increase for the 2013-14 fiscal year based on the calculation of the Refuse Rate Index [RRI]. She stated that one additional category had been added to address future options for local businesses to use two yard refuse compactors in response to requests by local businesses. The proposed rate adjustment for residential, commercial and debris boxes with an effective date of October 1, 2013 was 2.38% [RRI + tipping fee adjustment].

Giovanatto added that as a result of SCG temporarily disposing waste in Napa County in 2012, they generated funds for use in replacing aging equipment thereby mitigating the cost of future rate increases to customers.

The public hearing was opened and closed with no comments received. It was moved by Clm. Barbose, seconded by Clm. Gallian, to adopt the resolution entitled A Resolution of the City Council of the City of Sonoma Approving Refuse Rate Adjustments. The motion carried unanimously. Councilmembers praised the service provided by Sonoma Garbage and stated how lucky the City was to have a local business providing the service.

**8. REGULAR CALENDAR – CITY COUNCIL**

**Item 8A: Discussion, Consideration and Possible Adoption of a Resolution in Support of Sonoma Developmental Center, requested by Mayor Brown.**

City Manager Giovanatto reported the Sonoma Developmental Center (SDC) faced an uncertain future. In June, the State Health and Human Services Agency formed a “Task Force on the Future of the Developmental Centers”. The Task Force was charged with developing a Master Plan to be completed by November 2013 that addressed, among other things a timeline for future closure. She also reported that First District Supervisor Gorin established the Sonoma Developmental Center Coalition, which includes representatives from various County Departments and Agencies as well as representatives of the Parent Hospital Association (PHA). As a result of receiving requests from several members of the community, Mayor Brown placed this item on the agenda to request Council support of adoption of a resolution in support of SDC.

Mayor Brown invited comments from the public. Gina Cuclis expressed support for adoption of the resolution and reported that she had organized a rally in support of SDC for Saturday September 14 on the Plaza.

The following persons spoke in support of keeping SDC open and supported Council’s adoption of the resolution: Kathleen Miller, President of Family and Friends of SDC, Jack Wagner, Sharon Church, Beth Hadley, Richard Dale of Sonoma Ecology Center, and Bob Edwards.

It was moved by Clm. Gallian, seconded by Clm. Barbose, to adopt the resolution entitled A Resolution of the City Council of the City of Sonoma In Support of Sonoma Developmental Center. The motion carried unanimously.

**Item 8B: Discussion, consideration and possible action on the question of whether to revisit the regulation of leaf-blowers, including consideration of a ban on gas-powered leaf blowers.**

Planning Director Goodison reported the City's current regulations on the use and noise levels associated with leaf-blowers were adopted in 2011. Recently, there have been several presentations to the City Council, including a petition requesting that the regulations be revisited, with the specific suggestion that gas-powered leaf-blowers be banned. Goodison added that Councilmembers Barbose and Cook requested that this question be placed on an agenda to determine whether there is majority interest in amending the current regulations.

Mayor Brown invited comments from the public. Charlene Hunter suggested that a vacuum would be better than a leaf blower. Phoenix \_\_\_\_ stated she was a former landscaper but had never used leaf blowers. She said they were ear splitting and lung clogging. Taska Lensky stated she had many trees and clearing the leaves was important to her. She questioned would it would cost her to have the leaves raked. Marianne Hammons did not like leaf blowers because of the noise and the dust. Cecilia Ponicsan stated leaf blowers were bad for plants and top soil and blew particulates into the air. She mentioned that one out of five children in Sonoma County suffered from asthma. Lawrence Ayers complained of the noise from leaf blowers and stated he had to plan his day around the leaf blowing activity around his home. Regina Baker complained that the existing time restrictions favored businesses over residents. Darryl Ponicsan stated that after hammering the Council on this issue for over eight months, he was happy to see them address it. Laurie McGovern pointed out that the air-borne particulate included fecal matter, pesticide spores and mold. Gavin McGovern stated leaf blowers were a nuisance and were an archaic tool. Bob Edwards favored a total ban stating that residents should not have to sacrifice their health in favor of landscapers. Karin Barto supported a total ban but would settle for a ban of gas-powered blowers. Connie Rhodes, a landscape designer, pointed out that leaves on the ground were beautiful and homeowners needed to change their mindset. Kat Swift, Lisa Summers, Ed Curry, Mark Genoski, Gayleen Brown, and Lawrence Brooks also spoke in support of a ban on leaf blowers.

Lynn Clary stated that the Council had passed an ordinance making it illegal to blow debris into streets or other people's yards; however, it was still not on the books. Bill Botief disagreed with most of the complaints about leaf blowers and stated that people were entitled to do what they want. He suggested that enforcement of the existing ordinance was all that was needed.

Clm. Rouse stated he was not a proponent of bans and that he despised leaf blowers and suffered from allergies. He stated that many times, it was a vocal minority coming forward on an issue and he would be more comfortable if the matter was placed before all the voters of Sonoma to decide.

Clm. Barbose stated that it was time to ban gas powered. Halfway measures did not work and the Police Department had more important things to do than respond to leaf blower complaints. He stated he would like the ordinance to include a transition period and that he saw no reason

to refer the matter to a commission because it was a policy decision for the Council to make. Clm. Cook and Mayor Brown agreed.

Clm. Gallian stated she would support the ban on gas powered leaf blowers but wanted to see the use banned during the times schoolchildren were walking to and from school.

It was moved by Clm. Barbose, seconded by Clm. Gallian, to direct staff to prepare and bring back an ordinance banning gas powered leaf blowers with a three month transition period and to provide Council with options regarding further regulation of the hours of use. The motion carried four to one, Clm. Rouse dissented.

**RECESS:** The meeting recessed from 8:10 to 8:20 p.m.

**Item 8C: Discussion of 2013-14 City Council GOALS “Report Card”.**

City Manager Giovanatto reported that the March 25, 2013 Council goal-setting session resulted in the adoption of six goals for 2013-2014. The goals were used as guiding principles for Department Managers in preparing the City Budget and were used by all staff as a road map of priorities for this fiscal year. She stated that Council goals were not simply words on paper, but in staff's view were words to do business by. To that end, staff prepared a “Report Card” to provide Council and the public written validation that the direction provided by Council was being implemented. The Report Card demonstrated that the City remained focused on accomplishing the goals set forth by the City Council. The six goals included thirty-seven individual action items which define its purpose. Giovanatto described the action items and reported that four had been completed, twenty-one were in process and twelve had not yet been started.

The public comment period was opened and closed with none received.

Clm. Barbose stated that the report card was great and provided a good road map. Clm. Gallian stated that the report card provided great transparency to the public. Councilmembers Rouse and Cook and Mayor Brown all complimented City Manager Giovanatto and her management team for a job well done.

**Item 8D: Discussion, consideration and possible action relating to the Alcalde Selection Policy.**

Mayor Brown noted that none of the former Alcades were present to discuss this matter and he suggested that it be carried over to another meeting. All agreed to continue the matter to the September 16 meeting.

**8. REGULAR CALENDAR – CITY COUNCIL, Continued**

**Item 8E: Consideration and Possible Action to Appoint an Alternate Representative to the Sonoma Clean Power Agency [SCPA] Board.**

Clm. Gallian stated that her husband's employment P.G.&E. created a conflict of interest for her and she would have to recuse from this matter. At 8:35 p.m., Clm. Gallian stepped down from the dais and was excused from the meeting.

The public comment period was opened and closed with none received. The Council, with Gallian absent, reached unanimous consensus to appoint Clm. Cook as the Alternate representative.

**9. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY**

**10. COUNCILMEMBERS’ REPORTS AND FINAL REMARKS**

**Item 10A: Reports Regarding Committee Activities.**

Clm. Rouse reported on the Economic Development Steering Committee meeting.

Clm. Barbose reported on the Waste Management and Cittaslow meetings.

Clm. Cook reported on the Legislative Committee and Library Advisory Committee meetings.

Mayor Brown reported on the Economic Development Steering Committee and SVCAC meetings.

**Item 10B: Final Councilmembers’ Remarks.**

Mayor Brown stated he would like the Clerk to use the timer to remind presenters when their ten minutes were up.

**11. COMMENTS FROM THE PUBLIC - None**

**12. ADJOURNMENT**

The meeting was adjourned at 8:47 p.m. in memory of Louis Ramponi.

I HEREBY CERTIFY that the foregoing minutes were duly and regularly adopted at a regular meeting of the Sonoma City Council on the \_\_\_day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
Gay Johann, MMC  
City Clerk/Assistant to the City Manager



**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 5C

Meeting Date: 09/16/2013

<b>Department</b> Public Works	<b>Staff Contact</b> Dan Takasugi, Public Works Director/Engineer
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**Agenda Item Title**  
Approval of Restructured Veterans' Cemetery Sales Charges

**Summary**

As of February 2013, all full plots in the Veterans' Cemetery had been sold. The City Council approved a Veterans' Cemetery expansion to meet the ongoing need. The project will be completed in early October 2013 with the construction of 32 full plots and 64 niches.

A pricing comparison was done in 2010 between several cemeteries and was eventually narrowed down to two neighboring Cemeteries, St. Helena, and Napa. As a result of the review, the pricing structure at market conditions was approved by the City Council on February 3, 2010.

Current charges are as follows:

- \$5,425 Full Plot: Includes plot, endowment care, administration charge and marker.  
Open-Close fee: \$1,400
- \$2,480 Cremation Grave: Includes plot, endowment care, administration and marker.  
Open-Close fee: \$285

The charges below include the expansion project construction costs added to current Veteran's Cemetery sales charges. Revenue increases from sales will generate income and recapture costs for construction, while reducing the Cemetery fund deficit.

Proposed charges as of October 1, 2013:

- \$6,443 Full Plot: Includes plot, endowment care, administration charge and marker.  
(Increase of \$1,018) Open-Close fee (no change): \$1,400
- \$2,908 Cremation Grave: Includes plot, endowment care, administration and marker.  
(Increase of \$428) Open-Close fee (no change): \$285

2<sup>nd</sup> Creains in a Full Plot or Scatter Garden charges would not be changed, since there was no direct correlation to the expansion project. The 5% upcharge for County Residents and 10% upcharge for Out-of-County Residents would continue to apply.

**Recommended Council Action**

Approve Resolution to restructure charges for Veterans' Cemetery Plots and Niches.

**Alternative Actions**

Council discretion.

**Financial Impact**

The new pricing structure will offset expansion project construction costs, and new plot and niche sales will increase revenue by approximately \$332,320 and reduce the Cemetery Fund deficit.

**Environmental Review**

**Status**

- |  |  |
|--|--|
| <input type="checkbox"/> Environmental Impact Report | <input type="checkbox"/> Approved/Certified          |
| <input type="checkbox"/> Negative Declaration        | <input type="checkbox"/> No Action Required          |
| <input type="checkbox"/> Exempt                      | <input checked="" type="checkbox"/> Action Requested |
| <input checked="" type="checkbox"/> Not Applicable   |  |

**Attachments:**

Resolution

Current Cemetery Pricing Structure approved by Council on February 3, 2010

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**Alignment with Council Goals:**

Partially supports the Council Budget Strategy and Fiscal Stability Goal to Identify Options for the Elimination of the Cemetery Fund Deficit

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**CITY OF SONOMA**

RESOLUTION \_\_\_ - 2013

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA  
RESTRUCTURING THE VETERANS' CEMETERY SALES CHARGES

WHEREAS, the Veterans' Cemetery exhausted its supply of full burial plots in February 2013;

WHEREAS, the City Council approved the Veterans' Cemetery expansion project for burial plots, providing needed inventory and revenue;

WHEREAS, by increasing inventory of cremation and full plots, the City may continue to provide burial sites for Veterans and spouses in Sonoma's Veterans' Cemetery beginning on October 1, 2013;

WHEREAS, cemetery market rates were analyzed in 2010 and the City Council established cemetery sales charges on February 3, 2010; and

WHEREAS, the City Council desires to reduce the Cemetery fund deficit as one of its 2013/2014 Council Goals.

NOW, THEREFORE, BE IT RESOLVED by this City Council that Veterans' Cemetery charges are hereby amended as follows:

Proposed charges as of October 1, 2013:

\$6,443 Full Plot: Includes plot, endowment care, administration charge and marker.  
(Increase of \$1,018)

Open-Close fee (no change): \$1,400

\$2,908 Cremation Grave: Includes plot, endowment care, administration and marker.  
(Increase of \$428)

Open-Close fee (no change): \$285

The 5% upcharge for County Residents and the 10% upcharge for Out-of-County Residents would continue to be applied.

The foregoing Resolution was duly adopted this 16<sup>th</sup> day of September 2013 by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Ken Brown, Mayor

ATTEST:

\_\_\_\_\_  
Gay Johann, City Clerk

3-Feb-10

**MOUNTAIN CEMETERY**

Plot/Crypt/ Niche	30 % Endowment	25% Administration	City Resident	County Resident	Out of County	Open-Close	Liner
				5%	10%		

**FAMILY PLOTS Reserved**

						Family		
Standard Full Grave:						\$2,100	\$420	
Cremains- 2nd/3rd (Earth Inurnment)	\$680	\$525	\$215	\$1,420	\$1,491	\$1,562	\$180	\$125
Cremains- 2nd/3rd (Family Mausoleum)	\$680	\$525	\$215	\$1,420	\$1,491	\$1,562	\$95* stand-by	
Cremation Grave: ANNEX	\$1,600	\$480	\$400	\$2,480	\$2,604	\$2,728	\$180	\$125
Standard Full Grave: ANNEX (If one becomes available, use Valley Full grave prices)						\$770	\$420	

Scatter Garden: ANNEX	\$385	\$116	\$96	\$597	\$627	\$656		
Childs Grave: ANNEX	\$600	\$180	\$150	\$930	\$977	\$1,023	\$180	\$140

**MAUSOLEUM # 10**

Cremation Niche	Row 8	\$1,565	\$470	\$391	\$2,426	\$2,547	\$2,668	\$210	n/a
	Row 7	\$1,620	\$486	\$405	\$2,511	\$2,637	\$2,762	\$210	n/a
	Row 6	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
	Row 5	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
	Row 4	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
	Row 3	\$1,620	\$486	\$405	\$2,511	\$2,637	\$2,762	\$210	n/a
	Row 2	\$1,565	\$470	\$391	\$2,426	\$2,547	\$2,668	\$210	n/a
	Row 1	\$1,505	\$452	\$376	\$2,333	\$2,449	\$2,566	\$210	n/a

Single Crypt	Row 4	\$5,550	\$1,665	\$1,388	\$8,603	\$9,033	\$9,463	\$400	n/a
	Row 3	\$5,845	\$1,754	\$1,461	\$9,060	\$9,513	\$9,966	\$400	n/a
	Row 2	\$5,845	\$1,754	\$1,461	\$9,060	\$9,513	\$9,966	\$400	n/a
	Row 1	\$5,260	\$1,578	\$1,315	\$8,153	\$8,561	\$8,968	\$400	n/a

Plot/Crypt/ Niche	30 % Endowment	25% Administration	City Resident	County Resident	Out of County	Open-Close	Liner
				5%	10%	TBD	TBD

**MOUNTAIN CEMETERY**

**MAUSOLEUM # 10**

Double Crypt	Row 4	\$9,240	\$2,772	\$2,310	\$14,322	\$15,038	\$15,754	\$780	n/a
	Row 3	\$9,820	\$2,946	\$2,455	\$15,221	\$15,982	\$16,743	\$780	n/a
	Row 2	\$9,820	\$2,946	\$2,455	\$15,221	\$15,982	\$16,743	\$780	n/a
	Row 1	\$8,660	\$2,598	\$2,165	\$13,423	\$14,094	\$14,765	\$780	n/a

**MAUSOLEUM # 11**

Cremain (single)	Row 6	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
	Row 5	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
	Row 4	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
	Row 3	\$1,700	\$510	\$425	\$2,635	\$2,767	\$2,899	\$210	n/a
	Row 2	\$1,640	\$492	\$410	\$2,542	\$2,669	\$2,796	\$210	n/a
	Row 1	\$1,580	\$474	\$395	\$2,449	\$2,571	\$2,694	\$210	n/a

Cremain (double)	Row 6	\$3,165	\$950	\$791	\$4,906	\$5,151	\$5,396	\$275	n/a
	Row 5	\$3,165	\$950	\$791	\$4,906	\$5,151	\$5,396	\$275	n/a

Row 4	\$3,165	\$950	\$791	\$4,906	\$5,151	\$5,396	\$275	n/a
Row 3	\$2,975	\$893	\$744	\$4,611	\$4,842	\$5,072	\$275	n/a
Row 2	\$2,870	\$861	\$718	\$4,449	\$4,671	\$4,893	\$275	n/a
Row 1	\$2,765	\$830	\$691	\$4,286	\$4,500	\$4,714	\$275	n/a

Plot/Crypt/ Niche	30 % Endowment	25% Administration	City Resident	County Resident	Out of County	Open-Close	Liner
				5%	10%	TBD	TBD

**MAUSOLEUM # 11**

Single Crypt	Row 2	\$6,135	\$1,841	\$1,534	\$9,509	\$9,985	\$10,460	\$400	n/a
	Row 1	\$5,520	\$1,656	\$1,380	\$8,556	\$8,984	\$9,412	\$400	n/a
Double Crypt	Row 4	\$9,700	\$2,910	\$2,425	\$15,035	\$15,787	\$16,539	\$780	n/a
	Row 3	\$10,310	\$3,093	\$2,578	\$15,981	\$16,780	\$17,579	\$780	n/a
Cremains as a Second Burial (Crypts Only)		n/a	\$525	\$425	\$950	\$998	\$1,045	\$400	n/a

Plot/Crypt/ Niche	30 % Endowment	25% Administration	City Resident	County Resident	Out of County	Open-Close	Liner
				5%	10%	TBD	TBD

**VETERANS CEMETERY**

Standard Full Grave	\$3,500	\$1,050	\$875	\$5,425	\$5,696	\$5,968	\$1,400	n/a
Cremains-2nd in full	\$680	\$525	\$215	\$1,420	\$1,491	\$1,562	\$285	\$125
Cremation Grave	\$1,600	\$480	\$400	\$2,480	\$2,604	\$2,728	\$285	n/a
Scatter Garden	\$385	\$116	\$96	\$597	\$627	\$656	n/a	n/a

Plot/Crypt/ Niche	30 % Endowment	25% Administration	City Resident	County Resident	Out of County	Open-Close	Liner
				5%	10%	TBD	TBD

**VALLEY CEMETERY**

Standard Full Grave	\$3,000	\$900	\$750	\$4,650	\$4,883	\$5,115	\$770	\$420
Cremains-2nd/3rd Burial	\$680	\$525	\$215	\$1,420	\$1,491	\$1,562	\$180	\$125
Cremation Grave	\$1,200	\$360	\$300	\$1,860	\$1,953	\$2,046	\$180	\$125

Plot/Crypt/ Niche	Endowment	Administration	City Resident	County Resident	Out of County	Open-Close	Liner
				5%	10%	TBD	TBD

**COLUMBARIUMS (VALLEY & MOUNTAIN)**

Row 5	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
Row 4	\$1,725	\$518	\$431	\$2,674	\$2,807	\$2,941	\$210	n/a
Row 3	\$1,620	\$486	\$405	\$2,511	\$2,637	\$2,762	\$210	n/a
Row 2	\$1,565	\$470	\$391	\$2,426	\$2,547	\$2,668	\$210	n/a
Row 1	\$1,505	\$452	\$376	\$2,333	\$2,449	\$2,566	\$210	n/a



**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 5D

Meeting Date: 09/16/13

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**Department**

Planning

**Staff Contact**

David Goodison, Planning Director

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**Agenda Item Title**

Adoption of a resolution distributing Growth Management allocations for the 2013-14 development year.

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**Summary**

The Growth Management Ordinance establishes a process for annually distributing development allocations for the purpose of determining which large residential projects may apply for planning approval, while limiting residential development to an average of 65 units per year. In essence, Growth Management allocations correspond to potential residential units, with one allocation equaling one unit that may be applied for in a proposed development. As provided for in the Ordinance, there are 65 allocations to be distributed for the 2013-14 development year. (In previous years, the base was 88, but this number was reduced to 65 as part of an amendment to the ordinance adopted in 2008). As required by the ordinance, the base amount of allocations is reduced by the amount of small development (four units or fewer) constructed within the last 12 months and 30 allocations are reserved for "infill" developments. Next, any remaining allocations are distributed first to properties which have received some but not all of their requested allocations and then to properties on the waiting list, on a first-come, first-served basis. After deducting small development units constructed in the preceding 12 months and of the set-aside for infill development, 26 allocations are available to be distributed for 2013-2014. The attached resolution would distribute those allocations in the manner prescribed by the Growth Management Ordinance.

