

**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



Monday March 21, 2016

6:00 p.m.

AGENDA

City Council
Laurie Gallian, Mayor
Madolyn Agrimonti, MPT
David Cook,
Gary Edwards
Rachel Hundley

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, Agrimonti, Edwards, Hundley, Gallian)

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. MEETING DEDICATIONS

3. PRESENTATIONS

Item 3A: Sexual Assault Awareness Month Proclamation

Item 3B: National Crime Victims' Rights Week Proclamation

Item 3C: Vintage House 2015-16 Status Update

Item 3D: Discussion, consideration and introduction of the draft Climate Action 2020 Plan

4. 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 4A: Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only. (Standard procedural action - no backup information provided)

4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL, Continued

Item 4B: Approval of the minutes of the March 7, 2016 City Council Meeting.
Staff Recommendation: Approve the minutes.

Item 4C: Second Reading and Adoption of an Ordinance Adding Chapter 9.60 to the Sonoma Municipal Code regulating and prohibiting the use of leaf blowers within the City’s limits and finding the adoption thereof is categorically exempt under the Cal. Environmental Quality Act (CEQA) pursuant to, inter alia, sections 15061(b)(3) and 15305 of the CEQA Guidelines.
Staff Recommendation: Adopt the ordinance and the finding of CEQA exemption.

Item 4D: Approval to Reject All Bids for the West Napa Street Water System Replacement Project No. 1303.
Staff Recommendation: Approve.

5. 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 5A: Approval of the portions of the minutes of the March 7, 2016 City Council meeting pertaining to the Successor Agency.
Staff Recommendation: Approve the minutes.

6. PUBLIC HEARING – None Scheduled

7. REGULAR CALENDAR – CITY COUNCIL

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

Item 7A: Discussion, consideration, and possible action on the provision of funding for an affordable housing development proposed for 20269 Broadway. (Planning Director)
Staff Recommendation: Adopt a resolution identifying the proposed Broadway affordable project as the Council’s top housing grant priority and allocating \$100,000 from the Special Projects fund for predevelopment costs, making the finding that this action is categorically exempt from environmental review because predevelopment activities do not constitute a “project” as defined in Section 15378 of the California Environmental Quality Act.

Item 7B: Discussion, Consideration and Possible Action to Provide Direction on Options for an Ordinance Regulating Second-Hand Smoke by Prohibiting Smoking in and Around Workplaces, Public Places and Multi-Unit Housing. (City Manager)
Staff Recommendation: Provide direction to staff.

Item 7C: Discussion, Consideration and Possible Action to Establish a Joint Study Session with the Planning Commission to Discuss Affordable Housing (Requested by Councilmember Hundley). (City Manager)
Staff Recommendation: Council discretion.

7. REGULAR CALENDAR – CITY COUNCIL, Continued

Item 7D: Discussion, Consideration and Possible Action to Establish a Decorum Policy for Public Meetings (Requested by Mayor Gallian). (City Manager)
Staff Recommendation: Council discretion. If the Council wishes to pursue this type of policy, the City Manager and City Attorney will return with sample policies at a future Council meeting for the Council's review.

8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY

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

9. COUNCILMEMBERS' REPORTS AND COMMENTS

10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF

11. COMMENTS FROM THE PUBLIC

At this time, members of the public may comment on any item not appearing on the agenda

12. ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on March 17, 2016. Gay Johann, Assistant City Manager/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: 3A

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Gay Johann/Assistant City Manager/City Clerk

Agenda Item Title

Sexual Assault Awareness Month Proclamation

Summary

Verity - Sonoma County Rape Crisis Center requested a proclamation recognizing April as Sexual Assault Awareness Month. Verity was founded in 1974 as Women Against Rape, a grassroots organization for women who were traumatized by rape. The agency consisted of a phone number women could call for emotional support. That crisis line is still the only one of its kind in Sonoma County, and operates 24 hours a day, 7 days a week. Today Verity is governed by a board of directors numbering up to 12, with day-to-day operations performed by a paid staff of 14 and more than 40 volunteers.

Verity strives to eliminate all forms of violence, with a special focus on sexual assault and abuse. The facilitate healing and promote the prevention of violence by providing counseling, advocacy, intervention, and education.

Accepting the proclamation on behalf of Verity will be Katrina Pimental. In keeping with City practice, she has been asked to keep the total length of her follow-up comments and/or announcements to no more than 10 minutes.

Recommended Council Action

Mayor Gallian to present the proclamation.

Alternative Actions

N/A

Financial Impact

N/A

Environmental Review

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

Status

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

Attachments:

Proclamation

Alignment with Council Goals: N/A

cc: Katrina Pimental via email

City of Sonoma



Proclamation

SEXUAL ASSAULT AWARENESS MONTH

Whereas, Sexual Assault Awareness Month is intended to draw attention to the fact that sexual violence is widespread and has a profound and lasting impact on every community member of Sonoma; and

Whereas, national research indicates that one in five women will be raped at some point in their lifetime, and nearly half of all women will experience some form of sexual violence; and

Whereas, one in seventeen men will be raped at some point in their lifetime, and one in five men will experience some form of sexual violence;

Whereas, young people are at greatest risk of sexual violence, and youth aged 12 to 17 are 2.5 times more likely to be raped or sexual assaulted; and

Whereas, we must work together to educate our community about sexual violence prevention, supporting survivors, and speaking out against harmful attitudes and actions; and

Whereas, with leadership, dedication, and encouragement, there is evidence that we can be successful in preventing sexual violence in the City of Sonoma through increased education, awareness, and community involvement; and

Whereas, the City of Sonoma strongly supports the efforts of Verity, and encourages every citizen to actively engage in public and private efforts to end sexual violence, including conversations about what sexual violence is, how to prevent it, how to help survivors connect with crucial counseling and other support services, and how every segment of our society can work together to better address sexual violence; and

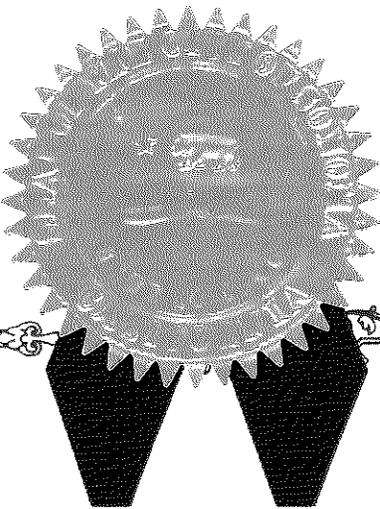
Whereas, the City of Sonoma reaffirms its commitment to address the issues of rape and sexual violence by: remembering victims, supporting survivors, holding perpetrators accountable for their actions, and challenging societal myths and behaviors that perpetuate sexual violence in our community.

Now, therefore I, Laurie Gallian, Mayor of the City of Sonoma, do hereby proclaim the month of April 2016

SEXUAL ASSAULT AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Sonoma to be affixed this 21st day of March 2016.

LAURIE GALLIAN, MAYOR





CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 3B

Meeting Date: 03/21/16

Department

Administration

Staff Contact

Gay Johann, Assistant City Manager/City Clerk

Agenda Item Title

National Crime Victims' Rights Week Proclamation

Summary

The Sonoma County District Attorney's office requested a proclamation recognizing April 10-16, 2016 National Crime Victims' Rights Week. Director of Victim Services Gloria Eurotas will be present to accept the proclamation.

In keeping with City practice, the proclamation recipient has been asked to keep the total length of their follow-up comments and/or announcements to not more than 10 minutes.

Recommended Council Action

Mayor Gallian to present the proclamation.

Alternative Actions

Council discretion

Financial Impact

n/a

Environmental Review

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

Status

- Approved/Certified
- No Action Required
- Action Requested

Attachments:

1. Proclamation

cc: Terry Menshek - via email

City of Sonoma



Proclamation National Crime Victims' Rights Week

Whereas, more than 20 million Americans are directly harmed by crime each year; and

Whereas, the emotional, physical, psychological, and financial impact of crime falls on people of all ages and abilities, and of all economic, racial and social backgrounds; and

Whereas, National Crime Victims' Rights Week is an opportune time to commit to ensuring that all victims of crime are offered accessible and appropriate services in the aftermath of crime; and

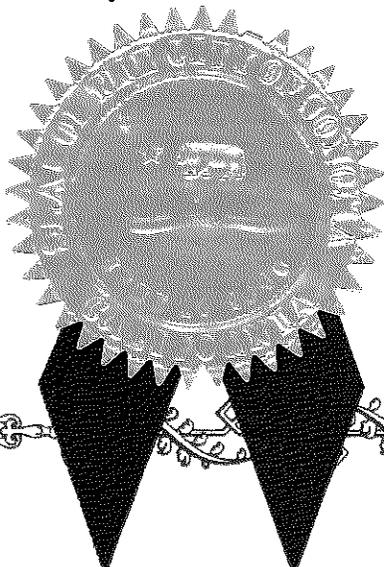
Whereas, the 2016 theme "Serving Victims. Building Trust. Restoring Hope." underscores the importance of establishing trust with victims and assisting them in restoring hope in their process of healing and recovery; and

Whereas, the City of Sonoma is dedicated to building partnerships with community leaders, religious groups, schools and other agencies to better reach and serve all victims of crime.

Now, therefore I, Laurie Gallian, Mayor of the City of Sonoma, do hereby proclaim the week of April 10 through April 16, 2016 National Crime Victims' Rights Week in the City of Sonoma and reaffirm the commitment of the City of Sonoma to respect and enforce victims' rights and address their needs during Crime Victims' Rights Week and throughout the year. We extend our sincere appreciation to the victims and crime survivors who have turned personal tragedy into a motivating force towards improving our response to victims of crime and to build a more just community.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Sonoma to be affixed this 21st day of March 2016.

LAURIE GALLIAN, MAYOR





City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 3C

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Gay Johann, Assistant City Manager/City Clerk

Agenda Item Title

Vintage House 2015-16 Status Update

Summary

Cynthia Scarborough, Executive Director of Vintage House requested an opportunity to provide the City Council with a 2015-16 status update.

In keeping with City practice, speakers have been asked to keep the total length of their comments to no more than 10 minutes.

Recommended Council Action

Receive the presentation.

Alternative Actions

N/A

Financial Impact

N/A

Environmental Review

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

Status

- Approved/Certified
- No Action Required
- Action Requested

Attachments:

None

Alignment with Council Goals:

cc: Cynthia Scarborough



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 3D

Meeting Date: 03/21/16

Department

Planning

Staff Contact

Associate Planner Atkins

Agenda Item Title

Discussion, consideration and introduction of the draft Climate Action 2020 Plan.

Summary

In May of 2013, the City Council authorized the City Manager to execute a memoranda of agreement to participate in the County-wide Greenhouse Gas Reduction Implementation Program (GRIP), subsequently renamed Climate Action 2020. Climate Action 2020 is a collaborative effort among all nine cities and the County of Sonoma to take further action in reducing GHG emissions community-wide. Through the implementation of this program, participating jurisdictions will achieve compliance with Bay Area Air Quality Management District (BAAQMD) guidelines and related policies that establish reduction targets for GHG emissions, including AB 32, CEQA, and local GHG reduction goals. Building upon the climate protection efforts and goals established in 2008 Community Climate Action Plan created by the Climate Protection Campaign, the goal of Climate Action 2020 is 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 Plan developed for each jurisdiction is tailored to its specific circumstances while at the same time benefitting from a county-wide perspective.

The purpose of the presentation is to provide an overview of the draft regional plan, introduce the proposed elements that are specific to the City of Sonoma, and obtain direction from the City Council regarding whether the proposed approach for Sonoma's contributions to *Climate Action 2020* can be modified to better reflect local opportunities, priorities, or constraints. Public comment is invited during the public presentations on the draft plan. Interested persons are also encouraged to review the plan and provide comments by going to the RCPA's website at: www.rcpa.ca.gov.

Staff from the RCPA will be present to receive comments that will inform edits made to the draft before publication later in 2016 for adoption hearings to be held here and around the county.

A printed copy of the Public Review Draft Climate Action Plan and Appendices are available for review at City Hall.

Recommended Council Action

Receive presentation and direct CSEC to review draft Climate Action 2020 Plan and provide recommendation to City Council for final approval.

Alternative Actions

N.A.

Financial Impact

While local participation in the Climate Action 2020 Program has required staff time to assist with information development and public outreach, these costs are reimbursed in an amount not to exceed \$11,697 over the two-year plan development period.

Environmental Review

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

Status

- Approved/Certified
- No Action Required
- Action Requested

Alignment with Council Goals:

This item relates to the City Council goal pertaining to Policy & Leadership, which includes continuing progress on elements of the Climate Action 2020 Plan targets.

Attachments:

1. Supplemental Report.
2. Table of local measures specific to the City of Sonoma.
3. Measure Cobenefits.
4. Plan goals (20 x 2020).
5. Climate Action 2020: A Regional Program for Sonoma County Communities (Executive Summary).
6. Climate Action 2020: A Regional Program for Sonoma County Communities (Chapter 1 The Framework for Sonoma County Climate Action).
7. Climate Action 2020: A Regional Program for Sonoma County Communities (Chapter 5.8 The City of Sonoma).
8. The completed Public Review Draft Climate Action Plan and Appendices can be downloaded here: <http://rcpa.ca.gov/projects/climate-action-2020/>.

cc: CSEC Members
Andrew Krause, via email
David Brin, via email
Laura Declercq, via email

SUPPLEMENTAL REPORT

Discussion, consideration, and introduction of the draft Climate Action 2020 Plan

For the City Council Meeting of March 21, 2016

Background

In May of 2013, the City Council authorized the City Manager to execute a memoranda of agreement to participate and qualify for funding in the County-wide Greenhouse Gas Reduction Implementation Program (GRIP), subsequently renamed Climate Action 2020. Climate Action 2020 is a collaborative effort among all nine cities and the County of Sonoma to take further action in reducing GHG emissions community-wide. Through the implementation of this program, participating jurisdictions will achieve compliance with Bay Area Air Quality Management District (BAAQMD) guidelines and other related policies that establish reduction targets for GHG emissions, including AB 32, CEQA, and local GHG reduction goals. Building upon the climate protection efforts and goals established in 2008 Community Climate Action Plan created by the Climate Protection Campaign, the goal of Climate Action 2020 is 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 Plan developed for each jurisdiction is tailored to its specific circumstances while at the same time benefitting from a county-wide perspective.

Purpose

The Regional Climate Protection Authority (RCPA) has been working with a countywide staff Working Group and under the direction of the RCPA Board of Directors to develop a Public Review Draft *Climate Action 2020 Plan: A Regional Program for Sonoma County Communities*. The purpose of this presentation is to provide an overview of the draft plan, introduce the proposed elements that are specific to the City of Sonoma, and obtain direction from the City Council regarding whether the proposed approach for Sonoma's contributions to *Climate Action 2020* can be modified to better reflect local opportunities, priorities, or constraints. Public comment is invited during the public presentations on the draft plan. Interested persons are also encouraged to review the plan and provide comments by going to the RCPA's website at: www.rcpa.ca.gov. Staff from the RCPA will be present to receive comments that will inform edits made to the draft before publication later in 2016 prior to adoption hearings to be held in Sonoma and around the county.

Project Overview

Climate Action 2020 is a regional greenhouse gas (GHG) emissions reduction implementation program for Sonoma County communities. It is a collaborative effort among all nine cities and the County of Sonoma to take further actions to reduce GHG emissions on a coordinated, county-wide basis. The approach called for in the draft plan is for each local government to contribute measures towards a countywide greenhouse gas reduction target of 25% below 1990 levels by 2020, on a path towards a long term goal of 80% below 1990 levels by 2050. The 2020

Climate Action Plan would establish a framework for all Sonoma County jurisdictions to take a consistent and coordinated approach for climate action and commit to implementing locally-appropriate measures through the adoption of the plan.

The development of the draft Plan has been led by the RCPA and has been advanced by a Working Group comprised of planning staff from each of the 10 jurisdictions of Sonoma County, including the City of Sonoma. The project has also been built upon the input and recommendations received through a countywide Stakeholder Advisory Group (comprised of citizen representatives from around the county as appointed by the RCPA Board), public workshops in each jurisdiction, numerous community group presentations and events, and an online survey. The objective of the project is to develop a community wide climate action plan for all of Sonoma County to comply with State expectations (Global Warming Solutions Act - AB32), achieve our locally adopted goals, take the next step towards a long-term low carbon future, and provide for new development that is consistent with climate goals. The project has been funded in part by a grant from the Strategic Growth Council that has provided for City of Sonoma staff time, RCPA staff time for regional project management, and technical consulting resources.

Progress to Date

The following project milestones have been achieved:

- Countywide greenhouse gas inventory data has been collected and analyzed, resulting in historic emissions back-casts, 2010 inventories, and business-as-usual forecasts for each community across the primary local activities that generate GHGs.
- Research and analysis of existing policies and programs throughout Sonoma County was completed to understand how existing efforts will advance local climate goals.
- Three Stakeholder Advisory Group meetings were held to review inventories, forecasts, targets, and candidate reduction measures, as well as to discuss local climate impacts.
- Sector-specific ad hoc committees comprised of Stakeholder Advisory Group members were created to get into the details of sector specific analysis and measure definitions.
- One noticed public meeting was held in each jurisdiction to introduce the project and solicit input on community priorities; an online forum was established to solicit comments and share updates.
- Over 30 additional presentations on the project were given to community groups at their request, including Chambers of Commerce, Rotaries, HOAs, non-profits, etc.
- A draft list of local measures that will complement existing local measures, State actions, and regional actions was identified through these staff, stakeholder, and public engagement processes.
- Draft measures were built into a GHG reduction planning tool, customized for each locality, so planning staff for each jurisdiction could select an appropriate package of measures with appropriate parameters to evaluate for potential inclusion in the draft plan; the tool yields the potential annual impact of each measure in the year 2020 in metric tons of carbon dioxide equivalent (MTCO_{2e}).
- A draft countywide reduction target of 25% below 1990 levels by 2020 was proposed by the Staff Working Group and approved by the RCPA Board; the recommendation was

informed by previously adopted local targets, state expectations, the scientific imperative of climate change, forecasts for GHG emissions growth, and analysis of the impact of reduction measures identified for possible implementation in each community.

- All of these efforts have culminated in the completion of the Public Review Draft of the Climate Action 2020 Plan, which is being presented to the City of Sonoma and throughout the county in order to receive feedback and direction on how to make the plan a better reflection of climate action opportunities and priorities in the City of Sonoma.

Highlights from the Public Review Draft

Greenhouse gas inventories demonstrate that in the absence of new actions, Sonoma County emissions will climb back above historic levels by 2020:

- Countywide emissions in 1990: ~4 million MTCO_{2e}.
- Countywide emissions in 2010: ~3.7 million MTCO_{2e} (10% below 1990).
- Countywide emissions forecast in 2020 without action: ~4.4 million MTCO_{2e} (10% above 1990).
- Countywide emissions target for 2020: ~3 million MTCO_{2e} (25% below 1990).

The countywide goal of 25% below 1990 levels is achievable through a combination of state, regional, and local actions, if we work as a region.

- Variable growth rates since 1990, and an emphasis on city-centered growth in Sonoma County make the 25% below 1990 levels target more difficult to achieve in some communities than in others; therefore the RCPA has proposed a county-wide target of 25% below 1990 levels. Each jurisdiction will contribute to the regional goal by adopting a suite of local measures.
- State actions already underway will contribute 52% of the reductions needed to keep emissions under 3 million MTCO_{2e} in 2020.
- Actions under local governance will be responsible for the remaining 48% of reductions needed to achieve the local target. These actions include contributions from regional collaborations that are already in place or moving forward outside of Climate Action 2020, including SMART, Sonoma Clean Power, the PACE Financing Marketplace, Sonoma County Transportation Authority's Shift Plan, and others.
- Local reductions are still needed from local measures that will be implemented by the county and the cities.

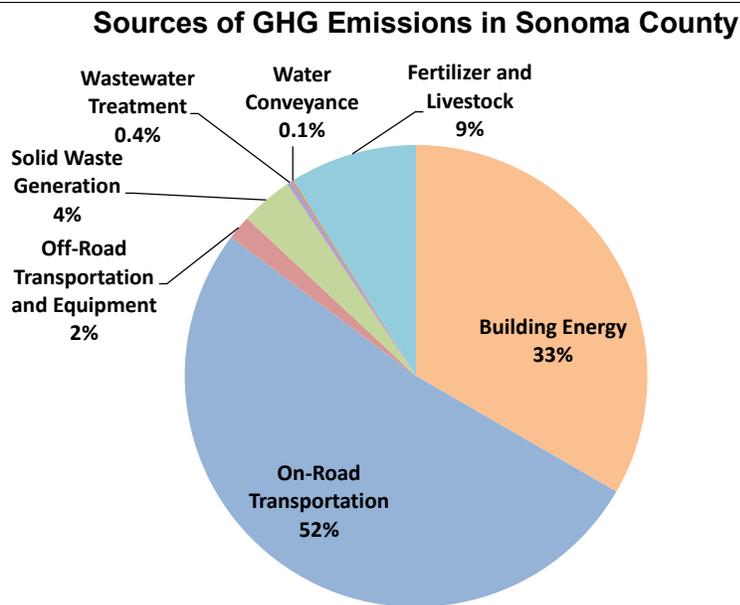
The Draft Plan was developed to advance climate protection 20 goals by 2020:

- Each community will contribute to some or all of these goals through local actions.
- The Plan allows for flexibility at a local level to define the best ways to advance these goals.

Climate Action Plan 2020 Goals

Sector	Goals
Building Energy	<ol style="list-style-type: none"> 1. Increase building energy efficiency 2. Increase renewable energy use 3. Switch equipment from fossil fuel to electricity
Transportation & Land Use	<ol style="list-style-type: none"> 4. Reduce travel demand through focused growth 5. Encourage a shift toward low-carbon transportation options 6. Increase vehicle and equipment fuel efficiency 7. Encourage a shift toward low-carbon fuels in vehicles and equipment 8. Reduce idling
Solid Waste Generation	<ol style="list-style-type: none"> 9. Increase solid waste diversion 10. Increase capture and use of methane from landfills
Water Conveyance & Wastewater Treatment	<ol style="list-style-type: none"> 11. Reduce water consumption 12. Increase recycled water and greywater use 13. Increase water and wastewater infrastructure efficiency 14. Increase use of renewable energy in water and wastewater systems
Livestock & Fertilizer	<ol style="list-style-type: none"> 15. Reduce emissions from livestock operations 16. Reduce emissions from fertilizer use
Advanced Climate Initiatives	<ol style="list-style-type: none"> 17. Protect and enhance the value of open and working lands 18. Promote sustainable agriculture 19. Increase carbon sequestration 20. Reduce emissions from consumption of goods and services, including food

The goals focus primarily on the largest local sources of GHGs:



The City of Sonoma will help advance Climate Action 2020 goals by supporting State and Regional actions, and implementing 14 local measures.

- The plan is structured to allow Sonoma to adopt measures appropriate to the City based on community priorities and unique needs or opportunities. The suite of measures included in the Public Review Draft for the City of Sonoma are based on public outreach meetings, Council guidance, staff expertise, consultant analysis of existing measures and new measure potential, a desire for regional consistency, possibility to generate co-benefits, and best practices for local actions.
- The specific approach to implementing measures selected by the City of Sonoma is at the discretion of the City Council. Some measures can be implemented through voluntary or mandatory approaches, or through strategies to incentivize or promote behavior change.
- By pursuing local strategies within a regional planning framework, Sonoma benefits from implementation support from the RCPA and the process of evaluating emissions, identifying and evaluating strategies for implementation, and monitoring progress can be done more efficiently than if the City of Sonoma implemented a CAP alone.
- Staff is bringing the section on the City of Sonoma to the City Council for direction on the appropriateness of the proposed measure contributions for the City of Sonoma.

The following is a list of individual GHG reduction measures that the City of Sonoma has selected for the CAP:

- Goal 1: Increase Building Energy Efficiency: Measure 1-L2: Outdoor Lighting.
- Goal 1: Increase Building Energy Efficiency: Measure 1-L3: Shade Tree Planting.
- Goal 2: Increase Renewable Energy Use: Measure 2-L2 Solar in Existing Residential Building.
- Goal 4: Reduce Travel Demand Through Focused Growth: Measure 4-L1: Mixed-Use Development in City Centers and Along Transit Corridors.
- Goal 4: Reduce Travel Demand Through Focused Growth: Measure 4-L2: Increase Transit Accessibility.
- Goal 4: Reduce Travel Demand Through Focused Growth: Measure 4-L3: Supporting Land use Measures.
- Goal 4: Reduce Travel Demand Through Focused Growth: Measure 4-L4: Affordable Housing Linked to Transit.
- Goal 5: Encourage a Shift Toward Low-Carbon Transportation Options: Measure 5-L4: Supporting bicycle/Pedestrian Measures.
- Goal 5: Encourage a Shift Toward Low-Carbon Transportation Options: Measure 5-L5: Traffic Calming.
- Goal 5: Encourage a Shift Toward Low-Carbon Transportation Options: Measure 5-L7: Supporting Parking Policy Measures.

- Goal 7: Encourage a Shift Toward Low-Carbon Fuels in Vehicles and Equipment: Measure 7-L1: Electric Vehicle Charging Station Program.
- Goal 7: Encourage a Shift Toward Low-Carbon Fuels in Vehicles and Equipment: Measure 7-L3: Reduce Fossil Fuel Use in Equipment through Efficiency or Fuel Switching.
- Goal 9: Increase Solid Waste Diversion: Measure 9-L1: Create Construction and Demolition Reuse and Recycling Ordinance.
- Goal 11: Reduce Water Consumption: Measure 11-L1: Senate Bill SB X7-7 – Water Conservation Act of 2009.

Although not identified in the draft Climate Action Plan, the City of Sonoma offers a Business Improvement Matching Funds Loan Program for businesses located within city limits, which include improvements to energy and water efficiency. This information will be included in the final Plan review.

The Plan is focused on near term actions, and getting measures in place by 2020 that will put all of Sonoma County on a path towards longer term GHG targets.

- Demonstrating consistency with the current State Scoping Plan (AB 32) is an important goal for the project; however, the plan significantly exceeds expectations for GHG reductions and sets up the City of Sonoma for success in the next stage of State climate action measures, despite the lack of clarity surrounding what will follow AB 32.
- The Plan proposes new long-term goals of 40% below 1990 by 2030 and 80% below 1990 levels by 2050. These reductions are consistent with most leading policy goals for climate action.
- Measures proposed for the City of Sonoma will provide reduction benefits well beyond the calendar year of 2020.

By adopting the Climate Action Plan later this year, the City of Sonoma will be able to streamline the review of GHG impacts from new development.

- The Plan includes a model consistency checklist that may be used by the City of Sonoma to review the significance of new development with respect to GHG emissions. If a project can't demonstrate consistency with the CAP, it will still be required to conduct project-specific GHG analysis and mitigation at the discretion of the City of Sonoma.
- It is important that new development incorporate climate action strategies and reflect lower-carbon growth; however, success in achieving targets will be overwhelmingly dependent on reducing emissions from existing sources.
- The RCPA will serve as Lead Agency and will develop and certify the Environmental Impact Report (EIR) associated with the Plan. The City of Sonoma will review the EIR and if it is determined to be adequate, may act as a Responsible Agency and use the consistency checklist to review new development. The Draft EIR is scheduled to be released on March 21, 2016. Hearings and the comment process will be noticed and posted on the RCPA website: rcpa.ca.gov.

The implementation of measures will rely on collaboration, and the RCPA is well positioned to support members.

- Climate change affects everyone and opportunities to address it do not fall neatly within political boundaries. Working together ensures that resources are efficiently deployed to solve the problem, policies are clear and consistent, and each actor is doing what it can to advance common goals.
- The RCPA and other regional entities will support the City of Sonoma by: pursuing funding, convening stakeholder conversations about measure design, researching best practices, drafting measure templates, collecting, analyzing, and reporting data, and engaging community members in the design of specific strategies.

The implementation framework proposed includes monitoring and adaptive management to track progress and evaluate priorities for future programs.

- Monitoring will be led by the RCPA, with support from the City of Sonoma staff who will be asked to provide data and annual updates on the status of implementation.

Funding and financing tools will continue to be essential in expanding the impact of local climate actions.

- The RCPA will work with the City of Sonoma and the other communities of Sonoma County to secure financial resources to support investments in climate solutions, particularly those that generate positive return for local communities.

The Draft Plan also provides an updated analysis of local climate risks and nine goals for climate resilience.

- A detailed report: *Climate Ready Sonoma County: Climate Hazards and Vulnerabilities* was published as an earlier element of the project.
- Highlights from the report are included in the Draft CAP, along with goals for climate resilience that were developed with input from the SAG and two large public forums on climate adaptation.
- This risk assessment and resilience goals will serve as the foundation for future projects between the RCPA and the City of Sonoma to reduce local vulnerability to climate change.

Schedule and Next Steps

- March – May – Public presentations made at each local governing body; public comment period on Draft CAP open
- April – Draft EIR released for comment
- April – May – 45 Day public comment period on Draft EIR open
- May – TBD – RCPA and SWG respond to direction and comments
- TBD – RCPA publishes final draft CAP and EIR for adoption and certification
- TBD – Cities and County adopt Final CAP

Financial Impact

While local participation in the Climate Action 2020 Program has required staff time to assist with information development and public outreach, these costs are reimbursed in an amount not to exceed \$11,697 over the two-year Plan preparation period.

