AGENDA
BOARD OF SUPERVISORS
SONOMA COUNTY
575 ADMINISTRATION DRIVE, ROOM 102A
SANTA ROSA, CA 95403

TUESDAY **DECEMBER 11, 2018** **8:30 A.M.**

(The regular afternoon session commences at 1:30 p.m.)

Susan Gorin	First District	Sheryl Bratton	County Administrator
David Rabbitt	Second District	Bruce Goldstein	County Counsel
Shirlee Zane	Third District		
James Gore	Fourth District		
Lynda Hopkins	Fifth District		

This is a simultaneous meeting of the Board of Supervisors of Sonoma County, the Board of Directors of the Sonoma County Water Agency, the Board of Commissioners of the Community Development Commission, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District, the Sonoma County Public Finance Authority, and as the governing board of all special districts having business on the agenda to be heard this date. Each of the foregoing entities is a separate and distinct legal entity.

The Board welcomes you to attend its meetings which are regularly scheduled each Tuesday at 8:30 a.m. Your interest is encouraged and appreciated.

AGENDAS AND MATERIALS: Agendas and most supporting materials are available on the Board's website at http://sonomacounty.ca.gov/Board-of-Supervisors/. Due to legal, copyright, privacy or policy considerations, not all materials are posted online. Materials that are not posted are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 575 Administration Drive, Room 100A, Santa Rosa, CA.

SUPPLEMENTAL MATERIALS: Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the Board of Supervisors office at 575 Administration Drive, Room 100A, Santa Rosa, CA, during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Clerk of the Board at (707) 565-2241 or bos@sonoma-county.org as soon as possible to ensure arrangements for accommodation.

PUBLIC TRANSIT ACCESS TO THE COUNTY ADMINISTRATION CENTER: Sonoma County Transit: Rt. 20, 30, 44, 48, 60, 62; Santa Rosa CityBus: Rt. 14; Golden Gate Transit: Rt. 80. For transit information call (707) 576-RIDE or 1-800-345-RIDE or visit or http://www.sctransit.com/

APPROVAL OF THE CONSENT CALENDAR: The Consent Calendar includes routine financial and administrative actions that are usually approved by a single majority vote. There will be no discussion on these items prior to voting on the motion unless Board Members request specific items be discussed and/or removed from the Consent Calendar. There will an opportunity for the public to comment on the consent calendar prior to it being voted upon.

PUBLIC COMMENT: Any member of the public may address the Board on a matter listed on the agenda. Commenters are requested to fill out a Speaker Card and to come forward to the podium when recognized by the Board Chair. Please state your name and limit your comments to the agenda item under discussion. Available time for comments is determined by the Board Chair based on agenda scheduling demands and total number of speakers.

LANGUAGE INTERPRETERS: Language services are available at all regular and special Board and Committee meetings if made at least 48 hours in advance of the meeting to help ensure availability. For more information or to request services: Contact (707) 565-2241.

AVISO EN ESPAÑOL: Servicios de traduccion están disponibles en todas las reuniones regulares y especiales, de la Mesa de Supervisores, si se solicita por lo menos 48 horas antes de la reunión. Para más información o para solicitar servicios,de traduccion llame al (707) 565-2241.

BOARD CHAMBERS SECURITY SCREENING: Security screening is conducted for all individuals attending Board meetings. Individuals planning to participate in Board meetings are advised to allow extra time to complete the screening process. The full policy can be found at http://sonomacounty.ca.gov/Board-of-Supervisors/

8:30 A.M. CALL TO ORDER
PLEDGE OF ALLEGIANCE

I. APPROVAL OF THE AGENDA

(Items may be added or withdrawn from the agenda consistent with State law)

II. CONSENT CALENDAR

HUMAN RESOURCES
AND
AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT/ SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

AND
COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

1. Amendments to the Salary Resolution 95-0926:
Adopt a Concurrent Resolution amending benefits and compensation provided under Salary Resolution Number 95-0926 for respective employees, increasing medical benefit contributions for active employees and eliminating the Status Quo Preservation Allowance.

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

AND
REGIONAL PARKS

2. Rips Redwoods Offers of Dedication:
   A) Consent, on behalf of the Board of Directors of the Agricultural Preservation and Open Space District, to the recordation of an Irrevocable Offer of Dedication of a conservation easement interest in the remainder of the Rips Redwoods property.
   B) Consent, on behalf of the Board of Supervisors of Sonoma County, to the recordation of an Irrevocable Offer of Dedication of a trail easement interest as to a specified portion of the remainder of Rips Redwoods property. (Fifth District)

AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

3. Weeks Ranch Conservation Easement Acquisitions:
Adopt resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District authorizing the acquisition of two conservation easements at a total cost of $4,200,000 over Weeks Ranch North and Weeks Ranch South, making certain findings, and authorizing and directing the General Manager to take all other actions necessary to establish the conservation easements. (First District)

4. Agreement Amendments and Extensions:
Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute amendments to professional service agreements totaling $262,136 for work stalled or otherwise impacted by the Sonoma Complex Fires 2017 as follows:
   - A) Third Amendment to Agreement with Ag Innovations Network extending the term of the agreement to December 31, 2020;
   - B) Second Amendment to Agreement with Gold Ridge Resource Conservation District extending the term of the agreement to June 30, 2019, adding to the Scope of Work, and adding funds in an amount not-to-exceed $35,478, resulting in a total contract amount of $423,982;
   - C) Fifth Amendment to Agreement with the City of Healdsburg extending the term of the agreement to June 30, 2021;
   - D) Second Amendment to Agreement with LandPaths extending the term of the agreement to June 30, 2019, and adding funds in an amount not-to-exceed $133,191, resulting in a total contract amount of $1,233,704;
   - E) Second Amendment to Agreement with Reza Environmental extending the term of the agreement to December 31, 2020;
   - F) Second Amendment to Agreement with Sonoma Ecology extending the term of the agreement to June 30, 2019, adding to the Scope of Work, and adding funds in an amount not-to-exceed $43,467 resulting in a total contract amount of $260,192;
   - G) Second Amendment to Agreement with Sonoma Ecology Center extending the term of the agreement to December 31, 2020;
   - H) Second Amendment to Agreement with Synectics, LLC extending the term of the agreement to May 31, 2022, adding to the Scope of Work, and adding funds in an amount not-to-exceed $50,000, resulting in a total contract amount of $125,000; and
   - I) Second Amendment to Agreement with Vollmar Consulting extending the term of the agreement to December 31, 2019.

HEALTH SERVICES/HUMAN SERVICES/PROBATION/ CHILD SUPPORT SERVICES/DISTRICT ATTORNEY AND COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

5. ACCESS Sonoma Safety Net Initiative Agreements:
Authorize the Department of Health Services to execute Addendum 2 to the Statement of Work with International Business Machines Corporation for implementation of Phase 3 of the ACCESS Sonoma Data Hub Project, increasing the contract amount by $1,800,000 resulting in a new total not-to-exceed amount of $4,797,000, and any amendments that do not substantially change the scope of work or increase funding.
Authorize the Director of Health Services to execute a grant agreement with The William and Flora Hewlett Foundation to accept $1,000,000 in revenue to support the ACCESS Sonoma Safety Net Initiative for the period November 1, 2018 to November 1, 2019.

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

6. Annual Homeless Count to Measure Progress in Ending Homelessness:
   A) Authorize the Executive Director of the Sonoma County Community Development Commission to execute a professional services agreement with Applied Survey Research to conduct the 2019 Homeless Count, including a repeat study of vulnerable Sonoma County households who are unstably housed without formal leases, from December 1, 2018 through June 30, 2019, for an amount not to exceed $124,420.50.
   B) Authorize the Executive Director of the Sonoma County Community Development Commission to execute substantially similar agreements with Applied Survey Research, at then-current rates for subsequent and automatic annual renewals of this agreement for the following two years, and to execute subsequent amendments to make minor, non-substantive changes.

GENERAL SERVICES
AND
SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

7. Grant of New Access Easement and Summary Vacation of Existing Access Easement for Piner Creek Reservoir A concurrent action to:
   A) Authorize the Chair of the Sonoma County Board of Supervisors and the Chair of the Sonoma County Water Agency to execute an Access Easement and Agreement between the County of Sonoma and the Sonoma County Water Agency, in form approved by County Counsel and substantially in the form of the attached easement deed, and further authorize the General Manager of the Sonoma Water Agency to accept said grant of real property interest by signing a certificate of acceptance.
   B) Adopt a Resolution to authorize the Chair of the Sonoma County Water Agency to summarily vacate an existing access easement (recorded as Document No. 1996-0024795) located on County of Sonoma property located at 3322 Chanate Road, in form approved by County Counsel and in the form of the attached Resolution.
   C) Authorize the General Manager of the Sonoma County Water Agency to file a Notice of Exemption in accordance with the California Environmental Quality Act, substantially in the form of the attached.

   (Third District)

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

8. Grant of Property Rights to Caltrans for Marin-Sonoma Narrows Project:
   Authorize the execution of a Right of Way Contract by the General Manager of the Sonoma County Water Agency with the California Department of Transportation granting Temporary Construction Easements in substantially the form provided to the Board with County Counsel's review and approval as to form. (Second District)

9. Dry Creek Habitat Enhancement Project:
In an ongoing effort to provide habitat enhancement for coho and steelhead while continuing to provide high-quality water supply:
A) Authorize Sonoma County Water Agency's General Manager to execute the fourth amended agreement with Inter-Fluve for engineering and design services for Dry Creek Habitat Enhancement Project, Phase II increasing the amount by $93,603, expanding the scope of work to include additional work required for redesign of project features, changes to the bid documents, additional hydraulic modeling, an additional season of construction support, and one year of additional project management, and also extending the agreement term by one year for a new not-to-exceed agreement total of $1,549,804 and end date of December 31, 2019.
B) Authorize Sonoma County Water Agency's General Manager to execute the fifth amended agreement with Environmental Science Associates for engineering and design services for Dry Creek Habitat Enhancement Project Phase III increasing the amount by $40,000 for potential additional effort related to the JPMB Properties site (formerly Miller) and extending the agreement term by one year for a new not-to-exceed agreement total of $1,965,556 and end date of December 31, 2020.

10. Pacific Gas and Electric Non-Disclosure Agreement:
Authorize the Sonoma County Water Agency (Sonoma Water) General Manager to execute a Non-Disclosure Agreement with Pacific Gas and Electric Company. The Non-Disclosure Agreement would allow Sonoma Water to better coordinate and incorporate locations of power and natural gas infrastructure into the planning and implementation of capital projects and maintenance projects. The Non-Disclosure Agreement would also allow Pacific Gas and Electric Company to protect their information for security reasons and for customer privacy.

SONOMA VALLEY SANITATION DISTRICT

(Directors: Gorin, Gore, Mayor Agrimonti)

11. Environmental Resource Consulting and Engineering Design Services for Sonoma and Kohler Creeks Bank Repair Project:
In an ongoing effort to maintain the sanitary sewer system in Sonoma Valley, avoid unnecessary damage or failures and repair costs, and protect the environment:
Authorize Sonoma County Water Agency's General Manager, acting on behalf of Sonoma Valley County Sanitation District, to execute an agreement with Prunuske Chatham, Inc., for creek bank repair environmental resource consulting and engineering design services through December 31, 2020, in the not-to-exceed amount of $50,000. (First District)

AUDITOR- CONTROLLER-TREASURER-TAX COLLECTOR

12. Authority to Invest and Reinvest Funds:
Approval of the Concurrent Resolution of the Board of Supervisors of the County of Sonoma and all Districts governed ex-officio by the Board of Supervisors renewing authorization for the County Treasurer to assume full responsibility for all transactions and expenditures related to the investment and reinvestment of funds on deposit in the County Treasury.

BOARD OF SUPERVISORS

13. Disbursement of Fiscal Year 2018-2019 First District Community Investment Fund Grant Awards: Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following non-profit entities for advertising and economic development efforts for FY 2018-2019: Sonoma Hometown Band for Sonoma Hometown Band Holiday Concert, $500; California Poets in the Schools for Sonoma Poetry Festival, $250; Mi Futuro DBA Latino Service Providers for Healthcare Career Technical Education Symposium, $250; Luther Burbank Rose Parade and Festival DBA LBR Parade and Festival for the 125th Rose Parade and Festival, $250; Sonoma County Farm Trails, $250. (First District)

14. Disbursement of Fiscal Year 2018-2019 Second District Community Investment Fund Grant Awards:
Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following non-profit entity for advertising and economic development efforts for FY 2018-2019: Los Cien Sonoma County, $1,750. (Second District)

15. Establishment of the Springs Municipal Advisory Council:
Adopt a Resolution to establish the Springs Municipal Advisory Council and its boundary; and approve the Springs Municipal Advisory Council Bylaws. (First District)

16. Establishment of the Geyserville Municipal Advisory Council:
Adopt a Resolution to establish the Geyserville Municipal Advisory Council and its boundary; and approve the Geyserville Municipal Advisory Council Bylaws. (Fourth District)

17. Consideration of Creating a Sonoma County Flag:
Direct Creative Sonoma to bring back for the Board’s consideration a proposed process and budget to design a County Flag.

18. Joint Powers Agreement:
Resolution authorizing Chair to execute Joint Powers Agreement between the County of Sonoma and the City of Sonoma continuing the Sonoma Valley Citizens Advisory Commission. (First District)

CLERK-RECORDER-ASSESSOR

19. Consolidated General Election Official Canvass:
Approve Resolution adopting the Official Canvass of the Vote for the November 6, 2018 Consolidated General Election.

COUNTY ADMINISTRATOR/ PERMIT AND RESOURCE MANAGEMENT/ FIRE AND EMERGENCY SERVICES

20. Relocation of Fire Inspection-Related Activities to Permit Sonoma:
    A) Authorize the relocation of the Fire Prevention and Hazardous Materials Programs and Personnel into Permit Sonoma effective January 1, 2019.
    B) Adopt a Resolution amending the Fiscal Year 2018-19 Budget transferring appropriations related to the Fire Prevention and Hazardous Materials Programs to a newly created Budget Division in Permit Sonoma as detailed in Attachment A, with no net change in total appropriations.
    C) Adopt a Personnel Resolution amending the Department Allocations Lists for the Fire and Emergency Services Department and Permit Sonoma as detailed in Attachment B.
    (4/5th Vote Required)

COUNTY ADMINISTRATOR/FIRE AND EMERGENCY SERVICES

21. Extend Proclamation of Local Emergency Due to Sonoma Complex Fire:
    Adopt a Resolution Extending the Proclamation of Local Emergency Issued on October 9, 2017, for another 30 Days Due to Damage Arising from the Complex Fire. (4/5th Vote Required)

22. Property Tax Exchange Agreement with Geyserville Fire Protection District:
    A) Approve a Property Tax Exchange Agreement (Agreement) with Geyserville Fire Protection District for the annexation of territory from County Service Area #40 into Geyserville Fire Protection District in the event the Local Agency Formation Commission approves such an annexation.
    B) Authorize the County Administrator to make minor administrative changes to the Agreement needed to support the annexation approval process.
    C) Authorize the County Administrator to enter into an agreement regarding the transfer of appropriations limit to the Geyserville Fire Protection District in the event that the annexation is completed. (Fourth District)

COUNTY ADMINISTRATOR

23. AB 1600 Development Fees Annual Reports for FY 2017-2018:
    Adopt a Resolution approving and making findings related to the AB 1600 Development Fees Annual Reports for FY 2017-2018 for the Regional Parks Department and the Department of Transportation and Public Works.

24. Fiscal Year 2018-2019 Tourism Impact Fund Grant Awards:
    A) Approve the allocation of Fiscal Year 2018-2019 Tourism Impact Funds from the Community Investment Fund;
    B) Authorize the County Administrator, or designee, to execute agreements for a total of $281,912 with non-profit grantees to mitigate the impacts of tourism; and
    C) Authorize the County Administrator, or designee, to amend these agreements to lengthen the time schedules and make minor modifications to the allowed uses that do not increase the amount awarded under the agreement.

25. Recovery Update:
Receive an update on the status of recovery operations, planning, seeking of funding opportunities, community engagement and status of recovery framework, following the October 2017 Sonoma Complex Fires.

COUNTY COUNSEL/TRANSPORTATION AND PUBLIC WORKS

26. Approval of Quiet Zone Improvements Maintenance Agreement:
Authorize the Director of Transportation and Public Works to execute an agreement with the Sonoma Marin Area Rail Transit (SMART) District establishing maintenance responsibilities of Sonoma County Quiet Zone safety improvements in the unincorporated area.

DISTRICT ATTORNEY’S OFFICE

27. District Attorney’s Violence Against Women Program:
Adopt a Board Resolution to authorize the Sonoma County District Attorney to sign a contract with the California Governor’s Office of Emergency Services to continue participation in the Violence Against Women Vertical Prosecution program and accept $202,545 in funding for the term ending on June 30, 2019.

GENERAL SERVICES/FIRE AND EMERGENCY SERVICES/COUNTY ADMINISTRATOR

28. Fire Watch Camera Installation - Additional Sites:
A) Authorize County of Sonoma County Administrator to execute an agreement with the University of California San Diego – Scripps (“Scripps”), on behalf of the ALERTWildfire consortium of universities, for donation of three (3) fire watch cameras, reimbursement by Scripps to County for installation of cameras under a three (3) year cooperative agreement, with maintenance to be performed by the Sheriff’s Office Telecommunications Bureau, and with back end operations, software integration, web hosting at ALERTWildfire to be paid by Scripps.
B) Authorize the Department of Emergency Management Director to manage the Fire Watch Camera program including administration, executing and amending agreements between agencies, and other County Departments, as needed for the installation, maintenance and operations of fire cameras, and for the management of public information for the program.
C) Delegate authority to the County General Services Director to execute new and/or amend existing lease and license agreements with owners of communications towers or other structures, for the purpose of installing additional fire watch cameras to expand coverage, for terms of up to 10 years, at a not to exceed annual cost each of $3,180.
D) Adopt a Resolution authorizing $16,584 from General Fund contingencies to provide funds to the General Services Department necessary for new leases and to the Sheriff’s Office for necessary supporting equipment and expenses associated with the addition of the three (3) fire camera’s donated by the University of California San Diego - Scripps.
(4/5th Vote Required)

GENERAL SERVICES/HEALTH SERVICES

29. Lease extensions (2) for office space for Department of Health Services at 16390 Main Street, Guerneville (2nd action);
Consider multiple actions ensuring continued public access to health services in West County:
A) Authorize the General Services Director to execute lease amendments (2) with Kirk Veale d/b/a Veale Investment Properties to:
    i. Extend the term of a lease for 1,918 sq. ft. of office space (Suites B and G) located at 16390 Main Street, Guerneville, through October 31, 2023 and to specify the monthly rent payments;
    ii. Extend the term of a lease for 583 sf. ft. of office space (Suites F, H, I and J) at 16390 Main Street, Guerneville through November 30, 2023, and to specify the monthly rent payments; and
B) Authorize the General Services Director, in consultation with and using forms approved by the County Counsel, to execute future lease amendments, extension options, and associated documents required for County use of the premises under the leases, and which are consistent with the material terms of the leases and which, other than the extension options contained therein, do not extend the term of the leases.

GENERAL SERVICES/SHERIFF'S OFFICE

30. Fish Rock Mendocino Communications Site License Amendment:
A) Authorize the General Services Director to execute an extension (the "Second Amendment") to the existing Revocable License Agreement between County of Mendocino, as licensor, and the County of Sonoma, as licensee, from May 29, 2019 through May 22, 2020, for the continued operation of public safety and emergency communications equipment at the County of Mendocino's Fish Rock communications facility.
B) Make required findings under Government Code Section 25526.6 that the extension is in the public interest and that the interest in land will not substantially conflict or interfere with the use of the property by the County.

GENERAL SERVICES

31. Board of Supervisors/County Administrator's Office Lobby Security Upgrades:
Adopt a Resolution authorizing budgetary transfer of $48,150 in FY 18/19 General Fund Facilities ACO/Shelter fund dollars and $148,862 from General Fund Contingencies to provide funds necessary for the CAO Lobby Security project for a total of $197,012.
(4/5th Vote Required)

32. Preparatory Actions Regarding Disposition of Chanate Campus:
Consider multiple actions regarding existing easements and certain uses on the Chanate Campus:
A) Authorize the Director of General Services to execute a Termination of Easements and Agreement to terminate and release that certain Hospital Utilities Easement recorded as Instrument No. 1996-0023213, on the basis that said easements granted therein are no longer necessary, as the anticipated hospital uses on the affected lands did not come to fruition.
B) Authorize the Director of General Services to take all actions necessary to relocate a portion of an access easement to the existing as-built location on adjacent County owned lands, as well as authority to execute any and all instruments necessary to vacate a portion of the existing access easement, executing a certificate of acceptance with respect to the vacated easement, and deeding the relocated easement, which instruments shall be in a form approved by County Counsel.
C) Authorize the Director of General Services to enter into agreements with Sprint Spectrum L.P., Sutter Medical Center of Santa Rosa, and McMahon/Oliphant Properties and/or their respective successors in interest to effectuate the removal from title any continuing reference to the expired agreements with these entities regarding the Chanate Campus, including executing a certificate of acceptance with respect to any reconveyance to the County related to same.
D) Adopt a Resolution authorizing $15,000 from General Fund contingencies to provide funds necessary for the relocation of an existing easement requiring a legal description and plat.
(4/5th vote required) (Third District)

33. License Amendment for 2300 County Center Drive, Suite A100, Santa Rosa:
A) Authorize the General Services Director to execute a Third Amendment to the License Agreement with U.S. Congressman Mike Thompson 5th Congressional District of California for 1,060 sq. ft. of office space located at 2300 County Center Drive, Suite A100, Santa Rosa to extend the term through January 2, 2021, at no change in rent of $927 per month ($0.87 per sq. ft.), for the proposed 2-year extension.
B) Make findings pursuant to Government Code Section 25526.6 that the subject property located at 2300 County Center Drive, Suite A100, Santa Rosa, is not needed by the County, the Agreement serves a public purpose, and that use by Congressman Mike Thompson will not interfere with the use of the premises by County.

34. Sonoma Raceway Communication Tower and Vault Construction Contract Award:
Authorize the Chair to execute a construction contract with Alta Engineering Group for the construction of the Sonoma Raceway Communications Tower and Vault, in the amount of $882,540 on terms and conditions contained in the approved plans, specifications, and contracting documents, and in form approved by County Counsel.

HEALTH SERVICES

35. Dental Transformation Initiative Agreement Amendments:
Authorize the Director of Health Services to execute amendments to agreements with seven community health centers to support the implementation of standardized caries (cavities) risk assessments and onsite community dental workers, increasing the total amount by $164,082 to reflect enhanced services, resulting in a new not-to-exceed amount of $1,580,974 through December 31, 2020.

36. Safe Drug and Sharps Disposal Update:
   A) Approve Health Services' participation in a mail-back pilot program for the take-back of drugs through a partnership with the California Product Stewardship Council, utilizing Statewide Medicine Disposal Grant funding from the Department of Health Care Services, Substance Use Disorder Compliance Division.
   B) Approve continuation of Department of Health Services staff working with the Safe Medicine Disposal Collaborative Partners to develop a comprehensive safe drug and sharps disposal program in the interim until Senate Bill 212 is fully implemented and the program can be taken over by the manufacturers.

HUMAN RESOURCES

37. Benefits Consulting and Actuarial Services Agreement:
   Authorize the Director of Human Resources to execute an agreement with The Segal Group, Inc. for employee and retiree benefit consulting, actuarial, and brokerage services for a five year term, from January 1, 2019, through December 31, 2023, with a maximum agreement amount not to exceed $ 1,190,000.

HUMAN SERVICES

38. Child Care Planning Council of Sonoma County Membership:
   A) Approve the re-appointment to the Child Care Planning Council of Sonoma County for a two-year term beginning January 1, 2019, ending December 31, 2020 for the following members: Jason Riggs, Terry Ziegler, Missy Danneberg, Kathleen Kelley, Soledad Figueroa, Lisa Grocott, and Debbie Blanton.
   B) Authorize the Director of Human Services to sign the required Certification Statement Regarding Composition of Local Planning Council Membership.
   (Human Services)

PERMIT AND RESOURCE MANAGEMENT/REGIONAL PARKS

39. Cannabis Ordinance Park Setback Interpretation, ORD18-0009:
   Adopt a Resolution Providing an Interpretation that Class I Bikeways are Public Parks as referenced in the Cannabis Land Use Ordinance.

PERMIT AND RESOURCE MANAGEMENT

40. Replacement Non-Prime Land Conservation Act Contract, Justin M. Faggioli, Trust and Sandra D. Donnell, Trust:
   Adopt a Resolution to (a) rescind two existing Non-Prime (Type II) Land Conservation Act contracts on 106.00 acres, and (b) authorize the Chair of the Board of Supervisors to execute a single replacement contract on 106 acres located at 28750 Arnold Drive, Sonoma, CA; PRMD File No. AGP15-0012; APN 068-190-021; Supervisorial District 1. (First District)

41. Lagunitas Brewery Solar Array Protective Easement:
   Authorize the Chair of the Board of Supervisors to accept a protective easement on approximately 13 acres of agricultural land, required as a condition of approval for a .84 megawatt solar array located at 368 Ely Road, Petaluma, APN: 137-011-025. (Second District)

42. Replacement Non-Prime Land Conservation Act Contracts, Nancy D Lily Trust:
Adopt a Resolution to (a) rescind two existing Non-Prime (Type II) Land Conservation Act contracts on 1,336.36 acres, and (b) authorize the Chair of the Board of Supervisors to execute three new replacement non-prime (Type II) contracts on separate legal parcels covering the same land, located at 27255 and 27675 Arnold Drive, Sonoma, CA; PRMD File Nos. AGP15-0009, -0010 and -0011; Supervisorial District 1. (First District)

PROBATION/SHERIFF'S OFFICE

43. Grants from the Justice and Mental Health Collaboration Program and Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness Program:
Accept $750,000 revenue from the Bureau of Justice Assistance's "Justice and Mental Health Collaboration Program" for services through December 31, 2021.
Accept $750,000 revenue from the Bureau of Justice Assistance's "Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness" program for services through December 31, 2021. The two grants will serve similar purposes of helping people with mental health and substance use disorders receive treatment and avoid unnecessary incarceration.

PROBATION

44. Restorative Justice Agreement Amendment:
Authorize the Chief Probation Officer to amend the Professional Services Agreement with Restorative Resources for the provision of restorative justice services to victims of youth offenders for a rate increase effective January 01, 2019 for the contract term through June 30, 2021, with a new maximum amount of $312,500.

TRANSPORTATION AND PUBLIC WORKS

45. Participation in Sonoma County Transit's Fare-Free Program – Unincorporated Area Local Routes 28 and 32:
    A) Provide funding to include unincorporated area local transit routes 28 (Guerneville, Monte Rio and Occidental) and 32 (Sonoma Valley and Sonoma) in Sonoma County Transit's Fare-Free program for the period of January 1, 2019 through June 30, 2020 in the amount of $56,925.
    B) Approve use of Contingency funds in the amount of $16,743 to fund participation from January – June, 2019.

46. Program update on Subsidized Transit Fare Program for Veterans and College Students:
    A) Provide funding to continue the College Student Subsidized Fare program from January 1, 2019 thru June 30, 2022 in the amount of $329,243 (County share) and Authorize the Chair to execute a Memorandum of Understanding with Santa Rosa Junior College and Sonoma State University in the amounts up to $444,455 and $80,765, respectively to support the multi-year program.
    B) Provide funding for the permanent Veterans Subsidized Fare Program from January 1, 2019 thru June 30, 2022 in the amount of $120,430.
    C) Approve the use of Contingency funds in the amount of $43,523 to fund the College Student Subsidized Fare Program and $16,347 to fund the permanent Veterans Subsidized Fare Program from January-June, 2019.

47. Adoption of an Ordinance Revising Speed Limits on Various County Roads:
Adopt an ordinance amending Ordinance 664 to establish revised prima facie vehicular speed limits on various portions of County highways. (Ready for Adoption)

APPOINTMENTS/REAPPOINTMENTS

48. Approve the reappointment of Brian Sobel to serve as a public member-at-large of the Golden Gate Bridge, Highway and Transportation District Board of Directors, serving a two year term beginning on January 2, 2019 and ending on December 31, 2020. (Countywide)

49. Approve the Appointments of five Class A members and their alternates for two year terms and appoint four Class B members and their alternates for initial three year terms to the Lower Russian River Municipal Advisory Council. (Fifth District)

50. Approve the Appointments of Dr. Karen Schneider to the Sonoma County Library Commission as the joint City of Santa Rosa /Sonoma County Board of Supervisors representative for a four year term beginning December 11, 2018 and ending August 1, 2022. (Countywide)

51. Approve the Reappointment of Maria Avina, Karla Fittipaldi, Bonnie Hayne, Kate Luciani, Casey McChesney, Jeff Miller, Leah Murphy, Rachel Napoli, Annie Nicol, and Marta Tilling to the Sonoma County Maternal, Child and Adolescent Health Advisory Board for a new term beginning January 1, 2019 and ending December 31, 2020. (Health Services)

52. Adopt a resolution to reappoint Ron Collier as the Veterans' Remains Officer of Sonoma County for a two year term ending December 31, 2020. (Human Services)

PRESENTATIONS/GOLD RESOLUTIONS

PRESENTATIONS ON A DIFFERENT DATE

53. Adopt a Gold Resolution recognizing and honoring Zanzara Dancer and Seann Zales for serving free, hot meals to the Guerneville and Lower Russian River area for 35 years. (Fifth District)

III. 8:45 A.M. - PUBLIC COMMENT ON MATTERS NOT LISTED ON THE AGENDA BUT WITHIN THE SUBJECT MATTER JURISDICTION OF THE BOARD AND ON BOARD MEMBER REPORTS

(Comments are restricted to matters within the Board's jurisdiction. The Board will hear public comments at this time for up to thirty minutes. Each person is usually granted time to speak at the discretion of the Chair. Any additional public comments will be heard at the conclusion of the meeting. While members of the public are welcome to address the Board, under the Brown Act, Board members may not deliberate or take action on items not on the agenda.)

IV. REGULAR CALENDAR

COUNTY ADMINISTRATOR/HUMAN RESOURCES

54. Department Head Re-appointment/Personal Services Agreements: County Counsel, General Services, and Emergency Management Department Directors:
    A) Adopt a Resolution reappointing Bruce Goldstein as County Counsel for a four year term commencing January 3, 2019 through January 2, 2023; and
    B) Authorize the County Administrator to execute the first amendment to the Personal Services Agreement of the General Services Director with an extended term of February 8, 2019 through February 7, 2022;
    C) Authorize the County Administrator to execute the Personal Services Agreement appointing the County's new Director of Emergency Management at the "I" step of the position's salary range including eligibility for other County benefits in accordance with Salary Resolution 95-0926 as amended, with the term of December 11, 2018 through December 10, 2021; and,
    D) Authorize the County Administrator to execute a Fifth Amendment to the Professional Services Agreement with Jim Colangelo to provide project management, advisory, and administrative services to the Department of Fire and Emergency Services and County Administrator's Office, effective January 1, 2019 through March 31, 2019 for an additional $85,000.

SONOMA COUNTY WATER AGENCY

(Directors: Gorin, Rabbitt, Zane, Gore, Hopkins)

55. Biological Opinion Phase 3 Letter of Credit Second Amendment and Notice of Extension:
    Authorize the Sonoma County Water Agency's General Manager to undertake actions necessary for a Second Amendment and Notice of Extension of a standby Letter of Credit in the amount of $12,765,840 as described in the Memorandum of Agreement with California Department of Fish and Wildlife, including execution of an agreement with U.S. Bank for such a Letter of Credit in substantially the form presented to this Board of Directors, following review and approval by County Counsel as to form.

COUNTY ADMINISTRATOR/ SONOMA COUNTY EMPLOYEES' RETIREMENT ASSOCIATION

56. 2018 State of the Retirement System Report:
    Receive an informational report on the state of the County's pension system that highlights annual costs, unfunded liabilities, results from the 2017 annual actuarial valuation, and anticipated impacts from the upcoming 2018 experience study and valuation.

COUNTY ADMINISTRATOR

57. FY 2019/20 Budget Development:
    A) Receive and accept updated FY 2018/19 – FY 2022/23 Five Year General Fund Fiscal Forecast
    B) Review the FY 2019/20 Budget Framework and provide additional direction
    C) Adopt an immediate Budget Balancing strategy in the form of a hiring freeze on all positions which are not currently under recruitment and have been vacant for longer than nine months as of December 11th, 2018.

COMMUNITY DEVELOPMENT COMMISSION

(Commissioners: Gorin, Rabbitt, Zane, Gore, Hopkins)

58. Affordable Housing Funding Package:
    - A) Board of Commissioners:
        - i. Approve County Fund for Housing (CFH) funding award recommendations
        - ii. Approve Sonoma County Housing Authority recommendations to award Project-Based Vouchers
    - B) Board of Supervisors:
        - i. Adopt Resolution to approve Fiscal Year 2018-19 (FY 18-19) Action Plan Substantial Amendment
        - ii. Approve resolution to join the California Public Finance Agency (CalPFA) Joint Powers Authority (JPA)
        - iii. Adopt a resolution authorizing the Executive Director of the Commission, or her designee, to enter into, execute, and deliver any and all documents required or deemed necessary or appropriate to evidence the loan of No Place Like Home Program (NPLH) funds for one or more projects in Sonoma County.

59. Approval of Developer Selection Recommendation for the property at 2150 West College Avenue, Santa Rosa:
    Authorize the Sonoma County Community Development Commission (Commission) to enter into an Exclusive Right to Negotiate Agreement (ERNA) with USA Properties for development of the 2150 West College (Property). (Fifth District)

GENERAL SERVICES

60. Disposal of the Chanate Campus:
    - A) Adopt a resolution authorizing the issuance of a request for proposals in connection with the possible sale of the Chanate Campus; declaring its intention to consider proposals for the sale of such property and setting a time for a meeting to receive proposals; making certain findings and giving direction to staff.
    - B) Adopt a resolution authorizing $800,354 from deferred maintenance to provide funds necessary for building hardening, fire watch and security costs.

    (4/5th vote required)

COUNTY ADMINISTRATOR

61. Recovery and Resiliency Framework Approval and Recovery Ad Hoc Committee:
    - A) Approve the Recovery and Resiliency Framework
    - B) Create and appoint a Recovery Ad Hoc Committee to provide input on Recovery and Resiliency Framework implementation

BOARD OF SUPERVISORS

62. Fee Waiver:
Approve a Sonoma County Veterans Memorial Buildings fee waiver in the amount of $1,890.00 for the Redwood Empire Food Bank's bi-monthly food distribution program at the Petaluma Veteran's building from December 2018 – June 2019. (Second District)

63. Fee Waiver:
Approve Fee Waiver in the amount of $619.00 for the Russian River Sisters of Perpetual Indulgence to hold the annual free community Christmas dinner at the Guerneville Veteran's Memorial Building on December 25, 2018. (Fifth District)

V. PUBLIC COMMENT ON CLOSED SESSION ITEMS

VI. CLOSED SESSION CALENDAR

64. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – California North Bay Fire Cases, San Francisco Superior Court, JCCP 4955. (Government Code Section 54956.9(d)(1).)

65. The Board of Directors will consider the following in closed session: Conference with Legal Counsel – Existing Litigation – Mark and Rita O'Flynn v. Sonoma County Agricultural Preservation and Open Space District and Russian River Recreation and Park District, Sonoma County Superior Court Case No. SCV-263392 (Government Code Section 54956.9(d)(1).)

66. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel – Anticipated Litigation. Potential initiation of litigation pursuant to Government Code section 54956.9(d)(4). 1 case. Potential participation in proceedings of the California Public Utilities Commission pursuant to Government Code section 54956.9(d)(4).

67. The Board of Supervisors will consider the following in closed session: Conference with Legal Counsel - Anticipated Litigation. Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2). 1 Case.

68. The Board of Supervisors, the Board of Directors of the Water Agency, the Board Commissioners of the Community Development Commission, and the Board of Directors of The Agricultural Preservation and Open Space District will consider the following in closed session: Conference with Labor Negotiators: Christina Cramer/Carol Allen, County of Sonoma, and Rick Bolanos/Heather Coffman, Liebert Cassidy & Whitmore. Employee Organizations: All. Unrepresented employees: All, including retired employees. (Government Code section 54957.6).

VII. REGULAR AFTERNOON CALENDAR

69. **RECONVENE FROM CLOSED SESSION**

70. **REPORT ON CLOSED SESSION**

TRANSPORTATION AND PUBLIC WORKS/ PERMIT AND RESOURCE MANAGEMENT

71. **1:30 P.M. -** Proposed amendment to Conditions of Approval for the Blue Rock Quarry related to expenditure of funds for required traffic improvements. 7888 Highway 116 North, Forestville, Permit Sonoma File: PLP97-0069:
Hold a public hearing and adopt resolution approving amendments to Conditions of Approval of Resolution No. 07-0014 for the Blue Rock Quarry, 7888 Highway 116 North, Forestville, to allow the fair share contributions for traffic improvements required by conditions of approval to be combined to construct any of the traffic improvement projects listed in said conditions and/or to construct bicycle/pedestrian improvements benefitting the downtown Forestville area. Permit Sonoma File: PLP97-0069. (Fifth District)

72. **1:35 P.M. -** Proposed amendment to conditions of approval for the Canyon Rock Quarry related to expenditure of funds for required traffic improvements. 7525 Highway 116 North, Forestville, Permit Sonoma File: PLP97-0046:
Hold a public hearing and adopt a resolution approving amendments to conditions of approval of Resoution No. 08-0089 for the Canyon Rock Quarry, 7525 Highway 116 North, Forestville, to allow certain required fair share contributions for traffic improvements to be combined to construct any of the traffic improvement projects listed in said conditions of approval and/or to construct bicycle/pedestrian improvements benefitting the downtown Forestville area. Permit Sonoma File: PLP97-0046. (Fifth District)

PERMIT AND RESOURCE MANAGEMENT

73. **1:40 P.M. -** Appeal of a Use Permit approval for a new winery, wine cave, tasting rooms, marketing accommodations, and events, and industry wide events (Ramey Winery); located at 7097 Westside Road, Healdsburg. PRMD File No. UPE14-0008:
Conduct a public hearing and at the conclusion of the hearing, adopt a Resolution denying the appeal and upholding the Board of Zoning Adjustment's decision to approve the Use Permit for a 60,000 case winery, a new wine cave, conversion of an existing historic hop kiln building to a public tasting room and conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor, 20 agricultural promotional events per year, and two industry wide event days per year on 75 acres.
Appellants: Warren Watkins representing Healdsburg Citizens for Sustainable Solutions, Maacama Watershed Alliance, Forest Unlimited, Sonoma Coast Rural Preservation, and Todd Everett.
Project Applicants: David and Carla Ramey on behalf of Ramey Vineyards LLC.
(Fourth and Fifth Districts)

74. **2:40 P.M.** - Geologic Hazard Area Requirements for Rebuilds of Homes Destroyed in the 2017 Sonoma Complex Fires:
   A) Adopt the proposed amendment to add policy PS- 1P to the Public Safety Element of General Plan 2020; and
   B) Adopt the proposed ordinance exempting preexisting single family homes destroyed by the 2017 fires from the geologic report and fault setback requirements in the Geologic Hazard Area combining district.

VIII. BOARD MEMBER REPORTS ON ASSIGNED BOARDS, COUNCILS, COMMISSIONS OR OTHER ATTENDED MEETINGS

75. Permit and Resource Management Department: Review and possible action on the following:
Acts and Determinations of Planning Commission/Board of Zoning Adjustments
Acts and Determinations of Project Review and Advisory Committee
Acts and Determinations of Design Review Committee
Acts and Determinations of Landmarks Commission
Administrative Determinations of the Director of Permit and Resource Management
(All materials related to these actions and determinations can be reviewed at:
http://www.sonoma-county.org/prmd/b-c/index.htm)

76. **ADJOURNMENT**

NOTE: The next meeting will be a Special Closed Session held on December 18, 2018, AT 8:30 a.m.
The next Regular meeting will be held on January 8, 2018, at 8:30 a.m.

Upcoming Hearings (All dates are tentative until each agenda is finalized)

January 8, 2019 – PRMD - Farm Stays, Hosted Rentals & Marketing Accommodations

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 1
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of the County of Sonoma, Board of Directors of the Sonoma County Water Agency, Board of Commissioners of the Community Development Commission, and Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Human Resources

Staff Name and Phone Number:
Janie Carduff, (707) 565-3995

Supervisorial District(s):
All

Title: Amendments to the Salary Resolution 95-0926

Recommended Actions:

Adopt a Concurrent Resolution amending benefits and compensation provided under Salary Resolution Number 95-0926 for respective employees, increasing medical benefit contributions for active employees and eliminating the Status Quo Preservation Allowance.

Executive Summary:

This action incorporates changes to compensation and benefits for employees under Salary Resolution 95-0926 (Salary Resolution) which are consistent with compensation and benefit contributions recently negotiated with represented employee groups. The changes include increases in the monthly medical contribution for Administrative Management, Appointed and Elected Department Heads and the Board of Supervisors, and removal of the Status Quo Preservation Allowance previously authorized by your Board in July. Additional changes include an increase in the meeting compensation for members of the Assessment Appeals Board from $125 to $225 per full day meeting and $75 to $125 for half day meetings. Other amendments include clean-up of obsolete language and clarifying language to improve administration of employee and retiree benefits. The estimated net cost impact of the increased medical contribution is anticipated to be offset by the elimination of the Status Quo Preservation Allowance. All changes to the Salary Resolution become effective upon approval of the Board of Supervisors.

Discussion:

The County recently concluded the bargaining process for the extension of existing Memorandum of Understanding agreements with all County bargaining units. Salary Resolution 95-0926 provides the salary and benefits for unrepresented employees which are not collectively bargained and are not represented by a recognized labor organization. Changes included in this Board action are specific to administrative management, appointed department heads and elected officials.

Customarily, the County amends the Salary Resolution to provide to unrepresented employees comparable salaries and benefits which have been negotiated with the County's represented bargaining units. Your Board recently approved amendments to the Salary Resolution in July 2018 which provided an equitable "package" of compensation and benefits being offered to other represented labor groups, with the exception of an increased County contribution to medical benefits.

A summary of the substantive amendments to the Salary Resolution include:

Medical Benefits

Effective the pay period beginning January 15, 2019, for coverage effective February 1, 2019, the County will contribute up to a maximum of the following amounts based on level of coverage for employees enrolled in County offered medical coverage for any eligible full-time regular employee and their dependent(s).

- Employee only: $629 per month
- Employee plus one: $1,257 per month
- Family: $1,779 per month

Language Clean Up - County Contribution Toward Retiree Medical Plans

With recent negotiated changes to the language contained in all Memorandums of Understanding which tied the County's retiree medical contribution to active employees in Administrative Management (BU 50), the proposed language amendments provide for a County contribution of up to $500 per month toward the cost of County offered medical plans for eligible retirees.

Elimination of the Status Quo Preservation Allowance

In July, your Board approved a bi-weekly amount of $342 for all regular full-time employees in Bargaining Units 49, 50, and 52, to provide benefit parity consistent with the labor changes negotiated as part of the one year MOU extensions with the represented bargaining units. With the successful completion of recent negotiations, the Board now has the flexibility to provide increased employer contributions towards medical benefits equal to that received by represented active employees, as outlined above, and will eliminate Status Quo Preservation Allowance with the last payment to be paid on the paydate of January 23, 2019.

Other language amendments include an increase in compensation for members of the Assessment Appeals Board from $125 per full day meeting to $225, and from $75 dollars for a half day meeting to $125. Additional amendments either delete obsolete language or provides language clarification based upon current administrative processes and are not substantial or additional County expense.

Following your Board's actions today, Human Resources will provide information to all impacted employees informing them of the changes, and will provide impacted employees the opportunity to make mid-year medical plan changes upon request. HR Staff has also scheduled informational meetings with the Sonoma County Administrative Management Council (SCAMC).

Government Code Compliance Requirements:

Various provisions of the California Government Code require certain disclosures before the Board can adopt changes in salaries or benefits, with additional disclosure required for changes in pension and other post-employment benefits. Any changes in salaries and benefits must be adopted at a public meeting of the Board (Cal Gov't Code §23026). Notice of the consideration of such increases must be provided prior to the meeting and shall include "an explanation of the financial impact that the proposed benefit change or salary increase will have on the funding status of the county employees' retirement system." (Cal Gov't Code §31515.5). The recommendations before your Board today do not include any changes in the contribution towards post-employment benefits nor any pensionable salary or benefit increases (the increase in medical premiums are non-pensionable); and therefore, there is no negative impact to the funding status of Sonoma County Employee Retirement Association.

Prior Board Actions:

Amendments to Salary Resolution, July 10, 2018, Resolution # 18-0260
Amendments to Salary Resolution, May 22, 2018, Resolution #18-0187
Amendments to Salary Resolution, June 14, 2016, Resolution #16-0234

Strategic Plan Alignment	Goal 3: Invest in the Future

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

The net operational cost impact estimated for FY 2018-19 are within overall budget assumptions for base Salary Resolution salaries and benefits. It is anticipated increases to the County contribution towards medical will be offset by elimination of the Status Quo Preservation Allowance.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Not applicable.

Attachments:

1. Concurrent Resolution
2. Attachment A – Amendments to Salary Resolution

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ______________
Date: December 11, 2018 Resolution Number: ______________

☐ 4/5 Vote Required

Concurrent Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, The Board of Directors of the Sonoma County Water Agency, Sonoma County Agricultural Preservation and Open Space District, The Board of Commissioners of the Sonoma County Community Development Commission, Amending Salary Resolution 95-0926 to change Compensation and Benefits, Increasing Medical Benefit Contributions and Eliminating the Status Quo Preservation Allowance for Unrepresented Administrative Management, Department Heads and Elected Officials.

Whereas, Salary Resolution No. 95-0926 provides compensation, benefits, and terms and conditions of employment for Confidential, Unrepresented, Administrative Management, Department Heads, and Elected Officials of the County of Sonoma and other affiliated public agencies under the direction of the Board of Supervisors/Directors/Commissioners; and

Whereas, the County wants to provide compensation and benefits to employees covered by the provisions of Salary Resolution 95-0926 that achieve parity with salary and benefits that have been negotiated with the County's represented bargaining units; and

Whereas, your Board previously approved Concurrent Resolution No. 18-026, authorizing compensation and benefits changes which at that time, were substantially equivalent in value to salary and benefits being negotiated with the County's represented bargaining units; and

Whereas, the County recently completed labor negotiations of one-year extensions of all Memorandums of Understanding, and now has the ability to provide equivalent compensation and benefits including increases to medical benefits and elimination of the Status Quo Preservation Allowance for Unrepresented Administrative Management, Department Heads and Elected Officials, as provided to the County's represented bargaining Units, and other administrative and clarifying amendments, outlined in Attachment A; and

Whereas, the County has evaluated all legal requirements under Government Code Sections 23026, 31515.5, 7507, and 31516; and

Whereas, the proposed changes to Salary Resolution 95-0926 do not include changes in costs associated with pension or other postemployment benefits, and there are no negative funding impacts to the Sonoma County Employee Retirement Association; and

Whereas, Salary Resolution 95-0926 has no specific term and can be amended at any time.

Now, Therefore, Be It Resolved that various sections of Salary Resolution 95-0926 are approved, as amended, as outlined in Attachment A which is attached and incorporated by reference herein;

Be It Further Resolved that the County Administrator, Director of Human Resources, and Auditor-Controller-Treasurer-Tax Collector have the authority to take any necessary administrative actions to implement the provisions of this resolution, including the authority to execute administrative changes to plan documents and the Salary Resolution as needed and/or make corrections of a non-financial nature.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Attachment A

COUNTY OF SONOMA

SALARY RESOLUTION
No. 95-0926

Prepared by:
Sonoma County Human Resources Department

Revised: ~~July 2018~~ December 2018

Table of Contents

SALARY RESOLUTION
No. 95-0926

SECTION 1 - TITLE

This Resolution Number 95-0926 shall be known as the Salary Resolution of the County of Sonoma. The provisions of this Resolution may be superseded in whole or in part by resolutions adopted by the Board of Supervisors of Sonoma County. Each such resolution shall be effective on the first day of the County pay period next succeeding its adoption unless such resolution provides otherwise. Any provision of Resolution No. 89-1623 superseded by resolution of the Board of Supervisors shall be deemed repealed upon the effective date of the superseding resolution.

SECTION 2 - APPLICABILITY

2.1 Services

The provisions of this Resolution shall apply to both classified and unclassified services of the County of Sonoma.

2.2 Employee Units

Sections 7 through 31 of this Resolution apply only to Unrepresented Administrative Management positions, Department Heads (including elected Department Heads, except where specifically excluded in this document or by law), Unrepresented Confidential positions, and/or positions not represented by any recognized employee organization. "Unrepresented employees" shall mean those employees or positions which are neither Unrepresented Management nor Unrepresented Confidential and which are not represented by a recognized employee organization. When used in Sections 7 through 31 the term "employee" shall mean Unrepresented Administrative Management, Unrepresented Confidential, and Unrepresented employees.

2.3 Special Districts

(Amended 1/11/12)

Whenever an employee changes employment from the County of Sonoma County, the Sonoma County Water Agency, the Northern Sonoma County Air Pollution Control District, the Sonoma County Community Development Commission, or the Sonoma County Agricultural Preservation and Open Space District, to another of those agencies without a break in pay status greater than two (2) working days, service with the first entity shall be deemed to be service with the second entity for purposes of accrual, accumulation and use of: (i) paid vacation, (ii) sick leave, (iii) entitlement to salary step, and (iv) retiree medical benefits. Such employee shall retain the same such benefits to which entitled immediately prior to reassignment. Upon each reassignment, the employee shall be paid for unused overtime credits in the same manner as provided by this Resolution upon separation, and such unused overtime credits shall not be transferred from one entity to another.

2.4 Nepotism

No person shall be employed without written approval of the Director of Human Resources in any position in which the employee will directly or indirectly supervise, or in which the employee will be directly or indirectly supervised by, his or her husband, wife, ~~domestic partner~~registered domestic partner, parent, stepparent, brother, sister, child, stepchild, grandchild, grandparent, mother-in-law, father-in-law, daughter-in-law, son-in-law, or any person with whom the employee has a relationship in loco parentis.

2.5 Catastrophic Leave/Decedent's Benefit

A. Definition

1) Catastrophic Leave is a paid leave of absence due to verifiable, long-term illness or injury such as, but not limited to, cancer and heart attack which clearly disables the individual.

2) A Decedent's Benefit is the accumulation of vacation or compensatory leave hours donated by other County employees to the designated beneficiary or estate of a County employee who dies while an employee of the County.

B. Coverage

All regular employees of the County of Sonoma, the Sonoma County Community Development Commission, the Sonoma County Water Agency, the Sonoma County Agricultural Preservation and Open Space District, and the Northern Sonoma County Air Pollution Control District, who have successfully completed two-thousand eighty (2,080) hours (one year) in paid status shall be eligible for such leave due to their own serious illness or injury, or serious illness or injury to spouse, ~~domestic partner~~registered domestic partner or dependent minor child. The designated beneficiary or estate of an employee who was employed by any of the above-mentioned entities and successfully completed two-thousand eighty (2,080) hours (one year) in paid status and met the criteria set forth at paragraph 2.5(a)(2) shall be eligible to receive any decedent's benefit.

C. Other Leaves

The employee must first exhaust all accrued sick leave, vacation leave and compensatory time before qualifying for catastrophic leave.

D. Catastrophic Leave

Catastrophic leave shall be additional paid leave available from vacation or compensatory leave hours donated by other County employees to a specific, qualified employee.

E. Decedent's Benefit

A Decedent's Benefit shall be the accumulation of vacation or compensatory leave hours (up to a maximum of six-hundred eighty (680) hours) donated by other County employees to the designated beneficiary or estate of a County employee who dies while an employee of the County. The decedent's benefit shall be paid to the designated beneficiary or estate of the County employee in the same manner as payment to the designated beneficiary or estate of the County employee of the decedent's own vacation and compensatory leave hours.

F. Employees donating vacation or compensatory leave must donate in increments of whole hours. The donating employee must have a vacation leave balance of at least forty (40) hours after the donation of vacation time. Employees may donate all of their accrued compensatory time.

G. An employee or a decedent requesting catastrophic leave must receive the recommendation of his/her department head and the approval of the Director of Human Resources. Such leave may initially be approved up to a maximum of three-hundred forty (340) hours donated hours. If the catastrophic illness or injury continues, up to an additional three-hundred forth (340) donated hours may be recommended and approved.

H. Employees donating vacation or compensatory leave to a decedent's benefit must donate their vacation or compensatory leave hours no later than thirty (30) days after the employee's death or within thirty (30) days of the enactment of this revised Decedent's Benefit Policy.