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**Recommended Council Action**

Adopt resolution distributing Growth Management allocations.

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**Alternative Actions**

Modify the resolution consistent with the parameters of the Growth Management Ordinance.

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**Financial Impact**

N.A.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Alignment with Council Goals:**

The implementation of the Growth Management Ordinance aligns with the "Policy and Leadership" goal of the City Council.

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**Attachments:**

1. Supplemental Report
  2. Resolution
- 

**cc:** Les Peterson  
Herb Heil

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## SUPPLEMENTAL REPORT

### Distribution of 2013-14 Growth Management Allocations

*For the City Council meeting September 16, 2013*

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#### **Background**

Pursuant to the City's Growth Management Ordinance (Chapter 19.94 of the Sonoma Municipal Code), the City annually distributes allocations for the purpose of determining which projects of five or more units will be eligible to proceed through the planning review process. The ordinance establishes a "development year," running from September 1st to August 31<sup>st</sup>, with the distribution of allocations occurring in September of each year. Growth management allocations correspond to residential units that may ultimately be built, after a project receives planning approvals. While in prior years, the annual distribution began with a base of 88 allocations, an amendment to the ordinance adopted by the City Council in 2008 reduced the annual base to 65 allocations. The process used to distribute allocations is as follows:

1. Small developments (four units or fewer) constructed during the preceding twelve months are deducted from the base of 65 allocations.
2. 30 allocations are reserved for infill development for the development year.
3. Up to 20 allocations per project are allocated to prospective developments that have not already received their full number of allocations, including projects that benefited from a processing exemption, as defined in the ordinance.
4. Any remaining allocations are distributed on a first-come, first-served basis to prospective developments on the Pre-application Waiting List (not to exceed twenty allocations per project per year). If not all of the allocations are distributed, the remainder is carried forward to the next development year, except that the total number of allocations may not exceed 97.

A development application may not be filed until 100% of the requested allocations have been received.

#### **Distribution of Allocations for the 2013-14 Development Year**

The base allocation for the 2013-14 development year is 65 units, as no allocations were carried over from the previous year. There were 9 units of small development over the last twelve months and 30 allocations are set aside for infill development. With these deductions, a net allocation pool of 26 is available. As discussed above, these allocations are first assigned (at a maximum of 20 per year) to prospective developments that have received some, but not all of their allocations. This year, there are three such developments:

1. The Peterson property, at 245 First Street East, for which 53 allocations have been requested and 52 have been received. (Note: the property owner representative, Les Peter-

son, has requested that he NOT receive the remaining allocation this year as the family is not yet prepared to make an application for the development of the property.)

2. The property at 19344 Sonoma Highway (the Valley Oaks affordable development), for which 43 allocations have been requested, with 40 received. (Note: As an affordable project, this development was exempt from the processing restrictions of the Growth Management Ordinance, but under the terms of the ordinance the units are still ultimately counted.)
3. The property at 870 Broadway (the site of the former Sonoma Truck and Auto), for which 38 allocations have been requested, with 19 received. (Note: As an affordable project, this development was exempt from the processing restrictions of the Growth Management Ordinance, but under the terms of the ordinance the units are still ultimately counted.)

At this time there are no other pending applications for Growth Management allocations.

### **Recommendation**

Adopt the attached Resolution distributing Growth Management allocations for the 2013-14 development year.

**CITY OF SONOMA**

**RESOLUTION XX-2016**

**DISTRIBUTION OF GROWTH MANAGEMENT ALLOCATIONS  
FOR THE 2013-14 DEVELOPMENT YEAR**

WHEREAS, the City of Sonoma Growth Management Ordinance (Chapter 19.94 of the Sonoma Municipal Code) establishes procedures for the distribution of allocations on an annual basis; and,

WHEREAS, the City Council has considered the information presented by staff on the proposed distribution of available allocations for the 2013-14 development year and has found that the recommendations adopted herein are consistent with the provisions, intent, and application of the Growth Management Ordinance as most recently amended.

NOW, THEREFORE, BE IT RESOLVED, that the allocation for the 2013-14 development year shall be distributed as follows:

2013-14 Base Allocation:	65 units	
Small Development (September 1, 2012 to August 31, 2013):	9 units	
Allocations reserved for "Infill" projects:	30 units	
Net available allocation:	26 units	
Distribution:	0 units	(Peterson, 245 First Street East)
	3 units	(AHA, 19344 Sonoma Hwy)
	19 units	(870 Broadway)
Remainder:	4 units	

The foregoing Resolution was duly adopted this 16th day of September 2013, by the following roll call vote:



**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 5E

Meeting Date: 9/16/2013

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**Department**

Administration

**Staff Contact**

Dan Takasugi, Public Works Director/City Engineer

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**Agenda Item Title**

Adoption of Plans and Specifications and Award of Contract to Terracon Pipelines, Inc., lowest responsible bidder, for the Zone 1-2 Intertie Project No. 1302, in the amount of \$424,736.

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**Summary**

Proposed work includes the installation of new water mains in portions of Lovall Valley Road and Thornsberry Road connecting pressure in Zone 1 and Zone 2 to improve fire flows in portions of Zone 1, and to improve water quality from greater turnover Napa Street and Thornsberry storage tanks. Proposed activities include saw-cutting existing hot mix asphalt pavement, demolition of existing pavement surfacing, trench excavation, removal and abandonment of portions of existing water mains, installation of new 8-inch water mains including all new fittings, installation of pressure reducing/pressures sustaining valve, SCADA system, HS-20 traffic rated vault and cover, gate valves, air release valves, fire hydrants, connections to existing water mains, reconnection of existing water service laterals, backfill and compaction, surface restoration, including hot mix asphalt paving, traffic control and other related work. Six bids were received and are summarized in Table 1 on the following page. In accordance with the guidelines in City Purchasing Policy No. 2.1, the City Manager is authorized to approve contract change orders of up to 20 percent of the base bid amount.

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**Recommended Council Action**

It is recommended that Council: a) Adopt the Plans and Specifications for the Zone 1-2 Intertie Project No. 1302, and b) Accept the bids and award the contract to Terracon Pipelines, Inc, the lowest responsible bidder, for \$424,736.00.

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**Alternative Actions**

Council discretion

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**Financial Impact**

The Council approved \$619,357 for the Zone 1-2 Intertie Project in the FY 2013/14 CIP budget for the project. The total project budget including funds from FY 2012/13 is \$716,000. See Table 2 for budget breakdown.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Attachments:**

Table 1 Bid Results; Table 2 ProjectCost Summary  
Figure 1 Project Location

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**Alignment with Council Goals:**

Supports the Council Water & Infrastructure Goal to Initiate Capital Infrastructure Replacements and Upgrades

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cc: Terracon Pipelines Inc. (by e-mail)

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**Table 1**  
**Bid Results**

	<b>Bidder Name</b>	<b>Company Location</b>	<b>Bid Amount</b>
	Engineer's Estimate		\$523,731.00
1	Terracon Pipelines, Inc	Healdsburg	\$424,736.00
2	Argonaut Constructors	Santa Rosa	\$486,340.00
3	W.R. Forde Associates	Richmond	\$514,090.00
4	Ashlin Pacific	Petaluma	\$528,213.69
5	Team Ghilotti	Petaluma	\$533,325.20
6	Ghilotti Construction Company, Inc	Santa Rosa	\$552,599.50

**Table 2**  
**Project Cost Summary**

<b>Description</b>	<b>Cost</b>
Engineering Design	\$89,194.00
Geotechnical Investigation	\$6,550.00
County Encroachment Permit Fee for Geotechnical	\$899.00
Construction Engineering, CM & Inspection	\$60,057.00
Geotechnical Construction Testing	\$3,000.00
County Construction Encroachment Permit Fee	\$371.00
County Construction Inspection Fee	\$11,281.00
Base Construction Cost (Low Bid)	\$424,736.00
Contingency (20%)	\$84,947.20
<b>Total Project Cost</b>	<b>\$681,035.20</b>
<i>City Project Budget FY 2012-13 &amp; 2013-14</i>	<i>\$716,000.00</i>



**Figure 1 – Project Location (not to scale)**  
**Zone 1-2 Intertie Project No. 1302**



**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 5F

Meeting Date: 09/16/13

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**Department**

Planning

**Staff Contact**

David Goodison, Planning Director

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**Agenda Item Title**

Authorization to make appointments to Climate Action 2020 Stakeholder Advisory Group.

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**Summary**

The Regional Climate Protection Authority (RCPA) is administering the development of the "Climate Action 2020 Plan," a collaborative effort among the nine cities and the County of Sonoma to update all municipal and community-wide GHG inventories, evaluate emission targets, and to create an implementation plan to reach those targets. The updated Climate Action Plans that are developed for each jurisdiction will be tailored to its specific circumstances while at the same time benefitting from a county-wide perspective. This process includes the formation of the "Climate Action 2020 Stakeholder Advisory Group" as a means of incorporating citizen input that reflects viewpoints representing each participating jurisdiction. Each City is requested to make three appointments to the Advisory Group, with nominations to be filed by October 1, 2013. Nominees may not hold public office or serve on any governing board of any city or County.

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**Recommended Council Action**

Authorize the Mayor and Councilmember Gallian (the City Council's representative on the RCPA) to solicit and make nominations to the Climate Action 2020 Stakeholder Advisory Group.

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**Alternative Actions**

Identify an alternative method of making nominations to the Advisory Group.

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**Financial Impact**

While local participation in the GRIP will require staff time to assist with information development and public outreach, these costs would be reimbursed in an amount not to exceed \$35,000 over the two-year period in which the GRIP would be prepared.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Alignment with Council Goals:**

Participation in the Climate Action 2020 Plan relates to the "Policy and Leadership" goal, as it responds to the requirements of State legislation while emphasizing local control through the planning process.

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**Attachments:**

1. RCPA memo re appointments to the to Climate Action 2020 Stakeholder Advisory Group.
- 

**cc:**

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September 4, 2013

Dear RCPA Director:

The Regional Climate Protection Authority is seeking nominations for the Climate Action 2020 Stakeholder Advisory Group (SAG) by the RCPA Board of Directors. Climate Action 2020 is a project lead by the RCPA to work on a comprehensive greenhouse gas reduction plan for all Sonoma County communities.

The Stakeholder Advisory Group will provide information and advice to RCPA staff and the project consultants during the preparation of the Climate Action 2020 planning.

- If you represent a city/town, please choose three (3) nominees
- If you represent a supervisorial district, please choose two (2) nominees

Please consider nominations based on their:

- Understanding, interest and commitment to the goals and objectives of RCPA in developing Climate Action 2020
- Community leadership and ability to represent the sentiment and needs of the community in which they reside

This packet contains:

- SAG Nomination Form – please fill out one per nominee and return by October 1, 2013
- SAG Roles and Responsibilities document
- Climate Action 2020 project overview

**Please return nomination forms to Misty Mersich by October 1<sup>st</sup>:**

E-mail: [mmersich@sctainfo.org](mailto:mmersich@sctainfo.org)

Or in person/mail:

Regional Climate Protection Authority

490 Mendocino Ave # 206

Santa Rosa, CA 95401

Thank you,

*Suzanne Smith*

Suzanne Smith  
Executive Director



# Climate Action 2020: A Regional Program for Sonoma County Communities Stakeholder Advisory Group Nomination Form

RCPA Board Member Name: \_\_\_\_\_

## NOMINEE INFORMATION

Contact Name: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Email: \_\_\_\_\_

Telephone #: \_\_\_\_\_

What is the main area or sector of interest concerning this project? (Please check one)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Agriculture           | <input type="checkbox"/> Environmental         | <input type="checkbox"/> Social Justice |
| <input type="checkbox"/> Building/Construction | <input type="checkbox"/> Environmental Justice | <input type="checkbox"/> Tourism        |
| <input type="checkbox"/> Business              | <input type="checkbox"/> Health                | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Community Non-profits | <input type="checkbox"/> Open Space            | <input type="checkbox"/> Viticulture    |
| <input type="checkbox"/> Economic Development  | <input type="checkbox"/> Real estate           | <input type="checkbox"/> Waste          |
| <input type="checkbox"/> Education             | <input type="checkbox"/> Renewable Energy      | <input type="checkbox"/> Water          |
|  |  | <input type="checkbox"/> Other _____    |

Description of the organizations and individuals within the community with whom the nominee will communicate and disseminate information: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Time Commitment

Please check here to indicate that the nominee has read the SAG Roles and Responsibilities document and understands that membership on the SAG will require participation in at least three meetings between November 2013 and January 2014, and that these meetings will last approximately 3 hours each, with some time required for preparation.

## **Return nominations by October 1, 2013:**

E-mail: [mmersich@sctainfo.org](mailto:mmersich@sctainfo.org)

Or in person/mail:

Regional Climate Protection Authority

490 Mendocino Ave # 206

Santa Rosa, CA 95401

# Climate Action 2020 Stakeholder Advisory Group

The following is a description of the roles and responsibilities of the Climate Action 2020 Stakeholder Advisory Group (Advisory Group) and guidelines for how meetings will be conducted.

## Purpose

The purpose of the Advisory Group is to provide information and advice to the Regional Climate Protection Authority (RCPA) Board, staff and project consultants during the preparation of the Climate Action 2020 plan. The Advisory Group will not take official votes or make direct recommendations to any hearing body.

## Composition

The Advisory Group consists of stakeholders selected by the RCPA Board of Directors, to represent a diversity of viewpoints and areas of technical expertise from each jurisdiction. Three representatives from each city and two representatives from each County supervisorial district will be chosen by the RCPA Board members based on their respective jurisdictions. The RCPA Board may also extend invitations to additional stakeholders to contribute perspectives not represented by other members, in order to ensure adequate sector representation. None of the members will hold public elective office on a governing board of any city or the County. Representatives are to have the following qualifications:

- General understanding of the goals and objectives of RCPA in developing Climate Action 2020
- General understanding of climate change policy matters as they relate to local government, planning and project implementation
- Community leadership and ability to represent the sentiment of the community you live in or sector you represent

Sectors sought for representation in the Advisory Group include:

Renewable Energy	Environmental	Economic Development
Agriculture	Transportation	Education
Viticulture	Social Justice	Open Space
Business	Environmental Justice	Waste
Community Non-profits	Real estate	Water
	Health	Building Efficiency

## Duration

The Advisory Group will have a limited number of meetings (estimated to be three) over a limited period of time (estimated to be 18 months) and will terminate upon the completion of the project. The project is expected to be completed after each jurisdiction has adopted its Community Climate Action Plan – anticipated to occur by 2015.

## Meetings

A total of three Advisory Group meetings are planned at key milestones during the duration of the project. Meetings will generally last for two to three hours including presentations, comments and questions/answer.

Meetings will be focused on Advisory Group members; however, they will be open to public. Because of the limited time available for each meeting, and the nature of the Advisory Group process, members of

the public will be able to provide comments at the end of the meeting. A time limit will be imposed on each speaker during the public comment period.

RCPA staff or consultant will be responsible for running Advisory Group meetings.

The meetings of the Advisory Group are subject to the Ralph M. Brown Act, and therefore subject to the Act's notice and posting requirements. Following each meeting, informal meeting notes will be created by staff and posted to the project website.

In addition to the planned Advisory Group meetings, two Public Workshops per jurisdiction are planned for this project as well as regular updates at the RCPA Board meetings. The public is encouraged to attend and provide input at these venues.

### **Expectations of Advisory Group Members**

Primary role:

Work with staff to develop a draft and final Community Climate Action Plan that will provide the foundation for implementation of greenhouse gas reduction programs and measures in Sonoma County communities by preparing for and participating in all three Advisory Group meetings.

Anticipated activities will include:

- Reviewing and considering materials, proposals, ideas and concepts introduced to them by RCPA and jurisdiction staff
- Engaging in constructive discussion with Advisory Group members and staff
- Fostering communication outside of the Advisory Group regarding progress and outcomes of Climate Action 2020; particularly as it relates to a member's jurisdiction or sector
- Attending general public outreach workshops when possible

### **Communication with Staff and Consultants**

Outside of Advisory Group meetings, RCPA staff will serve as the Advisory Group liaison and primary contact for members. All Advisory Group member questions, comments, and other correspondence should be directed to RCPA staff. Correspondence from members requiring consultant response or clarification for specific jurisdictions will be forwarded to the appropriate contact through RCPA staff.



# A Regional Program for Sonoma County Communities

Creating vibrant and resilient communities in a changing climate

## About Climate Action 2020

Climate Action 2020 is an effort led by the Sonoma County Regional Climate Protection Authority (RCPA) to reduce greenhouse gas (GHG) emissions in Sonoma County communities to reach community goals. RCPA was formed through legislation in 2009 to coordinate county-wide climate protection efforts. RCPA is engaged in securing grant funding for a variety of GHG-reducing efforts, including energy efficiency initiatives, building retrofit projects, and alternative transportation programs.

RCPA is working with nine Sonoma County jurisdictions<sup>1</sup> to reduce GHG emissions within Sonoma County communities through developing a comprehensive and detailed plan for each jurisdiction. This plan—called a Community Climate Action Plan and known locally as Climate Action 2020—will identify measures that can reduce GHGs from sources such as building energy (electricity and natural gas), transportation, water use and transportation, and waste and wastewater.

Climate Action 2020 will build on the prior commitments that Sonoma County communities have made over the past decade to reduce GHG emissions. In 2002, the 10 jurisdictions within the county committed to reducing GHGs; later, in 2005, they adopted a target of reducing emissions by 25 percent below 1990 levels by 2015. In 2008, the Climate Protection Campaign, which now works collaboratively with RCPA, recommended GHG-reduction measures to the communities of Sonoma County; however, the plan was never formally adopted by the municipalities.



## Why Climate Action 2020?

The impacts of climate change are already evident in California and include changes in sea levels and temperature, which are affecting water supply conditions, growing seasons, and habitats. Climate Action 2020 will include an analysis of the vulnerability of Sonoma County communities to the effects of expected future climate change and will identify broad-level policies and actions that will increase the resiliency of the community in light of these environmental changes.

Overall, Climate Action 2020 will provide a consistent and comprehensive assessment of GHGs and emissions-reduction strategies for Sonoma County communities, educate and engage the public in GHG-reduction planning efforts, and create the necessary framework to maintain these reduction efforts into the future.

Climate Action 2020 will also help participating jurisdictions streamline new project review of GHG impacts under the California Environmental Quality Act (CEQA). New CEQA guidelines, issued in 2010, allow for project streamlining where a comprehensive GHG-reduction plan is adopted by a jurisdiction and new projects are found to be consistent with the adopted plan.

<sup>1</sup>All cities and the unincorporated county in Sonoma County are participating in this effort. Santa Rosa adopted a community-wide climate action plan in 2012, and it is not the intent of Climate Action 2020 to change or alter their adopted CAP.

## Goals of Climate Action 2020

- Empower communities to create a local framework to strategically respond to climate impacts and state policies
- Provide a consistent and comprehensive assessment of greenhouse gas emissions across all Sonoma County communities
- Determine feasible reduction and adaptation strategies for all Sonoma County communities
- Educate and engage the public and stakeholders in climate action planning and reducing greenhouse gases
- Create necessary tools and policies to implement greenhouse gas reduction and adaptation efforts for the future

## Projected Project Schedule

RCPA is pursuing an aggressive schedule to reduce GHG emissions to 25 percent below 1990 levels by the year 2015 for the benefit of Sonoma County communities. This schedule is subject to change as the process unfolds.



## Public Outreach

RCPA is dedicated to keeping the communities of Sonoma County involved in each step of Climate Action 2020. Support from each community and from the public in general is the key to the success of Climate Action 2020.

Project Website: To be created, where all relevant documents, information and updates will be publically available.

Public Outreach Workshops: Two public workshops will be held in each jurisdiction

Stakeholder Advisory Group Workshops: This group will provide information and advice to RCPA staff and project consultants during the preparation of Climate Action 2020 planning process for Sonoma County communities.

We look forward to your participation in this important effort to protect and conserve our natural resources. For more information, contact Misty Mersich of RCPA at [mmersich@sctainfo.org](mailto:mmersich@sctainfo.org).



**CITY OF SONOMA**  
**City Council**  
Agenda Item Summary

City Council Agenda Item: 5G

Meeting Date: 09/16/2013

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**Department**

Administration

**Staff Contact**

Gay Johann, City Clerk/Assistant to the City Manager

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**Agenda Item Title**

Approval and ratification of the appointment of Christopher Johnson as the alternate commissioner on the Design Review Commission for term ending September 16, 2015.