Recommendation

Receive presentation, provided feedback, and direct the CSEC to review draft Climate Action 2020 Plan and provide recommendations to City Council for final approval.

Sector	Local Measures in CA2020
Building Energy 	<ol style="list-style-type: none"> 1. Expand the Green Building Ordinance Energy Code (1-L1) 2. Outdoor Lighting (1-L2) 3. Shade-Tree Planting (1-L3) 4. <i>Co-Generation Facilities (1-L4)</i> 5. <i>Solar in New Residential Development (2-L1)</i> 6. Solar in Existing Residential Buildings (2-L2) 7. <i>Solar in New Nonresidential Developments (2-L3)</i> 8. Solar in Existing Nonresidential Buildings (2-L4) 9. <i>Convert to Electric Water Heating (3-L1)</i> 10. Mixed-Use Development in City Centers and along Transit Corridors (4-L1) 11. Increase Transit Accessibility (4-L2) 12. Supporting Land Use Measures (4-L3) 13. Affordable Housing Linked to Transit (4-L4) 14. Local Transportation Demand Management (TDM) programs (5-L1) 15. Carpool Incentives and Ride-Sharing Program (5-L2)
Transport. & Land Use 	<ol style="list-style-type: none"> 16. <i>Guaranteed Ride Home (5-L3)</i> 17. Supporting Bicycle/Pedestrian Measures (5-L4) 18. Traffic Calming (5-L5) 19. Parking Policies (5-L6) 20. Supporting Parking Policy Measures (5-L7) 21. Electric Vehicle Charging Station Program (7-L1) 22. <i>Electrify Construction Equipment (7-L2)</i> 23. <i>Idling Ordinance (8-L1)</i> 24. <i>Idling Ordinance for Construction Equipment (8-L2)</i>
Solid Waste Generation 	<ol style="list-style-type: none"> 25. <i>Create Construction & Demolition Reuse and Recycling Ordinance (9-L1)</i>
Water & Wastewater 	<ol style="list-style-type: none"> 26. SB X7-7 – Water Conservation Act of 2009 (11-L1) 27. <i>Water Conservation for New Construction (11-L2)</i> 28. Water Conservation for Existing Buildings (11-L3) 29. Greywater Use (12-L1) 30. Green Energy for Water Production and Wastewater Processing in Healdsburg and Cloverdale (14-L1)
Livestock & Fertilizer 	<p>County measures only</p> <p>Advanced Climate Initiatives</p>  <p>No local measures</p>

The ten italic measures are new; otherwise the plan relies on increasing participation in existing efforts. The measure number corresponds to the goal and actor, i.e. (7-L2) is the second local measure to advance goal 7.

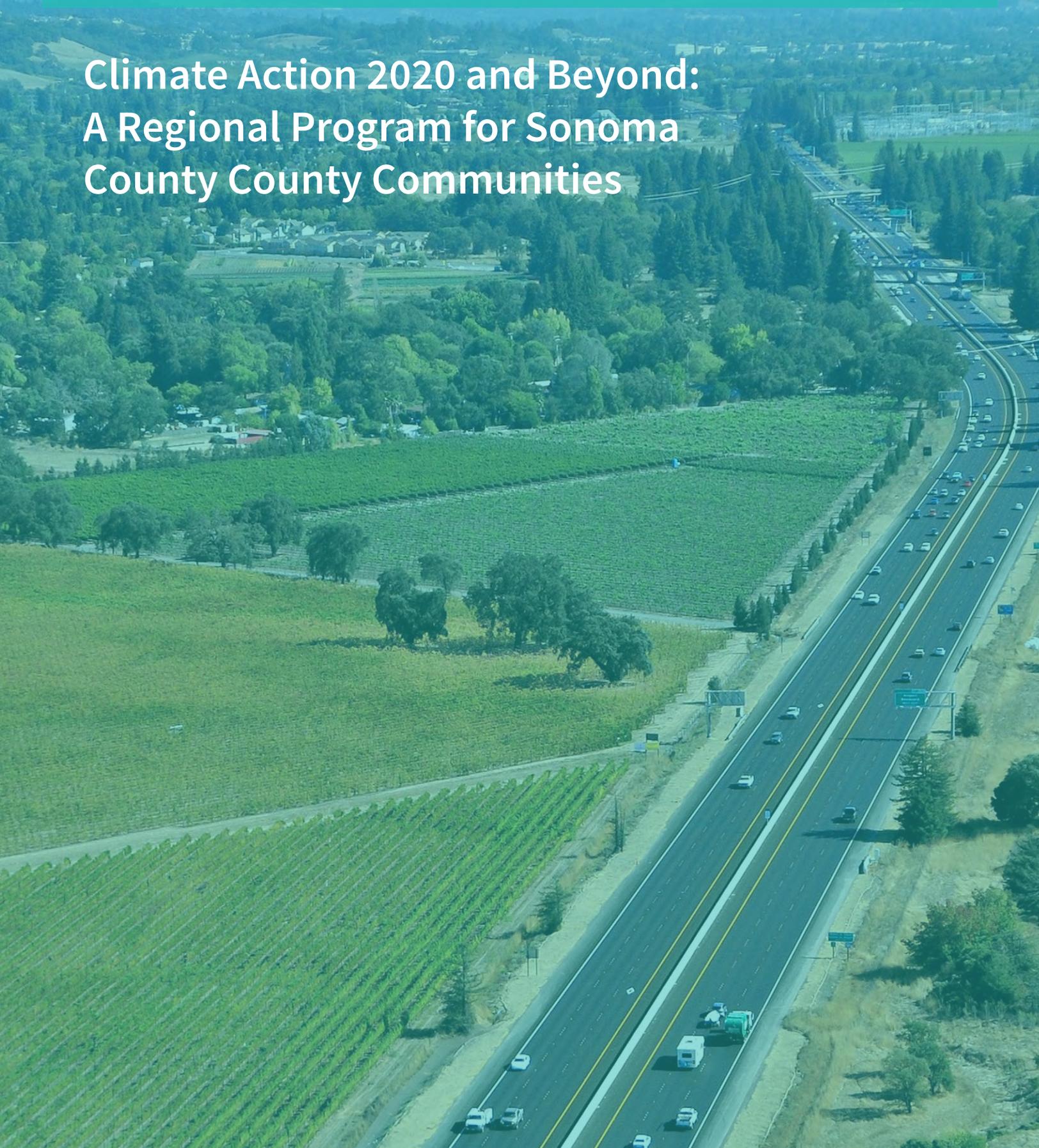
Co-Benefit	Key	Description
Energy Savings		Measures to increase energy efficiency can reduce energy costs and lessen the impact of future energy price increases on county businesses and residents. Reducing petroleum and natural gas use through efficiency and fuel switching also reduce dependence on imported energy and the environmental impacts of fossil energy exploration, production, and transportation.
Air Quality Improvements		Measures to reduce or eliminate the combustion of fossil fuels can reduce local and regional air quality challenges caused by ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulate matter. These air pollutants cause damage to people, ecosystems, and infrastructure.
Public Health Improvements		Measures that improve air quality create benefits for public health, by reducing pollutants that irritate respiratory systems, exacerbate asthma, and affect the heart. Measures that increase use of active transportation and enhance public open spaces can improve health by encouraging walking, biking, and outdoor recreation.
Job Creation		Measures to retrofit buildings, build and operate local and distributed renewable energy systems, increase transit use, increase waste diversion, and other strategies that rely on local labor can create opportunities for the workforce and retain dollars to be reinvested in the local economy.
Resource Conservation		Recycling and waste diversion measures reduce material consumption and the need for landfill space. Water efficiency measures reduce water demand and preserve water resources. Land use measures conserve natural resources and protect the long-term viability of natural and working landscapes in the county. Open space preservation also offers aesthetic and recreational benefits for community residents as well as habitat for native wildlife and plants. Sustainable agriculture practices will help preserve agricultural productivity and ecological health.
Cost Savings		Many strategies to reduce emissions reduce waste by increasing efficiency, therefore reducing the costs to receive the same service (be that light, heat, water, or transportation). Many measures offer downstream cost savings in addition to direct utility or fuel cost savings, such as reduced health care costs, reduced need to invest in marginal water or energy supply, lower maintenance costs, etc.
Climate Resilience		Many strategies to reduce emissions also help prepare communities for local climate impacts by advancing the climate resilience goals adopted by the RCPA Board (see Chapter 6).

20 x 2020: Achieving the Countywide Emissions Reduction Target

Sector	Goals	GHG ↓ Potential (MTCO ₂ e)
Building Energy	 <ol style="list-style-type: none"> Increase building energy efficiency Increase renewable energy use Switch equipment from fossil fuel to electricity 	324,000 37% of CAP goal
Transportation & Land Use	 <ol style="list-style-type: none"> Reduce travel demand through focused growth Encourage a shift toward low-carbon transportation options Increase vehicle and equipment fuel efficiency Encourage a shift toward low-carbon fuels in vehicles and equipment Reduce idling 	436,900 50% of CAP goal
Solid Waste Generation	 <ol style="list-style-type: none"> Increase solid waste diversion Increase capture and use of methane from landfills 	65,400 8% of CAP goal
Water Conveyance & Wastewater Treatment	 <ol style="list-style-type: none"> Reduce water consumption Increase recycled water and greywater use Increase water and wastewater infrastructure efficiency Increase use of renewable energy in water and wastewater systems 	22,600 3% of CAP goal
Livestock & Fertilizer	 <ol style="list-style-type: none"> Reduce emissions from livestock operations Reduce emissions from fertilizer use 	16,300 2% of CAP goal
Advanced Climate Initiatives	 <ol style="list-style-type: none"> Protect and enhance the value of open and working lands Promote sustainable agriculture Increase carbon sequestration Reduce emissions from consumption of goods and services, including food 	Not quantified

Executive Summary

Climate Action 2020 and Beyond:
A Regional Program for Sonoma
County County Communities



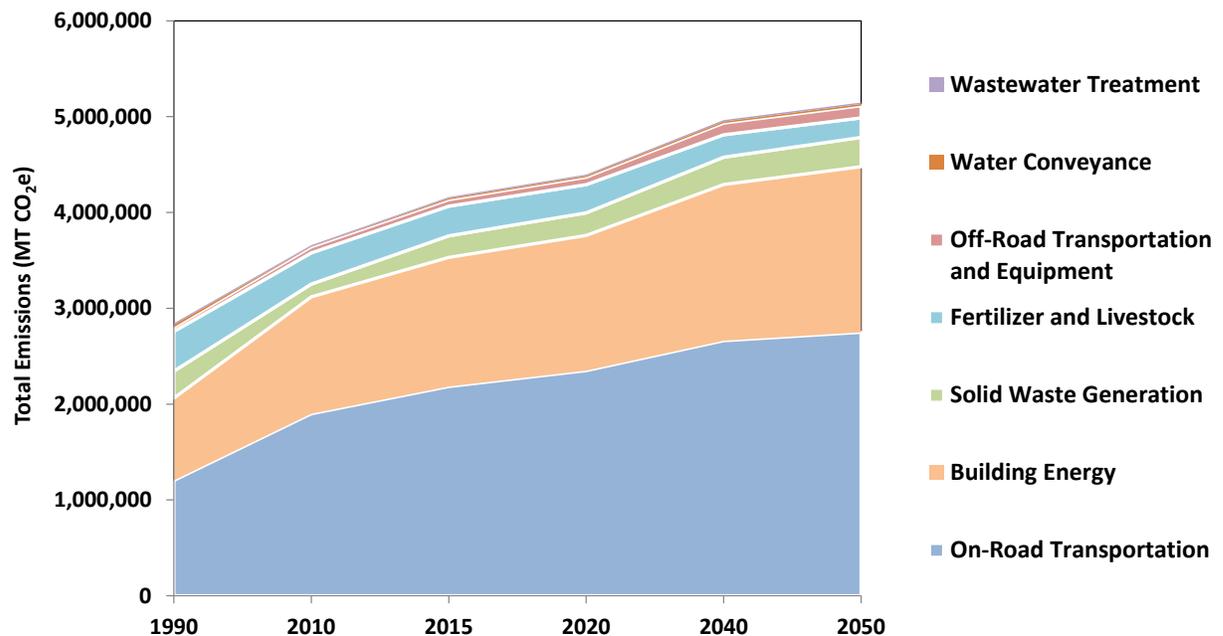
Executive Summary

ES.1 Introduction

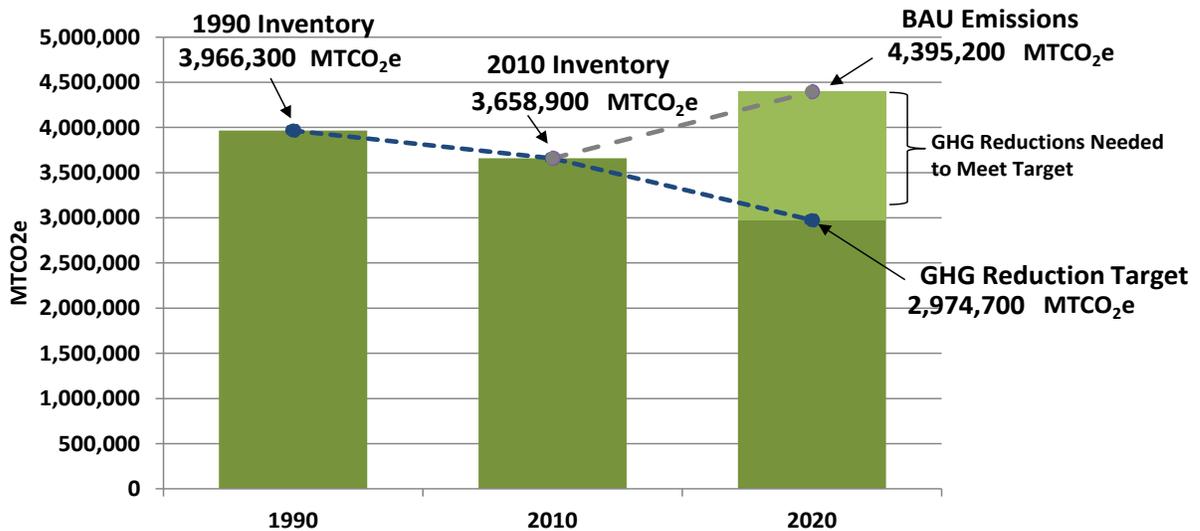
Human-induced climate change is a global challenge that demands action at every level, including local government. Sonoma County communities are established leaders in locally-based efforts to combat global climate change, and this Climate Action Plan (CAP) takes another step forward as local governments and regional agencies commit to concrete actions that will further reduce countywide Greenhouse Gas (GHG) emissions and create a better future for Sonoma County.

ES.2 A Call to Action: Climate Change is a Serious Threat, But We Know What to Do

Given the magnitude of human-induced climate change and the projected catastrophic effects from continued global warming, reducing GHG emissions has become an environmental and societal imperative. This CAP is needed because, despite local and state leadership, GHG emissions in Sonoma County will continue to grow without additional action. The chart below shows how emissions in various sectors are forecast to increase if a “business-as-usual” approach is taken.



Climate Action 2020 begins a new phase of local climate action by focusing on near-term actions that will be implemented through 2020 to achieve a 25% reduction in regional GHG emissions (compared to 1990 levels). The figure below shows 1990 emissions (known as a “backcast”), emissions from the 2010 inventory, and projected GHG increases if no action is taken (BAU), as well as the GHG reduction target under this CAP.



This CAP builds on earlier efforts to chart a future that will dramatically reduce countywide GHG emissions. These earlier efforts include the State of California’s adoption of AB 32 (2006), which requires statewide GHG emissions to be reduced to 1990 levels by 2020, and more recent executive orders that target even deeper GHG reductions in the future. Here in Sonoma County, community leaders and forward-thinking elected officials throughout Sonoma County worked together to adopt an ambitious GHG reduction target in 2005 and to create the nation’s first Regional Climate Protection Authority (RCPA), to coordinate countywide efforts to reduce GHG emissions.

In addition, the City of Santa Rosa adopted a Community Climate Action Plan in 2012 and a Municipal Climate Action Plan in 2013. These plans are referenced in this CAP, and their implementation will contribute substantially to regional GHG reductions. Although this CAP does not contain a chapter focused on Santa Rosa, data in the CAP include Santa Rosa to provide a county-wide picture and measure of future needed action.

Sonoma County’s regional GHG reduction target will be met by combining the new actions described in this CAP with ongoing efforts already underway to accomplish the following 20 goals, grouped together by sector:

Sector	Key	Goals
Building Energy		<ol style="list-style-type: none"> 1. Increase building energy efficiency 2. Increase renewable energy use 3. Switch equipment from fossil fuel to electricity
Transportation & Land Use		<ol style="list-style-type: none"> 4. Reduce travel demand through focused growth 5. Encourage a shift toward low-carbon transportation options 6. Increase vehicle and equipment fuel efficiency 7. Encourage a shift toward low-carbon fuels in vehicles and equipment 8. Reduce idling
Solid Waste Generation		<ol style="list-style-type: none"> 9. Increase solid waste diversion 10. Increase capture and use of methane from landfills
Water Conveyance & Wastewater Treatment		<ol style="list-style-type: none"> 11. Reduce water consumption 12. Increase recycled water and greywater use 13. Increase water and wastewater infrastructure efficiency 14. Increase use of renewable energy in water and wastewater systems
Livestock & Fertilizer		<ol style="list-style-type: none"> 15. Reduce emissions from livestock operations 16. Reduce emissions from fertilizer use
Advanced Climate Initiatives		<ol style="list-style-type: none"> 17. Protect and enhance the value of open and working lands 18. Promote sustainable agriculture 19. Increase carbon sequestration 20. Reduce emissions from consumption of goods and services, including food

ES.3 A Regional Approach to Reducing GHG Emissions

If ever an issue called for coordinated, multi-partner effort, it is climate change; progress depends on Sonoma County communities working together. Although state programs will be essential to meeting Sonoma County’s GHG reduction goal, long-term regional collaboration will be needed to meet long-term goals. A regional GHG reduction goal—as opposed to individual goals for each jurisdiction—recognizes the shared nature of the challenge as well as the fact that Sonoma County communities each have a different capacity to achieve GHG reductions. This CAP identifies 14 GHG reduction measures for local agency implementation. Each city and the County selected the specific measures to include in their jurisdiction’s commitments.

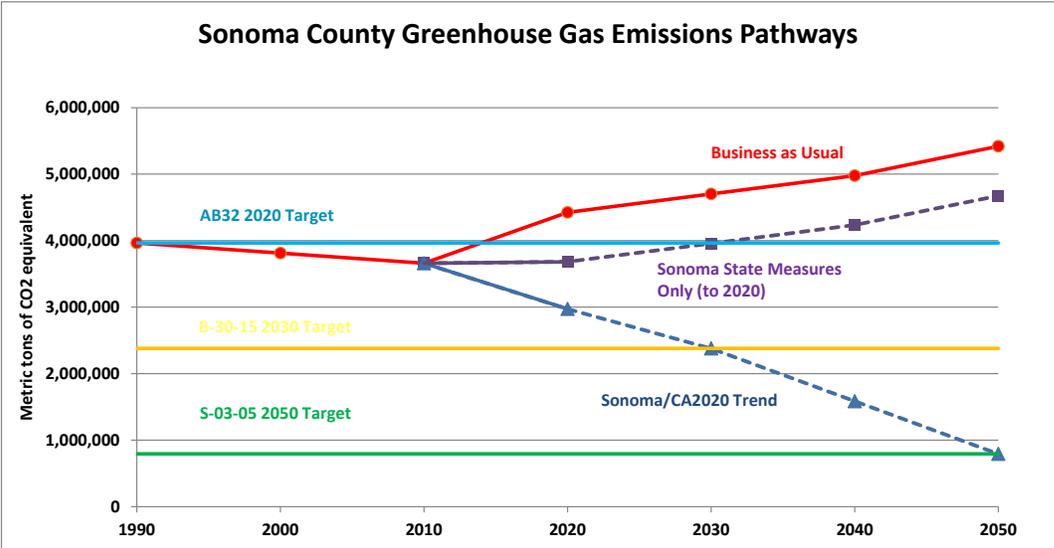
This CAP also includes GHG reduction measures that will be implemented by regional entities that can provide some services and resources on behalf of *all* communities more efficiently than the individual jurisdictions can on their own, especially the smaller cities. Examples include the RCPA and Sonoma Clean Power, which provides electricity with lower carbon content.

ES.4 Putting This Climate Action Plan to Work

Through this CAP, Sonoma County communities have set an ambitious target for GHG emissions reduction, one that will require decisive and timely action by the local partners. The RCPA will coordinate and facilitate implementation actions by the cities and the county, and regional agencies. Each city and the county will develop its own implementation team for the actions that will occur at the local government level.

Monitoring and Adaptive Management. To ensure that GHG reduction efforts are effective and to adapt to changing technologies, regulations, and community behavior, the CAP calls for ongoing monitoring and adaptive management. Two interim GHG emissions inventories will be completed before 2020 and the RCPA Board will conduct a mid-course review to identify changes that may be needed to stay on-target. Equally important, the results of the interim inventories and the mid-course review will be reported to the community.

This CAP is one part of a much longer term GHG reduction effort. Even with the ambitious GHG reduction goal in this CAP, further actions will be needed to meet longer-term goals. Thus, in adopting this CAP, the RCPA will also adopt goals to reduce GHG emissions by 40% (compared to 1990) by 2030, and by 80% by 2050, which will necessitate another phase of climate action planning after 2020. The good news is that the actions in this CAP will put the county on a solid trajectory for achieving the longer term goals.



ES.5 How Will This Plan Help Sonoma County Residents and Businesses?

Reducing GHG Emissions is Good Business. Reducing GHG emissions will save money for Sonoma County residents and business owners. Weatherizing or adding solar to existing homes, for example, creates construction jobs and cuts residents’ utility bills. When businesses increase

energy efficiency or add on-site renewable energy generation, they reduce operating costs and employ electricians, engineers, builders and plumbers. Sonoma County businesses are already exporting the products and services they develop to respond to climate change. For example, California Clean Power is a new local business that helps other cities launch community choice aggregation programs. As the world moves to a low-carbon economy and invests in climate-ready communities, Sonoma County businesses will reap the rewards of their leadership.

Reducing GHG Emissions Supports Other Community Goals (Co-benefits). Implementing the CAP will result in environmental and community co-benefits that go beyond GHG emissions reductions. For example, many of the actions will improve public health by reducing air pollutants like ozone, carbon monoxide, and fine particulates. Reduction measures focused on reducing energy use in the transportation and building energy sectors can help lessen the impact of future energy cost increases.

Even with strong action to reduce GHG emissions, climate-related changes to natural and human systems cannot be avoided entirely. Sonoma County is already experiencing some of these effects, including higher temperatures and more variable rainfall. In response, this CAP also establishes goals for improving climate resilience in three key community resource areas: people and social systems; built systems; and natural and working lands. Many of the strategies to reduce emissions will also help strengthen climate resilience too.

The measures in this CAP provide an opportunity to reduce carbon emissions and achieve a diverse range of community co-benefits, identified in the plan with these icons:



Energy Savings



Air Quality Improvements



Public Health Improvements



Job Creation



Resource Conservation



Cost Savings



Climate Resilience

ES.6 How Can Sonoma County Residents Help?

Learn about your household carbon footprint. The everyday activities of Sonoma County residents result in GHG emissions, including driving a vehicle, using fossil fuels to light and heat homes, and throwing away household garbage. This CAP focuses on actions that will be taken by cities and the County. Residents can help by supporting local adoption of these actions and participating in the programs that will result from this CAP (see below). In addition to municipal programs, residents can also learn about their household carbon footprint and ways to reduce GHG emissions through their own actions – such as driving an electric vehicle, installing solar or buying electricity from Sonoma Clean Power.

Participate in programs to reduce local emissions. The good news is that while human activities are a major climate change driver, we can also be part of the solution. Sonoma County residents can make impactful choices and changes in their daily lives such as changing lightbulbs to CFLs or LEDs, sealing and insulating their homes, reusing and/or recycling materials that might otherwise be thrown away, and using water more efficiently. Residents can also choose to buy items made from local, renewable materials and make other low-carbon lifestyle choices, such as walking or biking, using public transportation, or eating less meat and more local vegetables. This CAP identifies some of the resources available to Sonoma County residents to help make these changes.

ES.7 Public Outreach and Community Engagement

This CAP was prepared with input from community members, elected officials, and staff from the partner agencies. Ten open house-style public workshops were held, including one in each city. These meetings solicited public input on the types of reduction measures that should be included in the CAP. The role of local governments in addressing climate change and reducing GHG emissions was also discussed. The community dialogue that has begun with preparation of this plan will continue throughout implementation of the GHG emissions reduction measures.

To help guide the CAP development process, the RCPA board of directors also selected a Stakeholder Advisory Group to represent a diversity of viewpoints and technical expertise from each jurisdiction. Three representatives from each city and two representatives from each county supervisorial district were selected; some representatives had input from city councils, though none were elected officials themselves. The Group met five times at key milestones during the project. All meetings were open to the public and each meeting included an opportunity for the public to provide comments.

1. Framework

The Framework for Sonoma County Climate Action



Chapter 1

The Framework for Sonoma County Climate Action

1.1 Introduction

Human-induced climate change is a global challenge that demands action at every level, including local government. Sonoma County communities are established leaders in locally based efforts to combat global climate change, and this Climate Action Plan takes another step forward as local governments and regional agencies commit to concrete actions that will further reduce countywide greenhouse gas (GHG) emissions and create a better future for Sonoma County. These local actions will combine with state and regional actions to reduce community GHG emissions to 25% below 1990 levels by 2020 and make substantial progress toward even greater reductions beyond 2020. These local actions will also advance many other community priorities such as economic resilience, public health, water efficiency, air quality, and overall quality of life.

1.2 A Call to Action

1.2.1 Climate Change Is a Serious Threat, But We Know What to Do

Sonoma County has long recognized the need for local action to help meet the global challenge of climate change. The first phase of local climate action included all nine cities and the County setting a goal of reducing GHG emissions by 25% (compared to 1990 levels) by 2015. Although that ambitious goal was not accompanied by a formal plan, local leaders took initial actions that have made real progress toward reducing countywide GHG emissions, including a community climate action plan prepared by the community-based Center for Climate Protection and local government programs like Sonoma Clean Power (SCP) and the Sonoma County Energy Independence Program. *Climate Action 2020 (CA2020)* begins a new phase of local climate action by updating the countywide GHG reduction goal and focusing on near-term actions that will be implemented through 2020. These actions will substantially reduce emissions in the short term and put Sonoma County on a solid trajectory to achieve deeper GHG reductions that will be needed to meet the goal of reducing emissions by 80% by 2050. After 2020, another phase of local climate action planning will be needed to continue and expand the actions in CA2020 and to explore new strategies to meet longer-term GHG reduction goals.

Climate Change Science: A Primer

Although changes in global climate have been recorded throughout history, there is strong consensus among the scientific community that recent changes are the result of GHG emissions created by the burning of fossil fuels and other human activity. The International Panel on Climate Change (IPCC), in its 2014 assessment, observed that human influence on the climate system is clear, and recent increases in GHGs emissions are the highest in history. Each of the last three decades has been successively warmer at the Earth's surface than any preceding decade since 1850.

According to the IPCC:

Anthropogenic (man-made) greenhouse gas emissions have increased since the pre-industrial era, driven largely by economic and population growth, and are now higher than ever. This has led to atmospheric concentrations of carbon dioxide, methane (CH₄), and nitrous oxide (N₂O) that are unprecedented in at least the last 800,000 years. Their effects, together with those of other anthropogenic drivers, have been detected throughout the climate system and are extremely likely to have been the dominant cause of the observed warming since the mid-20th century.

Even a relatively small increase in global temperatures can dramatically affect human and natural systems. According to the IPCC, “an increase in the global average temperature of 2°C (3.6°F) above pre-industrial levels, which is only 1.1°C (2.0°F) above present levels, poses severe risks to natural systems and human health and wellbeing.” The warming climate is directly related to the amount of GHG in the atmosphere, typically expressed in terms of parts per million (ppm) of carbon dioxide equivalent (CO₂e). Many have called for stabilizing atmospheric GHG concentrations at 450 ppm CO₂e (California Air Resources Board 2014b). However, with GHG concentrations now at or above 479 ppm CO₂e, natural systems and human health and wellbeing are already at high risk (National Oceanic and Atmospheric Administration 2014). Here in Sonoma County, those risks include increased flooding, wild land fires, and economic disruption.

To have an even chance of stabilizing GHG concentrations at 450 ppm CO₂e, global GHG emissions would have to decline by about 50% (compared with 2000 levels) by 2050. Given a more limited capacity to reduce emissions in developing countries, stabilizing at 450 ppm CO₂e will require industrialized countries, including the United States, to reduce their emissions by approximately 80% below 1990 levels by 2050.

Strong action is needed to avoid serious damage to human wellbeing and natural systems. Individuals and communities need to determine how much and how fast they are willing to change energy use and implement other actions to achieve long-term GHG reductions.