I. The Auditor-Controller-Treasurer-Tax Collector shall account for the donation and disbursement of catastrophic leave hours. At the end of the thirty (30) day period allowed for donations for a Decedent's Benefit, the Auditor-Controller-Treasurer-Tax Collector will process adjustments and then disburse to the designated beneficiary or estate all funds for leave time donated.

J. The decision of the Director of Human Resources to deny the recommended Catastrophic Leave shall be appealable to the Civil Service Commission within ten (10) calendar days of his/her decision. The decision by the Civil Service Commission shall be final.

2.6 Short-Term Disability - Payroll Deductions

The County agrees that permanent Confidential employees may purchase Short-Term Disability Insurance coverage as may be offered by the SEIU Union Insurance Services, at their own expense, through bi-weekly payroll deductions. Each employee is responsible for submitting to SEIU Union Insurance Services his/her own application for Short-Term Disability Insurance and any subsequent material required by the insurance provider. The County is not responsible for deductions not taken or premiums unpaid while an employee is in an unpaid status.

SECTION 3 - PAY PERIODS

3.1 Each pay period shall cover fourteen (14) consecutive calendar days and shall start on a Tuesday and end with the second Monday thereafter. Employees and officers shall be paid for each hour of paid status and other compensation nine (9) calendar days following the last day of the pay period. If a holiday falls on said day, payment shall be made on the preceding working day.

3.2 Each payroll shall be approved by the County Auditor-Controller-Treasurer-Tax Collector before any salaries or wages provided for herein are paid.

SECTION 4 - SALARY SCHEDULE

Each salary scale shall consist of nine (9) salary steps, which shall be known as Steps A, B, C, D, E, F, G, H, and I. Each step shall be expressed in cents per hour. The salary scale for each class which is allocated to a salary scale is listed in Appendix A for Unrepresented Administrative Management, Unrepresented Confidential and other Unrepresented classes in terms of cents per hour at Step A. The salary scale for classifications represented by recognized employee organizations is listed in the appropriate Memorandum of Understanding. Unrepresented extra-help employees in classifications which are represented shall be paid on the same salary scale as listed for the represented employee in the same class. A table shall be published setting forth the value of each step of each salary scale.

4.1 Salary Scales

Salary Scales are shown in Table I.

4.2 Flat Rates

The salary for each class, which is to be paid at a flat rate, is listed in Appendix A in terms of cents per hour of the flat rate or at the annual salary for the class.

4.3 Base Hourly Rate

The base hourly rate for each employee whose class is allocated to a salary scale shall be the hourly rate for the step of the salary scale at which he or she is paid.

4.4 Paid Status

Each employee shall be considered to have paid status whenever the employee is at work, absent on a paid holiday, or absent on leave with pay, or absent on authorized compensatory time off.

SECTION 5 - ALLOCATION OF POSITIONS

5.1 Number of Positions

The number of allocated full-time or part-time positions in each County department or budgetary division shall be determined by the Board of Supervisors as a part of its adoption of the County Budget or of amendments thereto.

5.2 Allocation List

The Director of Human Resources shall provide for maintenance of a Departmental Allocation List which shall contain the number of permanent positions which have been or may hereafter be allocated to each County department or budgetary division in accordance with this Section, and which shall state the classification of each such position. The County Administrator is hereby authorized to approve amendments to the Departmental Allocation List in accordance with Board Ordinance No. 70506, October 20, 1981.

5.3 Substitute Position

Each position, which is contained on said Departmental Allocation List, may be filled by the employment of a qualified person in the class in which the position is authorized. With approval of the Director of Human Resources, it may be filled on a substitute basis by the employment of a qualified person in a closely related class which is allocated to the same or a lower salary or salary range.

5.4 Dual Position

With the approval of the County Administrator and the Director of Human Resources, a position vacated, or to be vacated, through retirement or other separation of an employee, or which is occupied by an employee who is receiving compensation pursuant to Section 4850 of the California Labor Code, or which is occupied by a person on an extended leave of absence, may be filled as a dual position prior to the date of separation, and thereafter for the duration of the unused leave or overtime which is paid to the employee upon separation or of the leave of absence of the employee.

5.5 Extra-Help

Department Heads may employ extra-help employees in accordance with established employment procedures and the Rules of the Civil Service Commission and within authorized budgetary appropriations for such employment.

SECTION 6 - BOARDS and COMMISSIONS

6.1 NSCAPC Board

Each member or alternate member of the Northern Sonoma County Air Pollution Control (NSCAPC) Board shall receive seventy-five dollars ($75) for each meeting and/or session thereof of such board or commission attended as such member or alternate provided, however, the maximum compensation which any member of said commission or board may receive for attendance at meetings on one calendar day shall be seventy-five dollars ($75).

6.2 Board of Building Appeals

Each member of the Board of Building Appeals shall receive twenty-five dollars ($25) for each meeting attended by such member, but not for more than one meeting in any one calendar month.

6.3 Retirement Board

Each member of the Retirement Board shall receive one hundred dollars ($100) for each meeting attended by each member, provided that employees and Elected Officials of the County of Sonoma shall not receive such compensation, and that the maximum compensation which any member of the Retirement Board shall receive in one month shall not exceed five hundred dollars ($500) per Government Code Section 31521.

6.4 BZA, LAFCO, Planning Commission, and Civil Service Commission

Each member of the Civil Service Commission, the Board of Zoning Adjustment (BZA), the Planning Commission, and the Local Agency Formation Commission (LAFCO) shall receive seventy-five dollars ($75) for each half day and one hundred twenty-five dollars ($125) for each full day per diem for each meeting day of such board or commission attended by such member. A member of the Board of Supervisors of the County of Sonoma who serves as a member or alternate member of the Local Agency Formation Commission shall not receive such compensation.

6.5 Assessment Appeals Board

Each member of the Assessment Appeals Board and Assessment Hearing Officer shall receive two hundred and twenty five dollars ($225) ~~one hundred twenty-five dollars ($125)~~ for each full day meeting of said board attended by the member. Half-day meetings shall be compensated at the rate of one hundred and twenty five dollars ($125) ~~seventy-five dollars ($75~~), and shall be scheduled only to conduct deliberations on appeals under submission, to conclude hearings which could not be completed within one calendar day, or in the event there are too few appeals scheduled to fill a regular calendar day.

6.6 Other Boards and Commissions

Other Boards and Commissions shall be compensated as provided by resolution of the Board of Supervisors.

6.7 Mileage and Expenses - Boards

In addition to the amounts provided above, as reimbursement for use of any motor vehicle not owned by the County, each member of the enumerated boards and commissions in this Section 6 shall receive the sum per mile which is allowed by this Resolution to officers, deputies and employees of the County for each mile actually and necessarily traveled in performance of official duties, and such additional reimbursement for actual expenses as shall be provided by resolution of the Board of Supervisors.

6.8 Recruitment and Retention Bonus

With the recommendation of the Director of Human Resources and the County Administrator, the Board of Supervisor's may designate by resolution a recruiting and retention bonus for difficult to recruit and retain classifications when there is a tight labor market for the class, more than one vacancy exists, and/or previous recruitments have been unsuccessful.

6.9 Candidate Travel Reimbursement

A. With the recommendation of the Director of Human Resources and the appointing authority, the County Administrator may authorize the Auditor to reimburse certain travel expenses for finalist candidates for selection interviews. The reimbursement may cover airfare, automobile mileage or rental fee up to the value of the equivalent airfare, and hotel costs, up to a maximum of $1,000. The travel must be of more than 200 miles from Santa Rosa and have the pre-approval of the County Administrator's Office to qualify for this reimbursement.

B. Candidates for department head recruitments and select senior management recruitments, as determined by the County Administrator, will be reimbursed for airfare, automobile mileage or rental fee up to the value of the equivalent airfare, and hotel costs at the oral interview stage and at subsequent final selection interviews with the appointing authority. The reimbursement will be based on the lowest cost airfare available and the County will select the hotel with reasonable rates. The reimbursement for these individuals will be based on the actual allowable costs incurred.

6.10 Keeper

Keepers will be paid in accordance with the statutory provisions of Government Code Section 26726.

SECTION 7 - ADMINISTRATION OF SALARY SCHEDULE

7.1 Salaries

Effective with the pay period that begins March 1, 2016, the County shall increase by three percent (3.0%) the A Step of each scale in the Salary Table specified in Appendix A.

Effective with the pay period following March 1, 2017, the County shall increase by three percent (3.0%) the A Step of each scale in the Salary Table specified in Appendix A.

7.1.1 Living Wage Minimum Wage Scale{XE "Living Wage Minimum Wage Scale " }

Effective March 29, 2016 all Unrepresented Confidential and Unrepresented employees will have a base hourly rate no less than $15.00 per hour.

To implement this provision, employees who have a base hourly rate less than $15.00 per hour shall be moved to the salary step in the salary scale most equivalent to but not less than $15.00 per hour.

This provision is applicable to both current employees and future hires.

Section 7.1.1 does not apply to intern job classifications.

7.2 Salary Upon Employment

A. Except as otherwise provided herein, appointment to any position in any class shall be made at the minimum rate, and advancement to rates greater than the minimum rate shall be within the limits of the salary scale for the class.

B. In exceptional cases after reasonable effort has been made to obtain employees for a particular class at the minimum rate, employment of individuals who possess special qualifications higher than the minimum qualifications prescribed for the particular class may be authorized at a higher rate than the minimum upon recommendation of the appointing authority with the approval of the County Administrator. The appointing authority may authorize an advanced step salary placement through Step E. County Administrator approval continues to be required for advance step placements for Steps F through I.

7.3 Salary – Consideration Upon Reappointment or Return

A full-time or part-time employee who resigns in good standing and is reappointed on a full-time, part-time, or extra-help basis in the same or closely related class in the same or in a lower salary scale within five (5) years of resignation, shall not be paid less than two (2) steps below the step paid at the time of resignation. Approval of the County Administrator is only required if the person is rehired at a step which exceeds the step paid at the time of resignation. The appointing authority may authorize an advanced step placement through Step E. County Administrator approval continues to be required for advance step placements Steps F through I.

7.4 Salary - Extra-Help to Extra-Help or Permanent Appointments

A. An extra-help employee who is appointed to an allocated part-time or full-time position in any class and without a break in service, shall be paid at a step in the appropriate salary scale which is nearest in the amount to that of the step received while employed in the extra-help position. Employment at a higher salary step not to exceed the maximum of the scale may be authorized upon recommendation of the appointing authority and approval by the County Administrator. The appointing authority may authorize an advanced step placement through Step E. County

Administrator approval continues to be required for advanced step placements for Steps F through I.

B. An extra-help employee who is appointed to another extra-help job without a break in service shall receive the salary rate step in the new scale which is closest to but not exceeding the rate paid in the former range. This provision does not apply to extra-help employment in more than one extra-help position.

C. When an extra-help employee returns within one (1) year from the date of termination to the same position, which the employee previously occupied or to a similar position paid on the same salary scale, the employee shall receive the same step of the scale as the employee received upon separation. Such employee shall be considered for merit increase when the employee's total hours in pay status before and after separation and restoration equal the number of hours required for a merit increase.

7.5 Salary Upon Restoration

Any full-time or part-time employee displaced, laid off, or voluntarily demoted in lieu of layoff, and reappointed within two (2) years in the same class from which separated, or in a closely related class in the same salary scale, or in a lower salary scale than the class from which separated, shall be paid at the same step in the salary scale as the employee was paid at the time of displacement, layoff or voluntary demotion, or the step of the scale which is closest to but not exceeding the rate the employee is currently being paid as a County employee, whichever is greater. Such employee shall be considered for merit increase when the employee's total hours in paid status before and after separation and restoration equal the number of hours required for merit increase.

7.6 Salary Upon Promotion

(Amended 6/14/16)

A. Except as otherwise provided herein, any full-time or part-time employee who is promoted to a position of a class allocated to a higher salary scale than the class from which the employee was promoted shall receive the salary step rate of the appropriate scale which would constitute an increase of salary most closely equivalent to but not less than five percent (5%) of the employee's step rate before promotion, but not less than the minimum salary scale for the new class nor greater than the maximum salary scale of the new class.

B. An employee who receives a promotion from any classification not in Administrative Management Unit 50 to a classification in Administrative Management Unit 50 allocated to a higher salary scale than the classification from which the employee was promoted shall receive the salary step of the appropriate scale that would constitute an increase of salary most closely equivalent to but not less than ten (10) percent of the employee’s salary step before promotion but not less than the minimum salary step of the new class or greater than the maximum salary step of the new class.

C. If a promotion occurs on the same day a merit increase is due and approved, the merit increase shall be computed first and subsequently the increase due to promotion.

D. An employee who is promoted shall be considered for a merit increase when the employee's total hours in pay status, exclusive of overtime subsequent to promotion, equals one thousand forty hours (1,040). The effective date of the merit increase shall be in accordance with Section 7.21 (Merit Increase – Effective Date).

7.7 Salary – Upon Promotion - Advanced Salary Step

Upon promotion of a full-time or part-time employee to a new class, the appointing authority may recommend to the County Administrator that the person being promoted receive a rate of pay that is higher than that to which the employee is entitled but in no way exceeds the top of the scale. The appointing authority may authorize an advanced salary step placement through Step E. County Administrator approval continues to be required for advance step placements for Steps F through I.

7.8 Salary - Upon Demotion During Probation (Failed Probation)

A full-time or part-time employee who, during the employee's probationary period, is demoted to a class which the employee formerly occupied in good standing during the same period of continuous employment in paid or unpaid status, shall have the employee's salary reduced to the salary the employee would have received if the employee had remained in the lower class. The employee's eligibility for merit advancement shall be determined as if the employee had remained in the lower class throughout the employee's period of service in the higher class.

7.9 Salary- Upon Involuntary Demotion

A full-time or part-time employee, to whom the circumstances described in Section 7.8 above do not apply, who is demoted involuntarily to a position of a class which is allocated to a lower salary scale than the class from which the employee is demoted, shall have the employee's salary reduced to the salary in the scale for the new class next lower than, but not more than five percent (5%) lower than the salary received before demotion, except that such employee will not be paid more than the maximum of the scale of the class to which the employee is demoted. The employee's eligibility for merit advancement shall not change as a result of demotion.

7.10 Salary - Upon Voluntary Demotion

A full-time or part-time employee, to whom the circumstances described in Section 7.8 above do not apply, who is demoted voluntarily or who displaces as a result of layoff to a position in a class which is allocated to a lower salary scale than the class from which the employee is demoted, shall receive the highest salary step in the scale for the new class which does not exceed the salary received before demotion, but not exceeding the maximum of the salary for the new class. The employee's eligibility for merit advancement shall not change as a result of demotion.

7.11 Salary- Upon Reappointment from Voluntary Demotion

Any full-time or part-time employee who is demoted voluntarily and who is reappointed on a full-time or part-time basis in the same class within two (2) years shall be reappointed at either the same step the employee received at the time of demotion or the salary step nearest the amount of the employee's present salary step, whichever is greater.

7.12 Temporary Assignment to a Higher Class

(Amended 3/19/13)

An employee assigned by the appointing authority to perform the majority of duties of a limited term project position, with the approval of the County Administrator and the Director of Human Resources, or to a higher classification to fill a vacancy caused by resignation, termination, promotion, or an extended leave of absence, must complete the required personnel forms and must meet the minimum qualifications of the higher classification or position. Such employee shall be paid according to the salary of the scale for the new class which would constitute an increase in salary at the step most closely equivalent to five percent (5%) greater than the employee's salary before promotion, but not less than the minimum salary of the new class, or not greater than the maximum salary of the new class or a salary rate assigned to the limited term project position. The employee shall receive this salary as long as the employee continues to serve in such assignment and shall be entitled to receive any authorized increases for the higher class as described in section 7.13 (Temporary Promotion - Merit Increase Eligibility) below.

7.13 Temporary Promotion - Merit Increase Eligibility

(Amended 3/19/13)

Temporary assignments shall be administered in the following manner:

A. If an employee assigned to a higher class has not yet reached the "I" step in the lower class, in-service hours while temporarily assigned to a higher class shall count as time served in the lower class for purposes of merit increase(s). If employee reaches the "I" step of the lower class while temporarily assigned, all subsequent in-service hours worked while assigned to the higher class will begin counting toward a merit increase in the higher class.

B. If an employee is at the "I" step of the lower class when assigned to the higher class, in-service hours while temporarily assigned to a higher class shall count as time served in the higher class for purposes of merit increase(s) beginning with the first hour assigned in the higher class.

C. An employee who is subsequently reassigned by the appointing authority within 12 months of the ending date of the most recent temporary assignment shall be considered for a merit increase in the higher class when the employee's total cumulative hours in the higher class are in accordance with Subsection 7.19 –Merit Advancement. However, if the employee received credit toward a merit increase in the lower class for hours worked in a temporary assignment as provided in Subsection 7.13 (a), such hours shall not also count toward a merit increase in the higher class.

7.14 Salary - Upon Transfer

(Amended 11/2/10)

A full-time or part-time employee who transfers from one allocated position to another allocated position in the same job class shall be placed at the same salary step that the employee was receiving prior to the transfer. A full-time or part-time employee who transfers form one allocated position in a job class to another allocated position in a closely related job class as defined in the Civil Service Rules for which s/he possesses the minimum qualifications shall be paid in the new scale nearest in amount to what the employee received prior to transfer.

7.15 Salary - Upon Reallocation of Class

An employee in a position of a class which, is reallocated from one salary scale to another, shall continue to receive the same salary step.

7.16 Salary- Upon Reclassification of Position - Same Salary Scale

Whenever a position is reclassified to a class, which is allocated to the same salary scale, the incumbent shall retain the same salary received prior to the reclassification if the incumbent is appointed to fill the position in accordance with the Civil Service Rules.

7.17 Salary - Upon Reclassification of Position - Higher Salary Scale

Except as otherwise provided herein, whenever a position is reclassified to a class which is allocated to a higher salary scale, the salary of the incumbent shall be provided by this Section upon promotion if the incumbent is appointed to fill the position in accordance with the Civil Service Rules.

7.18 Salary - Upon Reclassification of Position - Lower Salary Scale

Whenever a position is reclassified to a class, which is allocated to a lower salary scale, the salary of the incumbent shall be provided by this Section upon voluntary demotion if the incumbent is appointed to fill the position in accordance with the Civil Service Rules. Whenever the effect of a reclassification is to reduce the salary of an incumbent, the Board of Supervisors may, upon recommendation by the Director of Human Resources, direct that the incumbent shall continue to receive the previously authorized salary until termination of employment in the position, or until a percentage increase in pay may be authorized, whichever occurs first. Appropriate records shall show an incumbent as being paid at a special fixed rate (Y-Rate) of the salary scale for the employee's class.

7.19 Merit Advancement

(Amended 3/19/13)

A. Merit Advancement Within Salary Scales: Merit increases within a scale shall not be automatic. They shall be based upon merit and shall be made only upon written approval by the employee's appointing authority. Merit increases shall be made within the appropriate salary scale for the class by computing the new salary step rate which is most closely equivalent to two and a half (2 ½), five (5), seven and a half (7 ½), or ten (10) percent higher than the previous base hourly salary subject to the criteria below in 7(b). The usual merit increase for Satisfactory or Exceeds Standards, as documented by a written performance evaluation, shall be five (5) percent. The department head has the option of giving no increase or a two and a half (2 ½) percent increase for less than overall satisfactory performance.

To request a flexible merit increase (any other than five percent (5%), or to award a merit in advance of eligible date), the appointing authority must complete the Flexible Merit Increase form and attach the employee's performance evaluation then forward to the County Administrator for approval. This Section shall not be grievable or appealable under any County resolution, ordinance, policy or practice. An employee whose merit increase is denied by the appointing authority may, upon request, meet and discuss with the appointing authority the reasons for the denial. The decision of the appointing authority shall be final.

B. Merit - Special Advancement: Either (1) or (2) can be chosen, but may not be combined. Increase cannot exceed ten percent (10%) in the previous twelve (12) months.

1. Upon recommendation of the appointing authority and approval by the County Administrator, an employee may be given a five percent (5%) merit step advancement before regularly scheduled as provided in section 7.20. Such special salary advancement shall be documented by an overall Outstanding rating with no areas of improvement needed in the written performance evaluation. Only one such special increase can be given in a twelve (12) month period or in the first twelve (12) months following appointment to the position.
2. An employee may be advanced in the salary scale based on merit at seven and one half percent (7 ½%) or ten percent (10%) increase, documented by an overall Outstanding rating in the written performance evaluation with no areas rated Improvement Needed. A seven-and-one-half percent (7 ½%) or ten percent (10%) increase must have the recommendation of the appointing authority and approval by the County Administrator.

7.20 Merit Increase – Total Hours Required

Each employee shall be considered for an initial merit increase when the employee's total hours in pay status exclusive of overtime within the current class equals one thousand forty (1,040) hours. Each such employee shall be considered for subsequent merit increases when the employee's total hours in pay status exclusive of overtime, at each step to which advanced, equals two thousand and eighty (2,080) hours. Notwithstanding the above, employees in the classification of Student Intern, Law Clerk or Senior Law Clerk may be considered for a merit increase following the completion of each school semester of internship experience with the approval of the Director of Human Resources. This Section shall not be grievable or appealable under any County resolution, ordinance, policy or practice. An employee whose merit increase is denied by the appointing authority may, upon request, meet and discuss with the appointing authority the reasons for the denial. The decision of the appointing authority shall be final.

7.21 Merit Increase - Effective Date

The effective date of the merit increase shall be the start of the work day during which the employee becomes eligible for the merit increase. (Amended 12/15/09)

7.22 Salary for Extra-Help Employment on Three Step Scale

Notwithstanding other provisions of this Resolution, each person employed as an Unrepresented extra-help employee in a position wherein the salary scale is established pursuant to a negotiated Memorandum of Understanding between the County and Operating Engineers, Local 39 shall be paid within a three step system, the steps being E, G, and I of the respective salary scale listed in the current Memorandum of Understanding. Appointment to any Unrepresented position shall be made at the minimum rate, i.e., Step E.

7.23 Salary Reduction In Pay Upon Discipline

For a full-time or part-time Confidential or Other Unrepresented employee who has his/her pay reduced in accordance with Civil Service Rule 10.4, the reduction in pay shall apply to regular hours worked, including hours treated as hours worked, currently paid administrative leave, jury duty, military leave and compassionate leave. The rate reduction excludes premiums, overtime, vacation and compensatory time accruals and usage, and vacation, sick and compensatory time pay off. Pursuant to Civil Service Rule 10.4, a reduction in pay shall not exceed five (5) percent of the employee's salary step prior to the reduction and shall not exceed one thousand forty (1,040) hours in duration. Section 7.23 does not apply to Administrative Management employees.

SECTION 8 - PREMIUM PAY

8.1 Premium - P.O.S.T.

Each Unrepresented employee in the class of Deputy Sheriff II, Sheriff's Sergeant, District Attorney Investigator I, District Attorney Investigator II, Senior District Attorney Investigator, Welfare Fraud Investigator I, Welfare Fraud Investigator II, Public Defender Investigator I, and Public Defender Investigator II who have been awarded a valid certificate issued by the California Commission on Peace Officers' Standards and Training (POST), shall be eligible for POST premium compensation at the same rate of pay as described in the Memorandum of Understanding representing permanent employees in the same classification.

Each Sheriff who has been awarded an advanced certificate issued by the California Commission on Peace Officer's Standards and Training (POST) shall be eligible for POST premium compensation upon presentation of said certificate to the County. Each eligible Sheriff who has been awarded a valid advanced certificate shall receive three percent (3%) of base hourly rate thereafter, added to the employee's base hourly rate for all compensation purposes.

The payments set forth in this Section (8.1) shall become effective at the beginning of the first full pay period following the date of eligibility or application for the specified POST premium, whichever date is later.

8.2 Premium - Shift Differential

Employees designated as Unrepresented Confidential or Unrepresented shall be entitled to receive shift differential if the employee is assigned to work, and actually works an evening or night work shift.

A. Shift differential shall be paid only for hours worked on the defined shift. An employee whose shift starts 7 a.m. or later and ends by 7 p.m. shall not be eligible for shift pay.

B. An employee must actually work more than fifty percent (50%) of his or her shift hours between 2 p.m. and 10 p.m. to receive the evening shift differential premium specified in this Subsection (8.2(c)). An employee must actually work more than fifty percent (50%) of his or her shift hours between 10 p.m. and 8 a.m. to receive the night shift premium specified in subsection 8.2(d).

C. Evening Shift Premium: An additional five percent (5%) above the employee's base hourly rate for each hour actually worked on an evening shift.

D. Night Shift Premium: An additional ten percent (10%) above the employee's base hourly rate for each hour actually worked on a night shift.

E. Employees in job classes represented by other bargaining units entitled to receive shift premium pay shall be paid as described in the Memorandum of Understanding representing permanent employees in the same classification.

8.3 Premium Pay - Confidential Employees

Employees designated as Unrepresented Confidential employees shall be entitled to receive a premium pay of ninety cents ($.90) per hour.

8.4 Premium Pay - Nurse Practitioner/Physician Assistant

(Amended 3/19/13)

Each Unrepresented employee in the classification of Public Health Nurse I or Public Health Nurse II who meets the minimum qualification for employment as a Nurse Practitioner/Physician Assistant, and who is assigned to perform the duties normally ascribed to the classification of Nurse Practitioner/Physician Assistant, shall be paid at the salary step of the scale for such higher classification which corresponds to the salary step of the employee's salary scale for each hour assigned and actually worked at said classification. An entry will be made in the employee's personnel file to document the employee's service as a Nurse Practitioner/Physician Assistant.

8.5 Bilingual Pay

(Amended 3/19/13, 6/14/16)

When a Department Head designates an Unrepresented Administrative Management position or Unrepresented Confidential position or an Unrepresented position which requires bilingual skills on the average of at least ten percent (10%) of the employee's work time, such an employee in the designated position shall first demonstrate a language proficiency of job-related terminology acceptable to the Department Head and the Director of Human Resources. Thereafter, the employee shall be entitled to the payment of one dollar ($1.15) per hour of bilingual pay differential for every hour the person actually worked. Employees in job classes represented by other bargaining units entitled to receive bilingual pay shall be paid as described in the Memorandum of Understanding representing permanent employees in the same classification.

8.6 Bilingual Pay - Termination of

(Amended 3/19/13)

When a department head determines that a designated bilingual employee is no longer utilizing his/her bilingual skills at least ten percent (10%) of the employee's time for three consecutive pay periods, the County may remove the employee from the list of designated bilingual employees and the employee will no longer be entitled to receive Bilingual Pay, unless re-designated by the department head at a later date.

8.7 Bilingual Pay - Daily Assignment

When (a) a Department Head has designated an Unrepresented/Confidential position which requires bilingual skills on the average of at least ten percent (10%) of the employee’s work time, and (b) an employee has been assigned on an on-going basis to carry out such assignment, and (c) the employee so assigned becomes absent by virtue of temporary leave such as sick leave, vacation, or compensatory time off, then the Department Head may assign an employee to carry out the required bilingual duties of the assigned position on a daily basis. This back-up person, having first demonstrated a proficiency of job-related terminology acceptable to the Department Head and the

Director of Human Resources, shall be entitled to the bilingual premium specified in Section 8.5 per hour for all hours actually worked in a daily assignment.

8.8 Extra-Help Employees

Each Unrepresented extra-help employee in the class of Occupational Therapist I, Occupational Therapist II, Physical Therapist I and Physical Therapist II shall be paid a premium of ten percent (10%) above the employee's base hourly rate.

8.9 Premium Pay for Detention & PES/CSU Facilities

(Amended 10/21/14)

8.9.1 Detention Facility

An Unrepresented extra-help employee in a classification represented by Engineers and Scientists of California (ESC) who is assigned to work in a detention facility shall receive the premium pay specified in the ESC current contract above the employee's base hourly rate for all hours worked in the detention facility. Only those detention facilities listed in the ESC contract under Section 13.7 (Premium Pay for Detention Facilities) are eligible for this premium.

8.9.2 PES/CSU

Effective 10/14/14, an Unrepresented Extra-Help employee in a classification represented by Engineers and Scientist of California (ESC) who is assigned to work in the Psychiatric Emergency Services/Crisis Stabilization Unit (PES/CSU) shall receive the premium pay specified in the ESC current contract above the employee’s base hourly rate for all hours worked in the PES/CSU facility.

8.10 Patient Care Manager/Family Nurse Practitioner Certified

When required by a position, as determined by the appointing authority, an employee in the class of Patient Care Manager who is certified as a Family Nurse Practitioner (FNP) shall be paid as a Patient Care Manager/FNP, as specified in Appendix A.

8.11 Facilities Assignment Premium Pay

When an Office Support Supervisor Confidential or a Senior Office Support Supervisor Confidential in the Human Services Department is assigned by the Department Head or designee to building/facility maintenance tasks such as liaison with landlords, security firms, management of building equipment, pool cars or other related tasks and these tasks require twenty-five percent (25%) or more of his/her time, he/she will receive a premium pay five percent (5%) above the employee’s base hourly rate for all hours assigned and actually worked.

SECTION 9 - STAND-BY

9.1 Stand-By Defined

Stand-by duty requires that an employee be designated by the County, be ready to respond as soon as possible, be reachable by telephone or pager, be able to report to work in a reasonable amount of time, and refrain from activities which might impair their ability to perform assigned duties.

9.2 Stand-By Compensation

(Amended 3/19/13)

When the County assigns an Unrepresented Confidential or Unrepresented employee to standby duty, the County shall compensate the employee at the rate of $4.75 per hour for all standby compensation. If and when the County calls and employee back to work, the employee shall be paid call-back pay described in Section 9.3 and shall not receive standby until the employee returns to standby status. The County shall not pay an employee for both call back and standby pay for the same hours worked.

Notwithstanding other provisions of this Resolution, each person employed as an Unrepresented extra-help employee in a position wherein the salary scale is established pursuant to a negotiated Memorandum of Understanding between the County and other unions shall be paid at the same rate of pay as other employees in the bargaining unit for each hour assigned to stand-by with a minimum eight (8) hour stand-by assignment. No stand-by shall be considered as time worked. In no case shall an employee continue to receive stand-by pay once called back to work.

9.3 Call-Back

(Amended 3/19/13)

Unrepresented Confidential employees and Unrepresented employees who are called back to work after having completed the normal shift and after having left the work site, shall be entitled to receive a minimum of two (2) hours or for each hour actually worked, whichever is greater, at the rate of one and one-half (1 ½) times the employee’s base hourly rate of pay. Time worked, for which to employee is entitled to call-back compensation, shall include reasonable travel time to and from the employee’s residence via the shortest commonly traveled route. No employee shall continue to receive standby pay once called back to work or while receiving call back pay for hours worked, or while guaranteed minimum is paid. For purposes of computing overtime, only time actually worked and travel time shall be considered. The County shall not pay an employee for call-back pay, standby pay, and phone work pay during the same period of time. Notwithstanding other provisions of this Resolution, each person employed as an Unrepresented extra-help employee in a position wherein the salary scale is established pursuant to a negotiated Memorandum of Understanding between the County and other unions shall be paid at the same rate and manner as other employees in the bargaining unit when called back.

9.4 Phone Work Compensation

(Amended 3/19/13)

With the department head's approval, an Unrepresented employee or an Unrepresented Confidential employee may be called upon to resolve work related problems by telephone without having to return to the work site. Compensation for such work shall be a minimum of one (1) hour at the rate of one and one-half (1 ½) times the employees base hourly rate of pay for any hour in which a telephone call is made or received. In the event a later telephone call is received after the prior one (1) hour of telephone work time, and the call required the employee to again resolve work-related problems by telephone, the employee shall be paid for an additional one (1) hour at the rate of one and one half (1 ½) times the employees base hourly rate of pay for all telephone calls made or received within that next hour. Phone work performed during a regularly scheduled telecommuting assignment is not eligible for payment under this section. The County shall not pay an employee for call-back pay, standby pay, and phone work pay during the same period of time.

SECTION 10 - MILEAGE REIMBURSEMENT

10.1 Mileage Reimbursement

An employee designated as Unrepresented Confidential, Unrepresented Administrative Management or Unrepresented who is authorized to and does provide a motor vehicle for travel required of the employee in the performance of official duty shall be reimbursed at the standard IRS business mileage rate.

10.2 Automobile Expense Reimbursement - Department Heads, Assistant County Administrator (Amended 5/16/06)

Notwithstanding Section 10.1, the Assistant County Administrator and all non-elected Department Heads who do not have permanent overnight assignment of a County vehicle shall receive a flat rate two hundred fifteen dollars ($215) per pay period as reimbursement for all private vehicle mileage on official County business. Elected Department Heads who do not have permanent overnight assignment of a County vehicle shall receive a flat rate of three hundred twenty dollars ($320) per pay period as reimbursement for all private vehicle mileage on official County business. Department Heads who currently have permanent overnight assignment of a County vehicle may elect to receive the automobile allowance in lieu of such assignment. Permanent assignment of an automobile will only be available to new Department Heads by Board approval if specifically required by the emergency nature of the position. Such officials receiving the flat rate reimbursement may, in addition, receive mileage reimbursement at the rate specified in Section 10.1 for mileage driven outside the boundaries of Sonoma County. Travel expenses to destinations served by common air carrier from San Francisco or Oakland International Airports shall be compensated at the lesser of the mileage reimbursement rate or the least expensive airfare to the destination. Officials receiving the flat rate reimbursement shall file necessary documents in accordance with instructions from the Auditor-Controller-Treasurer-Tax Collector. Officials receiving the flat rate reimbursement shall not use County vehicles on official County business except as required in extraordinary circumstances.

SECTION 11 - CLOTHING AND EQUIPMENT

11.1 Issuance

The Board of Supervisors may, by resolution, provide for the issuance to employees of specific classes or departments of specific items of clothing or equipment which may be required in the performance of their official duties.

11.2 Personal Property Reimbursement

Upon recommendation of the appointing authority, the County, in accordance with Government Code Section 53240, shall provide for payment of the costs of replacing or repairing property or prostheses of an employee, such as eyeglasses, hearing aids, dentures, watches, or SECTIONs of clothing necessarily worn or carried by the employee when any such items are lost or damaged in the line of duty without negligence by employee. If the items are damaged beyond repair, the actual value of such items may be paid. The value of such items shall be determined as of the time of the loss thereof or damage thereto in accordance with the Personal Property Claims Guide as provided by Board of Supervisors Resolution No. 56420, dated January 18, 1977, and as amended by Board of Supervisors Resolution No. 90-0721 dated April 24, 1990.

11.3 Safety Shoes/Boots

(Amended 3/19/13)

Extra-Help Park Ranger Assistants shall have the option once in each two-year period to receive a voucher toward the purchase of safety shoes or boots. All vouchers shall be issued at one hundred fifty six dollars ($170.00) for full boots and ninety dollars ($90.00) for safety shoes.

SECTION 12 - STAFF DEVELOPMENT & WELLNESS

(Amended 7/22/14, 6/14/16, 12/11/2018)

12.1 Staff Development and Wellness Benefit Allowances

(Amended 7/22/14, 6/14/16)

Subject to budgeted funds for this program, full-time and part-time (.40 FTE and greater) employees who are in allocated positions are eligible for Staff Development/Wellness Benefit Allowance each fiscal year. As specified in the chart below, full-time and part-time employees may receive reimbursement pursuant to the provisions of the Staff Development/Wellness Benefit Allowance Program ~~Administrative Manual~~. Funds may not be carried over from year to year, and may be taxable pursuant to Internal Revenue Code.

Annual Staff Development/ Wellness Benefit Allowance

Bargaining Unit	Full-Time (1.00 FTE)	¾ Time (> .75 FTE)	Part-Time (.40 - .74 FTE)
BU: 00 Unrepresented	$1,000	$500	$500
BU: 51 Confidential	$1,000	$500	$500
BU: 49 - Board of Sups BU: 52 – Elected DH BU: 52 – Dept Heads	$1,650	$1,650	$1,050
BU: 50 – Admin Mgmt	$1,500	$1,500	$960

12.2 ~~Staff Development - Computer Hardware, and Mobile Devices~~

~~Staff Development Benefit Allowances may be used towards reimbursement for the purchase of computer hardware as defined in the County's Staff Development Benefit Program Allowance Administrative Manual. Monthly service charges for internet and mobile communication connections are not reimbursable under this Program. The use and approval of all computer hardware, and mobile devices is subject to review by the department head (or may be delegated to a senior manager only) and is subject to the specific job requirements for each job classification in that department. All computer hardware, and mobile devices must be directly job related, must be used for County business a minimum of 50% of their use and requires department head (or senior manager designee) authorization in order to qualify for reimbursement. Use of computer hardware and mobile devices to perform County business is subject to all County administrative and departmental policies related to technology use and security. Department head authorization for the use of this benefit towards reimbursements for computer hardware, and mobile devices must~~

~~be outlined and approved in the employees' annual Professional Development Plan document and will be considered together with other staff development training and educational priorities required by the department head.~~

~~Overtime eligible employees shall not incur overtime by using the computer hardware of mobile device before or after regular scheduled work time or non-work days unless the work is authorized by the employee's designated supervisor.~~

12.3 ~~Wellness/Physical Fitness~~

~~The annual Staff Development/Wellness Benefit Allowance may be used towards reimbursement for allowable physical fitness and/or wellness programs, as defined in the County's Staff Development Benefit Allowance Program Administrative Manual (Manual). An eligible employee may request reimbursement for allowable expenses, upon approval of the appointing authority, and as defined in the Manual.~~

12.4 Continuing Education Leave

When a continuing education course is offered during an employee's normal work schedule, the employee may be authorized continuing education leave. Such leave authorization shall be subject to the approval of the employee's appointing authority and must be directly related to the employee's present position or career advancement within the present department. Continuing education leave shall be considered as time worked.

12.5 In-Service Training

Attendance at in-service training courses may be authorized by the appointing authority.

12.6 Payment for In-Service Training

There are three ways the expenses of the program may be paid:

A. By the County: Expenditures for travel, meals, lodging, registration and other items included annually within the department budget.

B. By other public or private agencies: Expenditures paid by grants from the State or Federal governments, from private organization or from professional organizations.

C. By the individual employee: The employee may pay the in-service training expenses in whole or in part from their Staff Development Benefit Allowance funds , or from the employee's private resources, if the employee requests and receives approval from the appointing authority for paid release time to attend the authorized training.

12.7 Guidelines

The Director of Human Resources shall develop, modify, implement and administer guidelines for the use of the County's Staff Development Benefit Allowance Program, in compliance with IRS regulations.

12.8 Non-Grievable

Sections 12.1 through 12.7 of this Resolution shall not be grievable or appealable under any County policy, resolution or rule.

SECTION 13 - DEFERRED COMPENSATION

13.1 Incentive Retirement Savings Plan

(Amended 7/22/14, 6/14/16)

Effective with the pay period beginning July 5, 2016, the County shall deposit the following percentage of an employee's bi-weekly base salary into the 401(a) account of each Unrepresented Administrative Management employee, Department Head, each Unrepresented Confidential employee, and each Unrepresented employee. (Extra-help employees are not eligible for County contributions under this program; see PST/457 Section 13.4).

	***Foundation Contribution**	****Matching Contribution**
Department Head	3.0%	1.0%
Administrative Management	3.0%	1.0%
Confidential Employee	1.0%	1.0%
Other Unrepresented Employee	1.0%	1.0%

* Reflects amount of county bi-weekly contribution to 401(a) plan of 1% or 3% of employee's bi-weekly base salary.

** County match made bi-weekly to a 401(a) plan based on an employee's bi-weekly contribution to a County deferred compensation plan, not to exceed 1% of bi-weekly base salary in addition to the foundation contribution listed above.

In order to receive such County contributions, each employee must be in pay status for at least fifty percent (50%) of the employee's regular work schedule in a pay period.

Nothing herein renders the County liable to any employee for continuance of the current deferred compensation plan in the event of a discontinuance of Internal Revenue Service or Franchise Tax Board approval of any County deferred compensation plan or portion thereof or the employee becoming ineligible to participate in the deferred compensation plan.

Any employee, Board member, or Elected Department Head who continues to receive County contributions under any prior deferred compensation plan will not be eligible for County contributions to the Incentive Retirement Savings Plan.

County paid contributions under this Subsection 13.1 (Incentive Retirement Savings Plan) shall not be included in the calculations of retirement.

The provisions of this program are subject to Federal and State law and will be modified to comply with any legislative changes including any contribution limits as required by the Public Employees Pension Reform Act.

13.2 Deferred Compensation – Voluntary Plan

(Amended 3/19/13)

The County will maintain a voluntary deferred compensation plan for all employees eligible under Federal law and the rules of the deferred compensation plan.

13.3 PST/457 Deferred Compensation Retirement Plan

Part-time (less than 0.50 FTE) and extra-help employees who are hired on or after October 1, 1991, shall participate in the PST/457 Deferred Compensation Retirement Plan authorized by Internal Revenue Code Section 457 in lieu of Social Security. The County shall contribute to the employee's PST/457 deferred compensation account according to the following schedule:

EMPLOYEE	COUNTY
3.5%	4.0%

The Sonoma County Water Agency employees are not included in the PST/457 Deferred Compensation Plan as they are presently covered by Social Security.

SECTION 14 - HEALTH AND WELFARE BENEFITS FOR ACTIVE EMPLOYEES

(Amended 5/18/10, 3/19/13, 3/15/16, 5/22/18, 7/10/18, 12/11/18)

14.1 Active Employee Health Plans

An eligible employee is allowed only to enroll either as a single subscriber in a County offered medical, dental, vision plan and/or dependent life insurance, or as the dependent spouse/registered domestic partner of another eligible County employee/retiree, but not both.

If an employee is also eligible to cover their dependent child/children, each child will be allowed to enroll as a dependent on only one employee or retirees' plan (i.e., an employee and his or her dependents cannot be covered by more than one (1) County offered health plan).

An eligible employee is:

A County of Sonoma probationary or regular full-time or probationary or regular part-time employee (refer to Section 14.2.6 regarding plans offered and pro-ration of benefits for part-time employees).

An eligible dependent is ~~(as defined in each plan document/summary plan description)~~:

☐ Either the employee's spouse or registered domestic partner and has a Declaration of Registered domestic partnership filed with the State of California as defined in California Family code section 297, et. seg; or

☐ A child ~~based on your plan's age limits~~ up to age 26 or a disabled dependent child regardless of age.

14.2 Enrollment in County Offered Health (Medical, Dental, Vision, Life Insurance) Plans

Election to enroll in the County offered health plan ~~will take place~~ is required within the first 31 days following date of hire to permanently allocated position of .40 FTE or greater, or it will be made during an annual open-enrollment period. Enrollment in vision and basic life insurance is automatic. Mid-year enrollment can only be permitted as allowed by IRC Section 125 or as required by HIPAA or other applicable regulations. The effective date of benefits will be the first of the month following date of hire or initial eligibility.

14.2.1 County Offered Medical Plans

The County will offer at least the following medical plans, the County Health Plan PPO, County Health Plan EPO, and Kaiser HMO plan. The benefit provisions are outlined in the Summary Plan Description or Evidence of Coverage.

14.2.2.1 County Contributions Toward Active Employee Medical Administrative Management and Department Heads

~~Effective with the pay period beginning July 19, 2016, medical plan coverage in this Section 14.2.2.1 will be paid on a semi-monthly basis (24 Payments per year). The County shall contribute a flat dollar amount not to exceed $500 per month ($250 semi-monthly) toward the cost of any County offered medical plans for any eligible full-time regular Administrative Management and Department Head employee and their eligible dependent(s).~~

Effective the pay period beginning January 15, 2019, with the intent to have premiums paid in the pay period(s) required for coverage to be effective February 1, 2019, the County shall contribute up to the maximum of the following amounts based on level of coverage for eligible full and part time employees and their eligible dependent(s) enrolled in a County-offered medical plan.

Employee only	$629 per month ($314.50 semi-monthly)
Employee plus one	$1,257 per month ($628.50 semi-monthly)
Family	$1,779 per month ($889.50 semi-monthly)

This is the full and total contribution amount the County will contribute toward medical benefits for active regular ~~Administrative Management employees and Department Heads~~ and their eligible dependent(s). ~~The County shall contribute to part-time eligible employees on a pro-rated basis, in accordance with Section 14.2.6.~~

14.2.2.2 County Contributions Toward Active Employee Medical- For Eligible Unrepresented Confidential (BU 0051) and Unrepresented (BU 0000) Full-Time and Part-Time Employees

Effective the pay period beginning May 22, 2018, with the intent to have premiums paid in the pay period(s) required for coverage to be effective June 1, 2018, the County shall contribute up to maximum of the following amounts based on level of coverage for Unrepresented Confidential and Unrepresented employees enrolled in County-offered medical coverage for any eligible full-time and part-time employees and their eligible dependent(s). ~~The amounts listed below shall include the conversion of the current County HRA contributions for active employees in Section 14.3 to medical contributions.~~

Employee only	$629 per month ($314.50 semi-monthly)
Employee plus one	$1,257 per month ($628.50 semi-monthly)
Family	$1,779 per month ($889.50 semi-monthly)

This is the full and total contribution amount the County will contribute toward medical benefits for active regular employees and their eligible dependent(s).

The County shall contribute to part-time eligible employees on a pro-rated basis, in accordance with Section 14.2.6~~.~~

~~Medical plan coverage in Section 14.2.2.2 will be paid on a semi-monthly basis (24 payments per year)~~

14.2.3 Dental Benefits
(Amended 6/14/16, 7/10/18)
The County offers dental and orthodontic benefits to full and part-time regular employees and their eligible dependent(s). Benefits provisions, co-payments and deductibles are outlined in the Evidence of Coverage. The employee contribution is $14.13 semi-monthly ($28.26 per month).

Effective August 1, 2018, the employee contribution shall be suspended for a period of 22 months, resuming June 1, 2020.

~~Dental Benefits coverage in section 14.2.3 will be paid on a semi-monthly basis (24 payments per year).~~

The County shall contribute to part-time eligible employees on a pro-rated basis, in accordance with Section 14.2.6~~.~~

14.2.4 Vision Benefits
The County offers vision and computer vision care benefits to full-time active employees and their dependent(s) with no employee contribution.

Part-time employees will automatically be enrolled in the vision benefit and the County shall contribute to part-time eligible employees on a pro-rated basis, in accordance with Section. Benefits provisions, co-payments and deductibles are outlined in the Evidence of Coverage.

14.2.5 Life Insurance
(Amended 6/14/16)
The County ~~shall offer~~ provides a basic term-life insurance plan in the amounts specified below for an allocated full-time equivalent position of sixty (60) hours or more (0.75 FTE or more) with no employee contribution. Enrollment in basic life insurance is automatic, based on eligibility.

Confidential Employees: One and one half (1-1/2) time the annual salary computed on the basis of 26.089 times the bi-weekly salary in effect at the time of death. Administrative Management and Department/Agency Heads: Two (2) times the annual salary computed on the basis of 26.089 times the bi-weekly salary in effect at the time of death. Unrepresented Employees: Ten thousand dollars

($10,000).

Unrepresented Employees:
Effective August 1, 2016, the life insurance coverage amount for Unrepresented employees will be in an amount equal to one and one half (1-1/2) times their annual base salary. Enrollment in basic life insurance is automatic, based on eligibility.

Dependent Life Insurance:
Each eligible and enrolled employee may purchase through payroll deduction, dependent coverage of $5,000 for each eligible dependent. For all other plan benefits and provisions, refer to the insurance policy document.

Supplemental Life Insurance:
Eligible employees may purchase additional life insurance coverage for themselves at their own expense upon initial eligibility or during the annual enrollment periods specified in Section 14.2 (Enrollment in County Offered Health (Medical, Dental, Vision, Life Insurance) Plans). Confidential, Unrepresented, Administrative Management, and Department Head employees may purchase supplemental coverage in increments one times (1X) to four time (4X) the basic coverage to a maximum of $500,000, in accordance with the insurance carrier's policy. Effective 7/19/2016 Unrepresented employees may purchase supplemental coverage in increments of $10,000 not to exceed the maximum of $500,000 which includes the County paid basic term life insurance plan and additional life insurance coverage purchased by the employee, in accordance with the insurance carrier's policy.

Participating employees and the County will be required to follow the insurance company's contracted requirements with respect to the maximum amounts and the necessity for evidence of insurability in order to be eligible to receive the benefit as may be amended from time to time and may be based on actual participation by County employees in the program. An employee enrolled in supplemental coverage who moves from one age bracket to the next higher bracket will have to pay the rate of the higher age bracket beginning the January of the year in which the employee moves to the higher age bracket.

14.2.6 Part-Time Employee – Health Benefits

A. Part-time employees in allocated positions of thirty two (32) hours or more biweekly (0.40 FTE minimum) shall be eligible to participate in the County's medical, dental, and vision plans and the County's contribution toward their premiums shall be pro-rated. Pro-ration shall be based on the number of pay status hours in the pay period, excluding overtime and including periods of qualified FMLA, CFRA and CDPL leaves without pay.

B. A part-time Unrepresented Administrative Management, ~~and~~ Unrepresented, or Confidential employee, whose allocated position is 0.75 FTE or greater bi-weekly, shall receive medical, dental and vision coverage as if the part-time employee were a full-time employee. Said part-time employee shall receive life insurance and long-term disability insurance in accordance with the employee's FTE.

C. Except for part-time (0.75 FTE+) employees referred to in this Section 14.2.6(b), part-time employees shall not be eligible to participate in the County's life insurance program

14.3 Health Reimbursement Arrangement (HRA) Contribution
(Amended 4/9/13, 3/15/16, 12/11/18)
~~Effective the pay period beginning on May 10, 2016, the County shall cease contribution to the HRA account described in this section. Effective the pay period beginning May 10, 2016, the County will instead convert such HRA contributions into medical insurance premiums.~~

~~Between March 1, 2016 and May 9, 2016, all eligible Confidential and Unrepresented full and part time employees enrolled in a County sponsored medical plan will receive a contribution into a Health Reimbursement Arrangement (HRA) and can participate in the HRA plan based on county medical plan enrollment as described herein. Eligible employees who waive medical coverage and are not enrolled in a County sponsored medical plan will not receive a contribution into the HRA. For active Confidential and Unrepresented employees meeting the above criteria, the County will contribute an amount equal to 2.25% of the employee's base pay.~~

~~The County will contribute to eligible Confidential and Unrepresented part-time employees on a pro-rated basis, in accordance with Section 14.2.6.~~

Prior County contributions made pursuant to this section ~~will be~~continue to be available to Plan participants for reimbursement of eligible medical care expenses as incurred by an eligible employee or dependents(s) as under Internal Revenue code sections 105 and 106. Effective July 1, 2016, employees will be able to access accumulated funds by submitting eligible expenses for reimbursement but may not use HRA funds to offset premium costs for County medical coverage.

HRA contributions made pursuant to this section are separate and apart from HRA contributions and benefit eligibility for Retiree Medical for employees hired on or after January 1, 2009, pursuant to Section 15.6. Health benefits in this Section 14 are available only to active employees.

Section 14.3 does not apply to extra-help employees and unrepresented employees in the job classifications of: 0841 - Assistant Executive Officer LAFCO, 2537 - Forensic Psychiatrist, 2536 - Mental Health Physician, and 2535 - Public Health Physician.

14.4 Employee Assistance Program
The County provides an Employee Assistance Program (EAP) for all ~~Salary Resolution~~ employees at no cost to the employee.

14.5 Long-Term Disability
The County shall provide and pay the premium for a Long-Term Disability (LTD) benefit as described in the applicable plan document to all full and part-time employees (0.40 FTE minimum) who meet the eligibility requirements. Enrollment in the long term disability benefit is automatic. The benefit waiting period is the longer of 60 days, or the period you elect to receive paid leave. Employees eligible to receive LTD benefits are not required to exhaust sick leave before receiving LTD benefits, but an employee who chooses to use sick leave or other paid leave after the sixtieth

(60th) day of disability is not eligible to receive any LTD benefits until the employee stops using paid leaves. LTD benefits cannot be supplemented with any paid leave. LTD benefits will be offset by any applicable income, such as short-term disability benefits, social security and social security disability benefits, etc.

14.5.1 Long-Term Disability Claims Dispute

The claims dispute process is described in the Summary Plan Description or Evidence of Coverage. Human Resources-Risk Management Division will assist employees with claims dispute.

14.6 Workers' Compensation Claims Disputes

Any dispute by an employee over a claim processed through workers' compensation shall be resolved solely through the appropriate appeal procedures of that system.