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**Summary**

The Design Review Commission consists of 5 members and one alternate who serve at the pleasure of the City Council. At least four of the members and the alternate must be City residents. Appointments are made when a nomination made by the Mayor is ratified by the City Council.

Mayor Brown and Councilmember Barbose interviewed two applicants on September 11, 2013 and the Mayor has nominated Christopher Johnson for appointment to the Design Review Commission to serve as the Alternate for an initial two-year term ending September 16, 2015.

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**Recommended Council Action**

Ratify the nomination.

---

**Alternative Actions**

Council discretion.

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**Financial Impact**

n/a

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

Mr. Johnson's Commission Application

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Copy to: C. Johnson via email



# CITY OF SONOMA

## COMMISSION APPLICATION

JUL 15 2013  
CITY CLERK

NAME: Christopher Johnson

ADDRESS: 306 First St East, Sonoma, CA 95476

MAILING ADDRESS: Same

CONTACT INFO (Please include daytime & evening phone numbers and email address):

Daytime 933-3207 Evening 721-6030

Email Cjohnson@sebastiani.com

COMMISSION OF INTEREST: Planning

HAVE YOU EVER ATTENDED A MEETING OF THIS COMMISSION? Yes HOW MANY? 7 or 8

If you are not selected for the commission listed above, would you be interested in serving on any of our other commissions? If so, please indicate which commission(s): Design review board

Cultural Fine Arts, Community Services and Environment

HOW MANY YEARS HAVE YOU RESIDED IN SONOMA? \_\_\_\_\_

PRESENT OCCUPATION: \_\_\_\_\_

### EDUCATION

SCHOOL	MAJOR	GRADUATION DATE & DEGREE
<u>Eastern Michigan Univ</u>	<u>Fine Arts</u>	<u>1991 Bachelor of Fine Arts</u>

### COMMUNITY SERVICE EXPERIENCE

ORGANIZATION	DATES SERVED	POSITION

(Use additional paper if necessary)

OTHER RELEVANT EXPERIENCE OR EXPERTISE: Strong advocate and  
Supporter of the Sonoma Community

WHAT IS YOUR UNDERSTANDING OF THE ROLE AND RESPONSIBILITY OF THIS COMMISSION?

Mostly to help set land use goals, Evaluate individual project  
proposals to ensure they are inline with the city's plan

WHICH ACTIVITIES OF THIS COMMISSION INTEREST YOU THE MOST? Helping to develop  
and Maintain a general plan for the City

WHICH ACTIVITIES INTEREST YOU THE LEAST? None

WHAT WOULD BE YOUR GOAL AS A COMMISSIONER? To help the city continue to  
strike the balance between private benefit and the  
overall public good.

WHAT DO YOU FEEL YOU COULD CONTRIBUTE TO SEE THESE GOALS REALIZED?

I'm a great team player, a committed listener and  
understanding of community needs.

PLEASE LIST TWO LOCAL REFERENCES AND THEIR PHONE NUMBERS:

Manuel Merjil 815-2419 Dan Cassabonne 494-3130

SOME COMMISSION POSITIONS MUST BE FILLED BY A **QUALIFIED ELECTOR** OF THE CITY OF SONOMA.  
A QUALIFIED ELECTOR IS A PERSON WHO IS 1) A U.S. CITIZEN; 2) AT LEAST 18 YEARS OF AGE; AND 3)  
RESIDES WITHIN THE BOUNDARIES OF THE CITY OF SONOMA.

ARE YOU A QUALIFIED ELECTOR OF THE CITY OF SONOMA?



YES



NO

I DECLARE UNDER PENALTY OF PERJURY THE INFORMATION PROVIDED ON THIS  
APPLICATION IS TRUE AND CORRECT.

  
Applicant Signature

7/12/13  
Date

All submitted applications are available for public inspection.

Return completed form to:  
City Clerk  
City of Sonoma  
No. 1 The Plaza  
Sonoma CA 95476



**CITY OF SONOMA**  
**City Council**  
**Agenda Item Summary**

City Council Agenda Item: 5H

Meeting Date: 9/16/2013

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**Department**

Public Works Department

**Staff Contact**

Dan Takasugi, Public Works Director/City Engineer

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**Agenda Item Title**

Adoption of Plans and Specifications and Award of Contract to Central Valley Engineering & Asphalt, Inc, lowest responsible bidder, for the 2013 Citywide Slurry Seal Project No. 1308, in the amount of \$195,514.

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**Summary**

Proposed work includes the street surface treatment (slurry seal) for various streets throughout the City, including: surface preparation; crack seal; slurry seal; removal and replacement of pavement striping and markings; protection of existing utility structures, curb and gutter and cross gutter; traffic control; and other related work. Five bids were received and are summarized in Table 1 on the following page and the lowest responsible base bid was \$147,190. The bid documents also included Potential Additional Streets that could be added to the project depending on available City budget. City staff has determined that there is adequate budget in the project to add the Additional Streets and would like to include them as part of this Award of Contract. The agreed to price for the additional streets is \$48,324. See Table 2 for list of street segments included in the project contract documents. The base bid amount of \$147,190 plus the additional streets amount of \$48,324 is \$195,514.

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**Recommended Council Action**

It is recommended that Council: a) Adopt the Plans and Specifications for the 2013 Citywide Slurry Seal Project; b) include the Additional Streets into the project; and c) accept the bids and award the contract to Central Valley Engineering & Asphalt, Inc, the lowest responsible bidder, for \$195,514.

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**Alternative Actions**

Council discretion

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**Financial Impact**

The Council approved \$300,000 for the 2013 Citywide Slurry Seal Project in the FY 2013/14 CIP budget for the project.

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
  - No Action Required
  - Action Requested
- 

**Attachments:**

Table 1 Bid Results  
Table 2 Slurry Seal Street Segments  
Figure 1 Street Segment Locations

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**Alignment with Council Goals:**

Supports the Council Water & Infrastructure Goal to Initiate Capital Infrastructure Replacements and Upgrades

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**cc:**

Central Valley Engineering & Asphalt, Inc (via e-mail only)

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**Table 1: Bid Results**

	<b>Bidder Name</b>	<b>Company Location</b>	<b>Bid Amount</b>
	Engineer's Estimate		\$267,000.00
1	Central Valley Engineering & Asphalt	Roseville, CA	\$147,190.00
2	California Pavement Maintenance Company, Inc	Sacramento, CA	\$149,752.00
3	Intermountain Slurry Seal	Elk Grove, CA	\$164,420.00
4	Windsor Fuel Co	Pittsburg, CA	\$170,335.00
5	VSS International	West Sacramento, CA	\$174,763.00

**Table 2: Slurry Seal Street Segments**

<b>Street (Slurry Seal Application Area)</b>	<b>Limits of Work</b>	
	<b>Limit From</b>	<b>Limit To</b>
Beasley Way	Newcomb Street	Cox Street
Chase Street	Second St East	Fourth St East
Dewell Drive	Larkin Drive	Fine Avenue
Elliot Street	Cul de Sac at Knight Street	Cul de Sac of Towne Street
Fine Avenue	Dead End west of Dewell Drive	Larkin Drive
First St East	Hiking Path	Blue Wing Drive
Knight Street	East MacArthur Street	Elliot Street
Larkin Drive	Napa Road	Dead End north of Fine Ave
Patten Street	Fifth St East	Charles Van Damme Way
Perkins Street	Third St West	Second St West
Pina Avenue	Dewell Drive	Larkin Drive
Quedo Court	Avenue del Oro	Cul de Sac
Second St East	E Spain Street	Hiking Path
Second St East	Blue Wing Drive	House #80
Vigna Street	Barrachi Way	Third St West
Wilking Way	Lovall Valley Rd	Cul de Sac
Fifth St West	Claudia Drive	Verano Avenue
Patten Street	Fourth St East	Fifth St East
Second St East	Chase Street	France Street
Second St East	Patten Street	E Napa Street
Third St East	Chase Street	Cul de Sac
Las Casitas Ct	E Spain Street	Cul de Sac
<b>Additional Streets</b>		
Third St West	Bettencourt Street	Andrieux Street
Daniel Young Drive	Charles Van Damme Way	William Cunningham Avenue
Lucca Court	Fourth St East	Cul de Sac
W Spain Street	Fifth St West	Fourth St West
Fifth St East	E MacArthur Street	France Street
Fryer Cr Drive	Leveroni Road	Clay Street
Eda Court	Joaquin Drive	Cul de Sac





**CITY OF SONOMA**  
**City Council/Successor Agency**  
Agenda Item Summary

City Council Agenda Item: 6A

Meeting Date: 09/16/2013

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**Department**

Administration

**Staff Contact**

Gay Johann, City Clerk/Assistant to the City Manager

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**Agenda Item Title**

Approval of the portions of the Minutes of the September 4, 2013 City Council / Successor Agency Meeting pertaining to the Successor Agency.

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**Summary**

The minutes have been prepared for Council review and approval.

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**Recommended Council Action**

Approve the minutes.

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**Alternative Actions**

Correct or amend the minutes prior to approval.

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**Financial Impact**

N/A

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

See Agenda Item 5B for the minutes

**Alignment with Council Goals:** N/A

**cc:** NA

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City of Sonoma  
**City Council**  
*as Successor Agency*  
Agenda Item Summary

City Council Agenda Item: **6B**

Meeting Date: **09/16/2013**

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**Department**

Administration

**Staff Contact**

Carol Giovanatto, City Manager

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**Agenda Item Title**

Adoption of the FY 13-14B Recognized Obligation Payment Schedule [ROPS] for the period January 1, 2014 through June 30, 2014.

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**Summary**

As required by legislation AB1x26, the Recognized Obligation Schedule [ROPS] must be prepared and approved for each prospective six month period of the fiscal year. The ROPS under consideration tonight covers the period January 1, 2014 through June 30, 2014 [FY 13-14B] and includes updates to all previously approved projects and expenditures. The ROPS 13-14B is prepared in a new format as prescribed by the Department of Finance [DOF]. Once the ROPS is approved by the Successor Agency, it will be presented to the Oversight Board on September 25<sup>th</sup> for approval and submittal to Department of Finance, the State Controller's office and the County Auditor-Controller.

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**Recommended Council Action**

Acting as the Successor Agency, approve the ROPS for the period January 1, 2014 through June 30, 2014 as submitted for presentation to the Oversight Board on September 25<sup>th</sup>.

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**Alternative Actions**

N/A

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**Financial Impact**

Unknown at this time

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

Recognized Obligation Schedule #13-14B  
Resolution

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**cc:**

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**CITY OF SONOMA**

RESOLUTION NO. \_\_\_ - 2013

A RESOLUTION OF THE CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF SONOMA APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE PERIOD JANUARY 1, 2014 THROUGH JUNE 30, 2014

WHEREAS, pursuant to Health and Safety Code Section 34180(g), the City Council as the Successor Agency is required to review and approve the Recognized Obligation Payment Schedule prepared by the Successor Agency covering a six month period; and

WHEREAS, the Successor Agency to the dissolved Redevelopment Agency of the City of Sonoma must approve the Recognized Obligation Payment Schedule [FY 13-14B] for the six month period January 1, 2014 through June 30, 2014; and

WHEREAS, staff has presented the foregoing described Recognized Obligation Payment Schedule to the City Council as Successor Agency for review and approval; and

WHEREAS, on September 25, 2013, the ROPS will be presented to the Oversight Board for review and consideration as approved by the Successor Agency;

NOW, THEREFORE, BE IT RESOLVED by the Successor Agency as follows:

SECTION 1. The Successor Agency hereby approves the Recognized Obligation Payment Schedule for the period January 1, 2014 through June 30, 2014, as set forth in Exhibit "A" to this Resolution and by this reference incorporated herein.

SECTION 2. The Board Secretary, or the City's City Manager (as the person appointed by action of the Oversight Board at its meeting of April 4, 2012, to be the designated contract person to the Department of Finance), shall transmit the approved Recognized Obligation Payment Schedule to the Department of Finance, State Controller, and County Auditor-Controller in compliance with the requirements of Part 1.85 of Division 24 of the California Health and Safety Code. The staff of the Successor Agency shall take such other and further actions and sign such other and further documents as appropriate to effectuate the intent of this Resolution and to implement the Recognized Obligation Payment Schedule approved hereby on behalf of the Successor Agency.

SECTION 3. The adoption of this Resolution by the Successor Agency shall not impair the right of the Successor Agency to assert any claim or pursue any legal action challenging the constitutionality of Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature ("AB 1x26") or challenging any determination by the State of California or any office, department or agency thereof with respect to the Recognized Obligation Payment Schedule approved hereby.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution. The Successor Agency hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared invalid.

PASSED AND ADOPTED by the Successor Agency at a meeting held on the 16<sup>th</sup> day of September, 2013 by the following vote:

AYES:  
NOES:  
ABSENT:

---

Ken Brown, Mayor

ATTEST:

\_\_\_\_\_  
Gay Johann, City Clerk

**Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary**

Filed for the January 1, 2014 through June 30, 2014 Period

**Name of Successor Agency:** Sonoma City  
**Name of County:** Sonoma

<b>Current Period Requested Funding for Outstanding Debt or Obligation</b>		<b>Six-Month Total</b>
<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>		
<b>A</b>	<b>Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):</b>	<b>\$ 8,436,533</b>
B	Bond Proceeds Funding (ROPS Detail)	8,436,533
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
<b>E</b>	<b>Enforceable Obligations Funded with RPTTF Funding (F+G):</b>	<b>\$ 760,262</b>
F	Non-Administrative Costs (ROPS Detail)	510,262
G	Administrative Costs (ROPS Detail)	250,000
<b>H</b>	<b>Current Period Enforceable Obligations (A+E):</b>	<b>\$ 9,196,795</b>

<b>Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
I	Enforceable Obligations funded with RPTTF (E):	760,262
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
<b>K</b>	<b>Adjusted Current Period RPTTF Requested Funding (I-J)</b>	<b>\$ 760,262</b>

<b>County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding</b>		
L	Enforceable Obligations funded with RPTTF (E):	760,262
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
<b>N</b>	<b>Adjusted Current Period RPTTF Requested Funding (L-M)</b>	<b>760,262</b>

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

	<u>PAMELA GIBSON</u>	<u>CHAIRPERSON</u>
	Name	Title
/s/	_____	_____
	Signature	Date

**Recognized Obligation Payment Schedule (ROPS) 13-14B - Report of Fund Balances**  
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I	J	K		
Fund Balance Information by ROPS Period		Fund Sources							Total	Comments		
		Bond Proceeds		Reserve Balance		Other	RPTTF					
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Review balances retained for approved enforceable obligations	RPTTF balances retained for bond reserves	Rent, Grants, Interest, Etc.	Non-Admin	Admin				
<b>ROPS III Actuals (01/01/13 - 6/30/13)</b>												
1	<b>Beginning Available Fund Balance (Actual 01/01/13)</b> Note that for the RPTTF, 1 + 2 should tie to columns L and Q in the Report of Prior Period Adjustments (PPAs)		5,017,137	-	-				-	\$ 5,017,137		
2	<b>Revenue/Income (Actual 06/30/13)</b> Note that the RPTTF amounts should tie to the ROPS III distributions from the County Auditor-Controller		-	-	-			798,725		\$ 798,725		
3	<b>Expenditures for ROPS III Enforceable Obligations (Actual 06/30/13)</b> Note that for the RPTTF, 3 + 4 should tie to columns N and S in the Report of PPAs		-	-	-			798,725		\$ 798,725		
4	<b>Retention of Available Fund Balance (Actual 06/30/13)</b> Note that the Non-Admin RPTTF amount should only include the retention of reserves for debt service approved in ROPS III		-	-	-			-		\$ -		
5	<b>ROPS III RPTTF Prior Period Adjustment</b> Note that the net Non-Admin and Admin RPTTF amounts should tie to columns O and T in the Report of PPAs.	No entry required							-	-	\$ -	
6	<b>Ending Actual Available Fund Balance (1 + 2 - 3 - 4 - 5)</b>	\$ -	\$ 5,017,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,017,137		
<b>ROPS 13-14A Estimate (07/01/13 - 12/31/13)</b>												
7	<b>Beginning Available Fund Balance (Actual 07/01/13) (C, D, E, G, and I = 4 + 6, F = H4 + F6, and H = 5 + 6)</b>	\$ -	\$ 5,017,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,017,137		
8	<b>Revenue/Income (Estimate 12/31/13)</b> Note that the RPTTF amounts should tie to the ROPS 13-14A distributions from the County Auditor-Controller		2,000	-	-			2,639,045		\$ 2,641,045		
9	<b>Expenditures for 13-14A Enforceable Obligations (Estimate 12/31/13)</b>		-	-	-			2,639,045		\$ 2,639,045		
10	<b>Retention of Available Fund Balance (Estimate 12/31/13)</b> Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14A		-	-	-			-		\$ -		
11	<b>Ending Estimated Available Fund Balance (7 + 8 - 9 - 10)</b>	\$ -	\$ 5,019,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,019,137		

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
(Report Amounts in Whole Dollars)

A Item #	B Project Name / Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	I Total Outstanding Debt or Obligation	J Retired	K Funding Source					P Six-Month Total	
										L Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			M RPTTF			
										K Bond Proceeds	L Reserve Balance	M Other Funds	N Non-Admin	O Admin		
								\$ 84,710,711			\$ 8,436,533	\$ -	\$ -	\$ 510,262	\$ 250,000	\$ 9,196,795
1	2003 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/2/2003	12/1/2033	Bank of New York	Portion of Bonds issue to fund non-housing projects	SONOMA	19,277,065	N				-			\$ -
2	2003 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	6/2/2003	12/1/2033	Bank of New York	Portion of Bonds issue to fund housing projects	SONOMA	4,819,346	N				-			\$ -
3	2010 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	9/22/2010	6/30/2031	Bank of New York	Portion of Bonds issue to fund non-housing projects	SONOMA	10,164,611	N				140,329			\$ 140,329
4	2010 Tax Allocation Bond	Bonds Issued On or Before 12/31/10	9/22/2010	6/30/2031	Bank of New York	Portion of Bonds issue to fund housing projects	SONOMA	2,541,153	N				35,082			\$ 35,082
5	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	3/4/2011	12/1/2037	Bank of New York	Portion of Bonds issue to fund non-housing projects	SONOMA	31,335,284	N				-			\$ -
6	2011 Tax Allocation Bond	Bonds Issued After 12/31/10	3/4/2011	12/1/2037	Bank of New York	Portion of Bonds issue to fund housing projects	SONOMA	4,272,994	N				-			\$ -
7	City of Sonoma/1993 REFA COP Financing	City/County Loans On or Before 6/27/11	6/1/2007	6/30/2013	Municipal Finance Corporation	Percentage of financing [37%] to fund Carnegie Library upgrade in 1993	SONOMA		Y				-			\$ -
8	Exchange Bank Loan	City/County Loans On or Before 6/27/11	3/1/2005	4/1/2015	Exchange Bank	Affordable Senior Housing Project purchased in 2005 to maintain affordability	SONOMA		N				86,784			\$ 86,784
9	Visitors Bureau Contract for Service	City/County Loans On or Before 6/27/11	3/7/2011	7/1/2016	Sonoma Valley Visitors Bureau	Contract for Marketing & Promotion	SONOMA	545,000	N				109,000			\$ 109,000
10	Historic Preservation Easement	City/County Loans On or Before 6/27/11	3/9/2011	3/9/2021	Sonoma Community Center	Acquisition of Historic Preservation Easement	SONOMA	350,000	N				-			\$ -
11	City Loan entered into on 08/2009	City/County Loans On or Before 6/27/11	6/2/2010	7/10/2023	Municipal Finance Corporation	Clean Renewable Energy Bonds [CREBS]	SONOMA		N				41,749			\$ 41,749
12	Public Facilities Reimbursement Agreement	City/County Loans On or Before 6/27/11	10/21/2009		Friedman Brothers	Installation of Public Facilities by Private Enterprise for traffic safety	SONOMA		Y							\$ -
13	Memorandum of Understanding regarding Joint Funding of Economic Development Program	City/County Loans On or Before 6/27/11	1/19/2011	7/9/2012	City of Sonoma [Lead Agency for Program]	Memorandum of Understanding between: Sonoma Valley Chamber of Commerce and City of Sonoma as Successor Agency	SONOMA		Y							\$ -
14	Legal Services	City/County Loans On or Before 6/27/11	2/22/2012		Rutan and Tucker	Legal Counsel for Successor Agency	SONOMA	40,000	N				40,000			\$ 40,000
15	Legal Services	City/County Loans On or Before 6/27/11	2/22/2012		Jeffery A. Walter, a Professional Law Corporation	Legal Counsel for Successor Agency	SONOMA	25,000	N				25,000			\$ 25,000
16	Successor Agency CPA Audit	Professional Services	6/26/2006		C G Uhlenberg LLC	Auditing services for Successor Agency	SONOMA	13,000	N				13,000			\$ 13,000
17	Underground Fuel Storage Tank Monitoring	Remediation	1/24/2007		Conestoga-Rovers Associates	Underground Storage Tank monitoring of 32 Patten, property owned by former Sonoma Community Development Agency	SONOMA		Y							\$ -
18	Sonoma Highway 12 - Signal Mounted Streetname Signage [carryover]	Project Management Costs	11/5/2011		Hawkins Signage	Sonoma Highway 12 - Overhead Signage	SONOMA		Y							\$ -
19	2010 SERAF Loan Payment due to Housing Fund	City/County Loans On or Before 6/27/11	2/10/2010		Sonoma County Community Development Commission/Housing Authority	Agency loan from LMI fund to CDA fund for payment of 2010 SERAF Payment	SONOMA	1,920,016	N							\$ -
20	Property @ 32 Patten Street [Old Fire Station]	Property Maintenance	1/1/1986		City of Sonoma	Water Utility costs for Property located at 32 Patten Street [old fire station; asset to be liquidated by Oversight Board per AB1X26]	SONOMA	807	N				807			\$ 807
21	Property @ 32 Patten Street [Old Fire Station]	Property Maintenance	1/1/1986		Sonoma County Tax Collector	Sewer Utility costs for Property located at 32 Patten Street [old fire station; asset to be liquidated by Oversight Board per AB1X26]	SONOMA	3,511	N				3,511			\$ 3,511
22	Depot Park Project [local share; CDBG Project Grant = \$70,000]	Improvement/Infrastructure	6/1/2011	6/1/2014	Winsler & Kelly	Depot Park Renovation for ADA access	SONOMA		Y							\$ -