Discussions about human-induced climate change often focus on the role of carbon. This is because carbon dioxide (CO₂) is the primary GHG emitted through human activities and accounts for about 82% of all U.S. GHG emissions. Therefore, terms like “atmospheric carbon,” “carbon-neutral,” or “low-carbon” are often heard in climate change discussions. However, human influence on the climate is actually driven by six primary gases, including CO₂. These gases each have different potential to trap heat and remain in the atmosphere (expressed as Global Warming Potential, or GWP). For example, whereas CO₂ has a GWP of 1, nitrous oxide (N₂O) has a GWP of

265. This means that, pound for pound, N₂O is 265 times more powerful as a global warming agent than CO₂. But because there are far more CO₂ emissions than N₂O emissions, CO₂ is still the greatest GHG concern overall. See Table 1.2-1 for a comparison of global warming potential from the six GHG gases.

Table 1.2-1. Principal GHG Emissions

Greenhouse Gas	Primary Emissions Sources	Global Warming Potential (GWP)^a	Atmospheric Lifetime (years)	Atmospheric Abundance
Carbon Dioxide (CO ₂)	Burning of fossil fuels Gas flaring Cement production Land use changes (reducing the amount of forested land or vegetated areas) Deforestation	1	50–200	394 ppm
Methane (CH ₄)	Agricultural practices Natural gas combustion Landfill outgassing	28	12.4	1,893 ppb
Nitrous Oxide (N ₂ O)	Agricultural practices Nylon production Gas-fired power plant operations Nitric acid production Vehicle emissions	265	121	326 ppb
Perfluorinated Carbons (CF ₄ , C ₂ F ₆)	Aluminum production Semiconductor manufacturing	6,630–11,100	10,000–50,000	4.2–79.0 ppt
Sulfur Hexafluoride (SF ₆)	Power distribution Semiconductor manufacturing Magnesium processing	23,500	3,200	7.8 ppt
Hydrofluorocarbons (HFC-23, HFC-134a, HFC-152a)	Consumer products (aerosol sprays, such as air fresheners, deodorants, hair products, etc.) Automobile air-conditioners Refrigerants	138–12,400	1.5–222	3.9–75 ppt

Notes:

^a GWPs listed here are 100-year values without carbon-climate feedbacks.

ppm = parts per million

ppb = parts per billion

ppt = parts per trillion

Sources: Intergovernmental Panel on Climate Change 2013; Blasing 2014.

To provide a consistent framework, GHG emissions are usually quantified in terms of metric tons (MT) of CO₂e per year, which accounts for the relative warming capacity of each gas. All GHGs in the emissions inventory and reduction measures are presented in terms of MTCO₂e. For more information on the latest climate science and IPCC research, visit <http://www.ipcc.ch>.

Sonoma County Must Reduce Greenhouse Gas Emissions

Based on projections from the 2010 GHG inventory, Sonoma County is not expected to meet the 2015 goal of 25% below 1990 levels. Furthermore, the county's population is projected to increase by 5% between 2010 and 2020, and employment is projected to increase by 13% over the same period. Population and economic growth are the main factors influencing the growth of GHG emissions.

Simply put, without additional actions, GHG emissions in 2020 and beyond will not be reduced and could increase because of continued population and economic growth.

Therefore, the primary goal of CA2020 is to grow smarter by **reducing** countywide GHG emissions to a level that is 25% below 1990 emissions by 2020, a target that is well beyond that established in current state law (Assembly Bill 32; see discussion of state regulatory framework in Section 1.2.2, below). This target will be met by combining the new actions described in this Climate Action Plan (CAP) with ongoing efforts already underway and working to achieve reductions in a thoughtful and coordinated manner.

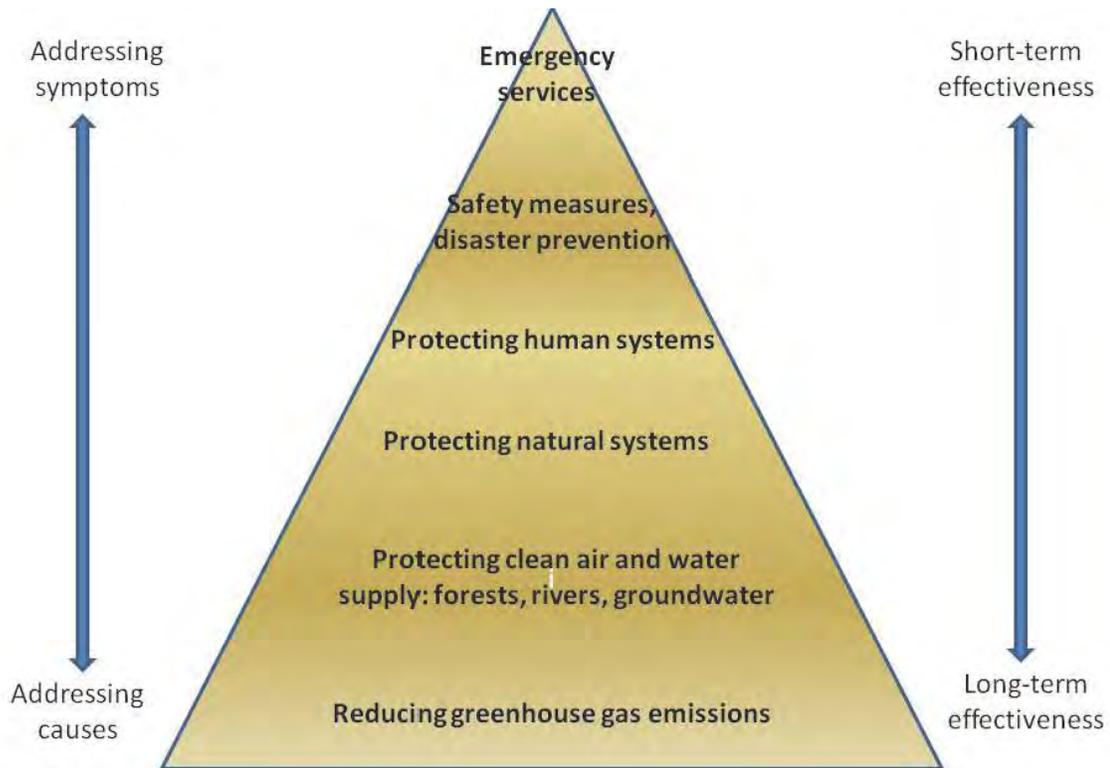
In addition to the near-term emission-reduction goal for 2020, CA2020 also includes longer-term goals of reducing emissions by 40% (compared to 1990) by 2030 and by 80% by 2050, which will necessitate another phase of local climate action planning and implementation after 2020. Although the measures contained in this CAP will endure and continue to reduce emissions beyond 2020, even greater effort will be needed to reach the goals for 2030 and 2050. Specific actions needed after 2020 will be heavily influenced by the changes in technology, regulatory mandates, and behavior that will inevitably occur by 2020. An update to CA2020 is therefore included in the implementation plan.

Adapting to Climate Change and Building Resilient Communities

Actions taken to reduce GHG emissions are commonly referred to as *climate mitigation* and are the foundation of climate change response; minimizing the extent of climate changes is the most certain way to ensure that communities can respond to them. However, climate-related changes to natural and human systems cannot be avoided entirely. Sonoma County is already experiencing some of these effects, including higher temperatures and more variable rainfall, which results in increased flooding in some years and drought in others. Actions that reduce the community's vulnerability to these and other climate change hazards are collectively referred to as *climate adaptation*. Adaptation is a fundamental part of the County's overall climate action program and necessary to build community resilience. While climate mitigation and adaptation have different objectives, many strategies can be used to simultaneously achieve both goals.

Chapter 6, *Sonoma County Climate Readiness*, provides a vulnerability assessment that screens potential climate hazard impacts on three key community resource areas: people and social systems, built systems, and natural and working lands. This analysis provides a starting point for a countywide discussion on climate impacts and vulnerabilities. Strategies already underway to prepare for climate change are also discussed, along with recommendations to increase local climate change resilience. While the focus of CA2020 is on reducing local contributions to climate change, many strategies to reduce emissions will also help strengthen climate resilience. Measures that advance local resilience to climate impacts are identified in Chapter 3, *Reducing Community Emissions*.

Figure 1.2-1. Building Blocks of Climate Response



Concept: Sara Moore.

Figure 1.2-1 illustrates the building blocks of climate response. Again, stopping human contributions to climate change is the most important step to minimize the impact of climate change on communities.

1.2.2 Building on Existing Climate Action Efforts

The State of California and Sonoma County communities recognized the challenge of climate change and have already taken action to meet the GHG reduction imperative. The challenge is enormous, but Sonoma County is not starting from scratch. CA2020 builds on earlier efforts to chart a future that will dramatically reduce countywide GHG emissions.

State Leadership

California is a global leader in addressing climate change and reducing GHG emissions.

- In 2005, Governor Schwarzenegger signed Executive Order S-03-05 establishing a long-term goal of reducing GHG emissions by 80% below 1990 levels by 2050.¹
- Enacted in 2006, Assembly Bill (AB) 32 requires statewide GHG emissions to be reduced to 1990 levels by 2020. The *AB 32 Scoping Plan* identifies specific measures for achieving this goal, including recommending that local governments establish GHG reduction goals for both their municipal operations and for the community, consistent with those of the state.
- In 2015, Governor Brown signed Executive Order B-30-15 establishing a medium-term goal of reducing GHG emissions by 40% below 1990 levels by 2030. The Governor's order requires the California Air Resources Board (ARB) to update its scoping plan to identify the measures needed to meet the 2030 target; that effort should be completed in late 2016.

In addition, the state has adopted key regulations that will help Sonoma County meet its regional emissions reduction goals.

- Renewables Portfolio Standard (RPS) – requires greater amounts of renewable energy in electricity generation throughout the state
- Pavley/Advanced Clean Car Program– requires higher gas mileage in new cars sold in California
- Low-Carbon Fuel Standard (LCFS) – requires a reduction in the GHG intensity in transportation fuels
- Cap-and-Trade Program – reduces overall emissions in the electricity generation and transportation fuel sectors

More information on these state regulations and their influence on Sonoma County emissions can be found in Chapter 3, *Reducing Community Emissions*, and in Appendix C.

Sonoma County Leadership

In Sonoma County, community leaders and forward-thinking elected officials in each city and in county government have worked together to establish strong action on climate change.

- **1990:** Voters approved a sales tax measure to create the Sonoma County Agricultural Preservation and Open Space District (SCAPOS) to preserve agricultural and open space lands throughout the county. Voters overwhelmingly reauthorized the sales tax measure in 2006.

¹ Executive orders are binding only on state departments, not on the private sector or local governments. However, pending legislation (Senate Bill 32) would, if approved by the legislature and signed by the governor, adopt the target for 2030 into state law and give the ARB authority to adopt binding long-term GHG targets.

- **2001:** All Sonoma County communities committed to the International Council for Local Environmental Initiatives campaign called *Cities for Climate Protection*, an international initiative to reduce GHGs through local government action.
- **2005:** The elected leadership in all Sonoma County communities adopted a countywide GHG emissions reduction target of 25% below 1990 levels by 2015. The City of Cotati adopted an even more aggressive goal of 30% below 1990 levels by 2015.
- **2008:** A local community non-profit group, the Climate Protection Campaign (now known as the Center for Climate Protection), developed a Community Climate Action Plan, which was the first community-wide examination of strategies to reduce community-wide GHG emissions.
- **2008:** Voters in Sonoma (and Marin) County approved a local sales tax measure to fund development of passenger rail service, Sonoma-Marín Area Rail Transit (SMART).
- **2009:** Sonoma County jurisdictions established the nation’s first Regional Climate Protection Authority (RCPA), a multi-jurisdictional agency tasked with coordinating countywide efforts to reduce GHGs and become more resilient to climate change. RCPA member jurisdictions and their partners have created and successfully pioneered innovative approaches to climate solutions including Property Assessed Clean Energy (PACE) financing, Pay As You Save (PAYS) on-bill repayment for resource efficiency, community choice aggregation, carbon-free water, electric vehicle infrastructure deployment, climate action through conservation, adaptation planning, and more.
- **2012:** The City of Santa Rosa was the first local government in the county to adopt its own CAP and a new GHG emissions target of 25% below 1990 levels by 2020.

Community leadership has resulted in direct actions by the citizens, businesses, and communities in Sonoma County to reduce GHG emissions. For example:

- All communities in the county (except Healdsburg, which has its own electric utility) now participate in the local Community Choice Aggregation program, SCP, which provides electricity with a higher renewable energy content than otherwise available. Healdsburg’s municipal utility has provided electricity with a large renewable portfolio for many years.
- The County established a PACE program known as the Sonoma County Energy Independence Program to help property owners finance energy and water efficiency improvements. This program has reduced GHG emissions equal to taking 3,000 cars off the road and generated enough clean energy to power nearly 6,000 homes for a year.
- RCPA and jurisdictions county-wide support energy-efficiency efforts and solar retrofits through a variety of programs. Waste minimization, recycling, and composting programs are already an essential part of resource conservation in the county.
- The Sonoma County Water Agency is a leader in innovating low-carbon methods for delivering water supplies and conserving water. Sonoma County Water Agency reached its

goal of a carbon-free water delivery system in 2015, and is also a prominent supporter of energy conservation financing.

- Sonoma County is a center for sustainable wine growing and other sustainable agricultural practices.

By 2010, Sonoma County communities had reduced countywide GHG emissions to approximately 7% below 1990 levels, even while the county's population grew by 25% and employment grew by 17% between 1990 and 2010. On a *per capita* basis, county GHG emissions declined approximately 26% over the same period.

CA2020 builds on these existing programs and proposes additional measures that the communities can implement to achieve significant GHG emissions reductions within the county as a whole.

For a list of strategies that have already been implemented by each community, please refer to Chapter 5, *Community Greenhouse Gas Profiles and Emissions Reductions for 2020*.

1.2.3 How Will this Plan Help Sonoma County Residents and Businesses?

Reducing GHG Emissions Is No Longer Optional

Given the magnitude of human-induced climate change and the projected catastrophic effects from continued global warming, reducing GHG emissions has become an environmental and societal imperative. In response, GHG reduction mandates from the state and, increasingly, from the federal government will require local government action. In California, state legislation (AB 32) with a mandate to reduce GHG emissions to 1990 levels by 2020 is only the beginning; much sharper GHG reductions are needed to protect our environment, our health, and our economy from the potentially catastrophic effects of increasing global temperatures. CA2020 is intended to help Sonoma County communities respond to the climate change imperative as well as legal mandates.

Reducing GHG Emissions Is Good Business

Reducing GHG emissions will make Sonoma County businesses more efficient and will save money for residents and business owners. Weatherizing or adding solar to existing homes, for example, creates construction jobs and cuts residents' utility bills. When businesses increase energy efficiency or add on-site renewable energy generation, they reduce operating costs and employ electricians, engineers, builders, and plumbers. For example, a locally owned quarry (Mark West Quarry) recently hired a local solar energy company to install a solar array that will pay for itself in only seven years by cutting the company's energy bills in half. The Sonoma County Green Business Program recognizes and promotes businesses that operate in an environmentally responsible way, including reducing their carbon footprints. Sonoma County businesses are already exporting the products and services they develop to respond to climate change. For example, Petaluma-based Enphase has become a worldwide leader in micro-inverter technology

used in solar photovoltaic systems. As the world moves to a low-carbon economy and invests in climate-ready communities, Sonoma County businesses will reap the rewards of their leadership.

As described in more detail in Section 1.5, CA2020 will also facilitate a more streamlined environmental review process for future development projects that incorporate its GHG reduction measures.

Reducing GHG Emissions Supports Other Community Goals

Implementing CA2020 will result in environmental and community “co-benefits” that go beyond GHG emissions reductions. For example, many of the actions will improve public health by reducing air pollutants like ozone, carbon monoxide, and fine particulates. Measures to improve mobility and alternative modes of transportation will increase walking and biking, activities that substantially lower the incidence of disease. These changes can also complement and encourage other sustainable modes of transportation, including public transit.

The GHG reduction measures in this CAP create community co-benefits in a variety of ways.

- GHG reduction measures in the Building Energy and Transportation sectors will reduce electricity and gasoline usage, which can help lessen the impact of future energy cost increases on county businesses and residents.
- Reducing gasoline consumption also reduces dependence on foreign oil and the environmental impacts of oil exploration, production, and transportation.
- Recycling and waste diversion measures will also reduce material consumption and the need for landfill space.
- Water efficiency measures will reduce water use in a water-constrained future and adapts to the long-term hydrological effects of climate change.
- Land use measures in CA2020 will conserve natural resources and protect the long-term viability of natural and working landscapes in the county.
- Open space preservation also offers aesthetic and recreational benefits for community residents as well as habitat for native wildlife and plants.
- Sustainable agriculture and wine-making practices will help preserve agricultural soil fertility and protect water quality.

The measures in this CAP provide an opportunity to lower carbon emissions and achieve a diverse range of community co-benefits. Anticipated community co-benefits associated with CA2020 are listed in Table 1.2-2. Chapter 3, *Reducing Community Emissions*, provides additional information on the relevant co-benefits for each CAP sector and goals.

Table 1.2-2. Community Co-Benefits

Co-Benefit	Key	Description
Energy Savings		Measures to increase energy efficiency can reduce energy costs and lessen the impact of future energy price increases on county businesses and residents. Reducing petroleum and natural gas use through efficiency and fuel switching also reduce dependence on imported energy and the environmental impacts of fossil energy exploration, production, and transportation.
Air Quality Improvements		Measures to reduce or eliminate the combustion of fossil fuels can reduce local and regional air quality challenges caused by ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, and particulate matter. These air pollutants cause damage to people, ecosystems, and infrastructure.
Public Health Improvements		Measures that improve air quality create benefits for public health, by reducing pollutants that irritate respiratory systems, exacerbate asthma, and affect the heart. Measures that increase use of active transportation and enhance public open spaces can improve health by encouraging walking, biking, and outdoor recreation.
Job Creation		Measures to retrofit buildings, build and operate local and distributed renewable energy systems, increase transit use, increase waste diversion, and other strategies that rely on local labor can create opportunities for the workforce and retain dollars to be reinvested in the local economy.
Resource Conservation		Recycling and waste diversion measures reduce material consumption and the need for landfill space. Water efficiency measures reduce water demand and preserve water resources. Land use measures conserve natural resources and protect the long-term viability of natural and working landscapes in the county. Open space preservation also offers aesthetic and recreational benefits for community residents as well as habitat for native wildlife and plants. Sustainable agriculture practices will help preserve agricultural productivity and ecological health.
Cost Savings		Many strategies to reduce emissions reduce waste by increasing efficiency, therefore reducing the costs to receive the same service (be that light, heat, water, or transportation). Many measures offer downstream cost savings in addition to direct utility or fuel cost savings, such as reduced health care costs, reduced need to invest in marginal water or energy supply, lower maintenance costs, etc.
Climate Resilience		Many strategies to reduce emissions also help prepare communities for local climate impacts by advancing the climate resilience goals adopted by the RCPA Board (see Chapter 6).

1.3 How Does This Plan Work?

1.3.1 A Regional Approach to Reducing GHG Emissions

Sonoma County communities have a long history of implementing and promoting initiatives to protect the environment and conserve natural resources. This tradition includes creation of the RCPA in 2009, the nation’s first regional climate protection authority, in a move that recognized both the magnitude of the challenge and the cross-jurisdictional nature of climate change and

GHG emissions. If ever an issue called for a coordinated, multi-partner effort, it is climate change; progress depends on Sonoma County communities working together. The approach in CA2020 calls for coordinated local actions to achieve a regional target—reduce countywide GHG emissions to 25% below 1990 levels by 2020—including leveraging initiatives already underway at the state and regional (Bay Area) level. Long-term collaboration will also be needed to meet long-term goals.

A regional GHG reduction goal—as opposed to individual goals for each community—recognizes the shared nature of the challenge as well as the fact that Sonoma County communities each have a different capacity to achieve GHG reductions; smaller communities typically have fewer opportunities to achieve substantial GHG reductions.

Statewide GHG Reduction Efforts Have Local Impact

Statewide programs to reduce GHG emissions are a fundamental part of CA2020 and will deliver over 50% of the GHG emissions reductions needed to achieve the 2020 target. For example, the state’s RPS will reduce the carbon content of electricity throughout the state, including Sonoma County, yielding over 180,000 MTCO₂e in annual GHG reductions locally. The CAP reflects the impact of nine state measures that address issues related to the building energy and transportation sectors.

1. Title 24 Energy Efficiency Standards for Commercial and Residential Buildings (Title 24)
2. Lighting Efficiency and Toxics Reduction Act (AB 1109)
3. Industrial Boiler Efficiency
4. Renewables Portfolio Standard (RPS)
5. Residential Solar Water Heater Program (AB 1470)
6. Low Carbon Fuel Standard (LCFS)
7. Pavley Emissions Standards for Passenger Vehicles
8. Advanced Clean Cars
9. Vehicle Efficiency Measures in AB 32

Local Government and Regional Agency Action

Although state programs are essential to meeting Sonoma County’s GHG reduction goal, they will not be enough to reach that goal by themselves. Action by local governments and regional agencies—the entities that control land use, infrastructure, and community services—is critical. It will take the full combined efforts of local governments and regional initiatives, together with state programs, to reach the County’s GHG reduction goal. **Together, CA2020 measures will promote building energy efficiency and renewable energy production, support alternative modes of transportation, enhance open spaces, and help reduce water consumption and waste generation.**

The GHG reduction measures in this CAP were selected after a comprehensive review of potential measures and after local community outreach meetings and workshops and consultation with a Stakeholder Advisory Group (see Section 1.4). Measures recommended by the California Attorney General and the California Air Pollution Control Officers Association were considered. In addition, adopted CAPs from throughout California, each local community's general plan and local policies and programs, and comments collected at meetings in each community were also reviewed to develop the measures. Many of the measures in CA2020 build on local community initiatives that are already underway, including local measures required under state law, like implementation of the CalGreen building codes and adoption of local water-efficient landscape ordinances. Other measures provide new opportunities for addressing climate change. Existing policies and measures are summarized in Chapter 5, *Community Greenhouse Gas Profiles and Emissions Reductions for 2020*.

This CAP identifies 14 GHG reduction measures for local agency implementation (see Section 1.3.2). Each city and the County reviewed the local measures and selected those to include in their community's commitments. Thus, the specific combination of measures implemented in each community will vary. Although no community will implement all 14 local measures and sub-components, the individual commitments from each community combine into a comprehensive GHG emissions reduction program that will help the county achieve its countywide goal.

Some of the local measures include voluntary, incentive-based programs that will reduce emissions from both existing and new development in the communities. Other measures establish mandates for new development, either pursuant to state regulations or through existing programs. Local governments will also use CA2020 as a tool to communicate and solidify their priorities within their communities.

CA2020 also includes GHG reduction measures that will be implemented by regional entities that can provide some services and resources on behalf of *all* communities more efficiently than the individual communities can on their own, especially the smaller cities. These regional measures are a critical part of CA2020. For example, the Community Choice Aggregation measure encourages residents and businesses to participate in SCP, which provides electricity with lower carbon content than the state's RPS. Other regional entities included in CA2020 are RCPA, Sonoma County Transportation Authority, Sonoma County Agricultural Preservation and Open Space District, and the Sonoma County Energy Independence Program. There are 16 regional measures to reduce GHG emissions, as discussed further in Chapter 3, *Reducing Community Emissions*.

Successful implementation of these actions will require commitment from regional agencies, all communities and their various departments, community groups, the development community, and residents and businesses. For this plan to be successful, RCPA, regional entities, and communities will adaptively manage implementation of CA2020 to ensure that the countywide GHG reduction target is met and that measures are implemented as efficiently as possible. Accordingly, RCPA and communities may revise measures or add new measures to ensure that the region achieves its 2020 reduction target. If adopted and implemented prior to 2020, new federal

programs that achieve local GHG emissions reductions beyond state and local mandates may also be added to CA2020.

Sector-based Emissions Reductions

GHG emissions inventories and reduction measures are grouped together into “sectors” that enable an organized, countywide look at the human activities that contribute the most GHG emissions and help focus actions where they can have the greatest emissions reduction. CA2020 looks at the following five community sectors.

- **Building Energy** includes emissions from electricity generation and combustion of natural gas and other fuels (e.g., propane, wood).
- **Transportation, Land Use, and Off-road Equipment** includes emissions from on-road vehicle fossil fuel combustion as well as emissions from equipment (e.g., construction equipment) and off-road vehicles.
- **Solid Waste** includes CH₄ emissions from decomposing organic matter in landfills.
- **Water Conveyance and Wastewater Treatment** includes energy-related emissions from water supply pumping and CH₄ and N₂O emissions from the wastewater treatment process.
- **Livestock and Fertilizer** includes N₂O emissions from fossil-fuel based fertilizer and CH₄ and N₂O emissions from livestock and manure management. Other agriculture-related emissions are accounted for in the other sectors. For example, emissions from traffic related to wineries or grape growing are included in the Transportation sector.

This sector-based approach is the foundation for the analyses in Chapter 2, *Greenhouse Gas Emissions in Sonoma County*, and Chapter 3, *Reducing Community Emissions*. These sectors are also the organizing principle in Chapter 5, *Community Greenhouse Gas Profiles and Emissions Reductions for 2020*.

1.3.2 Putting this Climate Action Plan to Work

Plan Adoption by RCPA, Cities, and County

CA2020 reflects an innovative, collaborative approach to responding to climate change. Individual cities and counties throughout the state have adopted CAPs specific to their communities, but CA2020 takes a truly regional (countywide) approach that coordinates the climate protection activities of all the cities and the County to achieve a shared GHG reduction goal. This approach recognizes that, by working together, Sonoma County’s communities can achieve greater GHG reductions, and do it more efficiently than if each city and the County acted on their own.

The collaborative, regional approach also improves consistency among the participating local agencies. This similarity will help home and business owners who are planning projects or renovations in the cities and the county.

As the lead agency, RCPA will adopt the CAP first (including certification of the Environmental Impact Report prepared for CA2020). Following adoption by RCPA, each city and the County will adopt its portion of CA2020 (see Chapter 5, *Community Greenhouse Gas Profiles and Emissions Reductions for 2020*) in a form appropriate to that community. Local adoption could take the form of a General Plan amendment, ordinance adoption, resolution, or some combination thereof.

Once adopted, the cities, County, and regional agencies will implement the measures each has committed to in their respective CAP adoption processes.

Implementation Framework

Sonoma County communities have set an ambitious target for GHG emissions reduction, one that will require decisive and rapid action by the local partners. RCPA will coordinate and facilitate implementation actions by the cities and the County, and by regional agencies (e.g., transit, energy, waste). RCPA's role will include aggregating funding opportunities to leverage federal, state, and regional grants; providing technical assistance to local partners; developing shared tools and inter-community efficiencies; and accepting overall accountability for CA2020 implementation.

Each city and the County will develop its own implementation team for the actions that will occur at the local government level. This will include designating a CA2020 Coordinator for each community and an internal implementation structure scaled and organized appropriately to each local agency. Among other things, the local CA2020 Coordinator will serve as the liaison between the city/County and RCPA.

Given the immediacy of the 2020 GHG reduction target, timing is an important factor for plan implementation. The CA2020 implementation plan organizes GHG reduction measures into three groups, based on the lead time needed for each measure in order to achieve results by 2020.

Please refer to Chapter 4, *Implementation*, and Appendix C for additional information regarding implementation and the lead entities for each measure.

Monitoring and Adaptive Management

How will Sonoma County local governments, residents, and business know if their GHG reduction efforts are effective? How can the County adapt to changing technologies, regulations, state (or federal) policies, and community behavior changes? Not only will RCPA and local partners need to track implementation of the local and regional reduction measures called for in CA2020, but the comprehensive nature of CA2020 will require regular reassessment of community GHG emissions and the overall direction of CA2020. To accomplish this, CA2020 calls for two interim GHG emissions inventories before 2020: one based on 2015 emissions data and the other based on 2018 data. The RCPA Board will also conduct a mid-course review of overall CA2020 effectiveness to allow time for changes that may be needed to stay on target. Where program tracking and inventory updates indicate that CA2020's emissions-reduction strategies are not as effective as

originally projected, RCPA will work with local partners to adaptively manage CAP implementation and stay on target, including updating or amending CA2020, if warranted.

Equally important, the RCPA and its members will report to the community on the results of the interim inventories and the mid-course review. Periodic public meetings and presentations to stakeholder groups will occur and other outreach activities, including a public website and email flyers, will be implemented to educate, engage, and empower the community.

Finally, CA2020 is part of a much longer-term effort that will be needed to reduce GHG emissions in Sonoma County. As noted earlier, CA2020 focuses on relatively short-term actions to reduce emissions by 2020 to a degree that is well beyond current state mandates (AB 32). However, even with the ambitious GHG reduction goal in CA2020, further actions will be needed to meet longer-term goals. Therefore, in adopting this CAP, RCPA will also adopt long-term goals to reduce GHG emissions by 40% (compared to 1990) by 2030 and by 80% by 2050. Although the measures in CA2020 will continue to achieve emissions reductions after 2020 and establish a trajectory for reaching longer-term goals, another phase of climate action planning will be needed to meet the goals for 2030 and 2050. This next phase will build on the measures in CA2020, informed by monitoring and adaptive management, and take advantage of new technologies and climate protection science that will be available in the future.