14.6.1 Workers' Compensation Temporary Disability – Supplementing with Paid Leave

An employee not entitled to the benefits of Labor Code Section 4850 who is absent from work by reasons of industrial injury, compensable by temporary disability shall supplement such compensation with enough paid leaves to increase his/her gross earnings to equal his/her regular bi-weekly base salary as follows:

- All sick leaves shall be taken until the remaining sick leave balance is 40 hours or less.
- Once the sick leave balance is forty (40) hours or less, the employee may elect to supplement by taking any combination of the remaining sick leave, vacation, and/or compensatory time off up to his/her base salary.
- Employees whose sick leave balance is forty (40) hours or less may also elect not to supplement at all.

An employee shall accrue vacation leave and sick leave only during such portion of absence from work due to industrial injury for which the employee uses previously earned vacation leave, sick leave or compensatory time off.

14.7 Medical/Pregnancy Disability Leave

When an employee exhausts all but forty (40) hours of sick leave and goes on medical or pregnancy disability leave without pay, the County will make its normal contribution to the employee's medical, dental, vision care, life insurance and LTD benefits for a period not to exceed thirteen (13) pay periods per disability. Beginning with the fourteenth (14th) pay period, the employee will be entitled to continue coverage through COBRA Continuation of Coverage and is responsible for making a timely election and paying COBRA premiums by the due date. Prior to the exhaustion of the thirteenth (13th) pay periods, the County will provide reasonable advance notice of the employee's obligations regarding the opportunity to continue employee-paid benefits.

An employee who returns to work from medical or pregnancy disability leave without pay prior to the exhaustion of the thirteen (13) pay periods of entitlement under this Section (14.7) shall not have the thirteen (13) pay period entitlement reduced for any pay period in which the employee is in pay status for at least fifty percent (50%) of the employee's allocated full time equivalent as specified in this Section 14.7 (Medical/Pregnancy Disability Leave). If the employee returns to medical or pregnancy disability leave without pay for the same condition, the thirteen (13) pay period time frame will continue where it left off and will be reduced only for those pay periods when the employee's pay status hours fall below fifty percent (50%) of the allocated full-time equivalent.

The County's thirteen (13) pay period Medical Leave without pay benefit entitlement shall run concurrent with Family Medical Leave Act (FMLA), California Family Rights Act (CFRA), and California Pregnancy Disability Leave (CPDL).

The employee's entitlement under COBRA law begins when the employee is no longer eligible for a county contribution toward medical benefits. When the employee returns to fifty percent (50%) allocated full time equivalent in pay status, eligibility for a county contribution toward health benefits is regained. Benefit coverage begins the first of the following month.

14.7.1 Health Benefits During Leaves of Absence – Non-Medical Leaves Without Pay

If an employee is on an unpaid absence or goes on leave without pay, either of which reduces the employee's time in pay status to less than fifty percent (50%) of the employee's allocated full-time equivalent (FTE) in a pay period, the County will cease to pay its normal benefit contributions.

The employee must pay the total benefit premium(s), if the employee desires to continue coverage. If an employee is on an unpaid absence or goes on leave without pay, either of which reduces the employee's time in pay status to not less than fifty percent (50%) of the employee's regular schedule in a pay period, the County will continue to pay its normal benefit contributions.

14.7.2 Continuation of Health Benefits Coverage (Revised 3-19-13)

An employee, who is entitled to continued benefit coverage as specified in Section 14.7 or 14.7.1, must notify the Auditor-Controller-Treasurer-Tax Collector’s office (ACTTC) no later than five (5) County business days after the first (1st) day of the leave of absence, of the employee's intent to continue insurance coverage.

A Request for Leave Without Pay form signed by the employee and his/her appointing authority shall be forwarded to the ACTTC’s office when leave is authorized. To assure continued insurance coverage, premiums shall be paid by the employee to the ACTTC’s office no later than the last day of the pay period or the date specified in the notice. If the employee fails to pay the premium by the last day of the pay period, he/she will receive one (1) reminder notice. In order to prevent a lapse in coverage due to non-payment, the employee shall pay a $25.00 late charge in addition to the premium amount due by the date specified in the reminder notice.

Only one (1) reminder notice will be sent. If the employee fails to make proper payment within 30 days of the first due date, the employee's medical, dental, vision, life insurance and Long-Term Disability coverage shall be terminated. Coverage will not be reinstated until the 1st of the month following return to pay status.

14.7.3 Part-Time Employees – Health Benefits During Leave of Absence

Part-time employees shall be eligible to participate in the medical benefit plans and/or the dental plans on a prorated basis, as defined in Section 14.2.6. For pay periods with no pay status hours, pro-ration shall be based on the employee's FTE. Part-time employees shall be entitled to participate in Long-Term Disability as specified in Section 14.5 (Long-Term Disability).

14.7.4 COBRA

The County provides continuation of health benefits at group rates plus 2% as required by the Consolidated Omnibus Budget Reconciliation Act (COBRA) of 1986, including any applicable subsequent amendments or revision where applicable.

14.8 Salary Enhancement Plans

All employees who belong to the retirement system shall have their wages adjusted according to Section 414(h)(2) of the Internal Revenue Code which has the effect of deferring Federal and State income taxes on the employee's retirement contributions.

IRS Section 125:

Premium Conversion {XE "Premium Conversion"}

The County shall continue under IRS Code Section 125 to administer a Health Care Premium conversion Plan that allows eligible employees to make their required contributions towards health premiums with pre-tax dollars through payroll deduction. The County will make no contribution to this plan, however, it will bear the cost of administering this benefit.

Health Flexible Spending Account {XE "Health Flexible Spending Account" }

The County provides a Health Flexible Spending Account (FSA) to enable eligible employees to set aside pre-tax dollars for reimbursement of employee's qualified medical expenses not reimbursed by the employee's health insurance plan and will be provided to the maximum amount stipulated in the Plan and consistent with law.

Dependent Care Assistance Program { XE "Dependent Care Assistance Program" }

The County provides a Dependent Care Assistance Program subject to the limitations and maximums as stipulated under law.

14.9 Benefits: Plan Documents and Other Controlling Documents

While mention may be made in this resolution of various provisions of benefit programs, specific details of benefits (including disputes and/or appeals) provided under County offered health plans shall be governed solely by the plan documents or insurance contracts and/or policies maintained by the County. The County will bear no responsibility for resolving disputes/appeals between an employee and a contracted health plan vendor. Within this section, vendor refers to insurance company, Knox-Keene organizations licensed in the state of California to provide health benefits, benefits administration, or network management.

14.10 Extra-Help Employees – Applicable Benefits

Only benefits required by law and the following sections of Section 14 apply to extra-help employees: sections 14.4 (Employee Assistance Program), 14.9 (Plan Documents and Other Controlling Documents), 14.6 (Workers' Comp-Claims Dispute), sections 14.11 through 14.17 (Extra-Help Employees – Medical Benefits).

14.11 Extra-Help Employees - Medical Benefits

(Amended 3/15/16)

Extra-help employees shall have access to a medical plan. The County will offer all available health plans, excluding the County EPO and County PPO plans, to eligible extra help employees and their eligible dependent(s) as is provided to regular employees as described in section 14.2.1.

14.12 Extra-Help Employees; Medical Benefits, Eligibility

(Amended 3/15/16)

Employees who meet the following criteria will be eligible to begin payroll deductions once both criteria are met:

- Must generally be scheduled to work at least forty (40) hours per pay period
- Worked at least eighty (80) hours in the previous two (2) pay periods.

14.13 Extra-Help Employees; Contribution Rates for Medical Plan

Effective with the first premium due, the County contribution shall be up to four hundred dollars ($400) per month.

Pro-ration shall be as follows:

1. For each pay period in which the extra-help employees work forty (40) or more hours, the full County contribution will be paid.
2. For each pay period in which the extra-help employee works more than twenty (20) but fewer than forty (40) hours, the above amounts shall be prorated in proportion to the number of hours worked in the pay period.
3. For each pay period in which the extra-help employee works fewer than twenty (20) hours, no County contribution will be made.
4. Premiums for the plan will be paid in advance on the first two pay dates of the month prior to the coverage effective date and on the first two pay dates of every month thereafter. When payment has been made in full, coverage will take effect on the first of the month following payment and shall end on the last day of the same month. Coverage will be month to month and is dependent on full payment of premiums and subject to continued eligibility.

The employee premiums shall be paid through pre-tax payroll deduction as allowed by IRS Code Section 125.

14.14 Extra-Help Employees: Continued Coverage and Conditions for Regaining Eligibility for Medical Plan

An extra-help employee who is enrolled in the medical plan who fails to work at least twenty (20) hours in any pay period in which a premium deduction was due, will be eligible to contribute toward the medical coverage by paying the full amount of the premiums by payroll deduction if sufficient funds are available to fully cover the deduction. Premium payments not paid by payroll deduction will be due in the ACTTC's Payroll Office by the last day of the pay period in which there were insufficient hours worked. A $25 late fee will apply for each payment not received by the due date.

Premium payments not paid by payroll deduction but paid directly to the ACTTC's Office may be continued for a maximum of three (3) months or upon the exhaustion of any approved CPDL, CFRA, or FMLA benefit period, whichever is later.

A. Employees who choose to pay timely premiums directly to the ACTTC's Office by cash or check without a lapse in coverage shall resume premium payment by payroll deduction on the first available pay date following their last cash premium payment without a lapse in coverage.
B. Employees who choose to lapse their coverage during a period of absence may do so by notifying the ACTTC's Payroll Office in writing no later than seven (7) days after the premium due date. Coverage will be lost for the months not paid. Premium payment by payroll deduction shall restart on the first pay date of a month with sufficient funds to cover the cost of premiums due and shall continue until discontinued by a written cancellation notice, non-payment of premiums, a temporary lapse in coverage in accordance with this section, or separation from employment. Coverage will not restart until a full month's premiums are paid in full.
C. Employees may choose to cancel their coverage by completing the appropriate forms.
D. Employees who fail to make any of the above elections or who fail to pay premiums when due shall receive one notice of payment due and shall have their coverage canceled for failure to respond.
E. The County reserves the right to cancel an employee's active coverage if the employee lapses coverage more than three (3) times, or a similar frequency that is determined to be an administrative burden.

Employees who choose option (C) or are canceled under item (D) or (E) must wait until the next annual enrollment period to re-enroll.

An employee who loses coverage under this section may be eligible to elect COBRA continuation of coverage if he or she is no longer eligible to pay premiums directly to the Auditor-Controller-Treasurer-Tax Collector's (ACTTC) payroll division. The failure to pay premiums or the election to lapse or cancel coverage are not COBRA qualifying events.

14.15 Extra-Help Employees: Medical Plan - Dependent Coverage

Covered employees may purchase dependent coverage for eligible dependents at their own expense through pre-tax payroll deduction as allowed by IRS Code Section 125.

14.16 Extra-Help Employees: Enrollment in Medical Plan

Approximately two (2) months prior to the anticipated eligibility date, the County shall provide enrollment materials to the employee. The employee then has twenty one (21) calendar days to complete and submit the enrollment forms. If coverage is waived upon initial eligibility, election to participate in the medical plan can only be made during an annual open enrollment period designated by the County or as required by law.

14.17 Extra-Help Employees: Medical Benefits & Family and Medical Leave Act (FMLA), California Family Rights Act (CFRA), or California Pregnancy Disability Leave (CPDL)

Eligible extra-help employees who are off work on an FMLA or CFRA or CPDL qualifying leave shall receive a County contribution toward medical insurance equal to the average amount received in the two (2) pay periods immediately preceding the first (1st) pay period of eligible leave. Employees must pay their share of the medical insurance premiums in order to maintain coverage and to continue to be eligible for a County contribution. Employees must file an Extra-Help FMLA/ CFRA/CPDL Request for Leave form along with appropriate medical documentation with their department. Upon approval, the leave form signed by the employee and his/her appointing authority shall be forwarded to the ACTTC's office.

An employee who is eligible for this continued benefit shall notify the ACTTC's payroll division of the employee's intent to continue insurance coverage no later than five (5) County business days after the first day of the leave.

To ensure continued insurance coverage, premiums shall be paid by the employee to the ACTTC's office no later than the last day of the pay period for which premiums were due. If the employee fails to pay the premium by the last day of the pay period, he/she will receive one (1) reminder notice. In order to prevent a lapse in coverage due to non-payment, the employee shall pay a $25.00 late charge in addition to the premium amount by the date specified in the reminder notice. Only one (1) reminder notice will be sent. If the employee fails to make proper payment within 30 days of the first due date, the employee's continued medical insurance shall be terminated.

SECTION 15 - MEDICAL BENEFITS FOR RETIREES

15.1 Retiree Medical Coverage (Amended 3/17/09, 12/11/18)

~~A. An eligible retiree and eligible dependents may enroll in a County offered medical plan through May 31, 2009, as described in sections 15.2 and 15.3.~~

B. ~~Effective June 1, 2009, a~~An eligible retiree and eligible dependent(s) (as defined below), may but are not required to enroll ~~be enrolled~~ in a County offered medical plan~~, as described in section 16.4~~ ~~but is~~Retirees who elect to enroll in a County offered medical are allowed only to enroll either as a subscriber in a County offered medical plan or, as the dependent spouse/~~domestic partner~~registered domestic partner of another eligible County employee/retiree, but not both. If an employee/retiree is also eligible to cover their dependent child/children, each child will be allowed to enroll as a dependent on only one employee or retirees' plan (i.e., a retiree and his or her dependents cannot be covered by more than one County offered plan).

An eligible dependent is[1]:

- Either the retiree's spouse or registered domestic partner as documented by a

---

[1] As defined in each plan document/summary plan description.

Declaration of Domestic Partnership filed with the State of California, as defined in California Family code section 297, t. seg.(~~requires signed domestic partner affidavit filed with the County);~~ or

- An unmarried child ~~based on your plan's age limits~~up to age 26, or a disabled dependent child regardless of age.

C. An eligible retiree must enroll in a County offered retiree medical plan at the time of retirement unless the retiree waives medical insurance coverage and/or the retiree's eligible dependent(s) by completing a retiree waiver form. A retiree who waives medical coverage will be allowed to re-enroll themselves and any eligible dependent(s), upon the following conditions being met:

1) The retiree must re-enroll within 30 days of losing other insurance coverage and provide the County with evidence of such loss of other coverage, or,

2) At the latest, the retiree must re-enroll, or lose eligibility to receive a County contribution toward the retiree medical plan, no later than 60 days after the effective date of the retiree's Medicare coverage.

3) The retiree's re-enrollment is required in order for any eligible dependent(s) to be enrolled in a County offered medical plan, except as follows in #4 below.

4) The retiree may add an eligible dependent spouse or registered domestic partner at a time later than the date the retiree enrolls as provided in section Article 15.1 B above.

5) Eligible dependent children must be enrolled at the time the retiree elects coverage.

15.2 ~~County Contribution toward Retiree Medical Plans – Employees Hired Before January 1, 1990 Through May 31, 2009 retiree medical benefits are as follows:~~

~~A. Eligibility~~

~~1. Regular employees hired before January 1, 1990 are eligible to receive a County contribution toward the cost of a County offered medical plan for the eligible retiree and their eligible dependent(s), if they:~~

~~a. Have been continuously employed since December 31, 1989 without a break in service before retirement, and~~

~~b. Have been a contributing member (or a contribution was made on their behalf) of the Sonoma County Employees' Retirement Association (SCERA) since December 31, 1989, and~~

~~c. Retire directly from County service, except elected department heads who, having met the eligibility requirement as stated, and if the member's term of office involuntarily ceases prior to the earliest date of eligibility for retirement the elected department head may defer election to receive such benefits until the first day of eligibility to receive a benefit from the Sonoma County Retirement System.~~

~~2. Laid Off & Restored Employees. Employees who were employed by the County prior to Jan. 1, 1990, but who were laid off thereafter shall not be subject to the restrictions~~

~~of Article 15.2 provided that they are subsequently restored to County employment, rejoin the County retirement system, and are otherwise eligible for retiree medical benefits under this section.~~

~~B. County Contribution. The County will continue to contribute toward the cost of a County offered medical plan for any eligible retiree and their eligible dependent(s), the same dollar amount as it contributes toward the cost of a County offered medical plan for active unrepresented Administrative Management employees (bargaining unit 50). The retiree is responsible for all costs that exceed the total County contribution.~~

~~15.3 County Contribution toward Retiree Medical Plans – Employees Hired On or After January 1, 1990 but Before January 1, 2009~~

~~Through May 31, 2009 retiree medical benefits are as follows:~~

~~A. Eligibility~~

~~1) 10 or More Years of Service. Regular employees hired or rehired after January 1, 1990 but before January 1, 2009, are eligible to receive a County contribution toward the cost of a County offered medical plan for the eligible retiree only, if they:~~

~~a. Have been employed by the County for a period of at least ten (10) years (consecutive or non-consecutive), which may include service with the County prior to January 1, 1990, and~~

~~b. Have been a contributing member (or a contribution was made on their behalf) of the Sonoma County Employees' Retirement Association (SCERA) for the same length of time, and~~

~~c. Retire directly from County service, except elected department heads who, having met the eligibility requirement as stated, and if the member's term of office involuntarily ceases prior to the earliest date of eligibility for retirement the elected department head may defer election to receive such benefits until the first day of eligibility to receive a benefit from the Sonoma County Retirement System~~

~~2) 20 or More Years of Service. Regular employees hired or rehired after January 1, 1990 but before January 1, 2009, are eligible to receive a County contribution toward the cost of a County offered medical plan for the eligible retiree plus one eligible dependent, if they:~~

~~a. Have been employed by the County for a period of at least twenty (20) years (consecutive or non-consecutive), which may include service with the County prior to January 1, 1990, and~~

~~b. Have been a contributing member (or a contribution was made on their behalf) of the Sonoma County Employees' Retirement Association (SCERA) for the same length of time, and~~

~~c. Retire directly from County service, except elected department heads who, having met the eligibility requirement as stated, and if the member's term of office~~

~~involuntarily ceases prior to the earliest date of eligibility for retirement the elected department head may defer election to receive such benefits until the first day of eligibility to receive a benefit from the Sonoma County Retirement System.~~

~~3) Effective December 10, 2002, the County shall continue to contribute to the cost of a County sponsored medical plan for an eligible Department Head and his or her spouse, domestic partner~~registered domestic partner ~~and/or eligible dependents, following the Department Head's service retirement from the County of Sonoma, provided the Department Head has at least ten (10) years of Sonoma County service at the time of retirement.~~

~~B. County Contribution. The County will continue to contribute toward the cost of a County offered medical plan for any eligible retiree and any eligible dependent, in the same dollar amount as it contributes toward the cost of a County offered medical plan for active Unrepresented Administrative Management employees (employee group 0050). The retiree is responsible for all costs that exceed the total County contribution.~~

~~C. Additional Dependents. Retirees eligible under this section may enroll eligible dependent(s) in the County offered medical plan elected by the retiree, but the retiree is responsible for all premium costs in excess of the County's contribution.~~

15.4 County Contribution toward Retiree Medical Plans - Employees Hired Before January 1, 2009 and Retired On or After July 1, 2016 (Amended 7/12/11, 12/11/18)

~~Effective June 1, 2009, the existing retiree medical benefits described in Sections 15.2 and 15.3 shall be replaced with this Section~~

A. Eligibility. ~~Following the phase-in period described in 15.4(D), in order t~~To be eligible for this benefit, the retiree must have:

1) Completed at least 10 years of consecutive regular full-time paid County of Sonoma service employment. The equivalent worked or purchased regular part-time County service time can be counted toward the 10 years. However, any miscellaneous purchased service time such as extra help, contract, and leave of absence service time does not count toward this eligibility requirement, and

2) Have been a contributing member of the Sonoma County Employees' Retirement Association (SCERA) for the same time period, and

3) Retire directly from County service

4) ~~Current retirees receiving a County contribution for retiree medical based on eligibility at the time of their retirement who do not meet the 10 year requirement as listed above are grandfathered in at the eligibility at the time of their retirement~~.

5) Laid-Off & Restored Employees (Amended 7/12/11): Employees who were employed by the County prior to January 1, 2009, but who were laid off thereafter shall be eligible

for the benefits described in this Article 15.4 provided that they are subsequently restored to County employment, pursuant to Civil Service Rule 11.4, rejoin the County retirement system, and are otherwise eligible for retiree medical benefits under this section. The break in service caused by the layoff shall be bridged upon restoration such that, although no service time is earned during the break, consecutive service is restored for eligibility for this benefit. To the extent allowed by law they shall not be eligible for the benefits described in Article 15.6 (County Contribution toward Retiree Medical Plans - Employees Hired On or After January 1, 2009 - Effective January 1, 2009).

B. County Contribution. The County shall contribute toward the cost of County offered medical plans for any eligible retiree whether or not the retiree covers eligible dependent(s), ~~the same dollar amount~~ up to $500 a month. The County's contribution amount is subject to change at any time by amendment to this resolution by the County Board of Supervisors. ~~as it contributes toward the cost of County offered medical plans for active Unrepresented Administrative Management employees (employee group 0050).~~

C. Additional Dependents. Retirees eligible under this section may enroll eligible dependent(s) in the County offered medical plan elected by the retiree but the retiree is responsible for all premium costs in excess of the County's contribution.

~~D. The contribution provided for in 15.4(B) above, shall be the total dollar County contribution for retiree medical benefits for any eligible retired employee hired before January 1, 2009, and their eligible dependents, except as provided for below. The eligibility to receive this benefit shall be as described in 15.4, but for the phase-in periods listed below, the eligibility shall remain unchanged from 15.2(A) and 15.3(A)~~

~~1. Effective for the period of June 1, 2009 to May 31, 2010 only, in addition to the amount specified in 15.4 B above, the County shall contribute the additional monthly dollar contributions as specified below:~~

	~~Additional County Contribution~~
	~~June 1, 2009-May 31, 2010 (Year 1)~~
~~County Health Value Plus Plan - CHVPP (#2)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$77.97~~
~~Retiree & 1 Dep under 65~~	~~$539.52~~
~~Retiree & 2+ Deps under 65~~	~~$912.93~~
~~Retiree & 1 Dep w/Medicare~~	~~$318.70~~
~~Retiree & 2+ Deps 1 w/Medicare~~	~~$692.10~~
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$318.70~~
~~Retiree & 1 Dep both w/Medicare~~	~~$114.27~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$471.27~~

~~Retiree & 2+ Deps w/out Medicare~~	~~$692.10~~
~~**County Health Value Plan - CHVP (#3)**~~ ~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$24.44~~
~~Retiree & 1 Dep under 65~~	~~$434.32~~
~~Retiree & 2+ Deps under 65~~	~~$765.92~~
~~Retiree & 1 Dep w/Medicare~~	~~$238.22~~
~~Retiree & 2+ Deps. 1 w/Medicare~~	~~$569.82~~
~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$238.22~~
~~Retiree & 1 Dep both w/Medicare~~	~~$56.69~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$373.72~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$569.82~~
~~**PacifiCare (Under 65)**~~ ~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$1.88~~
~~Retiree & 1 Dep under 65~~	~~$403.75~~
~~Retiree & 2+ Deps under 65~~	~~$685.08~~
~~Retiree & 1 Dep w/Medicare*~~	~~$221.17~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$502.49~~

~~**Secure Horizons (PacifiCare over 65)**~~ ~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$221.17~~
~~Retiree & 1 Dep both w/Medicare~~	~~$40.48~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$502.49~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$319.90~~
~~**Kaiser Permanente (California)**~~ ~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep under 65~~	~~$166.33~~
~~Retiree & 2+ Deps under 65~~	~~$401.36~~
~~Retiree & 1 Dep w/Medicare*~~	~~$103.41~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$338.43~~
~~**Kaiser Senior Advantage (over 65)**~~ ~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$103.41~~
~~Retiree & 1 Dep both w/Medicare~~	~~$40.48~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$338.43~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$275.50~~
~~**Medicare Retirees (Grandfathered Cost Plan Members Only)**~~	
~~Retiree~~	~~$38.10~~
~~Retiree & 1 Dep w/out Medicare~~	~~$321.26~~

~~Retiree & 1 Dep both w/Medicare~~	~~$476.19~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$556.29~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$711.22~~

~~* This rate assumes dependent with Medicare is enrolled under the Senior Plan~~

~~Out of State Kaiser rates differ slightly (Hawaii and Oregon/Washington)~~

~~2. Effective for the period of June 1, 2010 to May 31, 2011 only, in addition to the amount specified in 15.4 B above, the County shall contribute the additional monthly dollar contributions as specified below, which is a reduction in the County's contribution provided in 15.4 D 1 above.~~

	~~Additional County Contribution~~
	~~June 1, 2010-May 31, 2011 (Year 2)~~
~~County Health Value Plus Plan - CHVPP (#2)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$58.48~~
~~Retiree & 1 Dep under 65~~	~~$404.64~~
~~Retiree & 2+ Deps under 65~~	~~$684.70~~
~~Retiree & 1 Dep w/Medicare~~	~~$239.02~~
~~Retiree & 2+ Deps 1 w/Medicare~~	~~$519.08~~
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$239.02~~
~~Retiree & 1 Dep both w/Medicare~~	~~$85.70~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$353.45~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$519.08~~
~~County Health Value Plan - CHVP (#3)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$18.33~~
~~Retiree & 1 Dep under 65~~	~~$325.74~~
~~Retiree & 2+ Deps under 65~~	~~$574.44~~
~~Retiree & 1 Dep w/Medicare~~	~~$178.67~~
~~Retiree & 2+ Deps. 1 w/Medicare~~	~~$427.36~~
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$178.67~~
~~Retiree & 1 Dep both w/Medicare~~	~~$42.52~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$280.29~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$427.36~~
~~PacifiCare (Under 65)~~	

~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$1.41~~
~~Retiree & 1 Dep under 65~~	~~$302.81~~
~~Retiree & 2+ Deps under 65~~	~~$513.81~~
~~Retiree & 1 Dep w/Medicare*~~	~~$165.88~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$376.87~~
~~**Secure Horizons (PacifiCare over 65)**~~	
~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$165.88~~
~~Retiree & 1 Dep both w/Medicare~~	~~$30.36~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$376.87~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$239.92~~
~~**Kaiser Permanente (California)**~~	
~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep under 65~~	~~$124.75~~
~~Retiree & 2+ Deps under 65~~	~~$301.02~~
~~Retiree & 1 Dep w/Medicare*~~	~~$77.56~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$253.82~~
~~**Kaiser Senior Advantage (over 65)**~~	
~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$77.56~~
~~Retiree & 1 Dep both w/Medicare~~	~~$30.36~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$253.82~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$206.63~~
~~**Medicare Retirees (Grandfathered Cost Plan Members Only)**~~	
~~Retiree~~	~~$28.57~~
~~Retiree & 1 Dep w/out Medicare~~	~~$240.95~~
~~Retiree & 1 Dep both w/Medicare~~	~~$357.14~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$417.22~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$533.42~~

~~* This rate assumes dependent with Medicare is enrolled under the Senior Plan~~
~~Out of State Kaiser rates differ slightly (Hawaii and Oregon/Washington)~~

~~3. Effective for the period of June 1, 2011 to May 31, 2012 only, in addition to the amount specified in 15.4 B above, the County shall contribute the additional monthly dollar contributions as specified below, which is a reduction in the County's contribution provided in 15.4 D 2 above.~~

	~~**Additional County Contribution**~~

	~~June 1, 2011-May 31, 2012 (Year 3)~~
~~County Health Value Plus Plan - CHVPP (#2)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$38.98~~
~~Retiree & 1 Dep under 65~~	~~$269.76~~
~~Retiree & 2+ Deps under 65~~	~~$456.46~~
~~Retiree & 1 Dep w/Medicare~~	~~$159.35~~
~~Retiree & 2+ Deps 1 w/Medicare~~	~~$346.05~~
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$159.35~~
~~Retiree & 1 Dep both w/Medicare~~	~~$57.14~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$235.64~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$346.05~~
~~County Health Value Plan - CHVP (#3)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$12.22~~
~~Retiree & 1 Dep under 65~~	~~$217.16~~
~~Retiree & 2+ Deps under 65~~	~~$382.96~~
~~Retiree & 1 Dep w/Medicare~~	~~$119.11~~
~~Retiree & 2+ Deps. 1 w/Medicare~~	~~$284.91~~
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$119.11~~
~~Retiree & 1 Dep both w/Medicare~~	~~$28.34~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$186.86~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$284.91~~
~~PacifiCare (Under 65)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$0.94~~
~~Retiree & 1 Dep under 65~~	~~$201.88~~
~~Retiree & 2+ Deps under 65~~	~~$342.54~~
~~Retiree & 1 Dep w/Medicare*~~	~~$110.58~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$251.24~~
~~Secure Horizons (PacifiCare over 65)~~	
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$110.58~~
~~Retiree & 1 Dep both w/Medicare~~	~~$20.24~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$251.24~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$159.95~~
~~Kaiser Permanente (California)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep under 65~~	~~$83.16~~

~~Retiree & 2+ Deps under 65~~	~~$200.68~~
~~Retiree & 1 Dep w/Medicare*~~	~~$51.70~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$169.22~~
~~Kaiser Senior Advantage (over 65)~~	
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$51.70~~
~~Retiree & 1 Dep both w/Medicare~~	~~$20.24~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$169.22~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$137.75~~
~~Medicare Retirees (Grandfathered Cost Plan Members Only)~~	
~~Retiree~~	~~$19.05~~
~~Retiree & 1 Dep w/out Medicare~~	~~$160.63~~
~~Retiree & 1 Dep both w/Medicare~~	~~$238.10~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$278.14~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$355.61~~

~~* This rate assumes dependent with Medicare is enrolled under the Senior Plan~~
~~Out of State Kaiser rates differ slightly (Hawaii and Oregon/Washington)~~

~~Effective for the period of June 1, 2012 to May 31, 2013 only, in addition to the amount specified in 15.4 B above, the County shall contribute the additional monthly dollar contributions as specified below, which is a reduction in the County's contribution provided in 15.4 D 3 above.~~

	~~Additional County Contribution~~
	~~June 1, 2012-May 31, 2013 (Year 4)~~
~~County Health Value Plus Plan - CHVPP (#2)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$19.49~~
~~Retiree & 1 Dep under 65~~	~~$134.88~~
~~Retiree & 2+ Deps under 65~~	~~$228.23~~
~~Retiree & 1 Dep w/Medicare~~	~~$79.67~~
~~Retiree & 2+ Deps 1 w/Medicare~~	~~$173.03~~
~~Medicare Retirees~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$79.67~~
~~Retiree & 1 Dep both w/Medicare~~	~~$28.57~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$117.82~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$173.03~~
~~County Health Value Plan - CHVP (#3)~~	
~~Non-Medicare Retirees~~	
~~Retiree~~	~~$6.11~~
~~Retiree & 1 Dep under 65~~	~~$108.58~~

~~Retiree & 2+ Deps under 65~~	~~$191.48~~
~~Retiree & 1 Dep w/Medicare~~	~~$59.56~~
~~Retiree & 2+ Deps. 1 w/Medicare~~	~~$142.45~~
~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$59.56~~
~~Retiree & 1 Dep both w/Medicare~~	~~$14.17~~
~~Retiree & 1 Dep w/Medicare, 1 w/out Medicare~~	~~$93.43~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$142.45~~
~~**PacifiCare (Under 65)**~~	
~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$0.47~~
~~Retiree & 1 Dep under 65~~	~~$100.94~~
~~Retiree & 2+ Deps under 65~~	~~$171.27~~
~~Retiree & 1 Dep w/Medicare*~~	~~$55.29~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$125.62~~
~~**Secure Horizons (PacifiCare over 65)**~~	
~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$55.29~~
~~Retiree & 1 Dep both w/Medicare~~	~~$10.12~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$125.62~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$79.97~~
~~**Kaiser Permanente (California)**~~	
~~**Non-Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep under 65~~	~~$41.58~~
~~Retiree & 2+ Deps under 65~~	~~$100.34~~
~~Retiree & 1 Dep w/Medicare*~~	~~$25.85~~
~~Retiree & 2+ Deps, 1 w/Medicare*~~	~~$84.61~~
~~**Kaiser Senior Advantage (over 65)**~~	
~~**Medicare Retirees**~~	
~~Retiree~~	~~$0.00~~
~~Retiree & 1 Dep w/out Medicare~~	~~$25.85~~
~~Retiree & 1 Dep both w/Medicare~~	~~$10.12~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$84.61~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$68.88~~
~~**Medicare Retirees (Grandfathered Cost Plan Members Only)**~~	
~~Retiree~~	~~$9.52~~
~~Retiree & 1 Dep w/out Medicare~~	~~$80.32~~
~~Retiree & 1 Dep both w/Medicare~~	~~$119.05~~
~~Retiree & 2+ Deps w/out Medicare~~	~~$139.07~~
~~Retiree & 1 Dep w/Medicare, 1+ Dep(s) w/out Medicare~~	~~$177.81~~

~~* This rate assumes dependent with Medicare is enrolled under the Senior Plan.~~
~~Out of State Kaiser rates differ slightly (Hawaii and Oregon/Washington)~~

~~5. Effective June 1, 2013 15.4 D shall become inoperative and obsolete.~~

15.5 Medicare Part B Reimbursement

The County's reimbursement of the retiree's Medicare Part B premium will continue for those hired before January 1, 2009. Effective January 1, 2009, the amount will be frozen at the 2008 rate of $96.40. This reimbursement is in addition to the County's contribution for the retiree's medical plan premium as described above.

15.6 County Contribution toward Retiree Medical Plans - Employees Hired On or After January 1, 2009 - Effective January 1, 2009 (Amended 7/12/11)

For employees hired on or after January 1, 2009, the County shall contribute to a Defined Contribution retiree medical benefit plan for each eligible employee in the form of a deposit into Health Reimbursement Arrangement (HRA) account, as described below. Any eligible retiree and eligible dependent(s), as defined below, may enroll in a County offered medical plan, but the retiree is responsible for all costs (including County offered retiree medical plan and Medicare Part B premiums).

A. Eligibility

1) An employee must have been a contributing member (or a contribution was made on their behalf) of the Sonoma County Employees' Retirement Association (SCERA) for the eligibility period described below.

2) Regular full-time employees and part-time employees in an allocated position of .5 full-time equivalent or greater, hired on or after January 1, 2009 are eligible to receive a County HRA contribution, if they have completed two (2) full years of consecutive Sonoma County regular service (excluding overtime) in pay status.

3) If an employee separates employment before meeting the eligibility requirement, the employee shall receive no benefit.

4) Laid-Off & Restored Employees. Employees who were employed by the County on or after January 1, 2009, but who were laid off thereafter shall be eligible for the benefits described in this Article 15.6 provided that they are subsequently restored to County employment, pursuant to Civil Service Rule 11.4, rejoin the County retirement system, and are otherwise eligible for retiree medical benefits under this section. The break in service caused by the layoff shall be bridged upon restoration such that, although no service time is earned during the break, consecutive service is restored for eligibility for this benefit.

B. County Contribution.

1) Initial County Contribution:

   a. On the first pay date following completion of the eligibility requirements, regular full-time employees shall receive a lump sum contribution of $2,400 deposited into an HRA account established in their name.

   b. The lump sum contribution amount for regular part-time employees shall be pro-rated based on their allocated position only (e.g., a regular employee in a 0.5 full-time equivalent allocated position will receive a lump sum contribution of $1,200 deposited into their HRA account).

2) Regular County Contribution:

   After the initial contribution (defined above) is made, the County shall contribute $.58 per pay status hour, not including overtime, for each eligible employee. For a full time employee, this equates to approximately $100 per month or $1,200 per year, after the initial eligibility period is met.

3) Access to Account Balance:

   a. Participants may access the balance in their HRA account at age 50 or upon retirement from the Sonoma County Retirement System, whichever is earlier.

   b. Participants may defer accessing the account balance to any time beyond the earliest date described in (a).

   c. Amounts that remain in the account balance are available to reimburse the participant for the same permitted medical expenses for the spouse and any other dependent covered under the retiree medical plan, however, federal regulations do not permit the inclusion of expenses for registered domestic partners.

4) Survivors of eligible retirees with account balances:

   a. Spouses and eligible dependent children or dependent adults that are disabled may continue to access account balances after the death of the retiree.

   b. Registered d~~D~~omestic partners are not permitted access to the account balances of the participant by virtue of restriction in the federal regulations that govern these types of accounts

5) Forfeiture of account balance:

   a. If an active employee dies prior to retirement, the amount of account balance is available to participating spouses and dependents to reimburse them for medical expenses permitted under the relevant section of the Internal Revenue code.

   b. Account balances in part or in total for active participants or retirees without any eligible spouse or dependent or unused account balances after the death of the last eligible spouse or dependent will be forfeited and returned to all other active and retired participants in the form of a dividend allocated in direct proportion to the amount to be distributed divided by the total account balance for all participants applied to each individual account balance. These distributions will occur within 120 days after the annual certified audit of the plan is submitted to the administrator and the County.

This benefit will be subject to regulation under section 105(b) of the Internal Revenue Code and subject to revenue rulings for these types of plans as promulgated.

~~15.7 Surviving Dependent – County Contribution through May 31, 2009 for Employees Hired Before January 1, 2009~~

~~Upon the death of a retiree enrolled in a County offered retiree medical plan, the County will continue to pay the County's contribution toward the medical plan premium costs for one eligible surviving dependent who is already receiving the County contribution for their medical insurance.~~

~~One eligible surviving dependent will be allowed to continue their coverage under the same circumstances and with the same County contribution as if the retiree had survived. To be eligible, a surviving dependent must meet each of the following criteria:~~

1. ~~Have been eligible to receive a contribution toward a County offered retiree medical plan under Sections 15.2, 15.3, prior to the death of the retiree, and~~
2. ~~Either be enrolled or have waived coverage at the time of the retiree's death.~~

~~Any additional surviving eligible dependent(s) enrolled under the retiree's medical plan at the time of the retiree's death, may continue participation in the County offered medical plan but remain responsible for all premium costs in excess of the County's contribution.~~

15.8 Surviving Dependent – County Contribution beginning June 1, 2009 for Employees Hired Before January 1, 2009

Upon the death of a retiree enrolled in a County offered retiree medical plan, the County will continue to pay the County's contribution toward the medical plan premium costs in the same manner as if the retiree had survived.

An eligible surviving dependent will be allowed to continue their coverage under the same circumstances and with the same County contribution as if the retiree had survived. To be eligible, a surviving dependent must meet each of the following criteria:

1. Have been an eligible dependent of a retiree who was eligible to receive a contribution toward a County offered retiree medical plan under Sections 16.4. prior to the death of the retiree, and
2. Either be enrolled or have waived coverage at the time of the retiree's death.

Any additional surviving eligible dependent(s) enrolled under the retiree's medical plan at the time of the retiree's death, may continue participation in the County offered medical plan but remain responsible for all premium costs in excess of the County contribution.

15.9 Health Reimbursement Account - Surviving Dependent – County Contribution for Employees Hired On or After January 1, 2009

Upon the death of a retiree enrolled in the Defined Contribution retiree medical benefit plan (as defined in Section 15.6), an eligible surviving dependent may continue participation in the County offered medical plan but remains responsible for all costs (including premiums).

To be eligible, a surviving dependent must either be enrolled or have a waiver on file with the County, at the time of the retiree's death.

This benefit will be subject to regulation under section 105(b) of the Internal Revenue Code and subject to revenue rulings for these types of plans as promulgated.

15.10 Dental and Vision Benefits for Elected Department Head Retirees

Effective for those retiring on/after December 10, 2002, an elected Department Head who has served a minimum of (8) years of Sonoma County service shall be eligible for dental and vision benefits for the retiree and any eligible dependents under the same circumstances and upon the same conditions that apply to his/her eligibility to receive medical benefits in effect just prior to retirement, and after a service retirement from their respective office, except that having met the eligibility requirement as stated and if the member's term of office involuntarily ceases prior to the earliest date of eligibility for retirement the elected department head may defer election to receive such benefits until the first day of eligibility to receive a benefit from the Sonoma County Retirement System.

SECTION 16 - MEALS AND LODGING

16.1 Probation and Sheriff's Departments

Employees of the Probation Department and the Sheriff's Department may, at the direction of the appropriate appointing authority, receive lodging and/or meals at County expense while on duty at any of the detention facilities.

16.2 Emergency

An appointing authority may arrange for meals to be provided at County expense to employees who are required to be kept on duty for prolonged periods of time or for emergency situations.

16.3 Sonoma County Fairgrounds

The appointing authority may prescribe that the duties of employees of the Sonoma County Fairgrounds include work with special events held at the Fairgrounds and periodic inspection of the Fairgrounds during the day and night. Such employees who are assigned and regularly perform such duties, may be provided by the appointing authority, to the extent that such facilities are available, temporary quarters at the Fairgrounds for the occupancy of themselves and their immediate families.

16.4 Excluded from Rate of Pay

The cost of this meal and lodging benefit shall not be added to the employee's base hourly rate in computing the employee's regular rate of pay so long as similar employees in represented positions have had this benefit excluded from their regular rate of pay under the terms of a bona fide Memorandum of Understanding.

SECTION 17 - SABBATICAL LEAVE

17.1 Requirements

An appointing authority, within his/her sole discretion, may allow an Unrepresented Administrative Management employee a sabbatical leave from the employee's position with the County for a period not to exceed six (6) calendar months. Prior to commencing the leave, the employee must have served the equivalent of seven (7) years of full-time service in pay status in a position or positions designated by the County as Administrative Management. Each subsequent sabbatical leave shall require the equivalent of an additional seven (7) years of similar service. Any unpaid absence from work which lasted longer than two (2) full pay periods shall not be counted in the qualifying period.

17.2 Approval

An Unrepresented Administrative Management employee must apply for the sabbatical leave in writing to the employee's appointing authority who shall respond to the request in writing by either approving or disapproving the leave. The decision of the appointing authority is final, non-appealable, and non-grievable under any County policy, resolution or rule.

17.3 Continuation of Benefits

During the sabbatical leave and notwithstanding any other section of this Resolution, the employee shall not receive any regular salary or pay; however, the County shall continue to make its normal contributions for the employee's and their eligible dependents' health, dental, vision care, life, long-term disability benefits, and any other such health and welfare benefits as may be granted Unrepresented Administrative Management employees in the future, as were paid at the commencement of the leave. The employee shall make appropriate payments acceptable to the Auditor-Controller-Treasurer-Tax Collector in order to continue coverage during the period of the sabbatical leave.

17.4 Elected County Officials

Elected County officials are not eligible to apply for, nor take, a sabbatical leave under this Section.

SECTION 18 - OTHER COMPENSATION

(Amended 3/19/13, 6/14/16, 7/10/18)

18.1 Fees

County officers and employees who may collect fees and/or other monies on behalf of the County may retain such fees only when specifically authorized by this Resolution or other resolution of the Board of Supervisors.

18.2 Hourly Cash Allowance

(Amended 9/16/08)

The County shall pay each permanent full- and part-time employee, in addition to their hourly regular earning rate from the salary schedule, a cash allowance of three dollars and forty five cents ($3.45) per pay status hour that the employee is in paid status excluding overtime, up to a maximum of eighty (80) hours in a pay period (or approximately a maximum of six hundred dollars ($600.00) per month). Such hourly cash allowance is compensation for services rendered in that pay period and shall be taken into account for purposes of computing employees' final compensation for pension purposes, as well as all usual taxation as their regular earning rate from the salary schedule. It shall not be included on the salary schedule and shall not be impacted by future increases in the salary schedule. It is not intended as a supplement toward medical, dental, or any other insurance or benefit.

18.3 One-time, Lump-Sum, Non-Recurring And Pensionable Payments
(Amended 3/15/16, 6/14/16, 7/10/18)

18.3.1 Each regular, full-time, active employee in Confidential and Unrepresented units in paid status as of July 30, 2018, shall receive a one-time, lump sum, non-recurring, and -pensionable payment in the amount of two-thousand, one-hundred, seventy dollars ($2,170).

The above amount shall be prorated for eligible part-time employees base on allocated FTE.

The one-time payment will be subject to all applicable federal, state and local tax withholdings. The payments will not be included in wages for computations of overtime, and benefits or for any other purpose.

18.3.2 Each regular, full-time, active Administrative Management, and Appointed and Elected Department Head employee in paid status as of July 30,2018, shall receive a one-time, lump sum, non-recurring, -pensionable payment in the amount of three thousand, one hundred, fifty-four dollars ($3,154) on August 8,2018.

The above amount shall be prorated for eligible part time Based on allocated FTE.

The one-time payment will be subject to all applicable federal, state and local tax withholdings. The payments will not be included in wages for computations of overtime, and benefits or for any other purpose.

18.4 Status Quo Preservation Allowance (Amended 12/11/2018)

Each regular, full-time, Administrative Management, Appointed and Elected Department Head employee, and the Board of Supervisors, effective starting the pay date on July 25, 2018, ~~for a term of 26 pay periods,~~ ending ~~July 10, 2019~~with the last payment on the paydate of January 23, 2019, shall receive a bi-weekly Status Quo Preservation Allowance in the amount of $342 for each pay period with hours in a paid status. The allowance will be pro-rated based on allocated FTE for part-time employees.

This allowance will be subject to all applicable federal, state, and local tax withholdings. The payment will not be included in wages for computations of overtime and benefits. This payment will be pensionable for employees hired before January 1, 2013, and for those who qualify as determined by Sonoma County Employee Retirement Association due to reciprocity, and non-pensionable for employees hired on or after January 1, 2013.

SECTION 19- HOURS OF WORK
(Amended 3/19/13, 7/10/18)

19.1 Hours of Work – Purpose of this Section

Section 19 is intended only as a basis for outlining standards for hours of work, work schedules and a basis for calculating overtime payment.

19.2 Types of Employment

a. Full-Time: Allocated positions which are regularly scheduled to work eighty (80) hours in a bi-weekly pay period.
b. Part-Time: An allocated position which is regularly scheduled to work less than eighty (80) hours in a bi-weekly pay period.
c. Extra-Help: A non-allocated assignment of duties which is defined in the Civil Service Rules.

19.3 Work Schedules – Flex-Time And Alternative

The County Work Schedules include 5.8, 4/10 and 9/8/1 and flex-time. The appointing authority shall establish and modify work schedules for all employees.

19.3.1 Schedule - Flex-Time Schedule

A Flex-Time work schedule is a non-regular work schedule with or without a consistent pattern as to the number of work hours per day or week, but an arrangement whereby the employee is obliged to perform work and be responsible for flexing the hours of his/her own work schedule in accordance with a written agreement between the employee and the appointing authority.

Employees may request and department heads may utilize flex-time schedules whenever such schedules will be beneficial to the County and will not incur overtime beyond the County's usual and customary overtime needs under the employee's regular work schedule. An employee and the County must agree to and complete a written agreement specifying the work week, scheduled days of the week, and hours to be regularly worked for the flex-time assignment.

The appointing authority may assign an employee to a flex-time schedule; if so assigned, an exempt Unrepresented employee or an exempt Unrepresented Confidential employee will be eligible for overtime only when the hours worked exceed eighty (80) hours in a pay period.

Non-exempt employees assigned to a flex-time schedule will be eligible for compensation for overtime when required by law or when the employee's pay status hours exceed forty (40) in the employee's regular seven (7) day work period. The appointing authority may discontinue the flex-time schedule and reassign an employee to a normal daily work schedule.

If an Unrepresented Confidential or Unrepresented employee requests in writing a change in schedule for the employee's own convenience and the appointing authority grants the request, the employee shall waive overtime as long as the total number of hours does not exceed eighty (80) in any one pay period. Statutory overtime cannot be waived.

Employees in Unrepresented Administrative Management positions shall work any and all hours necessary in the performance of their assigned duties, without overtime and without regard to fixed work schedules.

19.3.2 Schedule - Alternative Work Schedules

An Alternative Work Schedule is a regular fixed schedule that is other than the standard 5/8 schedule (eight hours per day, five days per week). Examples include a 4/10 schedule (ten hours per day, four days per week) or a 9/8/1 schedule (eight, nine hour days and one eight hour day with one day off in a biweekly pay period). Such alternatives are offered to allow workable schedules for employer and employee and must not create overtime as required under any sections of this Resolution, or as required by law.

Employees may request and department heads may utilize alternative work schedules whenever such schedules will be beneficial to the County and will not incur overtime beyond the County's usual and customary overtime needs under the employee's regular work schedule. An employee and the County must agree to and complete a written agreement specifying the work week scheduled days of the week, and hours to be regularly worked for the alternative work schedule. Non-exempt employees assigned to an alternative work schedule will be eligible for overtime compensation when the employee performs any authorized work in excess of forty (40) hours in a work week. The County reserves the right to discontinue the alternative work schedule and reassign an employee to a normal daily work schedule based on the operation needs of the department.

19.3.3 Schedule – Incidental Flex Time

An Unrepresented Confidential or Unrepresented employee may request, and a supervisor may approve, incidental flex time in which an employee works variable work hours with corresponding flex hours off. All requests and approvals shall be in writing. Non-exempt employees must take all flex hours off within the forty (40) hour work week in which the variable hours are worked, and exempt employees must take all flex hours off within the eighty (80) hour pay period in which the variable hours are worked. Employees who participate in an incidental flex time arrangement shall waive daily overtime for time designated as flex time worked.

19.4 Schedule – Notice Required for Change in Work

A. Except in cases where emergency operations require, a notice of a change in work schedule arising from other than transfer or promotion, notice shall be given to the affected Unrepresented Confidential or Unrepresented employee not less than seven (7) calendar days prior to the effective date of the change.

B. If the County fails to give the seven (7) day notice to a full-time employee, the County shall pay the affected employee compensation equaling one and one-half (1-1/2) times the employee's base hourly rate for all hours actually worked on the new regular work schedule until seven (7) calendar days notice is given. However, for each such hour worked that constitutes statutory overtime as defined in Section 20.3, compensation shall be based on the FLSA defined regular rate of pay.

C. If any full-time employee other than Unrepresented Administrative Management has been given seven (7) calendar days advance notice of a shift change and the shift change results in the employee doubling back to work the new shift after leaving the work site, all hours worked on the new shift within the employee's same work day as the former shift will be paid at the employee's base hourly rate, not at overtime, except as otherwise required by law.

D. Part-Time employees shall not be paid at one-and-one-half (1-1/2) for changes in schedule unless it results in overtime due and payable under Sections 20.1, 20.2, or 20.3 of this Resolution.

19.5 Schedule – Employee Request for Change in Work

An employee may submit to the County a written request for a schedule change. The County shall not approve an employee's request for a schedule change if the schedule would result in overtime being built into the schedule.

19.6 Schedule – Voluntary Exchanges of Work

Voluntary schedule exchanges shall comply with department policy, shall be within the same or related work unit, and shall involve employees with comparable ability in a comparable classification. Each employee involved in an exchange shall notify the employee's supervisor. Employees who voluntarily exchanges schedules shall not be paid for overtime resulting from this voluntary schedule change.

19.7 Rest Periods

The County shall grant rest breaks to Unrepresented and Unrepresented Confidential employees, except where unusual operational demands prevent a rest break. Rest breaks will not be unreasonably or consistently denied. Rest periods shall not exceed fifteen (15) minutes in any four (4) consecutive hours of work and shall be considered as time worked.

19.8 Meal Period -Duty-Free

Employees shall be granted a duty-free meal period during each work shift which exceeds six (6) consecutive hours. The duration of the meal period may be not less than thirty (30) minutes nor greater than sixty (60) minutes and will be scheduled as near to the middle of the work shift as reasonably possible.

Different meal periods may be assigned to different work units in the same County department or division. Duty-free meal periods shall not be considered as time worked.

19.9 Meal Period - Non-Duty-Free

In those special circumstances where the County determines a duty-free meal period is not appropriate with the delivery of efficient and productive services to the public, as determined by the appointing authority, the employee shall be assigned to a non duty-free meal period which shall be considered time worked. If the County plans to take action under this subsection, the department shall give the affected employee(s) advance written notice and provide an opportunity for the affected employee(s) to discuss the issue with the County before final action is taken.

SECTION 20- OVERTIME AND COMPENSATORY TIME
(Amended 3/19/13, 7/10/18)

20.1 Overtime – FLSA

Fair Labor Standards Act (FLSA) Overtime shall be defined as hours actually worked in excess of forty (40) hours in a workweek. For the purpose of calculating overtime hours under this section, the County shall not include any paid time off (for example, sick leave, vacation, and holidays.) Applying FLSA legal standards, the County shall compensate an employee for overtime at the rate of one and one-half (1.5) times the employee's base hourly rate of pay.

If an employee's regular workday extends beyond 12 hours, the County shall pay the employee double time for the hours worked beyond 12 hours. Overtime for the non-exempt employee is divided into statutory overtime and non-statutory overtime. Statutory overtime is all overtime required by the Fair Labor Standards Act. For the regular non-exempt employee it is defined as all hours worked in excess of forty (40) hours in a regular seven (7) day work period; or, for employees with a 7(j) exemption, it is all hours worked in excess of eight (8) in a regular work day or all hours worked in excess of eighty (80) in a regular fourteen (14) day work period. For law enforcement employees with a 7(k) exemption, it is all hours worked in excess of eighty-six (86) in a regular fourteen (14) day work period. For fire-fighting employees with a 7(k) exemption, it is all hours worked in excess of two hundred and twelve (212) in a regular twenty-eight (28) day work period.