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
23	K T Carter Park Play Slide [Local match Prop 40 Grant]	Improvement/Infrastructure	5/16/2011		Ross Recreation	ADA upgrade to public play structure	SONOMA		Y						\$ -
24	Traffic Study, Fifth West/Spain St	Improvement/Infrastructure	6/10/2011		Winsler & Kelly	Final phase of Traffic Study	SONOMA		Y						\$ -
25	Traffic Study, Fifth West/MacArthur St	Improvement/Infrastructure	6/23/2011		Winsler & Kelly	Final Phase of Traffic Study	SONOMA		Y						\$ -
26	Emergency/Homeless Shelter [Housing]	Professional Services	3/7/2011		Sonoma Overnight Shelter	Contract for Emergency Shelter Operations	SONOMA	15,000	N				15,000		\$ 15,000
27	Village Green II Low Income Housing USDA Loan	City/County Loans On or Before 6/27/11	5/1/2005	5/22/2035	United States Department of Agriculture	Affordable Senior Housing Project purchased in 2005 to maintain affordability	SONOMA	701,391	N						\$ -
28	Affordable Housing Projects within Project Area - 2011 CDA TAB	Bonds Issued After 12/31/10	1/30/2012		Sonoma County Housing Authority	Low/Moderate Housing projects to be constructed by Sonoma County Housing Authority [Housing Successor Agency]	SONOMA	1,450,000	N	1,450,000					\$ 1,450,000
29	Sonoma Valley Community Library	Bonds Issued After 12/31/10	6/20/2011	4/16/2012	AXIS [Architect] Millennium Consulting [Asbestos Abatement]; City of Sonoma [project management]; S.W. Allen Construction [construction]	Contractual Agreement with Sonoma County Library for facility upgrade and ADA access issues funded through 2011 CDA TAB - PROJECT 100% COMPLETE	SONOMA		N						\$ -
30	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs #1,2,3,7,8,9,12,14,15,16,17,19,31	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering]; Ghilotti [Construction]; Able Construction [Construction]	Installation of ADA ramps at intersections.	SONOMA		N						\$ -
31	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs # 7,15,16	Bonds Issued After 12/31/10			Winsler & Kelly [Design/Engineering]; Able Construction [construction] Miller Pacific [geotechnical]; John Meserve [arborist]	Street Reconstruction: Third St West; Fourth St West; Hayes St.	SONOMA		N						\$ -
32	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj. #1,12	Bonds Issued After 12/31/10			Winsler & Kelly [Design/Engineering]; Ghilotti [construction] Miller Pacific [geotechnical]	Leveroni, 5th St. W - Pavement reconstruction	SONOMA		N						\$ -
33	Citywide Pavement Management/Sidewalk/ADA Projects - CDA TAB Prj. 27; local match for \$133,870 CalTRANS Grant	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering/Design]	Leveroni, Broadway turn-lane signal	SONOMA		N						\$ -
34	Bike Lanes& Signage - 2011 CDA TAB Prj. #28 [local match funding agreement with Sonoma County Transportation Authority grant \$135,000]	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering/Design]; Crisp Construction [construction]	Comprehensive Bike Lane & signage	SONOMA		N						\$ -
35	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj #31	Bonds Issued After 12/31/10			Winsler & Kelly [Design/Engineering];Ghilotti [construction] Miller Pacific [geotechnical]	France Street Pavement reconstruction	SONOMA		N						\$ -
36	Citywide Pavement Management/Sidewalk/ADA - 2011 CDA TAB Prjs 2, 3, 18	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering] Miller Pacific [Geotechnical];	2nd ST. West, 1st West, Church St, Patten St, W Spain Rehabilitation	SONOMA		N						\$ -

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
37	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj #26	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering] Miller Pacific [Geotechnical]; Exaro [Potholing]; GHD [Right of Way]	Bikeway Improvement-Fryer Creek Bike/Pedestrian Bridge.	SONOMA		N						\$ -
38	Citywide Pavement Management/Sidewalk/ADA Projects- 2011 CDA TAB PRJ #9,14,17	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering]; GHD [Design]	Curtin Lane, Harrington Dr Rehabilitation.	SONOMA		N						\$ -
39	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj #30	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering] Miller Pacific [Geotechnical];	Napa Road pavement reconstruction	SONOMA		N						\$ -
40	Citywide Pavement Management/Sidewalk/ADA Projects -2011 CDA TAB Prj # 29.	Bonds Issued After 12/31/10			Winsler & Kelly [Engineering/admin/CalTrans]; Quincy [Design/Environmental/ROW]	Chase St Bridge Reconstruction	SONOMA		N						\$ -
41	Citywide Pavement Management/Sidewalk/ADA Projects	Bonds Issued After 12/31/10			To be determined through bidding process	Fryer Creek Dr, Newcomb St, Malet Pavement	SONOMA		N						\$ -
42	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs #5,6,20	Bonds Issued After 12/31/10			To be determined through bidding process	Oregon St, 7th St West, Studley St, Barrachi St, Palou St, Fano Dr	SONOMA		N						\$ -
43	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs #11,21	Bonds Issued After 12/31/10			To be determined through bidding process	Malet St, Broadway St.	SONOMA		N						\$ -
44	Citywide Stormdrain Improvements - 2011 CDA TAB Prj #27	Bonds Issued After 12/31/10			To be determined through bidding process	Broadway Storm Drain Improvements CIP #6	SONOMA		N						\$ -
45	Citywide Stormdrain Improvements - 2011 CDA TAB Prj #24,25	Bonds Issued After 12/31/10			To be determined through bidding process	East MacArthur Street Stormdrain; CIP #8	SONOMA		N						\$ -
46	Citywide Stormdrain Improvements - 2011 CDA TAB Prj #22	Bonds Issued After 12/31/10			Winsler & Kelly [Design/Engineering]; Ghilotti [construction] Miller Pacific [geotechnical]	Nathanson Creek Outfall	SONOMA		N						\$ -
47	Citywide Stormdrain Improvements - 2011 CDA TAB Prj #23	Bonds Issued After 12/31/10			To be determined through bidding process	West MacArthur Culvert CIP#1	SONOMA		N						\$ -
48	Sebastiani Theater ADA Improvements - 2011 CDA TAB	Bonds Issued After 12/31/10			To be determined through bidding process	ADA upgrades to Historic Theater	SONOMA		N						\$ -
49	Administrative Allowance for Successor Agency	Admin Costs	7/1/2012	6/30/2013	City of Sonoma as Successor Agency	Administrative costs related to the wind-down of the Redevelopment Agency	SONOMA	250,000	N					250,000	\$ 250,000
50	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs #1,2,3,7,8,9,12,14,15,16,17,19,31		4/11/2011		Winsler & Kelly [Design/Engineering]; Able Construction [construction] Miller Pacific [geotechnical]; John Meserve [arborist]	Installation of ADA ramps at intersections.	SONOMA	586,462	N	586,462					\$ 586,462
51	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs # 7,15,16		3/17/2011		Winsler & Kelly [Design/Engineering]; Ghilotti [construction] Miller Pacific [geotechnical]	Street Reconstruction: Third St West; Fourth St West; Hayes St.	SONOMA	397,561	N	397,561					\$ 397,561

**Recognized Obligation Payment Schedule (ROPS ) 13-14B - ROPS Detail**  
**January 1, 2014 through June 30, 2014**  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K					P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
52	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj. #1,12		3/17/2011		Winsler & Kelly [Engineering/Design]	Leveroni, 5th St. W - Pavement reconstruction	SONOMA	578,721	N	578,721					\$ 578,721
53	Citywide Pavement Management/Sidewalk/ADA Projects - CDA TAB Prj. 27; local match for \$133,870 CalTRANS Grant		3/17/2011		Winsler & Kelly [Engineering/Design]; Crisp Construction [construction]	Leveroni, Broadway turn-lane signal	SONOMA	71,785	N	71,785					\$ 71,785
54	Bike Lanes& Signage - 2011 CDA TAB Prj. #28 [local match funding agreement with Sonoma County Transportation Authority grant \$135,000]		3/17/2011		Winsler & Kelly [Design/Engineering]; Ghilotti [construction] Miller Pacific [geotechnical]	Comprehensive Bike Lane & signage	SONOMA	-	N	-					\$ -
55	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj #31		3/17/2011		Winsler & Kelly [Engineering] Miller Pacific [Geotechnical];	France Street Pavement reconstruction	SONOMA	382,121	N	382,121					\$ 382,121
56	Citywide Pavement Management/Sidewalk/ADA - 2011 CDA TAB Prjs 2, 3, 18		3/17/2011		Winsler & Kelly [Engineering] Miller Pacific [Geotechnical]; Exaro [Potholing]; GHD [Right of Way]	2nd ST. West, 1st West, Church St, Patten St, W Spain Rehabilitation	SONOMA	1,038,989	N	1,038,989					\$ 1,038,989
57	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj #26		3/17/2011		Winsler & Kelly [Engineering]; GHD [Design]	Bikeway Improvement-Fryer Creek Bike/Pedestrian Bridge.	SONOMA	43,046	N	43,046					\$ 43,046
58	Citywide Pavement Management/Sidewalk/ADA Projects- 2011 CDA TAB PRJ #9,14,17		3/17/2011		Winsler & Kelly [Engineering] Miller Pacific [Geotechnical];	Curtin Lane, Harrington Dr Rehabilitation.	SONOMA	595,392	N	595,392					\$ 595,392
59	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prj #30		3/17/2011		Winsler & Kelly [Engineering/admin/CalTrans]; Quincy [Design/Environmental/ROW]	Napa Road pavement reconstruction	SONOMA	799,321	N	799,321					\$ 799,321
60	Citywide Pavement Management/Sidewalk/ADA Projects -2011 CDA TAB Prj # 29. Local Match for CalTrans Funding Agreement dated 6/29/2011; CalTrans Grant \$1.4 million.		3/17/2011		To be determined through bidding process	Chase St Bridge Reconstruction	SONOMA	-	N	-					\$ -
61	Citywide Pavement Management/Sidewalk/ADA Projects - CDA TAB Prjs 4,10				To be determined through bidding process	Fryer Creek Dr, Newcomb St, Malet Pavement	SONOMA	262,216	N	262,216					\$ 262,216
62	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs #5,6,20				To be determined through bidding process	Oregon St, 7th St West, Studley St, Barrachi St, Palou St, Fano Dr	SONOMA	233,293	N	233,293					\$ 233,293
63	Citywide Pavement Management/Sidewalk/ADA Projects - 2011 CDA TAB Prjs #11,21				To be determined through bidding process	Malet St, Broadway St.	SONOMA	437,760	N	437,760					\$ 437,760
64	Citywide Stormdrain Improvements - 2011 CDA TAB Prj #27				To be determined through bidding process	Broadway Storm Drain Improvements CIP #6	SONOMA	319,331	N	319,331					\$ 319,331





**CITY OF SONOMA**  
*City Council as Successor  
Agency*  
Agenda Item Summary

City Council Agenda Item: 9A

Meeting Date: 9/16/2013

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**Department**

Administration

**Staff Contact**

David Goodison, Planning Director  
Carol Giovanatto, City Manager

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**Agenda Item Title**

Discussion, Consideration and Possible Action to Approve the Long-Range Property Management Plan for the Disposition of 32 Patton Street

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**Summary**

Pursuant to Health and Safety Code section 34191.5, within six months after receiving a Finding of Completion from the Department of Finance (Finance), the City as Successor Agency is required to submit for approval to the Oversight Board a Long-Range Property Management Plan (LRPMP) that addresses the disposition and/or use of the real properties of the former redevelopment agency. The City as Successor Agency received the Finding of Completion on April 1, 2013. The only property owned by the Successor Agency is the old Fire Station located at 32 Patten Street. The Oversight Board will act on the LRPMP on September 25<sup>th</sup> after which the Plan will be submitted to the Department of Finance.

The LRPMP shall including the following :

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund.
2. Address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

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**Recommended Council Action**

Adopt the Resolution Approving the Long-Range Property Management Plan and directing that the Plan be forwarded to the Oversight Board for Approval and submittal to Department of Finance.

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**Alternative Actions**

N/A

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**Financial Impact**

Any potential proceeds from the liquidation of the property will be distributed to taxing entities within the former Sonoma Community Development Agency

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**Environmental Review**

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

**Status**

- Approved/Certified
- No Action Required
- Action Requested

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**Attachments:**

Resolution  
Long-Range Property Management Plan

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**Alignment with Council Goals:**

Yes. Under Council's Economic Development Goal, *"concludes redevelopment processes as required by State Department of Finance and explore potential options for 32 Patten Street"*

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**cc:**

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**CITY OF SONOMA**

RESOLUTION NO. SA XX - 2013

A RESOLUTION OF THE CITY COUNCIL AS THE SUCCESSOR AGENCY  
TO THE DISSOLVED REDEVELOPMENT AGENCY OF THE CITY OF SONOMA  
APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, Health and Safety Code section 34191.5(c)(1) requires the Successor Agency to the Dissolved Sonoma Community Development Agency (CDA) to prepare a long range property management plan that details each commercial property that was owned by redevelopment when it was eliminated; and

WHEREAS, the long range property management plan must be reviewed and approved by the State Department of Finance before any potential real estate transaction can occur; and

WHEREAS, the CDA owned one commercial property when redevelopment was eliminated, and said property is in the control of the Successor Agency, which has prepared the Long Range Property Management Plan which is incorporated herein and attached hereto as Exhibit A; and

WHEREAS, it benefits the Successor Agency to seek approval of the Long Range Property Management Plan expeditiously in order to effectuate the sale of some or all of these properties at the earliest possible date.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. The Successor Agency hereby approves and adopts the Long Range Property Management Plan, pursuant to Health and Safety Code Section 34191.5(c)(1).

SECTION 3. The Executive Director or her designee is hereby authorized to contract with a real estate professional to assist with the disposition of the Successor Agency properties and pay for costs associated with the sale.

SECTION 4. The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Successor Agency's obligations pursuant to this Resolution.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Ken Brown, Chair

ATTEST:

\_\_\_\_\_  
Gay Johann, Secretary

Draft

## LONG RANGE PROPERTY MANAGEMENT PLAN



*Prepared by*

City of Sonoma  
Successor Agency to the Sonoma Community Development Agency

September 16, 2013





## **Introduction**

AB X1 26, which outlines the redevelopment dissolution process, required the Community Development Agency of the City of Sonoma (“CDA”) to transfer all of its real estate assets to the Successor Agency (the “Agency”) by February of 2012. Pursuant to this requirement, the Sonoma CDA transferred one property to the Successor Agency. Subsequent legislation, AB 1484, further clarified the dissolution process; and requires the Successor Agency to submit a Long Range Property Management Plan (“LRPMP”) to the Oversight Board and Department of Finance (“DOF”) that outlines the proposed plan to dispose of or use of the property formerly owned by the CDA. This document serves as the Long Range Property Management Plan for Successor Agency to the Sonoma Community Development Agency.

The Successor Agency is now responsible for disposition of the property in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5 (copies of which are attached as Appendix A). The approved LRPMP will serve to determine if the property should be:

1. Retained for governmental use.
2. Retained for future development.
3. Retained to fulfill an enforceable obligation.
4. Sold.

This LRPMP will be presented to the Sonoma CDA Successor Agency (i.e., the City Council) for consideration of approval on September 16, 2013. Following approval of the LRPMP by the Successor Agency, the Agency will seek approval of the Plan from the Oversight Board (scheduled for September 25, 2013) and then from the California Department of Finance (DOF), pursuant to Health and Safety Code Section 34179.7.

## **Requirements for Approval of a Long-Range Property Management Plan**

Prior to approval of a final LRPMP and subsequent disposition of real estate assets, the Successor Agency must comply with several requirements under AB 1484, summarized as follows:

1. *Due Diligence Reviews (“DDRs”).* DDR for Low & Moderate Housing—Department of Finance approval received December 21, 2012; DDR for All Other Funds—Department of Finance approval received March 22, 2013.
2. *Remit all cash assets to the County-Auditor Controller and taxing entities.* Completed—April 30, 2013
3. *DOF issues Finding of Completion.* Completed—May 7, 2013. (See Appendix B.)
4. *Develop and Approve LRPM Plan:*
  - Successor Agency Approval – Scheduled for September 16, 2013
  - Oversight Board Approval – scheduled for September 25, 2013.
  - DOF Approval – LRPM Plan must be submitted to DOF no later than November 7, 2013.

Upon the completion of these requirements, the Successor Agency may dispose of real estate assets in accordance with LRPMP.

## Summary of Properties Owned by the Successor Agency

*Property Description and Acquisition.* As discussed above, a single property has been transferred to the Successor Agency (APN 018-212-032). The site, which is located at 32 Patten Street, is a rectangular parcel having an area of 18,375 square feet, with frontage on Broadway, Patten Street, and First Street East. (See Figure 1: Location Map and Appendix C: Legal Description and Plat Map.) The site is developed with a now vacant fire station structure, along with associated parking and landscaping. (See Figure 2: Site Plan.) Improvements occupy 9,671 square feet and net usable space is 9,356 square feet. Easterly improvements include a two-story building made of steel, stucco, wood and concrete. The ground floor contains lobby, reception areas, offices and storage. The second floor consists of a larger meeting room, kitchen, living room, sleeping quarters and bathroom. The south side of the building features an enclosed porch, which runs the length of the building. The westerly portion of the building is a long, single story structure with 14-foot ceilings, which housed fire trucks and ambulances. Six roll-up doors are located on the south side of the building, facing Patten Street. A paved parking lot with 12 spaces, accessible from Broadway, is located on the west side of the site. Adjoining land uses are as follows:

- *North:* Two single-family homes on separate parcels, each having historic significance (Commercial zoning district/Historic District Overlay zone).
- *South:* A service station and two office buildings (Commercial zoning district/Historic District Overlay zone).
- *East:* An office building (converted from a former residence), located across First Street East (Commercial zoning district/Historic District Overlay zone).
- *West:* Offices and retail (Commercial zoning district/Historic District Overlay zone).