The Role of New Development in GHG Reduction

Sonoma County's population and economy will continue to grow between now and 2020, and beyond. Some of that growth will result in new development, either on land that is now vacant or as redevelopment with new or more intensive land uses. This new development will be a source of additional GHG emissions in 2020, although emissions related to existing development and activities will remain by far the largest source of GHG emissions. By 2020, new development will account for about 5% of total countywide GHG emissions; existing development and activities will account for 95% of countywide emissions. Emissions from new development are calculated as the growth in emissions from 2016 to 2020, based on socioeconomic forecasts and other emission projection methods (see Chapter 2). In other words, 2020 emissions are estimated to be 5% higher than 2016 emissions.

To ensure that regional GHG emissions are reduced to 25% below 1990 levels, CA2020 accounts for additional emissions from new development in the target inventory for 2020. Meeting the community-wide 2020 GHG reduction target requires new development to be consistent with climate goals by implementing measures that will minimize new GHG emissions. To accomplish this, a "New Development Checklist" (see Appendix A) can be used in the entitlement and permitting process at each jurisdiction that adopts the plan. New development projects that incorporate applicable checklist measures will not only have lower GHG emissions than similar projects had in the past, but they will also contribute to reaching the GHG reduction target set forth in CA2020 by ensuring that emissions from new development do not exceed the GHG "budget" allocated to new development in the 2020 target. Development projects consistent with

this CAP may also take advantage of the permit streamlining available under the California Environmental Quality Act (CEQA) (see Section 1.5).

1.3.3 How Can Sonoma County Residents Help?

Learn about their Household Carbon Footprint

The everyday activities of Sonoma County residents, including driving a vehicle, using electricity and natural gas to light and heat their homes, and throwing away household garbage, result in GHG emissions. Many of these emissions are accounted for in the GHG inventory prepared for this CAP, while others occur elsewhere due to the consumption of goods and services in Sonoma County. Residents can learn about their household carbon footprint and how they can reduce GHG emissions through their own actions—such as driving an electric vehicle, installing solar, or buying electricity from SCP. Cool California (<http://www.coolcalifornia.org/>) offers a user-friendly tool that allows residents to calculate household emissions by answering questions relating to travel, housing, food, and shopping habits. After completing the questionnaire, residents receive a personal action plan with tips and actions to help reduce their household carbon footprint and save money.

Participate in Programs to Reduce Local Emissions

The good news is that while human activities are a major climate change driver, we can also be part of the solution. Once county residents take inventory of their household carbon footprints and better understand their contribution to climate change, they can start taking actions to reduce household GHG emissions and improve their economic picture, thereby helping to meet the countywide GHG reduction target. Sonoma County residents can make impactful choices and changes in their daily lives such as changing light bulbs to compact fluorescents or light-emitting diodes, buying energy-efficient (ENERGY STAR) appliances, heating and cooling smartly, sealing and insulating their homes, reusing and/or recycling materials that might otherwise be thrown away, using water more efficiently, composting food scraps, and purchasing clean power (for more information see <http://www3.epa.gov/climatechange/wycd/home.html>).

Some of these individual or household actions will be facilitated through the regional or local programs and strategies presented in CA2020. Other actions are based more on individual commitment and choice. For example, individuals can learn about and make purchases that consider the carbon footprint and durability of household goods. This might include buying items made from local, renewable materials or that minimize packaging and shipping. Residents can also make low-carbon lifestyle choices, such as walking or biking, using public transportation, or eating less meat and more local vegetables.

Here are a few of the resources available to Sonoma County residents to help make these changes.

- The Energy Independence Program is a County of Sonoma Energy and Sustainability Division program that serves county residents and businesses as a central clearinghouse of

information about energy efficiency, water conservation, and solar energy improvements. It offers tools to property owners and tenants to find the information, resources, rebates, contractors, and financing that fits their situation. See more at:

<http://sonomacountyenergy.org/homepage/#sthash.3HWfDTmZ.dpuf>.

- Energy Upgrade California: Home Upgrade takes a “whole house” approach to addressing home energy waste through building science, pre- and post-project testing, and energy performance analysis to provide maximum energy efficiency results. More information can be found at (707) 565-6470 or <http://bayareaenergyupgrade.org>.
- Windsor Efficiency PAYS: Windsor residents and businesses can take advantage of the Windsor Efficiency PAYS program, which provides water- and energy-saving upgrades for Windsor residential properties that provide immediate utility bill savings, new water/energy saving appliances, and drought-resistant landscaping—with no upfront cost or debt. See more at: <http://sonomacountyenergy.org/residential-programs/#sthash.2VBjpMOi.dpuf>.
- SCP is Sonoma County’s official electricity provider, reducing costs and environmental impacts of energy use for customers throughout Sonoma County. By participating in CleanStart, SCP’s default service, participants receive 36% renewable power. If residents or businesses participate in EverGreen, they will receive 100% local renewable power for a premium price.

CA2020 also includes several *Advanced Climate Initiatives* that, among other things, will focus on working with Sonoma County residents to reduce consumption-based emissions. See Chapter 3 for more information on these Advanced Climate Initiatives.

1.4 Public Outreach and Community Engagement

CA2020 was prepared with input from community members, elected officials, and staff from the partner agencies. Ten open house-style public workshops were held, including one in each city. These meetings solicited public input on the types of reduction measures that should be included in CA2020. The role of local governments in addressing climate change and reducing GHG emissions was also discussed.

RCPA also provided an online survey that was distributed by email and social media. Additional focus groups and meetings were held with local businesses, agriculture, and service groups. Presentations and updates were given to city and town councils and the Board of Supervisors throughout the project development process, and regular updates were provided to the RCPA Board. The RCPA board held two public study sessions prior to development of CA2020.

The community dialogue that has begun with preparation of this plan will continue throughout implementation of the GHG emissions-reduction measures.

All comments received from the community and the Stakeholder Advisory Group (see below) are documented in Appendix F. Many of the comments support GHG reduction measures that are now

included in CA2020. For example, enhanced transit service, expanded bike and pedestrian networks, and promotion of electric vehicles were strongly supported as part of the CA2020 strategy to reduce transportation emissions. Likewise, many comments supported building energy retrofits, distributed renewable energy generation, and sustainable agricultural practices.

The full range of GHG-reduction approaches suggested in public comments is, not surprisingly, extremely varied and generally very forward looking. For example, commenters suggested requiring point-of-sale energy audits, zero-net new water use in new developments, local government divestiture from fossil fuel investments, and greater focus on schools and youth. The measures included in CA2020 represent a subset of the ideas heard from the community. As noted throughout this plan, CA2020 is one step on a long-term path to dramatically reduced GHG emissions. Some of the suggestions gathered as part of the community outreach effort that are not included in CA2020 may very well find a place in future climate action planning in Sonoma County.

Lastly, it is important to acknowledge that a small but vocal segment of the community disagrees with the scientific consensus about the threat posed by global climate change and opposes governmental action to reduce emissions.

1.4.1 Stakeholder Advisory Group

To help guide the process, the RCPA Board of Directors selected a Stakeholder Advisory Group to represent a diversity of viewpoints and technical expertise from each community. The main role of the Advisory Group was to work with local agency staff to develop a CAP that will have broad community support for the GHG emissions-reduction programs and measures needed to meet Sonoma County's ambitious target. Three representatives from each city and two representatives from each county supervisorial district were selected; some representatives had input from city councils, though none were elected officials themselves.

The Stakeholder Advisory Group sought representation from a broad spectrum of interests, including renewable energy, agriculture, viticulture, business, community non-profits, the environment, transportation, social justice, environmental justice, real estate, health, economic development, education, open space, waste, water, and building efficiency.

The Stakeholder Advisory Group met five times at key milestones during the project. All meetings were open to the public and each meeting included an opportunity for the public to provide comments. Several ad hoc working groups from the Stakeholder Advisory Group were also convened during the development of the draft CAP to review detailed assumptions for certain sectors.

1.5 Relationship between the CAP and CEQA

The cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Sebastopol, Sonoma, and Windsor and the County of Sonoma will use CA2020 to comply with project-level GHG impact

analysis requirements under CEQA. Santa Rosa will continue to use its adopted CAP for this purpose.

The State CEQA Guidelines (Section 15183.5) allow the GHG impacts of future projects to be evaluated using an adopted plan for reduction of GHG emissions, like CA2020, provided that the plan meets specific requirements. The six requirements specified in the State CEQA Guidelines are listed below with CA2020's compliance described in *italics*.

1. Quantify GHG emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area. *CA2020 quantifies GHG emissions from all primary sectors within county jurisdictions for 1990, 2010, 2015, 2020, 2040, 2030, and 2050.*
2. Establish a level, based on substantial evidence, below which the contribution to GHG emissions from activities covered by the plan would not be cumulatively considerable. *CA2020 establishes a countywide GHG emissions target of 25% below 1990 levels by 2020, a target that goes well beyond the requirements of AB 32 and puts Sonoma County on a trajectory to achieve the even greater GHG reductions needed in the future. CA2020 includes a GHG emissions budget for new development that will ensure that the countywide reduction target is met, even with projected population and economic growth. The GHG reduction measures in CA2020 will reduce project-specific emissions and thereby ensure that the new-development share of total future emissions is not exceeded. Reducing and limiting emissions from new development is part of an overall strategy that substantially reduces emissions countywide and, therefore, contributions from new development that is consistent with CA2020 would not be cumulatively considerable.*
3. Identify and analyze the GHG emissions resulting from specific actions or categories of actions anticipated within the geographic area. *CA2020 analyzes community emissions, by sector, for the partner communities, including emissions from projected growth and development expected by 2020 and beyond.*
4. Specify measures or a group of measures, including performance standards that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level. *CA2020 includes specific measures to achieve the overall reduction target (see Chapter 3 and Appendix C).*
5. Establish a mechanism to monitor the plan's progress toward achieving the H emissions level and to require amendment if the plan is not achieving the specified level. *CA2020 includes periodic monitoring of plan progress (see Chapter 4).*
6. Adopt the GHG emissions reduction plan in a public process following environmental review. *As described in Section 1.3.2 above, a Programmatic Environmental Impact Report will be prepared for CA2020 and the CAP itself will be adopted first by RCPA, followed by adoption of community-specific portions by each local partner. The adoption process will include public outreach and public hearings.*

Once CA2020 is adopted, it may be used in the cumulative impacts analysis of later projects, a process known in CEQA as "tiering." Tiering from the CAP potentially eliminates the need to prepare a quantitative assessment of GHG emissions on a project-by-project basis, which can help

streamline the environmental review and permitting processes for these projects. To accomplish this, future project-specific environmental documents must identify all applicable CA2020 measures and ensure that they are binding and enforceable by incorporating measures into the project design or identifying them as mitigation measures. Future projects that incorporate applicable CA2020 actions will not have a cumulatively considerable impact related to GHG emissions and climate change (unless substantial evidence warrants a more detailed review of project-level GHG emissions).

Appendix A provides a compliance checklist template to be adapted and modified for use by local agency planning staff to assist in determining a project's consistency with CA2020 for the purposes of CEQA tiering. Discretionary projects that utilize the checklist to demonstrate consistency with all applicable mandatory local or regional measures in CA2020 can conclude that their impacts related to GHG emissions would be less than significant under CEQA because the project would be consistent with a qualified GHG reduction plan under State CEQA Guidelines Section 15183.5.

5. Community

Community Greenhouse Gas
Profiles and Emissions Reductions
for 2020



Chapter 5

Community Greenhouse Gas Profiles and Emissions Reductions for 2020

This Chapter contains separate sections for each jurisdiction in a form that can be easily excerpted for use in the local adoption process. These sections provide key information about each jurisdiction, including demographic and socioeconomic data and forecasts, as well as a GHG emissions profile for each.

The GHG emissions profile includes detail on each jurisdiction's main sources of emissions in the form of a "backcast" for 1990 emissions, a 2010 emissions inventory and emissions forecasts for 2015, 2020, 2040 and 2050 under business-as-usual (BAU) scenario (i.e., with no state, regional or local GHG reduction measures). The actions that each jurisdiction has already taken to reduce GHG emissions are also described.

Most importantly, these jurisdiction-specific sections show the local GHG reduction measures that each community will implement, and the expected GHG reductions that will be achieved by 2020. Together with state and regional GHG reduction measures, these local measures will achieve the regional target of a 25% emissions reduction (compared to 1990 levels) by 2020.

It should be noted that the City of Santa Rosa's section in this chapter incorporates by reference the previously adopted Climate Action Plan (2012) that will contribute significantly to reaching the regional CAP target for 2020.

Jurisdiction-specific sections are included as follows:

- 5.1 City of Cloverdale
- 5.2 City of Cotati
- 5.3 City of Healdsburg
- 5.4 City of Petaluma
- 5.5 City of Rohnert Park
- 5.6 City of Santa Rosa
- 5.7 City of Sebastopol
- 5.8 City of Sonoma
- 5.9 Town of Windsor
- 5.10 County of Sonoma

Sonoma

Commitments to meeting
community greenhouse
gas reduction goals.



5.8 Sonoma

This section presents the community greenhouse gas (GHG) emissions profile specific to Sonoma and the measures that the City of Sonoma will implement, with the support of the RCPA and other regional entities, as part of the regional approach to reducing GHG emissions.

5.8.1 Community Summary

The City of Sonoma is home to three of the first ten California Historical Landmarks, along with a number of other historic sites. Located in the heart of one of the world’s premier wine producing regions, Sonoma is a working town with a rich cultural heritage. The adjacent scenic hills and agricultural valley provide a setting of unparalleled natural beauty. The San Francisco de Solano mission and other historic buildings that surround the central Plaza complement the area’s viticultural prominence and visual beauty to make Sonoma a distinctive and successful tourism destination. The City serves as the economic hub for the rural Sonoma Valley, which has a population of about 39,000. Sonoma has typical Mediterranean weather with hot, dry summers and cool, wet winters. The City is located in the southeast portion of the county, west of Napa and east of Petaluma.

Demographics

Sonoma spans 2.7 square miles and has largely residential, commercial, and agricultural land uses. The City had a population of 10,678 as of the 2010 census. In 2020 the population of Sonoma is expected to be 11,165, an increase of 5% over 2010. Employment in the area is expected to increase by 21%. Sonoma’s demographic composition in 2010 was 87% White, 0.5% African American, 0.5% Native American, 3% Asian, 0.2% Pacific Islander, 7% from other races, and 2.5% from two or more races. Persons of Hispanic or Latino origin were 15%.

As shown in Table 5.7-1, the City is expected to experience relatively slow growth in population, housing, and jobs in the future.

Table 5.7-1. Sonoma Socioeconomic Data

	Actual			Projected		
	1990	2010	2015	2020	2040	2050
Population	8,121	10,648	11,009	11,165	11,692	11,964
Housing	3,866	5,060	5,123	5,196	5,441	5,568
Employment	4,937	5,746	6,350	6,954	7,978	8,178

Socioeconomic data were derived from the SCTA travel demand model and incorporate input from the City based on its internal planning forecasts.

According to the 2010 Census, City of Sonoma housing is majority owner-occupied with 59% of housing units owner-occupied and 41% rented.

Energy and Water Use

Compared to households in the county as a whole, Sonoma households use less electricity but more natural gas and water. They also use less electricity, natural gas, and water than households statewide.

Table 5.7-2. Sonoma, County, and State 2010 Average Energy and Water Use (per household, per year)

	Sonoma	County	State
Electricity (kWh)	5,997	7,042	9,320
Natural Gas (Therms)	483	413	512
Water Use (Gallons)	84,136	75,810	107,869

Sources:

City Data: provided by PG&E (energy) and by the City of Sonoma Urban Water Management Plan.

County Data: provided by PG&E (energy) and the cities or their Urban Water Management Plans (water).

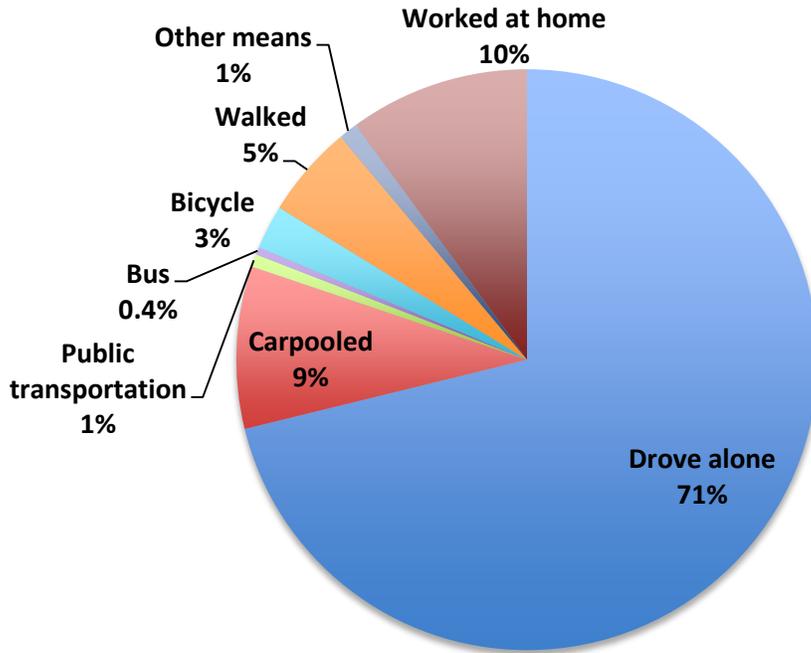
State Data: U.S. Energy Information Administration 2009, U.S. Geological Survey 2014, California Department of Finance 2015.

kWh = kilowatt hours

Transportation Commute Modes

In the inventory year 2010, most Sonoma residents (71%) drove alone to work, and about 9% carpooled. For many residents of Sonoma, alternative transportation options are not available for their commute trip. With the average trip to work for residents of Sonoma taking 25.5 minutes, and limited bus service, riding a bus is not a viable option for many City residents (U.S. Census Bureau 2014).

Figure 5.7-1. Modes to Work in Sonoma in 2010



Source: U.S. Census Bureau 2014: American Community Survey 2006–2010

5.8.2 Sonoma’s Existing Actions to Reduce GHG Emissions

Sonoma has already taken a number of steps to reduce energy use, promote renewable energy use, and other actions that have been helping to reduce GHG emissions. Sonoma has adopted the following ordinances and General Plan policies that would also help to reduce GHG emissions and will support the implementation of the formal GHG reduction measures in this CAP.

- Building Energy
 - Residential Retrofits: Energy Upgrade California in Sonoma County – Whole House Upgrade Program.
 - Residential Appliance Upgrades: Programs through PG&E and other agencies.
 - Solar Installations at Residences: Energy Upgrade California in Sonoma County – Whole House Upgrade Program.
 - Solar Installations at businesses.
 - Standardized Permit Submittal for Residential PV Systems: In an effort to promote a consistent methodology of processing permits by all jurisdictions within the Redwood Empire Chapter of Code Officials, this standardized permit submittal has been developed for residential roof-mounted PV electrical systems of up to 5 kilowatts (kW).
 - Sonoma County Energy Independence Program (SCEIP): Enables residential and commercial property owners to access PACE financing for permanently installed energy or

water improvements to their property. Under Energy Upgrade California, rebates are available for homeowners interested in doing energy retrofit improvements.

- Sustainability Program – General Plan Implementation Measure: Chapter 3 – Measure 3.2.1 General Plan Goal: ER-3: Conserve natural resources to ensure their long-term sustainability. CAL Green Building Standards Code: Municipal Code Chapter 14.10.050. City adopts Tier 1 as mandatory for all new residential and non-residential buildings.
- General Plan Policy 6.2: Implement Sonoma’s Green Building Ordinance to ensure new development is energy and water efficient, and consider establishing additional incentives to achieve energy and water conservation efficiencies higher than those required by the Ordinance. Revise and/or revisit the ordinance as necessary to reflect the introduction of a State-wide green building code.
- General Plan Policy 6.4: Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.
- Land Use and Transportation
 - Bicycle and Pedestrian Master Plan.
 - Mixed Use Development – General Plan Policy: Chapter 4 – Policy 3.2 General Plan Goal CE-3: Minimize vehicle trips while ensuring safe and convenient access to activity centers and maintaining Sonoma’s small-town character.
 - General Plan Policy 3.2: Encourage a mixture of uses and higher densities where appropriate to improve the viability of transit and pedestrian and bicycle travel.
 - Increased Transit Service – General Plan Policy 3.3. Promote transit use and improve transit services.
 - General Plan Goal 6.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.
 - General Plan Policy 6.1: Preserve open space, watersheds, environmental habitats and agricultural lands, while accommodating new growth in compact forms that de-emphasizes the automobile.
 - General Plan Policy 6.5: Incorporate transportation alternatives such as walking, bicycling and, where possible, transit into the design of new development.
 - Idling Ordinance: Municipal Code 9.56.080 other limitations. A. Limitations on the Idling of Commercial Vehicles. When parked within 100 feet of a residential zoning district, a driver of a commercial vehicle shall not cause or allow an engine to idle for more than five consecutive minutes, except as necessary for the loading or unloading of cargo within a period not to exceed 30 minutes.
 - General Plan Goal CE-2: Establish Sonoma as a place where bicycling is safe and convenient.
 - General Plan Policy 2.1: Promote bicycling as efficient alternative to driving.

- General Plan Policy 2.2: Extend the bike path system, with a focus on establishing safe routes to popular destinations.
- General Plan Policy 2.3: Expand availability of sheltered bicycle parking.
- General Plan Policy 2.5: Incorporate bicycle facilities and amenities in new development.
- General Plan Goal CE-3: Minimize vehicle trips while ensuring safe and convenient access to activity centers and maintaining Sonoma’s small-town character.
 - General Plan Policy 3.2: Encourage a mixture of uses and higher densities where appropriate to improve the viability of transit and pedestrian and bicycle travel.
 - General Plan Policy 3.3: Promote transit use and improve transit services.
 - General Plan Policy 3.4: Encourage shared and “park once” parking arrangements that reduce vehicle use.
- General Plan Goal CD-4: Encourage quality, variety, and innovation in new development.
 - General Plan Policy 4.4: Require pedestrian and bicycle access and amenities in all development.
- Waste Minimization and Recycling
 - Increase Waste Diversion in Municipal Facilities: Recycling is required in all City offices.
 - Compost Your Veggies Program: All vegetative food waste can be added to yard debris bins.
 - Commercial Composting Program. Collects waste from local restaurants and kitchens and converts to high organic soil from local gardens, farms, and vineyards
 - Pharmaceutical Drop-off Program: In partnership with the Sonoma County Water Agency, the City and local pharmacies have instituted a program in which residents may return unused pharmaceutical products as a means of diverting them from the sanitation system.
 - Waste Reduction Goal: General Plan Goal ER-3: Conserve natural resources to ensure their long-term sustainability.
 - General Plan Policy 3.1: Increase the conservation-effectiveness and cost-effectiveness of the solid waste source reduction program through expanded recycling and composting.
 - Polystyrene Food Packaging: Municipal Code Chapter 7.30. The purpose of this chapter is to decrease the use and presence of polystyrene products in order to promote the public health, reduce solid waste disposal and litter, protect air quality and the ozone layer, protect wildlife, livestock and the environment. The City council supports a ban on all uses of polystyrene not deemed absolutely critical.

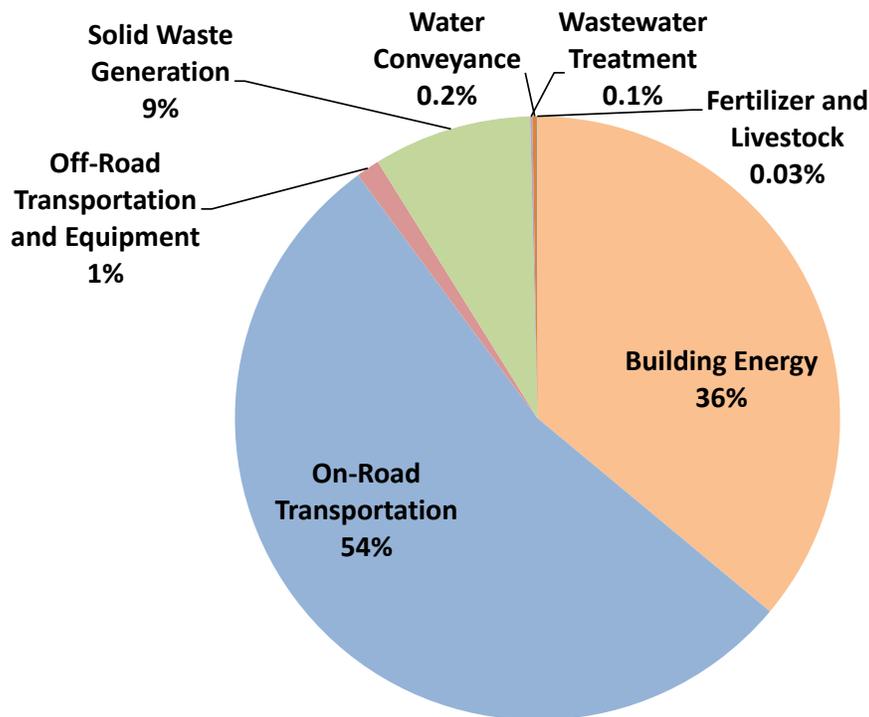
- Green Purchasing Policy: Municipal Code Chapter 3.04.060: In an effort to comply with the State of California Public Contract Code, the City recognizes the state guidelines referencing purchase of recycled products.
- General Plan Goal ER-3: Conserve natural resources to ensure their long-term sustainability.
- Water and Wastewater Efficiency
 - General Plan Policy 6.3: Promote the use of sustainable construction techniques and environmentally sensitive design for all housing, to include best practices in water conservation. Low-impact drainage, and greenhouse gas reduction.
 - General Plan Implementation Measure 3.2.2: Continue to implement the Xeriscape Ordinance and update it as necessary to achieve water conservation objections.
 - Water Conservation Strategy – General Plan Implementation Measure: Chapter 3 – Measure 2.4.1, General Plan Goal ER-2: Identify, preserve, and enhance important habitat areas and significant environmental resources. Prepare and implement a comprehensive strategy for water conservation and the protection of water quality, including quantified objectives, with the goal of producing a Water Element for the General Plan.
 - General Plan Policy 2.4: Protect Sonoma Valley watershed resources, including surface and ground water supplies and quality.
 - General Plan Policy 6.6: Ensure sufficient water resources to serve existing and future residents provided for under Sonoma’s 2020 General Plan: 1) take proactive steps to improve water conservation; 2) upgrade water supply infrastructure; 3) increase the local supply of water through new wells; 4) protect the quality and sustainability of groundwater resources; 5) investigate alternative water supply options.
 - Prior to the issuance of any building permit for new development, a water demand analysis, accompanied by a water conservation plan that targets CALGreen water standards, shall be submitted by the applicant and shall be subject to the review and approval of the City Engineer.
 - Water-Efficient Landscaping: Municipal Code Chapter 14.32: “This policy protects local water supplies through the implementation of a whole system approach to design, construction, installation and maintenance of the landscape resulting in water-conserving climate-appropriate landscapes, improved water quality and the minimization of natural resource inputs.
 - Water Shortage and Conservation Plan: Municipal Code Chapter 13.10: Regulations that enforce the conservation of water for the greatest public benefit with particular regard to public health, fire protection, and domestic use; to conserve water by reducing waste; and to achieve water use reductions in response to water shortages that occur from time to time. Includes voluntary measures and, when applicable by county council, mandatory measures.

- Urban Water Management Plan: Resolution adopting the City of Sonoma 2010 Urban Water Management Plan.
- The City has issued one building permit for a greywater system and one commercial development (Sonoma Valley Oaks) installed a greywater system.
- Sustainability Workshops: The Sonoma Community Center has offered a number of sustainability workshops related to greywater, rainwater harvesting, recycling, gardening with native plants, and water conservation.
- Agriculture, Urban Forestry, and Natural Areas
 - General Plan Goal CD-1: Contain urban land uses within a compact area that preserves surrounding open space and agricultural resources.
 - General Plan Policy 1.4: Coordinate planning efforts with the County to protect adjacent agricultural land and open space.
 - General Plan Goal ER-1: Acquire and protect important open space in and around Sonoma.
 - General Plan Policy 1.3: Support community programs that preserve and promote agriculture.
 - Urban Growth Boundary: An Urban Growth Boundary (UGB) is established at the location shown on this General Plan's Land Use Plan map. The UGB is a line beyond which urban development will not be allowed, except for public parks, public schools, and uses consistent with the General Plan "Agriculture" land use designation as of February 25, 2000.
 - Tree Ordinance: Municipal Code Chapter 12.08: Regulations prohibiting unnecessary damage, removal, or destruction of trees.
 - Resource Conservation Strategy – General Plan Implementation Measure General Plan Goal ER-2: Conserve natural resources to ensure their long-term sustainability. General Plan Implementation Measure 3.3.1 Develop a sustainable resource conservation strategy for City facilities, services, and projects with quantifiable standards that serves as a model of green building and operation for the community.
 - Natural Resource Conservation – General Plan Policy: Chapter 3 – Policy 3.2 General Plan Goal ER-3: Conserve natural resources to ensure their long-term sustainability. General Plan Policy 3.2: Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce greenhouse gas emissions.
 - General Plan Goal 6.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

- General Plan Policy 3.2: Encourage construction, building maintenance, landscaping, and transportation practices that promote energy and water conservation and reduce greenhouse gas emissions.
- General Plan Implementation Measure 3.2.1: Implement a sustainability program that includes quantified objectives, standards and incentives for green construction and assistance to local businesses and agricultural operations to institute green practices for construction and land, energy, and water conservation.