20.2 Overtime – FLSA Overtime Not Cumulative

FLSA Overtime shall not be compounded, pyramided or cumulative. The County shall not pay an employee for compounded, pyramided, or cumulative overtime compensation even though more than one of the conditions or eligibility standards described this Section may apply to a particular unit of time.

20.3 Overtime -Non-Statutory - Non-Exempt Employee

Non-statutory overtime for non-exempt employees is defined as hours in pay status in excess of forty (40) hours in a seven (7) day work period or eighty (80) hours in a fourteen (14) day work period; or hours in pay status in excess of the normal full-time daily work schedule established by the County (in excess of eight (8) hours for the 5/8 schedule, nine (9) hours for the 9/8/1 schedule, or ten (10) hours for the 4/10 schedule and other full-time daily work schedules that may be prescribed by the County); or any other circumstance except Section 20.1 (Overtime – FLSA) where overtime pay is provided for non-exempt employees elsewhere in this Resolution. Overtime is also defined as hours actually worked on the seventh (7th) consecutive full (8, 9 or 10 hour) day and any consecutive full (8, 9 or 10 hour) days worked thereafter; however, individual employees may waive such overtime.

20.4 Overtime -Non-Statutory - Exempt Employees

Non-statutory overtime for exempt employees is defined as hours in pay status in excess of eighty (80) hours in a pay period; or hours in pay status in excess of the normal full-time daily work schedule established by the County on a regular work day (in excess of eight (8) hours for the 5/8 schedule, nine (9) hours for the 9/8/1 schedule, ten (10) hours for the 4/10 schedule and other full-time daily work schedules that may be prescribed by the appointing authority); or any other circumstance where overtime pay is provided for exempt employees elsewhere in this Resolution. Overtime is also defined as hours actually worked on the seventh (7th) consecutive full (8, 9 or 10 hour) day and any consecutive full (8, 9 or 10 hour) days worked thereafter; however, individual employees may waive such overtime.

20.5 Overtime –Assignment of

A. An appointing authority may require and authorize an employee to work overtime if such overtime is essential to the continuing efficient operation of the department in which the employee works.

B. No employee other than an Unrepresented Administrative Management employee shall work overtime unless authorized by the employee's appointing authority.

C. Except in an emergency, no employee other than an Unrepresented Administrative Management employee shall be required to work in excess of sixteen (16) hours in any 24-hour period.

20.6 Overtime - Earned

Except as described within sections 20.14 (Overtime In a Board-Designated Emergency) and 20.15 (Overtime for Exempt Emergency Services Managers), all overtime shall be earned at the rate of one and one-half (1-1/2) hours for each one (1) overtime hour worked through the twelfth (12th) consecutive hour, and after the twelfth (12th) consecutive hour, overtime shall be earned at the rate of two (2) hours for each one (1) overtime hour worked. Overtime compensation for non-exempt employees will be payable with compensation for the pay period in which the regular work weekends or later as permissible by law.

20.7 Overtime - Compensation for Exempt Employees

Exempt employees shall be compensated for accrued overtime either in cash at the employee's base hourly rate or as compensatory time off.

20.8 Overtime - Compensation for Non-Exempt Employees

Non-exempt employees shall be compensated for overtime earned either in cash or as compensatory time off. Statutory overtime shall be compensated in accordance with law utilizing all permissive credits. Non-statutory overtime earned shall be compensated either in cash at the employee's base hourly rate or as compensatory time off.

20.9 Compensatory Time Off (CTO) - Employee Choice

(Amended 10/21/14, 7/10/18)

The employee assigned to overtime and eligible for compensatory time off (CTO) shall make an irrevocable choice each time such overtime is worked whether to be compensated in cash at one and one-half (1.5) times the base hourly rate or in compensatory time off until a maximum of one hundred twenty (120) hours of compensatory time have been accrued.

20.10 Compensatory Time Off (CTO) - Cash Out

At no time, other than separation, shall an employee with a CTO balance greater than 0.1 hours voluntarily or involuntarily "cash out" compensatory time that has been accrued. Balances of less than 0.1 hours shall be paid in cash at the base hourly rate at the end of March each year.

20.11 Compensatory Time Off (CTO) - Cash Pay Only

When one hundred twenty (120) hours of compensatory time are accumulated, the department will compensate the employee in cash at one and one-half (1.5) times the base hourly rate for any additional overtime worked.

20.12 Compensatory Time Off (CTO) -Authorization for Use

No employee shall take compensatory time off without prior approval of the employee's appointing authority. The appointing authority shall attempt to schedule such time off at the time agreeable to the employee.

20.13 Compensatory Time Off - Payment at Separation

Each employee who is separated from County service shall be entitled to payment for accrued compensatory time at the employee's base hourly rate at the time of the employee's separation or as otherwise required by law.

20.14 Overtime In a Board-Designated Emergency

Unrepresented Administrative Management employees shall be eligible for straight-time overtime when working beyond forty (40) hours in a week due to a Board of Supervisors' declared emergency. Such straight-time overtime may be paid in cash upon authorization of the Board of Supervisors. Under no circumstances, except for Emergency Services as detailed in Section 20.15, shall an employee designated as Unrepresented Administrative Management be paid or be compensated in any manner for overtime except under such conditions as may be set forth by the Board of Supervisors.

20.15 Overtime for Exempt Emergency Services Managers

The Emergency Services Manager exempt classifications listed below will be eligible for straight-time overtime for qualifying mutual aid events in excess of twelve (12) hours only if the County is entitled to reimbursement for that employee’s time from a third party. Such overtime will be paid at the Department Head’s discretion only after the County has received either advance approval for the reimbursement, or the reimbursement itself.

Overtime For Exempt Emergency Services Managers

Job Class No.	Job Class Title
0780	Emergency Services Coordinator
0784	Emergency Services Information Officer
0786	Emergency Services Operation Officer
4518	Fire Marshall
4516	Fire Services Officer

SECTION 21 – HOLIDAYS
(Amended 3/19/13, 7/10/18)

21.1 Holidays – Paid

(Amended 3/19/13)

The County shall provide full-time and part-time County employees the following paid holidays provide that the employee is in paid status on the employee's regularly scheduled workdays before and after the paid holiday. For full-time employees, this holiday benefit shall be reduced proportionally by any unpaid time in the pay period in which the holiday falls.

Paid Holidays are as follows:

(1) New Year’s Day, January 1st*
(2) Martin Luther King’s Birthday, third Monday in January
(3) Lincoln's Birthday, February 12th*
(4) Presidents' Day, the third Monday in February
(5) Cesar Chavez Day, March 31st*
(6) Memorial Day, the last Monday in May
(7) Independence Day, July 4th*
(8) Labor Day, the first Monday in September
(9) Veteran's Day, November 11th*
(10) Thanksgiving Day, as designated by the President
(11) The day following Thanksgiving Day
(12) Christmas Day, December 25th*
(13) Each day appointed by the Governor of the State of California and formally recognized by the Board of Supervisors of the County of Sonoma as a day of mourning, Thanksgiving or special observance.

**Date Specific Holidays*

21.2 Floating Holidays
(Amended 7/10/18)

Confidential, Unrepresented, Administrative Management, Appointed Department Heads, and other unrepresented employees (excluding elected officials), will be granted eight floating holiday hours at the beginning of each calendar year. To use the floating holiday hours, the employee must be in a paid status on the employee’s regularly scheduled workdays before and after the floating holiday hours. The timing of the employee’s use of the floating holiday shall be subject to advance approval of the Department Head or designee. The floating holiday hours may be taken at any time during the calendar year, but may not be carried over into the next calendar year. Further, there will be no cash out of floating holiday hours. Floating holiday hours must be taken in no less than 1/10 of an hour increments. Each part-time employee shall be entitled to a prorated number of hours based on allocated FTE at the time of the annual calendar year allocation.

21.3 Holidays - Day Observed

If a date specific holiday listed in Section 21.1 falls on a Saturday, the preceding Friday shall be the County observed holiday in lieu of the day observed. If a date specific holiday listed in Section 21.1 falls on a Sunday, the following Monday shall be the County observed holiday.

21.4 Holidays - Compensation For
(Amended 5/20/14)

For the purpose of this Section (21.4), holiday pay is defined as eight (8) hours of pay at the employee's base hourly rate, excluding overtime, shift differential, premium pays or any other pays except as otherwise provided by this Resolution.

A. An employee regularly scheduled to work on either the actual date of a paid holiday or the date on which the holiday is observed is entitled to receive holiday pay. An employee who is regularly scheduled to work both the actual date of the paid holiday and the date on which the holiday is observed is only entitled to receive one (1) day of holiday pay.

B. Excepting an Unrepresented Administrative Management employee, an employee who is required to work on a paid holiday shall receive overtime for the time actually worked.
Any full-time employee whose regularly scheduled day off falls on a holiday shall observe the holiday (and not work) on one or more of the employee's regularly scheduled work days during the same pay period as the County observed holiday, or during the pay period immediately preceding or following the same pay period as the County observed holiday. This holiday benefit shall be reduced proportionally by any unpaid time in the pay period in which the holiday falls. Unrepresented Management employees who must occupy a fixed post position that requires staffing 24-hours a day, seven days a week, 365 days per year, shall elect to receive a maximum of eight (8) hours of holiday compensatory time or eight (8) hours of paid holiday for hours actually worked on an assigned holiday as provided in Section 21.l (Holidays – Paid). In order to receive this benefit, the affected employee must work an entire shift.

C. Any part-time employee shall, for each holiday in the pay period, receive holiday pay equivalent to one-tenth (1/10) of an hour regularly scheduled to be worked based on the employee's ongoing work schedule. If the employee's total hours in pay status (excluding the holiday benefit) exceeds the hours regularly scheduled to be worked, the employee shall receive holiday pay equivalent to one-tenth (1/10) of an hour for each hour in pay status (excluding the holiday benefit). This holiday pay shall not exceed eight (8) hours for each holiday nor b**e** less than three and two-tenths (3.2) hours for each holiday in the pay period.

D. Extra-Help employees are not covered by Section 21 except for provisions of Section 21.4(~~c~~b), above.

SECTION 22 – VACATION
(Amended 12/15/09, 3/19/13, 6/14/16, 7/10/18)

22.1 Vacation - Maximum Accumulation

Each employee designated as Unrepresented Confidential and Unrepresented, other than extra-help employees as defined in the Civil Service Rules, shall accrue and may use vacation leave with full pay providing that the maximum accumulation shall be no more than two hundred eighty (280) hours. Each employee designated as Unrepresented Administrative Management shall accrue vacation at the rate specified in the table in Section 22.3, and the maximum accruals are as specified in the same table.

22.2 Vacation - Part-Time Employees

Part-time employees shall accrue vacation leave on a pro-rata basis; usage and accrual shall be governed by the same rules and regulations applicable to full-time employees.

22.3 Vacation - Accrual Rates

(Amended 12/15/09, 3/19/13, 6/14/16)

Effective the pay period beginning July 5, 2016, each employee who has completed the following in-service hours shall accrue vacation at the appropriate rate shown below. In-service hours include all hours in pay status up to a maximum of eighty (80) hours in a pay period. In lieu of overtime, during each year Unrepresented Administrative Management employees and Department Heads have seven and one half (7 ½) days (60 hours) of Administrative Leave added to their vacation accrual. Elected Department Heads shall accrue seventy-seven (77) hours of Administrative Leave. The equivalent days and the maximum accumulation columns below for Appointed Department Heads and Administrative Management employees include both vacation and administrative leave. Rates shown below will be adjusted to reflect any unpaid time in each pay period. The accrual rates and maximum accumulated hours are shown in the chart below:

VACATION ACCRUAL RATES
UNREPRESENTED CONFIDENTIAL & UNREPRESENTED EMPLOYEES

Years Comp Full-Time Service	No. of Comp In-Service Hours	Vacation Accrual per 80 In-Service Hours	Maximum Accumulation
0 – 5	0 – 10,434	4.94	280
5 - 10	10,435 - 20,870	5.25	280
10 - 15	20,871 - 31,305	6.48	280
15 - 20	31,306 - 41,741	7.09	280
20 - 25	41,742 - 52,177	7.70	280
More than 25	52,178 or more	8.01	280

VACATION ACCRUAL RATES
UNREPRESENTED ADMINISTRATIVE MANAGEMENT

Years Comp Full-Time Service	No. of Comp In-Service Hours	Vacation Accrual Per 80 In- Service Hours	Admin Leave Accrual Per 80 In- Service Hours	Maximum Accumulation
0 – 10	0 - 20,870	5.25	2. 30	480
10 – 15	20,871 - 31,305	6.48	2.30	480
15 – 20	31,306 - 41,741	7.09	2.30	480
20 – 25	41,742 - 52,177	7.70	2.30	480
		8.01		

VACATION ACCRUAL RATES UNREPRESENTED ADMINISTRATIVE MANAGEMENT				
More than 25	52,178 or more		2.30	480

22.4 Vacation Accrual Upon Reappointment

Each employee with 10,435 in-service hours (five or more years) who resigned in good standing and is reappointed within two (2) years, shall be credited with 4,174 hours (2 years) of service for purposes of new vacation accrual. Each employee who was laid off and is reappointed within two (2) years shall be returned to the place on the accrual table (in Section 22.3, above) that the employee occupied when laid off. (Amended 12/15/09, effective with implementation of HRMS)

22.5 Vacation Schedules

Vacation schedules shall be arranged by appointing authorities with particular regards to the needs of the service, and whenever possible, with regard to the wishes of the employee. Every effort shall be made to arrange vacation schedules so that each employee will take as much vacation in a year as accrues to the employee in that year. Each employee's vacation time may be so divided as the needs of the service require or permit. No employee may take vacation without advance approval of the appointing authority. No employee may take vacation leave in advance of that actually accumulated at the time such leave is taken.

22.6 Vacation - Payment for Unused Vacation

Each Unrepresented Administrative Management**,** elected or appointed Department Head, Unrepresented Confidential, or other Unrepresented employee who is separated from the County service shall be entitled to payment in lieu of all unused vacation leave and administrative leave which the employee may have accumulated as of the employee's last day of work and shall be computed on the basis of such employee's base hourly rate at the time of termination.

22.7 Vacation Savings Plan

Under Vacation Savings Plan (VSP), each eligible (permanent or probationary) Unrepresented and Confidential full-time employee may elect to set aside up to twenty (20) hours of base rate pay each plan year during years 3 through 5 (4,174 to 10,434 service hours) of permanent, probationary, or unclassified employment. Part-time Unrepresented and Confidential employees will be eligible to set aside hours on a pro-rata basis, based on their allocated FTE (full time equivalent) position.

Employees enroll during an annual open enrollment period in October/November for the subsequent plan year. The plan year runs from January 1 – December 31. Eligibility to enroll, for full-time and part-time employees, will begin when, as of the start of open enrollment, the employee reaches 4,174 service hours. Eligibility to enroll ends upon completion of 10,434 in-service hours as of the start of open enrollment.

Unrepresented and Confidential employees new to the Salary Resolution who have between 4,174 and 10,434 in-service hours may enroll within their first 60 days for the current plan year. Information on the plan will be provided by the payroll clerk. Deductions for current plan year enrollments must be completed by the end of the final pay period in December of the current plan year. Failure to submit an Opt Out form does not extend employee entitlement to the special enrollment.

Regular annual enrollments for employees who have reached 4,174 hours by the beginning of annual enrollment but have not exceeded 10,434 hours will complete their election through the County's self-service program during the open enrollment period. Employees indicate the number of hours (up to 20) to purchase, and the number of pay periods over which the deductions will occur beginning on the first pay period of the new plan year. Deductions for regular and special enrollments will be in equal amounts over the number of pay periods selected at the base hourly rate as of the time of enrollment.

Deductions must be completed by the end of the final pay period in December. Employees may submit one enrollment per plan year. Elections must be in whole hour increments.

At the end of the plan year, up to 20 hours may roll forward to the subsequent plan year until the last pay period in April. Any unused hours from the prior year on account at the end of the last pay period in April will be paid back to the employee in May.

Time may be used in one-tenth hour increments. The dollar value and hours available in the VSP bank will appear on the employee's paystub, the County's self-service program, and Timesaver.

Deductions are made on an after-tax basis. If there are insufficient funds to cover the deduction, the deduction will not be taken and the amount will automatically recalculate the deduction amount to the remaining elected pay periods in the plan year.

Employees may cancel participation in the program by notifying the Auditor Payroll Division in writing by completing a Vacation Savings Plan Enrollment/Cancellation/Opt-Out Form. The employee designates whether the amount accrued to date will be paid out to the employee or will carry forward under the plan provisions. Balances being paid back to the employee will be paid off as soon as administratively feasible.

In the event the employee separates from County employment or has a change in eligibility status for the plan, unused VSP will be paid to the employee as soon as administratively feasible. Reaching 10,434 hours during the plan year is not considered a "change in status" under this provision.

Use of VSP hours are subject to the following guidelines:

a) VSP hours shall be used before other accrued leave except for sick leave or mandated time off under an Unpaid Furlough, Mandatory Time Off, or similar program.
b) Use of VSP hours is subject to the same provisions in Section 15.6, *Vacation – Schedules,* and require the same pre-approval process as accrued vacation hours.
c) When paid, VSP hours are not taxed and are paid at the same hourly rate of pay as they were deducted.
d) If the value in the VSP bank is not sufficient to cover the employee's payroll deductions, the employee must arrange for payment with Auditor Payroll.
e) VSP hours will count toward seniority and merit, and will be considered "paid status" for the purposes of health benefits, vacation and sick leave accrual, and holiday pay only.
f) VSP hours will not be credited to retirement service hours, or be included in retirement final annual salary calculation.

g) VSP hours will not be considered paid status hours for shift pay, premium pay, or cash allowance.

h) VSP hours must be depleted prior to receiving Catastrophic Leave or Disaster Leave; Short Term Disability plans may also require depletion of leave, if applicable.

i) VSP hours may be used in conjunction with Workers' Compensation benefits in the same manner as accrued leave.

j) VSP hours may not be used to extend a date of separation from County employment.

22.8 Vacation - Extra-Help Employees

Extra-help employees are not covered by Section 22.

SECTION 23 - SICK LEAVE

(Amended 3/15/16)

23.1 Sick Leave Benefit For Employees in Allocated Positions (Not Extra Help)

23.1.1 Sick Leave – Accrual- Rate

Each Unrepresented Administrative Management, Unrepresented Confidential or other Unrepresented full-time employee in a regular, allocated position, shall accrue and accumulate sick leave at the rate of 3.680 in-service hours for each completed eighty (80) paid in-service hours.

In-service hours include all hours in pay status excluding overtime. This accrual rate shall be adjusted to reflect any unpaid time in each pay period. Part-time employees, in allocated positions, shall be eligible to receive sick leave on a pro rata basis. Usage and accrual of said benefits shall be governed by the same rules and regulations applicable to full-time employees.

23.1.2 Sick Leave - Accrual- Restoration of Accrued Time

When an employee separates from County employment, and returns to County employment within one year from the separation date, any accrued sick leave remaining on account will be restored to the employee upon rehire, provided the time was not otherwise used, paid out, or converted to service credit. If the separation date is in the middle of the pay period, end of pay period date will apply.

23.1.3 Sick Leave - Use

Earned sick leave credits may, with the approval of the Department Head, be used by the employee, as outlined below:

23.1.3.1 Sick Leave Use – Non- FMLA/CFRA/PDL Leave:

Accrued sick leave for incidents other than FMLA/CFRA/PDL qualifying events may be used as follows:

A. Employee Illness: during the employee's own incapacity due to illness or injury;

B. Employee Treatment or Examination: during the time needed by the employee to undergo medical or dental treatment or examination;

C. For Care of a Family Member: For diagnosis, care or treatment of an existing health condition of, or preventative care for the employee family member. For leave under this section 23.1.3.1, “family member” is defined as a:

1. child (defined as biological, adopted, or foster child, stepchild, legal ward, or a child to who the employee stands in place of a parent, regardless of age or dependency status);
2. parent (defined as a biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee’s spouse or registered domestic partner, or a person who stood in place of a parent when the employee was a minor child);
3. employee’s spouse or registered domestic partner;
4. grandparent, grandchild, or sibling of the employee or the employee’s spouse or registered domestic partner.

Sick leave use for family members listed 23.1.3.1c shall not exceed forty-eight (48) hours per occurrence unless extended by joint action of the employee's Department Head and the Director of Human Resources by reason of exceptional hardships. "Occurrence” means per illness or related incidents. The 48 hours do not have be consecutive.

California “Kin Care” (Labor Code 233) provides that an employee may use an amount of paid sick leave each calendar year that is equal to the amount of time that would normally accrue in six month period, and may be used in the same manner as other sick leave described in this section 23.1.3.1. Kin Care provisions run concurrent with other protected leaves and do not extend the maximum period of leave to which the employee is entitled to under FMLA or CFRA.

D. Domestic Violence, Sexual Assault, or Stalking: When an employee is a victim of domestic violence, sexual assault or stalking, to work to obtain or attempt to obtain any relief, including but not limited to, a temporary restraining order, restraining order, or other injunctive relief, to help ensure the health, safety, or welfare of themselves or their child(ren); to seek medical attention for injuries caused by domestic violence, sexual assault or stalking; obtain services from a domestic violence shelter, program or rape crisis center as a result of domestic violence, sexual assault or stalking; obtain psychological counseling related to an experience of domestic violence, sexual assault, or stalking; participate in safety planning or take other actions to increase safety from future domestic violence, sexual assault, or stalking, including temporary or permanent relocation.

23.1.3.1 Sick Leave Use –FMLA/CFRA/PDL Qualifying Leave:
In accordance with The Family and Medical Leave Act (FMLA), the California Family Rights Act (CFRA), and the Pregnancy Disability Act (PDA) earned sick leave credits may, with the approval of the Department Head, be used by an employee as follows:

A. Employee Illness: During the employee's own incapacity due to illness or injury.

B. Employee Treatment or Examination: During the time needed by the employee to undergo medical or dental treatment or examination.

C. Disabled by Pregnancy: When a woman employee is disabled by pregnancy, which means that in the opinion of her health care provider she is unable because of pregnancy to work at all or is unable to perform any one or more of the essential functions of her job, or to perform these functions without undue risk to herself, the successful completion of her pregnancy, or to other persons.

D. Care of Family Member: When a child, registered domestic partner or spouse of an employee who is a member of the employee's household or a person for whom the employee is entitled to a Federal Income Tax dependent exemption, or the employee's parent is incapacitated by illness or injury and it is necessary for the employee to care for such child, registered domestic partner, spouse, or parent.

Child is defined as biological, adopted, or foster child, stepchild, legal ward, or a child to who the employee stands in place of a parent, who is either under 18 years of age or an adult dependent child. An adult dependent child is an individual who is 18 years of age or older and who is incapable of self-care because of a mental or physical disability within the meaning of Government Code section 12926(j) and (l).

Parent for purposes of this Section is defined as biological, foster, adoptive, step-parent, legal guardian or person who stood in place of a parent to the employee when the employee was a child. A biological or legal relationship is not necessary for a person to have stood in place of a parent to the employee as a child. Parent does not include a parent-in-law.

For FMLA/CFRA qualifying events to care for a covered family member incapacitated by illness or injury, employees are allowed to use up to 480 hours of accrued sick leave per eligible event, and not to exceed the number of hours authorized by medical certification. CFRA bonding leave does not qualify for use of sick leave.

Information on FMLA/CFRA/PDL eligibility, documentation, and benefit and pay status is provided under Section 24.3 – Family Care and Medical Leave Under FMLA/CFRA.

23.1.4 Sick Leave – Required Documentation

23.1.4.1 Annual Period – Allocated Employees: Annual Period – Allocated Employees: The "annual period" is a calendar year. For new employees who begin mid-year, the annual period begins on the employee's first day of work, restarts on January 1, and runs on a calendar year basis thereafter.

23.1.4.2 First Forty-Eight Hours: For new employees, the first 48 hours, or number of hours equal to 6 days of the employees regular schedule (whichever is greater), of accrued sick leave used by an employee in the first annual period will be applied to and subject to the provisions of California paid sick leave laws, until January 1st, and on a calendar year thereafter. During this period, if the need for paid sick leave is foreseeable, the employee shall provide reasonable advanced notice. If the need for paid sick leave is unforeseeable, the employee shall provide notice of the need for the leave as soon as practicable. If the County has reasonable suspicion of sick leave abuse, a signed medical certification may be required for each use of accrued sick leave to the extent permissible by law.

23.1.4.3 Subsequent Hours: For use of accrued sick leave beyond the first 48 hours or number of hours equal to six (6) days in the annual or calendar period (consecutive or non-consecutive), as described above, a signed medical certification may be required for each use of sick leave. Reasonable medical certification of incapacity shall be required for sick leave use of more than forty-eight (48) consecutive work hours duration.

23.1.4.4 Reasonable certification may be required, within a reasonable time after the absence, when an unscheduled absence occurs to obtain relief if the employee is a victim of domestic violence, sexual assault, or stalking, in accordance with Section 23.1.3.1(d) of this Agreement. Such certification shall be treated as confidential. Certification may be provided directly to Human Resources and shall not be disclosed to any person except to the affected employee, or as provided by law.

23.1.4.5 FMLA/CFRA/PDL: If use of accrued sick leave is for an FMLA, CFRA, or PDL qualifying event, medical certification is required, in accordance with the law and as outlined in the Medical Leave Policy.

23.2 Sick Leave Benefit for Extra Help Employees { XE "Sick Leave Benefit for Extra-Help Employees" }

For the purposes of this Section 23.2: "Extra Help" includes employees working in Temporary, Intermittent, Seasonal, or Paid Intern positions, as defined in the County's Civil Service Rules. The provisions of this section do not apply to Retiree Extra Help, Volunteers or Student Volunteers.

23.2.1 Annual Period- Extra Help: The annual period is a calendar year. For new Extra Help employees who begin mid-year, the annual period begins on the employee's first day of work, restarts on January 1, and runs on a calendar year basis thereafter.

23.2.2 Eligibility – Extra Help Employees: { XE "Sick Leave Extra-Help Employees - Eligibility" }

Effective July 1, 2015, Extra Help employees are eligible for sick leave benefits as describe in this section 23.2 after thirty (30) calendar days of employment with the County. A break in service does not restart the 30 day eligibility period unless the break is a year or more from the end of the last pay period in which the employee was in paid status.

23.2.3 Accrual - Extra Help Employees: { XE "Sick Leave Extra-Help Employees - Accrual" }

Extra Help accrue and accumulate sick leave at a rate of 1 hour per 30 hours worked, including overtime (pending further clarification or interpretation of the law), up to a maximum accumulation of seventy-two (72) hours. Accrued sick leave hours, when used, do not accrue additional sick leave hours. Accrual begins from the first day of work, but accrued time may not be used until the first pay period following completion of the 30 day eligibility requirement. Leave may not be used in advance of accrual, and is considered "accrued" on the first day of the subsequent pay period. Hours spent on Jury Duty, County release time, or County approved educational leave or training will count toward accrual of sick leave hours.

23.2.4 Accrual – Restoration Of Accrued Time { XE "Sick Leave Extra-Help Employees – Accrual – Restoration of Accrued Time" }

When an Extra Help employee separates an assignment and returns to County employment within one year of the termination date, any accrued sick leave remaining on account will be restored to the employee's Extra Help sick leave bank upon re-hire. If the termination date is in the middle of the pay period, end of pay period date will apply.

23.2.5 Accrual – Change in Employment Status
Refer to Section 23.3.

23.2.6 Sick Leave – Use, Extra Help { XE "Sick Leave – Use, Extra Help" }

23.2.6.1 Use Limits – Extra Help

Earned sick leave credits may, with the approval of the Department Head, be used by the employee in increments of not less than 1 hour, and not to exceed thirty-six (36) hours in the employee's annual period. Accrued paid sick leave must be used prior to using leave without pay for sick leave eligible events except as allowed under CFRA qualifying leaves, below. When used, sick leave hours are not considered hours worked and do not accrue additional hours of sick leave. The hours are included in merit hours.

23.2.6.2 Use – Extra Help, Non- FMLA/CFRA/PDL Leave:
Accrued sick leave for incidents other than FMLA/CFRA/PDL qualifying events may be used as follows:

A. Employee Illness: during the employee's own incapacity due to illness or injury;

B. Employee Treatment or Examination: during the time needed by the employee to undergo medical or dental treatment or examination;

C. Family Member: For diagnosis, care or treatment of an existing health condition of, or preventative care for the employee family member. For leave under this section 23.2.5.2, "family member" is defined as a:

1. child (defined as biological, adopted, or foster child, stepchild, legal ward, or a child to who the employee stands in place of a parent, regardless of age or dependency status);
2. parent (defined as a biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in place of a parent when the employee was a minor child);
3. employee's spouse or registered domestic partner;
4. grandparent, grandchild, or sibling of the employee or the employee's spouse or registered domestic partner.

D. Domestic Violence, Sexual Assault, Stalking: When an employee is a victim of domestic violence, sexual assault or stalking, to work to obtain or attempt to obtain any relief, including but not limited to, a temporary restraining order, restraining order, or other injunctive relief, to help ensure the health, safety, or welfare of themselves or their child(ren); to seek medical attention for injuries caused by domestic violence, sexual assault or stalking; obtain services from a domestic violence shelter, program or rape crisis center as a result of domestic violence, sexual assault or stalking; obtain psychological counseling related to an experience of domestic violence, sexual assault, or stalking; participate in safety planning or take other actions to increase safety from future domestic violence, sexual assault, or stalking, including temporary or permanent relocation.

Use of paid sick leave for any reasons under this section 23.2.5.2 may not exceed thirty-six (36) hours in an annual period unless extended by joint action of the employee's Department Head and the Director of Human Resources by reason of exceptional hardships.

California “Kin Care” (Labor Code 233) provides that an employee may use an amount of paid sick leave each calendar year that is equal to the amount of time that would normally accrue in six month period, and may be used in the same manner as other sick leave described in this section 23.2.6.2. Kin Care provisions run concurrent with other protected leaves and do not extend the maximum period of leave to which the employee is entitled to under FMLA or CFRA.

23.2.6.3 Use – Extra Help, FMLA/CFRA/PDL Qualifying Leave:
Extra Help employees may be eligible for protected leave under the family Medical Leave Act (FMLA), the California Family Rights Act (CFRA), or the Pregnancy Disability Act (PDA), for certain, qualifying events. FMLA/CFRA/PDL eligibility requirements are detailed under Section 24.3 and in the County’s Medical Leave Policy. The same qualifying reasons, definitions of family members, and eligibility requirements apply to Extra Help and employees in allocated positions, and are outlined in 23.1.3.2, above.

23.2.7 <u>Extra Help Sick Leave – Required</u> <u>Documentation</u> { XE “Sick Leave Extra-Help – Required Documentation” }

23.2.7.1 Documentation for Paid Sick Leave: Accrued sick leave used by an employee in each annual period (up to 36 hours annually) will be applied to and subject to the provisions of all applicable paid sick leave laws. During this period, if the need for paid sick leave is foreseeable, the employee shall provide reasonable advanced notice. If the need for paid sick leave is unforeseeable, the employee shall provide notice of the need for the leave as soon as practicable. If the County has reasonable suspicion of sick leave abuse, a signed medical certification may be required for each use of accrued sick leave to the extent permissible by law. If use of time under this section is a FMLA or CFRA qualifying event, medical certification for those programs is required in accordance with the law and as outlined in the Medical Leave Policy (same requirements as Allocated employees).

23.2.7.2 Documentation for Unpaid Sick Leave: For any leave in excess of 36 hours in an annual period, or any unpaid sick leave, a signed medical certification may be required for each use of leave. Reasonable medical certification of incapacity (if applicable) shall be required for any leave of more than forty-eight (48) hours duration.

23.2.7.3 Reasonable certification may be required, within a reasonable time after the absence, when an unscheduled absence occurs to obtain relief if the employee is a victim of domestic violence, sexual assault, or stalking, in accordance with Section 23.2.6.2(d) of this Agreement. Such certification shall be treated as confidential. Certification may be provided directly to Human Resources and shall not be disclosed to any person except to the affected employee, or as provided by law.

23.3 Change in Employment Status – Extra Help to Allocated / Allocated to Extra Help

23.3.1 Extra Help to Allocated Position:

For an Extra Help employee who begins an allocated assignment within one year of separation of an Extra Help assignment, any accrued and unused Extra-Help sick leave hours on account will carry forward with the employee. If the separation date is in the middle of the pay period, pay period end date will apply. Hours carried forward may be used, subject to the following restrictions:

1. Extra Help sick leave hours must be used prior to using sick leave accrued as a regular employee;
2. Extra Help sick leave hours have no cash value; and
3. Extra Help hours are not eligible for conversion to service credit at regular retirement (pursuant to Section 23.4).

The employee's annual period will be changed to the date they start in the new position.

23.3.2 Allocated Position to Extra Help:

For an employee assigned to an allocated position who begins an eligible Extra Help assignment within one year of separation from an allocated position, any accrued sick leave remaining on account will be restored to the employee as Extra Help sick leave, up to the cap of 72 hours, and may be used subject to the limits and provisions for use of Extra Help sick leave outlined in Section 23.2 (Sick Leave Benefit for Extra Help Employees). If an employee returns to an allocated position within one year of separation from an allocated position, the provision of 23.1.2 will apply, except that any sick leave hours used or accrued during the extra help period will be factored against the employees former leave balance. If the separation date is in the middle of the pay period, pay period end date will apply.

The employee's annual period will be changed to the date they start in the new position.

23.4 Sick Leave - Conversion at Regular Retirement

For each Unrepresented Administrative Management, Unrepresented Confidential, or other Unrepresented employee separating from County services on regular, non-disability retirement shall convert one-hundred percent (100%) of unused sick leave remaining to such employee's credit at the time of retirement to retirement service credit as provided by Government Code Section 31641.03, excepting that Extra Help sick leave hours are not eligible for conversion to retirement service credit.

23.5 Sick Leave – Payoff at Regular Retirement

Each Unrepresented Administrative Management, Unrepresented Confidential, or other Unrepresented employee who separates from County service on regular non-disability retirement, who reaches 100% of retirement benefit allowed by law, and who is prevented by law from converting some or all of the employee's remaining unused sick leave to service credit under section 23.4 (Sick Leave – Conversion at Regular Retirement), the County shall pay the monetary equivalent of twenty-five percent (25%) of all unused sick leave remaining to such employee’s credit at the time of separation, computed on the basis of the employee’s base hourly rate. Extra help sick leave is not eligible for this provision.

23.6 Sick Leave – Distribution at Death or Layoff

The County shall pay each employee who separates from County service by death or layoff, the monetary equivalent of 25% of all unused sick leave remaining to such employee’s credit as of the time of separation, computed on the basis of such employee’s base hourly pay. Extra help sick leave is not eligible for this provision.

23.7 Sick Leave - Distribution at Disability Retirement

The County shall pay each Unrepresented Administrative Management, Unrepresented Confidential, or other Unrepresented employee separated from County service by disability retirement at such employee's base hourly rate for all unused sick leave remaining to such employee's credit as of the time of separation. This Section shall not apply to an employee separated from County service by a service retirement. The County shall not pay an employee under this Section for any sick leave hours donated to the employee by other employees under a catastrophic leave benefit. Extra help sick leave is not eligible for this provision.

23.8 Medical Examinations

An appointing authority may direct any employee to undergo a medical examination to determine the employee's mental and physical capacity to perform the duties of the employee's position. Each determination that an employee is or is not capable of performing the duties of the employee's position will be made available to the appointing authority and the employee concerned. Each such examination shall be paid by the department requesting the examination.

SECTION 24 - MISCELLANEOUS LEAVES OF ABSENCE

(Amended 3/19/13, 3/15/16, 7/10/18)

24.1 Leaves of Absence Without Pay Usage Reference Table

Employees in regular, allocated positions will be required to use paid leaves before a Leave of Absence Without Pay (LWOP) as shown in the following table:

Event	Sick	Vacation	CTO	Comment
During the incapacity due to illness or injury employee's own	Yes, you may keep 40 hrs.	No	No	None.
When a woman employee is disabled by pregnancy.	Yes, you may keep 40 hrs.	No	No	None.
During the time needed by the employee to undergo medical or dental treatment or examination.	Yes, you may keep 40 hrs.	No	NO	None.
When the employee's family member is incapacitated by illness/injury and the employee must care for him/her or for care, exam or treatment of a family member*.	Yes, you may keep 40 hrs (refer to Section 23.2(d))	Yes	Yes	May keep 40 hrs. Any combination of Vacation & CTO
Non-sick FMLA/CFRA** qualifying event (e.g., child bonding leave)	No	No	No	None.
Section 12.5 - Education Leave	No	Yes	Yes	Must use all Vacation & CTO
Approved undisclosed reason or extended vacation	No	Yes	Yes	Must use all Vacation & CTO
Section 17 - Sabbatical	No	Yes	Yes	Must use all Vacation & CTO

*In the event an employee is eligible to receive Paid Family Leave to care for the serious health condition of a family member or to bond with a new child they will not be required to use sick, vacation or CTO time, while receiving the benefit.

**Family & Medical Leave Act (FMLA)/California Family Rights Act (CFRA)

24.2 Compassionate Leave

Any Unrepresented Administrative Management, Unrepresented Confidential, or other Unrepresented full-time or employee may be granted up thirty-two (32) hours of leave with pay, in the event of death of spouse, registered domestic partner, child, step-child, son-in-law, daughter-in-law, brother, brother-in-law, sister, sister-in-law, grandparent, great-grandparent, grandchild or person with whom the employee has a relationship in loco parentis, and the mother or father of the employee or the spouse of the employee. Up to an additional eight (8) hours of sick leave may be granted to supplement compassionate leave. Where travel in excess of 300 miles one way from the employee's residence is required up to an additional one (1) of the employee's regular work days of sick leave may be used to supplement compassionate leave. Up to an additional forty (40) hours of accrued vacation leave or accrued comp time off may be granted to supplement compassionate leave upon request.

Any part-time Unrepresented Administrative Management, Unrepresented Confidential, or other Unrepresented employee shall be eligible for a pro-rated compassionate leave. Ongoing work schedule for purposes of this Section shall mean an average of the two (2) pay periods immediately preceding the need for compassionate leave or the employee's normal bi-weekly allocation of hours, whichever is greater.

24.3 Family Care and Medical Leave Under FMLA and CFRA
(Amended 3/19/13, 3/15/16)

24.3.1 Each eligible employee is entitled to family care and medical leave as provided by the Family and Medical Leave Act (FMLA) and the California Family Rights Act (CFRA), as amended. The leaves under FMLA and CFRA will run concurrently to the extent permitted by law.

24.3.2 Eligibility
To be eligible for family care and medical leave, on the date on which leave is to begin, a full-time or part-time employee must have been employed by the County for at least twelve (12) months, which need not be consecutive, and have actually worked at least 1,250 hours of service during the twelve (12) month period immediately preceding the commencement of the leave.

24.3.3 Family Care And Medical Leave Entitlement
Subject to the provisions of this Salary Resolution, County policy, and state and federal law, including the federal FMLA and the CFRA, an eligible employee is entitled to a total of twelve (12) workweeks of unpaid leave during any twelve (12) month period for any one, or more, of the following reasons:

24.3.3.1 The birth of a child and to care for the newborn child (FMLA and CFRA);

24.3.3.2 The placement with the employee of a child for adoption or foster care and care for the newly placed child (FMLA and CFRA);

24.3.3.3 To care for the employee's child, parent, spouse, or registered domestic partner (CFRA only) who has a serious health condition. (Child is defined as biological, adopted, or foster child, stepchild, legal ward, or child of a person standing in place of parent who is under 18 years of age or an adult dependent child. Parent is defined as biological, foster or adoptive parent, stepparent, or legal guardian. Parent does not include a parent-in-law under this provision.)

24.3.3.4 Because of an employee's own serious health condition that makes the employee unable to perform the functions of the employee's position, except for disability on account of pregnancy, childbirth, or related medical conditions, which is covered by pregnancy disability leave. (Pregnancy disability counts toward only California Pregnancy Disability Leave (PDL) and FMLA leave.)

24.3.3.5 Because of any qualifying exigency arising out of the fact that the employee's spouse, son, daughter, or parent is a U.S. National Guard or Reserve member on active duty (or has been notified of an impending call or order to active duty status) in support of a contingency operation (FMLA only).

The twelve (12) month period for FMLA/CFRA purposes is determined by a “rolling” twelve (12) month period measured backwards from the date an employee first uses FMLA/CFRA leave.

24.3.4 Family Care And Medical Leave To Care For A Covered Service Member With A Service Injury Or Illness

Subject to the provisions of this Salary Resolution, County policy, and state and federal law, including the FMLA, an eligible employee may take FMLA leave to care for a covered service member with a serious injury or illness if the employee is the spouse, son, daughter, parent, or next of kin of the service member. (This 12 month period used under FMLA/CFRA to determine leave eligibility is separate from the “annual period” defined in 23.1.4.)

24.3.4.1 An eligible employee’s entitlement under Section 24.3.4 is limited to a total of twenty-six (26) workweeks of leave during a single 12-month period to care for a covered service member with a serious injury or illness. The “single 12-month period” in which the 26-weeks-of-leave-entitlement described in this begins on the first day an employee takes leave to care for the covered service member.

24.3.4.2 During the “single 12-month period” described above, an eligible employee’s FMLA leave entitlement is limited to a combined total of twenty-six (26) workweeks of FMLA leave for any qualifying reason.

24.3.5 Family Care and Medical Leave - Pay Status And Benefits

24.3.5.1 Except as provided in this Section, the family care and medical leave will be unpaid. The County will, however, continue to provide County contributions toward the health plan premium during the period of family care and medical leave for up to twelve (12) work weeks for represented employees and up to fifteen (15) work weeks for Administrative Management, Confidential, and Unrepresented employees on the same basis as coverage would have been provided had the employee not taken family care and medical leave. The employee will be required to continue to pay the employee’s share of premiums payments, if any.

24.3.5.2 Nothing in this Section shall preclude the use of medical or pregnancy disability leave in Section 14.7 (Medical/Pregnancy Disability Leave) when the employee is medically incapacitated or disabled. If an employee does not qualify for continued benefits under this Section 24.3 or Section 14.7 (Medical/Pregnancy Disability Leave) and the employee wishes to continue benefit coverage, then Section 14.7.2 (Continuation of Health Benefits Coverage) applies.

24.3.6 Relationship of Family Care and Medical Leave to Other Leaves

Any leave of absence that as family care and medical leave will be counted as running concurrently with any other paid or unpaid leave to which the employee may be entitled for the same qualifying reason. Section 24 identifies accrued paid leave which an employee may be required to use concurrently with unpaid family care and medical leave.

24.3.7 Family Care and Medical Leave - Relationship To Pregnancy Disability Leave

The family care and medical leave provided under this section is in addition to any leave taken on account of disability due to pregnancy, childbirth, or related medical conditions for which an employee may be qualified under state law.

24.3.8 Family Care and Medical Leave - Notice to the County

24.3.8.1 The employee must provide written notice to the County as far in advance of the leave as possible and as soon as the employee reasonably knows of the need for the leave. If the need for the leave is foreseeable based on an expected birth, placement of a child for adoption or foster care or planned medical treatment, the notice must be provided at least 30 calendar days in advance of the leave, or if not reasonably known 30 calendar days before the leave, then as soon as reasonably practicable.

24.3.8.2 The written notice must inform the County of the reasons for the leave, the anticipated duration of the leave and the anticipated start of the leave.

24.3.8.3 The employee shall consult with the County and make a reasonable effort to schedule any planned medical treatment or supervision so as to minimize disruption to department operations.

24.3.9 Family Care and Medical Leave - Medical Certification

24.3.9.1 An employee's request for family care and medical leave to care for a child, a spouse, or a parent who has a serious health condition shall be supported by a certification issued by the health care provider of the individual requiring care. If additional leave is required after the expiration of the time originally estimated by the health care provider, the employee shall provide the County with recertification by the health care provider.

24.3.9.2 An employee's request for family care and medical leave because of employee's own serious health condition shall be supported by a certification issued by the employee's health care provider.

24.3.9.3 As a condition of an employee's return from leave taken because of the employee's own serious health condition, the employee is required to obtain certification from the employee's care provider that the employee is able to resume work.

24.3.9.4 Employees are required to use the medical certification forms available from the County Human Resources Department to meet the certification and recertification requirements of this section.

24.3.10 Family Care and Medical Leave - County's Response To Leave Request

It is the County's responsibility to designate leave, paid or unpaid, as family and medical leave-qualifying and to notify the employee of the designation.

24.3.11 Family Care and Medical Leave - Employee's Status On Returning From Leave

Except as provided by law, on return from family care and medical leave, an employee is entitled to be returned to the same or equivalent position the employee held when leave commenced, or to an equivalent position with equivalent benefits, pay, and other terms and conditions of employment. An employee has no right to return to the same position. Use of family care and medical leave will not result in the loss of any employment benefit that accrued prior to the start of an eligible employee's FMLA/CFRA leave.

24.3.12 Family Care and Medical Leave - Procedures, Definitions, and Forms

A description of the required process and procedures to follow for intermittent leave and reduced leave schedules, forms to use when requesting family care and medical leave, and applicable definitions are included in the County Medical Leave Policy and found on the County Human Resources Department website, and are available from the Human Resources Department.

24.3.13 Family and Medical Leave – Legal Minimum

This Section 24.3 shall be interpreted as the legal minimum family care and medical leave available to eligible employees. The County may grant additional leave without pay under this Section (24.3) provided it is consistent with the applicable provisions of the Sonoma County Civil Service Rules, County leave policies, Section 24, and other provisions of this memorandum.

24.4 Time Off for Donating Blood

If an employee does not have sufficient time outside of working hours to donate blood, subject to department operational needs, the employee may, without loss of pay, take off up to one (1) hour of working time twice a year for the purpose of donating blood. The employee shall give the employer at least five (5) working days' notice that time off for donating blood is desired.

24.5 Paid Parental Leave

24.5.1 Eligibility

Effective 10/1/18, any permanent or probationary employee who has been continuously employed by the County for at least 12 months prior to the start of the leave shall be eligible for Paid Parental Leave (PPL) to use within 12 months of the following events:

- Birth of a child of the employee, the employee's spouse, or the employee's registered domestic partner
- Placement of a child with the employee's family for adoption or foster care

For the purposes of PPL, the definition of "parent" and "child" are as defined by the California Family Rights Act.

24.5.2 Benefit and Use

Eligible employees shall be granted 320 PPL hours to use within 12 months of the qualifying event. Part-time employees shall be eligible for a pro-rated number of PPL hours, based on allocated FTE.

PPL is based on a 12 month rolling calendar. No more than 320 PPL hours may be used in any 12 month period.

PPL is based on the employee's base hourly wage plus cash allowance. It is considered "paid status" for the purpose of merit, seniority, premiums, vacation and sick leave accrual, and County benefit eligibility and contributions.

PPL pay is pensionable and counts towards retirement service credit.

PPL may be used in a block of continuous time or as intermittent leaves as arranged in advance. Unless approved by the Director of Human Resources, PPL cannot be used retroactively.

Use of PPL shall not be cause for an employee to lose his/her current assignment on a permanent basis; however, assignments may be altered to accommodate the employee's or department's operational needs when working a reduced work schedule.

An employee in a disability period following birth of child must use sick leave down to 40 hours before using PPL.

24.5.3 Coordination of Benefits & Leaves

PPL can be fully integrated with any short-term disability or California Paid Family Leave program. STD and PFL will not reduce PPL leave entitlement. For time covered by FMLA/CFRA job protected leave for bonding, PPL must be used prior to other accrued leave or Leave Without Pay. If an employee has exhausted FMLA/CFRA entitlements, PPL must be used prior to Leave Without Pay for arranged leaves for the purpose of bonding. PPL does not need to be used when an employee is on leave for reasons other than bonding.

SECTION 25 - COURT LEAVE

A full-time or part-time employee is entitled to pay at the employee's base hourly rate to respond to an enforceable subpoena to appear in a court or administrative agency hearing in California other than as a litigant and for reasons other than those caused by the employee's connivance or misconduct. An employee may retain such payment as may be allowed the employee for lodging, meals and travel, but as a condition for entitlement to this Court Leave, the employee shall make payable to the County of Sonoma any and all fees which the employee may receive as payment for the service as a witness. An employee on Court Leave will receive the base hourly rate of pay for those hours spent traveling to and from the court or administrative agency hearing and the hours spent attending to the employee's obligation as a witness so long as those hours correspond to the employee's assigned work schedule. Time spent as a witness or travel time which is outside the employee's assigned work schedule shall not be paid. If an employee's obligation as a witness expires on any workday with time remaining on the employee's work schedule, the employee will be obligated to return to work. These provisions do not apply to employees whose appearances are in the line of duty. Extra-help employees who are scheduled to work and subsequently called to court, qualify under Section 25.

SECTION 26 - JURY DUTY

It is the policy of the County of Sonoma to encourage County employees to perform services as jurors when summoned for jury duty by a court of competent jurisdiction. Any Unrepresented Administrative Management, Unrepresented Confidential, or other Unrepresented employee summoned for jury duty shall be entitled to full pay for such period of time as may be required to attend the court in response to such summons. An employee may retain such payment as may be allowed for travel but shall make payable to the County of Sonoma any and all fees which the employee may receive in payment for service as a juror. Extra-help employees who are scheduled to work and are subsequently called to jury duty, qualify under this Section 26.

SECTION 27 - VOTING

If an Unrepresented Administrative Management, Unrepresented Confidential, or Unrepresented employee who is a registered voter does not have sufficient time outside of the employee's working hours within which to vote in any state-wide general or primary election, the employee may upon request, be granted so much working time off without loss of pay as will, when added to the employee's voting time outside the employee's working hours, enable the employee to vote. An employee may take off so much time which will enable the employee to vote, but not more than two (2) hours of which shall be without loss of pay; provided, that the employee shall be allowed time off for voting only at the beginning or end of the employee's regular working shift, whichever allows the most free time for voting and the least time off from the employee's regular working shift.

SECTION 28 - CONTINUOUS SERVICE AND REPORTING LEAVES

28.1 Continuous Service

No paid absence under any provisions of this Resolution shall be considered as a break in service for any employee who is in pay status during such absence. All benefits which, under the provisions of this Resolution, accrue to employees who are in pay status shall continue to accrue during such absence.

28.2 Recording And Reporting Leave Taken

Each appointing authority shall maintain a record of all hours worked and leave taken by each employee in the department, and shall promptly report such hours worked and leave taken in a manner prescribed by the Auditor-Controller-Treasurer-Tax Collector.

SECTION 29 - BAR DUES

For each employee who is an attorney in the County Counsel's Office the County will pay said employee's State Bar of California dues. Eligibility for such reimbursement shall be limited to those employees who, on the final date payable of said bar dues, have permanent status or have probationary status derived through promotion.

SECTION 30 - LAYOFF POLICY AND BENEFITS

30.1 Lay Off - Applicability

The following layoff policy and benefits shall be applicable to Unrepresented regular full-time and part-time employees. Neither the layoff nor the decision to layoff shall be grievable.

30.2 Lay Off - Notice

An employee may be laid off from his or her job class and regular County service three (3) weeks (twenty one (21) calendar days) after formal, written notice has been presented or mailed to the employee at his or her last known address.

30.3 Lay Off - Severance Period

An employee who has received a formal written layoff notice, and who is unable to displace another County employee or secure other regular County employment, with the approval of his/her department head, may separate from County service after the eighth (8th) work day of the three (3) week notice period and receive his or her normal base salary for the hours he or she would normally be scheduled to work during the remainder of the three week period.

30.4 Lay Off - Medical

(Amended 5/18/10)

For employees who continue to be laid off from County service, and lack medical coverage, the County will make its usual medical insurance contribution for the first six (6) pay periods following layoff and one half (1/2) its usual contribution for the next six (6) pay periods following layoff. Eligible employees will be offered the opportunity to continue coverage through COBRA. If/when this medical severance is offered concurrently with COBRA continuation coverage, the eighteen (18) month COBRA continuation period shall be extended by each month of medical severance coverage to a maximum of twenty four (24) total months.

SECTION 31 - DISASTER LEAVE

When there has been a natural disaster of a magnitude that requires the Board of Supervisors to Proclaim a County State of Emergency, the County will enact this disaster leave provision.

For up to one year from the termination of the said proclamation. County employees may donate accrued compensatory time and vacation leave to other County employees who have lost work time because they have been a victim of a disaster affecting their primary residence. For up to one year from the termination of the said proclamation, impacted employees may use up to 320 hours of donated leave. Such donated time will not exceed the total amount of time lost by the receiving employee including vacation, compensatory time used and any unpaid leave incurred. Unused donated time at the expiration of the leave provision period will be returned to the donor.