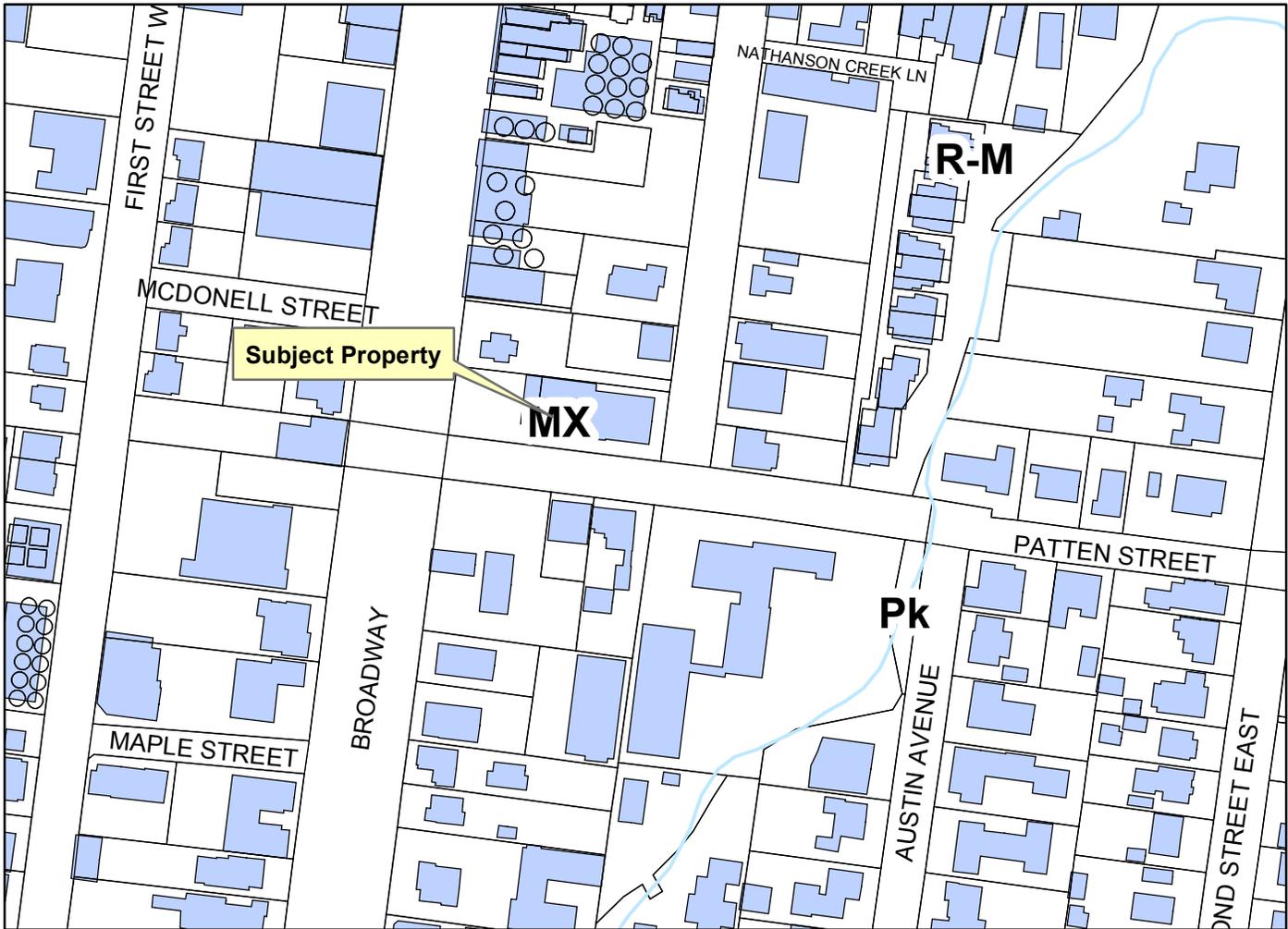
The site is zoned Mixed Use and is located within the Downtown Planning Area. It also lies within the Historic Overlay zone. The Mixed Use zoning designation allows for a range of office, retail, and service uses, as well as multi-family residential to a maximum density of 20 units per acre. Most uses are subject to use permit review by the Planning Commission, however.

The property was acquired by the Sonoma Redevelopment Agency on March 15, 2006. It was purchased by the Agency from the City of Sonoma for \$2,800,000. The purchase price was based on an appraisal prepared by Mills & Associates.

*Purpose of Acquisition:* The Sonoma CDA acquired the property with the goal of redeveloping the site for private, economic development generating uses. The specific objectives for the redevelopment of the property identified by the CDA Board were as follows:

1. Serve as a gateway to the Plaza, providing a southern anchor to the Plaza business district.
2. Stimulate pedestrian-oriented activity that complements existing commercial uses in the downtown.
3. Be highly attractive and compatible with the character of the community, both architecturally and functionally.
4. Utilize environmentally-friendly principles in project design and construction.
5. Provide revenue generation to the Agency and/or economic benefits to the City.

# Vicinity Map



## Project Summary

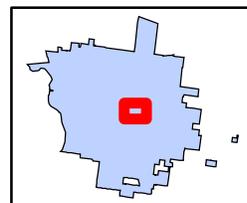
<i>Project Name:</i>	Station 1
<i>Property Address:</i>	32 Patten Street
<i>Applicant:</i>	Sonoma Community Development Agency
<i>Property Owner:</i>	Sonoma Community Development Agency
<i>General Plan Land Use:</i>	Mixed Use
<i>Zoning - Base:</i>	Mixed Use
<i>Zoning - Overlay:</i>	Historic
<i>Summary:</i>	The proposal involves redevelopment of a former fire station into a commercial building designed of retail shops and restaurants, with a leasable area of approximately 10,500 square feet, along with associated parking, landscaping and other site improvements.

## Zoning Designations

- R-HS Hillside Residential (1 D.U./10 acres, maximum)
- R-R Rural Residential (2 D.U./acre, maximum)
- R-L Low Density Residential (2-5 D.U./acre)
- R-S Sonoma Residential (3-8 D.U./acre)
- R-M Medium Density Residential (6-10 D.U./acre)
- R-H High Density (9-12 D.U./acre)
- R-O Housing Opportunity (15-20 D.U./acre)
- R-P Mobile Home Park (7 D.U./acre, maximum)
- MX Mixed Use (12 D.U./acre, maximum)
- C Commercial (15 D.U./acre, maximum)
- C-G Commercial-Gateway (15 D.U./acre, maximum)
- W Wine Production
- P Public Facility
- Pk Park
- A Agriculture

0 100 200 400 Feet

1 inch = 200 feet

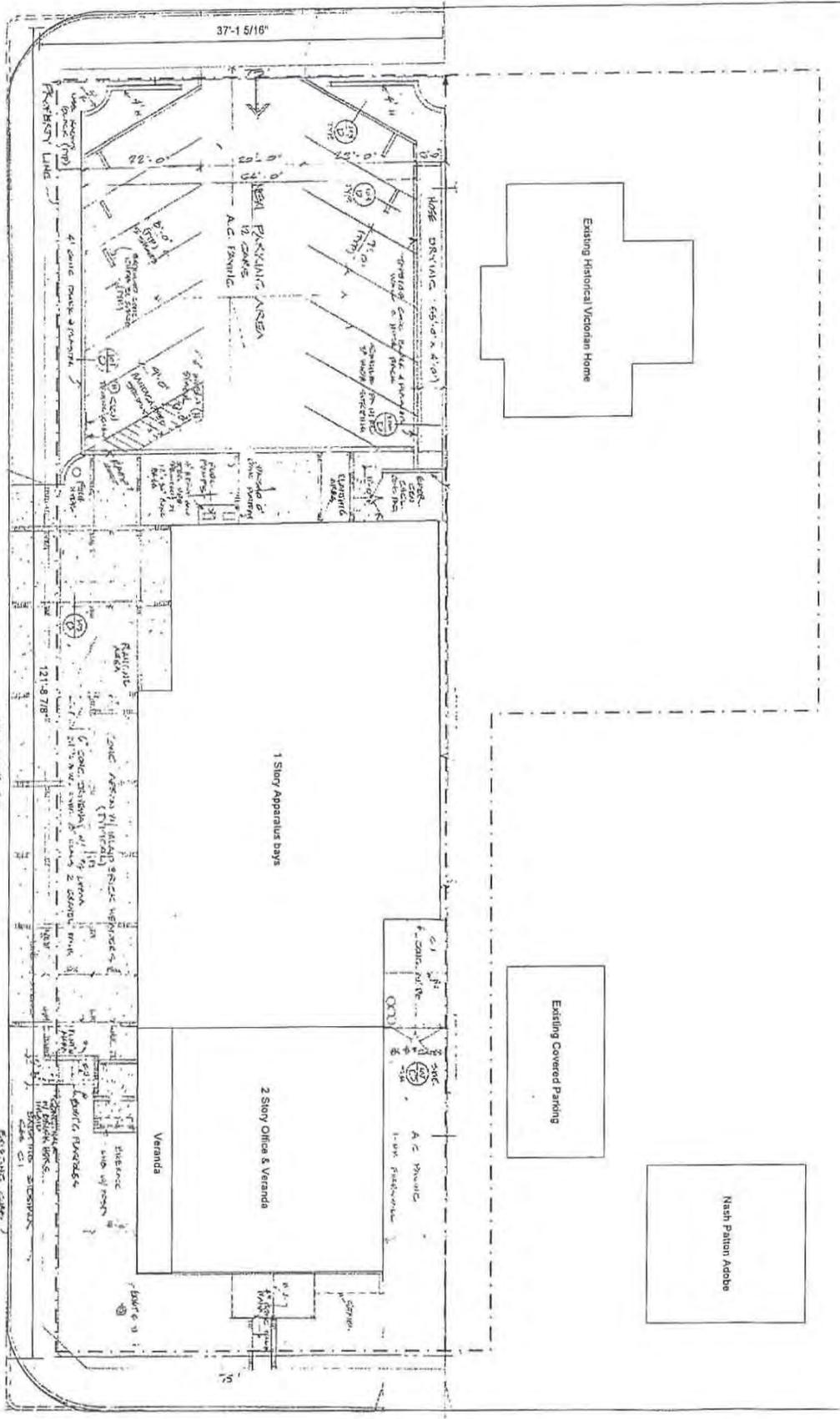


69

NO. 1016  
2. 1016  
see sketch

BROADWAY

BROADWAY



PATTEN STREET

Site Plan  
DATE: 10/15/00

FIRST STREET EAST

FIRST STREET EAST

These objectives were developed based on a public outreach process that included a community town hall meeting as well as meetings with neighboring property owners and interested local businesses.

*Current Estimate of Value:* The current value of the property is estimated at \$825,000, based on an updated appraisal prepared by John Clifford and Associates, completed on September 24, 2012 (Appendix D). This appraisal reflects the significant downturn in property values that occurred following the recession. In addition, it is based on the redevelopment of the site with a specific development plan that does not necessarily represent the "highest and best use" of the property. A more intensive development could warrant a higher valuation. However, more intense uses of the property have met with neighborhood opposition and therefore may not be feasible.

*Lease and Rental Income:* Since its acquisition by the CDA (and subsequent transfer to the Successor Agency), the property has not been rented or leased for any purpose. There are no contractual obligations whatsoever associated with the property.

*History of Environmental Contamination and Remediation Efforts:* The subject property formerly included a fuel dispensing system with two underground storage tanks. These tanks were removed in 1999 and contaminated soils were removed in 2009, per an approved Remedial Action Plan. As part of the remediation of the property, monitoring wells were installed and groundwater monitoring was conducted on a quarterly basis under the supervision of the Sonoma County Department of Health Services, Environmental Health Division. The property had been listed as an active site in the SCDHS-EHS Local Oversight Program and was identified as SCDHS-EHD Site #00023763 and as SFBRWQCB Site #49-0295. However, as of 2012, the site is considered to be closed by the SCDHS as the remediation plan was successfully implemented (see Appendix E). An approved soils management plan has been prepared in the event of the future redevelopment of the site.

*Potential for Transit-oriented Development and the Advancement of the Planning Objectives of the Successor Agency:* Transit within the City of Sonoma is limited to bus service and the subject property is located on or within one block of local bus routes. The property is small (18,375 square feet) and is constrained by its width (75 feet). In addition, it is located in a transitional area between the downtown commercial core and less intense residential and mixed use neighborhoods. For those reasons, as well as the fact that transit in the area is limited to local and regional bus service, the property is not considered to be a candidate for transit oriented development.

As discussed above, the Board of the Sonoma CDA had identified the following objectives for the redevelopment of the property:

1. Serve as a gateway to the Plaza, providing a southern anchor to the Plaza business district.
2. Stimulate pedestrian-oriented activity that complements existing commercial uses in the downtown.
3. Be highly attractive and compatible with the character of the community, both architecturally and functionally.
4. Utilize environmentally-friendly principles in project design and construction.
5. Provide revenue generation to the Agency and/or economic benefits to the City.

Some of these previously-identified re-use objectives go beyond the basic mandate of the Successor Agency, which is to maximize value for the taxing entities represented by the Successor Agency. Nonetheless, the sale of the property to a private developer and its renovation or redevelopment with uses as allowed for under its Mixed Use zoning has the potential to achieve many of the objectives for the property previously identified by the Sonoma CDA. Any substantial renovation or redevelopment of the property will be subject to the City's Design Review process, which provides an opportunity to enhance the property as a gateway to the downtown and improve the attractiveness of the site. The use of environmentally-friendly construction principles may be addressed through the use permit process. A commercial or mixed use development on the property, as allowed for through its Mixed Use zoning, has the potential to increase pedestrian activity and to generate revenue and other economic benefits to the City and to nearby commercial uses.

*History of Previous Development Proposals:* Following the relocation of the Fire Department in 2002, uses and development proposals associated with the site may be summarized as follows:

- 2002-2003: No activity.
- March 2004: City Council retains consultant to prepare a re-use report.
- September 2004: Site evaluation/re-use options reported to City Council. (Public meeting.)
- 2005-2006: Building is used as temporary Police Station during Police Station/Community Meeting Room remodel project. (Note: this activity did not involve the rental or lease of the property.)
- February 2006: Fire Station Re-use Committee meets to prepare recommendations.
- March 2006: As recommended by the City Council's Re-use Committee, the property is purchased by the Sonoma Community Development Agency (CDA) for redevelopment purposes.
- June 2006: City Council/CDA reviews and approves Re-use Committee recommendations (develop private, revenue producing use(s) on the site; host a community meeting to solicit public input on desired and acceptable uses for the property; retain property in private ownership and lease to a master developer). (Public meeting.)
- April/  
September 2007: Input sought from stakeholders and interested parties:
  - Meetings with neighboring property owners
  - Community meeting on May 17, 2007 (Public meeting.)
  - Meetings with local businesses
  - Preliminary analysis of findings
- October 2007: City Council/CDA Study session on re-use options. (Public meeting.)

February 2008: Follow-up Council/CDA review of re-use options. (Public meeting.)

March 2008 Council/CDA issues request for qualifications inviting developer proposals for the re-use of the property. (Public meeting.)

May/  
November 2008: Deadline for RFQ submittals. Proposals evaluated by City Council/CDA.

July/  
September 2008: Building used for City offices during renovation of City Hall. (Note: this activity did not involve the rental or lease of the property.)

January 2009: City Council/CDA approves exclusive negotiating agreement with Foothill Partners, based on their experience, capacity, and track record in successfully developing similar projects. (Public meeting.)

2009 (various): City Council/CDA conducts closed-session real estate negotiations with Foothill Partners on price and terms.

January 2010: Foothill Partners files application for planning approvals.

April 2010 Planning Commission study session on initial proposal by Foothill Partners. (Public meeting.)

December 2010 Foothill Partners submits revised development plan.

January 2011 Planning Department commissions reviews on traffic and cultural resources based on revised site plan/elevations received from Foothill Partners.

June 2011 Draft Disposition and Development Agreement and Exclusive Negotiating Agreement extension cannot be considered due to changes in redevelopment law (Governor's signing of AB1X26 and 27 on June 28, 2011).

August 2011 Planning Commission study session on revised proposal by Foothill Partners. (Public meeting.)

October 2011 Additional community workshop held to obtain input on neighbor issues and concerns. (Public meeting.)

November 2011 Additional community workshop held, at which time Foothill Partners presents revised draft alternative development proposals. (Public meeting.)

March 2012 As a result of California Supreme Court decisions pertaining to redevelopment, the ownership of the property is transferred to a "Successor Agency" for disposal as directed by the Oversight Board.

## Use or Disposition of Property

Section 34191.5 of the Health and Safety Code requires that Successor Agencies address the use or disposition of all properties held in the Redevelopment Trust Fund. The properties can be retained for governmental use, retained for future development, sold, or used to fulfill an enforceable obligation. The legislation goes on to state that “*with respect to the use or disposition of all other properties, all of the following shall apply:*”

1. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
2. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph [A], the proceeds from the sale shall be distributed as property tax to the taxing entities.
3. Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

*Review of Disposition Options:* Options for disposition are as follows:

1. *Retained for governmental use.* The City has no projected governmental use for this property.
2. *Retained for future development.* Prior to the legislation which resulted in the dissolution of redevelopment, the former Sonoma Community Development Agency (CDA) was working with a developer (Foothill Partners) for development of the property and had prepared a Disposition and Development Agreement, which remains unapproved due to the inability for the former CDA to enter into new contracts.
3. *Retained to fulfill an enforceable obligation.* The property will not be retained to fulfill an enforceable obligation.
4. *Liquidate.* The Oversight Board could determine that placing the property for sale on the open market represents the best means of obtaining the highest and best value for the property. Alternatively, the Oversight Board could choose maintain continuity with the process that had been established by the Sonoma CDA to sell the site by negotiating exclusively with Foothill Partners. However, that process was based on an RFP that was initiated by the Sonoma CDA, not the Successor Agency. In addition, it has been almost two years since the most recent community forum on the Foothill Partners proposal.

*Preferred Disposition Strategy—Liquidate by Placing on Open Market:* The current appraised value for the property is \$825,000, which assumes that the property can be developed at a moderate intensity with 7,014 square feet of ground-floor retail space and three apartment units, in accordance with the current Mixed Use zoning of the property, although subject to use permit by the City of Sonoma Planning Commission. Under a more intensive development proposal, if approved by the Planning Commission, the value of the property would be greater. For example, a 2011 appraisal, based on an all-commercial project with an area of 9,212 square feet, concluded that the property would have a value of 1.2 million dollars under that scenario. Because any significant development proposal would be subject to use permit review and approval, in order to obtain the

best value for the property it will likely be necessary for the execution of the sale to be contingent upon the receipt of planning entitlements. To accomplish this, the Successor Agency will retain a qualified real estate professional to list the property for sale, market the property, and solicit offers from qualified buyers.

Once offers have been submitted, the Successor Agency and the real estate professional will conduct an initial review and recommend a short-list for further discussion and evaluation to the Oversight Board. Successor Agency staff will then negotiate with each firm, under the direction of the Oversight Board, and provide a recommendation for the best offer. The Oversight Board will review that recommendation and, upon making its selection of the preferred proposal, Successor Agency staff will prepare an Exclusive Negotiating Agreement or simply accept a contingent purchase offer, following which it shall be the responsibility of the selected firm to obtain planning entitlements. Once entitlements have been obtained, the sale of the property will be completed. The proceeds of the sale will be distributed proportionately among the taxing entities represented by the Successor Agency.

*Appendices:*

- A. Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5
- B. Finding of Completion
- C. Legal Description and Plat Map
- D. 2012 Appraisal
- E. Site Closure Letter



## **Appendix A**

Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5



*Excerpts from AB1484:  
Long-Range Property Management Plans*

Ch. 26

— 50 —

provision of Part 1 (commencing with Section 33000), Part 1.5 (commencing with Section 34000), Part 1.6 (commencing with Section 34150), or Part 1.7 (commencing with Section 34100) provides authority that the act adding this part is restricting or eliminating, the restriction and elimination provisions of the act adding this part shall control.

(c) It is intended that the provisions of this part shall be read in a manner as to avoid duplication of payments.

SEC. 31. Section 34189.1 is added to the Health and Safety Code, to read:

34189.1. No party, public or private, may pursue, nor does a court have jurisdiction over, a validation action with respect to any action of a redevelopment agency or a successor agency to a redevelopment agency that took place on or after January 1, 2011, unless the Department of Finance and the Controller representing interests of the State of California and each of the taxing entities who could be affected financially by the action, has been properly noticed. All actions shall be filed in the County of Sacramento.

SEC. 33. Section 34189.2 is added to the Health and Safety Code, to read:

34189.2. A successor agency or any party to an enforceable obligation as defined under this part shall properly notice the state with respect to a validation action involving any enforceable obligation or matter of title to an asset that belonged to a redevelopment agency. For such an action to be properly filed, both the Controller and the Director of Finance shall be noticed and actions shall be filed in the County of Sacramento.

SEC. 34. Section 34189.3 is added to the Health and Safety Code, to read:

34189.3. An action contesting any act taken or determinations or decisions made pursuant to this part or Part 1.8 (commencing with Section 34161) may be brought in superior court and shall be filed in the County of Sacramento.

SEC. 35. Chapter 9 (commencing with Section 34191.1) is added to Part 1.85 of Division 14 of the Health and Safety Code, to read:

CHAPTER 9. POSTCOMPLIANCE PROVISIONS

34191.1. The provisions of this chapter shall apply to a successor agency upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

34191.3. Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January

1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that successor agency.