5.8.3 Greenhouse Gas Inventory and Forecast

Figure 5.7-2. Sonoma 2010 Community GHG Inventory by Sector



Sonoma’s inventory is similar to other cities in the county and state. The majority of the GHG emissions are from the transportation sector due to fossil fuel combustion in personal and light-duty vehicles. The next largest sector is building energy, which includes emissions related to energy used to heat the homes and businesses in Sonoma. Residential uses account for most (53%) of the building energy emissions in Sonoma. Commercial uses account for 47% of building energy emissions. The other categories of emissions are much smaller in comparison to building energy and on-road transportation.

In Sonoma, total GHG emissions generated by community activities in 2010 were 103,370 MTCO₂e, which is approximately 4% of countywide GHG emissions in the same year. This is a 7% increase from estimated 1990 emissions, which were 96,890 MTCO₂e. Table 5.7-3 shows the 1990 backcast,

the 2010 inventory and business-as-usual (BAU) forecasts for 2015, 2020, 2040 and 2050 for the City of Sonoma.

Table 5.7-3. Sonoma Community GHG Backcast, Inventory, Forecasts

Sector	1990 Backcast		2010 Inventory		2015 Forecast		2020 Forecast		2040 Forecast		2050 Forecast	
Building Energy	31,750	33%	37,280	36%	41,350	35%	43,620	36%	47,960	36%	49,120	37%
On-road Transportation	50,850	52%	55,670	54%	64,500	55%	65,950	54%	68,870	52%	66,090	50%
Off-road Transportation and Equipment	1,120	1%	1,300	1%	1,600	1%	1,950	2%	3,720	3%	3,810	3%
Solid Waste Generation	10,110	10%	8,750	8%	9,490	8%	10,180	8%	11,410	9%	11,690	9%
Wastewater Treatment	90	0%	120	0.1%	120	0%	120	0%	130	0%	130	0%
Water Conveyance	2,970	3%	250	0.2%	330	0%	340	0%	380	0%	390	0%
Total	96,890	100%	103,370	100%	117,390	100%	122,170	100%	132,470	100%	131,240	100%
Per-Capita Emissions	11.9		9.7		10.7		10.9		11.3		11.0	

5.8.4 Greenhouse Gas Reduction Goal and Measures

The City of Sonoma joins the other Sonoma County communities to support the regional GHG emissions reduction target of 25% below 1990 countywide emissions by 2020 through adoption of 16 local GHG reduction measures. The City’s GHG emissions under 2020 BAU conditions (in absence of state, regional, and local reduction measures) would be approximately 122,170 MTCO₂e. The City’s local GHG reduction measures, in combination with state and regional measures, would reduce the City’s GHG emissions in 2020 to 86,110 MTCO₂e, which would be a reduction of approximately 30% compared to 2020 BAU conditions. The City will achieve these reductions through reduction measures that are technologically feasible and cost-effective per AB 32 through a combination of state (64%), regional (34%), and local (2%) efforts. Per-capita reductions in Sonoma in 2020 would be 3.2 MTCO₂e per person. With the reduction measures in CA2020, per-capita emissions in Sonoma will be 7.7 MTCO₂e per person, a 35% reduction in per capita emissions compared to 1990.

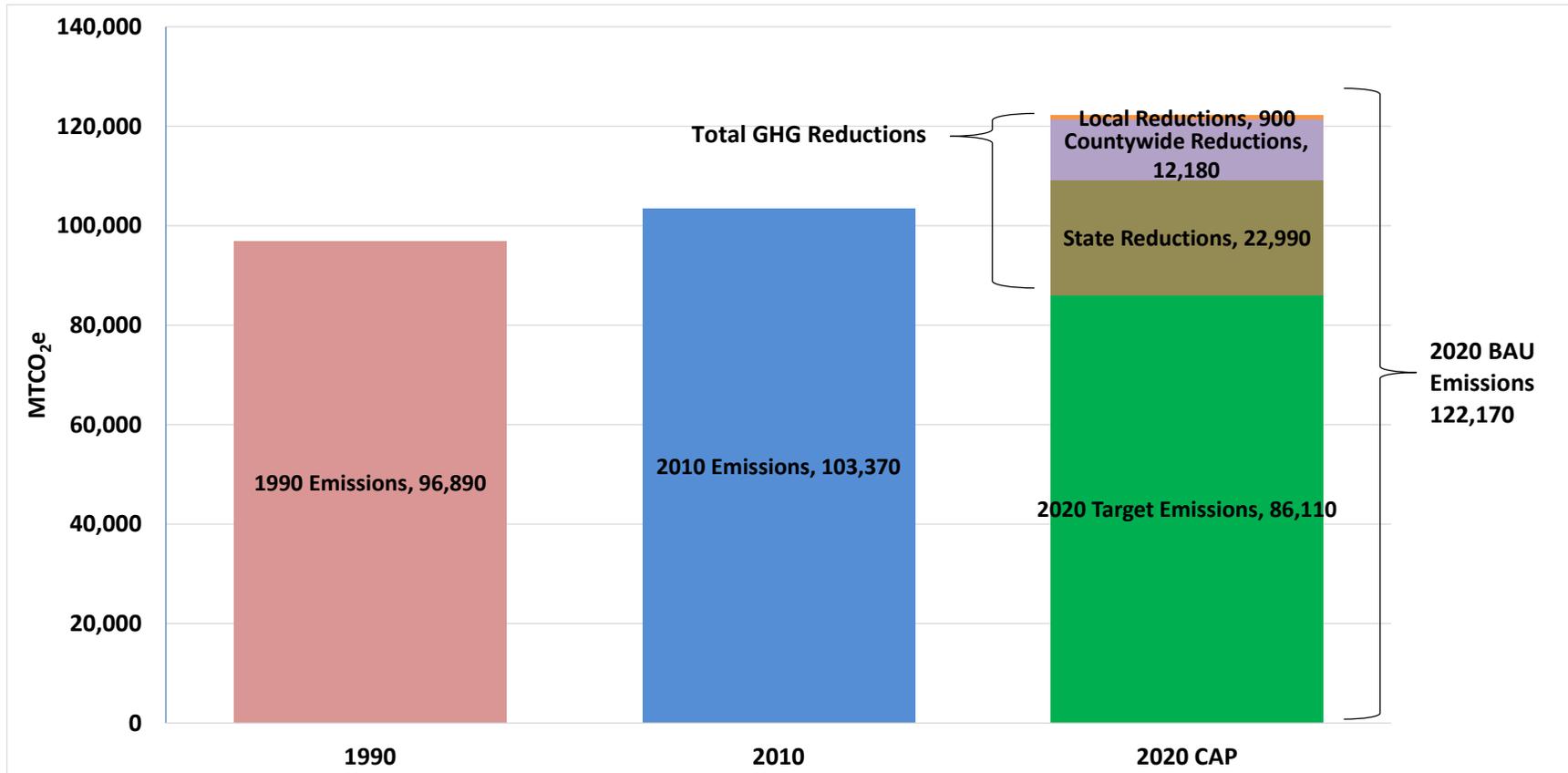
Table 5.7-4. Sonoma 2020 GHG Emissions Reductions by Sector

Sector	2020 BAU Forecast	Reductions				2020 CAP Emissions	% Reduction
		State	County-wide	Local	Total		
Building Energy	43,620	9,670	3,030	840	13,540	30,080	31%
On-Road Transportation	65,950	13,140	1,640	40	14,820	51,130	22%
Off-Road Transportation and Equipment	1,950	170	-	-	170	1,780	9%
Solid Waste Generation	10,180	-	7,180	-	7,180	3,000	71%
Water Conveyance	340	-	320	-	320	20	94%
Wastewater Treatment	120	-	-	10	10	110	8%
Total Emissions	122,170	22,990	12,180	900	36,060	86,110	30%
		64%	34%	2%			

Values may not sum due to rounding.

Figure 5.7-3 shows Sonoma’s 1990 and 2010 GHG emissions total, 2020 BAU emissions forecast total, and the total emissions remaining after implementation of the City’s reduction measures. The contribution of state, regional, and local reductions are overlaid on the 2020 BAU emissions forecast total, representing the total emissions reductions achieved in 2020. Like the other communities, Sonoma benefits greatly from the work the state and regional entities are committed to implementing on climate action. See Chapter 4 for more information on state and regional actions.

Figure 5.7-3. Sonoma 1990, 2010, and 2020 GHG Emissions; 2020 State and Local Reductions



Greenhouse Gas Reduction Measures

As shown in Table 5.7-5, the City of Sonoma will achieve its reduction goal through a combination of state, regional, and local measures. State reduction measures are implemented through state law, including some that require action by the City to comply with state mandates (e.g. Title 24 energy efficiency measures). State measure reductions total 22,990 MTCO₂e, which include the Pavley vehicle fuel efficiency standards, Title 24 building standards, the state's low carbon fuel standard, and the RPS, which will reduce GHG emissions in Sebastopol's on-road, off-road, and building energy sectors in 2020.

Regional measures will reduce emissions by 12,180 MTCO₂e and will be implemented by regional entities, including the Regional Climate Protection Authority (RCPA), Sonoma County Water Agency (SCWA), County of Sonoma Energy Independence Office (ESD), Sonoma County Transportation Authority (SCTA), and Sonoma Clean Power (SCP).

An additional reduction of 900 MTCO₂e will be achieved through local measures. The locally adopted measures, although not as high-achieving of GHG reductions as the state and regional measures, are important because they represent the actions that local communities can take directly. The communities have local control over their infrastructure and policies and have selected the local measures that best suit the needs of their community.

The three measures that will have the greatest impact in Sonoma are, in order of importance, Measure 11-L1 (Senate Bill SB X7-7 - Water Conservation Act of 2009), Measure 2-L2 (Solar in Existing Residential Buildings), and Measure 1-L2 (Outdoor Lighting). These three measures, in addition to reducing GHG emissions, will save energy, improve air quality and public health in the region, and conserve water and other natural resources. As the county and state continue to experience a historic drought, water conservation will remain an especially important co-benefit.

On the state level, the RPS and the Pavley measures have the greatest potential to reduce emissions in the City. Of the regional measures, the measures with the greatest impact are the CCA measure, the waste-to-energy measure, and the waste diversion measure.

Table 5.7-5 presents the individual GHG reduction measures that Sonoma has selected for the CAP.

City of Sonoma Electric Municipal Vehicle Fleet

Along with the other communities in the County, the City of Sonoma joined the Sonoma County Local Government EV Partnership to enter into an agreement with carmaker Nissan for the purpose of purchasing electric vehicles for the City's municipal vehicle fleet, and constructing a vehicle charging infrastructure. This partnership will help the City reduce its municipal operations GHG emissions.

Table 5.7-5. Sonoma 2020 GHG Emissions Reductions by Measure

✓ = Local Measure (otherwise State or Regional)	2020 GHG Reductions
Goal 1: Increase Building Energy Efficiency	2,350
Measure 1-S1: Title 24 Standards for Commercial and Residential Buildings	741
Measure 1-S2: Lighting Efficiency and Toxics Reduction Act (AB 1109)	901
Measure 1-S3: Industrial Boiler Efficiency	NA
Measure 1-R1: Community Energy Efficiency Retrofits for Existing Buildings	39
Measure 1-R2: Expand the Community Energy Efficiency Retrofits Program	493
Measure 1-L2: Outdoor Lighting ✓	176
Measure 1-L3: Shade Tree Planting ✓	1
Goal 2: Increase Renewable Energy Use	10,745
Measure 2-S1: Renewables Portfolio Standard	7,998
Measure 2-S2: Solar Water Heaters	34
Measure 2-R1: Community Choice Aggregation	2,469
Measure 2-L2: Solar in Existing Residential Building ✓	245
Goal 4: Reduce Travel Demand Through Focused Growth	9
Measure 4-L1: Mixed-Use Development in City Centers and Along Transit Corridors ✓	6
Measure 4-L2: Increase Transit Accessibility ✓	2
Measure 4-L3: Supporting Land Use Measures ✓	NQ
Measure 4-L4: Affordable Housing Linked to Transit ✓	1
Goal 5: Encourage a Shift Toward Low-Carbon Transportation Options	1,233
Measure 5-R1: Improve and Increase Transit Service	-1
Measure 5-R2: Supporting Transit Measures	NQ
Measure 5-R3: Sonoma-Marín Area Rail Transit	NQ
Measure 5-R4: Trip Reduction Ordinance	239
Measure 5-R5: Supporting Measures for the Transportation Demand Management Program	NQ
Measure 5-R6: Reduced Transit Passes	221
Measure 5-R7: Alternative Travel Marketing & Optimize Online Service	177
Measure 5-R8: Safe Routes to School	572
Measure 5-R9: Car-sharing Program	NQ
Measure 5-R10: Bike Sharing Program	NQ

✓ = Local Measure (otherwise State or Regional)	2020 GHG Reductions
Measure 5-L3: Guaranteed Ride Home ✓	NQ
Measure 5-L4: Supporting Bicycle/Pedestrian Measures ✓	NQ
Measure 5-L5: Traffic Calming ✓	26
Measure 5-L7: Supporting Parking Policy Measures ✓	NQ
Goal 6: Increase Vehicle and Equipment Fuel Efficiency	13,140
Measure 6-S1: Pavley Emissions Standards for Passenger Vehicles and the Low Carbon Fuel Standard	12,097
Measure 6-S2: Advanced Clean Cars	288
Measure 6-S3: Assembly Bill 32 Vehicle Efficiency Measures	755
Goal 7: Encourage a Shift Toward Low-Carbon Fuels in Vehicles and Equipment	606
Measure 7-S1: Low Carbon Fuel Standard: Off-Road	173
Measure 7-R1: Shift Sonoma County (Electric Vehicles)	431
Measure 7-L1: Electric Vehicle Charging Station Program ✓	2
Measure 7-L3: Reduce Fossil Fuel Use in Equipment through Efficiency or Fuel Switching ✓	NQ
Goal 9: Increase Solid Waste Diversion	3,012
Measure 9-R1: Waste Diversion Goal	3,012
Measure 9-L1: Create Construction and Demolition Reuse and Recycling Ordinance ✓	<1
Goal 10: Increase Capture and Use of Methane from Landfills	4,190
Measure 10-R1: Increase Landfill Methane Capture and Use for Energy	4,190
Goal 11: Reduce Water Consumption	437
Measure 11-R1: Countywide Water Conservation Support and Incentives	NQ
Measure 11-L1: Senate Bill SB X7-7 - Water Conservation Act of 2009* ✓	437
Goal 12: Increase Recycled Water and Greywater Use	7
Measure 12-R1: Recycled Water*	7
Goal 13: Increase Water and Wastewater Infrastructure Efficiency	16
Measure 13-R1: Infrastructure and Water Supply Improvement	2
Measure 13-R2: Wastewater Treatment Equipment Efficiency*	14
Goal 14: Increase Use of Renewable Energy in Water and Wastewater Systems	310
Measure 14-R1: Sonoma County Water Agency Carbon Free Water by 2015	310

✓ = Local Measure (otherwise State or Regional)	2020 GHG Reductions
Total State Measures	22,990
Total County Measures	12,180
Total Local Measures	900
Grand Total Emissions	36,060

*Measures reduce emissions in multiple sectors (i.e. water and energy)

NQ = not quantified

5.8.5 Municipal Greenhouse Gas Reduction Measures

Like the other cities and the county, Sonoma has recognized the need to reduce GHG emissions from municipal operations. The City has an existing program for using alternative fuels for its municipal fleet. Although municipal GHG reduction measures are not part of this countywide plan, the efforts of local communities are important and will continue in the future. Descriptions of potential municipal GHG reduction measures are provided in Appendix E as an informational resource.



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 4B

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Gay Johann, Assistant City Manager/City Clerk

Agenda Item Title

Approval of the minutes of the March 7, 2016 City Council Meeting.

Summary

The minutes have been prepared for Council review and approval.

Recommended Council Action

Approve the minutes.

Alternative Actions

Correct or amend the minutes prior to approval.

Financial Impact

N/A

Environmental Review

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

Status

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

Attachments:

Minutes

Alignment with Council Goals: N/A

cc: N/A

**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



Monday March 7, 2016

6:00 p.m.

MINUTES

City Council
Laurie Gallian, Mayor
Madolyn Agrimonti, MPT
David Cook,
Gary Edwards
Rachel Hundley

OPENING

Mayor Gallian called the meeting to order at 6:00 p.m. Robert Demler led the Pledge of Allegiance.

CITY COUNCIL MEMBERS PRESENT: Hundley, Cook, Agrimonti, Edwards and Mayor Gallian
ABSENT: None

OTHERS PRESENT: Assistant City Manager/City Clerk Johann, City Attorney Walter, Planning Director Goodison, Public Works Director Takasugi

1. COMMENTS FROM THE PUBLIC - None

2. MEETING DEDICATIONS - None

3. PRESENTATIONS – None

4. CONSENT CALENDAR/AGENDA ORDER – CITY COUNCIL

Item 4A: Waive Further reading and Authorize Introduction and/or Adoption of Ordinances by Title Only.

**Item 4B: Approval of the allocation of a City funded rental at the Sonoma Veteran's Memorial Building as requested by the Sonoma Community Center.
Removed from Consent, see below.**

Item 4C: Approval and ratification of the reappointment of Christopher Woodcock to the Traffic Safety Committee for a term ending March 4, 2020.

Item 4D: Approval of the minutes of the January 20, February 1, and February 17, 2016 City Council meetings.

Item 4E: Amendment to the conditions of approval for the Tillem Vacation Rentals, located at 162-166 West Spain Street, removing the requirement to construct a decorative finial.

Clm. Agrimonti removed Item 4B. The public comment period was opened and closed with none received. It was moved by Clm. Edwards, seconded by Clm. Cook, to approve the items remaining on the Consent Calendar. The motion carried unanimously.

Item 4B: Approval of the allocation of a City funded rental at the Sonoma Veteran’s Memorial Building as requested by the Sonoma Community Center.

Clm. Agrimonti reported that the Trashion Fashion Show had outgrown the Community Center which was why they moved it to the Veteran’s Building. It was moved by Clm. Edwards, seconded by Clm. Agrimonti, to approve Item 4B. The motion carried unanimously.

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

Item 5A: Approval of the portions of the minutes of the January 20, 2016, February 1 and February 17, 2016 City Council meetings pertaining to the Successor Agency.

The public comment period opened and closed with none received. It was moved by Clm. Agrimonti, seconded by Clm. Cook, to approve the Consent Calendar. The motion carried unanimously.

6. PUBLIC HEARING – None Scheduled

7. REGULAR CALENDAR – CITY COUNCIL

Item 7A: Discussion, Consideration, and Possible Action to Grant Conceptual Approval to Create a Monument in Honor of the Chinese Contribution to the Wine Industry.

Public Works Director Takasugi reported that the Sonoma-Penglai Sister City Committee were proposing a monument to honor the Chinese contribution to the wine industry, consisting of a Chinese “Ting” [gazebo-type structure]. The committee requested approval to place the monument in Depot Park at the location where a gazebo structure previously existed and was seeking conceptual approval of the project by the City Council. Takasugi stated that staff had met with Committee members to go over monument placement, maintenance concerns, and long-term maintenance responsibilities. Should Council grant conceptual approval, the project would move forward for review by the Community Services and Environment Commission and the City Facilities Committee. Once reviewed, the project would come back to the City Council for final approval. Takasugi added that the Committee would be required to enter into a long-term maintenance agreement and meet all permitting and insurance requirements of the City.

Peggy Phelan stated that the Committee felt the Ting was an appropriate monument to recognize the Chinese farm laborers of the nineteenth century and their contribution in establishment of Sonoma Valley’s wine industry; would educate residents and visitors about this forgotten piece of Sonoma’s history; and would attract tourists from China while enhancing Sonoma’s small town character with a historic monument. She added that Penglai would donate all the construction materials.

Lynne Joiner stated that the Chinese had been forgotten and spoke about the exclusion of Asians from California's history. She stated that the committee would raise all funds necessary for installation of the Ting.

Clm. Edwards confirmed that the Chinese had dug the caves at Buena Vista winery. Clm. Agrimonti pointed out a section of the book The Sonoma Valley Story by Bob Lynch included a section regarding the Chinese.

Mayor Gallian invited comments from the public. City Historian George McKale said it would be a marvelous monument to the Chinese and he pointed out that there were several Chinese establishments depicted on the very early maps of Sonoma.

It was moved by Clm. Edwards, seconded by Clm. Hundley, to grant conceptual approval of the project. The motion carried unanimously. Clm. Edwards pledged six months of his City Council salary for the project.

Item 7B: Discussion, consideration, and possible direction concerning the demolition of the Maysonnave Cottage (289 First Street West).

Planning Director Goodison provided the history and background regarding this agenda item. He presented Council with several options and added that staff was recommending that the proposed demolition of the cottage be referred to the Design Review and Historic Preservation Commission for consideration.

Mayor Gallian confirmed through City Attorney Walter that although the Council, by a three to two vote, had previously voted to demolish the cottage they could decide to proceed in another direction. She then invited comments from the public.

Isac Gutfreund, owner of Bungalows 313, stated he would be interested in partnering with the City in renovation of the structure and conversion to a vacation rental subject to certain conditions.

Robert Demler, President of the Sonoma League for Historic Preservation, asked the Council to delay making a decision until September to allow the League additional time to come up with a viable solution.

Patricia Cullinan stated that it was her belief that the cottage was eligible for listing on the California Register and she requested that a new Historic Resource Evaluation be prepared to assess its potential historic significance.

Joe Costello questioned a portion of the Gutfreund proposal regarding special events.

Jack Wagner, Vic Conforti, George McKale and Gina Cuclis spoke in support of keeping the cottage.

Planning Director Goodison responded to Costello's inquiry regarding special events by explaining that there was no entitlement to Bunaglows 313 for special events but that they could apply for a permit allowing up to two events per year.

Clm. Hundley stated her support for conducting an engineering and code analysis to assist anyone interested in making a proposal for renovation of the cottage.

Clm. Agrimonti expressed frustration about “kicking the can down the road”. She stated that the Council had made a decision and now that it was time to take action people were coming up with new ideas and proposals.

Clm. Cook confirmed his continued belief that the cottage should be demolished.

Clm. Edwards stated his support for a six month continuance.

Mayor Gallian agreed with Clm. Hundley.

It was moved by Clm. Hundley, seconded by Edwards, to direct staff to perform a cost analysis and cultural resource evaluation at a cost not to exceed \$25,000. The motion carried three to two, Councilmembers Cook and Agrimonti cast the dissenting votes.

Item 7C: Discussion, Consideration and Possible Action on a First Reading of an Ordinance to Regulate and Prohibit the Use of Leaf Blowers Within the City Limits.

Assistant City Manager Johann reported that staff had incorporated the direction provided by Council at their last meeting into the draft ordinance. The major provisions of the ordinance included: 1) Gas Powered Leafblowers would not be allowed within the City of Sonoma at any time. “Gas-powered leaf blower” means any leaf blower, leaf vacuum or other leaf-gathering device directly powered by an internal combustion or rotary engine using gasoline, alcohol or other liquid or gaseous fluid. Lawn mowers, lawn edgers and electrically-powered leaf blowers were not included in the definition. 2) Allowable leafblowers could be operated Monday-Saturday 9:00 a.m. - 4:00 p.m. except on City holidays. 3) The operation of leaf blowers must comply with the noise ordinance, including the decibel limits applicable to residential power equipment. 4) Leafblowers should not be operated in a manner that directed dust and debris onto any neighboring parcel or a public street. 5) Both the property owner or tenant and the landscaper would be subject to the penalty provisions under the ordinance. The fine that is imposed for violation of the ordinance will depend upon whether the violation is prosecuted as an infraction, misdemeanor or administratively; and 6) The ordinance would be enforced commencing July 1, 2016.

Mayor Gallian invited comments from the public.

The following persons expressed their appreciation to the City Council and their support of the ordinance: Sarah Ford, Patricia Cullinan, Mara Lee Ebert, Bob Edwards and Georgia Kelly.

It was moved by Clm. Agrimonti, seconded by Clm. Cook, to introduce the ordinance entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA ADDING CHAPTER 9.60 TO THE SONOMA MUNICIPAL CODE TO REGULATE AND PROHIBIT THE USE OF LEAF BLOWERS WITHIN THE CITY’S LIMITS. The motion carried three to two; Councilmembers Edwards and Hundley cast the dissenting votes. Assistant City Manager Johann stated that the ordinance would be on the consent calendar of the next agenda for second reading and adoption.

8. REGULAR CALENDAR – CITY COUNCIL AS THE SUCCESSOR AGENCY

9. COUNCILMEMBERS' REPORTS AND COMMENTS

Clm. Hundley reported on the SVCAC meeting and announced that she had requested a joint meeting with the Planning Commission for discussion regarding housing issues.

Clm. Agrimonti reported she had revitalized the Cemetery Committee and announced the Sonoma Valley Connect forum sponsored by Supervisor Gorin.

Clm. Edwards reported on the Health Action meeting and announced that the annual production of Every 15 Minutes would occur at the high school this week.

Mayor Gallian reported on the Water TAC meeting and the LocalFest sponsored by the Chamber.

10. CITY MANAGER COMMENTS AND ANNOUNCEMENTS INCLUDING ANNOUNCEMENTS FROM SUCCESSOR AGENCY STAFF

Assistant City Manager Johann announced the March 24 Alcalde reception, the City's receipt of the Mariano Vallejo Government Award, commission vacancies and upcoming Council meeting details.

11. COMMENTS FROM THE PUBLIC

Bob Edwards thanked City staff for all their work on the leafblower issue.

Patricia Cullinan announced that, through a grant, the Historical Society would be conducting GIS mapping of the Mountain Cemetery.

12. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

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 2016.

Gay Johann
Assistant City Manager / City Clerk



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 4C

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Second Reading and Adoption of an Ordinance Adding Chapter 9.60 to the Sonoma Municipal Code regulating and prohibiting the use of leaf blowers within the City's limits and finding the adoption thereof is categorically exempt under the Cal. Environmental Quality Act (CEQA) pursuant to, inter alia, sections 15061(b)(3) and 15305 of the CEQA Guidelines.

Summary

At the February 17 City Council meeting, discussion was undertaken regarding the potential for a compromise ordinance which would effectuate a change to existing regulations with the major emphasis on eliminating the use of gas-powered leaf blowers in all areas of the Sonoma City limits. This compromise ordinance was envisioned to end the months of public discussion and potential for a City initiated ballot measure. The Council, through a series of straw votes, made decisions regarding the major components of the ordinance.

Staff incorporated those components into the draft ordinance which was considered and introduced at the March 7, 2016 meeting.

Recommended Council Action

Adopt the ordinance and the finding of exemption from CEQA.

Alternative Actions

Council discretion.

Financial Impact

Conversion of City Public Works equipment from gas-powered to battery-power leaf blowers. Estimated cost \$10,000.

Environmental Review

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

Status

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

Attachments:

Ordinance

Alignment with Council Goals:

POLICY & LEADERSHIP: Provide continuing leadership as elected officials and residents of the community.

cc:

CITY OF SONOMA

ORDINANCE NO. 01 - 2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA ADDING CHAPTER 9.60 TO THE SONOMA MUNICIPAL CODE TO REGULATE AND PROHIBIT THE USE OF LEAF BLOWERS WITHIN THE CITY'S LIMITS

- A. WHEREAS**, the purpose of this ordinance is to regulate the use of leaf blowers within the city, so as to prevent the unreasonable and continuous disruption of the community due to associated mechanical noise and the propensity of the devices to broadcast dust and other airborne pollutants into the air and onto nearby properties.
- B. WHEREAS**, the city has previously adopted restrictions on the operation of leaf blowers and now finds that strengthening those restrictions is appropriate.
- C. WHEREAS**, the City Council of the City of Sonoma finds that this ordinance is necessary for the protection of the public health, safety, and welfare.
- D. WHEREAS**, the City Council of the City of Sonoma finds that the amendments made by this ordinance are consistent with the goals and policies of the Sonoma General Plan and other adopted ordinances and regulations of the City of Sonoma.
- F. WHEREAS**, the City Council of the City of Sonoma finds that the adoption of this ordinance is categorically exempt from the requirements of the California Environmental Quality Act under the "general rule", pursuant to Section 15061(b)(3) of the CEQA Guidelines and is also exempt pursuant to Section 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines.

NOW THEREFORE, the City Council of the City of Sonoma does ordain as follows:

Section 1.

Chapter 9.60 is hereby added to the City of Sonoma Municipal Code to read as follows:

CHAPTER 9.60

Sections:

9.60.010	Title.
9.60.015	Declaration of Nuisance
9.60.020	Definitions
9.60.030	Use Restricted
9.60.040	Exemptions
9.60.050	Violations, Penalties

9.60.010 Title.

This chapter shall be known as the "City of Sonoma Leaf Blower Ordinance" and may be so cited.

9.60.015 Declaration of Nuisance.

A violation of this chapter shall constitute a public nuisance and, among other remedies available to the city, may be abated as provided in this code.

9.60.020 Definitions.

For purposes of this chapter, the terms in this section shall have the following meaning:

A. “Holidays, city-designated” mean those holidays designated as such by the city of Sonoma, including: New Year’s Day, Martin Luther King Jr. Day, President’s Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans’ Day, Thanksgiving Day, the day following Thanksgiving Day, Christmas Eve, and Christmas Day.