SECTION 32 - CONFLICT OF INTEREST/INCOMPATIBLE ACTIVITIES

A. Conflict of Interest: Each affected employee shall be furnished with a copy of the Conflict of Interest Code adopted for the department in which the employee serves. The County Clerk shall maintain forms for statements required of employees by the conflict of interest provisions of the Political Reform Act of 1974, and Conflict Interest Codes adopted there under.

B. Incompatible Activities: All County departments are required to adopt incompatible activities policies in compliance with State law. Department Heads shall determine which specific activities are incompatible subject to approval by the Board of Supervisors. Employees who violate the department policy are subject to disciplinary action, up to and including termination. All department incompatible activities policies shall include notice and appeal procedures, as well as the following prohibitions: Employment for compensation which is in conflict with the employee's County duties; outside employment involving the use of County time, facilities, equipment or supplies; compensation for work which an employee would ordinarily be required to perform in the course of County duties; performance of work that will later be subject to the control, inspection, or enforcement of another employee in the County; outside employment for which time demands render performance of County duties less efficient.

An employee who is unclear or needs more information regarding proposed or current outside employment shall contact his/her supervisor or department head for review and further direction.

SECTION 33 - INVALID SECTIONS

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, table, group or series of this Resolution is for any reason held to be illegal or unconstitutional, such decision shall not affect the validity of the remaining portion of this Resolution. The Board of Supervisors hereby declare that they would have passed this Resolution and each section, subsection, subdivision, paragraph, sentence, clause, phrase, table, group and series thereto irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, tables, groups, or series is declared illegal or unconstitutional.

SECTION 34 - MISCELLANEOUS RETIREMENT PROVISIONS

(Amended 3/19/13, 6/14/16)

34.1 Retirement – General Employees Hired On Or After January 1, 2013

This Section 34.1 (including subsections) shall apply to employees hired on or after January 1, 2013, who are or become contributing members of the Sonoma County Employees' Retirement Association ("SCERA") and who do not qualify for pension reciprocity as stated in Government Code Section 7522.02 (c).

34.1.1 Final Compensation Based On Three Year Average

As required by Government Code Section 7522.32, effective January 1, 2013, for the purposes of determining a retirement benefit for SCERA members covered by this section 34.1, final compensation shall mean the highest average annual pensionable compensation earned during 36 consecutive months of service.

34.1.2 2.0% @ 62 – 2.5% @ 67 Pension Formula

As required by Government Code Section 7522.20, the 2.0% at 62 pension formula shall be available to employees covered by this section 34.1 who are contributing members of SCERA.

34.1.3 Required Employee Contributions

As required by Government Code section 7522.30(c), SCERA members covered by this section 34.1 shall pay 50 percent of normal costs. In addition, SCERA members covered by this section 34.1 shall pay 3.03 percent of the employee's pensionable compensation toward the County's employer contribution to retirement costs. This additional 3.03% contribution shall continue until July 2024.

34.2 Retirement – General Employees Hired On Or Before December 31, 2012.

This Section 34.2 (including subsections) shall apply to employees hired on or before December 31, 2012 who are contributing members of the SCERA, or who are hired after that date and qualified for pension reciprocity pursuant to Government Code Section 7522.02 (c) and any related SCERA reciprocity requirements.

34.2.1 Final Compensation Based On Single Year

For purposes of determining a retirement benefit, final compensation for employees covered by this section 34.2 shall mean the average annual compensation earnable by the member as specified in Government Code Section 31462.1.

34.2.2 3.0% @ 60 Pension Formula

The 3.0% at 60 pension formula (CERL 31676.17) shall be available to employees covered by this section 34.2 who are contributing members of the SCERA.

34.2.3 Required Employee Contribution

SCERA members covered by this section 34.2 will contribute the amount required by SCERA as employee contributions, and shall continue to pay an additional 3.03% of pay, pretax, to their employee retirement account. This 3.03% of pay contribution of the employee's pensionable compensation shall be paid as part of the County's contribution to pay for the unfunded accrued actuarial liability. This additional 3.03% contribution will continue until July 2024.

34.2.4 Employee Contribution

a. Effective the first full pay period following July 1, 2016, and subject to Sonoma County Employees Retirement Association (SCERA) Board approval of the cost share arrangement under the terms described herein, active County General legacy members of SCERA will contribute one third of the actuarially determined difference between the average General legacy employee retirement rate (exclusive of the 3.03% payroll contribution toward the UAAL described in section 34.2.3 of the Salary Resolution) and one half the total normal cost ("total normal cost" includes both employer and member shares) calculated as an average for General legacy Members of the Sonoma County Employees Retirement Association (SCERA) covered by this Section 34.2 based on rates of all active County General legacy members, with the difference computed to a factor and applied equally to all legacy members. Such legacy employees will receive a lump sum benefit allowance as reimbursement for this pension cost share arrangement each pay period equal to the dollar value of the deduction described in this paragraph, less any required taxes.

b. Effective the first full pay period following July 1, 2017, and subject to Sonoma County

Employees Retirement Association (SCERA) Board approval of the cost share arrangement under the terms described herein, active County General legacy members of SCERA will contribute an additional one third (for a total of two thirds) of the actuarially determined difference between the average General legacy employee retirement rate (exclusive of the 3.03% payroll contribution toward the UAAL described in section 34.2.3) and one half the total normal cost ("total normal cost" includes both employer and member shares) calculated as an average for General legacy Members of the Sonoma County Employees Retirement Association (SCERA) covered by this Section 34.2 based on rates of all active County General legacy members, with the difference computed to a factor and applied equally to all legacy members. Such legacy employees will receive a lump sum benefit allowance as reimbursement for this pension cost share arrangement each pay period equal to the dollar value of the deduction described in this paragraph, less any required taxes.

c. The lump sum benefit allowance described in Sections 34.2.4 (a) and (b) will not be included in wages for computations of overtime, pension benefits or for any County benefit related purpose.

34.3 Retirement – Safety Employees Hired On Or After January 1, 2013

This Section 34.3 (including subsections) shall apply to employees hired on or after January 1, 2013, who are or become contributing members of the Sonoma County Employees' Retirement Association ("SCERA") and who do not qualify for pension reciprocity as stated in Government Code Section 7522.02 (c).

34.3.1 Final Compensation Based On Three Year Average

As required by Government Code Section 7522.32, effective January 1, 2013, for the purposes of determining a retirement benefit for SCERA members covered by this section 34.3, final compensation shall mean the highest average annual pensionable compensation earned during 36 consecutive months of service.

34.3.2 2% @ 50 - 2.7% @ 57 Pension Formula

As required by Government Code Section 7522.25, the safety Option Plan Two (2% @ 50- 2.7% @ 57) pension formula shall be available to employees covered by this section 34.3 who are contributing members of the SCERA.

34.3.3 Required Employee Contributions

As required by Government Code section 7522.04(g), SCERA members covered by this section 34.3 shall pay 50 percent of normal costs. In addition, SCERA members covered by this section 34.3 shall pay 3.00% of the employee's pensionable compensation toward the County's employer contribution to retirement costs. This additional 3.00% contribution shall continue until July 2024.

34.4 Retirement – Safety Employees Hired On Or Before December 31, 2012.

This Section 34.4 (including subsections) shall apply to employees hired on or before December 31, 2012 who are contributing members of the SCERA, or who are hired after that date and qualified for pension reciprocity as stated in Government Code Section 7522.02 (c) and any related SCERA reciprocity requirements.

34.4.1 Final Compensation Based On Single Year

For purposes of determining a retirement benefit, final compensation for employees covered by this section 34.4 shall mean the average annual compensation earnable by the member as specified in Government Code Section 31462.1.

34.4.2 3.0% @ 50 Pension Formula

The 3.0% at 50 pension formula shall be available to employees covered by this section 34.4 who are contributing members of the SCERA.

34.4.3 Required Employee Contribution

SCERA members covered by this section 34.4 will contribute the amount required by SCERA as employee contributions, and shall continue to pay an additional 3.00% of pay, pretax, to their employee retirement account. This 3.00% of pay contribution of the employee's pensionable compensation shall be paid as part of the County's contribution to pay for the unfunded accrued actuarial liability. This additional 3.00% contribution will continue until July 2024.

34.4.4 Employee Cost Share – 50% of Normal Cost

a. Effective the first full pay period following July 1, 2016, each active Safety member of the Sonoma County Employees Retirement Association (SCERA) covered by this Section 34.4 shall contribute one and one half percent (1.5%) of any compensation required to be made to their employee retirement account as a contribution towards one half of the total normal cost ("total normal cost" includes both employer and member shares. The additional contribution shall be deducted from the employees' compensation pretax and they shall become part of the accumulated retirement contributions of the employee. Employees covered by this section 34.4.4(a) shall receive a lump sum benefit allowance each pay period as a reimbursement for the cost share arrangement, equal to the dollar value of the deduction described in this paragraph less any required taxes.

b. Effective March 14, 2017, each active Safety member of the Sonoma County Employees Retirement Association (SCERA) covered by this Section 34.4 shall contribute an additional one and one third percent (1.3%) for a total of 2.8% of any compensation required to be made to their employee retirement account as a contribution towards one half of the total normal cost ("total normal cost" includes both employer and member shares. The additional contribution shall be deducted from the employees' compensation pretax and they shall become part of the accumulated retirement contributions of the employee. Employees covered by this section 34.4.4(b) shall receive a lump sum benefit allowance each pay period as a reimbursement for the cost share arrangement, equal to the dollar value of the deduction described in this paragraph less any required taxes.

c. The lump sum benefit allowance described in Sections 34.4.4 (a) and (b) will not be included in wages for computations of overtime, pension benefits or for any County benefit related purpose.

34.5 Employer Pick-Up of Employee's Share of Retirement Contribution – Not Allowed

Pursuant to the Public Employees' Pension Reform Act of 2013 (PEPRA), the County shall not contribute towards any employee's share of retirement contributions.

SECTION 35 – DIRECT DEPOSIT

Effective for the July 27, 2016 pay date, all employees will have their pay check deposited directly to the employee's accounts in the participating financial institute. The effective date of the deposit will be one day after the regularly scheduled date of payroll issue. Employees may request a printed paycheck due to a hardship or other extenuating circumstances (e.g. identify theft, changes in financial institutions, domestic violence situations, etc.).

Printed pay stubs will not automatically be provided to employees enrolled in direct deposits. Pay stub information will be available bi-weekly in the self-service feature of the HRMS system where print and/or save functions are available.

APPENDIX A
SALARY TABLES

UNREPRESENTED - Bargaining Unit 0000

Job Code	Job Title	A Step Rate
0810	ADMINISTRATIVE AIDE	25.49
0819	ADMINISTRATIVE AIDE EDB EXTRA HELP	17.10
7823	ADMINISTRATIVE AIDE PROJECT	25.49
2663	ADVANCED LIFE SUPPORT COORDINATOR	34.08
1110	AGRICULTURAL PROGRAM AIDE EXTRA HELP	14.76
0841	ASSISTANT EXECUTIVE OFFICER LAFCO	115.95
0093	ASSISTANT LAW LIBRARIAN	19.99
1035	ASSISTANT PROJECT SPECIALIST	30.63
0047	CLERICAL HELPER	13.71
0094	CLERK TYPIST II-LAW LIBRARY	11.82
0777	DEPUTY EMERGENCY SERVICES COORDINATOR	32.26
0843	EXECUTIVE DIRECTOR LAFCO CONTRACT EXTRA HELP	134.00
4514	FIRE INSTRUCTOR EXTRA HELP	41.53
2537	FORENSIC PSYCHIATRIST	98.08
0751	INTERIM FAIR MANAGER	66.08
3395	KEEPER	43.72
5345	LANDFILL OPERATIONS MANAGER	88.92
3991	LAW CLERK EXTRA HELP	22.16
4061	LIFEGUARD-A EXTRA HELP	16.33
4062	LIFEGUARD-B EXTRA HELP	17.56
4063	LIFEGUARD-C EXTRA HELP	18.87
2536	MENTAL HEALTH PHYSICIAN	79.12
1282	OSD EXECUTIVE SECRETARY	25.30
0818	OSD INTERN GRADUATE EXTRA HELP	16.54
0817	OSD INTERN UNDERGRADUATE EXTRA HELP	13.61
0902	OSD PUBLIC INFORMATION SPECIALIST	25.48
4402	PARK RANGER ASSISTANT EXTRA HELP	20.11
1036	PROJECT SPECIALIST	34.43
2535	PUBLIC HEALTH PHYSICIAN	79.12
0902	PUBLIC INFORMATION SPECIALIST	25.48
0821	PUBLIC SERVICE FELLOW EXTRA HELP	20.11
1025	SCWA CONTRACT MANAGER	73.40
0820	SENIOR ADMINISTRATIVE AIDE EDB EXTRA HELP	25.49
0834	SENIOR ADMINISTRATIVE AIDE EDB EXTRA HELP	22.93
3995	SENIOR LAW CLERK EXTRA HELP	26.57
0829	STUDENT INTERN GRADUATE SCHOOL EXTRA HELP	16.54
0825	STUDENT INTERN UNDER GRADUATE EXTRA HELP	13.61

0822	STUDENT INTERN-HIGH SCHOOL EXTRA HELP	10.61
4067	SUPERVISING LIFEGUARD-A EXTRA HELP	20.26
4068	SUPERVISING LIFEGUARD-B EXTRA HELP	21.41
4069	SUPERVISING LIFEGUARD-C EXTRA HELP	22.60
1100	WEIGHTS MEASURES FIELD ASST	18.44

APPENDIX A
SALARY TABLES

UNREPRESENTED - Bargaining Unit 0050

Job Code	Job Title	A Step Rate
0417	ACCOUNTANT III	36.35
0420	ACCOUNTANT-AUDITOR I	31.48
0421	ACCOUNTANT-AUDITOR II	35.20
0424	ACCOUNTANT-AUDITOR TRAINEE	27.40
0438	ACCOUNTING MANAGER AUDITOR CONTROLLER'S OFFICE	47.27
2532	ACUTE FORENSICS SECTION MANAGER	49.57
0833	ADMINISTRATIVE ANALYST I	34.46
0835	ADMINISTRATIVE ANALYST II	38.79
0855	ADMINISTRATIVE ANALYST II - PROJECT	38.79
0838	ADMINISTRATIVE ANALYST III	43.83
0856	ADMINISTRATIVE ANALYST III - PROJECT	43.83
0827	ADMINISTRATIVE SERVICES OFFICER I	38.10
0828	ADMINISTRATIVE SERVICES OFFICER II	43.83
0824	ADMINISTRATIVE TRAINEE	29.32
0836	ADMINISTRATIVE TRAINEE - PROJECT	29.32
2530	ADULT YOUTH AND FAMILY SERVICES SECTION MANAGER	47.75
9124	AFFORDABLE HOUSING ASSISTANT MANAGER	41.53
1139	AGRICULTURE & VINEYARD CONSERVATION COORDINATOR	40.86
1031	AIR QUALITY MANAGER	49.96
0714	AIRPORT MANAGER	52.41
4310	ANIMAL CARE AND CONTROL DIRECTOR	49.57
0396	ASSESSMENT PROCESS MANAGER	43.48
1140	ASSISTANT AGRICULTURAL COMMISSIONER	43.71
0713	ASSISTANT AIRPORT MANAGER	41.33
0440	ASSISTANT AUDITOR-CONTROLLER	59.68
1713	ASSISTANT COMMUNICATIONS MANAGER	41.40
0840	ASSISTANT COUNTY ADMINISTRATOR	84.99
4030	ASSISTANT COUNTY COUNSEL	73.53

0875	ASSISTANT DIRECTOR CHILD SUPPORT SERVICES	51.31
3088	ASSISTANT DIRECTOR HUMAN SERVICES	66.23
2676	ASSISTANT DIRECTOR OF HEALTH SERVICES	67.00
4040	ASSISTANT DISTRICT ATTORNEY	73.53
4039	ASSISTANT DISTRICT ATTORNEY LIMITED TERM	73.52
9126	ASSISTANT EXECUTIVE DIRECTOR CDC	61.54
5362	ASSISTANT FACILITY MANAGER	45.52
0752	ASSISTANT FAIR MANAGER	38.38
4518	ASSISTANT FIRE CHIEF	57.45
5235	ASSISTANT FLEET MANAGER	40.96
4049	ASSISTANT PUBLIC DEFENDER	73.53
2124	ASSISTANT PUBLIC HEALTH LABORATORY DIRECTOR	43.19
0337	ASSISTANT PURCHASING AGENT	38.11
0432	ASSISTANT RETIREMENT ADMINISTRATOR	59.68
0032	ASSISTANT TO THE COUNTY ADMINISTRATOR	34.46
0433	ASSISTANT TREASURER-TAX COLLECTOR	54.16
0427	AUDIT MANAGER	47.27
2540	BEHAVIORAL HEALTH MEDICAL DIRECTOR	93.48
0852	BOARD OF SUPERVISORS STAFF ASSISTANT	34.67
1209	BUILDING DIVISION MANAGER	52.42
0850	BUSINESS DEVELOPMENT MANAGER	46.91
1038	CAPITAL PROJECT MANAGER	43.53
0498	CENTRAL COLLECTION MANAGER	39.24
1520	CHIEF APPRAISER	47.80
4046	CHIEF CHILD SUPPORT ATTORNEY	66.82
1138	CHIEF DEPUTY AGRICULTURAL COMMISSIONER	37.99
1525	CHIEF DEPUTY ASSESSOR	59.01
0031	CHIEF DEPUTY CLERK OF THE BOARD	39.24
0056	CHIEF DEPUTY COUNTY CLERK	39.24
0217	CHIEF DEPUTY COUNTY CLERK-RECORDER	43.48
4028	CHIEF DEPUTY COUNTY COUNSEL	66.82
4025	CHIEF DEPUTY DISTRICT ATTORNEY	66.82
0071	CHIEF DEPUTY PUBLIC ADMIN-GUARDIAN-CONSERVATOR	39.24
4048	CHIEF DEPUTY PUBLIC DEFENDER	66.82
0057	CHIEF DEPUTY REGISTRAR OF VOTERS	54.41
1108	CHIEF DEPUTY SEALER	37.99
0422	CHIEF FINANCIAL OFFICER-DEPUTY FAIR MANAGER	47.27
1522	CHIEF OF ASSESSMENT STANDARDS	47.80
0442	CHIEF RETIREMENT INVESTMENT OFFICER	72.18
2015	CLIENT CARE MANAGER	46.00
0853	COMMISSION COORDINATOR	26.77
1715	COMMUNICATIONS MANAGER	47.64

0776	COMMUNITY ALERT AND WARNING PROGRAM MANAGER	50.07
0846	COMMUNITY AND GOVERNMENT AFFAIRS MANAGER	61.47
9125	COMMUNITY DEVELOPMENT ASSISTANT MANAGER	41.53
9102	COMMUNITY DEVELOPMENT MANAGER	51.28
2531	COMMUNITY MENTAL HEALTH SECTION MANAGER	47.75
9105	CONTROLLER-CDC	47.27
1050	COUNTY ARCHITECT	54.60
0903	COUNTY PUBLIC INFORMATION OFFICER	44.01
0437	DEPARTMENT ACCOUNTING MANAGER	41.76
0842	DEPARTMENT ADMINISTRATIVE SERVICES DIRECTOR	49.36
0826	DEPARTMENT ANALYST	32.26
0826	DEPARTMENT ANALYST	32.26
0160	DEPARTMENT INFORMATION SYSTEMS COORDINATOR	38.56
0161	DEPARTMENT INFORMATION SYSTEMS MANAGER	46.01
3085	DEPARTMENT PROGRAM MANAGER	35.20
1017	DEPUTY CHIEF ENGINEER	72.87
0837	DEPUTY COUNTY ADMINISTRATOR	61.47
4031	DEPUTY COUNTY COUNSEL I	42.69
4032	DEPUTY COUNTY COUNSEL II	46.91
4033	DEPUTY COUNTY COUNSEL III	53.95
4034	DEPUTY COUNTY COUNSEL IV	60.76
1041	DEPUTY DIRECTOR ENGINEERING & MAINTENANCE	68.70
1016	DEPUTY DIRECTOR ENGINEERING CONSTRUCTION	60.27
1268	DEPUTY DIRECTOR REGIONAL PARKS	55.61
1039	DEPUTY DIRECTOR TRANSPORTATION & OPERATIONS	68.70
1213	DEPUTY DIRECTOR-PLANNING	54.61
0755	DEPUTY FAIR MANAGER	44.14
0801	DEPUTY HUMAN RESOURCES DIRECTOR	62.19
2673	DEPUTY PUBLIC HEALTH OFFICER	83.11
2620	DIRECTOR OF ENVIRONMENTAL HEALTH	51.61
2674	DIRECTOR OF HEALTH PROGRAM PLANNING AND EVALUATION	52.79
2575	DIRECTOR OF PUBLIC HEALTH NURSING	50.83
0831	DIVISION DIRECTOR ADMINISTRATION HEALTH SERVICES	49.36
2695	DIVISION DIRECTOR ALCOHOL DRUG TOBACCO SERVICES	55.86
2670	DIVISION DIRECTOR PLANNING PREVENTION INFO & ED	51.61
2662	EMERGENCY MEDICAL SERVICES COORDINATOR	35.76

0780	EMERGENCY SERVICES COORDINATOR	45.25
0784	EMERGENCY SERVICES INFORMATION OFFICER	53.67
0786	EMERGENCY SERVICES OPERATION OFFICER	53.67
0858	EMPLOYEE BENEFITS MANAGER	45.91
0814	EMPLOYEE RELATIONS MANAGER	62.19
5364	ENERGY & SUSTAINABILITY PROGRAM MANAGER	47.84
1015	ENGINEERING DIVISION MANAGER	52.42
0136	ENGINEERING PROGRAMMING MANAGER	52.71
1277	ENVIRONMENTAL DISCOVERY CENTER COORDINATOR	32.26
2621	ENVIRONMENTAL HEALTH AND SAFETY SECTION MANAGER	49.43
2616	ENVIRONMENTAL HEALTH PROGRAM MANAGER	42.76
0811	EQUAL EMPLOYMENT OPPORTUNITY MANAGER	46.94
0738	EXECUTIVE DIRECTOR TOURISM COUNCIL	43.83
5363	FACILITY MANAGER	47.64
0761	FAIR FINANCIAL SERVICES OFFICER	41.78
5355	FAIR GROUNDS BUILDING SUPERINTENDENT	40.30
0753	FAIRGROUNDS GOLF MANAGER	30.24
2574	FAMILY HEALTH SECTION MANAGER	49.57
9131	FEMA PROJECT MANAGER	47.74
4516	FIRE SERVICES OFFICER	49.81
2637	FIRST 5 SECTION MANAGER	47.75
5240	FLEET MANAGER	47.64
9132	FLOOD ELEVATION MANAGER	46.26
0868	GENERAL SERVICES DEPUTY DIRECTOR	57.13
1220	GEOGRAPHIC INFORMATION SYSTEMS COORDINATOR	41.78
0848	HEALTH CARE COMPLIANCE/PRIVACY & SECURITY OFFICER	46.67
2675	HEALTH OFFICER	87.27
2634	HEALTH PROGRAM MANAGER	39.36
2672	HEALTH SERVICES CLINIC MANAGER	54.72
2541	HEALTH SERVICES DIVISION DIRECTOR	67.00
2636	HEALTH SERVICES SECTION MANAGER	47.75
2671	HEALTHY COMMUNITIES SECTION MANAGER	47.75
0805	HUMAN RESOURCES ANALYST I	29.44
0802	HUMAN RESOURCES ANALYST I PROJECT	29.44
0806	HUMAN RESOURCES ANALYST II	33.89
0803	HUMAN RESOURCES ANALYST II PROJECT	33.89
0807	HUMAN RESOURCES ANALYST III	38.10
0804	HUMAN RESOURCES ANALYST III PROJECT	38.10
0164	HUMAN RESOURCES INFORMATION SYSTEMS MANAGER	50.62
0812	HUMAN RESOURCES MANAGER	43.78
3089	HUMAN SERVICES DIVISION DIRECTOR	52.77

0439	HUMAN SERVICES FISCAL MANAGER	45.39
3087	HUMAN SERVICES SECTION MANAGER	45.02
9301	IHSS PUBLIC AUTHORITY DEPARTMENT ANALYST	32.26
9300	IHSS PUBLIC AUTHORITY MANAGER	51.71
0149	INFORMATION SYSTEM DIVISION DIRECTOR	57.34
0143	INFORMATION SYSTEMS PROJECT MANAGER	49.88
0325	INSTITUTIONAL SERVICES MANAGER	38.10
5180	INTEGRATED WASTE OPERATIONS DIVISION MANAGER	47.53
0756	INTERIM EVENTS COORDINATOR	37.32
0426	INVESTMENT AND DEBT OFFICER	47.28
9103	LEASED HOUSING MANAGER	51.28
1248	MARINA MANAGER	42.56
0759	MARKETING AND PROMOTIONS COORDINATOR	37.32
2320	MEDICAL THERAPY PROGRAM MANAGER	46.63
1260	NATURAL RESOURCES MANAGER	43.83
1301	OSD ADMINISTRATIVE-FISCAL MANAGER	41.78
1289	OSD ASSISTANT GENERAL MANAGER	55.61
1300	OSD FINANCIAL ANALYST	32.26
0807	OSD HUMAN RESOURCES ANALYST III	38.10
1299	OSD PROGRAM MANAGER	44.71
1267	PARK MANAGER	47.51
1258	PARK PLANNING MANAGER	46.12
1245	PARKS GROUNDS MAINTENANCE MANAGER	47.51
2420	PATIENT CARE ANALYST	44.14
0410	PAYROLL MANAGER AUDITOR CONTROLLER'S OFFICE	44.93
1206	PREAPPLICATION PROJECT COORDINATOR	39.07
0758	PREMIUM AND EXHIBIT COORDINATOR	38.38
0839	PRINCIPAL ADMINISTRATIVE ANALYST	52.22
0857	PRINCIPAL ADMINISTRATIVE ANALYST - PROJECT	52.22
1210	PRMD DIVISION MANAGER	47.45
3084	PROGRAM DEVELOPMENT MANAGER	40.50
0887	PROGRAM PLANNING & EVALUATION ANALYST PROJECT	33.43
0880	PROGRAM PLANNING AND EVALUATION ANALYST	33.43
0477	PROGRAM SPECIALIST	30.28
0175	PUBLIC ASSISTANCE SYSTEMS MANAGER	46.01
0176	PUBLIC ASSISTANCE SYSTEMS SPECIALIST	35.25
1278	PUBLIC FACILITIES MANAGER	47.51
2125	PUBLIC HEALTH LABORATORY DIRECTOR	50.82
5055	PUBLIC WORKS FLEET EQUIPMENT MANAGER	35.82
5058	PUBLIC WORKS OPERATIONS COORDINATOR	41.33
0339	PURCHASING AGENT	43.84
0763	REAL ESTATE MANAGER	44.91
0058	RECORDS AND INFORMATION MANAGER	37.09

1259	RECREATION AND EDUCATION SERVICES MANAGER	43.83
0813	RECRUITMENT & CLASSIFICATION MANAGER	50.34
5190	RECYCLING MANAGER	47.53
9104	REDEVELOPMENT MANAGER	51.28
2665	REGIONAL EMERGENCY MEDICAL SERVICES MANAGER	47.75
0434	RETIREMENT ACCOUNTING MANAGER	47.28
0373	RETIREMENT BENEFITS COORDINATOR	32.26
0378	RETIREMENT BENEFITS SERVICES MANAGER	44.93
0418	RETIREMENT INVESTMENT ANALYST I	33.99
0423	RETIREMENT INVESTMENT ANALYST II	39.67
0430	RETIREMENT INVESTMENT OFFICER	48.97
1055	RIGHT OF WAY MANAGER	47.53
0766	RISK MANAGEMENT ANALYST I	34.40
0771	RISK MANAGEMENT ANALYST I PROJECT	34.40
0767	RISK MANAGEMENT ANALYST II	37.84
0770	RISK MANAGEMENT ANALYST II PROJECT	37.84
0768	RISK MANAGEMENT ANALYST III	43.53
0764	RISK MANAGEMENT ANALYST III PROJECT	43.53
0765	RISK MANAGER	50.06
1373	ROAD OPERATIONS DIVISION MANAGER	47.53
1048	SENIOR CAPITAL PROJECT MANAGER	47.48
0170	SENIOR DEPARTMENT INFORMATION SYSTEMS MANAGER	52.91
1037	SENIOR PROJECT SPECIALIST	39.57
0441	SENIOR RETIREMENT INVESTMENT OFFICER	54.41
0060	SHERIFFS INFORMATION BUREAU MANAGER	38.10
0830	SHERIFFS SUPPORT SERVICES MANAGER	43.83
1208	SPECIAL DISTRICT PROJECT COORDINATOR PROJECT	39.57
0832	SPECIAL DISTRICTS COORDINATOR	36.35
0849	SPECIAL PROJECTS DIRECTOR PROJECT	54.71
2694	Substance Use Disorder & Comm Recvry Svcs Sect Mgr	47.75
0419	SUPERVISING ACCOUNTANT	38.38
0808	SUPERVISING HUMAN RESOURCES ANALYST	43.78
0436	TAX ACCOUNT MANAG AUD CONT OFF	44.93
0431	TAX COLLECTION MANAGER	43.48
0986	TECHNICAL WRITING MANAGER	45.80
0809	TRAINING MANAGER	44.87
1377	TRANSIT SYSTEMS MANAGER	49.87
0429	TREASURY MANAGER	43.48
3026	VALLEY OF THE MOON CHILDREN'S HOME MANAGER	40.50
0610	VETERANS SERVICE OFFICER	38.19
0769	VOCATIONAL REHABILITATION COUNSELOR	42.28

0912	WATER AGENCY ASSISTANT GENERAL MANAGER	77.22
1219	WATER AGENCY CAD-GIS COORDINATOR	41.78
1026	WATER AGENCY CAPITAL PROJECTS MANAGER	56.62
1019	WATER AGENCY CHIEF ENGINEER-DIR OF GRNDWATER MGT	82.33
5057	WATER AGENCY COORDINATOR	57.44
0994	WATER AGENCY DIV MGR - ENVIR RES & PUBLIC AFFAIRS	64.95
0910	WATER AGENCY DIVISION MGR ADMINISTRATIVE SERVICES	59.68
0996	WATER AGENCY ENVIRONMENTAL RESOURCES MANAGER	56.51
0911	WATER AGENCY GOVERNMENTAL AFFAIRS MANAGER	52.66
5127	WATER AGENCY OPERATIONS SUPERINTENDENT	40.44
1024	WATER AGENCY PRINCIPAL ENGINEER	67.79
0919	WATER AGENCY PRINCIPAL ENVIRONMENTAL SPECIALIST	47.59
1074	WATER AGENCY PRINCIPAL HYDROGEOLOGIST	67.79
0982	WATER AGENCY PRINCIPAL PROGRAM SPECIALIST	45.80
0908	WATER AGENCY PUBLIC INFORMATION OFFICER	40.02

APPENDIX A
SALARY TABLES

UNREPRESENTED - Bargaining Unit 0051

Job Code	Job Title	A Step Rate
7401	ACCOUNT CLERK I CONFIDENTIAL	18.18
7402	ACCOUNT CLERK II CONFIDENTIAL	20.56
7415	ACCOUNTANT I CONFIDENTIAL	27.14
7416	ACCOUNTANT II CONFIDENTIAL	31.61
7404	ACCOUNTING TECHNICIAN CONFIDENTIAL	24.00
0823	ADMINISTRATIVE AIDE CONFIDENTIAL	25.49
7384	AUDITORS PAYROLL TECHNICIAN CONFIDENTIAL	25.30
0851	BOARD OF SUPERVISORS AIDE	25.49
7155	DEPT INFO SYSTEMS SPEC II PROJECT CONFIDENTIAL	35.24
7158	DEPT INFO SYSTEMS SPECIALIST I CONFIDENTIAL	31.09
7159	DEPT INFO SYSTEMS SPECIALIST II CONFIDENTIAL	35.24
7777	DEPUTY EMERGENCY SERVICES COORDINATOR CONFIDENTIAL	32.26

7027	EXECUTIVE ASST CAO CONFIDENTIAL	27.84
0027	EXECUTIVE ASST TO SHERIFF	26.74
7022	EXECUTIVE LEGAL SECRETARY CONFIDENTIAL	26.75
7025	EXECUTIVE SECRETARY CONFIDENTIAL	25.30
7803	HUMAN RESOURCES TECHNICIAN CONFIDENTIAL	24.52
7024	IHSS PUBLIC AUTHORITY SECRETARY	22.51
7019	LEGAL ASSISTANT CONFIDENTIAL	25.47
7020	LEGAL SECRETARY I CONFIDENTIAL	20.57
7021	LEGAL SECRETARY II CONFIDENTIAL	23.62
7001	OFFICE ASSISTANT I CONFIDENTIAL	16.19
7002	OFFICE ASSISTANT II CONFIDENTIAL	18.05
7011	OFFICE ASSISTANT TRAINEE CONFIDENTIAL	15.27
0030	OFFICE SUPPORT SUPERVISOR BOARD OF SUPERVISORS	28.08
7007	OFFICE SUPPORT SUPERVISOR CONFIDENTIAL	24.35
7025	OSD EXECUTIVE SECRETARY CONFIDENTIAL	25.30
7382	PAYROLL CLERK CONFIDENTIAL	24.07
7130	PROGRAMMER ANALYST CONFIDENTIAL	36.07
7101	RECEPTIONIST CONFIDENTIAL	20.56
7023	SECRETARY CONFIDENTIAL	22.51
7403	SENIOR ACCOUNT CLERK CONFIDENTIAL	22.66
7003	SENIOR OFFICE ASSISTANT CONFIDENTIAL	20.56
7009	SENIOR OFFICE SUPPORT SUPERVISOR CONFIDENTIAL	26.78
7129	SENIOR PROGRAMMER ANALYST CONFIDENTIAL	43.13
7372	SENIOR RETIREMENT BENEFITS SPECIALIST CONFIDENTIAL	27.14

APPENDIX A

SALARY TABLES

UNREPRESENTED - Bargaining Unit 0052

Job Code	Job Title	A Step Rate
1142	AGRICULTURAL COMMISSIONER-SEALER	69.20
8108	AUDITOR CONTROLLER-TREASURER-TAX COLLECTOR	109.26
3240	CHIEF PROBATION OFFICER	69.06
0845	COUNTY ADMINISTRATOR	123.06
8105	COUNTY CLERK-RECORDER-ASSESSOR	87.90
4035	COUNTY COUNSEL	107.74
0816	DIRECTOR HUMAN RESOURCES	76.26

4600	DIRECTOR INDEPENDENT OFF OF LAW ENF REV & OUTREA	64.68
0876	DIRECTOR OF CHILD SUPPORT SERVICES	68.83
0775	DIRECTOR OF EMERGENCY MANAGEMENT	66.09
4520	DIRECTOR OF FIRE AND EMERGENCY SERVICES	71.98
2677	DIRECTOR OF HEALTH SERVICES	82.55
3090	DIRECTOR OF HUMAN SERVICES	78.16
1270	DIRECTOR OF REGIONAL PARKS	69.53
1042	DIRECTOR OF TRANSPORTATION & PUBLIC WORKS	79.78
1215	DIRECTOR PRMD	72.12
8101	DISTRICT ATTORNEY	107.34
0741	EXECUTIVE DIRECTOR ECONOMIC DEVELOPMENT BOARD	61.47
9101	EXECUTIVE DIRECTOR SONOMA COUNTY CDC	70.37
0750	FAIR MANAGER	60.29
0870	GENERAL SERVICES DIRECTOR	74.32
0150	INFORMATION SYSTEM DIRECTOR	74.36
0844	LAFCO EXECUTIVE OFFICER	55.42
1290	OSD GENERAL MANAGER	69.53
4050	PUBLIC DEFENDER	83.36
0425	RETIREMENT ADMINISTRATOR	88.42
8103	SHERIFF-CORONER	100.52
5191	WASTE MANAGEMENT AGENCY EXECUTIVE DIRECTOR	47.53
1020	WATER AGENCY GENERAL MANAGER	99.92

APPENDIX A
SALARY TABLES

FLAT RATES

Job Code	Job Title	A Step Rate
0819	ADMINISTRATIVE AIDE EDB EXTRA HELP	$17.10
8108	AUDITOR CONTROLLER/TREASURER/TAX COLLECTOR	$109.26
0845	COUNTY ADMINISTRATOR	$123.06
8105	COUNTY CLERK-RECORDER-ASSESSOR	$87.90
4035	COUNTY COUNSEL	$107.74
8101	DISTRICT ATTORNEY	$107.34
3395	KEEPER	$43.72
4061	LIFEGUARD-A EXTRA HELP	$16.33
4062	LIFEGUARD-B EXTRA HELP	$17.56
4063	LIFEGUARD-C EXTRA HELP	$18.87
0834	SENIOR ADMINISTRATIVE AIDE EDB EXTRA HELP	$22.93
8103	SHERIFF-CORONER	$100.52
4067	SUPERVISING LIFEGUARD – A EXTRA HELP	$20.26
4068	SUPERVISING LIFEGUARD – B EXTRA HELP	$21.41
4069	SUPERVISING LIFEGUARD – C EXTRA HELP	$22.60

INDEX

Provision **Page**

INDEX

INDEX

INDEX

INDEX

INDEX

Revised 6/14/2016

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 2
(This Section for use by Clerk of the Board Only.)

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District, Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District, Sonoma County Regional Parks

Staff Name and Phone Number:	**Supervisorial District(s):**
Sara Press, 565-7368 (Ag + Open Space) Steve Ehret, 565-1107 (Regional Parks)	Fifth

Title: Rips Redwoods Offers of Dedication

Recommended Actions:

Consent, on behalf of the Board of Directors of the Agricultural Preservation and Open Space District, to the recordation of an Irrevocable Offer of Dedication of a conservation easement interest in the remainder of the Rips Redwoods property.

Consent, on behalf of the Board of Supervisors of Sonoma County, to the recordation of an Irrevocable Offer of Dedication of a trail easement interest as to a specified portion of the remainder of Rips Redwoods property.

Executive Summary:

The Rips Redwoods property consists of approximately 1,600 acres in northwest Sonoma County. The Sonoma County Agricultural Preservation and Open Space District acquired a conservation easement over the property to protect natural resources while allowing sustainable forest management to occur. In addition, the landowner donated a trail easement to the County of Sonoma for access along the South Fork Gualala River. The property boundary may extend beyond the boundaries of these two easements. The landowner recorded two irrevocable offers of dedication so that, once title is clarified, the Sonoma County Agricultural Preservation and Open Space District and the County of Sonoma can extend their respective interests in the property to the fullest extent of the seller's ownership. State law requires that both the Board of Directors and the Board of Supervisors consent to the making of these offers.

Discussion:

When the two governing Boards approved the acquisition of a conservation easement and a trail easement over the Rips Redwoods property, the fact that the seller had potential claims to additional lands was not known. Due to the conservation and recreational value of the Rips Redwoods property, the Sonoma County Agricultural Preservation and Open Space District ("Ag + Open Space") and the County of Sonoma ("County") are interested in extending the reach of the conservation easement and the trail easement to cover the full extent of the seller's ownership once title in the expanded areas is settled. In order to preserve that opportunity, the seller recorded offers to dedicate these interests to Ag + Open Space and the County at the time of closing on the project, which occurred on October 3, 2018.

State law requires that the governing Boards of each agency consent to the making of these offers. (Public Resources Code §5565.5 and Government Code §7050.) In order to facilitate an expedient closing, the offers were recorded notwithstanding the fact that the Board of Directors and Board of Supervisors had not previously consented. This Board action seeks to perfect the process so that these offers may be accepted when title to the property is settled.

Recommendation:

Consent, on behalf of the Board of Directors of the Agricultural Preservation and Open Space District, to the recordation of an Irrevocable Offer of Dedication of a conservation easement interest in the remainder of the Rips Redwoods property.

Consent, on behalf of the Board of Supervisors of Sonoma County, to the recordation of an Irrevocable Offer of Dedication of a trail easement interest as to a specified portion of the remainder of Rips Redwoods property.

Prior Board Actions:

June 5, 2018:	Board of Directors accepts a conservation easement over the majority of the Rips Redwoods property. (Reso #18-0221)
August 14, 2018:	Board of Supervisors accepts a trail easement over a portion of the Rips Redwoods property. (Reso #18-0329)
August 14, 2018:	Board of Supervisors authorizes a quitclaim deed to improve conditions of title.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The acquisition provides a working landscape and open space land that contributes to economic vitality and provides wildlife habitat and connectivity, and recreational opportunities for the public.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

Not applicable.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

1. Irrevocable Offer to Dedicate to Ag + Open Space
2. Irrevocable Offer to Dedicate to the County of Sonoma

Related Items “On File” with the Clerk of the Board:

ATTACHMENT 1

RECORDING REQUESTED BY:
Fidelity National Title Company

Escrow Order No.: FSNX-7051500672 -C1

When Recorded Mail Document and Tax Statement To:
Clerk of the Board of Directors Sonoma County Agricultural Preservation and Open Space District
575 Administraton Drive Room 102A
Santa Rosa, CA 95403
Free Recording per Gov't Code Section 6103

2018069320
Official Records Of Sonoma County
William F. Rousseau
10/03/2018 01:02 PM
FIDELITY NAT'L TITLE CO.

OFFDED 12 Pgs
Fee: $0.00

PAID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The document is executed or recorded by the state or any county, municipality, or other political subdivision of the state (GC 27388.1 (a) (2) (D)).

APN/Parcel ID(s):
122-210-007-000
122-210-008-000
122-220-006-000
122-230-001-000
122-230-002-000
122-230-008-000
123-110-007-000

IRREVOCABLE OFFER OF DEDICATION
(Public Resources Code 5565.5)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY AND
RETURN TO:

Clerk of the Board of Directors
Sonoma County Agricultural
Preservation and Open Space District
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

Free recording per Government Code Section 6103

IRREVOCABLE OFFER OF DEDICATION

(Public Resources Code §5565.5)

RECITALS

A. In a companion transaction of even date, Rips Redwoods, LLC ("GRANTOR") conveyed a conservation easement to the Sonoma County Agricultural Preservation and Open Space District, a public agency formed pursuant to the provisions of Public Resources Code sections 5500 *et seq.* ("DISTRICT"), by recordation of that certain instrument entitled "Deed and Agreement Between Rips Redwoods, LLC and the Sonoma County Agricultural Preservation and Open Space District Conveying a Conservation Easement and Assigning Development Rights," recorded in the Office of the Sonoma County Recorder as Document No. 2018-069318 ("Conservation Easement").

B. GRANTOR is the owner in fee simple of that certain real property located in Sonoma County and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ("GRANTOR'S Property").

C. Because the boundary of GRANTOR'S Property is unsettled at this time, the DISTRICT and GRANTOR agreed to record the Conservation Easement over only that portion of GRANTOR's Property that is certain to belong to GRANTOR.

D. DISTRICT and GRANTOR originally intended that the entirety of GRANTOR's Property would be preserved and protected by the Conservation Easement and, but for GRANTOR's need to expedite the conveyance of the Conservation Easement, the parties would have elected to clarify the full extent of GRANTOR'S Property before the recordation of the Conservation Easement in an effort to conserve the maximum extent of GRANTOR's rightful property interests.

E. As consideration for DISTRICT's willingness to record the Conservation Easement before the full extent of GRANTOR's Property could be settled, GRANTOR conveys this Irrevocable Offer of Dedication to the DISTRICT so that the remainder of GRANTOR's Property may be preserved and protected by the Conservation Easement once GRANTOR completes the actions necessary, if any, to settle title to GRANTOR's Property.

IRREVOCABLE OFFER

1. ***Grant.*** For valuable consideration, the sufficiency of which is hereby acknowledged, GRANTOR hereby grants and makes to the DISTRICT an irrevocable offer of dedication ("Irrevocable Offer") of a conservation easement interest in the remainder of GRANTOR's Property ("the Remainder Property") that is located near Sonoma, California and is more particularly described in Exhibit B attached hereto and incorporated herein as though fully set forth.

2. ***District's Power to Accept.*** This offer may be accepted by the DISTRICT at any time as to any or all of the Remainder Property as to which GRANTOR may establish good title in the sole opinion of the DISTRICT. The DISTRICT's acceptance of this offer as to a portion of the Remainder Property shall not extinguish the offer with respect to the unaccepted portion of the Remainder Property, such that the District may subsequently accept additional portions of the Remainder Property as it may elect to do from time to time in its sole discretion.

3. ***Effect of Acceptance.*** Upon the DISTRICT'S acceptance of this Offer, the Conservation Easement shall extend to and encumber the Remainder Property. Upon recordation of the DISTRICT's acceptance, at DISTRICT's discretion, it may record an amendment to the Conservation Easement to revise the legal description to clarify the scope of the encumbered property. GRANTOR agrees to cooperate with DISTRICT in the execution and recordation of any instruments deemed necessary by DISTRICT to document the net effect of the DISTRICT's acceptance of this Irrevocable Offer.

4. ***Grantor's Notice to Third Parties.*** All instruments granting any lease or other real property interest in the Remainder Property by GRANTOR to third-parties shall disclose the DISTRICT's power of acceptance set forth herein to the grantee of any

such interest. All such interests so granted by GRANTOR shall be, and shall at all times remain subject to, subordinate to, and inferior to the DISTRICT's rights hereunder. GRANTOR's power to create such estates is limited by and subordinate to this Irrevocable Offer and, as such, DISTRICT may terminate any or all interests estates so created upon its acceptance of this Irrevocable Offer.

5. ***Duty to Preserve Offered Property.*** Until such time as DISTRICT accepts this Irrevocable Offer, GRANTOR covenants to preserve the Remainder Property in its current, natural and unimproved condition, consistent with the Conservation Easement.

6. ***Irrevocable Offer to Bind Successors.*** This Irrevocable Offer constitutes a burden upon and will continue as a restrictive covenant and equitable servitude running in perpetuity with the Remainder Property and will bind GRANTOR, GRANTOR's heirs, personal representatives, lessees, executors, successors, including purchasers at tax sales, assigns, and all persons claiming under them forever. The GRANTOR intends that this Irrevocable Offer benefit and burden, as the case may be, its respective successors, assigns, heirs, executors, administrators, agents, officers, employees, and all other persons claiming by or through GRANTOR pursuant to the common and statutory law of the State of California.

[THIS SPACE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this Irrevocable Offer this 2nd day of October, 2018.

RIPS REDWOODS LLC, a California limited liability company:

By: Richard Goelet

Richard Goelet, Member

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

ATTACHMENT 1

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California____________________

County of Sonoma____________________

On ___October 2, 2018__________________ before me, ____Courtney Triola________________, Notary Public (here insert name and title of the officer), personally appeared Richard Goelet, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

COURTNEY TRIOLA
COMM. #2153012
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires June 10, 2020

ATTACHMENT 1

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 122-210-007-000, 122-210-008-000, 122-220-006-000, 122-230-001-000, 122-230-002-000, 122-230-008-000 and 123-110-007-000

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SONOMA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE U.S. SURVEYOR GENERAL .

Portion APN 122-210-008-000

PARCEL TWO:

THE NORTH 1/2 OF SECTION 36; THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-230-001-000

PARCEL THREE:

THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL FOUR:

THE SOUTHWEST 1/4 OF SECTION 36 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY APPROVED BY THE U.S. SURVEYOR GENERAL.

APN 122-230-008-000

PARCEL FIVE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B. & M., LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTH FORK OF GUALALA RIVER.

Portion APN 122-230-001-000

PARCEL SIX:

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF LOT 3 LYING EAST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

ATTACHMENT 1

EXHIBIT "A"
Legal Description
(continued)

APN 122-210-007-000

PARCEL SEVEN:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-220-006-000

PARCEL EIGHT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE & MERIDIAN; AND LOT 4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN.

APN 122-230-002-000 and Portion APN 123-110-007-000

PARCEL NINE:

ALL THAT PORTION OF THE WEST ½ OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN, LYING WEST OF THE WEST LINE OF AN EXISTING ROAD KNOWN AS MILLER RIDGE ROAD.

Portion APN 123-110-007-000

ATTACHMENT 1

EXHIBIT B

LEGAL DESCRIPTION OF REMAINDER PROPERTY (LANDS SUBJECT TO IRREVOCABLE OFFER)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SONOMA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL TWO:

THE NORTH 1/2 OF SECTION 36; THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-230-001-000

PARCEL THREE:

THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL FOUR:

THE SOUTHWEST 1/4 OF SECTION 36 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY APPROVED BY THE U.S. SURVEYOR GENERAL.

APN 122-230-008-000

ATTACHMENT 1

PARCEL FIVE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B. & M., LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTH FORK OF GUALALA RIVER.

Portion APN 122-230-001-000

PARCEL SIX:

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF LOT 3 LYING EAST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-210-007-000

PARCEL SEVEN:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-220-006-000

PARCEL EIGHT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE & MERIDIAN; AND LOT 4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN.

APN 122-230-002-000 and Portion APN 123-110-007-000

PARCEL NINE:

ALL THAT PORTION OF THE WEST ½ OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN, LYING WEST OF THE WEST LINE OF AN EXISTING ROAD KNOWN AS MILLER RIDGE ROAD.

Portion APN 123-110-007-000

EXCEPTING THEREFROM all that property as described in that certain Deed and Agreement by and between Rips Redwoods, LLC and the Sonoma County Agricultural Preservation and Open Space District Conveying a Conservation Easement and Assigning Development Rights recorded on OCT. 3, 2018 and filed as Document No. 2018-069318 in the Office of the Sonoma County Recorder, said easement description being:

ATTACHMENT 1

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SONOMA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL TWO:

THE NORTH 1/2 OF SECTION 36; THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

EXCEPTING THEREFROM ANY PORTION OF SAID SECTION 36 LYING WESTERLY OF A LINE DUE NORTH AND SOUTH AND BEING 5000 FEET DUE WEST OF THE SOUTHEAST CORNER OF SAID SECTION 36. SAID CORNER BEING A 2" IRON PIPE AND BRASS CAP, SET TO REPLACE MONUMENT ESTABLISHED BY THAT RECORD OF SURVEY FILED IN BOOK 97 OF MAPS, AT PAGE 23, SONOMA COUNTY RECORDS, WHICH HAS BEEN DESTROYED.

Portion APN 122-230-001-000

PARCEL THREE:

THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL FOUR:

THE SOUTHWEST 1/4 OF SECTION 36 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY APPROVED BY THE U.S. SURVEYOR GENERAL.

EXCEPTING THEREFROM ANY PORTION OF SAID SECTION 36 LYING WESTERLY OF A LINE DUE NORTH AND SOUTH AND BEING 5000 FEET DUE WEST OF THE SOUTHEAST CORNER OF SAID SECTION 36. SAID CORNER BEING A 2" IRON PIPE

AND BRASS CAP, SET TO REPLACE MONUMENT ESTABLISHED BY THAT RECORD OF SURVEY FILED IN BOOK 97 OF MAPS, AT PAGE 23, SONOMA COUNTY RECORDS, WHICH HAS BEEN DESTROYED.

APN 122-230-008-000

PARCEL FIVE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B. & M., LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTH FORK OF GUALALA RIVER. EXCEPTING FROM SECTION 1 OF TOWNSHIP 9 NORTH, RANGE 14 WEST M.D.M. THAT LAND LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF STEWARTS POINT-SKAGGS SPRING ROAD.

Portion APN 122-230-001-000

PARCEL SIX:

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF LOT 3 LYING EAST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-210-007-000

PARCEL SEVEN:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-220-006-000

PARCEL EIGHT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE & MERIDIAN; AND LOT 4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN.

APN 122-230-002-000 and Portion APN 123-110-007-000

PARCEL NINE:

ALL THAT PORTION OF THE WEST ½ OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN, LYING WEST OF THE WEST LINE OF AN EXISTING ROAD KNOWN AS MILLER RIDGE ROAD.

Portion APN 123-110-007-000

ATTACHMENT 2

RECORDING REQUESTED BY:
Fidelity National Title Company

Escrow Order No.: FSNX-7051500672 -CT

When Recorded Mail Document and Tax Statement To:
Clerk of the Board of Supervisors
County of Sonoma
575 Administration Drive, Room 102A
Santa Rosa, CA 95403
Free Recording per Gov't Code Section 6103

2018069321
Official Records Of Sonoma County
William F. Rousseau
10/03/2018 01:02 PM
FIDELITY NAT'L TITLE CO.
OFFDED 12 Pgs
Fee: $0.00
PAID

APN/Parcel ID(s):	122-210-007-000 122-210-008-000 122-220-006-000 122-230-001-000 122-230-002-000 122-230-008-000 123-110-007-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The document is executed or recorded by the state or any county, municipality, or other political subdivision of the state (GC 27388.1 (a) (2) (D)).