34191.4. The following provisions shall apply to any successor agency that has been issued a finding of completion by the Department of Finance:

(a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the successor agency upon approval by the Department of Finance of the long-range property management plan submitted by the successor agency pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.

(b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the successor agency and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013–14 fiscal year. Beginning in the 2013–14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012–13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and

Moderate Income Housing Fund for purposes of the Supplemental Educational Revenue Augmentation Fund have been paid.

(c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.

(2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amount needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the successor agency.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation.

34191.5. (a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the successor agency, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

(B) The purpose for which the property was acquired.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

(A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

SEC. 36. The Legislature finds and declares as follows:

(a) Certain provisions of Assembly Bill 26 of the 2011–12 First Extraordinary Session of 2011 (Ch. 5, 2011–12 First Ex. Sess.) are internally inconsistent, or uncertain in their meaning, with regard to the calculation of the amount to be paid by a county auditor-controller from the Redevelopment Property Tax Trust Fund to meet passthrough payment obligations to local agencies and school entities.

(b) Consistent with the statement in Section 34183 of the Health and Safety Code, as added by the measure identified in subdivision (a), that the provisions of that section are to apply “[n]otwithstanding any other law,” it was the intent of the Legislature in enacting that measure that the amount of the passthrough payments that are addressed by that section be determined in the manner specified by paragraph (1) of subdivision (a) of Section 34183 of the Health and Safety Code, and that the amount so calculated not be reduced or adjusted pursuant to the operation of any other provision of that measure.

SEC. 37. If any provision of this act or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this act which can be given effect without the invalid provision or application, and to this end, the provisions of this act are severable.

## **Appendix B**

### Finding of Completion





May 7, 2013

Ms. Carol E. Giovanatto, City Manager  
City of Sonoma  
No. 1 The Plaza  
Sonoma, CA 95476  
3232 Main Street

Dear Ms. Giovanatto:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Sonoma Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY  
Local Government Consultant

cc: Mr. Scott Williams, Accountant, City of Sonoma  
Mr. Erick Roeser, Property Tax Manager, County of Sonoma  
California State Controller's Office



## **Appendix C**

Legal Description and Plat Map



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**MERGER PARCEL**

All that certain real property situate in the City of Sonoma, County of Sonoma, State of California being the lands of the Sonoma Community Development Agency, a public body, corporate and politic, organized and existing under the California Community Redevelopment Law (Health & Safety Code Section § 33000 et seq.), described in that certain Grant Deed recorded December 17, 2009 under Document Number 2009120614, Sonoma County Records, being more particularly described as follows:

PARCEL ONE

A part of Lot 61, in the Town of Sonoma, as designated upon the Official Map thereof, said portion being described as follows:

Commencing at the Southeast corner of said lot at the intersection of England Street and First Street East; running thence Northerly along the Easterly line of the lot, being the Westerly line of First Street East, a distance of 75 feet; thence Westerly and parallel with the South line of said lot, a distance of 145 feet to a point; thence Southerly and parallel with the Easterly line of said lot, a distance of 75 feet to the South line of said lot, being the North line of England Street, thence Easterly along the South line of said lot, and the Northerly line of England Street, a distance of 145 feet to the point of beginning.

PARCEL TWO

All that part and portion of the south ½ of Lot 61, situate, lying and being in the Town of Sonoma, as designated, numbered and described upon the official map of said Town of Sonoma and commencing at the Southwest corner of said lot and running East and along the Southern boundary line to the Southeast corner of said lot; thence North and along the Eastern boundary line of said lot a distance of 75 feet; thence West and parallel with the Southern boundary line of said lot a distance of 245 feet to a point in the Western Boundary Line of said lot; thence South and along the Western Boundary Line of said lot to place of beginning, fronting 75 feet on Broadway and First Street East and being 245 feet in depth and of equal width.

Excepting therefrom that portion conveyed to Vito Carbonaro, et ux, by Deed recorded March 18, 1944 under Recorder's Serial No. B-74178, Sonoma County Records.

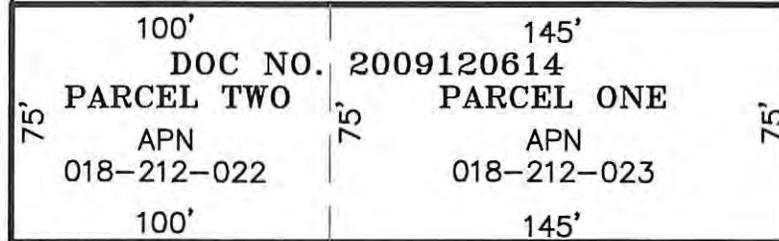
Date: 3/29/11  
Jonathan R. Olin PLS 7590  
Expires 3/31/12

End of Description

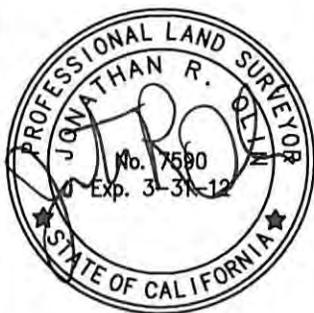


BROADWAY STREET

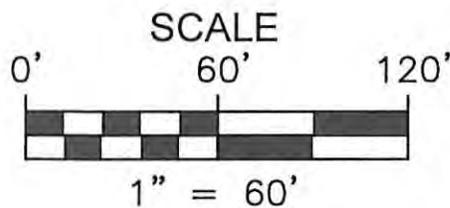
FIRST STREET EAST



PATTEN STREET  
(FORMERLY ENGLAND STREET)



3/29/11



NOTE: THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR EMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION.

MERGER PARCEL		
EXHIBIT B		
PLAT TO ACCOMPANY LEGAL DESCRIPTION LANDS OF THE SONOMA COMMUNITY DEVELOPMENT AGENCY DOCUMENT NUMBER 2009120614 A.P.N. 018-212-022 & A.P.N. 018-212-023		
Scale: 1"=60'		Date: 03/25/11
DRAWN: JRO	AREA 0.42 ACRES ±	SHEET NO. 1 OF 1

**Appendix D**

2012 Appraisal





September 24, 2012

Mr. David Goodison  
City of Sonoma  
1 The Plaza  
Sonoma, CA 95476

Dear Mr. Goodison:

Subsequent to your request and authorization, I have completed an update appraisal to estimate the market value of the fee simple interest in the retail redevelopment site located at 530 Broadway in the City of Sonoma, California. The user of this September 2012 update report must also rely on the Complete Appraisal - Summary Report dated June 24, 2011.

Introduction

In June 2011 the subject redevelopment project site comprised two parcels under the ownership of the Sonoma County Redevelopment Agency. Subsequently, the two parcels have been merged and like in 2011 the site currently contains approximately 0.42 acres (18,375 SF). The site occupies the northeast corner of Broadway and Patten Street and is deemed a "gateway location" to the Sonoma's Plaza business district. For the update analysis, it is reported (and it is assumed) for the purposes of the valuation presented herein that soil contamination is remediated prior to development or transfer of the subject parcel. Finally, the intended use and vertical development density of the project has been reduced from 10,439 SF to 9,212 SF, reflecting a modified development plan that is assumed to reflect the highest and best use of the property, as requested by the client for purposes of the update valuation. The modified project has been redesigned to accentuate the historic reuse of the existing structure and incorporates a land use change for the upper floor area, formerly proposed for a small office unit but now is slated for three loft residential units.

As noted previously in the 2011 report, the subject site remains virtually unchanged (but for the lot merger and environmental remediation<sup>1</sup>) and can be described as follows:

*The subject redevelopment project site comprises a property that is currently improved, but that is slated to support new commercial redevelopment. The property is now improved with a 9,671 SF one-and two-story steel and wood frame structure that once served as Sonoma's fire station between 1948 and 2002, but was vacated when a new station was built two blocks to the west. The property and existing building improvements now continue to be vacant and reflect an aged condition. The site and current building improvements have an elongated orientation that is perpendicular to the property's primary frontage along the east side of Broadway.*

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<sup>1</sup> See engagement letter from client in addenda

Mr. David Goodison  
September 24, 2012



The proposed modification for redevelopment of the subject site will consist of a LEED certified retail project that incorporates a partial 2<sup>nd</sup> story for loft residential apartments. The retail design comprises three - six ground floor retail and/or restaurant suites and the 2<sup>nd</sup> floor includes three lofts. The proposed project contains a gross leasable area (GLA) of approximately 9,212 SF that reflects a 12% size reduction along with a change in use on the second level.

#### Methodology – 2011 Valuation

For the prior 2011 Summary Appraisal, given the intended reuse and redevelopment of the property, and the dearth of recent commercial land sales, the land residual valuation analysis was concluded to provide the best indication of value for several reasons.

1. The Land Residual technique<sup>2</sup> can best address the site-specific constraints of the project,
2. Under the recent and current economic and real estate environment, there exists limited market activity and land sales transaction data for direct comparison with the subject property.
3. The proposed developer had obtained LOI's that set forth contract rental rates for approximately 54% of the subject's retail area.
4. The proposed developer had submitted detailed market based construction costs for the project.
5. Based upon the analysis of the available information, the As Is market value of the Fee Simple interest in the subject retail redevelopment project site as of June 2011 was estimated to be \$1,200,000. The 2011 value estimate reflected a unit price of approximately \$65/SF. As a test of reasonableness the prior 2011 analysis relied on a group of land sales the majority of which occurred between the time period of 2005 – 2008 before the collapse of the US financial system, and before the dearth of commercial real estate and development activity that followed, as the loss of access to debt financing and the concerns over multiple risk factors, gave rise to the re-pricing of most all types real estate. The other two post-2008 land sales reflected a less than direct comparison with the subject that included one site transaction acquired by an adjoining property owner, and the other reflecting a pad-site for development of a fast-food outlet with the actual sales price generally withheld from public disclosure.

#### Methodology – 2012 Valuation

The methodology for the current 2012 valuation reflects an alternative approach given the;

1. Update valuation request (rather than a new appraisal),

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<sup>2</sup> The Land Residual analysis evaluated the capital value associated with the completed project (determined either by an Income Approach or Sales Comparison Approach), deducting therefrom the time, costs and risks required to construct the project. When deducted, the residual analysis determines (and tests) what value can be attributed to the site.

Mr. David Goodison  
September 24, 2012



2. The withdrawal of interest by the retail tenants that expressed a preliminary commitment to occupy the redevelopment project,
3. The occurrence and discovery of recent land sales that can provide direct comparison with the subject site.

#### Update Valuation

The current 2012 valuation for the subject site is based on a Sales Comparison Approach. The Sales Comparison Approach is a method of comparing recent sales of similar properties to the subject property. This approach is based on the principle that the prudent investor would pay no more for a property than the cost of acquiring a satisfactory alternative property that possesses physical, economic and financial comparability. The value of a particular property tends to coincide to the value indicated by the actions of informed buyers and sellers in the marketplace for similar properties.

A number of sales were investigated in order to estimate a value of the subject property. A summary table for those sales considered to provide the most meaningful comparison is presented on Table 1. The 8 tabulated sales indicate an unadjusted range of value from \$19.86/SF to \$104.45/SF for the subject property. The average comparable land size for the eight properties is 18,181 SF selling for an average price of \$50.50/SF. However, the aforementioned averages are impacted by the extraordinary land prices fetched for two Yountville CBD sites. Excluding these two Yountville transactions, the average comparable land size for the six properties is 17,853 SF selling for an average price of \$32.63/SF.

More importantly is the distinct characteristics of each sale, particularly those occurring most recently, or locally in Sonoma. Sale 1 and 2 are commercial sites serving in or near the CBD's of Napa and Healdsburg, respectively. These two properties range in size from 11,761 SF to 17,860 SF and fetched land values ranging from approximately \$31/SF to \$38/SF. Sale 2 is considered similar to the subject and reflects the most recent land sale transaction. By comparison, two commercial sites (#3 and #4) near Sonoma's CBD range in size from 21,780 SF to 29,621 SF and fetched unit prices ranging from \$27.85/SF to \$33.52/SF, respectively. Although well located in Sonoma, the subject location is considered superior for which an upward adjustment is warranted. Each of these parcels was acquired for speculative commercial development, and like the subject currently, did not have any pre-development occupancy commitments. Consequently, it is believed the aforementioned unit prices reflect some measure of market risk for future development and uncertainty as to the level of occupancy and rental income to provide a return on the cost of capital investment to acquire the site and complete vertical construction. This is true of the remaining comparable sales excluding Sale 5 acquired by Starbucks for its owner occupancy, and that supports one of the highest land prices indicated by the survey. At \$48/SF it is believed to reflect a competitive price level for a small CBD site that occurred in early 2008 before the onset of the Great Recession, thus requiring a downward adjustment. Sale 6 is also well located in the Santa Rosa CBD but by comparison is inferior to the subject's Sonoma location where retail rent demand and pricing is superior.

COMMERCIAL LAND SALES - SONOMA AND NAPA COUNTY

TABLE 1

COMP NO	ADDRESS CITY APN	SIZE SF	ZONING	DATE SOLD	SALES PRICE	PRICE \$/SF	COMMENTS
1	2408 FIRST NAPA 002-142-004	11,761	Commercial	4/29/11	\$365,000	\$31.03	Corner site acquired by City of Napa for street realignment Near Hwy 29 interchange providing link to Napa CBD
2	404 Center HEALDSBURG 002-163-026	17,860	Commercial	11/18/11	\$675,000	\$37.79	Corner site in Healdsburg CBD - former USPS Buyer proposes retail building construction
3	841 W. Napa SONOMA 018-443-009	29,621	Commercial CT	6/22/10	\$825,000	\$27.85	Level mid-block site west of Sonoma CDB Developed with single story commercial building
4	405 W 5th Street SONOMA 127-221-007	21,780	Commercial	3/4/10	\$730,000	\$33.52	Level corner site at Spain next to shopping center Improved with SFR slated for demolition
5	1200 Lincoln NAPA 001-181-019	13,504	Commercial	4/11/08	\$650,000	\$48.13	Corner site acquired by Starbucks Lincoln provides link to Napa CBD and bridges across Napa River.
6	851 Third SANTA ROSA 009-061-027	12,589	Commercial	10/15/10	\$250,000	\$19.86	Mid-block site near E Street in Santa Rosa CBD Current use is parking lot.
7	6490 Washington YOUNTVILLE 036-082-026	16,553	Commercial	10/15/10	\$1,575,000	\$95.15	Level mid-block site in Yountville CBD Future development plans unknown
8	6744 Washington YOUNTVILLE 036-033-014	21,780	Commercial	12/16/10	\$2,275,000	\$104.45	Level mid-block site north of Yountville CBD Future development plans unknown

Mr. David Goodison  
September 24, 2012



Further consideration is given to the subject's historic improvements that must be preserved. However, it is more typical that the contributory value of the historic building improvements is not positive. In some cases reuse of the vertical structure can otherwise serve to avoid typical costs, but not always and not usually. This may be amplified by conversion and historic preservation of small projects. On a positive note however, the proposed development of 9,212 SF represents a density or floor area ratio (FAR) of 48% that tends to exceed prevailing FAR's ranging from 25% to 40% depending on site configuration, with landscape and parking requirements yielding a project density most often within a mid-point of this aforementioned range.

In the final analysis, the appraiser concludes the current value for the subject can be estimated on the basis of \$45/SF, or as follows:

$$18,375 \text{ SF} \times \$45/\text{SF} = \$825,000$$

The valuation stated herein is subject to the conditions and assumptions stated on the following pages and presented in the 2011 report. In addition, the report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). Further, the appraisal is subject to the requirements of the Code of Ethics and the Standards of Professional Conduct of the Appraisal Institute.

Respectfully submitted,

CLIFFORD ADVISORY, LLC

A handwritten signature in blue ink that reads "John C. Clifford".

John C. Clifford, MAI  
SCGRE Certificate No. AG007177



**CLIFFORD  
ADVISORY**

**Client**

Mr. David Goodison  
City of Sonoma  
1 The Plaza  
Sonoma, CA 95476

Real Estate Valuation ■ Arbitration  
268 Bush Street # 2300  
San Francisco, California 94104  
415•269•0370 phone  
FAX 415•891-8833  
john.clifford@cliffordadvisory.com

**Appraiser**

John C. Clifford, MAI

415-269-0370 cell  
[john.clifford@cliffordadvisory.com](mailto:john.clifford@cliffordadvisory.com)

September 24, 2012

**UPDATE APPRAISAL REPORT – COMPLETE APPRAISAL**

**Identification of Real Estate**

Property Address	530 Broadway
APN	018-212-022 & 023
City/State	Sonoma, CA
Ownership Name	City of Sonoma & Sonoma Community Dev. Agency

**Summary Property Description**

<u>Redevelopment Site</u>		<u>Building Improvements (Assumed *)</u>	
Site Area	18,375 SF	Building Area	9,212 SF
Zoning	MX – Mixed Use	Year Built	Proposed
Use Conformity	Legal Conforming	# of Stories	1 – partial 2
Topography	Level	Construction Type	Concrete & Wood/Wood Frame
Street Access	Broadway / Patten	FAR	56.80%
Parking Required	(1) / 300 SF	Parking Provided	(34) on- & off-street
FEMA Panel No.	06097C0937E	Quality / Condition	Excellent/Excellent
Flood Hazard Zone.	"X-500"	Functional Utility	Typical/Competitive
Historic Rating	None	Occupancy	0%

Highest and Best Use As Vacant - Commercial Reuse

\*Highest and Best Use As Improved As Proposed - Com. Reuse

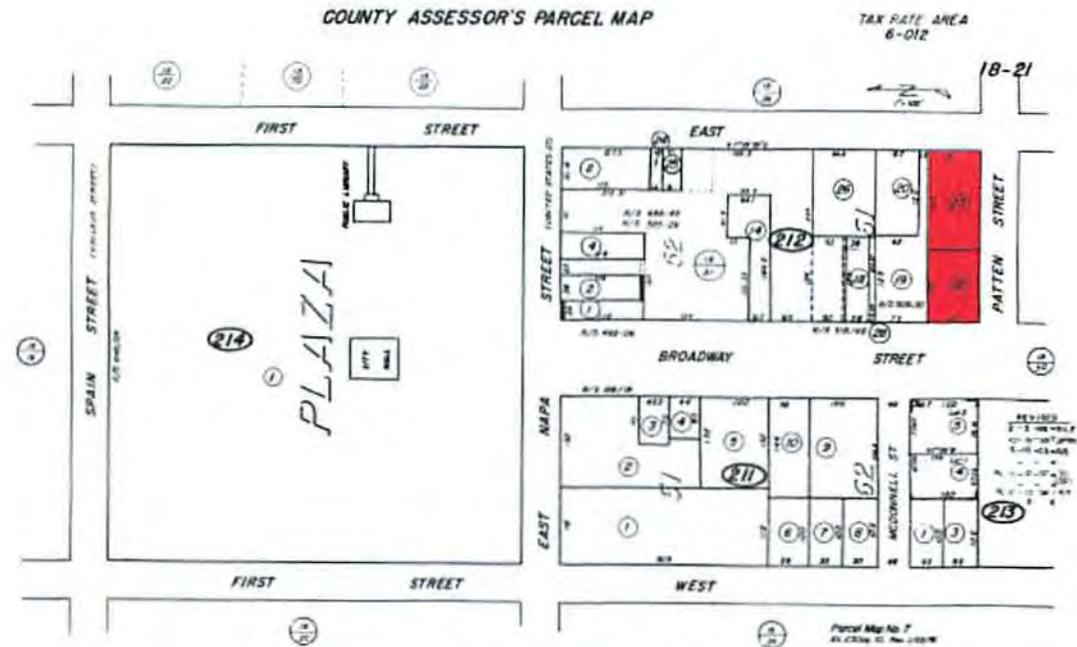
<b>Property Rights Appraised</b>	Fee Simple
<b>Purpose of Appraisal</b>	Current Market Value
<b>Intended Use of Appraisal</b>	Assist parties to DDA
<b>Definition of Market Value</b>	USPAP
<b>Reference Dates</b>	
Effective Date of Value	September 1, 2012
Date of Report	September 24, 2012
(Last) Date of Inspection	September 1, 2012
<b>Certification of Appraisal</b>	See Exhibit A
<b>Assumptions and Limiting Conditions</b>	See Exhibit B

**Final Value Conclusion** **\$825,000**

Aerial View



Parcel Map



NOTE: Assessor's parcels do not necessarily represent legal lots. To verify legal parcel status, check with the appropriate city or county (especially development or planning division).

NOTE: This map was prepared by automated processes only. No liability is assumed for the accuracy of the data obtained herein.