B. “Leaf blower” means a machine, powered by a gasoline engine or electric motor, used to blow, displace, or vacuum leaves, dirt, and/or debris.

1. **“Electrically-powered leaf blower”** means any leaf blower, leaf vacuum or other leaf gathering device powered by electric means, including but not limited to battery-powered leaf blowers and cordless rechargeable leaf blowers.

2. **“Gas-powered leaf blower”** means any leaf blower, leaf vacuum or other leaf-gathering device directly powered by an internal combustion or rotary engine using gasoline, alcohol or other liquid or gaseous fluid. Lawn mowers, lawn edgers and electrically-powered leaf blowers are not included in this definition.

9.60.030 Use Restricted.

A. Notwithstanding any other provision in the Sonoma Municipal Code to the contrary, in, on or upon any and all properties and areas within the city’s corporate boundaries:

1. It is unlawful for any property owner (including the city) or tenant or any employee, agent or contractor working for a property owner or tenant to operate or authorize the operation of a gas-powered leaf blower at any time for any purpose.

B. Notwithstanding any other provision in the Sonoma Municipal Code to the contrary, in, on or upon any and all properties and areas within the city’s corporate boundaries:

1. It is unlawful for any property owner (including the city) or tenant or any employee, agent or contractor working for a property owner or tenant to operate or authorize the operation of any electrically-powered leaf blowers at any time for any purpose except as follows:

a. It shall be lawful to operate and/or authorize the operation of electrically-powered leaf blowers during the following days and hours: Monday through Saturday, 9:00 a.m. to 4:00 p.m., except on city-designated holidays.

2. The operation of leaf blowers shall comply with noise limits set by SMC 9.56.050.

C. No leaf blower shall be operated in a manner that directs dust and debris onto any neighboring parcel or public street.

9.60.040 Exemptions.

The following shall be exempt from the provisions of this chapter:

A. Emergency vehicles and all necessary equipment, including leaf blowers, utilized by emergency responders for the purpose of responding to an emergency, or necessary to restore, preserve, protect or save lives or property from imminent danger of loss or harm.

9.60.050 Violations, penalties.

A. Any violation of this chapter may be enforced either as an infraction or as a misdemeanor, or by any remedy available to the city under this code, or under state law.

B. Notwithstanding the foregoing to the contrary, for a first violation of SMC 9.60.030, the violator shall be provided a written cease and desist warning along with a copy of this chapter.

1. Upon a second violation of SMC 9.60.030 at the same location or by the same person, should the city determine to enforce said section pursuant to SMC Chapter 1.30, a fine or penalty shall be imposed equal to the amount set forth in the Council Resolution adopted pursuant to SMC 1.12.010.D for a first violation. Upon a third violation of SMC 9.60.030 at the same location or by the same person, should the city determine to enforce said section pursuant to SMC Chapter 1.30, a fine or penalty shall be imposed equal to the amount set forth in the Council Resolution adopted pursuant to SMC 1.12.010.D for a second violation, and so on for each succeeding violation of SMC 9.60.030.

2. Upon a second violation of SMC 9.60.030 at the same location or by the same person, should the city determine to enforce said section pursuant to SMC 1.12.010.A, a fine shall be imposed equal to the amount set forth at SMC 1.12.010.A.1. Upon a third violation of SMC 9.60.030 at the same location or by the same person within one year, should the city determine to enforce said section pursuant to SMC 1.12.010.A, a fine shall be imposed equal to the amount set forth in SMC 1.12.010.A.2, and so on for each succeeding violation of SMC 9.60.030 within one year.

C. This chapter may be enforced by any city of Sonoma employee or agent of the city with the authority to enforce any provision of the Sonoma Municipal Code or city ordinance.

Section 2. Section 9.56.050(C) of the City of Sonoma Municipal Code is amended to read as follows:

C. Leaf Blowers. The operation of leaf blowers shall be governed by SMC Chapter 9.60.

Section 3. Section 9.56.020(H) of the City of Sonoma Municipal Code is amended to read as follows:

H. "Leaf blower" means a machine, powered by a gasoline engine or electric motor, used to blow, displace, or vacuum leaves, dirt, and debris.

Section 4. Table 2 in section 9.56.050 of the City of Sonoma Municipal Code is amended to read as follows:

Table 2 - Standard Exceptions to General Noise Limits

Type of Activity	Maximum Noise Level	Days/Hours Permitted
Construction and operation of residential power equipment (except for leaf blowers)	70 dBA, as measured from 50 feet of the noise source	Monday-Friday: 8:00 a.m.—6:00 p.m. Saturday: 9:00 a.m.—6:00 p.m. Sunday, city-designated holidays: 10:00 a.m.—6:00 p.m.
Leaf blowers	70 dBA, as measured from 50 feet of the noise source	In all areas of the City, gas-powered leaf blowers are prohibited. In all areas of the City, electrically-powered leaf blowers are prohibited except from Monday through Saturday, 9:00 a.m. to 4:00 p.m., except on city-designated holidays
Outdoor events (with permit or license)	As restricted by permit.	As restricted by permit.
Crush activities	N.A.	Monday-Sunday: 7:00 a.m.—11:00 p.m.
Maintenance and cleaning within Commercial and Mixed Use zones	N.A.	Monday-Friday: 7:00 a.m.—11:00 p.m.
Training activities conducted by emergency services personnel	N.A.	Monday-Friday: 7:00 a.m.—11:00 p.m.

Section 5. Posting. This ordinance shall be published in accordance with applicable provisions of law, by either:

publishing the entire ordinance once in the Sonoma Index Tribute, a newspaper of general circulation, published in the City of Sonoma, within fifteen (15) days after its passage and adoption, or publishing the title or appropriate summary in the Sonoma Index Tribune at least five (5) days prior to adoption, and a second time within fifteen (15) days after its passage and adoption with the names of those City Councilmembers voting for and against the ordinance.

Section 6. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrase or clauses be declared unconstitutional on their face or as applied.

Section 7. Effective Date. This ordinance shall become effective thirty (30) days from and after the date of its passage. This ordinance shall be enforced commencing July 1, 2016.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Sonoma this 21st day of March 2016.

Laurie Gallian, Mayor

ATTEST:

Gay Johann
Assistant City Manager/City Clerk

State of California)
County of Sonoma)
City of Sonoma)

I, Gay Johann, City Clerk of the City of Sonoma, do hereby certify that the foregoing Ordinance was adopted on March 21, 2016 by the following vote:

AYES:
NOES:
ABSENT:

Gay Johann
Assistant City Manager/City Clerk



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 4D

Meeting Date: 03/21/2016

Department

Public Works

Staff Contact

Dan Takasugi, Public Works Director/City Engineer

Agenda Item Title

Approval to Reject All Bids for the West Napa Street Water System Replacement Project No. 1303

Summary

The West Napa Street Water System Replacement Project includes the replacement of designated water services; the addition of water hydrants; and the replacement of the existing asbestos cement pipe (ACP) water main from the Plaza, extending west to Sonoma Highway (Staples). For project limits, please refer to Figure 1 on the following page. The project also includes the abandonment/replacement of an existing ACP water main located between Fifth Street West and Sonoma Highway, as well as reconnection of existing water mains of various sizes, water services, building fire sprinkler services, and fire hydrants within the project limits. Existing water services and fire lines that are constructed of blue polybutylene (PB) material, which are known or suspected to be deficient.

The project is needed to minimize probable existing leakage and prevent unscheduled emergency repairs to larger leaks along this water distribution system. The project will also improve fire safety by adding 6 fire hydrants. Caltrans has long planned a paving project along West Napa Street, and staff desires to complete this water infrastructure work before that paving occurs.

Five bids were received on March 3, 2016 and are summarized in Table 1 on the following page. The apparent low bid was provided by Team Ghilotti Inc. at \$1,942,825.00. However, on March 8, 2016, the City received a letter from Team Ghilotti requesting relief from their proposal under California Public Contract Code Section 5100 et seq. due to an error that was identified in their unit prices. This letter is provided as Attachment 1.

For the reason stated above, and because the remaining bidders were over the engineer's estimate of \$1,947,466.50, staff recommends the use of the provision identified in the Sonoma Municipal Code Section 3.04.070 and Public Contract Code Section 20166 to reject all bids, re-evaluate potential cost savings, and re-advertise for bids. The rejection of all bids does not require justification.

Recommended Council Action

Approve Rejecting All Bids for the West Napa Street Water System Replacement Project.

Alternative Actions

Council discretion.

Financial Impact

The Council authorized a project budget amount of \$2,663,000 in the FY 2015/16 Water CIP budget. This budget amount included the completion of design, construction management and inspection services, construction contract, and a 15% construction contingency amount. The project budget will be revised in the upcoming FY 2016/17 Water CIP budget for re-bidding the project. Some additional costs will be incurred for re-bidding the project.

Environmental Review

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

Status

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

Alignment with Council Goals:

Supports the Council Infrastructure Goal to Initiate Capital Infrastructure Replacements and Upgrades.

Attachments: Attachment 1, Letter Received from Team Ghilotti Inc.

Table 1. Bid Results

	Bidder Name	Company Location	Bid Amount
	Engineer's Estimate		\$1,947,466.50
1	Team Ghilotti Inc.	Petaluma	\$1,942,825.00
2	Anvil Builders Inc.	San Francisco	\$2,126,005.00
3	W.R. Forde Associates	Richmond	\$2,442,445.00
4	Argonaut Constructors	Santa Rosa	\$2,792,975.00
5	Ghilotti Construction Company Inc.	Santa Rosa	\$2,874,655.00

Figure 1. West Napa Street Water System Replacement Project Location



LOCATION MAP

NOT TO SCALE



March 8, 2016

City of Sonoma
Attn: Matt Wargula
City Hall
No.1 The Plaza
Sonoma, CA 95476
Fax No. 707.527.8679

Re: West Napa Street Water System Replacement, Proj. No. 1303 Bid March 3, 2016

Dear Mr. Wargula,

Thank you for allowing us to submit a proposal for the West Napa Street Water System Replacement Project (Proj. No. 1303). We sincerely apologize for the error on our unit prices; it was TGI's intent to bid a unit price of \$260 per lineal foot on bid item number twenty five of the base bid.

We pride ourselves in delivering accurate pricing to our customers and sincerely apologize for this error. I had a meeting with my staff to review our bid and costs for this project and have determined that the costs far exceed a price of \$160 per lineal foot. It was a clerical error we had the wrong digit "1" as opposed to "2." This would have made line item #25 of our bid \$676,000 instead of \$416,000 and our total bid \$2,202,825 instead of \$1,942,825.

At this time, TGI respectfully requests a relief from this proposal under Public Contract Code Section 5100 et seq.

I am conducting an in house review with the staff involved in this error and will make sure that this incident will not occur in future proposals submitted by TGI.

We look forward to future opportunities to work with the City of Sonoma.

Sincerely,

Joe Moreira
General Manager
Team Ghilotti, Inc.

Team Ghilotti, Inc. • 2531 Petaluma Blvd. South • Petaluma, CA 94952
Phone (707) 763-8700 • Fax (707) 763-8711 • Estimating Fax (707) 762-1430
www.teamghilotti.com

Page 1 of 3
REVISION 4
 Bid Date: 3/03/2016
 Time: 11:00AM

Proposal for:
West Napa St Water System Replacement Project
 From
 Team Ghilotti, Inc.
 2351 Petaluma Boulevard South , Petaluma, CA 94952
 LN: 895384 Type: A - General Engineering
 Phone: (707) 763-8700 Fax: (707) 763-8711

City Of Sonoma

Project No.1303

Item	Description	Quantity	Unit	Unit Price	Total Price	
√01	Mob (5 % Max)	1.00	LS	55,000.0000	55,000.00	√
√02	Traffic Control	1.00	LS	34,500.0000	34,500.00	√
√03	Sheeting & Shoring	1.00	LS	9,500.0000	9,500.00	√
√04	Prepare Water Pollution Control	1.00	LS	3,000.0000	3,000.00	√
√05	Water Pollution Control Implemenatation	1.00	LS	5,000.0000	5,000.00	√
√06	Construction Area Signs	1.00	LS	8,350.0000	8,350.00	√
√07	Remove Yellow Traffic Stripe	5,250.00	LF	1.0000	5,250.00	√
√08	Remove White Traffic Stripe	720.00	LF	0.7500	540.00	√
√09	Remove Thermoplastic	3,100.00	SF	2.0000	6,200.00	√
√10	Demolition Sawcut	10,000.00	LF	6.0000	60,000.00	√
√11	Remove Ac	20,160.00	SF	6.5000	131,040.00	√
√12	Remove Misc Concrete	2,040.00	SF	9.5000	19,380.00	√
√13	Adjust Existing Utility Structures	20.00	EA	1,000.0000	20,000.00	√
√14	Positive Location (Potholing)	80.00	EA	650.0000	52,000.00	√
√15	Dewatering	1.00	LS	4,000.0000	4,000.00	√
√16	Field Screening Of Potentially Contaminated Soil & Groundwat	1.00	LS	10,000.0000	10,000.00	√
√17	Trench Containment Cutoff	3.00	EA	1,500.0000	4,500.00	√
√18	Contaminated Soil Disposal At A Class III Landfill	20.00	CY	175.0000	3,500.00	√
√19	Handling, Treatment & Disposal Of Contaminated Groudwater	200,000.00	GA	0.2800	56,000.00	√
√20	Abandon 10" Water Main	4.00	EA	1,500.0000	6,000.00	√
√21	Abandon 8" Water Main	29.00	EA	1,500.0000	43,500.00	√
√22	Abandon 6" Water Main	2.00	EA	1,500.0000	3,000.00	√
√23	Abandon 4" Water Main	9.00	EA	1,500.0000	13,500.00	√
√24	10" Plastic Pipe (C900)	220.00	LF	280.0000	61,600.00	√
25	8" Plastic Pipe (C900)	2,600.00	LF	260.0000	676,000.00	
√26	6" Plastic Pipe (C900)	40.00	LF	200.0000	8,000.00	√
√27	10" Butterfly Valve	5.00	EA	2,500.0000	12,500.00	√
√28	8" Gate Valve	13.00	EA	1,900.0000	24,700.00	√

√ = Locked Bid-Item

3/07/2016 4:07 pm
 Run by: Glen Ghilotti
 Estimator: Joe Moreira

Page 2 of 3
REVISION 4
 Bid Date: 3/03/2016
 Time: 11:00AM

Proposal for:
West Napa St Water System Replacement Project
 From
 Team Ghilotti, Inc.
 2351 Petaluma Boulevard South , Petaluma, CA 94952
 LN: 895384 Type: A - General Engineering
 Phone: (707) 763-8700 Fax: (707) 763-8711

City Of Sonoma

Project No.1303

Item	Description	Quantity	Unit	Unit Price	Total Price	
✓29	6" Gate Valve	1.00	EA	1,750.0000	1,750.00	✓
✓30	Replace 2" Water Service	12.00	EA	4,600.0000	55,200.00	✓
✓31	Replace 1-1/2" Water Service	6.00	EA	3,900.0000	23,400.00	✓
✓32	Replace 1" Water Service	40.00	EA	3,150.0000	126,000.00	✓
✓33	Reconnect Fire Sprinkler Service (4" To 8")	4.00	EA	9,800.0000	39,200.00	✓
✓34	Reconnect Fire Hydrant	6.00	EA	10,250.0000	61,500.00	✓
✓35	Fire Hydrant Assembly	6.00	EA	11,850.0000	71,100.00	✓
✓36	Hot Mix AC (Type A)	460.00	Ton	240.0000	110,400.00	✓
✓37	Minor Concrete - Trench Surface Restoration	880.00	CY	300.0000	264,000.00	✓
✓38	Minor Concrete - Sidewalk	1,780.00	SF	15.0000	26,700.00	✓
✓39	Minor Concrete - Curb & Gutter	110.00	LF	50.0000	5,500.00	✓
✓40	Minor Concrete - Driveway	350.00	SF	20.0000	7,000.00	✓
✓41	Vehicle Detector Loop Replacement	20.00	EA	440.0000	8,800.00	✓
✓42	Laneline - Detail 8	260.00	LF	0.7500	195.00	✓
✓43	No Passing Zones - One Direction - Detail 19	30.00	LF	1.5000	45.00	✓
✓44	No Passing Zones - Two Direction - Detail 22	530.00	LF	1.5000	795.00	✓
✓45	Two-Way Left - Turnlanes - Detail 32	2,000.00	LF	3.0000	6,000.00	✓
✓46	Channellizing Line -Detail 38	450.00	LF	1.5000	675.00	✓
✓47	Thermoplastic Pavement Markings	3,100.00	SF	3.2500	10,075.00	✓
✓48	Pavement Markers (Two-Way Blue Retroreflective)	13.00	EA	10.0000	130.00	✓
✓49	Air Release Valve	2.00	EA	6,000.0000	12,000.00	✓
✓50	Remove & Dispose Existing - 10" AC Pipe	50.00	LF	80.0000	4,000.00	✓
✓51	Remove & Dispose Existing - 8" AC Pipe	40.00	LF	80.0000	3,200.00	✓
✓52	Remove & Dispose Existing - 4 & 6" AC Pipe	70.00	LF	75.0000	5,250.00	✓
✓53	Remove & Replace Fire Hydrant Assembly	1.00	EA	6,350.0000	6,350.00	✓

✓ = Locked Bid-Item

3/07/2016 4:07 pm

Run by: Glen Ghilotti
 Estimator: Joe Moreira

Page 3 of 3
REVISION 4
Bid Date: 3/03/2016
Time: 11:00AM

Proposal for:
West Napa St Water System Replacement Project
From
Team Ghilotti, Inc.
2351 Petaluma Boulevard South , Petaluma, CA 94952
LN: 895384 Type: A - General Engineering
Phone: (707) 763-8700 Fax: (707) 763-8711

City Of Sonoma

Project No.1303

Item	Description	Quantity	Unit	Unit Price	Total Price	
√54	Trench Excavation (Existing Composite Section)	700.00	LF	20.0000	14,000.00	√
√55	Landscape Restoration	200.00	SF	15.0000	3,000.00	√
				Total:	<u>2,202,825.00</u>	

√ = Locked Bid-Item

3/07/2016 4:07 pm
Run by: Glen Ghilotti
Estimator: Joe Moreira



CITY OF SONOMA
City Council/Successor Agency
Agenda Item Summary

City Council Agenda Item: 5A

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Gay Johann, Assistant City Manager/City Clerk

Agenda Item Title

Approval of the portions of the minutes of the March 7, 2016 City Council meeting pertaining to the Successor Agency.

Summary

The minutes have been prepared for Council review and approval.

Recommended Council Action

Approve the minutes.

Alternative Actions

Correct or amend the minutes prior to approval.

Financial Impact

N/A

Environmental Review

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

Status

- Approved/Certified
- No Action Required
- Action Requested

Attachments:

See agenda item 4B for the minutes

Alignment with Council Goals: N/A

cc: NA



City of Sonoma
City Council
Agenda Item Summary

City Council Agenda Item: 7A

Meeting Date: 03/21/16

Department

Planning and Community Services

Staff Contact

David Goodison, Planning Director

Agenda Item Title

Discussion, consideration, and possible action on the provision of funding for an affordable housing development proposed for 20269 Broadway.

Summary

The Sonoma County Community Development Commission (CDC) proposes to develop an affordable rental project on a 2-acre site located at the northwest corner of Broadway and Clay Street. To this end, the CDC circulated a request for proposals (RFP) in order to find a suitable development partner. The RFP process led to the selection of Satellite Affordable Housing Associates (SAHA), who were confirmed by the Board of Supervisors on January 26, 2016. SAHA has significant experience in the development and management of affordable rental housing, including the Sonoma Valley Oaks apartments located off of Sonoma Highway and developed in partnership with Sonoma's former redevelopment agency. Now that the CDC has selected a development partner, it is appropriate for the City Council to discuss interest in and available options for funding assistance. The estimated project cost amounts to 20.5 million dollars. While it is anticipated that the majority of funding will take the form of tax credit financing and other sources available for affordable housing, local assistance will be needed both to close the funding gap and to ensure that the project is competitive in its application for Federal tax credits. In addition, the provision of some amount of seed money will facilitate predevelopment planning and help resolve a site plan issue of concern to neighboring residents.

Recommended Council Action

Adopt the attached resolution identifying the Broadway affordable project as the Council's top grant priority and allocating \$100,000 from the Special Projects fund for predevelopment costs, including authorization for the City Manager to negotiate and execute an agreement with the CDC and SAHA for the disbursement of these funds.

Alternative Actions

Council discretion.

Financial Impact

Currently, the Special Projects fund has a balance of 1.5 million dollars. The allocation of \$100,000 to provide predevelopment assistance to the Broadway affordable project would reduce the balance to 1.4 million dollars.

Environmental Review

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

Status

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

Alignment with Council Goals

The provision of funding assistance for the Broadway affordable project is responsive to the City Council's Housing goal: *"To analyze policy and programmatic tools suggested by the 2015 Housing Element update; implement strategies to facilitate creation of affordable rental and workforce housing; sustain or increase opportunities to continue the programs currently in place to maintain current affordable housing stock."*

Attachments:

1. Supplemental Report
2. Draft Resolution
3. Broadway Affordable FAQ
4. Project Pro Forma (Summary)
5. Conceptual Site Plan
6. Recent Correspondence

cc: Broadway Affordable Project mailing list
John Haig, Deputy Director, CDC
Eve Stewart, SAHA

SUPPLEMENTAL REPORT

Discussion, consideration, and possible action on the provision of funding for an affordable housing development proposed for 20269 Broadway

For the City Council Meeting of March 21, 2016

Summary

The Sonoma County Community Development Commission (CDC) proposes to develop an affordable rental project on a 2-acre site located at the northwest corner of Broadway and Clay Street. To this end, the CDC published a request for proposals (RFP) seeking a suitable development partner. The RFP process led to the selection of Satellite Affordable Housing Associates (SAHA), which was confirmed by the Board of Supervisors on January 26, 2016. SAHA has significant experience in the development and management of affordable rental housing, including the Sonoma Valley Oaks apartments, located off of Sonoma Highway and developed in partnership with Sonoma's former redevelopment agency. Now that the CDC has selected a development partner, it is appropriate for the City Council to discuss its interest in and available options for funding assistance. The estimated project cost is 20.5 million dollars and while it is anticipated that the majority of funding will take the form of tax credit financing and other sources available for affordable housing, local assistance will also be needed both to close the funding gap and to ensure that the project is competitive in its application for tax credit financing. In addition, the provision of some amount of seed money will facilitate predevelopment planning and help resolve a site plan issue of concern to neighboring residents.

Property Overview

The subject property is a flat, rectangular parcel located at the northwest corner of Broadway and Clay Street. The property is located within the city limits of Sonoma and it has a General Plan land use designation and zoning designation of Mixed Use. The Mixed Use zone allows a residential density of up to 20 units per acre, although that may be increased with a density bonus for affordable housing. A commercial component is not required in the Mixed Use zone, meaning that a 100% residential development may be allowed on the site. The property is also identified in the City's Housing Element as a "Housing Opportunity Site," meaning that it is considered to be a suitable candidate for development with affordable housing. Currently, development on the property is limited to two billboards at the southeast corner of the site. In addition, there are number of trees on the site. The Community Development Agency (the City of Sonoma's Redevelopment Agency) purchased the property in 2007 with the intent of developing it with affordable housing. In 2012, ownership of the site was transferred from the City of Sonoma Community Development Agency (CDA) to the Sonoma County CDC, as parent agency of the Sonoma County Housing Authority and in its capacity as Successor Housing Agency, as a result of the termination of redevelopment agencies throughout California. Because the property is located within city limits, any development application will be subject to the City of Sonoma planning review process, as summarized in the attached FAQ.

RFP and Selection of Development Partner

In September 2015, the CDC issued an RFP seeking a non-profit development partner to assist it in developing affordable housing on the site. Because implementing an affordable housing development is a

complex process requiring specialized expertise, housing agencies typically seek a partner when developing a site with affordable housing. The development partner, typically a non-profit, undertakes the following responsibilities: 1) conducting neighbor outreach, in conjunction with government partners; 2) project design, from initial site planning to final construction drawings; 3) obtaining financing for construction, including applying for tax credit financing; 4) managing the process of obtaining required permits and entitlements; 5) constructing the project; and 6) owning and managing the project post-construction in conformance with affordability requirements imposed by the City and/or the CDC, including programs for residents. The responsible local government agency, in this case the CDC, oversees and participates in these assignments.

The RFP called for the development of rental housing affordable at the very-low and low-income levels, which means rents ranging from \$724 for a very low-income studio to \$1,340 for a low-income four-bedroom apartment, depending upon the number of bedrooms in the unit and the level of affordability, although units targeted to even lower income levels may be implemented. A rental development was identified as the objective in the RFP because there is a critical shortage of rental units in the City of Sonoma and Sonoma Valley, especially at lower income levels. In addition, the RFP suggested that a component of units be made available for households that have become homeless. Consistent with California Community Redevelopment Law, which governs development of the property because it was acquired with Redevelopment Housing Set-Aside funding, the RFP noted that least 30 percent of the units in the project must be restricted to extremely low-income households. Seven responses to the RFP were received and to evaluate them the CDC established a review committee comprised of John Haig, Nina Bellucci, and Nick Stewart of the CDC, along with David Goodison, the City's Planning Director. Based on an initial screening for compliance with RFP objectives, four candidates were selected for in-depth assessment and interviews with the selection committee: Burbank Housing Development Corporation, MidPen Construction, Resources for Community Development, and SAHA. Based on the interviews and a weighted scoring of specified selection criteria, the committee identified SAHA as its consensus recommendation. As stated in the CDC's staff report to the Board of Supervisors recommending the selection:

SAHA was selected primarily because their design and community engagement programs were judged to be superior to their competitors. Their focus on homeless & disabled veterans not only addresses an important unmet need, but it also allows them to apply for Veterans Housing and Homeless Prevention Program (VHHP) funds from the State, bolstering project finances and reducing their need for local subsidy. They have experience applying for project-based VASH vouchers in Napa County, which could assist them to pursue project based VASH here. SAHA uses a combination of in-house service coordinators and service agency partners to serve the needs of their residents, and has experience in housing formerly homeless veterans. SAHA's proposal has a slightly greater percentage of 30% AMI units than the other proponents, and slightly greater degree of average affordability. SAHA's Valley Oaks project in Sonoma configures solar photovoltaic cells with "virtual net metering," so that tenants can share in cost savings, and this possible addition to the Broadway project would enhance its green rating. There was some concern that SAHA's projected tax credit equity is overly optimistic, but they have documented another project in which they achieved the same level of investor pay-in projected for Broadway.

This recommendation was reviewed and confirmed by Kathleen Kane, the Director of the CDC, the CDC's citizen advisory committee in a public hearing, and the Board of Supervisors, acting in their role as the Board of the Commission. CDC staff and SAHA are now in the process of preparing an Exclusive Negotiating Agreement (ENA) in order to formalize the partnership.

Overview of Project Concept/Access Issue

SAHA has proposed a project of 49 units, with 19 one-bedroom apartments, 15 two-bedroom apartments and 15 three-bedroom apartments. The average level of affordability would be at 45.5% of the Area Median Income (AMI), with 16 units affordable to extremely-low income individuals and households at 30% AMI. A proposed schedule of unit types, affordability levels, and rents is set forth in the table below.

Proposed Schedule of Units and Rents			
Unit Type	No. Units	AMI Affordability	Net Rent
1 bedroom	10	30% AMI	\$422
1 bedroom	0	40% AMI	\$572
1 bedroom	3	50% AMI	\$722
1 bedroom	6	60% AMI	\$863
Subtotal	19 units		
2 bedroom	3	30% AMI	\$503
2 bedroom	3	40% AMI	\$683
2 bedroom	9	50% AMI	\$863
Subtotal	15 units		
3 bedroom	3	30% AMI	\$577
3 bedroom	3	40% AMI	\$785
3 bedroom	9	50% AMI	\$993
Subtotal	15 units		
Total	49 units		

Ten units would be reserved for veterans, of which five would be set aside for disabled veterans and five for homeless veterans, addressing a priority in the CDC's Low and Moderate Income Housing Asset Fund Policies. The SAHA proposal also includes an extensive resident services element, provided through in-house staff and in partnership with local providers such as La Luz. A community building, play area, gardening beds, and sustainable building features are also proposed. The estimated development cost of the project is approximately \$20,500,000. The proposed density of 25.7 units per acre represents a density bonus of 29% above the normal maximum base density in the Mixed Use zone (20 units per acre), which is allowed under the density provisions set forth in State law and adopted by reference in the City's Development Code.

While recognizing that site plan and design concepts would be subject to change as a result of neighbor outreach and other factors, respondents to the RFP were asked to provide a preliminary site plan and elevations. The conceptual plan provided by SAHA groups the 49 units among predominantly two-story buildings, although some third-floor elements are also proposed. The homes are arranged around a central common open space encompassing existing Valley Oak trees in the center of the property. The larger two and three-bedroom units are centrally located to provide families direct access to common outdoor spaces and allow for supervised play. Open spaces and gathering areas adjacent to the community clubhouse are also proposed, including play areas for toddlers and young children. Raised garden beds would provide opportunities for residents to grow their own flowers, herbs, and vegetables. Pedestrian paths are arranged to encourage strolling through the property and promote a sense of community.