IRREVOCABLE OFFER OF DEDICATION
(Government Code 7050)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

ATTACHMENT 2

RECORDING REQUESTED BY AND
RETURN TO:

Clerk of the Board of Supervisors
County of Sonoma
575 Administration Drive, Room 102A
Santa Rosa, CA 95403

Free recording per Government Code Section 6103

IRREVOCABLE OFFER OF DEDICATION

(Government Code §7050)

RECITALS

A. In a companion transaction of even date, Rips Redwoods, LLC ("GRANTOR") conveyed a trail easement to the County of Sonoma, a political subdivision of the State of California ("COUNTY"), by recordation of that certain instrument entitled "Grant of Public Access Trail Easement" recorded in the Office of the Sonoma County Recorder as Document No. 2018-069319 ("Trail Easement").

B. GRANTOR is the owner in fee simple of that certain real property located in Sonoma County and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference ("GRANTOR'S Property").

C. Because the boundary of GRANTOR'S Property is unsettled at this time, the COUNTY and GRANTOR agreed to record the Trail Easement over only that portion of GRANTOR's Property that is certain to belong to GRANTOR.

D. COUNTY and GRANTOR originally intended that the Trail Easement would run parallel to the South Fork of the Gualala River to the western boundary of GRANTOR's Property. But for GRANTOR's need to expedite recordation of the Trail Easement, the parties would have elected to clarify the full extent of GRANTOR's Property before the recordation of the Trail Easement in an effort to provide for a riverside trail to the fullest extent of GRANTOR's rightful property interests.

E. As consideration for COUNTY's willingness to close escrow as to the Trail Easement before the full extent of GRANTOR's Property could be settled, GRANTOR conveys this Irrevocable Offer of Dedication to the COUNTY so that the Trail Easement may extent to the true western boundary of GRANTOR's Property once GRANTOR completes the actions necessary, if any, to settle title to GRANTOR's Property.

IRREVOCABLE OFFER

1. ***Grant.*** For valuable consideration, the sufficiency of which is hereby acknowledged, GRANTOR hereby grants and makes to the COUNTY an irrevocable offer of dedication ("Irrevocable Offer") of a trail easement interest as to a portion of the remainder of GRANTOR's Property ("the Remainder Property") that is located near Sonoma, California and is more particularly described in Exhibit B attached hereto and incorporated herein as though fully set forth. This Irrevocable Offer extends only to those portions of the Remainder Property as reasonably necessary to extend the Trail Easement Area (as defined by the Trail Easement) alongside the South Fork of the Gualala River to the western boundary line of GRANTOR's Property.

2. ***County's Power to Accept.*** This Irrevocable Offer may be accepted by the COUNTY at any time as to any or all of the Remainder Property as to which GRANTOR may establish good title in the sole opinion of the COUNTY. The COUNTY's acceptance of this Irrevocable Offer as to a portion of the Remainder Property shall not extinguish the Irrevocable Offer with respect to the unaccepted portion of the Remainder Property, such that the COUNTY may subsequently accept additional portions of the Remainder Property as it may elect to do from time to time in its sole discretion.

3. ***Effect of Acceptance.*** Upon the COUNTY'S acceptance of this Offer, the Trail Easement shall extend to and encumber the Remainder Property so as to extend the Trail Easement Area alongside the South Fork of the Gualala River to the western boundary line of GRANTOR's Property. Upon recordation of the COUNTY'S acceptance, at COUNTY'S discretion, it may record an amendment to the Trail Easement to revise the legal description to clarify the scope of the encumbered property. GRANTOR agrees to cooperate with COUNTY in the execution and recordation of any instruments deemed necessary by COUNTY to document the net effect of the COUNTY's acceptance of this Irrevocable Offer.

4. ***Grantor's Notice to Third Parties.*** All instruments granting any lease or other real property interest in the Remainder Property by GRANTOR to third-parties shall disclose the COUNTY'S power of acceptance set forth herein to the grantee of any such interest. All such interests so granted by GRANTOR shall be, and shall at all times remain subject to, subordinate to, and inferior to the COUNTY'S rights hereunder. GRANTOR's power to create such estates is limited by and subordinate to this Irrevocable Offer and, as such, COUNTY may terminate any or all interests estates so created upon its acceptance of this Irrevocable Offer.

5. ***Duty to Preserve Offered Property.*** Until such time as COUNTY accepts this Irrevocable Offer, GRANTOR covenants to preserve the Remainder Property in its current, natural and unimproved condition.

6. ***Offer Assignable.*** This Irrevocable Offer, and all rights of the COUNTY hereunder, may, at the sole discretion of COUNTY, be assigned to any public agency authorized by law to accept such offers. Once dedicated, the Trail Easement shall be freely transferrable in accordance with law.

7. ***Irrevocable Offer to Bind Successors.*** This Irrevocable Offer constitutes a burden upon and will continue as a restrictive covenant and equitable servitude running in perpetuity with the Remainder Property and will bind GRANTOR, GRANTOR's heirs, personal representatives, lessees, executors, successors, including purchasers at tax sales, assigns, and all persons claiming under them forever. The GRANTOR intends that this Irrevocable Offer benefit and burden, as the case may be, its respective successors, assigns, heirs, executors, administrators, agents, officers, employees, and all other persons claiming by or through GRANTOR pursuant to the common and statutory law of the State of California.

[THIS SPACE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this Irrevocable Offer this 2nd day of October, 2018.

RIPS REDWOODS LLC, a California limited liability company:

By: ______________________
Richard Goelet, Member

NOTE: ACKNOWLEDGMENTS MUST BE ATTACHED FOR ALL SIGNATORIES.

ATTACHMENT 2

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California____________________

County of Sonoma____________________

On ___October 2, 2018____________________ before me, ____Courtney Triola________________, Notary Public (here insert name and title of the officer), personally appeared Richard Goelet, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

COURTNEY TRIOLA
COMM. #2153012
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires June 10, 2020

ATTACHMENT 2

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 122-210-007-000, 122-210-008-000, 122-220-006-000, 122-230-001-000, 122-230-002-000, 122-230-008-000 and 123-110-007-000

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SONOMA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE U.S. SURVEYOR GENERAL .

Portion APN 122-210-008-000

PARCEL TWO:

THE NORTH 1/2 OF SECTION 36; THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-230-001-000

PARCEL THREE:

THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL FOUR:

THE SOUTHWEST 1/4 OF SECTION 36 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY APPROVED BY THE U.S. SURVEYOR GENERAL.

APN 122-230-008-000

PARCEL FIVE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B. & M., LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTH FORK OF GUALALA RIVER.

Portion APN 122-230-001-000

PARCEL SIX:

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF LOT 3 LYING EAST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

ATTACHMENT 2

EXHIBIT "A"

Legal Description
(continued)

APN 122-210-007-000

PARCEL SEVEN:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-220-006-000

PARCEL EIGHT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE & MERIDIAN; AND LOT 4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN.

APN 122-230-002-000 and Portion APN 123-110-007-000

PARCEL NINE:

ALL THAT PORTION OF THE WEST ½ OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN, LYING WEST OF THE WEST LINE OF AN EXISTING ROAD KNOWN AS MILLER RIDGE ROAD.

Portion APN 123-110-007-000

EXHIBIT B

LEGAL DESCRIPTION OF REMAINDER PROPERTY (LANDS SUBJECT TO IRREVOCABLE OFFER)

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SONOMA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL TWO:

THE NORTH 1/2 OF SECTION 36; THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-230-001-000

PARCEL THREE:

THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL FOUR:

THE SOUTHWEST 1/4 OF SECTION 36 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY APPROVED BY THE U.S. SURVEYOR GENERAL.

APN 122-230-008-000

PARCEL FIVE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B. & M., LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTH FORK OF GUALALA RIVER.

Portion APN 122-230-001-000

PARCEL SIX:

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF LOT 3 LYING EAST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-210-007-000

PARCEL SEVEN:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-220-006-000

PARCEL EIGHT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE & MERIDIAN; AND LOT 4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN.

APN 122-230-002-000 and Portion APN 123-110-007-000

PARCEL NINE:

ALL THAT PORTION OF THE WEST ½ OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN, LYING WEST OF THE WEST LINE OF AN EXISTING ROAD KNOWN AS MILLER RIDGE ROAD.

Portion APN 123-110-007-000

EXCEPTING THEREFROM all that property as described in that certain Deed and Agreement by and between Rips Redwoods, LLC and the Sonoma County Agricultural Preservation and Open Space District Conveying a Conservation Easement and Assigning Development Rights recorded on OCT. 3, 2018 and filed as Document No. 2018-069318 in the Office of the Sonoma County Recorder, said easement description being:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SONOMA, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHWEST 1/4 OF SECTION 25 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL TWO:

THE NORTH 1/2 OF SECTION 36; THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

EXCEPTING THEREFROM ANY PORTION OF SAID SECTION 36 LYING WESTERLY OF A LINE DUE NORTH AND SOUTH AND BEING 5000 FEET DUE WEST OF THE SOUTHEAST CORNER OF SAID SECTION 36. SAID CORNER BEING A 2" IRON PIPE AND BRASS CAP, SET TO REPLACE MONUMENT ESTABLISHED BY THAT RECORD OF SURVEY FILED IN BOOK 97 OF MAPS, AT PAGE 23, SONOMA COUNTY RECORDS, WHICH HAS BEEN DESTROYED.

Portion APN 122-230-001-000

PARCEL THREE:

THE SOUTHEAST 1/4, THE NORTH 1/2 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF LAND APPROVED BY THE U.S. SURVEYOR GENERAL.

Portion APN 122-210-008-000

PARCEL FOUR:

THE SOUTHWEST 1/4 OF SECTION 36 IN TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M., IN THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ACCORDING THE OFFICIAL PLAT OF THE SURVEY APPROVED BY THE U.S. SURVEYOR GENERAL.

EXCEPTING THEREFROM ANY PORTION OF SAID SECTION 36 LYING WESTERLY OF A LINE DUE NORTH AND SOUTH AND BEING 5000 FEET DUE WEST OF THE SOUTHEAST CORNER OF SAID SECTION 36. SAID CORNER BEING A 2" IRON PIPE

AND BRASS CAP, SET TO REPLACE MONUMENT ESTABLISHED BY THAT RECORD OF SURVEY FILED IN BOOK 97 OF MAPS, AT PAGE 23, SONOMA COUNTY RECORDS, WHICH HAS BEEN DESTROYED.

APN 122-230-008-000

PARCEL FIVE:

ALL THAT PORTION OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 14 WEST, M.D.B. & M., LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTH FORK OF GUALALA RIVER. EXCEPTING FROM SECTION 1 OF TOWNSHIP 9 NORTH, RANGE 14 WEST M.D.M. THAT LAND LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF STEWARTS POINT-SKAGGS SPRING ROAD.

Portion APN 122-230-001-000

PARCEL SIX:

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PORTION OF LOT 3 LYING EAST OF A LINE RUNNING SOUTH FROM THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-210-007-000

PARCEL SEVEN:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 14 WEST, M.D.B. & M.

APN 122-220-006-000

PARCEL EIGHT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE & MERIDIAN; AND LOT 4 OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN.

APN 122-230-002-000 and Portion APN 123-110-007-000

PARCEL NINE:

ALL THAT PORTION OF THE WEST ½ OF THE NORTHWEST ¼ AND THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 13 WEST, MOUNT DIABLO BASE & MERIDIAN, LYING WEST OF THE WEST LINE OF AN EXISTING ROAD KNOWN AS MILLER RIDGE ROAD.

Portion APN 123-110-007-000

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 3
(This Section for use by Clerk of the Board Only.)

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District

Staff Name and Phone Number:	**Supervisorial District(s):**
Sara Press, 565-7368	First

Title: Weeks Ranch Conservation Easement Acquisitions

Recommended Actions:

Adopt resolution of the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District authorizing the acquisition of two conservation easements at a total cost of $4,200,000 over Weeks Ranch North and Weeks Ranch South, making certain findings, and authorizing and directing the General Manager to take all other actions necessary to establish the conservation easements.

Executive Summary:

Weeks Ranch is comprised of a northern portion and a southern portion, separated by Los Alamos Road, east of the city of Santa Rosa. Weeks Ranch North consists of approximately 888 acres and Weeks Ranch South consists of approximately 318 acres, both of rolling grasslands, Douglas fir-mixed hardwood forest, oak woodland and chaparral. The Sonoma County Agricultural Preservation and Open Space District proposes to acquire a conservation easement over each property to protect natural, agricultural, and scenic values, ensuring that the scenic hillsides and stream headwaters remain intact and the grasslands and forests continue to sequester carbon and provide water quality and quantity benefits.

Discussion:

Property

Weeks Ranch is located on both sides of Los Alamos Road, east of the city of Santa Rosa, and just before the northern entrance to Hood Mountain Regional Park and Open Space Preserve. The property is operated as one cattle grazing operation and is subject to a Williamson Act contract.

The Weeks Ranch North property (the "North Ranch") varies in elevation between approximately 1,200 and 2,200 feet above sea level, with an elevated ridge line that generally runs east to west across the northern/central portion of the property. Rolling grasslands, Douglas fir-mixed hardwood forestland and oak woodland/chaparral habitat comprise the North Ranch. Within the North Ranch, Sonoma Agricultural Preservation and Open Space District ("Ag + Open Space) has identified 335 acres of Species Rich Area, 411 acres of Core Oak Woodland and 168 acres of Conifer Forest. There is also serpentine habitat. Headwater streams run through the North Ranch, draining into Mark West Creek (Van Buren Creek) and Santa Rosa Creek (Salt Creek). A segment of Santa Rosa Creek, which is a steelhead stream, also runs through the North Ranch. A portion of the North Ranch overlays the Napa-Sonoma Volcanic Highlands groundwater basin. There are currently two houses on the North Ranch plus barns, sheds and corrals used for residential or the cattle grazing operation.

The Weeks Ranch South property (the "South Ranch") varies in elevation between approximately 900 to 1500 feet above sea level, with Los Alamos Road near the top and generally descending from there down to Santa Rosa Creek. Sachett Creek, an intermittent tributary to Santa Rosa Creek, originates on the South Ranch and flows across the South Ranch for approximately 0.5 miles. Northern Spotted Owl has been recorded on the South Ranch. Within the South Ranch, Ag + Open Space has identified 148 acres of Species Rich Area, 109 acres of Core Oak Woodland and 40 acres of Core Conifer Forest. No houses currently exist on the South Ranch, with the only development being improvements for the cattle operation and for recreational use by the family.

Conservation Easements

The conservation easements over Weeks Ranch North and Weeks Ranch South will protect the natural resources, agricultural, and scenic resources on the property, including habitat connectivity and wildlife movement, while allowing for residential use, grazing, and recreational and educational opportunities. The conservation easements will restrict the amount of subdivision and development, allowing two primary residences and agricultural buildings on the North Ranch within identified "Building Envelopes." There are also areas identified as "Enhanced Pasture Areas," where seeding and/or fertilizing of pasture is permitted, and "Riparian Areas," on either side of Santa Rosa, Van Buren, Salt and Sachett creeks, where uses are limited. There are also three small existing orchards located on the Property, where non-commercial crops are allowed, and two existing rock pits, for rock to maintain roads on the Property.

Appraisals and Values

Steve Salmon of Garland & Salmon prepared full narrative appraisals of the Weeks Ranch North and Weeks Ranch South conservation easements with a date of valuation of April 24 and April 5, 2018, respectively. The appraisals find that the value of the Weeks Ranch North conservation easement is $3,200,000 and the value of the Weeks Ranch South conservation easement is $1,900,000. The Ag + Open Space Fiscal Oversight Commission reviewed the appraisals at its October 4, 2018 meeting and adopted its Resolution No. 2018-009 finding that a payment for up to the value of each appraisal would not exceed fair market value for the acquisition of the conservation easements.

Purchase Price and Grant

Ag + Open Space and the landowners have agreed upon an acquisition price of $3,000,000 for the conservation easement over the North Ranch and $1,200,000 for the conservation easement over the South Ranch.

Sonoma Land Trust received a $720,000 grant from the Gordon and Betty Moore Foundation to contribute to the purchase price of the acquisition of the conservation easements. Ag + Open Space will contribute $3,480,000 towards the acquisition.

Conformance with Adopted Plans

Connecting Communities and the Land

The acquisition project furthers objectives in Ag + Open Space's Acquisition Plan in multiple categories:

- Water, Wildlife and Natural Areas, specifically to preserve natural systems and lands that provide viable habitat linkages for wildlife, support the diverse biological resources of the county, and protect water resources to benefit human communities as well as fish and wildlife.
- Farms and Ranches, specifically to protect the diverse agricultural character and heritage of Sonoma County and to support the continued viability of farms and ranches.
- Greenbelts and Scenic Hillsides, specifically to preserve key scenic lands that surround cities and communities.
- Recreation and Education, specifically to allow compatible public recreational uses.

Ag + Open Space Expenditure Plan

The acquisition project is consistent with the Ag + Open Space's Expenditure Plan, specifically the protection of biotic habitat areas and riparian corridors (Paragraph 4) and the protection of areas of high scenic quality (Paragraph 2).

Sonoma County General Plan 2020

The acquisition project furthers several goals and policies in Sonoma County's General Plan 2020, specifically in the Land Use, and Open Space and Resource Conservation Elements as described below:

- Identify important open space areas between and around the county's cities and communities. Maintain them in a largely open or natural character with low intensities of development. (Goal LU-5)
- Protect lands currently in agricultural production and lands with soils and other characteristics that make them potentially suitable for agricultural use. Retain large parcel sizes and avoid incompatible non-agricultural uses. (Goal LU-9)
- Encourage conservation of undeveloped land, open space, and agricultural lands, protection of water and soil quality, restoration of ecosystems, and minimization or elimination of the disruption of existing natural ecosystems and flood plains. (Policy LU-11f)
- Preserve roadside landscapes that have a high visual quality as they contribute to the living environment of local residents and to the County's tourism economy. (Goal OSRC-3)
- Preserve the unique rural and natural character of Sonoma County for residents, businesses, visitors and future generations. (Goal OSRC-6)
- Protect and enhance the County's natural habitats and diverse plant and animal communities. (Goal OSRC-7)
- Protect native vegetation and wildlife, particularly occurrences of special status species, wetlands, sensitive natural communities, woodlands, and areas of essential habitat connectivity. (Objective OSRC-7.1)
- Maintain connectivity between natural habitat areas. (Objective OSRC-7.5)
- Protect and enhance Riparian Corridors and functions along streams, balancing the need for agricultural production, urban development, timber and mining operations, and other land uses with the preservation of riparian vegetation, protection of water resources, flood control, bank stabilization, and other riparian functions and values. (Goal OSRC-8)

California Environmental Quality Act

Ag + Open Space's contribution toward the acquisition and its acceptance of a conservation easement over the Weeks Ranch properties is exempt from the California Environmental Quality Act (CEQA) on several grounds. The purpose of the project is to preserve fish and wildlife habitat. (See CEQA Guidelines Section 15313 (a).) In addition, the project is exempt because the purpose is to maintain the open space character of the property. (See CEQA Guidelines Section 15317.) The project is also exempt because it is intended to preserve and restore the natural conditions, including plant and animal habitats, and allow some continued agriculture. (See CEQA Guidelines Section 15325 (a), (b), and(c).)

Recommendation

Ag + Open Space requests that the Board of Directors adopt a resolution:

- Determining that the acquisition of the conservation easements is consistent with the 2020 Sonoma County General Plan and the District's Expenditure Plan; and
- Finding that the acquisition of the conservation easements is exempt from CEQA and directing the filing of a notice of determination in accordance with CEQA; and
- Approving the acquisition of a conservation easement over the Weeks Ranch North property for up to $3,000,000 and over the Weeks Ranch South property for up to $1,200,000; and
- Authorizing the Board President to execute the conservation easements and associated certificates of acceptance; and
- Directing the recordation of documents and authorizing and directing the General Manager to take all other actions necessary to complete the transaction; and
- Dedicating the conservation easements to open space purposes pursuant to Public Resources Code section 5540.

Prior Board Actions:

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

The acquisition will protect open space and agricultural land that contributes to the area's economic vitality and provides wildlife habitat and connectivity.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$4,200,000		
Additional Appropriation Requested			
Total Expenditures	**$4,200,000**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	$4,200,000		
Use of Fund Balance			
Contingencies			
Total Sources	**$4,200,000**		

Narrative Explanation of Fiscal Impacts:

Ag + Open Space has adequate appropriations in its FY 18-19 budget for a contribution of $3,480,000. Sonoma Land Trust will contribute $720,000 towards the acquisition from the Gordon and Betty Moore Foundation.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

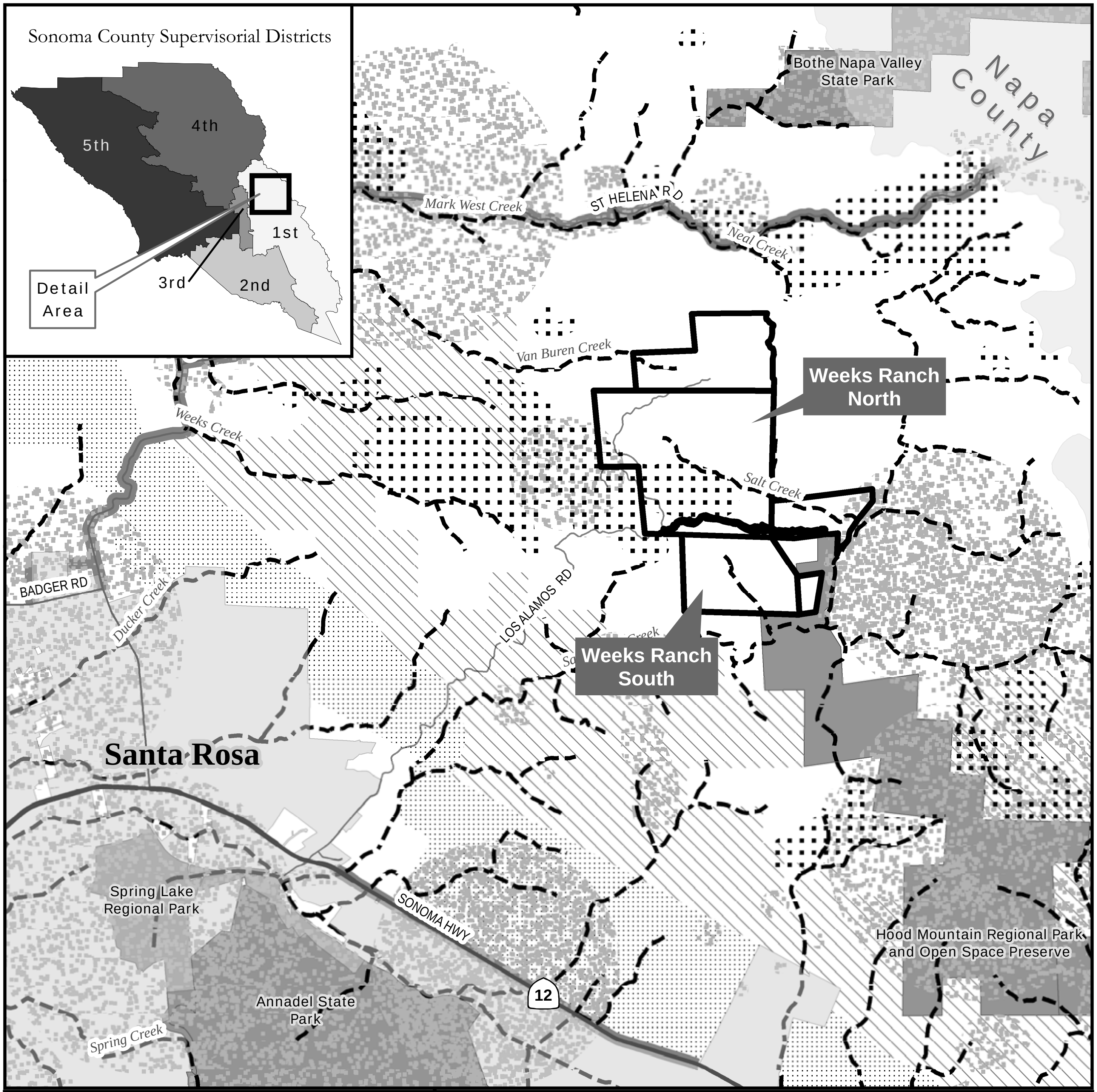
Attachments:

1. General Plan 2020 Location Map
2. Site Map
3. Resolution

Related Items "On File" with the Clerk of the Board:

1. Conservation Easement – North Ranch
2. Conservation Easement – South Ranch
3. Certificate of Acceptance – North Ranch
4. Certificate of Acceptance – South Ranch
5. Notice of Exemption

ATTACHMENT 1



Weeks Ranch North & South

LOCATION / GENERAL PLAN MAP

0 0.5 1
Miles

N

AG + OPEN SPACE
SONOMA COUNTY

Map Date: 11/7/2018
Sources: Sonoma County GIS; (roads, cities, districts); Permit Sonoma (GP 2020 elements)
This map is for illustrative purposes only.

Open Space and Resource Conservation Element

- ▨ Incorporated City Land
- ▨ District Holding
- ▨ Public Land

SCENIC RESOURCES

- ▨ Community Separator
- ▨ Scenic Landscape Unit
- ▨ Scenic Corridor

OUTDOOR RECREATION

- ▲ Planned Future Park *

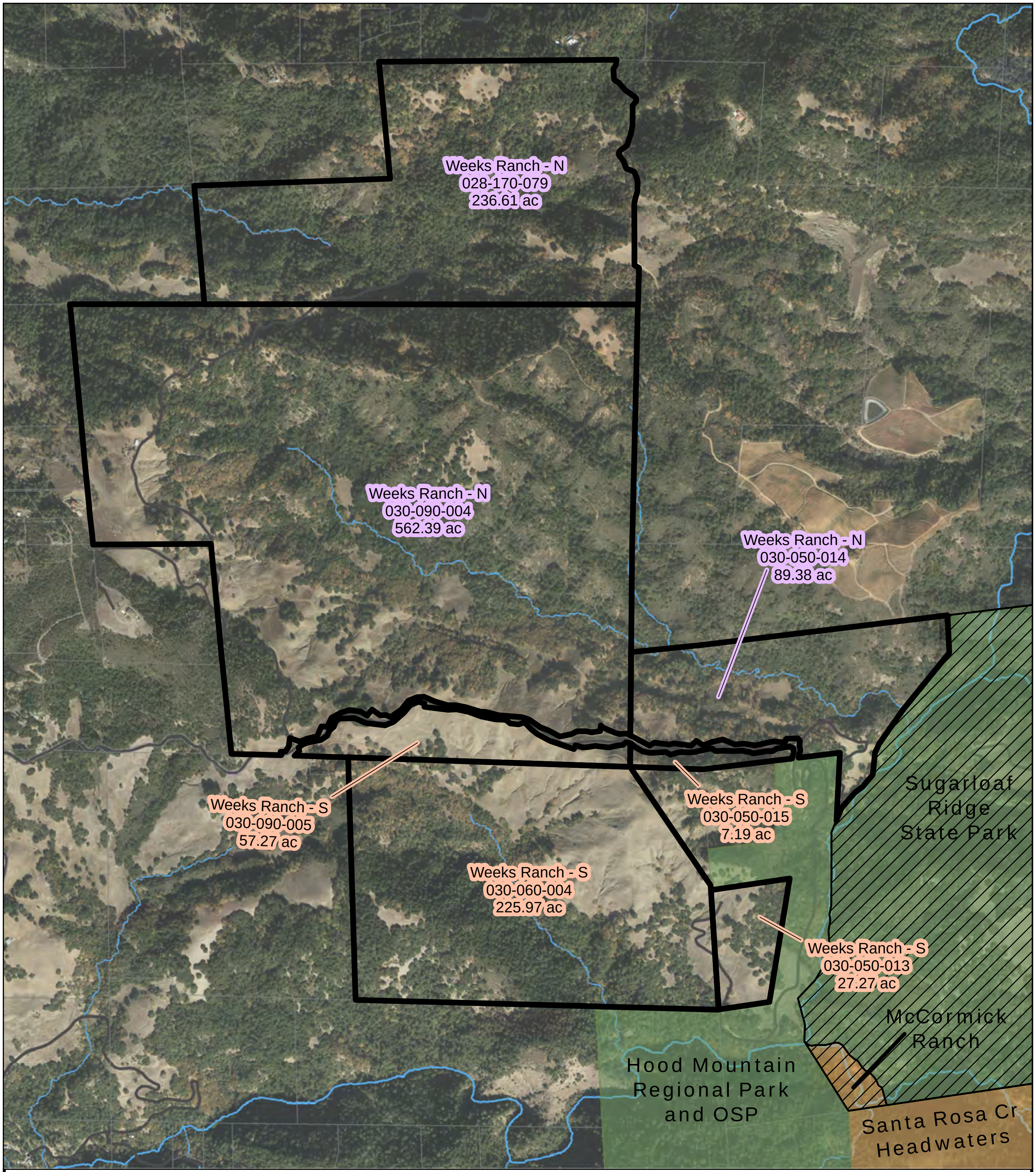
BIOTIC RESOURCES

- - - - Riparian Corridor
- ▨ Special Status Species Habitat
- ▨ Marshes and Wetlands *
- · Sensitive Natural Communities
- ▨ Habitat Connectivity Corridor *

* Not on this map

S:\GISProjects\Weeks_Ranch_Rasmason\PDFs\draft_Weeks_Ranch_N_S_location_general_plan_map_2020.pdf

ATTACHMENT 2



Weeks Ranch - North & South Site Map

Perennial Waterway
Intermittent Stream
Roads
▨ District Holding
☐ Assessor Parcel
🟩 Public Fee Title
🟧 Conservation Easement

N

0 0.25 0.5 Miles

AG + OPEN SPACE SONOMA COUNTY

Map Date: 11/7/2018
Sources: County GIS (parcels, roads); SCWA (streams); NASA/UMD/WSI, Oct 2013 (aerial); This map is for illustrative purposes; it is not a property description.

S:\GISProjects\Weeks_Ranch_Rasmason\PDFs\draft_Weeks_Ranch-N_and_S_Site_Map.pdf

Item Number:

Date: December 11, 2018

Resolution Number:

☐ 4/5 Vote Required

Resolution of The Board Of Directors of The Sonoma County Agricultural Preservation and Open Space District, County of Sonoma, State of California, Determining that the Acquisition of two Conservation Easements over Weeks Ranch North and Weeks Ranch South is Consistent with the 2020 County General Plan and the District's Expenditure Plan; Determining that the Acquisition is Exempt from the California Environmental Quality Act; Authorizing Acquisition of the Conservation Easement over Weeks Ranch North for $3,000,000; Authorizing Acquisition of the Conservation Easement over Weeks Ranch South for $1,200,000; Authorizing and Directing the President to Execute the Conservation Easements and Associated Certificates of Acceptance; Directing the Recordation of Documents; Authorizing and Directing the General Manager to Take All Other Actions Necessary to Complete the Transaction; and Dedicating the Conservation Easements to Open Space Purposes Pursuant to Public Resources Code Section 5540

Whereas, the General Manager has negotiated and is recommending the purchase of a conservation easement from John M. Rasmason, as Trustee under the John M. Rasmason 2006 Trust and Barbara L. Mix and Alfred C. Mix, Trustees, the Barbara L. Mix and Alfred C. Mix Revocable Living Trust over the approximately 888-acre property located at 2300 Los Alamos Drive, Santa Rosa, California 95409 and a conservation easement from Harry V. Thomas and Marion E. Thomas, as Trustees, or the Successor Trustee, of the Declaration of Revocable Trust Dated February 25, 1993; Jerita Maddox; Linda M. Stibi; Mary L. Stitt, as Trustee, or any Successor Trustee, of the Mary L. Stitt 2015 Revocable Living Trust; John M. Rasmason, Trustee, of the John M. Rasmason 2006 Dated January 6, 2006; John Stibi; and Successor Trustees of the Trust of Ruth Corinne Gray dated August 25, 1994 over the approximately 318-acre property located at 2355 Los Alamos Drive, Santa Rosa, California 95409 ("Conservation Easements"); and

Whereas, the Conservation Easement fulfills policies in the District's acquisition plan, Connecting Communities and the Land, including policies to preserve natural systems and lands that provide viable habitat linkages for wildlife, the diverse agricultural character and heritage of the county, and key scenic lands that surround cities and communities, and to allow compatible public recreational uses; and

Whereas, by its Resolution No. 2018-009 dated October 4, 2018, the Sonoma County Open Space Fiscal Oversight Commission determined that proposed purchase prices for the Conservation Easements that is equal to or less than the values set forth in the appraisals does not exceed their fair market value; and

Now, Therefore, Be It Resolved that this Board of Directors hereby finds, determines, declares and orders as follows:

1. *Truth of Recitals*. That the foregoing recitations are true and correct.

2. *General Plan Consistency*. That the acquisition of the Conservation Easements ("the Project") further implements the 2020 Sonoma County General Plan. The Project supports goals and policies in the Land Use and Open Space and Resource Conservation Elements, including to maintain important open space areas between and around the county's cities and communities in a largely open or natural character with low intensities of development; protect lands currently in agricultural production; encourage conservation of undeveloped land, open space and agricultural lands, and protection of water and soil quality; preserve roadside landscapes that have a high visual quality; preserve the unique rural and natural character of Sonoma County for residents, businesses, visitors and future generations; protect and enhance the county's natural habitats and diverse plant and animal communities; protect native vegetation and wildlife, particularly areas of essential habitat connectivity; maintain connectivity between natural habitat areas; and protect and enhance Riparian Corridors and functions along streams.

3. *Expenditure Plan Consistency*. That the Project is consistent with the Expenditure Plan approved by the voters of Sonoma County in 2006 via Measure F because it will protect the highest priority lands using a conservation easement as the primary tool for protection, and specifically protect land and water resources.

4. *California Environmental Quality Act; Notice of Exemption*. That the acquisition of the Conservation Easements authorized by this resolution is exempt from the requirements of the California Environmental Quality Act (Public Resources Code Sections 21000 and following) pursuant to Section 15313(a) of Title 14 of the California Administrative Code because the purpose of the acquisition is to preserve fish and wildlife habitat; alternatively it is exempt pursuant to Section 15317 of Title 14 of the California Code of Regulations because the purpose of the acquisition is to maintain the open space character of the area; and alternatively it is exempt pursuant to Section 15325(a), (b) and (c) of Title 14 of the California Code of Regulations because the purpose of the acquisition is to preserve the existing natural conditions, allow for continued agricultural use, and allow for restoration of natural conditions. Immediately upon adoption of this resolution, the General Manager is directed to file with the County Clerk, and the County Clerk is directed to post and to maintain the posting of a notice of exemption pursuant to Public Resources Code Section 21152.

5. *Authority to Sign Contracts*. That the President is authorized and directed to execute, on behalf of the District that certain agreement entitled "Deed and Agreement By and Between John M. Rasmason, as Trustee under the John M. Rasmason 2006 Trust and Barbara L. Mix and Alfred C. Mix, Trustees, the Barbara L. Mix and Alfred C. Mix Revocable Living Trust and the Sonoma County Agricultural Preservation and Open Space District Conveying a Conservation Easement and Assigning Development Rights" and that certain agreement entitled Deed and Agreement By and Between the Harry V. Thomas and Marion E. Thomas, as Trustees, or the Successor Trustee, of the Declaration of Revocable Trust Dated February 25, 1993; Jerita Maddox; Linda M. Stibi; Mary L. Stitt, as Trustee, or any Successor Trustee, of the Mary L. Stitt 2015 Revocable Living Trust; John M. Rasmason, Trustee, of the John M. Rasmason 2006 Dated January 6, 2006; John Stibi; and Successor Trustees of the Trust of Ruth Corinne Gray dated August 25, 1994 and the Sonoma County Agricultural Preservation and Open Space District Conveying a Conservation Easement and Assigning Development Rights," together with the certificates of acceptance required by Government Code Section 27281.

6. *Closing Documents*. That the District's Counsel is hereby authorized and directed to prepare and deliver appropriate escrow instructions and other necessary documents to Fidelity National Title Company to complete the transaction as described. The General Manager is authorized to make any technical, non-substantive changes in the Conservation Easements and other closing documents prior to recordation with the prior approval of the District's Counsel. The General Manager is further authorized and directed to execute any other documents necessary to complete this transaction as described.

7. *Payment of Purchase Price and Costs of Escrow*. That, at the request of the General Manager, the County Auditor is authorized and directed to draw a warrant or warrants against available funds in the County's Open Space Special Tax Account for the proposed acquisition in an amount not to exceed $2,280,000 payable to Fidelity National Title Company (Escrow No. FSNX-7051700060-CT) for the North Ranch and $1,200,000 payable to Fidelity National Title Company (Escrow No. FSNX-7051700061-CT) for the South Ranch, and in such other amounts necessary for associated transactional costs requested by the General Manager.

8. *Authorization for Recordation*. That the General Manager is authorized and directed to record with the Sonoma County Recorder the Conservation Easements and Certificates of Acceptance, and to deliver conformed copies of these documents, bearing evidence of recording, to the Clerk of the Board of Directors.

9. *Dedication*. That the Conservation Easements to be acquired by the District is hereby dedicated to open space purposes pursuant to Public Resources Code Section 5540.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 4
(This Section for use by Clerk of the Board Only.)

To: Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Agricultural Preservation and Open Space District

Staff Name and Phone Number:	**Supervisorial District(s):**
Karen Gaffney, 565-7344	All

Title: Agreement Amendments and Extensions

Recommended Actions:

Authorize the General Manager of the Sonoma County Agricultural Preservation and Open Space District to execute amendments to professional service agreements totaling $262,136 for work stalled or otherwise impacted by the Sonoma Complex Fires 2017 as follows:

1. Third Amendment to Agreement with Ag Innovations Network extending the term of the agreement to December 31, 2020;
2. Second Amendment to Agreement with Gold Ridge Resource Conservation District extending the term of the agreement to June 30, 2019, adding to the Scope of Work, and adding funds in an amount not-to-exceed $35,478, resulting in a total contract amount of $423,982;
3. Fifth Amendment to Agreement with the City of Healdsburg extending the term of the agreement to June 30, 2021;
4. Second Amendment to Agreement with LandPaths extending the term of the agreement to June 30, 2019, and adding funds in an amount not-to-exceed $133,191, resulting in a total contract amount of $1,233,704;
5. Second Amendment to Agreement with Reza Environmental extending the term of the agreement to December 31, 2020;
6. Second Amendment to Agreement with Sonoma Ecology extending the term of the agreement to June 30, 2019, adding to the Scope of Work, and adding funds in an amount not-to-exceed $43,467 resulting in a total contract amount of $260,192;
7. Second Amendment to Agreement with Sonoma Ecology Center extending the term of the agreement to December 31, 2020;
8. Second Amendment to Agreement with Synectics, LLC extending the term of the agreement to May 31, 2022, adding to the Scope of Work, and adding funds in an amount not-to-exceed $50,000, resulting in a total contract amount of $125,000; and

9. Second Amendment to Agreement with Vollmar Consulting extending the term of the agreement to December 31, 2019.

Executive Summary:

In early 2017, the Sonoma County Agricultural Preservation and Open Space District began work on a comprehensive plan, now referred to as the Vital Lands Initiative, the focus of which was to prioritize its work over the next 15 years using the best available science and data. In October 2017, in the midst of the planning process, Sonoma County experienced devastating wildfires that had a significant impact on the operations and priorities of all County departments and special districts, necessitating complete focus on response, recovery and resiliency. Completion of the Vital Lands Initiative and many other projects were delayed several months while staff responded to more immediate needs resulting from the fire. Several agreements related to the development of the Vital Lands Initiative, or to outcomes of the Initiative, subsequently became delayed. Amending and/or extending this suite of agreements will allow completion of the Vital Lands Initiative, which will provide guidance and will allow completion of programs and projects previously delayed.

Discussion:

The Sonoma County Agricultural Preservation and Open Space District (Ag + Open Space) consults with a wide array of contractors to provide needed services and expertise to help Ag + Open Space achieve its mission. These services range from operating education programs and public outings to organizational development to technical writing services to land management activities. Given the breadth and depth of expertise required for many of our projects, the most efficient use of taxpayer dollars is to enter into as-needed contracts with specialized outside resources to complement internal resources and skills.

Ag + Open Space seeks to amend and/or extend nine contracts whose scopes of work were impacted or delayed as a result of the fires of October 2017. The subject contracts were executed with specific scopes of work and timelines based on existing conditions at that time. As circumstances have changed, it is necessary to amend these contracts to reflect current conditions.

Funds and time agreement extensions

Gold Ridge RCD (894), Sonoma Ecology Center (895), LandPaths (896)

These contracts were executed on October 14, 2014 and were due to expire on September 1, 2017. However, Ag + Open Space opted to extend these contracts in August 2017 in order to complete the Vital Lands Initiative, which would have provided strategies and guidance for the next iteration of education and outings programming. As mentioned, the fires forced the delay of the Initiative as all departments responded to the disaster and then shifted focus to recovery. At the same time, Ag + Open Space was in the process of a classification and compensation study, which was approved by the Board in September 2018. This Board action resulted in the reclassification of a now vacant Administrative Aide/Public Engagement Specialist position to a new APOSD Community Relations Assistant position. After the hiring process is complete, this new staff person will be responsible for drafting the Request for Proposals for the next round of outings and education contracts and will manage the service provider contracts. Extending the current agreements an additional six months until June 30, 2019 will give the necessary time to conduct the hiring process and assess the current agricultural and conservation education programs in light of feedback received during the Vital Lands Initiative process.

In addition to the term extensions, Ag + Open Space will also add money to each of these three contract budgets to allow for the continued operation of public outings and education programs on lands protected by Ag + Open Space. Gold Ridge Resource Conservation District will receive an additional $35,478 for a total not to exceed amount of $423,982 over the life of the contract to continue operating education programs for elementary and high school students. Sonoma Ecology Center will receive an additional $43,467 for a total not to exceed amount of $260,192 over the life of the contract. The additional money will cover expenses related to education program and outings operation for the remainder of the contract, as well as account for increases in billing rates. LandPaths will receive an additional $133,191 for a total not to exceed $1,233,704 over the life the contract to continue operating education programs for elementary and high school students, as well as for public outings. The total amount of additional appropriations for these three contracts is $212,136.

Synectics LLC (1003)
Synectics LLC was brought under contract to help with the development of the Vital Lands Initiative through internal engagement, stakeholder engagement, and strategy development. The fires forced Ag + Open Space to extend the timeline for completion of the Vital Lands Initiative, thus requiring contract extensions. Further, tasks have been expanded to include training and implementation of a performance evaluation process, including individual coaching and support to managers and supervisors. Ag + Open Space recommends extending the term to May 31, 2022, and adding $50,000 for a total agreement amount not to exceed $125,000.

Time only agreement extensions

Ag Innovations (906)
Ag Innovations was brought under contract in 2014 to provide agricultural strategic planning services. Ag + Open Space has recently formed an external Agriculture Advisory Committee to facilitate feedback from the agricultural community that will be incorporated into the Vital Lands Initiative. Ag Innovations is well-qualified to provide strategic planning support and facilitation services for this newly-formed Agriculture Advisory Committee. Ag + Open Space recommends extending the term to December 31, 2020 to accomplish these tasks.

City of Healdsburg (881)
Ag + Open Space entered into a service agreement with the City of Healdsburg (City) in 2014 to provide interim land management services and operations and maintenance of Healdsburg Ridge Open Space Preserve (Preserve) until the time of land transfer, which was anticipated to be in June 2016. Due to extenuating circumstances, the land transfer has not yet taken place. A contract extension is required to complete the transfer agreement with the City and for continuation of land management services until the transfer agreement is complete. Ag + Open Space recommends extending the term to June 30, 2021 or date of transfer of the Preserve to the City, whichever occurs first.

Kathryn Reza (O-958)
Kathryn Reza was brought under contract in 2015 to provide research and technical writing support for the Vital Lands Initiative. With the extension of the timeline for the Initiative, it is necessary to extend the term of this contract as her services will be needed to see the Initiative through to completion. Ag + Open Space recommends extending the term to December 31, 2020 to accomplish these tasks.

Sonoma Ecology Center (977)
Sonoma Ecology Center was brought under contract in 2016 to provide technical research and planning support for the development of the Vital Lands Initiative. With the extension of the timeline for the Initiative, it is necessary to extend the term of this contract. Sonoma Ecology Center continues to perform work in support of the Initiative and an extension would allow for their support through its completion. Ag + Open Space recommends extending the term to December 31, 2020 to accomplish these tasks.

Vollmar Consulting (O-807)
Ag + Open Space entered into an open scope service agreement with Vollmar Consulting in 2013 to provide an array of environmental and planning services, such as biological surveys, planning and document preparation related to the California Environmental Quality Act (CEQA), and other permitting requirements. With resource management, wildlife, and botanical studies still pending for several fee properties such as Calabazas Creek Open Space Preserve and Carrington Coast Ranch, an extension is necessary to allow this firm to provide support for those studies. Ag + Open Space recommends extending the term to December 31, 2019 to accomplish these tasks.

Prior Board Actions:

September 25, 2018:	The Board approved Miscellaneous Classification, Compensation, and Allocation Changes establishing five new APOSD classifications and salaries, including an APOSD Community Relations Assistant, effective September 25, 2018. (Board Action #1)
August 22, 2017:	The Board approved contract extensions and amendments with Laguna de Santa Rosa Foundation, LandPaths, Gold Ridge Resource Conservation District and Sonoma Ecology Center for Agricultural and Conservation Education programs throughout Sonoma County. (Board Action #2)
July 19, 2016:	Approval of contracts for community outreach and technical services related to the District's Comprehensive Plan (Board Action #1)
May 24, 2016:	The Board approved contract with Steve Zuieback DBA Synectics LLC to support Board-directed planning activities. (Board Action #59)
January 12, 2016:	Board approval of amendment to agreement with City of Healdsburg for Land Management Services at Healdsburg Ridge Open Space Preserve. (Board Action #3)
October 14, 2014:	The Board approved contracts with Laguna de Santa Rosa Foundation, LandPaths, Gold Ridge Resource Conservation District and Sonoma Ecology Center for Agricultural and Conservation Education programs throughout Sonoma County.

	These service providers were selected through a competitive Request for Proposal process. (Board Action #21)
June 3, 2008:	Board approval of the Healdsburg Ridge Open Space Preserve Management Plan and Matching Grant Agreement. (Resolution 08-0506)

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

The Agricultural and Conservation Education program services provided by LandPaths, Gold Ridge RCD, and Sonoma Ecology Center offer the Sonoma County community a way to connect with and learn about lands protected by the Ag + Open Space including those that are in private ownership and are not open to the public.

The environmental services provided by Vollmar Consulting support the continued management and stewardship of protected natural habitats.

The professional services provided by Synectics LLC, Sonoma Ecology Center, Ag Innovations, and Kathryn Reza support the completion of the Vital Lands Initiative, which will guide our land conservation planning, acquisition and stewardship activities through the life of Measure F.

Fiscal Summary - FY 18-19

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$262,136		
Additional Appropriation Requested			
Total Expenditures	**$262,136**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	$262,136		
Use of Fund Balance			
Contingencies			
Total Sources	$262,136		

Narrative Explanation of Fiscal Impacts:

No additional appropriations are required due to the increased encumbrances of a total of $262,136 in contract amendments. Adequate appropriations are already available in the approved budget.

Per the districtwide Classification and Compensation Study (Study), the APOSD Community Relations Assistant classification was determined to receive $15,132 higher compensation than the previous position of Administrative Aide/Public Engagement Specialist. This adjustment, and all changes relating to the Study, will be presented to the Board with the Second Quarter Comprehensive Budget Adjustments.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Related Items "On File" with the Clerk of the Board:

1. Ag Innovations Network 3rd Amendment (906)
2. Gold Ridge Resource Conservation District 2nd Amendment (894)
3. City of Healdsburg 5th Amendment (881)
4. LandPaths 2nd Amendment (896)
5. Reza Environmental 2nd Amendment (O-958)
6. Sonoma Ecology Center 2nd Amendment (895)
7. Sonoma Ecology Center 2nd Amendment (977)
8. Synectics, LLC 2nd Amendment (1003)
9. Vollmar Natural Lands Consulting, Inc. 2nd Amendment (O-807)

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 5
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services, Human Services Department, Community Development Commission, Probation Department, Child Support Services Department, and Office of the District Attorney

Staff Name and Phone Number:

Barbie Robinson, 565-7876,
Karen Fies, David Koch, Margaret Van Vliet,
Jennifer Traumann, Jill Ravitch

Supervisorial District(s):

Title: ACCESS Sonoma Safety Net Initiative Agreements

Recommended Actions:

Authorize the Department of Health Services to execute Addendum 2 to the Statement of Work with International Business Machines Corporation for implementation of Phase 3 of the ACCESS Sonoma Data Hub Project, increasing the contract amount by $1,800,000 resulting in a new total not-to-exceed amount of $4,797,000, and any amendments that do not substantially change the scope of work or increase funding.

Authorize the Director of Health Services to execute a grant agreement with The William and Flora Hewlett Foundation to accept $1,000,000 in revenue to support the ACCESS Sonoma Safety Net Initiative for the period November 1, 2018 to November 1, 2019.

Executive Summary:

On March 23, 2018 Sonoma County entered into an agreement with International Business Machines Corporation (IBM) to provide software and implementation of the ACCESS Sonoma Data Hub Project to support the County’s rapid response efforts. Sonoma County Safety Net Departments participating in the project include Health Services, Human Services, Community Development Commission, Probation, and Child Support Services. The ACCESS Sonoma Data Hub 1) provides a global view of clients that accounts for their multiple needs, allowing for coordinated front-end referrals and service delivery across the Safety Net Departments and 2) allows for continued analysis of each client’s needs, collaborative case management, and evaluation of outcomes to support more proactive and prevention-focused efforts aimed at addressing critical client needs.

On August 23, 2018 the Board approved Addendum 1 to the Statement of Work with IBM for Phase 2 implementation of the project. Phase 2 is currently underway and will add homeless services information to the database, add client care planning and goal tracking, and incorporate security for future expansion.

The Sonoma County Safety Net Departments are now requesting approval to execute Addendum 2 to the Statement of Work with IBM for Phase 3 implementation of the Data Hub project. Phase 3 of the project will continue to develop functionality including the infrastructure for adding additional data from systems not currently linked to Connect360 database, a system to electronically refer clients to community partners, a portal for clients to access the system via home or mobile devices, an alert system to advise the care team and clients of important events, additional reporting, and additional security to protect data as access to the system expands. Phase 3 implementation is anticipated to be completed in the Fall of 2019.

In August 2018 the County applied for grant funding from The William and Flora Hewlett Foundation to support development of the Data Hub Project. In response, the Hewlett Foundation has approved a funding award of $1,000,000.

Discussion:

In April 2017 the Sonoma County Board of Supervisors established one of its 2017 Strategic Priorities to Strengthen the County's Safety Net system. The goal of this priority is to identify the most vulnerable residents, defined as those who are often high utilizers of County services across multiple departments, and develop coordinated strategies to improve their well-being, self-sufficiency, and recovery.

In response to the Board's Safety Net Priority, the Sonoma County Safety Net Departments of Health Services, Human Services, Community Development Commission, Probation, and Child Support Services (Safety Net Departments) created an initiative – ACCESS Sonoma County – to begin developing strategies to identify and coordinate services for the most vulnerable residents. Because each of the Safety Net Departments maintain client data within their own systems, the creation of an integrated data hub was determined to be a critical factor in the successful implementation of the ACCESS Sonoma County initiative.

With the devastating fires in October 2017 underscoring the importance of the County's initiative to strengthen its safety net system, on December 5, 2017 the Board of Supervisors adopted a resolution approving the development of the integrated data hub to facilitate successful implementation of disaster rapid response efforts, ACCESS Sonoma County, and Whole Person Care projects. In response to the Board's Direction, the Safety Net Departments launched the County's first ever Interdepartmental Multi-Disciplinary Team, comprised of front line staff from each of the Safety Net Departments including case workers, eligibility workers, clinicians, probation officers and other direct service providers working with an Interdepartmental Multi-Disciplinary Team coordinator to establish care plans for program participants.

ACCESS Sonoma Data Hub Project Phases 1 and 2

In support of the County's rapid response efforts, the County entered into an agreement with IBM through which IBM provided a Rapid Prototyping Tool consisting of the IBM Connect 360 Master Data Management Patient Hub as well as a front end interface through its Watson Care Manager software. The IBM Connect 360 Master Data Management Patient Hub and Watson Care Manager interface serve two purposes. First, they provide a global view that accounts for client multiple needs, allowing for coordinated front-end referrals and service delivery across the Safety Net Departments. Second, the Master Data Management Patient Hub and Watson Care Manager interface allow for continued analysis of client needs, collaborative case management, and evaluation of outcomes to support more proactive and prevention-focused efforts aimed at addressing critical needs of the client.