Parcel Map No. 7  
A/C 03/04 01 Rev. 1/03/04

Assessor's Map BR 05 Pg 21  
Sonoma County, Calif.

**ADDENDA**

## Appraisal Certification Statement

EXHIBIT A

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I **have** made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.
- I have performed a previous appraisal of the subject property involving the subject property within the three years prior to this assignment.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I has completed the continuing education program of the Appraisal Institute.

  
Signature

9/24/12

\_\_\_\_\_  
Date

**EXHIBIT B - Assumptions and Standards of Limiting Conditions**

This appraisal is subject to the following limiting conditions.

1. The legal description and area dimensions furnished the appraiser is assumed to be correct. No survey of the boundaries of the property was completed.
2. No responsibility for matters legal in character is assumed, nor is any opinion as to title rendered, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, except where noted, and the property is appraised as though free and clear, under responsible ownership and competent management. It is specifically noted the appraisal assumes the property will be competently managed, leased and maintained by financially sound owners over a reasonable period of ownership.
3. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
4. No opinion is intended to be expressed on matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
5. The exhibits in this report are included to assist the reader in visualizing the property. No survey of the property has been made and no responsibility in connection with such matters is assumed.
6. The distribution or allocation, if any, of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. Any value estimates provided in the report apply to the entire property, and any pro-ratio or division of the total into fractional interests will invalidate the value estimate, unless such pro-ratio or division of interests has been set forth in the report.
7. The statements of value and all conclusions shall apply as of the date shown herein.
8. No responsibility for economic or physical factors is assumed which may affect the opinions herein stated, which may be present or occur at some date after the date of value.
9. An inspection, as far as possible, by observation, the land has been made; however, it was impossible to personally inspect conditions beneath the soil; therefore, no representations are made as to these matters unless specifically considered in the appraisal. Further, no opinion is expressed as to the value of sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

10. This appraisal is predicated on the assumption that the existence of hazardous material, which may or may not be present in, on or near the property, was not observed by the appraiser, unless otherwise stated. The appraiser has no knowledge of the existence of such materials in, on or near the property. The appraiser, however, is not qualified to detect such substances, and assumes no responsibility for such conditions, or for engineering or other inspections which might be required to discover such factors. The presence of asbestos or other potentially hazardous materials may affect the value of the property. The value estimate herein is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition or for any expertise or knowledge required to discover them.
11. No engineering survey has been made by us. Except as specifically stated, data relative to size and area were taken from sources considered reliable. Furthermore, no warranty is implied with regard to physical or structural or operational deficiencies that are not disclosed to the appraiser and noted herein.
12. The appraiser assumes no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein. The appraiser assumes that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report. The appraiser assumes that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
13. Information, estimates, and opinions contained in this report are obtained from sources considered reliable and where feasible, has been verified. However, no liability can be assumed for information supplied by others.
14. The right to make such adjustments to the valuation herein reported is reserved, as may be required by the consideration of additional data or more reliable data that may become available.
15. All projections of income and expenses in this report are estimates of current market expectations, not predictions of the future. No warranty or representation is made that these projections will materialize. Where Discounted Cash Flow Analyses have been completed, the discount rates utilized to bring forecast future revenues back to estimates of present value, reflect both the appraiser's market investigations of yield anticipation and judgment as to the risks and uncertainties in the subject property and the

consequential rates of return required to attract an investor under such risk conditions.

16. The appraiser may not be required to give testimony or to appear in court or any governmental or other hearing by reason of this appraisal, unless prior arrangements have been made.
17. The liability of John C. Clifford, MAI and CLIFFORD ADVISORY, LLC is limited to the Client only and to the amount of fee actually paid for services rendered, as liquidated damages, if any related dispute arises. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of any one other than the Client, the Client shall make such party aware of all assumptions and limiting conditions of the assignment and related discussions. John C. Clifford, MAI and CLIFFORD ADVISORY, LLC is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physical, financially and/or legally. Any claims or damages made against the Appraiser by the Client will be limited to the amount paid by the Client to the Appraiser for the appraisal report or services. Client waives all other claims to consequential or special damages arising from the use of the report, and agrees to hold harmless CLIFFORD ADVISORY, LLC from any liability, loss, or expense incurred by the client in such action, regardless of its outcome.
18. The appraiser has no present or contemplated future interest in the property which is not specifically disclosed in this report.
19. This report shall be used for its intended purpose only and by the parties to whom it is addressed as of the current date of valuation. Possession of this report does not carry with it the right of publication, or duplication. One of the signatories of this appraisal is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member or candidate to control the use and distribution of each appraisal signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal was prepared may distribute copies of this report, in its entirety, to such third parties as may be selected by the party for whom this report was prepared; however, selected portions of this appraisal shall not be given to third parties without the prior written consent of the signatories of this report. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent or approval of the author. This applies particularly to value conclusions, the identity of the appraiser or firm with which is connected, and any reference to the Appraisal Institute, or MAI designation.
20. Information regarding any earthquake and flood hazard zones for the subject property was provided by outside sources. Accurately reading flood hazard and earthquake maps, as well as tracking constant changes in the zone

designations, is a specialized skill and outside the scope of the services provided by this appraisal assignment. No responsibility is assumed by the appraisers in the misinterpretation of these maps. It is strongly recommended that any lending institution re-verify earthquake and flood hazard locations for any property for which they are providing a mortgage loan.

**Extraordinary Assumptions and Hypothetical Conditions**

1. The subject site is situated in close proximity to a gas station (across Patten Street to the south), as well as a dry cleaning establishment (located at 568 Broadway, less than 100' north of the subject site), which has raised concern about petroleum and VOC contamination. Further, the subject site had been utilized as a gas station prior to its use as a fire station, and had contained two underground storage tanks containing diesel fuel or gasoline. It appears that these USTs, which may have had a history of leaking, were removed in 1999. Remediation of the site in the form of excavation of contaminated soils and replacement with clean soils, is a condition precedent to any future redevelopment of the subject site according to Darcy Bering, Sonoma County Senior Environmental Health Specialist, and John Jiang with the San Francisco Bay Water Quality Control Board. The corrective action that is underway required a soil vapor study, and mitigation prior to redevelopment. It is assumed, for the purposes of this assignment, that any soil contamination will have been remediated prior to development or transfer of the subject parcels.
2. The gross leasable area of 9,212 SF forms the basis for the updated valuation. Please refer to the clients engagement letter for this assignment.
3. Under the site's current MX zoning, parking required for retail and/or office use is set at 3.33:1,000, or approximately (34) parking spaces. Under the proposed reuse development plan, the project's on-site parking totals (9) spaces. However, it is understood the City of Sonoma has favorably considered allocating (25) on-street, off-site parking spaces to serve the project. Thus, a total of (34) parking spaces adequately serve and satisfy the parking requirement under the proposed reuse development plan. The proposed reuse plan serves to maximize the redevelopment potential of the subject property.

**Site Description****Physical Characteristics**

Site Area	(18,375 SF) <sup>3</sup>
APN	018-212-022 & 23
Topography	Level
Shape	Rectangular
Dimensions	75' X 245'
Frontage	75' on Broadway, 245' on Patten Street, 75' on 1 <sup>st</sup> Street East
Street Access	Broadway / Patten St. / 1 <sup>st</sup> Street East

**Street Improvements**

Broadway	4 Lane (w/center turning lane), 2 Way asphalt paved street, curb, gutter, sidewalks, storm drain, overhead power, street lights.
Patten Street	2 Lane, 2 Way asphalt paved street, curb, gutter, sidewalks, storm drain, overhead power, street lights.
1 <sup>st</sup> Street East	2 Lane, 2 Way asphalt paved street, curb, gutter, sidewalks, storm drain, overhead power, street lights.
Traffic Controls	1 Way stop sign at intersection of Broadway & Patten Street. 1 Way stop sign at intersection of 1 <sup>st</sup> Street East & Patten Street.

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<sup>3</sup> It should be noted that Realist.com, which reflects the Sonoma County Assessor's records, indicates that subject parcel 018-212-022 contains 7,405.2 SF (0.17 AC), and subject parcel 018-212-023 contains 10,454.4 SF (0.24 AC), for a combined square footage of 17,860 SF (0.41 AC). However, all other documentation referring to the subject property, including the parcel map, the Request for Qualifications, and other various documentation indicates a site square footage of 18,375 SF (0.42 AC). Therefore, the subject redevelopment project site is assumed to contain 18,375 SF.

Utilities and Abutting Properties

Water	City of Sonoma
Sewer	City of Sonoma
Power	PG&E
Telephone	AT&T

Abutting Properties

North	Residential
South	Residential / Gas Station
East	Residential
West	Commercial

Land Use Controls

Zoning	MX, Mixed Use
General Plan Designation	Mixed Use
Historic Designations	None – see comments
Redevelopment Area	
Uses Permitted	Commercial / Residential
Max Site Coverage / FAR	70% / 1.20
Parking Required	1/300 SF-retail/office; 1/4 seats-restaurant
Use Conformity	Proposed Legal Conforming
Development Approval	None
Conditional Use Approval	None

Environmental Conditions

FEMA Map Panel No.	06097C0937E
Flood Hazard Conditions	None
Flood Insurance Required	No
Soil Conditions	Assumed Typical - see Assumptions
Construction	Assumed Conventional
Seismic Conditions	Active in Bay Area
Coastal Protection Area	No
Wetlands	None
Noise	Minor Traffic - adjacent to primary arterial
Odor	None Observed
Air Traffic	None Observed
HAZMAT Conditions	Assumed Remediated (see comments)
LUST List	Assumed Remediated (see comments)

### Comments

The subject redevelopment project site comprises a property that is currently improved but that is slated to support new commercial development. The subject retail redevelopment project site contains two parcels, the title of which is held by two entities: the City of Sonoma (APN 018-212-022) and the Sonoma County Redevelopment Agency (APN 018-212-023). The site contains approximately 0.42 acres (18,375 SF).

The property is now improved with a 9,671 SF one-and two-story steel and wood frame structure that once served as Sonoma's fire station between 1948 and 2002, but was vacated when a new station was built two blocks to the west. The property and existing building improvements now continue to be vacant and reflect an aged condition. The site is well located one block south of the Plaza, and benefits from excellent exposure and visibility from Broadway, the primary arterial leading to the Plaza, as well as Patten Street. The site has 75' of frontage on Broadway, and 245' of frontage on Patten Street. The site's rectangular shape and orientation at the northeast corner of the intersection enhances its visual impact, and it has been deemed a "gateway location" by the City of Sonoma which "provides an opportunity to create a southern anchor to the Plaza business district." The site also benefits from good pedestrian linkages to both the Plaza and downtown core, but also to the surrounding residential neighborhoods.

The subject site is level, and provides good utility. However, as noted earlier, the subject site is situated in close proximity to a gas station (across Patten Street to the south), as well as a dry cleaning establishment (located at 568 Broadway, less than 100' north of the subject site). Both nearby uses raise concern about petroleum and VOC contamination. Further, the subject site had been utilized as a gas station prior to its use as a fire station, and had contained two underground storage tanks (UST) containing diesel fuel or gasoline.<sup>4</sup>

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<sup>4</sup> It appears the UST's, which may have had a history of leaking, were removed in 1999. Remediation of the site in the form of excavation of contaminated soils and replacement with clean soils, is a condition precedent to any future redevelopment of the subject site according to Darcy Bering, Sonoma County Senior Environmental Health Specialist, and John Jiang with the San Francisco Bay Water Quality Control Board. The corrective action that is underway required a soil vapor study, and requires mitigation prior to redevelopment.

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**FW: Update of appraisal for 32 Patten Street**

7 messages

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David Goodison <davidg@sonomacity.org>

Mon, Jun 18, 2012 at 1:33 PM

To: "john.clifford@cliffordadvisory.com" <john.clifford@cliffordadvisory.com>

Thanks, John.

Please proceed with the update. A couple of things have changed since the last go-around, as follows:

- The property is now owned by the Oversight Board to the former Sonoma Community Development Agency. In essence, with the termination of redevelopment Statewide, the assets of the City's former redevelopment agency, including the 32 Patten Street property, have been transferred to this new entity. It is now the task of the Oversight Board to dispose of the property.
- The two parcels that comprise the site have been merged.
- The environmental remediation of the site has been completed (although monitoring wells will remain in place).
- The Oversight Board has decided to continue to try to work out a sale to Foothill Partners (the development firm that the Sonoma Community Development Agency had been in negotiations with). Foothill has come up with a new site plan, which should form the basis of the appraisal (attached).

Thanks again and please let me know if you need any additional information.

David Goodison  
Planning Director

---

**From:** David Goodison <ddg@vom.com>

**Date:** Monday, June 18, 2012 1:09 PM

**To:** David Goodison <davidg@sonomacity.org>

**Subject:** Fwd: Update of appraisal for 32 Patten Street

Begin forwarded message:

**From:** John Clifford <john.clifford@cliffordadvisory.com>

**Subject:** Re: Update of appraisal for 32 Patten Street

**Date:** June 18, 2012 10:22:51 AM PDT

**To:** David Goodison <ddg@vom.com>

Hi Mr. Goodison - I can help you with update in the next 2 - 3 weeks from notice to proceed for a fee not to exceed \$4,200. The update report will reference the prior report, address

changes in the subject property, market conditions and valuation factors, that support a current value estimate. Please let me know if you wish to proceed and I will send over a service agreement. Thanks.

On Mon, Jun 18, 2012 at 10:12 AM, David Goodison <[ddg@vom.com](mailto:ddg@vom.com)> wrote:

Hi John,

In 2001, you prepared an appraisal of a property owned by the City of Sonoma Community Development Agency. We may need to have this appraisal updated and I am hoping you could provide me with an estimate of the cost and the time it would take to do that.

Thanks,

David Goodison  
Planning Director

--

John C. Clifford, MAI

**CLIFFORD ADVISORY, LLC**

268 Bush St. # 2300

San Francisco, CA 94104

[415-269-0370](tel:415-269-0370) phone

[415-891-8833](tel:415-891-8833) fax

[john.clifford@cliffordadvisory.com](mailto:john.clifford@cliffordadvisory.com) email 1

[4clifford@comcast.net](mailto:4clifford@comcast.net) email 2

[www.cliffordadvisory.com](http://www.cliffordadvisory.com) webpage

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**2 attachments**

 **Oversight Committee Project Description.pdf**  
88K

 **Site Plan 6-5-12.pdf**  
95K

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**John Clifford** <[john.clifford@cliffordadvisory.com](mailto:john.clifford@cliffordadvisory.com)>  
To: David Goodison <[davidg@sonomacity.org](mailto:davidg@sonomacity.org)>

Mon, Jun 18, 2012 at 1:55 PM

David - thanks for the new project description and go-ahead. I will get the service contract over to you. Do you know if Weile has submitted a current construction budget with the new concept plan ? If so, I would like that as well, but I will include a complete wish-list in my contract agreement.

[Quoted text hidden]

---

**David Goodison** <[davidg@sonomacity.org](mailto:davidg@sonomacity.org)>

Fri, Jun 22, 2012 at 12:01 PM



**FOOTHILL PARTNERS**  
REAL ESTATE AND URBAN ECONOMICS

1121 WHITE ROCK ROAD, SUITE 205 • EL DORADO HILLS, CALIFORNIA 95762  
WWW.FOOTHILLPARTNERS.COM

M · E · M · O · R · A · N · D · U · M

**To:** Linda Kelly City of Sonoma  
**Copy:** David Goodison City of Sonoma  
**From:** Doug Wiele Foothill Pratt  
**Re:** 32 Patten Street - June 2012 Project Plan Description  
**Date:** June 13, 2012

---

Dear Linda and David,

Accompanying this memo is an updated concept plan for the 32 Patten Street property, prepared in preparation for the June 13, 2012 Oversight Committee hearing.

- This project plan is reflective of community input received in the two community meetings which Foothill hosted late last year at the property, and additionally reflective of community input we've received since the last Oversight Committee meeting.
- And in addition, reflective of the historic district in which the property is located, the plan incorporates planning principals derived from the United States Secretary of the Interior's Standards for Rehabilitation. The Standards are a nationally recognized tool for preservation, maintenance and rehabilitation of historic properties and environments.

In keeping with that set of ideas, this plan (freed from the requirements of the now-set-aside Disposition and Development Agreement previously intended to govern development of this property) approaches the property with a light touch – in keeping with The Standards, this plan proposes minimal change to the defining characteristics of the site and the environment in which it is located. The intent is that the property be allowed to be recognized as a physical record of its time, place and use, that new additions not destroy historic materials which characterize the property.

- The equipment bay buildings would be retained as largely intact. We intend to strip them of their added plaster facades, expose and simply refinish the concrete structures, remove the false ceilings and expose the roof structures, make those changes required to meet Title 24 and LEED™ Silver certification, but otherwise generally leave them as they are.
- The existing two story dormitory / office structure at the east end of the site would be removed and redeveloped with on-site parking, as previously proposed.
- Rather than (as in previous plans) extending the equipment bay structures towards Broadway, we are proposing a much smaller, detached, two story building of approximately 2,000 sf per floor, probably a simple wood-framed building, with commercial uses on the ground floor and two to four walk-up apartments above.
- A very generous public space would surround this new construction. The public space would include patio seating for prospective food service uses at the site.
- On-street Patten Street parking would generally remain as parallel parking. In order to remedy the deficient lane widths existing on Patten Street, we are proposing to move the curb line on the north side of Patten approximately three feet north. At the far east end of the site we are proposing six perpendicular (as opposed to parallel) parking spaces.

This is a concept land plan only, provided only to illustrate continued thinking about the property. Community input will be sought out, of course.



*First American Title*

## First American Title Company

651 First Street West  
Sonoma, CA 95476

Escrow Officer: Debbie James  
Phone: (707)938-1800  
Fax No.: (866)440-2065  
E-Mail: debjames@firstam.com

E-Mail Loan Documents to: Please contact the Escrow Officer for email address for sending loan documents.

Borrower:  
Property: 32 Patten Street  
Sonoma, CA 95476

### PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 02, 2012 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

SONOMA COMMUNITY DEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee simple.

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2012-2013, a lien not yet due or payable.
2. Taxes and assessments are unavailable at this time. Please verify all tax and assessment information prior to closing.
3. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.
4. The lien of Defaulted, Supplemental, and/or Escaped taxes, if any, collected with the general and special taxes. Check with the County Tax Collector before the close of escrow for any amounts that may be due.
5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
6. The terms and provisions contained in the document entitled "Installment Sale Agreement" recorded August 3, 1982 as Instrument No. 82041296 of Official Records.
7. The terms and provisions contained in the document entitled "Lease-Purchase Agreement" recorded August 3, 1982 as Instrument No. 82041297 of Official Records.

8. Fence Encroachments as shown on Record of Survey filed in Book 508 of Maps at Page 30, Sonoma County Records.
9. The effect of a map purporting to show the land and other property, filed April 21, 1981 in Book 318, Page(s) 48 of Record of Surveys.
10. The fact that the land lies within the boundaries of the Sonoma Community Redevelopment Project Area, as disclosed by the document recorded January 31, 2000 as Instrument No. 2000009413 of Official Records.
11. The terms and provisions contained in the document entitled "Agreement Containing Covenants Affecting Real Property" recorded October 19, 2001 as Instrument No. 2001142785 of Official Records.
12. The terms and provisions contained in the document entitled "Agreement Containing Covenants Affecting Real Property" recorded September 13, 2002 as Instrument No. 2002138390 of Official Records.
13. The terms and provisions contained in the document entitled "Agreement Containing Covenants Affecting Real Property" recorded December 23, 2009 as Instrument No. 2009122482 of Official Records.
14. Rights of parties in possession.

<b>INFORMATIONAL NOTES</b>
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Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 32 Patten Street, Sonoma, California, 95476.
  