With regard to parking and access, the preliminary site plan calls for an entrance/exit off of Clay Street, leading to parking placed along the perimeter of the property on the west and north. This approach was taken because typically it is best practice to locate drive entrances on the less travelled street when the

option exists and because it was thought that adjoining residents on the west would benefit from the increased building setbacks created by the parking areas. However, many residents of the Clay Street neighborhood have expressed concern about the proposed placement of the project entrance and would prefer that it be placed on Broadway. In large part, this is due to the concern that traffic conflicts caused by the operation of the Sonoma Lodge loading dock, located across Clay Street from the subject property, would be worsened with the addition of the project entrance at that location. While this site plan issue represents only one of many to be addressed through neighbor outreach and the project review process, staff raises it now because it relates to the funding discussion below.

Options for Funding Support

Affordable housing is expensive to produce. Land and construction costs in the Bay Area are high and affordable units obviously cannot be financed through the mechanisms available for market-rate development. As is the case with many affordable rental proposals, the development of the Broadway site is premised on obtaining Federal tax credits. This funding source is projected to contribute as much as \$15,440,000 toward the total estimated project cost of \$20,500,000. Other funding sources available for affordable housing are expected to provide an additional \$4,415,000, leaving a local funding gap of approximately \$645,000. The City and the CDC anticipate that much of this funding can be provided through grant applications, including CDBG and HOME funding. However, these opportunities will not be immediately available. For example, the next round of CDBG and HOME funding will not occur until December of 2016. Although SAHA is prepared to self-finance the initial costs of project design and development, up-front financial assistance from the City would greatly assist in accomplishing predevelopment activities such as site design and environmental review. In addition, direct funding assistance from the City would significantly enhance the application for tax credit financing, which is an extremely competitive process. Finally, the provision of up-front City funding would allow key studies to be completed early in the design process, which will assist in responding to neighbor issues. In particular, it is staff's view that it would be highly desirable to conduct a focused traffic study addressing the question of whether it would be feasible to place the driveway entrance on Broadway rather than Clay Street. Having this information at the earliest possible stage of the design process would help resolve an issue of significant concern to residents of the Clay Street neighborhood. For these reasons, staff is proposing the following for Council consideration:

1. Identify the Broadway project as the City Council's priority with respect to applications for CDBG funds and other applicable funding and grants for affordable housing that may be available.
2. Allocate \$100,000 from the Special Projects fund to the project for predevelopment costs, including the preparation of a focused traffic study as discussed above. Authorize the City Manager to negotiate and execute an agreement with the CDC and SAHA for the disbursement of these funds.

Later in the project development cycle, consideration could also be given to additional funding and support opportunities, such as the financing of required fees.

Recommendation

Staff recommends that the City Council adopt the attached resolution identifying the Broadway affordable project as a top grant priority and allocating \$100,000 from the Special Projects fund for predevelopment costs, including authorization for the City Manager to negotiate and execute an agreement with the CDC and SAHA for the disbursement of these funds.

CITY OF SONOMA

RESOLUTION NO. XX - 2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SONOMA IDENTIFYING THE PROPOSED AFFORDABLE HOUSING PROJECT AT 20269 BROADWAY AS THE COUNCIL'S TOP HOUSING GRANT PRIORITY AND ALLOCATING \$100,000 FROM THE SPECIAL PROJECTS FUND FOR PREDEVELOPMENT COSTS

WHEREAS, in October 2007, the City of Sonoma Community Development Agency (CDA), using funds for its Low-Moderate Income Housing Fund, purchased the property located at 20269 Broadway (Site), with the intent of developing it with affordable housing; and,

WHEREAS, in 2012, ownership of the site was transferred from the City of Sonoma Community Development Agency (CDA) to the Sonoma County CDC, as parent agency of the Sonoma County Housing Authority and in its capacity as Successor Housing Agency, as a result of the termination of redevelopment agencies throughout California; and,

WHEREAS, in collaboration with Satellite Affordable Housing Associates (SAHA), a non-profit development partner, the CDC proposed to develop the Site with an affordable rental project (Project); and,

WHEREAS, the Site has a General Plan land use designation of Mixed Use and zoning designation of Mixed Use, which allows a residential density of up to 20 units per acre, with greater densities allowed for affordable housing; and,

WHEREAS, the Site is identified in the City's Housing Element as a "Housing Opportunity Site," meaning that it is considered to be a suitable candidate for development with affordable housing; and,

WHEREAS, the proposed Project is directly responsive to the City of Sonoma's 2015-2023 Regional Housing Needs Allocation with respect to the need for housing at the low and very-low income levels; and,

WHEREAS, Policy 1.2 of the City's 2015-2023 Housing Element calls upon the City to "*Facilitate the development of affordable housing through regulatory incentives and concessions, and available financial assistance*"; and

WHEREAS, Implementation Measure 2 the City's 2015-2023 Housing Element anticipates that the City will provide financial assistance in support of the development of the Project Site with affordable housing; and

WHEREAS, the City Council's adopted goals for 2015-2016 include the following goal with respect to housing: "*To analyze policy and programmatic tools suggested by the 2015 Housing Element update; implement strategies to facilitate creation of affordable rental and workforce housing; sustain or increase opportunities to continue the programs currently in place to maintain current affordable housing stock.*"

WHEREAS, the Project pro forma identifies a local funding gap of approximately \$645,000 with respect to the cost of developing the proposed Project; and

WHEREAS, the provision of local funding assistance would significantly improve competitiveness for the award of Federal tax credits necessary to fund the proposed Project and would facilitate predevelopment activities including environmental review, site design, and neighbor outreach.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Sonoma hereby finds and declares as follows:

1. That the provision of funding limited to predevelopment assistance is categorically exempt from environmental review, because: A) predevelopment activities such as site design, neighbor outreach and environmental review do not constitute a "project" as defined in section 15378 of the California Environmental Quality Act; B) these activities will not result in any physical change in environmental conditions; and, C) the performance of these activities will not commit the City to any particular course of action with respect to the subsequent review of any development application involving land use entitlements for the proposed Project.
2. That the proposed Project is hereby designated as the City Council's top priority with respect to applications for CDBG funds and other applicable funding and grants for affordable housing that may be available.
3. That the City Council hereby allocates \$100,000 from the Special Projects fund, limited to predevelopment costs associated with the proposed Project, and authorizes the City Manager to negotiate and execute an agreement with the CDC and SAHA for the disbursement of these funds.

AYES:
NOES:
ABSENT:

Laurie Gallian, Mayor

ATTEST:

Gay Johann, City Clerk

Proposed Affordable Housing Development at 20269 Broadway: Frequently Asked Questions (FAQ)

Updated December 11, 2015

The Sonoma County Community Development Commission (CDC) recently issued a request for proposals (RFP) seeking a development partner to design and implement an affordable housing project on a site owned by the CDC, located at 20269 Broadway. This FAQ is intended to provide information to the public about the property, the anticipated development process, and other issues.

1. Where is this property located and what are its characteristics?

The property in question is a flat, rectangular parcel located at the northwest corner of Broadway and Clay Street. It appears to have an area of 1.97 acres, but its exact size has not yet been verified by a survey. The property was formerly used as a residence and farm. The buildings associated with those uses were demolished in 2008. Currently, development on the property is limited to two billboards at the southeast corner of the site. In addition, there are number of trees on the site.

2. What is the zoning of the property?

The property is located within the city limits of Sonoma and it has a General Plan land use designation and zoning designation of Mixed Use. The Mixed Use zone allows a residential density of up to 20 units per acre, although that may be increased with a density bonus for affordable housing. A commercial component is not required in the Mixed Use zone, meaning that a 100% residential development may be allowed on the site. The property is also identified in the City's Housing Element as a "Housing Opportunity Site," meaning that it is considered to be a suitable candidate for development with affordable housing.

3. How did the Sonoma County Housing Authority acquire the property?

The Community Development Agency (the City of Sonoma's Redevelopment Agency) purchased the property in 2008 with the intent of developing it with affordable housing. In 2012, ownership of the site was transferred from the City of Sonoma Community Development Agency (CDA) to the Sonoma County CDC, as parent agency of the Sonoma County Housing Authority and in its capacity as Successor Housing Agency, as a result of the termination of redevelopment agencies throughout California.

4. Why didn't the City of Sonoma develop the site with affordable housing?

Earlier in 2008, the Sonoma CDA purchased another site for affordable housing, located on Sonoma Highway. The CDA focused on the development of this site first, completing the Sonoma Valley Oaks project in 2012. The Broadway site was next on the list, but it was transferred to the CDC before the City could begin working on its development.

5. What type of affordable development is contemplated?

The RFP calls for the development of rental housing affordable at the very-low and low-income levels, which means rents ranging from \$724 for a very low-income studio to \$1,340 for a low-income 4-bedroom apartment, depending upon the number of bedrooms in the unit, although units targeted to even lower income levels may be implemented. Rental units have been identified as the objective because there is a critical shortage of rentals in Sonoma City and Sonoma Valley, especially at the lower income levels.

In addition, the RFP also suggests that a component of units be made available for households that have become homeless. California Community Redevelopment Law, which governs development of the property because it was acquired with Redevelopment Housing Set-Aside funding, requires 30 percent of the units in the project to be restricted to very low-income households.

6. Would it be possible for the project to include a commercial component?

The Mixed Use zoning of the property allows for a commercial component, but a commercial component is not required in new development. The RFP allows for proposals having a commercial component.

7. Would an affordable housing project qualify for any special considerations in terms of development regulations?

Yes. Any project that sets aside a certain percentage of units affordable at the low and/or very low income level may qualify under State law for a density bonus and other incentives. A density bonus is an increase in the number of housing units that would otherwise be allowed under zoning regulations in exchange for building affordable housing units and helping a community meet its housing goals. The maximum density bonus that a project may receive is 35%. The developer of an affordable housing project may also ask for other incentives, such as changes in building height and setback allowances. In addition, State law establishes a parking ratio for qualifying affordable housing developments that supersedes local parking standards.

8. What is the role of the “development partner”?

Implementing an affordable housing development is a complex process that requires specialized expertise and an extensive time commitment. Therefore, local government housing agencies typically seek a partner when developing a site with affordable housing. The development partner undertakes the following responsibilities: 1) conducting neighbor outreach, in conjunction with government partners; 2) project design, from initial site planning to final construction drawings; 3) obtaining financing for construction, including applying for tax credit financing; 4) managing the process of obtaining required permits and entitlements; 5) constructing the project; and 6) owning and managing the project post-construction in conformance with affordability requirements imposed by the City and/or the CDC, including programs for residents. The responsible local government agency oversees and participates in these assignments.

9. How will the selection of the development partner be made?

The staff of the Sonoma County CDC is reviewing the responses in terms of the criteria set forth in the RFP, with input from the planning staff of the City of Sonoma. Staff will make a recommendation to the Executive Director of the CDC, and will then bring their recommendation first to the Community Development Committee for their review, and then to the Board of Supervisors in their role as the Board of the Commission, who will make the final decision at a public meeting, which is anticipated to occur sometime in February.

10. What is the development review process and are there opportunities for public input?

Although the property is owned by the CDC, any development application will be subject to the City of Sonoma planning review process, which means that the approval or denial of a the development application will be a City decision. In terms of the development review process, the major approval needed for a project is a use permit, which may be granted by the City’s planning Commission. Major steps in the process include the following:

- City Council review of Growth Management exemption. The City will need to decide whether or not to exempt the project from the Growth Management Ordinance. The Council may also discuss options for providing financial assistance to the project. (Public meeting)
- Planning Commission study session. Prior to submitting a formal application, a study session allows an early opportunity for input from the public and the Planning Commission on a draft development proposal. (Public meeting.)
- Filing of an application for planning entitlements, including a use permit and environmental review.
- Preparation of draft initial study. The preparation of an initial study, which provides a preliminary assessment of environmental issues, would be done internally by the City's Planning staff.
- Planning Commission review of draft initial study. (Public hearing.)
- Review by the Sonoma Valley Citizens Advisory Committee. Because this project will be subject to environmental review, it will be referred to the Sonoma Valley Citizens Advisory Commission for comment, once a draft initial study is completed. (Public hearing.)
- Use Permit review. Once the environmental review is complete, the Planning Commission will review the application for use permit approval of the project. (Public hearing.)
- Architectural review. If the project is approved by the Planning Commission, it would then be subject to architectural review, which is conducted by the Design Review and Historic Preservation Commission. (Public meeting.)

As identified in the preceding list, public hearings occur at each stage of the review process. Any Commission decision may be appealed to the City Council.

11. How long is the development review process likely to take?

Typically, the development review process for a project of this scope takes approximately eight months to one year, although a longer period is possible depending on issues that may arise in the course of review.

12. Will there be any direct public outreach or interaction with the development partner?

The development partner will be required to perform public outreach, to include neighborhood meetings. This requirement, along with an outreach implementation plan, will be mandated by the CDC as part of any agreement with a development partner.

13. Will an Environmental Impact Report be required?

At this time it is not known what level of environmental review would be required. That determination would be made by the Planning Commission following the preparation of an initial study and possible supplemental studies in specific areas, such as traffic generation.

14. I live nearby. Will the development of affordable housing on this site affect my property values?

Studies consistently show that the development of affordable housing does not adversely affect property values:

http://www.shelterforce.org/article/2891/fear_of_affordable_housing_perception_vs_reality/
<http://www.mhponline.org/files/AffordableHousingImpact-CommunitiesandHouseholds.pdf>
http://furmancenter.org/files/media/Dont_Put_It_Here.pdf
<http://www.realtor.org/field-guides/field-guide-to-effects-of-low-income-housing-on-property-values>
<http://www.jchs.harvard.edu/research/publications/spillovers-and-subsidized-housing-impact-subsidized-rental-housing>

15. What is the status of the billboards?

The billboards are subject to a lease agreement with the CDC that allows for their removal at such time as the property is developed.

16. Where can I get more information?

CDC: The lead CDC staff person for the project is currently John Haig, Deputy Director of the CDC. His contact information follows:

John.Haig@sonoma-county.org
707-565-7508
1440 Guerneville Rd, Santa Rosa CA 95403

Additional CDC staff will be assigned to the project after the RFP process is concluded.

Additional CDC Contact Information:

Sonoma County Housing Authority:
707-565-7500 (main number)

City of Sonoma: The staff person currently assigned to this project by the City of Sonoma is David Goodison, Planning Director. His contact information follows:

dgoodison@sonomacity.org
707-933-2201
#1 the Plaza, Sonoma CA 95476

In addition, the CDC and the City have created a website for the project to facilitate the distribution of updated information, including meeting dates, as it becomes available.

20269 Broadway Website: <http://www.sonomacity.org/Government/Resources/Broadway-Affordable-Housing-Project.aspx>

17. What is the timeline and current status for the staff recommendation regarding the selection of a development partner based on the RFP responses and review and action by the Board of the Commission/Board of Supervisors?

A tentative timeline for the selection process follows:

- Release of Request for Proposals (RFP) – September 14, 2015 (completed)

- Deadline for Submittal – October 30, 2015, 5:00 p.m. (completed)
- Screening and Analysis – November 2015 (in progress)
- Interview Finalists – Mid-December 2015
- Recommendation to the Community Development Committee - January 12, 2016
- Recommendation to the Board of the Commission for Developer Selection – February 2016
- Development, Negotiation, and Execution of Disposition & Development Agreement (DDA) – 2016
- Board of Supervisors Hearing on DDA – 2016

Seven responses to the RFP were submitted. Based on staff review, three responses were rejected and four responses were selected for further analysis, to include interviews with the prospective development partners by CDC and City staff. The four responses selected for further review, which are are posted on the project website, were received from:

- [Burbank Housing](#)
- [Mid-Pen Housing Corporation](#)
- [Resources for Community Development](#)
- [Satellite Affordable Housing](#)

Staff interviews with the four remaining respondents will occur in mid-December.

18. How can I sign up to receive notifications of future meetings or other updates?

Please email your contact information to David Goodison, Planning Director, City of Sonoma:

dgoodison@sonomacity.org

Financing Plan

Construction	
Uses	
\$ 1,550,000	Land / Acquisition
\$ 14,473,252	Construction
\$ 669,466	Architecture
\$ 175,000	Survey & Engineering
\$ 843,013	Construction Interest & Fees
\$ -	Permanent Financing
\$ 50,000	Legal
\$ -	Reserves
\$ 1,057,102	Other Costs
\$ 740,000	Developer Costs
\$ 79,516	Syndication Costs
\$ 19,637,348	Total Uses
Sources	
\$ -	Perm Loan
\$ -	Perm Loan Tranche B - Sec 8
\$ 2,316,023	Federal Tax Credit Equity
\$ -	AHSC
\$ 650,000	FHLB AHP
\$ 1,550,000	County Loan: Land
\$ 445,000	County HOME
\$ -	Deferred Developer Fee
\$ -	GP / Sponsor Equity
\$ 200,000	County CDBG
\$ -	Other: VHHP
\$ 14,476,325	Construction Loan
\$ 19,637,348	Total Sources

Permanent	
Uses	
\$ 1,550,000	Land / Acquisition
\$ 14,473,252	Construction
\$ 669,466	Architecture
\$ 175,000	Survey & Engineering
\$ 843,013	Construction Interest & Fees
\$ 37,158	Permanent Financing
\$ 50,000	Legal
\$ 113,266	Reserves
\$ 1,075,807	Other Costs
\$ 1,440,000	Developer Costs
\$ 124,031	Syndication Costs
\$ 20,550,994	Total Uses
Sources	
\$ 656,862	Perm Loan
\$ 558,977	Perm Loan Tranche B - Sec 8
\$ 15,440,155	Federal Tax Credit Equity
\$ -	AHSC
\$ 650,000	FHLB AHP
\$ 1,550,000	County Loan: Land
\$ 445,000	County HOME
\$ 70,000	Deferred Developer Fee
\$ 100	GP / Sponsor Equity
\$ 200,000	County CDBG
\$ 979,900	Other: VHHP
\$ -	Construction Loan
\$ 20,550,994	Total Sources

DEVELOPMENT SUMMARY

1 Bedroom: 19 4.0%

2 Bedroom: 15 30%

3 Bedroom: 15 30%

Total Units: 49

61 Parking Spaces

1.24 / Unit

Low Shrubs & Perennials
Sage, Beard Tongue, Achillea, Verbena, Rockrose, Ceanothus, Manzanita

Small Fruiting Tree
Apple, Plum, Pear, Peach, Apricot, Cherry

15' Sideyard Setback

Medium Fall Color Tree
Pistache, October Glory/Maple

Low Gabion Wall w/low Ornamental Grasses
Pennisetum, Helictotridon, Sesleria, Stipa

Bioswale w/Riparian Plantings
Sedge, Dwarf Marquis, Red Stem Dogwood, Cape Rush

Resident Entry Access
Permeable Concrete

Medium Evergreen Tree
Arbutus, Thunberg, Armstrong Maple

Guest Entry Access
Permeable Concrete

Foundation Hedge
Sunset Manzanita, Dwarf Olive, Australian Ivory Bells, Maidenhair Grass, Feather Reed Grass

2-Story Townhomes
20' Front Setback, Typical

Guest Entry Access
Permeable Concrete

Small Flowering Tree
Crabapple, Redbud, Plum, Dogwood, Star Magnolia

Large Evergreen Tree
Valley Oak, Blue Oak

DC Paving w/Boulder Outcrops

BRAGG STREET

CLAY STREET

Shaded Shrubs & Groundcovers
Gardenia, Ribes, Vaccinium, Carex, Manzanita

Accent Shrub
Phoradendron, Agave

Tall Foundation Hedge
Buckhorn, Pineapple Guava, Maidenhair Grass

Hammerhead

Waste & Recycling

Resident & Visitor Parking (61 spaces)

2-Story Stacked Flats

Private Resident Entrance

Horizontal Wood Slat Low Fence
Pennisetum, Helictotridon

Edible Vines

Play Structure

Picnic Area

DC Paving

Raised Planter

Picnic Area

Turf Area

Escalators on Split Rail Fence

Community Room

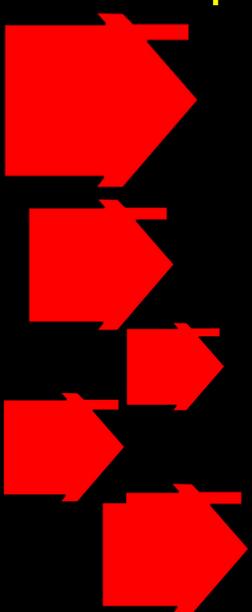


PYATOK
Lori Cagwin Landscape Architecture

20269 BROADWAY



HOUSING PROJECT COMING



A high-density housing development will be built on a small grassy field on Broadway at Clay, across from Train Town. The developer has been chosen and the site plans have been drawn up—they show 49 rental units for homeless, low-income, and extremely low-income tenants. They need to build three-story buildings to accommodate 49 units, which are far more than the City's Development Code allows along the Broadway Corridor

We all must work to modify this housing development to preserve the character of South Sonoma and prevent exceptions to

Density. Height. Zoning. Parking. Setbacks.

Find out more www.sonomagateway.org

From: "Thomas Fogle" <fogle.798@gmail.com>

Date: March 14, 2016 at 12:27:30 PM PDT

To: <lauriegallian@comcast.net>, <magrimonti@comcast.net>, <David@cvmgrapes.com>, <gary@sagekase.com>, <rachelhundleyesq@gmail.com>

Subject: "Sonoma Gateway" low income housing project

Dear Council members,

I am writing you in an effort to express my concerns about the proposed project being planned at 20269 Broadway. As a resident of Sonoma for many years and a home owner in a nearby neighborhood, I feel that it is my duty to not only ensure the best possible project for the future residents at that location, but one that will minimize the impact to the existing residents in the neighborhood and proactively mitigate potential conflicts that may arise from introducing an extremely dense housing project at the entrance to a much less dense neighborhood that is already negatively impacted by the commercial elements at Sonoma Train Town and The Lodge at Sonoma.

I understand that the need for affordable housing in Sonoma is real. However, I do not feel that the existing plan is anywhere near acceptable for, or considerate of the existing residents in the neighborhood. It is not my opinion that the project should be stopped, it is my opinion that the project is flawed in many ways. Flaws that need to be fixed to minimize the project's impacts and make it congruent with the surrounding city elements.

First and foremost on my list of concerns is traffic. This is the only topic on which I will write today, as it needs the most space.

There is no doubt that construction of residential units in the density currently proposed will create no less than 125 additional daily automobile trips to the immediate neighborhood. It's not even out of the question that the project will bring 75 to 100 additional parking place requirements, for which the project only allows approximately 50. The additional vehicles will undoubtedly be parked on Clay Street and Broadway.

Now, in case you haven't noticed (and I'm sure you haven't) the truck traffic to The Lodge at Sonoma is heavy and constant. The majority of Sonoma residents never see this traffic because it is exclusively to the side loading area of that property on Clay Street. Regular, daily deliveries from multiple vendors and delivery trucks, some up to six axles in size, park in variously creative arrangements on Clay Street, often times blocking all but one lane of traffic on Clay, assuming that no one is parked along the north side of the street. Imagine now, a driveway immediately across from the loading area of The Lodge, and 20 or more additional parked cars in the immediate area. This will essentially create a road block to the neighborhood that Clay Street connects to Broadway, as well as a significant number of additional trips to Fryer Creek and Newcomb for re-routed residents.

Unless The Lodge agrees to completely move it's loading area off of Clay Street to a different part of its property, there is no conceivable way to place a driveway on Clay Street for 49 units that will not result in flared tempers, conflict among the neighbors and undue pressure on The Lodge to rearrange it's property or significantly curtail their delivery hours of operation.

Also of concern should be that Clay Street serves as overflow parking for not only the employees at The Lodge but for Train Town as well. On a typical weekend, it is not unusual to find cars parked along both sides of Clay Street the entire distance between Broadway and

Bragg Street. Adding a significant number of residents' parked cars to Clay Street will only serve to drive the families visiting Train Town further into the neighborhood where they will put additional pressure on a residential neighborhood where children are often found playing in the street.

So, in summary, the density of units and current project plan that is proposed for the project at 20269 Broadway is unrealistic in every way regarding traffic use and parking. If the project is constructed in such a manner it will result in undue pressure on The Lodge to make serious changes to its operations, decrease of access to the neighborhood served by Clay Street, and increased traffic on the other entrances to the neighborhood.

In my opinion, a full Environmental Impact Study needs to be undertaken that includes all of the elements mentioned in this letter, including a current traffic count, a study of the Lodge's existing commercial vehicle traffic operations on Clay Street, and the number of peak expected parking spaces required to accommodate Train Town before the project proceeds any further. Anything less will not only be an insult to the residents in the neighborhood but a slap to the face of two of Sonoma's premiere businesses.

Thank you for your time. I look forward to reading your individual responses to this email, and encourage you to contact me regarding this project by phone or email.

Thomas Fogle
275 Pickett St.
Sonoma, CA 95476
707-494-5505

Mr. Bob Mosher
142 Clay St.
Sonoma, CA 95476

March 10, 2016

Mr. Robert Felder, Chair
City of Sonoma Planning Commission
#1 The Plaza
Sonoma, CA 95476

SUBJECT: 20269 BROADWAY HOUSING PROJECT

Dear Mr. Felder:

I have compiled a list of priorities and concerns of the Clay St. neighbors as recorded at a recent meeting of our newly-formed neighborhood group. They appear in no particular order, as they are all of great importance! Additionally, I am formally announcing a website created by our group which will serve to inform and educate Sonomans on this project and invite them to participate as they might see fit. This website address is: www.sonomagateway.org

Traffic Congestion at the site along Broadway and Clay St. This is due to the high traffic count along **Broadway** and location of the **Lodge loading dock** located on **Clay St.** This dock is only 40 feet wide, which does not provide enough maneuvering space for the large trucks backing up to the loading area. This is already a safety problem for area residents and a liability concern for the Lodge and City of Sonoma since they allow this to occur. It is inconceivable the City would allow a new ingress/egress for a new development in this area on **Clay St.**

Parking is a major problem in the area already, due to the Lodge and Train Town not having adequate on-site parking for their facilities. Train Town, which has become a major tourist attraction in the region, has created a nuisance and a safety hazard for area residents and visiting families who park away from the facility on Broadway, Clay and Bragg Streets and then have to cross busy State Highway 12 to the attraction. Adding this proposed development will exacerbate the problem! The 49 units planned for this site is too dense and cannot meet the City's on-site parking requirements of 95 parking places. (Only 61 are proposed).

The proposed site use for **high density, low- and extremely-low income housing** on one site location is against good planning practice for the City of Sonoma and could destroy the "small scale country town" sense of place. It appears the concentration of all low- and extremely-low income housing needs on one site is a **discriminatory practice and should be re-evaluated.** There should be a more sensible approach to meet our Senior and Family housing needs which is a top priority. This plan includes **shelters for the homeless**, which is not even addressed in the City's Housing Element Study Plan. Shouldn't we include elderly residents in the project?

We also believe the proposed plan will have a serious impact on already heavily burdened City of Sonoma services, including the Educational, Health and Police and Fire protection services of our town. It is anticipated that some residents will also require special needs. We are talking about introducing potentially **188 new occupants** into the city at one time.

Environmental Impact Report (EIR). There must be a more thoughtful approach to meeting the City of Sonoma's housing needs. We think this proposed development site will need careful study of its potential problems and should include a full **EIR** to determine the impact it will have on the City of Sonoma and its citizens. The implementation of the 20269 Broadway Housing Project has the potential to generate environmental impacts in a number of areas, including transportation and circulation, public services and facilities, hydrologic and storm drainage, soils and geology, noise and air quality.

The Broadway Housing Project is greater in size and scope than two current projects being reviewed by the Planning Commission—the First St. East development and the Hotel on West Napa St.—and both are required to provide an **EIR**. We see no reason this project should be an exception.

Because of the importance of this issue, we ask the Planning Commission to hold off on any action tonight on Item #4 on the Agenda until it receives public notice and is discussed in a public forum.

Sincerely,



Bob Mosher

cc: Michael Coleman
James Cribb
Mark Heneveld
Chip Roberson
Ron Wellander
Bill Willers
Robert McDonald (Alt.)



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 7B

Meeting Date: 03-21-2016

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Discussion, Consideration and Possible Action to Provide Direction on Options for an Ordinance Regulating Second-Hand Smoke by Prohibiting Smoking in and Around Workplaces, Public Places and Multi-Unit Housing

Summary

The City of Sonoma currently prohibits smoking in a number of enclosed areas available to and customarily used by the general public and all businesses and places of employment. Smoking outdoors or in private residences is not currently regulated by the City. In response to community concerns, the Council directed the staff to begin preparing an amendment to the smoking ordinance that includes the findings that show that tobacco regulation benefits the public health, safety and welfare and includes all outdoor areas and areas within multi-unit residents. Numerous studies conclude that secondhand smoke is harmful to individuals, and the U.S. Surgeon General concluded that there is no risk-free level of exposure to secondhand smoke. Secondhand smoke in multi-unit housing poses health problems for non-smoking residents when it drifts from neighboring units, balconies, and outdoor spaces.

The Assistant City Attorney has prepared a memorandum to Council outlining the City's current ordinance regulations regarding smoking and potential expansion to a more comprehensive ordinance to encompass prohibitions in and around workplaces, public places and multi-unit housing. Staff and the Assistant City Attorney are seeking Council direction to (1) prepare a draft ordinance for future consideration and (2) consideration of a ballot measure to repeal the existing ordinance.