The development of the IBM system has been planned in multiple phases with each phase delivering added functionality to the system. The Phase 1 Rapid Prototype delivered the core database (Data Hub) with an initial view of basic client information and was completed both on-time and within budget. Phase 2 is currently underway and will add homeless services information to the database, add client care planning and goal tracking, and incorporate security for future expansion. Phase 2 is currently on-time and on-budget.

Since July 9, 2018, the Interdepartmental Multi-Disciplinary Team has used the initial functionality to support their case management of their first cohort of clients; the victims of the October 2017 fires who remained homeless weeks after the fires were extinguished. In addition to assisting the fire victims, the team is currently using the system to support case management of a second cohort of clients consisting of homeless residents who have complex mental health, substance abuse, and/or physical health issues contributing to their homelessness.

Project Continuation and Funding

With the successful implementation of the first phase and continuation of the second phase of the project, the Sonoma County Safety Net Departments have determined that continued efforts to further implement the IBM Connect 360 Master Data Management Patient Hub and Watson Care Manager, including connecting to additional County data systems, will contribute substantially towards the goal of improving outcomes of the target population. Full system implementation will result in a system accessible by the Interdepartmental Multi-Disciplinary Team as well as well as regional hospitals and local non-profit partners.

Phase 1 of the project totaled $1,197,082 and Phase 2 project funding was budgeted for $1,799,918. The IBM software was provided to Sonoma County at a cost substantially below that normally charged by IBM. Funding for Phase 1 and Phase 2 were provided by Health Services (including Whole Person Care and Intergovernmental Transfer funding), Human Services, Probation, and the Well Being Trust.

Several additional project phases are anticipated with full implementation in three to five years. Total cost for the full project is anticipated to be $6 million to $10 million. In addition to identified funding streams, such as Whole Person Care and Intergovernmental Transfer funding, the Safety Net Departments were invited to apply for funding from the California Health Care Foundation and The William and Flora Hewlett Foundation to support the project. On October 26, 2018 the County was notified of a $1.0 million award by the Hewlett Foundation to support the project. This item includes a request to approve the Hewlett Foundation grant. A request for $1.8 million from the California Health Care Foundation has been submitted and is currently under consideration. We expect to be invited to apply for future funding from the Well Being Trust. Safety Net Department efforts to identify and acquire funding to support the project from community partners and foundations having an interest in the target population will continue during project implementation.

ACCESS Sonoma Data Hub Project Phase 3

The Sonoma County Safety Net Departments are now requesting approval to execute Addendum 2 to the Statement of Work with IBM for Phase 3 implementation of the Data Hub project. Phase 3 of the project provides for continued development of features and services and adds support for connectivity with additional County systems. Phase 3 implementation is anticipated to be completed in the Fall of 2019.

IBM Statement of Work Addendum 2 does the following: 1) sets forth the Phase 3 project scope, 2) defines Phase 3 “use cases,” 3) expands the technical solution with additional source systems, 4) establishes IBM and County responsibilities related to Phase 3 project implementation, and 5) provides schedule and pricing information.

The following are highlights of the additional capabilities provided through implementation of Phase 3 of the Data Hub:

1) Additional Data: Phase 3 will focus on implementing the prototype design by incorporating additional County systems into the data hub, including permitted data from criminal justice systems, additional data from existing Safety Net Department systems. The additional data will continue to add to and be consolidated in the “Golden Client Record.”
2) Basic Referral Capability: Phase 3 will engage community partners to design a basic referral system which can be implemented and expanded upon in further phases.
3) Basic Alert System: Phase 3 will add basic functionality for an alert system that notifies care team members of important issues such as clients missing appointments, expiration of shelter, loss of benefits, and deadlines for client actions.
4) Client Portal: Phase 3 will add a mobile enabled client portal so that the client can track progress towards achieving their goals and can receive alerts from the care team or other sources.
5) Expanded Security Roles: Phase 3 will include implementation of security roles to support referral capabilities, client portal security, and limited access for community partners.
6) Electronic Authorization Forms: Phase 3 will refine the use of electronic authorization forms that facilitate limited sharing of information with client permission.

The budgeted implementation cost for Phase 3 of the project is $1,800,000. Funding of $1.0 million will be provided by the Hewlett Foundation grant. Intergovernmental Transfer funding will be used to fund the remaining portion of the project. In addition, the Safety Net Departments are in the process of requesting funding support from community partners, which may offset the use of Intergovernmental Transfer funding required for the project.

ACCESS Sonoma Data Hub Project Phase 4

The Sonoma County Safety Net Departments will continue to plan for Phase 4 of the project. Phase 4 will continue implementation and will continue to incorporate data from other source systems as well as additional data sets from the current safety net departments. Phase 4 will expand the referral system to engage additional community partners, will further expand security roles to allow more control over information sharing, and will provide more information to County departments and community partners who have been authorized by the clients. It is anticipated that the Safety Net Departments will return to the Board in early 2019 to request approval to amend the agreement with IBM for Phase 4 project efforts. The cost of Phase 4 will be similar to the cost of Phase 3.

Overall Project Expectations and Outcome Measures

Overall project expectations and outcome measures are clearly defined as follows:

1) Clients will achieve increased income and assets though access to job placement assistance and case management. This will be measured by job placement statistics.
2) Clients will have a reduced long-term dependence on public benefits due to the coordinated multi-disciplinary approach to service delivery. This will be measured by reduction in utilization of services analysis.
3) Clients will have greater housing stability through participation of Community Development Coalition programs in the Interdepartmental Multi-Disciplinary Team. This will be measured by housing vulnerability index screening.
4) Clients will have improved health and well-being through coordinated referral to appropriate health partners such as Fully Qualified Health Centers. This will be measured by the number of client referrals to physical health providers.
5) The Interdepartmental Multi-Disciplinary Team will provide integrated client services and use coordinated client tracking, evidenced by access to comprehensive client data in Watson Care Manager.
6) The Interdepartmental Multi-Disciplinary Team will provide improved critical needs response and access to services due to the mobile capabilities and integrated nature of the Watson Care Manager coupled with the integrated nature of the Interdepartmental Multi-Disciplinary Team.
7) The Interdepartmental Multi-Disciplinary Team will experience collaborative information sharing through face-to-face interaction between Team members and through access to the 360 degree client view in Watson Care Manager.
8) The Safety Net Departments will experience expanded service capacity as the Interdepartmental Multi-Disciplinary Team stabilizes the highest utilizer's reliance on services through efficient and effective service delivery. This will be measured by reduction in utilization of services analysis.
9) The County will experience reduced costs and duplicative administration as the Interdepartmental Multi-Disciplinary Team works collaboratively to reduce overlapping services and refers clients to the most cost efficient services. This will be measured by pre-service and post-service cost reports.

Project Coordination Efforts

The County's Information Systems Department Systems and Programming Division has played a critical role in working with the Safety Net Departments as well as their software support staff and vendors to extract the appropriate client data for the Connect 360 Master Data Management Patient Hub. The Information Systems Department Technical Services Division is working with IBM to ensure technical requirements of hosting the on premise solution meet appropriate security and support guidelines.

Each of the Safety Net Departments have committed staff to the Interdepartmental Multi-Disciplinary Team. Staff are available or co-located with IBM for the duration of project implementation and provide information regarding County programs, policies, and business needs; the County technology environment; and confidentiality, privacy, authorization, and consent.

The Safety Net Departments have also been working with the Privacy Officer, County Counsel and outside legal counsel to address privacy and confidentiality issues. These efforts will continue alongside IBM's project efforts.

Prior Board Actions:

On August 8, 2018 the Board approved Addendum 1 to the Statement of Work with International Business Machines Corporation for implementation of Phase 2 of the ACCESS Sonoma Data Hub Project, increasing the contract amount by $1,799,918 resulting in a new total not-to-exceed amount of $2,997,000.

On March 20, 2018 the Board approved a Statement of Work and Cloud Services Agreement with International Business Machines Corporation to provide software in support of the rapid deployment of an integrated data hub and front end user application for the ACCESS Sonoma County initiative, in an amount of $1,197,082.

On December 5, 2017 the Board 1) received a report on the activities underway to address the Board of Supervisors priority to Secure the Safety Net and 2) adopted a resolution approving the county Safety Net Departments and Community Develop Commission to strengthen coordinated, client-centered care delivery strategies and develop an information hub to facilitate successful implementation of disaster rapid response efforts, ACCESS Sonoma County, and Whole Person Care projects.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The development and deployment of the IBM Master Data Management Patient Hub and Watson Care Manager interface will provide a global view of the client that accounts for his/her multiple needs allowing for coordinated front-end referrals and service delivery across the Safety Net Departments with the goal of improved client well-being, self-sufficiency, and recovery.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	1,800,000		
Additional Appropriation Requested	0		
Total Expenditures	**1,800,000**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal	800,000		
Fees/Other	1,000,000		
Use of Fund Balance			
Contingencies			
Total Sources	**1,800,000**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

The implementation cost for Phase 3 of the project is $1,800,000. Funding of $1.0 million from the Hewlett Foundation grant will be used to fund Phase 3 implementation. Intergovernmental Transfer funding will be used to fund the remaining portion of Phase 3. Expenditures for the IBM Addendum and grant revenue from the Hewlett Foundation grant will be added to the fiscal year 2018-2019 budget via the second quarter consolidated budget adjustments process.

In addition to known current funding sources, the Safety Net Departments are in the process of requesting funding support from various organizations, which may offset the use of Intergovernmental Transfer funding required for the project.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1) Addendum 2 to the Statement of Work between International Business Machines Corporation and County of Sonoma, 2) grant agreement with The William and Flora Hewlett Foundation

Related Items "On File" with the Clerk of the Board:

None

Addendum 2

to the Statement of Work between IBM and County of Sonoma
for the ACCESS Sonoma Rapid Prototype

This Addendum 2 (this "Addendum") is dated ____________________________ and executed as an amendment to the Statement of Work ("SOW") dated March 23, 2018 between International Business Machines Corporation ("Contractor") and County of Sonoma ("CoS" or "County"). In the event of a conflict between the terms of the SOW and the terms of this Addendum, the terms of this Addendum shall govern.

1. Project Background

The County together with Contractor has completed Phase 1 – Rapid Prototype and will complete Phase 2 – Whole Person Care initial care plan by the end of December, 2018. These phases are part of a multiphase initiative to support ACCESS Sonoma County ("ACCESS" or "ACCESS Sonoma" or "Phase 3") to address the needs of the most vulnerable residents who are often high or multi-need utilizers of County Safety Net services. Phase 1 addressed those who were displaced by the 2017 wildfires ("Wildfire Cohort") and Phase 2 has added a Whole Person Care cohort from the County of Sonoma. The County desires to work with Contractor to create enhancements to the ACCESS Sonoma County system and roll out new Phase 3 functionality to support the needs of additional clients and cohorts in an expanded user base of County and community partners.

2. Project Scope

This Phase 3 project will be performed by Contractor on a time and materials (T&M) basis.

The County and Contractor will implement and deliver technology to enable the use of the ACCESS SONOMA system for the existing Cohorts while expanding the Whole Person Care (WPC) Cohort in accordance with the use cases listed in Table 1 below (the "Use Cases"). Contractor shall perform activities, within the schedule and hours allotted, such as assist in

1. defining functional and technical requirements,
2. performing additional configuration of the Watson Care Manager (WCM) software to serve as the UI,
3. update Connect360 interfaces as may be needed for up to three (3) additional source systems,
4. update existing application programming interfaces ("APIs") between Connect360 and WCM, and
5. provide rollout, transition, operations and support services for the initial maintenance and operation of the delivered ACCESS Sonoma system.

2.1. ACCESS Sonoma Use Cases and Requirements for Business Functionality by Phase

The following table specifies the County identified Use Cases that define the overall functionality of the Phase 3 implementation. Additional detail about each Use Case will be developed as part of the Phase 3 project and documented in WP 5, Requirements Validation Documents prior to the start of each sprint.

The system functionality identified in the Use Cases that the Contractor shall commence to produce are listed below and will be further defined in the Functional Specifications.

Table 1, Use Cases

1	Import or enhance Justice Department source data into Connect360 and view data in WCM
2	Import or enhance additional source data #2 into Connect360 and view data in WCM
3	Import or enhance additional source data #3 into Connect360 and view data in WCM
4	Add system referral functionality
5	Add community partner referral functionality
6	Client Mobile access to view of goals
7	Multi-channel alerts for clients and care team
8	Import data from TAP assessments into WCM assessments
9	Address security (Multi Factor Authentication) questions to enable clinical access to WCM and enter clinical medical screen
10	Enhance RBAC access in WCM to limit views based on roles
11	Create capability to capture consent
12	Provide new reports and analytics
13	Create and execute Transition Plan
14	Maintain and groom implementation backlog for future phases

3. Existing ACCESS Sonoma Project Artifacts and Practices

The ACCESS Sonoma project has established a library of milestone deliverables, work products, and other project artifacts (Artifacts) that have been created during previous software development lifecycle (SDLC) phases of the ACCESS Sonoma system. These are have been created using established version control procedures. Likewise, the ACCESS Sonoma project continues to develop practices and procedures in the creation and rollout of the ACCESS Sonoma system. It is the intent of this Addendum to produce incremental additions to the existing Artifacts using existing ACCESS Sonoma practices and procedures as applicable.

4. Technical Solution

Previous phases of the ACCESS Sonoma project have established the technical solution that will be used and enhanced in Phase 3. Unless otherwise stated herein, Technical Solution is the same for this Addendum as set forth in the Statement of Work between County and Contractor, dated March 23, 2018, Section 4 Technical Solution:

The following table specifies the source systems planned to be integrated in Connect360. These will be targeted for implementation by order of the sequence listed during the Phase 3 implementation, subject to allocated cost and schedule constraints.

Table 2: Phase 3 Source Systems

Source System	Description
TBD	Justice information
TBD	TBD
TBD	TBD

County and Contractor will work collaboratively to define the data map of elements for each Source System that will be implemented during Phase 3. Additional data elements may be added at a later date through future projects by Contractor and the County or through the designated Change Management Process for the Project.

5. Contractor Responsibilities

Unless otherwise stated herein, Contractor Responsibilities are the same for this Addendum as set forth in the Statement of Work between County and Contractor, dated March 23, 2018, Section 5 Contractor Responsibilities including the following subsections:

5.1 Project Management Responsibilities
5.2 Project Deliverables

The following Milestone Deliverables (MDs) and Work Products (WPs) will be delivered subject to the agreed upon Project Workplan. MDs and WPs will be developed incrementally in collaboration with the County using iterative Agile techniques.

Table 3, Project Milestone Deliverables and Work Products by Task

Task	Name	Type	Frequency	Timing
Task 1: Project Initiation and Planning	WP 1: Project Phase 3 Kick-off Presentation	WP	Once	Start of Phase 3
	MD 1: Project Management Plan	MD	Optional – To be determined	N/A
	MD 2: Project Workplan	MD	Once	Within 20 business days of the start of Phase 3
	WP 2: Monthly Project Status Reports	WP	Monthly	Monthly
	WP 3: System Design and Development Strategy	WP	Optional – To be determined	N/A
	WP 4: Master Testing Strategy	WP	Optional – To be determined	N/A
Task 2: Requirements and System Design	WP 5: Requirements Validation and Requirements Traceability Matrix	WP	Once per sprint	Start of each sprint
	MD 3: Functional Design	MD	Once per sprint	End of each sprint
	WP 6: System Architecture	WP	Optional – To be determined	N/A
	MD 4: Technical Design Document	MD	Once per sprint	End of each sprint
Task 3: Development	WP 7: Data Integration and Synchronization Plan	WP	Optional – To be determined	N/A
	MD 6: Configured and Developed System ready for System Integration Testing	MD	Once per sprint at end of sprint	End of each sprint
	WP 8: System Maintenance, Support, and Transition Plan	WP	Once	Within 20 business days of the start of Phase 3 and periodically updated
Task 4: Testing	**MD 5:** Test Plan including Test Scenarios, Test Cases, and Test Scripts for SIT and UAT	MD	Once per sprint	End of each sprint
	MD 7: System Integration Testing Completion	MD	Once per sprint	End of each sprint
	MD 8: Completed Detailed Requirements Traceability Matrix	MD	Once per sprint	End of each sprint
	MD 9: UAT Completion	MD	Once	After UAT completion

Task	Name	Type	Frequency	Timing
Task 5: Training	WP 9: Training Plan	WP	Optional – To be determined	N/A
	WP 10: Training Curricula and Materials	WP	Optional – To be determined	N/A
	MD 10: End-User Training Completion	MD	Once	End of release if applicable
Task 6: Deployment	WP 11: Deployment Plan	WP	Once	End of release
	WP 12: System Document and Custom Code	WP	Once	After Go Live
	MD 11: Go Live Checklist and Readiness	MD	Once	After UAT
	MD 12: Go Live	MD	Once	After Go Live
Task 7: Project Closeout	**MD 13**: Project Closeout Document	MD	Once	End of project phase

Unless otherwise stated herein, guidelines for each MD are the same for this Addendum as set forth in the SOW dated March 23, 2018 and are incorporated herein by reference.

Unless otherwise stated herein, guidelines for each WP are the same for this Addendum as set forth in the SOW dated March 23, 2018 and are incorporated herein by reference.

Contractor shall update MD's and WP's identified in Table 3, Project Milestone Deliverables and Work Products by Task, from the latest version of each respective document in the ACCESS Sonoma library according to the frequency and timing indicated and the approved schedule in the Project Workplan.

6. County Responsibilities

Unless otherwise stated herein, County Responsibilities are the same for this Addendum as set forth in SOW, dated March 23, 2018, Section 6 County Responsibilities, including the following subsections that are incorporated herein by reference:

6.1 ES Project Management Responsibilities
6.2 County Software Responsibilities
6.3 County Data Responsibilities
6.4 County Testing Responsibilities
6.5 County Training Responsibilities
6.6 County Organizational Change Management Responsibilities

7. Schedule

The project start date is no more than four (4) weeks from the date the contract is signed by both parties, or another mutually agreed upon date. The project end date is approximately 150 days from the project start date, or another mutually agreed upon date per the approved Project Workplan. The County and Contractor will identify one or more Go Live dates for Phase 3 as part of the approved Project Workplan. The estimated Phase 3 start date is January 14, 2019.

8. Pricing

Labor services will be invoiced on a time and materials basis, inclusive of all costs unless otherwise agreed in writing, at the end of each month for hours worked that month and documented in the monthly status report. The monthly status report will also contain a cumulative total of hours consumed against the total hours estimated in the table below. Contractor is only authorized to work up to the estimated total price regardless of Scope, Completion Criteria, Exit Criteria, or MD or WP guidelines; the change control process will be utilized should additional funding be required. Hours will be invoiced using the following table:

Table 4, Labor Rates and Estimated Hours and Pricing

Bill Rate	Positions	Estimated Hours	Estimated Price
375	Delivery Executive	-	$ -
375	Program Manager	231	$ 86,625.00
325	Project Manager	678	$ 220,350.00
165	Sr. Project Administrator	-	$ -
96	Project Administrator	123	$ 11,808.00
375	Architect Lead/Enterprise Solution Architect	231	$ 86,625.00
325	Architect	308	$ 100,100.00
165	Data Security and Privacy Specialist	62	$ 10,230.00
186	DBA	308	$ 57,288.00
175	System Administrator	-	$ -
305	Lead BA	616	$ 187,880.00
275	Sr. Business Analyst	-	$ -
217	Business Analyst	-	$ -
305	Development Lead	308	$ 93,940.00
338	Sr Watson Care Manager Development Lead	539	$ 182,182.00
338	Sr Watson Care Manager Integration Developer	77	$ 26,026.00
338	Sr Watson Care Manager Report Developer	-	$ -
217	Watson Care Manager Developer	-	$ -
217	Data Warehouse Developer	616	$ 133,672.00
217	MDM Developer	616	$ 133,672.00
137	Sr. Programmer	616	$ 84,392.00
120	Programmer	616	$ 73,920.00
262	Lead Tester	308	$ 80,696.00
217	Sr. Tester	308	$ 66,836.00
135	Tester	616	$ 83,161.00
96	Jr. Tester	-	$ -
328	Training Lead	-	$ -
218	Training Developer	133	$ 29,027.00
		7,310	$ 1,748,430.00

Software costs will be invoiced as listed in the following table. Detailed quotes for software are included in this Addendum.

Table 5, Software Pricing

Description	Cost ($)
Watson Care Manager	28,605.00
IBM InfoSphere Master Data Management Patient Hub	13,308.75
Connect360	9,656.25
Total	51,570.00

Phase 3 cost summary is provided in the following table.

Table 6, Phase 3 Cost Summary

Description	Cost ($)
Labor	1,748,430.00
Software	51,570.00
Total	1,800,000.00

International Business Machines Corporation
International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

IBM Quotation

Attn: Carolyn Staats
COUNTY OF SONOMA
3324 CHANATE RD
SANTA ROSA CA 95404-1708
UNITED STATES

IBM Site Number: 3902869
IBM Customer Number: 2239353

Dear Carolyn Staats

Thank you for being an IBM Client. We are delighted to provide this quote for IBM offerings.

Worldwide, companies like yours are increasingly demanding more from their information technology infrastructure, increased flexibility, scalability and agility to meet changing business needs. At the same time, they want reduced cost, rapid deployment and investment recovery.

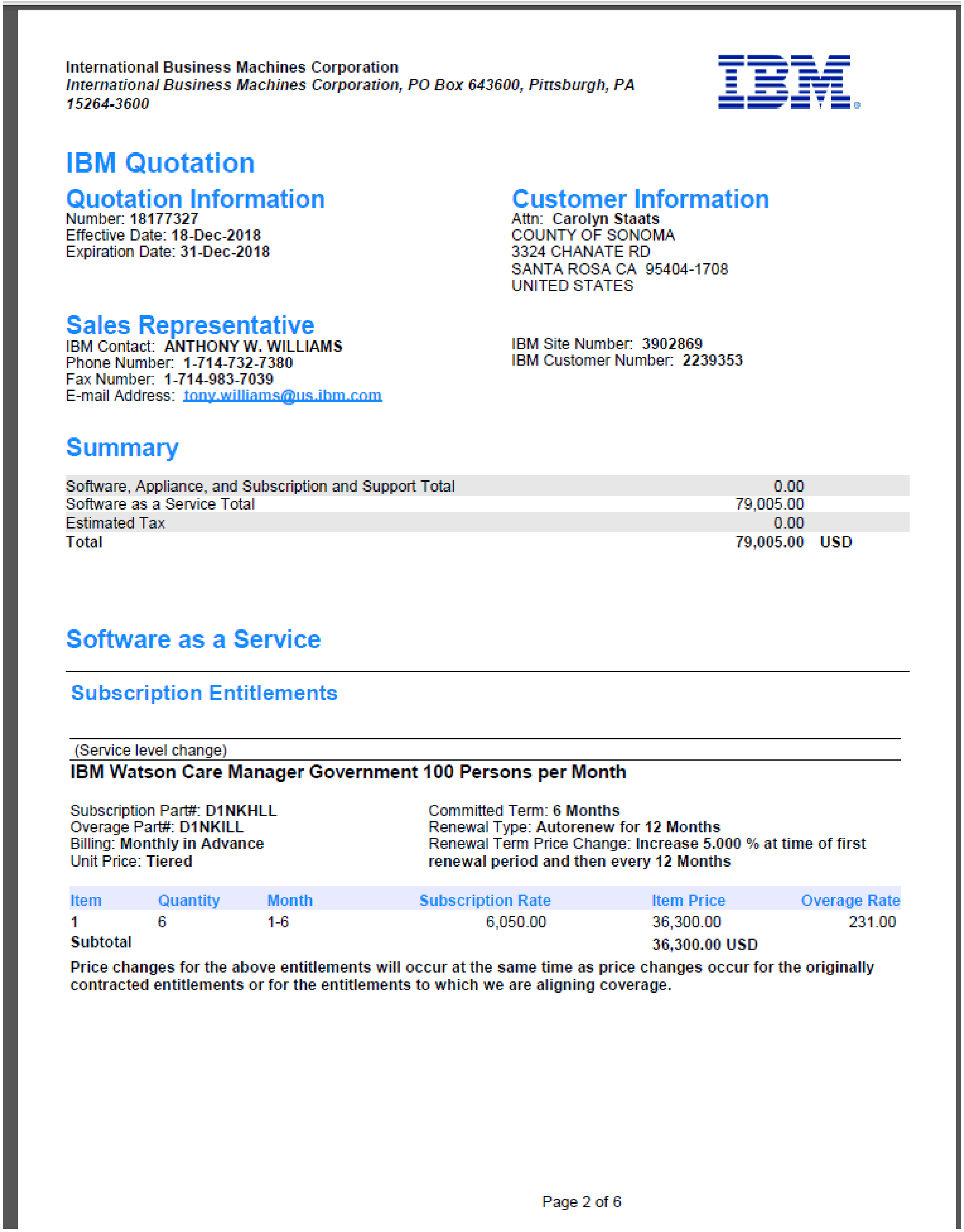
Over the years, our products, services and solutions capabilities have given our Clients the reliability, availability, security, and manageability to improve operations and achieve efficiency while accommodating growth at reduced cost. These characteristics have been and will remain fundamental to the IBM portfolio.

This quotation is valid from 18-Dec-2018 and will expire on 31-Dec-2018.
We look forward to your order.

If you need assistance with placing your order or wish to discuss your quotation, please contact the IBM Representative noted below.

Yours sincerely,

ANTHONY W. WILLIAMS
Phone Number:	1-714-732-7380
Fax Number:	1-714-983-7039
E-mail Address:	tony.williams@us.ibm.com



International Business Machines Corporation
International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

IBM Quotation

Quotation Information

Number: **18177327**
Effective Date: **18-Dec-2018**
Expiration Date: **31-Dec-2018**

Customer Information

Attn: **Carolyn Staats**
COUNTY OF SONOMA
3324 CHANATE RD
SANTA ROSA CA 95404-1708
UNITED STATES

Sales Representative

IBM Contact: **ANTHONY W. WILLIAMS**
Phone Number: **1-714-732-7380**
Fax Number: **1-714-983-7039**
E-mail Address: tony.williams@us.ibm.com

IBM Site Number: **3902869**
IBM Customer Number: **2239353**

Summary

Software, Appliance, and Subscription and Support Total	0.00	
Software as a Service Total	79,005.00	
Estimated Tax	0.00	
Total	**79,005.00**	**USD**

Software as a Service

Subscription Entitlements

(Service level change)

IBM Watson Care Manager Government 100 Persons per Month

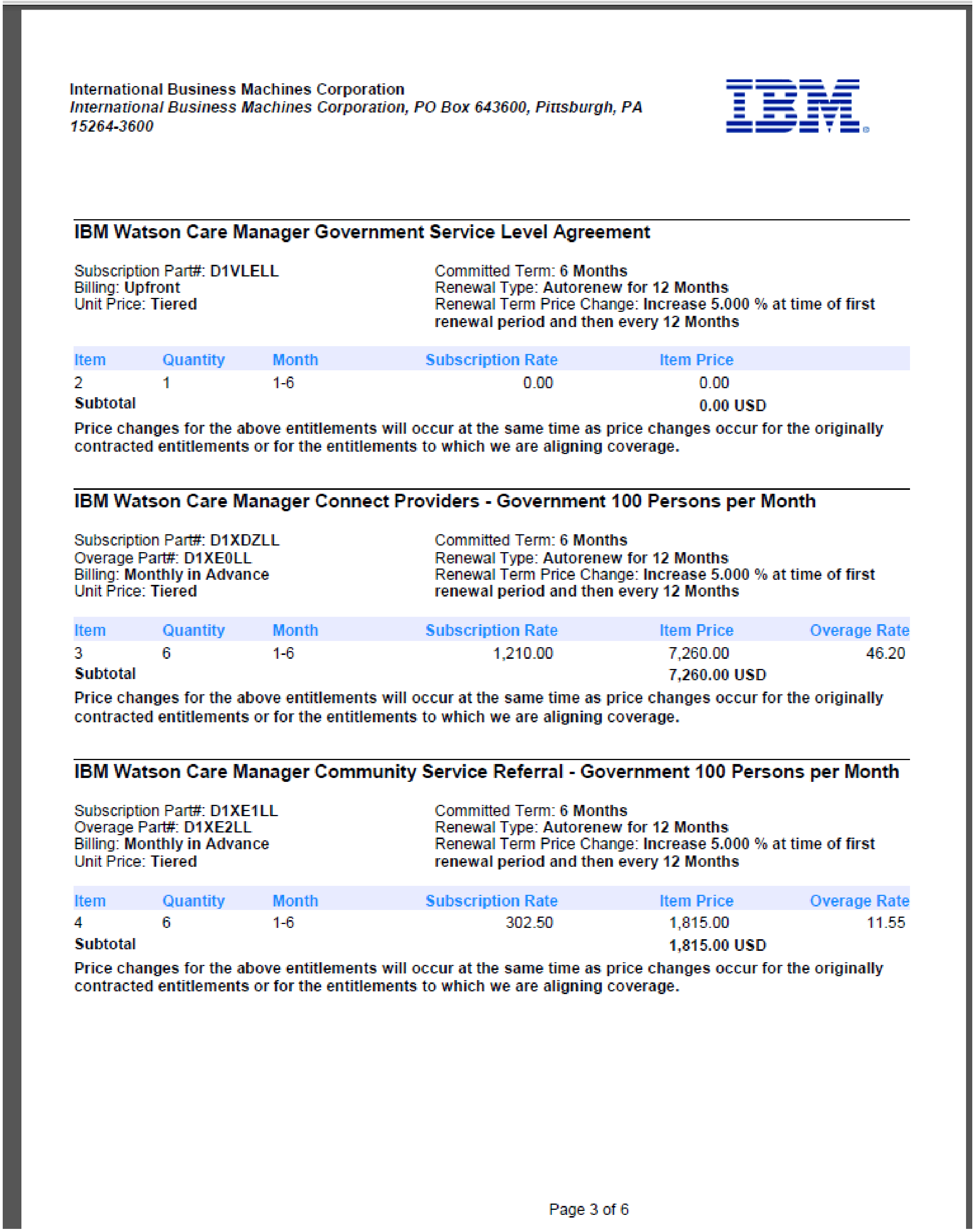
Subscription Part#: **D1NKHLL**
Overage Part#: **D1NKILL**
Billing: **Monthly in Advance**
Unit Price: **Tiered**

Committed Term: **6 Months**
Renewal Type: **Autorenew for 12 Months**
Renewal Term Price Change: **Increase 5.000 % at time of first renewal period and then every 12 Months**

Item	Quantity	Month	Subscription Rate	Item Price	Overage Rate
1	6	1-6	6,050.00	36,300.00	231.00
Subtotal				**36,300.00 USD**	

Price changes for the above entitlements will occur at the same time as price changes occur for the originally contracted entitlements or for the entitlements to which we are aligning coverage.

Page 2 of 6



IBM Watson Care Manager Government Service Level Agreement

Subscription Part#: **D1VLELL**
Billing: **Upfront**
Unit Price: **Tiered**

Committed Term: **6 Months**
Renewal Type: **Autorenew for 12 Months**
Renewal Term Price Change: **Increase 5.000 % at time of first renewal period and then every 12 Months**

Item	Quantity	Month	Subscription Rate	Item Price
2	1	1-6	0.00	0.00
Subtotal				**0.00 USD**

Price changes for the above entitlements will occur at the same time as price changes occur for the originally contracted entitlements or for the entitlements to which we are aligning coverage.

IBM Watson Care Manager Connect Providers - Government 100 Persons per Month

Subscription Part#: **D1XDZLL**
Overage Part#: **D1XE0LL**
Billing: **Monthly in Advance**
Unit Price: **Tiered**

Committed Term: **6 Months**
Renewal Type: **Autorenew for 12 Months**
Renewal Term Price Change: **Increase 5.000 % at time of first renewal period and then every 12 Months**

Item	Quantity	Month	Subscription Rate	Item Price	Overage Rate
3	6	1-6	1,210.00	7,260.00	46.20
Subtotal				**7,260.00 USD**	

Price changes for the above entitlements will occur at the same time as price changes occur for the originally contracted entitlements or for the entitlements to which we are aligning coverage.

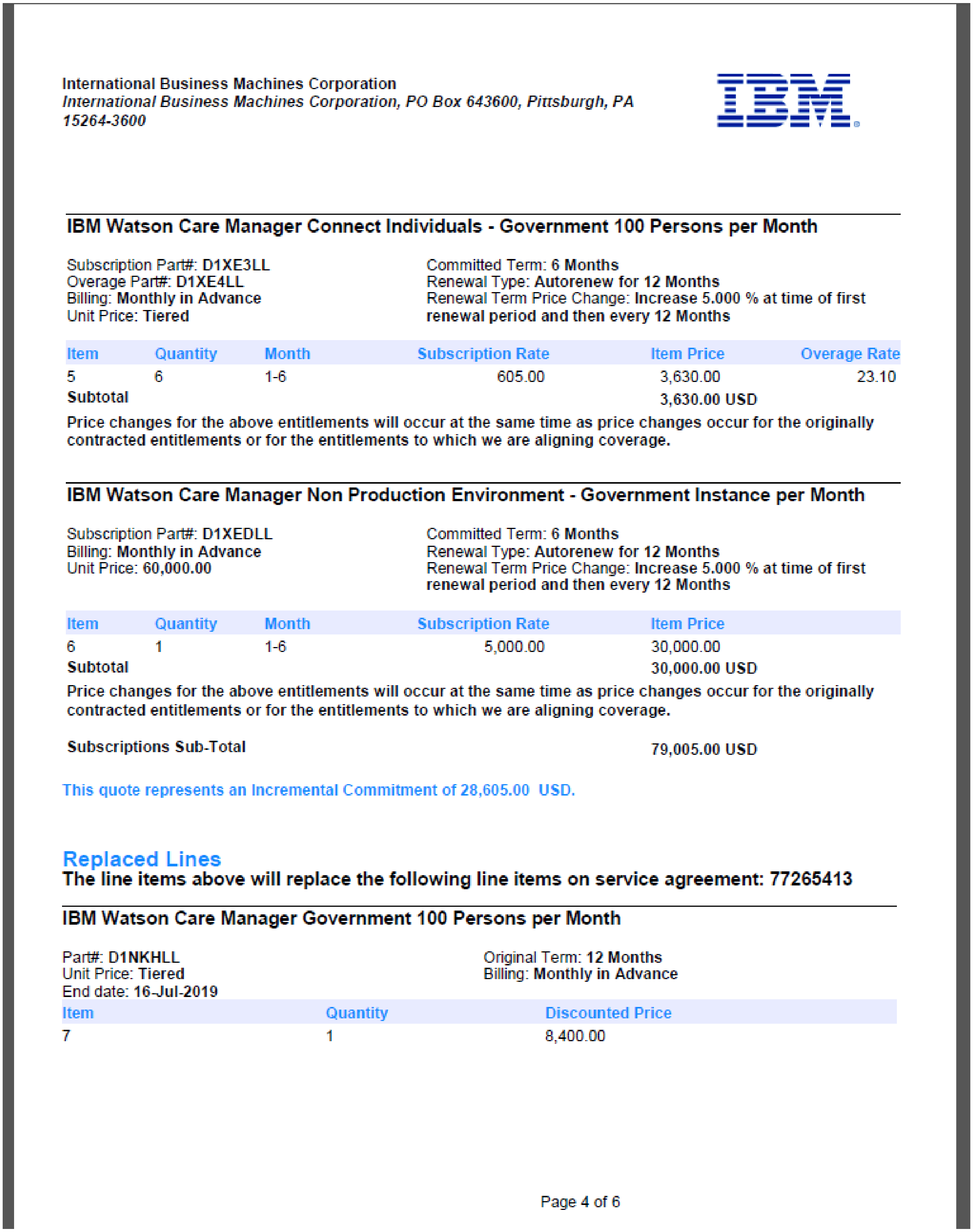
IBM Watson Care Manager Community Service Referral - Government 100 Persons per Month

Subscription Part#: **D1XE1LL**
Overage Part#: **D1XE2LL**
Billing: **Monthly in Advance**
Unit Price: **Tiered**

Committed Term: **6 Months**
Renewal Type: **Autorenew for 12 Months**
Renewal Term Price Change: **Increase 5.000 % at time of first renewal period and then every 12 Months**

Item	Quantity	Month	Subscription Rate	Item Price	Overage Rate
4	6	1-6	302.50	1,815.00	11.55
Subtotal				**1,815.00 USD**	

Price changes for the above entitlements will occur at the same time as price changes occur for the originally contracted entitlements or for the entitlements to which we are aligning coverage.



IBM Watson Care Manager Connect Individuals - Government 100 Persons per Month

Subscription Part#: **D1XE3LL**	Committed Term: **6 Months**
Overage Part#: **D1XE4LL**	Renewal Type: **Autorenew for 12 Months**
Billing: **Monthly in Advance**	Renewal Term Price Change: **Increase 5.000 % at time of first renewal period and then every 12 Months**
Unit Price: **Tiered**	

Item	Quantity	Month	Subscription Rate	Item Price	Overage Rate
5	6	1-6	605.00	3,630.00	23.10
Subtotal				**3,630.00 USD**	

Price changes for the above entitlements will occur at the same time as price changes occur for the originally contracted entitlements or for the entitlements to which we are aligning coverage.

IBM Watson Care Manager Non Production Environment - Government Instance per Month

Subscription Part#: **D1XEDLL**	Committed Term: **6 Months**
Billing: **Monthly in Advance**	Renewal Type: **Autorenew for 12 Months**
Unit Price: **60,000.00**	Renewal Term Price Change: **Increase 5.000 % at time of first renewal period and then every 12 Months**

Item	Quantity	Month	Subscription Rate	Item Price
6	1	1-6	5,000.00	30,000.00
Subtotal				**30,000.00 USD**

Price changes for the above entitlements will occur at the same time as price changes occur for the originally contracted entitlements or for the entitlements to which we are aligning coverage.

Subscriptions Sub-Total	**79,005.00 USD**

This quote represents an Incremental Commitment of 28,605.00 USD.

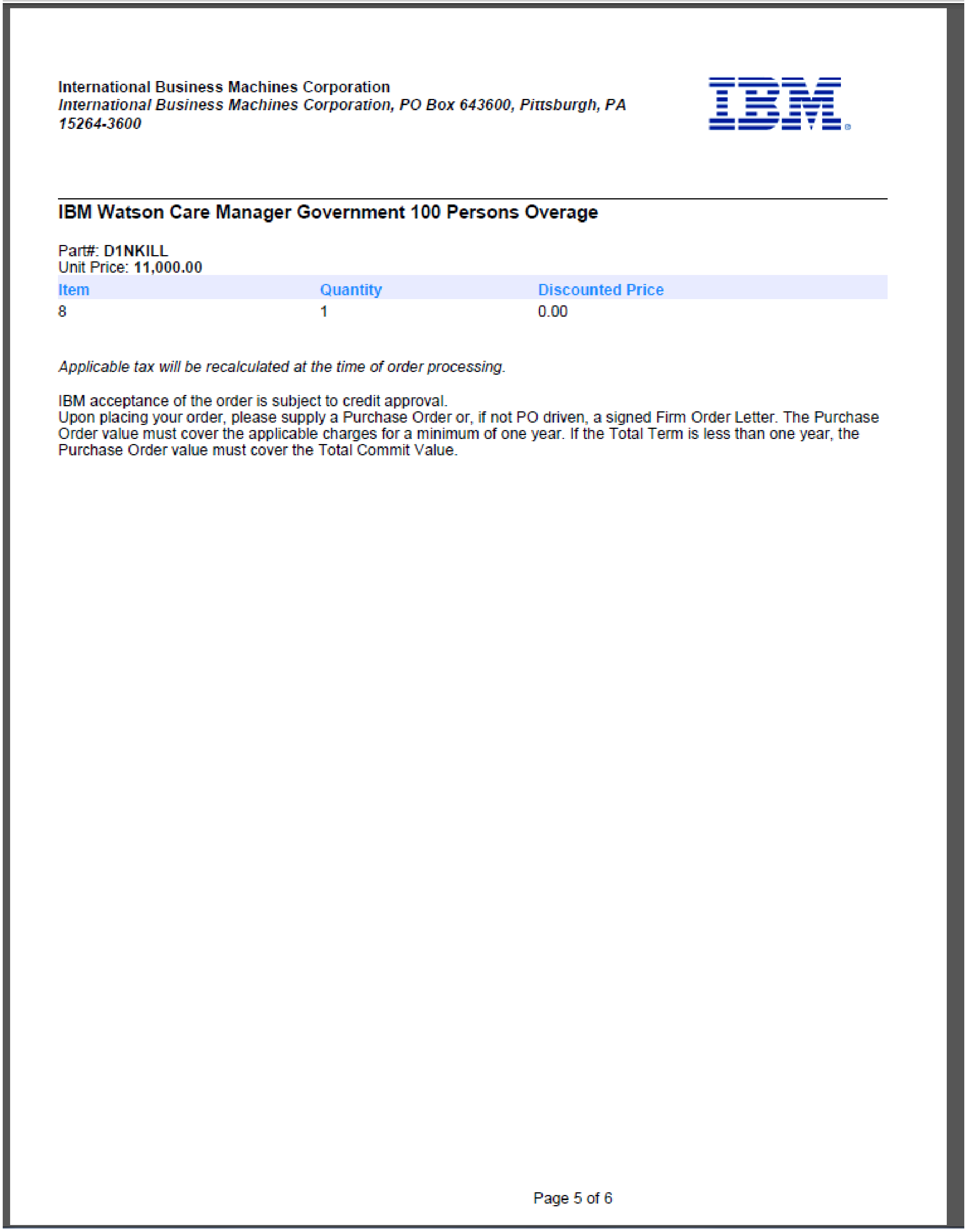
Replaced Lines

The line items above will replace the following line items on service agreement: 77265413

IBM Watson Care Manager Government 100 Persons per Month

Part#: **D1NKHLL**	Original Term: **12 Months**
Unit Price: **Tiered**	Billing: **Monthly in Advance**
End date: **16-Jul-2019**	

Item	Quantity	Discounted Price
7	1	8,400.00



International Business Machines Corporation
International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

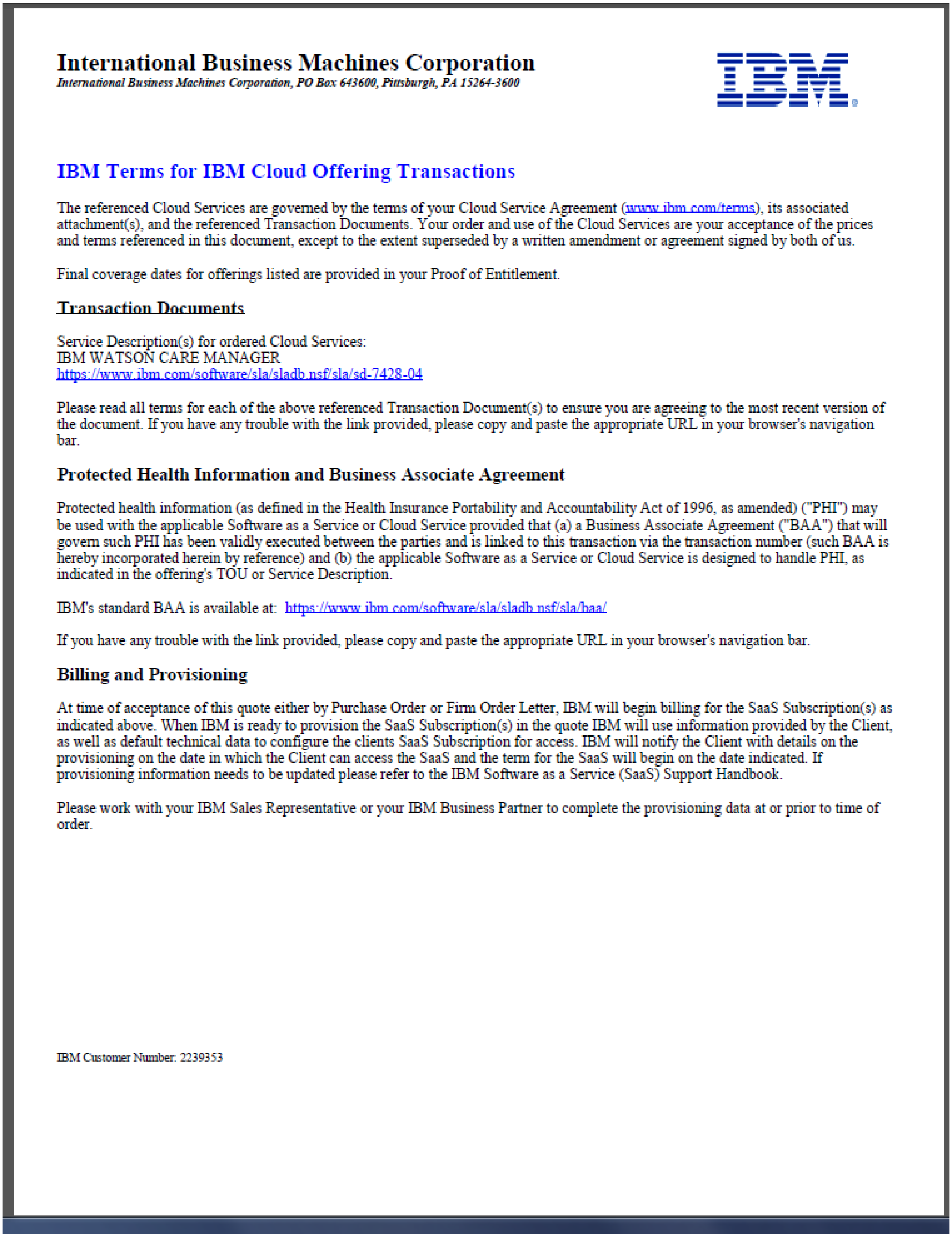
IBM Watson Care Manager Government 100 Persons Overage

Part#: **D1NKILL**
Unit Price: **11,000.00**

Item	Quantity	Discounted Price
8	1	0.00

Applicable tax will be recalculated at the time of order processing.

IBM acceptance of the order is subject to credit approval.
Upon placing your order, please supply a Purchase Order or, if not PO driven, a signed Firm Order Letter. The Purchase Order value must cover the applicable charges for a minimum of one year. If the Total Term is less than one year, the Purchase Order value must cover the Total Commit Value.



International Business Machines Corporation
International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

IBM Terms for IBM Cloud Offering Transactions

The referenced Cloud Services are governed by the terms of your Cloud Service Agreement (www.ibm.com/terms), its associated attachment(s), and the referenced Transaction Documents. Your order and use of the Cloud Services are your acceptance of the prices and terms referenced in this document, except to the extent superseded by a written amendment or agreement signed by both of us.

Final coverage dates for offerings listed are provided in your Proof of Entitlement.

Transaction Documents

Service Description(s) for ordered Cloud Services:
IBM WATSON CARE MANAGER
https://www.ibm.com/software/sla/sladb.nsf/sla/sd-7428-04

Please read all terms for each of the above referenced Transaction Document(s) to ensure you are agreeing to the most recent version of the document. If you have any trouble with the link provided, please copy and paste the appropriate URL in your browser's navigation bar.

Protected Health Information and Business Associate Agreement

Protected health information (as defined in the Health Insurance Portability and Accountability Act of 1996, as amended) ("PHI") may be used with the applicable Software as a Service or Cloud Service provided that (a) a Business Associate Agreement ("BAA") that will govern such PHI has been validly executed between the parties and is linked to this transaction via the transaction number (such BAA is hereby incorporated herein by reference) and (b) the applicable Software as a Service or Cloud Service is designed to handle PHI, as indicated in the offering's TOU or Service Description.

IBM's standard BAA is available at: https://www.ibm.com/software/sla/sladb.nsf/sla/baa/

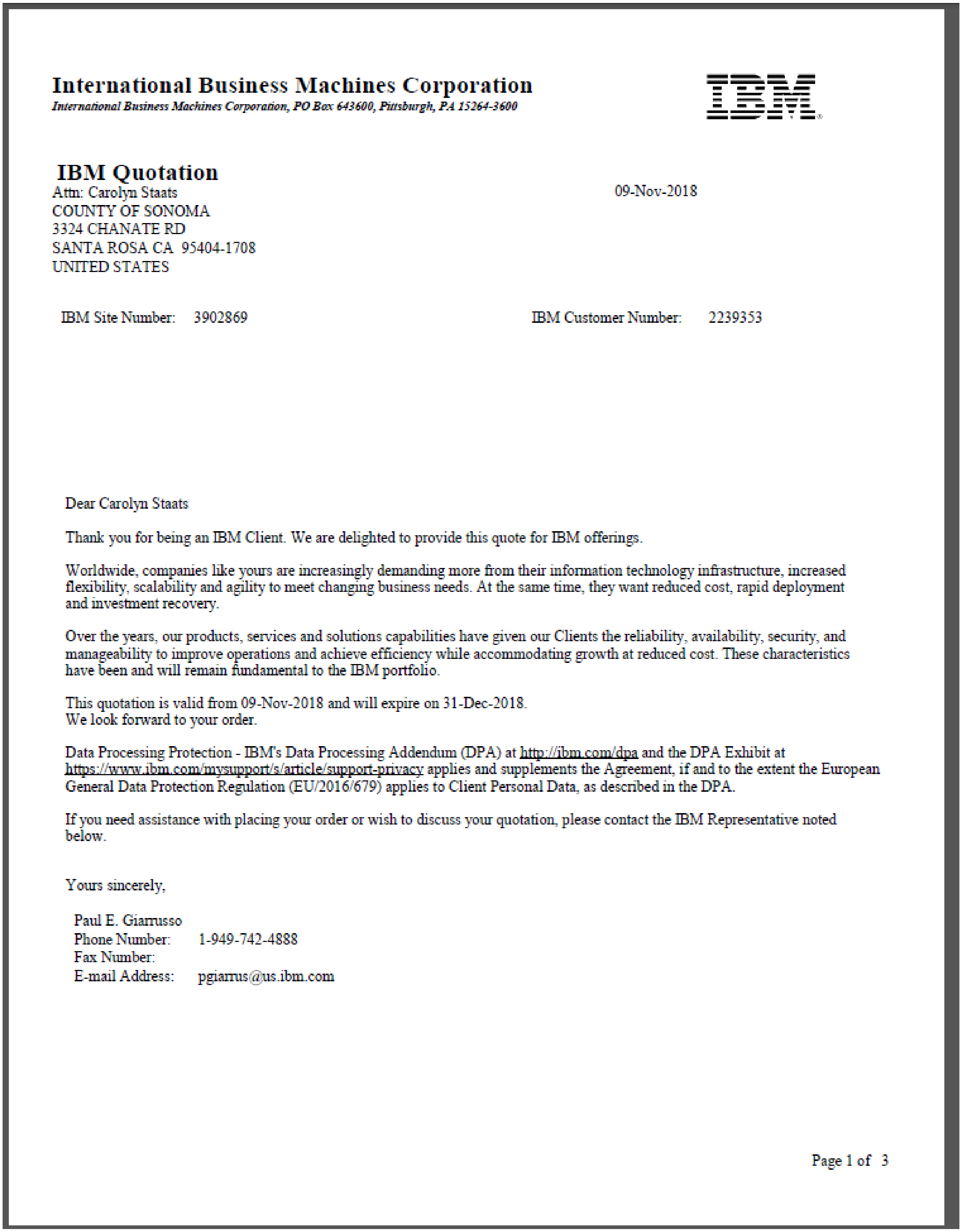
If you have any trouble with the link provided, please copy and paste the appropriate URL in your browser's navigation bar.

Billing and Provisioning

At time of acceptance of this quote either by Purchase Order or Firm Order Letter, IBM will begin billing for the SaaS Subscription(s) as indicated above. When IBM is ready to provision the SaaS Subscription(s) in the quote IBM will use information provided by the Client, as well as default technical data to configure the clients SaaS Subscription for access. IBM will notify the Client with details on the provisioning on the date in which the Client can access the SaaS and the term for the SaaS will begin on the date indicated. If provisioning information needs to be updated please refer to the IBM Software as a Service (SaaS) Support Handbook.

Please work with your IBM Sales Representative or your IBM Business Partner to complete the provisioning data at or prior to time of order.

IBM Customer Number: 2239353



International Business Machines Corporation
International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

IBM Quotation

Attn: Carolyn Staats
COUNTY OF SONOMA
3324 CHANATE RD
SANTA ROSA CA 95404-1708
UNITED STATES

09-Nov-2018

IBM Site Number: 3902869

IBM Customer Number: 2239353

Dear Carolyn Staats

Thank you for being an IBM Client. We are delighted to provide this quote for IBM offerings.