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:  
  
None
  
3. We find no open deeds of trust. Escrow please confirm before closing.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

## WIRING INSTRUCTIONS

PAYABLE TO: FIRST AMERICAN TITLE COMPANY  
BANK: First American Trust, FSB  
ADDRESS: 5 First American Way, Santa Ana, CA 92707  
ACCOUNT NO: 3005360000  
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

CUSTOMER NAME: SONOMA COMMUNITY DEV AGENCY  
FILE NUMBER: 4906-4102110 (DJ)  
ATTENTION: DEBBIE JAMES

PLEASE USE THE ABOVE INFORMATION WHEN WIRING FUNDS TO FIRST AMERICAN TITLE COMPANY. FUNDS MUST BE WIRED FROM A UNITED STATES BANK. PLEASE NOTIFY DEBBIE JAMES AT (707)938-1800 OR [debjames@firstam.com](mailto:debjames@firstam.com) WHEN YOU HAVE TRANSMITTED YOUR WIRE. FAX NUMBER: (866)440-2065

**FIRST AMERICAN TRUST CONTACT INFO:** Banking Services 1-877-600-9473

**ALL WIRES WILL BE RETURNED IF THE FILE NUMBER  
AND/OR NAME(S) ARE NOT INCLUDED**

**LEGAL DESCRIPTION**

Real property in the City of Sonoma, County of Sonoma, State of California, described as follows:

**PARCEL ONE:**

A PART OF LOT 61, IN THE TOWN OF SONOMA, AS DESIGNATED UPON THE OFFICIAL MAP THEREOF, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT AT THE INTERSECTION OF ENGLAND STREET AND FIRST STREET EAST; RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE LOT, BEING THE WESTERLY LINE OF FIRST STREET, EAST, A DISTANCE OF 75 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 145 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, A DISTANCE OF 75 FEET TO THE SOUTH LINE OF SAID LOT, BEING THE NORTH LINE OF ENGLAND STREET, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT, AND THE NORTHERLY LINE OF ENGLAND STREET, A DISTANCE OF 145 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO:**

ALL THAT PART AND PORTION OF THE SOUTH ½ OF LOT 61, SITUATE, LYING AND BEING IN THE TOWN OF SONOMA, AS DESIGNATED, NUMBERED AND DESCRIBED UPON THE OFFICIAL MAP OF SAID TOWN OF SONOMA AND COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT AND RUNNING EAST AND ALONG THE SOUTHERN BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH AND ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT A DISTANCE OF 75 FEET; THENCE WEST AND PARALLEL WITH THE SOUTHERN BOUNDARY LINE OF SAID LOT A DISTANCE OF 245 FEET TO A POINT IN THE WESTERN BOUNDARY LINE OF SAID LOT; THENCE SOUTH AND ALONG THE WESTERN BOUNDARY LINE OF SAID LOT TO PLACE OF BEGINNING, FRONTING 75 FEET ON BROADWAY AND FIRST STREETS EAST AND BEING 245 FEET IN DEPTH AND OF EQUAL WIDTH.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO VITO CARBONARO, ET UX, BY DEED RECORDED MARCH 18, 1944 UNDER RECORDER'S SERIAL NO. B-74178, SONOMA COUNTY RECORDS.

THE ABOVE LEGAL DESCRIPTION IS PURSUANT TO THAT NOTICE OF MERGER RECORDED APRIL 26, 2011 AS INSTRUMENT NO. 2011036815 OF OFFICIAL RECORDS.

APN: 018-212-032

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
6-012

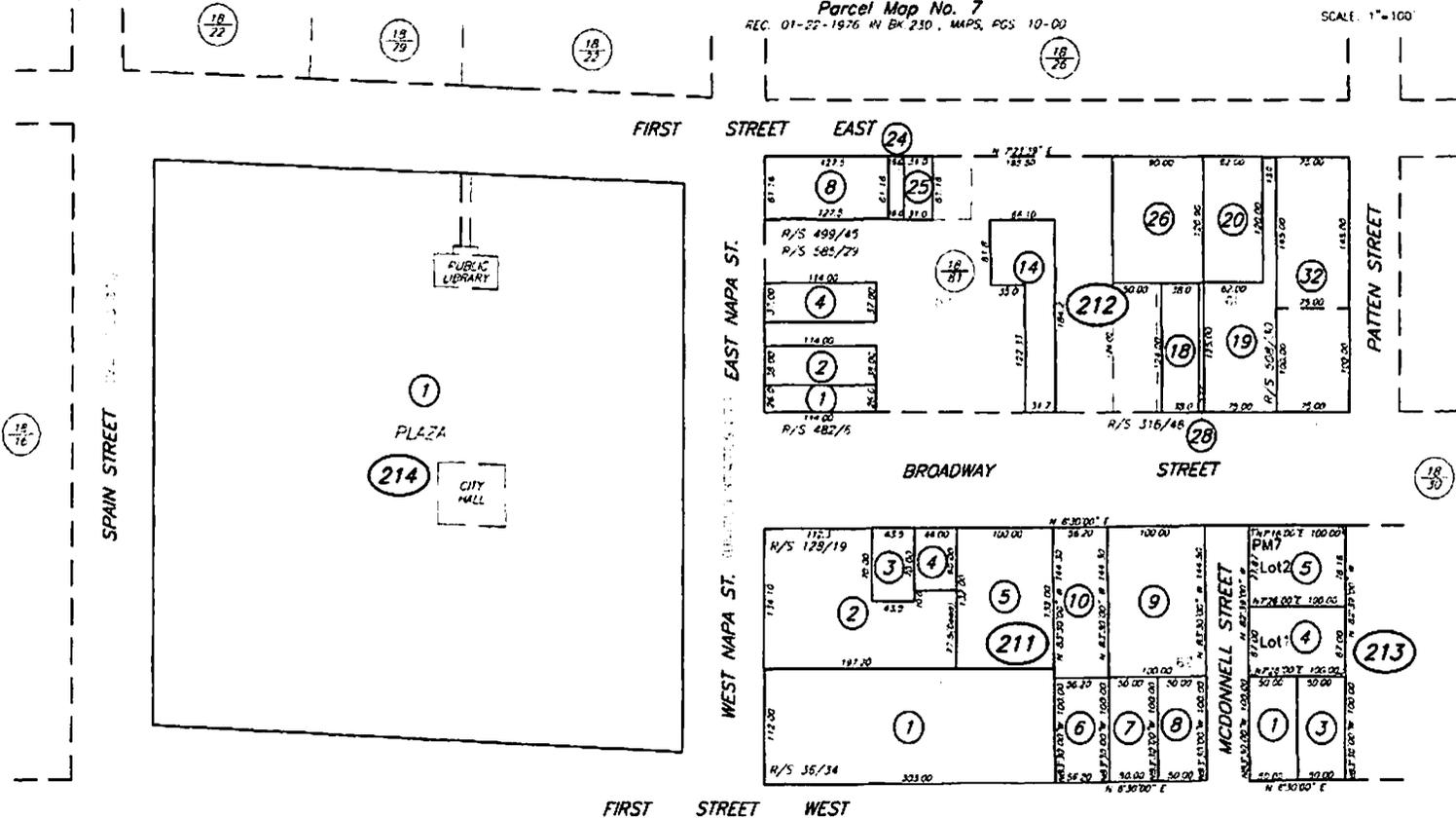
18-21

**Ptn. PUEBLO OF SONOMA**  
REC. 03-10-1876 IN BK. F3, MAPS, PGS. 01-00  
**Parcel Map No. 7**  
REC. 01-22-1976 IN BK. 230, MAPS, PGS. 10-00



SCALE: 1" = 100'

NOTICE



NOTE: This map was prepared for Assessment purposes only and does not indicate either precise legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The drawings are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

- REVISED
- 11-12-97=30(212)-RL
  - 11-12-98=R/S-RL
  - 02-05-99=31(212)-LF
  - 10-19-99=34(212)-RM
  - 06-16-05=R/S
  - 09-15-11=32(212)-BC

**Assessor's Map Bk. 018, Pg. 21**  
**Sonoma County, Calif. (ACAD)**

KEY 9-15-11 BC

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

**EXHIBIT A  
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)**

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - (a) building; (d) improvements on the Land;
  - (b) zoning; (e) land division; and
  - (c) land use; (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - (c) that result in no loss to You; or
  - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - (a) and use
  - (b) improvements on the land
  - (c) and division
  - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
  - (a) a notice of exercising the right appears in the public records on the Policy Date

- (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
- (a) that are created, allowed, or agreed to by you
- (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
- (c) that result in no loss to you
- (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
- (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
- (b) in streets, alleys, or waterways that touch your land
- This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**2006 ALTA LOAN POLICY (06-17-06)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;
- or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
- (a) a fraudulent conveyance or fraudulent transfer, or
- (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### **2006 ALTA OWNER'S POLICY (06-17-06)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

- (i) the occupancy, use, or enjoyment of the Land;
- (ii) the character, dimensions, or location of any improvement erected on the Land;
- (iii) the subdivision of land; or
- (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



## First American Title

### Privacy Information

#### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

[FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



Real Estate Valuation ■ Arbitration

**QUALIFICATIONS  
OF  
JOHN C. CLIFFORD, MAI**

Mr. John C. Clifford is a designated member of the Appraisal Institute (MAI) and is qualified by the State of California as a Certified General Appraiser. The following is a brief resume of his background and experience.

**Experience**

Mr. Clifford is the principal of CLIFFORD ADVISORY, LLC and has provided real estate appraisal, arbitration and consultation services since 1982. He has performed a wide variety of appraisal and valuation consulting assignments.

Based in San Francisco, Mr. Clifford has benefited from the unique opportunity to analyze many complex properties including:

**Complex Properties**

- San Francisco Giants AT&T Baseball Stadium
- Treasure Island
- Mission Bay MXU Development Project
- Hamilton Army Air Field (HAAF)
- Hunters Point Naval Shipyard
- Ferry Building - Embarcadero
- Fisherman's Wharf Restaurants
- United Airlines Maintenance Facility

**Arbitration**

- 400,000 SF - Pacific Bell  
370 Third Street, SOMA
- 200,000 SF - Heller Ehrman  
333 Bush Street, Financial  
District
- 500,000 SF - Nordstroms Centre  
Union Square District
- Pier 41 - Fisherman's Wharf

Valuation property types include major high-rise office and mixed-use retail/office projects, retail projects, biotech facilities, medical office buildings, regional malls, neighborhood shopping centers, hotels and restaurants, industrial and manufacturing buildings and facilities, high-rise and suburban multi-family residential projects, subdivision analysis, special purpose properties, recreational properties, vacant land and open space.

Mr. Clifford has provided litigation support in numerous condemnation valuation assignments, and has testified as a qualified expert witness in the Superior Court of the State of California, U.S. Bankruptcy Court, and before various quasi-judicial and municipal hearings.

## **Condemnation**

- **Moscone West Convention Center Site**
- **Transbay Terminal Project Sites**
- **San Francisco Cable Car Line**
- **The Rock**
- **Richmond Parkway**
- **Golden Gate Ministorage vs. The State of California**

## **Client**

- City of San Francisco**
- Property Owner**
- Property Owner**

Mr. Clifford participated in a landmark inverse condemnation land use case which upheld the use of public agency purchases as comparables following the 1987 revision to the State's evidence code (*City and County of San Francisco v. Golden Gate Heights Inv.* (1993) 14 Cal.App.4th 1203).

Other major assignments demonstrating the extent of his experience are listed as follows:

- **Genentech Research Facility**
- **Biorad Research Facility**
- **Port Sonoma-Marin Marina**
- **Marin County Civic Center**
- **Sea Cliff Sinkhole Properties**
- **Hamilton Airfield Reuse Plan**
- **Wal-Mart Distribution Facility**
- **Silverado Country Club**
- **Renaissance Estates Golf & SFR Community**
- **Fountaingrove Ranch Golf & SFR Community**
- **Northeast Ridge Subdivision**
- **Lagoon Valley MXU Golf, SFR, Business Park**
- **Bel Marin Keys Unit 5**
- **AT&T Cable Franchise – Possessory Interest**

After earning his MAI designation in 1983, he established an appraisal and consulting practice. As his practice and reputation has grown, he now maintains offices in San Francisco and Mill Valley, California.

## **Development Consulting**

Mr. Clifford is a specialist in evaluating real estate economic feasibility, completing land use entitlement processes, and formulating development strategies. He successfully processed tentative and final subdivision maps, secured development financing and acted as project manager in the construction and marketing of the 100-unit Cotati Station project in Sonoma County.

## **Education and Professional Affiliation**

Mr. Clifford graduated from Indiana University in 1974, Bloomington, Indiana, with a Bachelor of Arts degree.

During the years 1979 through 1983, Mr. Clifford completed a curriculum of study in the understanding and application of the theory and practice of appraisal principles. The course subjects include appraisal and economic theory, real property law, finance, and professional ethics, and are presented by the Appraisal Institute, which ultimately awards the MAI (Member of the Appraisal Institute) designation. After satisfying the additional five years of experience requirements, demonstration reports, and successfully completing a Comprehensive Exam, he was awarded the MAI designation in 1983.

## **Appendix E**

Site Closure Letter





**sonoma county**  
DEPARTMENT OF HEALTH SERVICES  
PUBLIC HEALTH DIVISION

Rita Scardaci, PHN, MPH – Director  
Ellen Bauer, PhD, MPP – Division Director

March 29, 2013

Ms. Carol E. Giovanatto, City Manager  
City of Sonoma  
No. 1, The Plaza  
Sonoma, CA 95476

Re: 32 Patten Street, Sonoma  
Site #00023763, SFBRWQCB #49-0295

Dear Ms. Giovanatto:

This letter confirms the completion of site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christine Sosko".

CHRISTINE SOSKO, REHS  
Director of Environmental Health

## Case Closure Summary

### Leaking Underground Fuel Storage Tank Program

**I. Agency Information**

Date: February 16, 2012

Agency name: Sonoma County Dept. Health Services	Address: 625 Fifth Street
City/State/Zip: Santa Rosa, CA 95403	Phone: (707) 565-6565
Responsible staff person: Darcy Bering <i>DB</i>	Title: Environmental Health Specialist

**II. Case Information**

Site facility name: Sonoma Fire Department				
Site facility address: 32 Patten Street, Sonoma, CA 95476				
RB LUSTIS # 49-0295	<u>SWEEPS # NA</u>	LOP #00023763	URF filing date: 5/4/99	Local # NA
Responsible party		Address		Phone number
City of Sonoma		No. 1, The Plaza, Sonoma, CA 95476		
Attn: Linda Kelly, City Manager				
Tank #	Size in gal.	Contents	Closed-in-place/removed?	Date
1	2000	Gasoline	Removed	4/15/99
2	550	Diesel	Removed	4/15/99

**III. Release and Site Characterization Information**

Cause and type of release: Unknown			
Site characterization complete? Yes		Date approved by oversight agency: 2/16/12	
MW installed? Yes	Number: 9	Proper screened interval: Yes, 3'-13', 3.5'-13.5'	
Highest GW depth BGS: 1.65'	Lowest depth: 9.81'	Flow direction: Southwest	
Most sensitive current use: Municipal and domestic supply			
Are drinking water wells affected? No		Aquifer name: Sonoma Valley (2-2.02)	
Is surface water affected? No		Nearest SW name: Nathanson Creek approx. 400' east	
Off-site beneficial use impacts (addresses/locations): None			
Report(s) on file? Yes		Where is report(s) filed: Sonoma County Department of Health Services	
Treatment and Disposal of Affected Material			
Material	Amount (include units)	Action (treatment or disposal w/ destination)	Date
Tank	1 each	RP unable to locate records, declaration on file*	
Piping	unknown		
Free product	0		
Soil	24 tons	Disposed of at Redwood Landfill, Novato	4/26/99
Soil	1775 tons	Disposed of at Portrero Hills, Suisun City	8/18/09-10/13/09
Groundwater	3650 gallons	Disposed at Evergreen Oil	10/6/09-10/13/09
Barrels	4	Purge water to be disposed of at the time of well destruction.	

**Case Closure Summary**

III. Release and Site Characterization Information (continued)

Site Address: 32 Patten Street, Sonoma, CA 95476

Maximum Documented Contaminant Concentrations — Before and After Cleanup									
Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (gas)	930	930	67	3.6	Xylene	39	17	13.2	.052
TPH (diesel)	240	140	4.1	.067	Ethylbenzene	6.9	4.3	4.4	.094
Benzene	.310	.029	4.0	.012	Oil & grease	NS	NS	NS	NS
Toluene	.550	.30	3.5	.0092	Heavy metals	NS	NS	NS	NS
TAME	.00990	NS	.029	<.0010	MTBE	.162	<.0050	.580	<.0050

Comments (depth of remediation, etc.): NS = Not sampled

Soil and water before values are the highest reported.

Site was overexcavated in 2009. 1775 tons of soil was properly disposed of. Excavation was completed to the extent practicable.

Other fuel oxygenates were non detect in groundwater. EDB high in groundwater was .00053ppm. 1,2-DCA was ND in groundwater.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Site management requirements: Contingency planning is required for worker safety and waste disposal if excavating in area(s) of residual contamination. The Building Department has been notified. Newly proposed water supply wells may require siting and design by a qualified professional engineer or geologist. Sonoma County Permit and Resource Mgmt. Dept. has been notified.

A Site Management Plan has been submitted to this Department and to the City of Sonoma.

Should corrective action be reviewed if land use changes? No

Monitoring wells decommissioned? yes      Number decommissioned: 3      Number retained: 6

List enforcement actions taken: None

List enforcement actions rescinded: Not Applicable

V. Local Agency Representative Data

Name: Leslye Choate      Title: Supervising Environmental Health Specialist

Signature: *Leslye Choate*      Date: 2-16-12

VI. RWQCB Notification

Date submitted to RB: Feb. 21, 2012      RB Response: Concur with closure recommendation

RWQCB staff name: John Jung (John Jung)      Title: WRCE      Date: April 6, 2012

VII. Additional Comments, Data, etc.

5 irrigation wells were reported by the consultant to be within 1000' of the site, 4 of the 5 are upgradient.

PCE was reported in monitoring wells at the site. The PCE contamination was referred to the SFBRWQCB by letter on 4/6/04 as the PCE appears associated with the Royal Crown Cleaner site (SFBRWQCB site #49S003) at 568 Broadway.

The VOC site at 568 Broadway may request transfer of responsibility of the monitoring wells at this site. Any monitoring wells not transferred will be destroyed under permit once case closure concurrence is granted by the SFBRWQCB.

\*Declaration is on file indicating no knowledge of improper disposal and that a diligent search was conducted for documentation.





**CITY OF SONOMA**  
 City Council  
 Agenda Item Summary

**Agenda Item: 10A**  
**Meeting Date: 09/16/2013**

<b>Department</b> Administration	<b>Staff Contact</b> Gay Johann, City Clerk/Assistant to the City Manager
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**Agenda Item Title**

Councilmembers' Reports on Committee Activities.

**Summary**

Council members will report on activities, if any, of the various committees to which they are assigned.

MAYOR BROWN	MPT. ROUSE	CLM. BARBOSE	CLM. COOK	CLM. GALLIAN
AB939 Local Task Force	ABAG Alternate	Cittaslow Sonoma Valley Advisory Council, Alt.	Cemetery Subcommittee	ABAG Delegate
Oversight Board to the Dissolved CDA	City Audit Committee	North Bay Watershed Association	City Facilities Committee	Cemetery Subcommittee
Sonoma Community Center Subcommittee	City Facilities Committee	Sonoma Community Center Subcommittee	LOCC North Bay Division Liaison	Cittaslow Sonoma Valley Advisory Council
Sonoma County Health Action	Sonoma County Mayors & Clm. Assoc. BOD	Sonoma County Transportation Authority & Regional Climate Protection Authority, Alternate	Oversight Board to the Dissolved CDA, Alt.	City Audit Committee
Sonoma County Mayors & Clm. Assoc. BOD	Sonoma County M & C Assoc. Legislative Committee, Alt.	Sonoma County Waste Management Agency	Sonoma County M & C Assoc. Legislative Committee	LOCC North Bay Division Liaison, Alternate
Sonoma Disaster Council	Sonoma Disaster Council, Alternate	<del>Sonoma County/City Solid Waste Advisory Group (SWAG)</del>	S. V. Library Advisory Committee	Sonoma County Transportation Authority & Regional Climate Protection Authority
Sonoma Housing Corporation	Sonoma Housing Corporation	VOM Water District Ad Hoc Committee, Alternate	Sonoma Clean Power Alt. (09/04/13)	<del>Sonoma County/City Solid Waste Advisory Group (SWAG), Alt.</del>
S. V. Citizens Advisory Commission	Sonoma Valley Citizens Advisory Comm. Alt.	Water Advisory Committee, Alternate		LOCC North Bay Division, LOCC E-Board, Alternate (M & C Appointment)
S.V.C. Sanitation District BOD	S.V.C. Sanitation District BOD, Alt.	Sonoma Clean Power (7/15/13)		Sonoma County Ag Preservation and Open Space Advisory Committee (M & C Appointment)
S.V. Economic Development Steering Committee	S.V. Economic Development Steering Committee, Alt.			VOM Water District Ad Hoc Committee
S.V. Fire & Rescue Authority Oversight Committee	S.V. Fire & Rescue Authority Oversight Committee			Water Advisory Committee
S. V. Library Advisory Committee, Alternate				
Substance Abuse Prevention Coalition				

**Recommended Council Action** – Receive Reports

**Attachments:** None