Recommended Council Action

Staff is seeking direction on provisions for consideration in a future update to Sonoma Municipal Code Chapter 7.24: Smoking Regulations

Alternative Actions

Decline to take action on an update.

Financial Impact

To be determined.

Environmental Review

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

Status

- Approved/Certified
- No Action Required
- Action Requested

Attachments:

Supplemental Report & Matrix
Memorandum from Assistant City Attorney Valerie Pistole
SMC Chapter 7.24

Alignment with Council Goals:

POLICY & LEADERSHIP: Provide continuing leadership as elected officials of the community by promoting increased health regulations.

cc:

SUPPLEMENTAL REPORT

Discussion, Consideration and Possible Action to Provide Direction on Options for an Ordinance Regulating Second-Hand Smoke by Prohibiting Smoking in and Around Workplaces, Public Places and Multi-Unit Housing

The City of Sonoma currently prohibits smoking in a number of enclosed areas available to and customarily used by the general public and all businesses and places of employment. Smoking outdoors or in private residences is not currently regulated by the City. In response to community concerns, the Council had directed the staff to begin preparing an amendment to the smoking ordinance that included the findings that show that tobacco regulation benefits the public health, safety and welfare and includes all outdoor areas and areas within multi-unit residents. Numerous studies conclude that secondhand smoke is harmful to individuals, and the U.S. Surgeon General concluded that there is no risk-free level of exposure to secondhand smoke. Secondhand smoke in multi-unit housing poses health problems for non-smoking residents when it drifts from neighboring units, balconies, and outdoor spaces.

As Council will recall, in October 2015 staff was prepared to present opening discussions on an update to the City's existing Smoking limitation ordinance. Immediately prior to that meeting, staff identified that the City's ordinance (Chapter 7.25 of the Municipal Code) came as a result of a 1992 ballot measure. As a result, the item was removed from the agenda until the City Attorney's office researched the latitude the City had on expanding the existing ordinance without violating the ballot measure. The review of the existing ordinance has been completed and Assistant City Attorney Valerie Pistole has prepared a memorandum to Council outlining the narrow scope under which the Council could make changes current ordinance.

Staff recognizes that the expansion of smoking regulations are necessary to encompass prohibitions in and around workplaces, public places and multi-unit housing has been given a high priority by the Council. To affect any change a ballot measure must appear on the November ballot to either (1) implement new/updated regulations by voter approval, or (2) repeal the existing ordinance. Staff is recommending that Council focus on preparing a new comprehensive ordinance to be adopted with an effective date on the day following the ratification of the results of the November election. Staff further recommends that Council prepare a ballot measure that repeals the existing ordinance. This will allow voters to repeal the existing ordinance/ballot measure with full knowledge and assurance that the new smoking ordinance is adopted and will be effective upon the repeal of the existing ordinance. Pursuing this process will allow all future Council's the opportunity to update the ordinance as more revisions are needed and health risks are identified.

In a memorandum to the City Council, the Assistant City Attorney outlines the issues and options for a new comprehensive ordinance. On page 3 and 4 of the memorandum are bullet points of areas that are possible additional areas that can be regulated by a new ordinance. Staff and the Assistant City Attorney are seeking Council direction and authority to prepare a draft ordinance for future consideration with a straw vote taken on each of these individual bullet points. Staff has prepared a separate matrix to aid in this discussion. Also included as a separate question on the matrix is a straw poll question on whether Council agrees to and gives direction to staff to begin drafting a measure for the November ballot to repeal the existing smoking ordinance as follows:

Does the Council wish to direct staff to proceed with drafting a measure to repeal City's ordinance 92-22 (Chapter 7.25 of the Municipal Code) to be placed on the November 2016 Election Ballot?

SMOKING LIMITATION ORDINANCE – POSSIBLE ADDITIONAL AREAS TO REGULATE

Since 1992 when the Sonoma smoking regulations were passed, over California 55 cities and counties have passed more comprehensive regulations of second-hand smoke. These regulations often include prohibition of smoking in multi-unit housing. Consider the following areas to regulate:

	Description	Discussion/Notes	Straw Vote
1	Inside all multi-unit dwellings [defined as existing buildings that contain two or more attached dwelling units], including: (a) apartments (b) condominiums (c) senior citizen housing		
2	Inside new multi-unit buildings starting 180 days after the effective days of the ordinance (or other waiting periods)		
3	Common areas, enclosed or unenclosed, of a multi-unit residence [halls, paths, lobbies, courtyards, pool areas, parking garages, shared laundry rooms, and the like]		
4	Unenclosed areas within 20 feet of any entrance or opening of any enclosed building		
5	Private balconies, private decks and private porches		
6	Recreational areas such as public gardens, play areas and sport facilities		
7	Rooms in a homeless shelter		

SMOKING LIMITATION ORDINANCE – POSSIBLE ADDITIONAL AREAS TO REGULATE

Since 1992 when the Sonoma smoking regulations were passed, over California 55 cities and counties have passed more comprehensive regulations of second-hand smoke. These regulations often include prohibition of smoking in multi-unit housing. Consider the following areas to regulate:

8	Mobile home parks		
9	Single family homes with a detached or attached “Granny unit”		
10	Does the Council wish to prohibit smoking medical marijuana in all of the locations where smoking tobacco products and e-cigarettes are prohibited? Neither the California Compassionate Use Act nor the California Medical Marijuana Program Act prohibit cities from adopting regulations regarding the locations where medical marijuana can be used. The California Compassionate Use Act did not create “a broad right to use marijuana without hindrance or inconvenience,” but rather created only a limited criminal defense to punishment.		
11	Does the Council wish to permit second-hand smoke in designated smoking areas [defined as unenclosed areas at least 25-feet from any door, window, or vent, pool or playground, with conspicuous signs.		

QUESTION	Discussion/Notes	Straw Vote
Does the Council wish to direct staff to proceed with drafting a measure to repeal City’s ordinance 92-22 (Chapter 7.25 of the Municipal Code) to be placed on the November 2016 Election Ballot?		

MEMORANDUM

TO: Honorable Laurie Gallian, Mayor and City Council

FROM: Valerie Pistole, Assistant City Attorney

DATE: March 16, 2016

SUBJECT: Options for Ordinance Regulating Second-Hand Smoke by Prohibiting Smoking in and Around Workplaces, Public Places and Multi-Unit Housing

At the direction of the City Council, through City staff, our office has researched the regulation of second-hand smoke by prohibiting smoking in certain public and private places. The existing ordinance of the City, passed in 1992, by ballot initiative can only be amended or repealed by a referendum. The City Council can add additional second-hand smoke regulations so long as the additions are not inconsistent with the existing ordinance. Staff is recommending and our office concurs that the Council should consider passing a new, comprehensive second-hand smoking ordinance that would become effective if and when the voters of the City vote to repeal the existing smoking regulation.

In considering the provisions for such a new “conditional” ordinance, the Council should give staff guidance. This memorandum outlines the areas now covered in the existing ordinance which the Council may wish to retain and lists additional areas to regulate second-hand smoke for the Council’s consideration. A copy of the existing ordinance is attached for your reference.

(1) AREAS WHERE SMOKING IS CURRENTLY PROHIBITED

The existing ordinance prohibits second-hand smoke in *enclosed* City-owned and controlled facilities and vehicles as well as in all places used by the general public, such as retail stores, pharmacies, banks, hospitals, libraries, theaters, grocery stores, public schools, child care homes, polling places, common areas of apartment buildings, and Bingo parlors. In addition, smoking is prohibited in places of employment.

(2) AREAS WHERE SMOKING IS CURRENTLY PERMITTED

The existing ordinance *permits* smoking in the following places:

- Cocktail lounges or bars that are part of a restaurant but are located in separate enclosed rooms.
- Patio areas of restaurants;
- Designated smoking areas of indoor and outdoor sports arenas;
- Restrooms of food stores and offices of food stores;
- Separate enclosed areas of Bingo parlors;
- Up to 30% of hotel rooms;
- Retail tobacco stores;
- Specifically designated smoking areas for employees if properly separated and properly ventilated;
- Conference and meeting rooms when used for private functions; and
- Private enclosed places and offices occupied exclusively by smokers not sharing ventilation systems with non-smokers.

(3) POSSIBLE ADDITIONAL AREAS TO REGULATE

Since 1992 when the Sonoma smoking regulations were passed, over California 55 cities and counties have passed more comprehensive regulations of second-hand smoke. These regulations often include prohibition of smoking in multi-unit housing. Consider the following areas to regulate:

- Inside all multi-unit dwellings [defined as existing buildings that contain two or more attached dwelling units], including:
 - (a) apartments
 - (b) condominiums
 - (c) senior citizen housing
- Inside new multi-unit buildings starting 180 days after the effective days of the ordinance (or other waiting periods)
- Common areas, enclosed or unenclosed, of a multi-unit residence [halls, paths, lobbies, courtyards, pool areas, parking garages, shared laundry rooms, and the like]
- Unenclosed areas within 20 feet of any entrance or opening of any enclosed building
- Private balconies, private decks and private porches
- Recreational areas such as public gardens, play areas and sport facilities
- Rooms in a homeless shelter
- Mobile home parks
- Single family homes with a detached or attached “Granny unit”

- Does the Council wish to prohibit smoking medical marijuana in all of the locations where smoking tobacco products and e-cigarettes are prohibited? Neither the California Compassionate Use Act nor the California Medical Marijuana Program Act prohibit cities from adopting regulations regarding the locations where medical marijuana can be used. The California Compassionate Use Act did not create “a broad right to use marijuana without hindrance or inconvenience,” but rather created only a limited criminal defense to punishment. *Ross v. Raging Wire Telecommunications, Inc.* (2008) 42 C.4th 920 at 928.
- Does the Council wish to permit second-hand smoke in designated smoking areas [defined as unenclosed areas at least 25-feet from any door, window, or vent, pool or playground, with conspicuous signs.

With the benefit of being directed as to which regulations the Council wishes to include, our office can prepare and present a conditional ordinance at a future Council meeting, subject to being effective if and when the voters repeal the 1992 Smoking Regulations.

VP/lm

Attachment:

Sonoma Municipal Code, Chapter 7.24: Smoking Regulations

**Chapter 7.24
SMOKING REGULATIONS**

Sections:

Article I. Administrative

[7.24.010 Title.](#)

[7.24.020 Findings and purpose.](#)

[7.24.030 Definitions.](#)

Article II. Standards and Prohibitions

[7.24.040 City-owned and controlled facilities and vehicles.](#)

[7.24.050 Prohibition of smoking in enclosed places.](#)

[7.24.060 Prohibition of smoking in places of employment.](#)

[7.24.070 Smoking-optional areas.](#)

[7.24.080 Posting requirements.](#)

[7.24.090 Enforcement.](#)

Article III. Legal

[7.24.100 Violation unlawful.](#)

[7.24.110 Penalties.](#)

[7.24.120 Other applicable laws.](#)

[7.24.130 Nonretaliation.](#)

[7.24.140 Governmental agency cooperation.](#)

Article I. Administrative

7.24.010 Title.

This chapter shall be known as the smoking ordinance of the city of Sonoma. (Ord. 92-22 Art. I § 1, 1992).

7.24.020 Findings and purpose.

A. The people of the city find that:

1. Numerous studies have found that tobacco smoke is a major contributor to indoor air pollution; and
2. Reliable scientific studies, including studies by the Surgeon General of the United States, have shown that breathing sidestream or secondhand smoke is a significant health hazard to nonsmokers; particularly to children and teens, elderly people, individuals with cardiovascular disease, and individuals with impaired respiratory function, including asthmatics and those with obstructive airway disease; and
3. Health hazards induced by breathing sidestream and secondhand tobacco smoke include lung and other forms of cancer, heart disease, respiratory infection, decreased exercise tolerance, decreased respiratory function, bronchoconstriction, and bronchospasm; and
4. Nonsmokers with allergies, respiratory diseases and those who suffer other ill effects of breathing secondhand smoke may experience a loss of job productivity or may be forced to take periodic sick leave because of adverse reactions to same; and
5. The smoking of tobacco, or any other weed or plant, is a proven danger to health; and
6. The health care costs and lost productivity incurred by smoking-related disease and death represent a heavy and avoidable financial drain on our community; and
7. Persons, particularly employees, have a right to a smoke-free environment if they desire.

B. Therefore, the people of the city of Sonoma find that it is in the public interest to regulate smoking in enclosed places, including places of employment, in order to reduce the exposure of nonsmokers to the health hazards caused by breathing sidestream and secondhand tobacco smoke.

C. Accordingly, the people of the city find and declare that the purposes of this chapter are:

1. To protect public health, safety and general welfare by prohibiting tobacco smoking in city-owned and controlled facilities and public places, and by restricting tobacco smoking in places of employment; and
2. To guarantee the right of nonsmokers to breathe tobacco smoke-free air, and to recognize that the need to breathe tobacco smoke-free air has priority over the desire to smoke.

D. In addition, the people of the city find that it is within the city's basic police powers to prohibit tobacco smoking in city-owned and controlled facilities and public places, and to restrict tobacco smoking in places of employment, in order to promote public health, safety and general welfare. (Ord. 92-22 Art. I § 2, 1992).

7.24.030 Definitions.

The following words and phrases, whenever used in this chapter, shall be construed as defined in this section, unless it is apparent from the context that they have a different meaning.

"Bar" means an area which is devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages. A cocktail lounge, bar or tavern which is in the same

building as, and part of, a restaurant is not considered under this definition of a bar, except during such time as food service (other than incidental) is suspended, or if located in a separate room which is enclosed off from the remaining room(s) of the restaurant by doors or windows.

"Business" means any sole proprietorship, partnership, joint venture, corporation or other business entity formed for profit-making purposes, including retail establishments where goods or services are sold as well as professional corporations and other entities where legal, medical, dental, engineering, architectural or other professional services are delivered.

"City" means the city of Sonoma, state of California.

"Dining area" means any enclosed area containing a counter or tables upon which meals are served.

"Employee" means any person who is employed by any employer in consideration for direct or indirect monetary wages or profit, and any person who volunteers his/her services for a nonprofit entity.

"Employer" means any person, partnership or corporation, including municipal corporation or nonprofit entity, who employs the services of more than three persons.

"Enclosed" means closed in or roof and four walls with appropriate openings for ingress and egress, including all space therein screened by partitions which do not extend to the ceiling or are not solid, office landscaping, or similar structures.

"General public" means shoppers, customers, patrons, patients, students, clients and other similar invitees of a commercial enterprise or nonprofit entity.

"Nonprofit entity" means any corporation, unincorporated association or other entity created for charitable, philanthropic, educational, character-building, political, social or other similar purposes of the organization and not to private financial gain. A public agency is not a "nonprofit entity" within the meaning of this section.

"Place of employment" means any enclosed area under the control of a public or private employer which employees normally frequent during the course of employment, including but not limited to work areas, employee lounges, conference rooms, vehicles and employee cafeterias or eating places. A private residence is not a place of employment for purposes of this chapter unless it is used as a child care or health care facility.

"Public place" means any enclosed area to which the public is invited or in which the public is permitted including but not limited to banks, educational facilities, reception areas, restaurants, retail food production and marketing establishments, retail service establishments, retail stores, theaters and waiting rooms. A private residence is not a public place.

"Restaurant" means any coffee shop, cafeteria, sandwich stand, soda fountain, fast food service, private and public school cafeteria, and any other eating establishment which gives or offers for sale food to the public, guests, or employees, as well as kitchens in which food is prepared on the premises for serving elsewhere,

including catering facilities.

"Retail tobacco store" means a retail store utilized primarily for the sale of tobacco products and accessories.

"Service line" means an indoor line or area where persons await service of any kind, regardless of whether or not such service involves exchange of money. Such service shall include but is not limited to sales, giving of information, directions or advice, and transfers of money or goods.

"Smoking" means inhaling, exhaling, burning, carrying or holding any lighted cigar, cigarette, weed, plant or combustible substance in any pipe or smoking equipment, or in any manner or in any form.

"Sports arena" means sports pavilions, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, bowling alleys and other similar places where members of the public assemble to engage in physical exercise, participate in athletic competition or witness sports events. (Ord. 92-22 Art. I § 3, 1992).

Article II. Standards and Prohibitions

7.24.040 City-owned and controlled facilities and vehicles.

All enclosed facilities and vehicles owned, leased or operated and controlled by the city and any board, council, commission and agencies of the city shall be subject to the provisions of this chapter. (Ord. 92-22 Art. II § 1, 1992).

7.24.050 Prohibition of smoking in enclosed places.

A. Except as provided in this section, smoking is prohibited in the following places within all areas of the city:

1. All enclosed areas available to and customarily used by the general public and all business and nonprofit entities patronized by the public, including, but not limited to, retail stores, hotels and motels, pharmacies and drugstores, banks, attorneys' offices and other professional offices;
2. Within all restaurants, provided, however, that this subsection shall not apply to restaurants providing separate smoking rooms of not more than 50 percent of its seating capacity which are closed off from the remaining room(s) by doors or windows or to outdoor or patio areas designated as smoking areas;
3. Waiting rooms, hallways, wards and semi-private rooms of health facilities, including, but not limited to, hospitals, clinics, physical therapy facilities, doctors' offices and dentists' offices, except that health facilities shall also be subject to the provisions of SMC [7.24.060](#) regulating smoking in places of employment;
4. Elevators, public restrooms, service lines doing business with the public, buses, taxicabs and public transportation facilities open to the public;
5. In public areas of museums, libraries and galleries;
6. Enclosed theaters, auditoriums, and halls which are used for motion pictures, stage dramas and musical performances, ballets or other exhibitions, except when smoking is part of any such production,

including all restrooms and any area commonly referred to as a lobby;

7. Sports arenas, both indoor and outdoor, and convention halls, except in outdoor sports arenas, designated smoking areas may be provided which shall be segregated from nonsmoking areas. Where spectator seating is provided at outdoor arenas, no more than 40 percent of the seats shall be designated as smoking seats;

8. Retail food marketing establishments, including grocery stores and supermarkets, except restrooms, offices, and areas thereof not open to the public, which may be otherwise regulated by this chapter;

9. Public schools and other public facilities under the control of another public agency, which are available to and customarily used by the general public, to the extent that the same are subject to the jurisdiction of the city;

10. Common areas in apartment buildings, condominiums, retirement facilities and nursing homes;

11. Polling places;

12. Private residences when used as child care or health care facilities. Board and care facilities shall provide smoke-free living quarters for nonsmoking boarders;

13. Bingo parlors, except that a separate enclosed room may be designated as a smoking room.

B. Notwithstanding any other provision of this chapter, any owner, operator, manager or other person who controls any establishment subject to this chapter may declare that entire establishment as a nonsmoking establishment. (Ord. 92-22 Art. II § 2, 1992).

7.24.060 Prohibition of smoking in places of employment.

A. Except as permitted in subsection B of this section, smoking is prohibited in all places of employment, including, but not limited to, open office areas, shared offices, private offices, hallways, restrooms, escalators, elevators, stairways, lobbies, reception rooms, waiting areas, classrooms, meeting or conference rooms, auditoriums, on-site cafeterias, lunchrooms and lounges.

B. In places of employment, employers may provide specific smoking areas for employees; provided all of the following conditions are met:

1. The smoking area shall be provided with a heating, ventilation and air conditioning (HVAC) system designed such that none of the air from the smoking area will be recirculated into the other areas of the building;

2. The smoking area shall be completely separated from the remainder of the building by solid partitions or glazing without openings other than doors, and all doors leading to the smoking area shall be self-closing. The doors shall be provided with a gasket installed so as to provide a seal where the door meets the stop on both sides and across the top;

3. The smoking areas shall maintain a minimum negative pressure of 0.05-inch water column relative to nonsmoking areas;
4. The employer shall submit written verification and test results to the director of the community development department, or to his or her designees, prepared by a licensed mechanical contractor or engineer stating that the HVAC system has been designed and tested and meets the requirements set forth in subsections (B)(1) through (3) of this section;
5. If the HVAC system is part of a smoke-removal system or pressurization system, any modifications to these systems to provide smoking areas will require approval from the city of Sonoma building official. Written verification of this approval shall be provided to the city;
6. If the specific smoking area is an employee break room, lunchroom or other area which may be used by nonsmoking employees, then a separate nonsmoking break room, lunchroom, or other area shall be provided of equal or larger size and shall include at least equal facilities.

C. The provisions of this section shall be communicated to all employees within three weeks of its adoption, and at least annually thereafter. (Ord. 92-22 Art. II § 3, 1992).

7.24.070 Smoking-optional areas.

Notwithstanding any other provision of this chapter to the contrary, the following areas shall not be subject to the smoking restrictions of this article:

- A. Private residences, unless said residence is used as a child care or a health care facility;
- B. Bars;
- C. Hotel and motel rooms rented to guests; provided, however, that each hotel and motel designates not less than 30 percent of their guest rooms as nonsmoking rooms and removes ashtrays from these rooms, and maintains them as nonsmoking at all times;
- D. Retail tobacco stores;
- E. Restaurant, hotel and motel conference or meeting rooms, and public and private assembly rooms while these places are being used for private functions; and
- F. A private enclosed place occupied exclusively by smokers, even though such a place may be visited by nonsmokers, and private enclosed offices not sharing ventilation systems with nonsmoking areas, excepting places in which smoking is prohibited by the fire agency of the jurisdiction or by any other law, ordinance or regulation. (Ord. 92-22 Art. II § 4, 1992).

7.24.080 Posting requirements.

- A. "Smoking" or "no smoking" signs, whichever are appropriate, with letters of not less than one inch in height or the international "no smoking" symbol (consisting of a pictorial representation of a burning cigarette

enclosed in a red circle with a red bar across it) shall be clearly, sufficiently and conspicuously posted in every building or other place where smoking is controlled by this chapter, by the owner, operator, manager or other person having control of such building or other place.

B. Every theater owner, manager or operator shall conspicuously post signs in the lobby stating that smoking is prohibited within the theater or auditorium, and in the case of motion picture theaters, such information shall be shown upon the screen for at least five seconds prior to the showing of each feature motion picture.

C. Every restaurant shall have a sign conspicuously posted at every entrance clearly stating that smoking is prohibited. (Ord. 92-22 Art. II § 5, 1992).

7.24.090 Enforcement.

A. Any owner, manager, operator or employer of any establishment subject to this chapter shall have the responsibility to inform any apparent violator, whether public or employee, about any smoking restrictions in said establishment, and shall attempt at all times to obtain voluntary compliance by any apparent violator.

B. Enforcement of this chapter shall be the responsibility of the chief of police or his designee.

C. Any citizen who desires to register a complaint under this chapter may initiate the complaint with the police department.

D. The chief of police or his designee shall notify in person by telephone or by registered letter the owner, manager, operator or employer of any establishment subject to this chapter of all citizen complaints under this chapter regarding apparent violations of this chapter in the said establishment.

E. Notwithstanding any other provision of this chapter, the city attorney or a private citizen may bring legal action to enforce this chapter. (Ord. 92-22 Art. II § 6, 1992).

Article III. Legal

7.24.100 Violation unlawful.

A. It is unlawful for any person who owns, manages, operates or otherwise controls the use of any premises subject to the restrictions of this chapter to fail to properly post signs required by this chapter, or comply with any other requirements of this chapter.

B. It is unlawful for any person to smoke in any area restricted by the provisions of this chapter.

C. It is unlawful for any employer, owner, operator, manager or person in charge to permit smoking in the area or establishment under his or her control restricted by the provisions of this chapter. (Ord. 92-22 Art. III § 1, 1992).

7.24.110 Penalties.

A. Any person or business that violates SMC [7.24.100](#) or any other provisions of this chapter shall be guilty of an infraction, punishable by:

1. A fine, not exceeding \$100.00, for the first violation;
2. A fine, not exceeding \$200.00, for a second violation of this chapter within one year;
3. A fine, not exceeding \$500.00, for each additional violation of this chapter within one year.

B. Notwithstanding other penalties in this section, the owner, manager, operator, or employer of any establishment subject to this chapter who receives a third notification within one year by the chief of police of a citizen complaint of an apparent violation of this chapter in his or her establishment shall be subject to a suspension or revocation of said establishment's city-issued commercial or retail business license, and/or civil action by the city attorney. (Ord. 92-22 Art. III § 2, 1992).

7.24.120 Other applicable laws.

This chapter shall not be interpreted or construed to permit smoking where it is otherwise restricted by other applicable laws. (Ord. 92-22 Art. III § 3, 1992).

7.24.130 Nonretaliation.

No person or employer shall discharge, refuse to hire or in any manner retaliate against any employee or applicant for employment because such employee or applicant exercises any right to a tobacco smoke-free environment afforded by this chapter. (Ord. 92-22 Art. III § 4, 1992).

7.24.140 Governmental agency cooperation.

The city manager, on behalf of the city, shall annually request other governmental agencies having facilities within the city to establish local operating procedures in cooperation with this chapter. The city manager shall urge federal, state and county agencies, as well as school districts, to enforce their existing smoking regulations and to voluntarily comply with this chapter. (Ord. 92-22 Art. III § 7, 1992).



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 7C

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Discussion, Consideration and Possible Action to Establish a Joint Study Session with the Planning Commission to Discuss Affordable Housing (Requested by Councilmember Hundley)

Summary

Councilmember Hundley has requested Council consideration of a Joint Study Session on the subject of Housing. Council should review their available meeting dates. Staff suggests that May 16th agenda has not been populated with agenda items at this time and Council may want to hold a portion of that meeting for this Study Session. Council should also consider how they want the study session agenda to be formulated so that it is an efficient use of time.

Recommended Council Action

Council discretion.

Alternative Actions

Council discretion.

Financial Impact

To be determined.

Environmental Review

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

Status

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

Attachments:

None

Alignment with Council Goals:

HOUSING: *To analyze policy and programmatic tools suggested by the 2015 Housing Element update; implement strategies to facilitate creation of affordable rental and workforce housing; sustain or increase opportunities to continue the programs currently in place to maintain current affordable housing stock.*

cc:



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: 7D

Meeting Date: 03/21/2016

Department

Administration

Staff Contact

Carol E. Giovanatto, City Manager

Agenda Item Title

Discussion, Consideration and Possible Action to Establish a Decorum Policy for Public Meetings
(Requested by Mayor Gallian)

Summary

Council Goals for 2015-16 includes POLICY & LEADERSHIP which states: *“Provide continuing leadership as elected officials of the community; promote the highest standard of ethics...”* In order to successfully accomplish this primary goal Mayor Gallian has suggested Council consider adopting a Decorum Policy for Public Meetings which would apply to all Council, Commission and Committee meetings. This type of decorum policy is envisioned to set uniform meeting and professional conduct standards, which are commonly found in various other governmental agencies. Once adopted this policy would be utilized for new and existing elected and appointed officials in concert with Brown Act and other trainings performed by the City Attorney’s office.

Recommended Council Action

Council discretion. If the Council wishes to pursue this type of policy, the City Manager and City Attorney will return with sample policies at a future Council meeting for the Council’s review.

Alternative Actions

Council discretion.

Financial Impact

To be determined.

Environmental Review

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

Status

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

Attachments:

None

Alignment with Council Goals:

POLICY & LEADERSHIP: *“Provide continuing leadership as elected officials of the community; promote the highest standard of ethics...”*

cc:



CITY OF SONOMA
 City Council
 Agenda Item Summary

Agenda Item:	9
Meeting Date:	03/21/2016

Department Administration	Staff Contact Gay Johann, Assistant City Manager/City Clerk
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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 GALLIAN	MPT AGRIMONTI	CLM. COOK	CLM. EDWARDS	CLM. HUNDLEY
City Audit Committee	LOCC North Bay Division Liaison	ABAG Alternate	ABAG Delegate	Cittaslow Sonoma Valley Advisory Council, Alt.
Marin/Sonoma Mosquito & Vector Control District	North Bay Watershed Association	City Audit Committee	Cittaslow Sonoma Valley Advisory Council	LOCC North Bay Division Liaison, Alternate
Sonoma County Mayors & Clm. Assoc. BOD	Sonoma County Mayors & Clm. Assoc. BOD, Alt.	City Facilities Committee	City Facilities Committee	Sonoma Clean Power Alt.
Sonoma County Trans. Authority & Regional Climate Protection Authority	Sonoma County Trans. & Regional Climate Protection Authority, Alternate	Oversight Board to the Dissolved CDA	Oversight Board to the Dissolved CDA, Alt.	Sonoma County M & C Assoc. Legislative Committee
Sonoma Disaster Council	Sonoma County Waste Management Agency	Sonoma Clean Power	Sonoma County Health Action & SV Health Roundtable	S. V. Citizens Advisory Commission
Sonoma Housing Corporation	Sonoma Disaster Council, Alternate	S.V. Economic Vitality Partnership, Alt.	Sonoma County M & C Assoc. Legislative Committee, Alt.	S.V. Economic Vitality Partnership
S.V.C. Sanitation District BOD	Sonoma Housing Corporation	S. V. Library Advisory Committee	Sonoma Valley Citizens Advisory Comm. Alt.	S. V. Library Advisory Committee, Alternate
S.V. Fire & Rescue Authority Oversight Committee	S.V.C. Sanitation District BOD, Alt.			
VOM Water District Ad Hoc Committee	S.V. Fire & Rescue Authority Oversight Committee			
Water Advisory Committee	VOM Water District Ad Hoc Committee, Alternate			
	Water Advisory Committee, Alternate			

Recommended Council Action – Receive Reports

Attachments: None