Worldwide, companies like yours are increasingly demanding more from their information technology infrastructure, increased flexibility, scalability and agility to meet changing business needs. At the same time, they want reduced cost, rapid deployment and investment recovery.

Over the years, our products, services and solutions capabilities have given our Clients the reliability, availability, security, and manageability to improve operations and achieve efficiency while accommodating growth at reduced cost. These characteristics have been and will remain fundamental to the IBM portfolio.

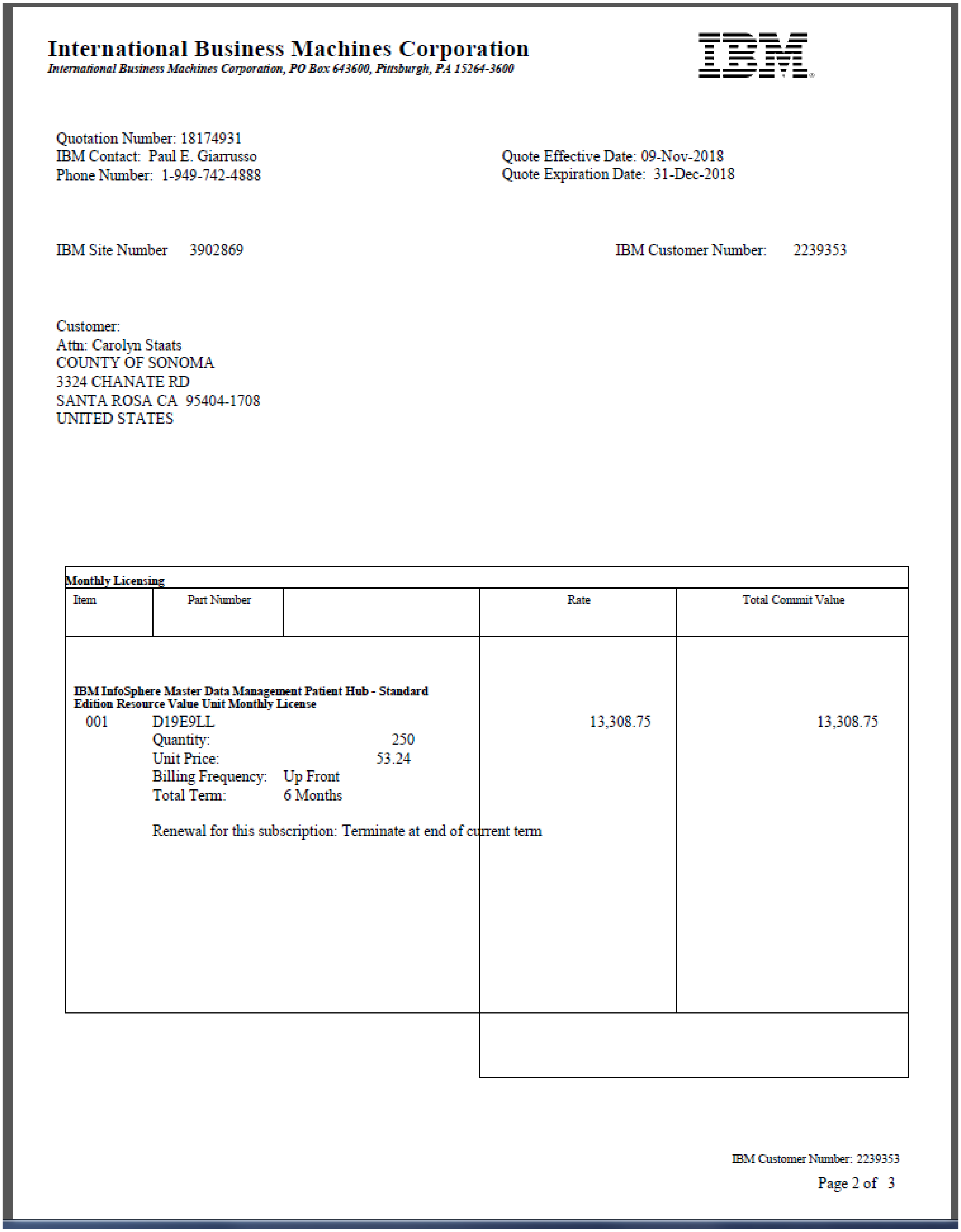
This quotation is valid from 09-Nov-2018 and will expire on 31-Dec-2018.
We look forward to your order.

Data Processing Protection - IBM's Data Processing Addendum (DPA) at http://ibm.com/dpa and the DPA Exhibit at https://www.ibm.com/mysupport/s/article/support-privacy applies and supplements the Agreement, if and to the extent the European General Data Protection Regulation (EU/2016/679) applies to Client Personal Data, as described in the DPA.

If you need assistance with placing your order or wish to discuss your quotation, please contact the IBM Representative noted below.

Yours sincerely,

Paul E. Giarrusso
Phone Number: 1-949-742-4888
Fax Number:
E-mail Address: pgiarrus@us.ibm.com



International Business Machines Corporation
International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

Quotation Number: 18174931
IBM Contact: Paul E. Giarrusso
Phone Number: 1-949-742-4888

Quote Effective Date: 09-Nov-2018
Quote Expiration Date: 31-Dec-2018

IBM Site Number 3902869

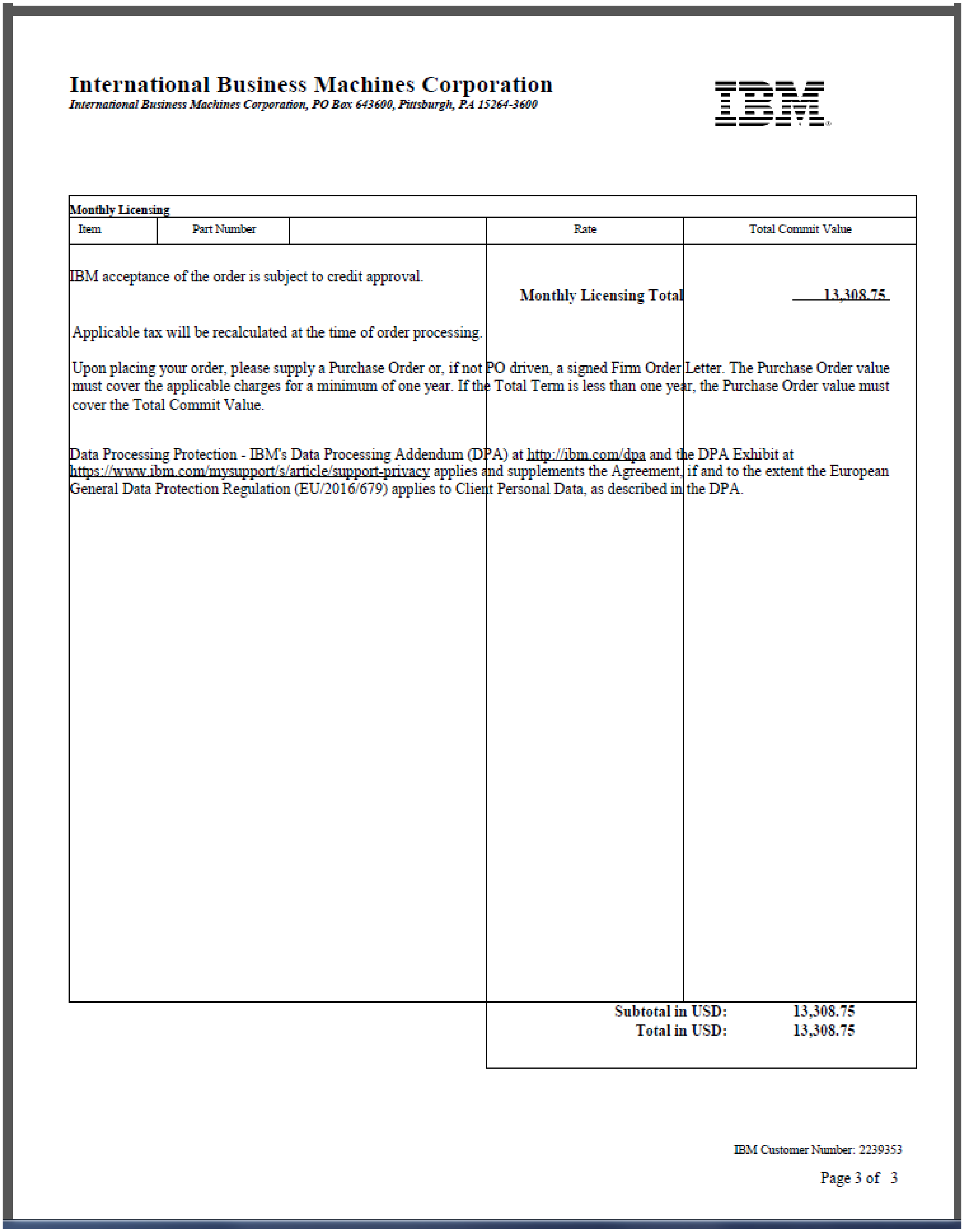
IBM Customer Number: 2239353

Customer:
Attn: Carolyn Staats
COUNTY OF SONOMA
3324 CHANATE RD
SANTA ROSA CA 95404-1708
UNITED STATES

Monthly Licensing

Item	Part Number		Rate	Total Commit Value
IBM InfoSphere Master Data Management Patient Hub - Standard Edition Resource Value Unit Monthly License				
001	D19E9LL		13,308.75	13,308.75
	Quantity:	250		
	Unit Price:	53.24		
	Billing Frequency:	Up Front		
	Total Term:	6 Months		
	Renewal for this subscription: Terminate at end of current term			

IBM Customer Number: 2239353
Page 2 of 3



International Business Machines Corporation

International Business Machines Corporation, PO Box 643600, Pittsburgh, PA 15264-3600

Monthly Licensing

Item	Part Number		Rate	Total Commit Value
			Monthly Licensing Total	13,308.75

IBM acceptance of the order is subject to credit approval.

Applicable tax will be recalculated at the time of order processing.

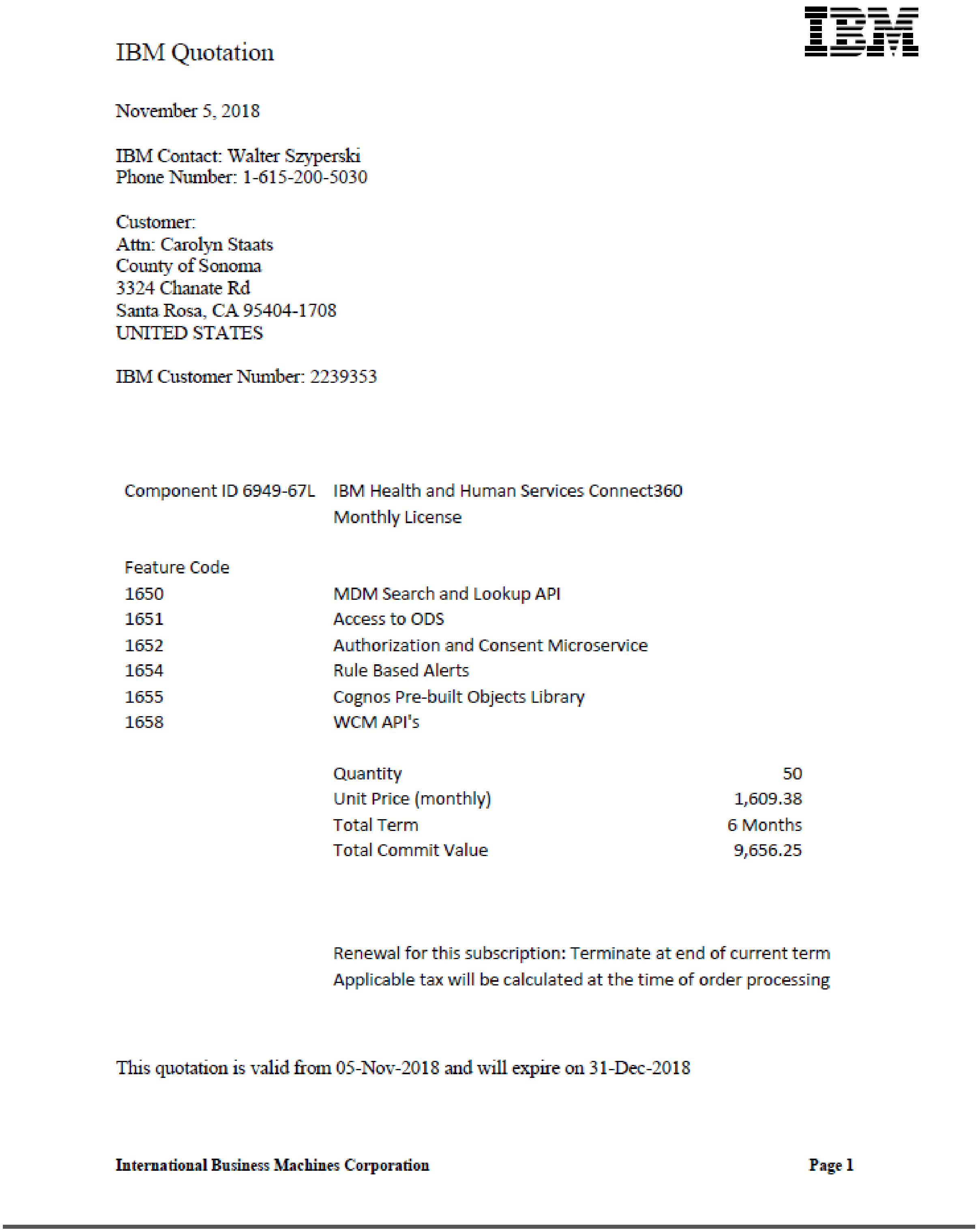
Upon placing your order, please supply a Purchase Order or, if not PO driven, a signed Firm Order Letter. The Purchase Order value must cover the applicable charges for a minimum of one year. If the Total Term is less than one year, the Purchase Order value must cover the Total Commit Value.

Data Processing Protection - IBM's Data Processing Addendum (DPA) at http://ibm.com/dpa and the DPA Exhibit at https://www.ibm.com/mysupport/s/article/support-privacy applies and supplements the Agreement, if and to the extent the European General Data Protection Regulation (EU/2016/679) applies to Client Personal Data, as described in the DPA.

Subtotal in USD:	13,308.75
Total in USD:	13,308.75

IBM Customer Number: 2239353

Page 3 of 3



IBM Quotation

November 5, 2018

IBM Contact: Walter Szyperski
Phone Number: 1-615-200-5030

Customer:
Attn: Carolyn Staats
County of Sonoma
3324 Chanate Rd
Santa Rosa, CA 95404-1708
UNITED STATES

IBM Customer Number: 2239353

Component ID 6949-67L IBM Health and Human Services Connect360 Monthly License

Feature Code	
1650	MDM Search and Lookup API
1651	Access to ODS
1652	Authorization and Consent Microservice
1654	Rule Based Alerts
1655	Cognos Pre-built Objects Library
1658	WCM API's

Quantity	50
Unit Price (monthly)	1,609.38
Total Term	6 Months
Total Commit Value	9,656.25

Renewal for this subscription: Terminate at end of current term
Applicable tax will be calculated at the time of order processing

This quotation is valid from 05-Nov-2018 and will expire on 31-Dec-2018

International Business Machines Corporation **Page 1**

9. European General Data Protection Regulation

County warrants that the European General Data Protection Regulation (EU/2016/679 (GDPR) does not apply to the Content it will provide IBM. If IBM determines that any Content provided by County contains GDPR data, IBM will immediately delete/destroy such data and will notify County. IBM will not be responsible for any data breach related to that data.

IN WITNESS WHEREOF, the Parties hereto have caused this Addendum to be duly executed by their respective authorized representatives, as of the Effective Date.

International Business Machines Corporation

______________________________ ____________________
Date:

Name, Title: ______________________________________

County of Sonoma

______________________________ ____________________
Barbie Robinson Date:
Director, Department of Health Services

County of Sonoma – Approved as to Content

______________________________ ____________________
Karen Fies Date:
Director, Human Services Department

______________________________ ____________________
David Koch Date:
Chief Probation Officer, Probation Department

______________________________ ____________________
Jennifer Traumann Date:
Director, Department of Child Support Services

______________________________ ____________________
Margaret Van Vliet Date:
Executive Director, Community Development Commission

______________________________ ____________________
Jill Ravitch Date:
District Attorney

County of Sonoma – Approved as to Form

______________________________ ____________________
Jeff Berk Date:
Deputy County Council

Appendix A, Milestone Deliverable Guidelines

Unless otherwise stated herein, Milestone Deliverable Guidelines are the same for this Addendum as set forth in the Statement of Work between County and Contractor, dated March 23, 2018, Appendix A, Milestone Deliverable Guidelines including all subsections.

THE WILLIAM AND FLORA HEWLETT FOUNDATION

Office of the President

November 6, 2018

Ms. Barbie Robinson
Director, Sonoma County Department of Health Services
Sonoma County Department of Health Services
3313 Chanate Road
Santa Rosa, CA 95404

Reference: Grant #2018-8304

Dear Ms. Robinson:

I am pleased to inform you that The William and Flora Hewlett Foundation (the “Foundation”) has authorized a grant of $1,000,000 over one year to Sonoma County Department of Health Services (“Grantee”) for expanding the data system for the ACCESS Sonoma County Initiative. The grant will be paid in one installment. This grant, with any income earned from investment of the grant funds, is for expanding the data system for the ACCESS Sonoma County Initiative.

In order for the Foundation to make payment, Grantee must accept the terms of the grant as set forth in the following paragraphs. The terms of this award letter constitute the entire agreement between the Foundation and the Grantee and supersede any prior oral or written understandings or communications between them. Please note that the Foundation reserves the right to cancel this grant if a signed copy of this Agreement is not received by the Foundation within 60 days of the date first written above.

Tax Status. Grantee confirms that it is a governmental unit referred to in Section 170(c)(1) of the Internal Revenue Code, or a Federal, state, local, or foreign government body, agency, or instrumentality that is treated as an organization described in Code Sections 501(c)(3) and 509(a)(1).

Use of Grant Funds. Grantee agrees that the grant funds, with any income earned from the investment of the grant funds (together, “the grant funds”), will be used exclusively for charitable purposes as described in Section 501(c)(3) of the Internal Revenue Code, and only in support of the activities described in Grantee's proposal of October 25, 2018 and the budget attached thereto. Funds not used during the term of the grant (November 1, 2018 to November 1, 2019) must be returned to the Foundation unless an extension is approved at Grantee’s request and in the Foundation’s discretion.

Grantee agrees to repay to the Foundation any portion of the grant funds expended in violation of this Agreement.

Prohibited Use of Funds. Grantee agrees to not use any portion of the grant funds to any extent for any of the following:

a. To participate in any political campaign on behalf of or in opposition to any candidate for public office or to otherwise influence the outcome of any specific public election as described in Section 4945(d)(2) of the Internal Revenue Code; or
b. For any non-charitable purposes.

Limitations on Lobbying Activity. Grantee attests that the lobbying amount shown on the project budget is a good faith estimate of the lobbying expenses expected to be incurred in connection with the activities described in its proposal. Grantee represents that the amount of this grant, together with the amount of any other grants that Grantee has received from the Foundation for the same project for the same year does not exceed the amount of Grantee's budget for project activities that are not attempts to influence legislation.

Grantee acknowledges that the Foundation has not designated or earmarked any part of the grant funds for the carrying on of propaganda or attempting to influence legislation within the meaning of Internal Revenue Code Sections 501(h), 4945(d)(1) and 4945(e) and related regulations (these provisions include local, state, federal, and foreign legislation), and neither Grantee nor the Foundation has entered into any agreement, oral or written, to the contrary.

Please note that in the event Grantee uses any of the grant funds to influence governmental action in ways permissible under the Internal Revenue Code and the terms of this Agreement, Grantee may have lobby reporting or other disclosure requirements under the laws of a particular state or other jurisdiction; note further, that state law may include influencing state administrative agencies within the definition of lobbying. Grantee acknowledges that Grantee is solely responsible for complying with any and all applicable lobby reporting or other disclosures.

Special Limitations for Ballot Questions. The Foundation intends that the grant funds shall not be used to influence the qualification or passage of any ballot question or similar legislative decision put to voters. As an essential condition for receiving the grant funds, Grantee shall not use any portion of the grant funds in any manner that would cause the Foundation to be identified as funding reportable lobbying, or require the Foundation to register under any applicable state or local disclosure law, except as may otherwise be provided in this Agreement.

Human Subject Research. Safeguarding the rights and welfare of human subjects involved in research is principally the responsibility of the Grantee. However, while the Foundation does not micromanage or seek to interfere in the implementation of grants, Grantees conducting human subject research must have appropriate standards to ensure compliance with generally accepted research ethics. If grant funds will be used in whole or in part for research involving human subjects, Grantee represents and warrants that it has such rules and review processes in place and that these rules and processes will be followed. (Such processes may include: obtaining and maintaining institutional review board (or a research ethics review committee) approval, and informed consent of participating research subjects.) Grantee agrees that any subgrant or subcontract awarded by Grantee in its performance of the activities under this grant shall include similar rules and processes in regards to human subject research.

Grantee Control of Funds. Grantee acknowledges that there is no agreement, oral or written, whereby the Foundation has designated or earmarked any part of the grant funds for any specific named organization or individual. Furthermore, Grantee retains full authority and control over the selection process of any re-grants contemplated under the proposal. Specifically, any re-grants will be approved by the Grantee's Board of Directors or its designee. The Foundation may not select re-grantees.

Reporting. Grantee agrees to submit a narrative and financial report on use of the grant funds during the grant period. Reports should be submitted according to the following schedule:

Reporting requirements	**Due date**
Final Reports	12/01/2019

For your convenience, please see "Reporting Requirements" enclosed with this letter for further instructions on preparing these reports. *Please use the grant reference number located on the first page of this letter in all reports and correspondence*.

Grant Payment. The Foundation's disbursement of payments is contingent upon the Foundation's determination, in its sole discretion, that satisfactory performance of the grant purpose has occurred and is likely to continue to occur. Funding may be modified or discontinued, and any grant funds must be repaid, if at any time the Foundation determines that the conditions of this Agreement are not being met or that satisfactory performance has not occurred.

Payment will be made as follows, subject to the contingencies provided in this grant agreement letter:

Projected date	**Amount**	**Contingency**
Within 30 days of receipt of signed letter agreement	$1,000,000	Receipt of signed grant agreement letter

Grant payments will be made by wire transfer into the Grantee's bank account in accordance with the instructions on the signed wire transfer form, which is incorporated herein by reference.

Compliance with Laws; Government Officials. Grantee represents and warrants to the Foundation that Grantee is legally authorized to enter into this Agreement and that Grantee has complied with and will continue to comply with all applicable local, state, federal and international laws or requirements, including laws governing contacts with government officials (e.g., anti-bribery laws such as the Foreign Corrupt Practices Act) and anti-terrorism laws and sanctions, in connection with the performance of the activities under this grant.

Grantee further represents and warrants, except as otherwise set forth in this Agreement, that there is no agreement, written or oral, between the Foundation and the Grantee whereby the Foundation may direct the activities of the Grantee, including, if applicable, causing the selection of any government official to attend or participate in any event or activity of the Grantee. The Grantee exercises control over that selection process and makes the selection completely independent of the Foundation. Grantee acknowledges that the Foundation is relying upon the representations made by the Grantee in this section in determining that there is no legal impediment to the Foundation's making a grant to the Grantee.

Anti-Terrorism. You will not use funds provided under this Grant Agreement, directly or indirectly, in support of activities (a) prohibited by U.S. laws related to combatting terrorism; (b) with or related to parties on the List of Specially Designated Nationals (www.treasury.gov/sdn); or (c) with or related to countries against which the U.S. maintains a comprehensive embargo (currently, Cuba, Iran, (North) Sudan, Syria, North Korea, and the Crimea Region of Ukraine), unless such activities are fully authorized by the U.S. government under applicable law and specifically approved by the Foundation in its sole discretion. Further, you represent that Grantee is not the target of economic or trade sanctions, and Grantee will immediately inform the Foundation if Grantee becomes the target of economic or trade sanctions, including any ownership or control of Grantee by one or more persons on the List of Specially Designated Nationals.

Intellectual Property. Grantee will retain all rights, including intellectual property rights, in and to final works resulting from projects supported by Foundation grant funds (the "Work Product"), and nothing in this Agreement will be deemed or interpreted to transfer ownership of any such rights to the Foundation. Nevertheless, to ensure that Foundation's grants have as broad an impact as possible, the Foundation requires grantees to license Work Product through an open license. Accordingly, Grantee agrees to make Work Product available to the public in a readily accessible format (e.g., on Grantee's public website) under the most recent version of the Creative Commons Attribution license (CC BY). In addition, the Foundation acknowledges that Grantee retains the right to also make the Work Product available under separate license terms, in its discretion.

Full legal text of the above referenced license is available at the following URL and Grantee should take the time to read and understand the license terms and conditions:

- http://creativecommons.org/licenses/by/4.0/legalcode (a summary may be found at http://creativecommons.org/licenses/by/4.0/)

The Foundation respects the intellectual property rights of others. Accordingly, the Foundation requires, and Grantee represents and warrants to the Foundation, that the Work Product produced hereunder are the original work of Grantee, or that Grantee has obtained sufficient rights, licenses, and permissions to distribute and license Work Product under CC BY, except and solely with respect to any particular item in the Work Product that is expressly identified in writing as owned by a third party not licensed under CC BY.

Notification. Grantee agrees to notify the Foundation immediately of any organizational changes during the term of the grant, including, but not limited to, changes in key personnel and changes in tax status, and changes in the project timing or goals. Any such notification shall be provided in writing, which may be by electronic mail to the Program Officer or other Foundation representative responsible for overseeing this grant.

Evaluation. The Foundation may choose to conduct an evaluation of the effectiveness of this grant (the "Evaluation") either individually or as part of a broader Foundation strategy. Grantee agrees to cooperate in the Evaluation and provide such information to the Foundation or its representatives as necessary.

Grantee further agrees that the Foundation can disseminate to the public the results of the Evaluation, including any data created in connection with the Evaluation. In such cases, the Foundation may share the results of the Evaluation with the Grantee and may provide an opportunity for the Grantee to comment.

Grant Disclosure and Acknowledgement. The Foundation supports transparency and will disclose its grants as required by law and through its own digital content, principally its website (www.hewlett.org) and automated feeds to other data sources in the foundation sector. This data generally includes grantee name, grant amount, duration, award date and purpose. No additional permission from the Foundation is required for a grantee to share this information. The Foundation encourages, but does not require, grantees to include the Foundation in lists of funders and annual reports as a matter of transparency and accountability. Similarly, the Foundation encourages, but does not require, that Grantees that use our funds specifically for nonpartisan research and analysis should disclose us as a funder, as a matter of sound research practice. When it serves an organization's charitable goals and strategies, grantees are also welcome to acknowledge the Foundation's support in other ways. To ensure that the Foundation's grantmaking programs are portrayed accurately, any other use of the Foundation's brand, such as its name, logo or names of its staffers, in cases including but not limited to titles of programs, research reports, paid advertisements, press releases, in meeting materials and digital content, must be reviewed and preapproved by the Foundation. Grantees receiving project support should acknowledge Foundation support only in relation to the relevant project being funded. All requests for approval should be directed to the appropriate Communications Officer. (http://www.hewlett.org/communicating-about-your-grant/) The Communications Department endeavors to review and respond to requests within five business days.

Upon the expiration of this Agreement (including any Foundation-approved extensions) or the termination of this Agreement, or at the request of the Foundation at any time, Grantee shall immediately discontinue the use of the Foundation's name and logo in electronic materials and shall discontinue use within a reasonable period of time for printed materials. All uses beyond this period must be pre-approved in writing by the Foundation, which may be granted or withheld in the sole and absolute discretion of the Foundation.

Signature. Please have a corporate officer authorized to sign on behalf of the Grantee **sign and return** a copy of this grant agreement letter in its entirety to the Foundation to indicate the Grantee's acceptance of the terms of the grant. Grantee will return a signed copy of the entire grant agreement letter to the Foundation electronically by emailing a scanned copy to grantagreements@hewlett.org, which will ensure faster processing of your grant payment. Delivery of an executed signature page of this grant agreement by electronic mail in portable document format (PDF) will be effective as delivery of a manually-executed signature page of the grant agreement. Alternatively, Grantee may return an original signed copy of the grant agreement letter by mail to the Foundation's offices at 2121 Sand Hill Road, Menlo Park, CA 94025, Attention: Grants Management. For grant agreement letters submitted by email, the Grantee agrees to provide the original signed copy to the Foundation at the Foundation's request. This grant agreement may be executed by Grantee and the Foundation in one or more counterparts, each of which will be deemed an original and all of which will constitute one and the same agreement.

Foundation Contact. Should you have any questions related to this grant, please contact Fay Twersky, Program Director or Leeanne Oue, Program Associate for Philanthropy. We are pleased to be able to assist you.

Sincerely,

Larry Kramer
President

LK
Enclosures
cc: Christy Pichel

ACCEPTANCE: On behalf of Sonoma County Department of Health Services, I hereby accept and agree to be legally bound by the terms of the grant as set forth herein.

Date: _____________ *By:* ____________________________ *Title:* ___________________

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 6
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors and Board of Commissioners

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Community Development Commission

Staff Name and Phone Number:
Jenny Abramson, 565-7548
Michael Gause, 565-1997

Supervisorial District(s):
All

Title: Annual Homeless Count to Measure Progress in Ending Homelessness

Recommended Actions:

- Authorize the Executive Director of the Sonoma County Community Development Commission to execute a professional services agreement with Applied Survey Research to conduct the 2019 Homeless Count, including a repeat study of vulnerable Sonoma County households who are unstably housed without formal leases, from December 1, 2018 through June 30, 2019, for an amount not to exceed $124,420.50.
- Authorize the Executive Director of the Sonoma County Community Development Commission to execute substantially similar agreements with Applied Survey Research, at then-current rates for subsequent and automatic annual renewals of this agreement for the following two years, and to execute subsequent amendments to make minor, non-substantive changes.

Executive Summary:

The FY 2018-19 County of Sonoma Budget appropriated $85,456.50 for the annual Homeless Count, which provides a rich body of information about local homelessness and retains Sonoma County's eligibility for federal Continuum of Care Targeted Homeless Assistance. In FY 2017-18, the Board approved additional appropriations of $38,500 for this annual study, to add a telephone survey of Sonoma County households to learn about vulnerable, unstably housed people in the aftermath of the Sonoma Complex Fire. The findings of this adjunct study were so valuable that both our Homeless Count and Disaster Recovery consultants recommended repeating both parts of the study in 2019. This item seeks authority to enter into a professional services agreement for both studies in 2019, to add appropriations in the amount of $38,964 to conduct the telephone survey in 2019, and to enter into similar agreements with Applied Survey Research for the 2020 and 2021 Homeless Counts.

Discussion:

As the central body charged with homeless services planning, the newly redesigned Sonoma County Homeless System of Care is responsible for ongoing data gathering efforts, such as the annual Homeless Count, to inform system planning. The Commission serves this body's interim lead agency until the new Leadership Council designates a joint lead agency; and in this role the Commission submits collaborative funding applications from service providers county-wide. Through these efforts, these entities receive more than $3 million dollars annually in federal Continuum of Care Targeted Homeless Assistance. HUD requires that each Continuum of Care conduct a point-in-time Homeless Count in late January each year. The Homeless Count data is submitted to HUD annually, becomes part of HUD's progress reports to Congress on the national state of homelessness, and informs estimates of needed housing and services to end homelessness in Sonoma County. The FY 2018-19 County of Sonoma Budget appropriated $85,456.50 for the annual Homeless Count.

The 2017 Sonoma County Homeless Count was conducted by Applied Survey Research on January 27, 2017. Applied Survey Research, based in Watsonville, is an acknowledged national leader in the homeless research, community assessment, and program evaluation, whose work is featured in HUD's publication, *A Guide to Counting Unsheltered Homeless People*. Applied Survey Research has also conducted seven previous counts between 2009 and 2018 using similar methodology. The Executive Summary of the 2018 Homeless Count Report is attached to this item.

Applied Survey Research was chosen through a 2008 Request for Proposal process to conduct the 2009 and 2011 counts. The Commission issued a second Request for Proposals in August 2012 with the same methodology requirements as the previous two counts; Applied Survey Research was the sole respondent to that solicitation. The Board then approved agreements engaging Applied Survey Research for the 2013, 2015, 2016, 2017 and 2018 counts. Through a 2014 Department of Health Services Request for Proposals, Applied Survey Research was later pre-qualified for social science research contracts by County agencies. According to the Department of Health Services, this pre-qualification has been extended through FY 2020-21. The Commission has determined that Applied Survey Research's superior performance in seven consecutive homeless counts, as well as the need for consistent data collection and longitudinal analysis, justify continued partnership with Applied Survey Research for the 2019 Homeless Count as well as the two following counts in 2020 and 2021.

Telephone Study of Unstably Housed Persons

To better understand housing needs in the aftermath of the Sonoma Complex Fire, in 2018 the Board appropriated $38,500 to add a study of the "precariously housed" population, understood as persons who are housed doubled up with family or friends, and in similar informal living arrangements. A survey of persons housed in the disaster shelters revealed that 42% of the people surveyed had lived in such an informal situation without a lease on the night before the fire began. Among this group, many lacked documentation that they lived in the fire areas, and could not access FEMA assistance.

Applied Survey Research had previously conducted household telephone surveys to estimate this population in other communities, and had several times proposed to conduct this kind of survey in Sonoma County. The 2018 telephone study included 1,191 completed surveys to a randomized sample of Sonoma County residents between March 16 and April 19, 2018.

On July 10, 2018, the Commission reported the results of the Homeless Census and Survey and the adjunct Telephone Survey. These troubling results indicated that the number of people experiencing homelessness had increased 5.6% since 2017, after seven years of decreases. In addition, the number of people living “doubled up” in Sonoma County as a result of the fires was equal to the number who were doubled up for other reasons. This suggested that the number of people who were unstably housed in Sonoma County had doubled as a result of the fire disaster. Another significant finding was that the fires had disproportionately impacted seniors, many of them living on fixed incomes: 43% of the fire victims who were doubled up as a result of the fires were age 55 and above, compared to 22% of doubled up persons who were not fire victims.

In the July 10 session, the Commission warned of a coming new wave of homelessness in Sonoma County. This concern led to the Commission’s recommendation, and the Board’s approval, of an emergency declaration in order to take advantage of new funds being released by the State of California. As planning proceeds for the use of the State’s Homeless Emergency Aid Program and for Disaster Recovery funds expected in 2019, the Commission recommends repeating the telephone study of unstably housed residents as well as the annual count of literally homeless persons.

If approved, this item will authorize the Executive Director of the Community Development Commission to enter into a professional services agreement with Applied Survey Research to conduct the 2019 Homeless Count, including a repeat telephone survey of unstably housed residents. This item will provide authority for the telephone study, requiring a change designated in the Amended Action Plan coming before the Board later today as part of the Commission’s Affordable Housing package and presentation. Approval of this item will also authorize the Commission to enter into subsequent and automatic annual renewals of this agreement with Applied Survey Research, for the Homeless Counts in 2020 and 2021.

Prior Board Actions:

July 10, 2018, Item #47A – Board received report on the 2018 Sonoma County Homeless Count and adjunct telephone survey.
December 5, 2017, Item #3A – Board approved execution of the professional services agreement with Applied Survey Research and appropriated $38,500 for a study of precariously housed persons.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The results of this study will inform estimates of the housing resources needed to reduce and end homelessness in Sonoma County, as well as the housing and programmatic resources required to reduce new entries into homelessness.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	$124,420.50	$86,738.35	$88,039.42
Additional Appropriation Requested			
Total Expenditures	**$124,420.50**	**$86,738.35**	**$88,039.42**
Funding Sources			
General Fund/WA GF	$80,000.00	$80,000.00	$80,000.00
State/Federal	$38,964.00		
Fees/Other	$5,456.50	$6,738.35	$8,039.42
Use of Fund Balance			
Contingencies			
Total Sources	**$124,420.50**	**$86,738.35**	**$88,039.42**

Narrative Explanation of Fiscal Impacts:

$80,000 was appropriated from Transient Occupancy Tax funds through the FY 2018-19 budget process. This amount will be included in the Commission's FY 2019-20 and FY 2020-21 County of Sonoma Budget requests.

Each year the Commission requests and receives contributions totaling $16,000 for unspecified Count expenses, from the ten cities. Revenue and Expenditures were appropriated through the FY 2018-19 County of Sonoma Budget, and will be included in the FY 2019-20 and FY 2020-21 County of Sonoma Budget requests.

$38,964 for the adjunct telephone survey will be funded from previously appropriated federal Community Development Block Grant (CDBG). Authority to utilize CDBG is included the HUD FY 2018-19 Amended Action Plan, included in the Commission's Affordable Housing package on the Board's agenda later today.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:
1 – Executive Summary, 2018 Homeless Census and Survey 2 – Budget for Annual Homeless Count, 2019 through 2021 3 – Budget for 2019 Adjunct Telephone Survey of Unstably Housed Residents 4 – Professional Services Agreement with Applied Survey Research
Related Items "On File" with the Clerk of the Board:

SONOMA COUNTY

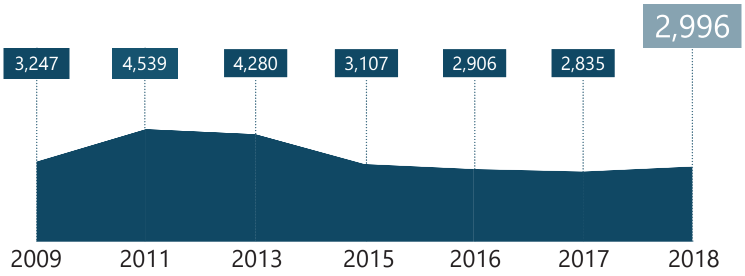
2018 HOMELESS CENSUS & SURVEY

EXECUTIVE SUMMARY

Every year, communities across the country conduct comprehensive counts of the local homeless populations in order to measure the prevalence of homelessness in each local Continuum of Care.

The 2018 Sonoma County Point-in-Time Count was a community-wide effort conducted on February 23, 2018. In the weeks following the street count, a survey was administered to 519 unsheltered and sheltered homeless individuals to profile their experience and characteristics.

Census Population: Longitudinal Trend



2018 Sheltered/Unsheltered Population

36% Sheltered (n=1,067)

64% Unsheltered (n=1,929)

Age

Under 18	18-24	25-54	55+
8%	16%	62%	14%

Gender

Men	Women	Transgender	Gender Non-Conforming
58%	39%	2%	1%

Sexual Orientation

(Top 4 Responses)

82% Straight	9% Bisexual
6% Gay or Lesbian	3% Other

Race/Ethnicity

(Top 4 Responses)

62% White	21% Multi-racial
8% Black or African American	7% Amer Indian or Alaska Native
28% Hispanic/Latino	72% Non-Hispanic/ Latino

First Homelessness Episode

35% Yes

65% No

37% of those experiencing homelessness for the first time who were homeless for one year or more

Age at First Episode of Homelessness

14% 0-17	27% 18-24
45% 25-49	15% 50+

Foster Care

18% of adult survey respondents report a history of foster care

24% of youth survey respondents report a history of foster care

Educational Attainment

48% of transition-age-youth survey respondents have received a GED or graduated from high school

Subpopulation Data*

Chronically Homeless | 747 Individuals

15% Sheltered 85% Unsheltered

Veterans | 207 Individuals

30% Sheltered 70% Unsheltered

Families | 104 Families with 339 members

91% Sheltered 9% Unsheltered

Unaccompanied Children | 34 Individuals

29% Sheltered 71% Unsheltered

Unaccompanied Transition-Age Youth | 481 Individuals

TAY

12% Sheltered 88% Unsheltered

Older Adults | 409 Individuals

35% Sheltered 65% Unsheltered

Residence Prior to Homelessness

84% Sonoma County

Length of Time in Sonoma County

(of those living in Sonoma County prior to becoming homelessness)

LESS THAN 1 YEAR	1-4 YEARS	5-9 YEARS	10 YEARS OR MORE
4%	13%	18%	65%

Duration of Current Episode of Homelessness

10%
30 days or less

34%
1-11 months

56%
1 year or more

Primary Event or Condition That Led to Homelessness
(Top 6 Responses)

22% Lost job	17% Alcohol or Drug Use	15% Argument with Familiy/Friend
12% Eviction	11% Divorce/Separation/ Breakup	8% Landlord Raised Rent

Obstacles to Permanent Housing
(Top 4 Responses)

72% Can't Afford Rent	54% No Job/Not Enough Income
31% No Housing Available	30% No Money for Moving Costs

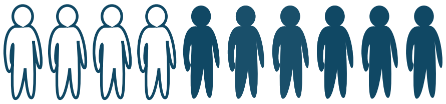
History of Domestic Violence

34% Yes	54% No	13% Decline to State

Interest in Permanent Housing

90% of survey respondents said YES when asked if they would want to move into safe, affordable permanent housing were it available

44%
of survey respondents reported a disabling condition



What is a disabling condition?

A disabling condition is defined here as a physical disability, mental illness, chronic depression, alcohol or drug abuse, chronic health problems, HIV/AIDS, Post-Traumatic Stress Disorder (PTSD), or a developmental disability.

Health Conditions

Current health conditions affecting housing stability or employment.

(Note: Multiple response question, numbers will not total to 100%)

PTSD

35% Psychiatric or Emotional Conditions	33% Drug or Alcohol Abuse	28% Post-Traumatic Stress Disorder	27% Chronic Health Problems	27% Physical Disability	14% Traumatic Brain Injury	3% AIDS/HIV Related

Employment

Employment Status

7% Employed Full-Time	9% Employed Part-Time
6% Employed Seasonal/Sporadic	78% Unemployed

If Unemployed, Currently...

40% Unable to Work	34% Looking for Work	26% Not Looking For Work

Services and Assistance

72%
of survey respondents reported receiving government benefits

Reasons for Not Receiving Any Government Assistance
(Top 6 Responses)

48% Don't Want	16% Don't Think Eligible
14% Never Applied	12% Don't Have ID
9% No Permanent Address	7% Paperwork Too Difficult

Services Currently Accessing
(Top 6 Responses)

53% Free Meals	45% Food Stamps/SNAP/ Wic/CalFresh
33% Emergency Shelter	33% Medi-Cal/Medicare
29% Bus Passes	28% Health Services

2018 SONOMA COUNTY TELEPHONE SURVEY

In March 2018, Sonoma County and ASR implemented a representative, telephone-based household survey to understand the impacts of the fall 2017 fires. A total of 1,191 valid surveys were conducted in this additional assessment of unstably housed and fire-affected populations.

These data are intended to assist service providers, policy makers, funders, and local and state government in gaining a better understanding of the population of individuals who are not homeless but who lack a residence of their own, how the 2017 fires affected the county at large, and planning for the future.

Sonoma County Housing

Occupied Housing Units | 189,043

40% Renter-Occupied

60% Owner-Occupied

Destroyed Housing Units | 5,297 (3% of Total)

39% Renter-Occupied

61% Owner-Occupied

63% of households were impacted by the fires

How Housing Situations Were Impacted by the Fires

59% Evacuated and Allowed to Return (No Damage)	21% Other	12% Home/Apartment was Damaged by Smoke
8% Home/Apartment Burned	<1% Could No Longer Afford Home/ Apartment	<1% Could No Longer Stay With Family/Friends

Temporarily Housed Population

Precariously Housed | 21,482 Individuals

50% Lost Housing due to Non-Fire Related Causes

39% Lost Housing in Fires

11% Lost Housing due to Economic Impact of Fires

Temporary Residents and Connection to Housing Assistance by Cause

Directly Fire Related

4% Yes, Section 8 Housing	7% Yes, Low Income Unit, Not Sec. 8
4% Yes, Another Subsidized Housing Program	63% Not Connected

Indirect and Non-Fire Related

8% Yes, Section 8 Housing	6% Yes, Low Income Unit, Not Sec. 8
0% Yes, Another Subsidized Housing Program	69% Not Connected

Primary Causes of Temporary Residence (Top 4 Responses)

37% Financial	30% Home/Apartment Burned
18% Divorce, Separation, Parents Moved, Asked to Leave	3% Home/Apartment Damaged by Smoke

Temporary Residents Access to Homeless Assistance by Cause

Directly Fire Related	Indirect and Non-Fire Related
78% Not Accessing Homeless Assistance	82% Not Accessing Homeless Assistance

Temporary Residents by Age and Cause

Directly Fire Related

Under 18	18-24	25-54	55+
14%	4%	39%	43%

Indirect and Non-Fire Related

Under 18	18-24	25-54	55+
20%	15%	43%	22%

Temporary Residents by Gender and Cause

Directly Fire Related: 51% Men, 49% Women

Indirect and Non-Fire Related: 46% Men, 47% Women

*Subpopulation Definitions

Chronically Homeless

An individual with a disabling condition or a family with a head of household with a disabling condition who:

- Has been continuously homeless for 1 year or more and/or;
- Has experienced 4 or more episodes of homelessness within the past 3 years with the combined homeless episodes totaling a year or more.

Veterans

Persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty.

Families

A household with at least one adult member (persons 18 or older) and at least one child member (persons under 18).

Unaccompanied Children

Children under the age of 18 who are homeless and living without a parent or legal guardian.

Transition-Age-Youth

Young adults between the ages of 18 and 24 years old.

The complete comprehensive report includes a more detailed profile of the characteristics of those experiencing homelessness in Sonoma County. It can be found at http://www.sonoma-county.org/cdc/cdhomeless.htm

Source: Applied Survey Research. (2018). Sonoma County Homeless Census & Survey. Watsonville, CA.

	Staffing Hours	Travel	Supplies	Budget
1. Project Management				**$ 4,090.00**
Develop partnership plan and scope of work agreements	1	$ -	$ -	$ 102.00
· Two in person meeting with 2 staff members	8	$ 112.00	$ -	$ 928.00
· Regular telephone meetings to ensure project goals are being met (20)	30	$ -	$ -	$ 3,060.00
3. Methodology				$ 1,488.00
Discuss / formulate data collection instruments	10	$ -	$ -	$ 1,020.00
· One in person meeting with 2 staff members to meet with steering committee members and develop local interest areas, survey questions and finalize survey instrument	4	$ 60.00	$ -	$ 468.00
4. Geographic Coverage				$ 3,468.00
Finalize all census deployment site location	2	$ -	$ -	$ 204.00
· Determine geographic areas to be covered by each staffing center, the number of needed guides, volunteers and oversight staff	10	$ -	$ -	$ 1,020.00
Determine Special outreach strategies (non-youth)	6	$ -	$ -	$ 612.00
· Develop recruitment plan and outreach to veterans, families, encampment residents, LGBTQ population, vehicularly housed	4	$ -	$ -	$ 408.00
Finalize street count plan for subpopulations and hard to reach populations (excluding youth)	8	$ -	$ -	$ 816.00
· Develop sub-population outreach and geographically specific outreach targets	4	$ -	$ -	$ 408.00
5. Youth Count				$ 4,650.00
Develop street based youth count methodology	2	$ -	$ -	$ 204.00
· Coodinate with SAY regarding timeline and objectives	1	$ -	$ -	$ 102.00
· Two in person youth planning meeting	8	$ 60.00	$ -	$ 876.00
· Regular phone calls and emails with youth count coordinators	4	$ -	$ -	$ 408.00
· Hot spot focus groups, development of dedicated youth routes and teams in cities and regional areas	20	$ -	$ -	$ 2,040.00
Coordinate school based enumeration to improve access to homeless families and unaccompanied children	2	$ -	$ -	$ 204.00
· Meet with COE to develop data collection strategy	4	$ -	$ -	$ 408.00
· Telephone meetingsand trainings with school personnel	4	$ -	$ -	$ 408.00
7. Recruitment				$ 7,038.00
Volunteer recruitment and management	4	$ -	$ -	$ 408.00
· Develop volunteer and homeless guide/survey quotas and begin recruitment campaign.	6	$ -	$ -	$ 612.00
· Online volunteer signup forms, paper based recruitment cards and written job descriptions.	2	$ -	$ -	$ 204.00
· Follow up phone calls and online postings.	30	$ -	$ -	$ 3,060.00
Guide Recruitment and Special Outreach	8	$ -	$ -	$ 816.00

· Develop recruitment plan and outreach to veterans, families and encampment residents, LGBTQ population	8	$ -	$ -	$ 816.00
· Follow up phone calls and online postings.	15	$ -	$ -	$ 1,530.00
8. Trainings				$ 3,176.00
Manage and develop census trainings	4	$ -	$ -	$ 408.00
· Multiple in person trainings with 2 staff members.	20	$ 120.00	$ -	$ 2,160.00
· All supplies and materials	4	$ -	$ 200.00	$ 608.00
9. Incentives and Payments				$ 16,632.00
Manage and obtain all thank you gift	2	$ -	$ -	$ 204.00
· Survey Incentives (600 surveys)	0	$ -	$ 6,000.00	$ 6,000.00
· Peer guide payments ($15/hour)	0	$ -	$ 9,000.00	$ 9,000.00
· Follow up phone calls and placement emails	14	$ -	$ -	$ 1,428.00
11. Survey Oversight				$ 3,614.00
Manage and oversee homeless survey trainings	4	$ -	$ -	$ 408.00
· ASR staff members trainings following the count day	15	$ 112.00	$ 200.00	$ 1,842.00
Conduct homeless survey coordination and oversight	8	$ -	$ -	$ 816.00
· Meeting and training with survey coordinators and service providers	4	$ 40.00	$ 100.00	$ 548.00
11. Count Oversight				$ 9,754.00
Manage homeless street count	12	$ -	$ -	$ 1,224.00
· In person oversight by 6-10 staff members	60	$ 1,200.00	$ -	$ 7,320.00
· All materials and supplies to conduct the count will be provided	4	$ -	$ 400.00	$ 808.00
· Includes minimal food and snacks for participants	1	$ -	$ 300.00	$ 402.00
12. Report Production				$ 20,400.00
Coordination of data collection and entry	5	$ -	$ -	$ 510.00
· Tally sheet and survey processing, cleaning and deduplication	35	$ -	$ -	$ 3,570.00
· Data runs and preliminary analysis	20	$ -	$ -	$ 2,040.00
Report Homeless Population Chart data or per 2017 updated HUD reporting deadline (Shelter data provided)	20	$ -	$ -	$ 2,040.00
Report Homeless Subpopulation Chart data	20	$ -	$ -	$ 2,040.00
Management and coordination of final County Report (Including local review process)	10	$ -	$ -	$ 1,020.00
· Executive summary	10	$ -	$ -	$ 1,020.00
· Census report with jurisdictional detail	20	$ -	$ -	$ 2,040.00
· Data on all survey questions and HUD reporting and subpopulation sections	60	$ -	$ -	$ 6,120.00
Administrative Overhead 15%				$ 11,146.50
2019 County Total				**$ 85,456.50**
2020 County Total with COLA				$ 86,738.35
2021 County Total with COLA				$ 88,039.42

	ASR Hours	Direct Cost	Total Cost
Telephone Survey - 500 households with follow up calls - less than 15 minute survey, English and Spanish			$ 32,844.00
Survey Development	4		$ 612.00
Survey Translation	2		$ 306.00
Survey Implementation	2	$ 31,620.00	$ 31,926.00
Analysis and Reporting (Section of Final Report)	40		$ 6,120.00
2019 Total Cost			$ 38,964.00

Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

Standard Professional Services Agreement ("PSA")
Revision G –August 2016

AGREEMENT FOR HOMELESS COUNT CONSULTING SERVICES

This agreement ("Agreement"), dated as of December 1, 2018 ("Effective Date") is by and between the Sonoma County Community Development Commission, a public body corporate and politic (hereinafter "Commission"), and Applied Survey Research (hereinafter "Consultant").

Applied Survey Research (ASR) is a nonprofit, social research corporation dedicated to helping people build better communities by collecting meaningful data, facilitating information-based planning, and developing custom strategies. The firm was founded on the principle that community improvement, initiative sustainability, and program success are closely tied to assessment needs, evaluation of community goals, and development of appropriate responses.

RECITALS

WHEREAS, Consultant represents that it is a duly qualified social research firm experienced in the preparation of Point-In-Time Homeless Census and Survey and related community assessments; and

WHEREAS, in the judgment of the Commission, it is necessary and desirable to employ the services of Consultant for the 2018 Point-In-Time Homeless Count and Survey; and

WHEREAS, in the judgment of the Commission, it is necessary and desirable to repeat a study of "precariously housed" persons in Sonoma County to best plan for an inclusive recovery from the Sonoma Complex Fire disaster.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

AGREEMENT

1. Scope of Services.

1.1. Consultant's Specified Services. Consultant shall perform the services described in Exhibit "A," attached hereto and incorporated herein by this reference (hereinafter "Scope of Work"), and within the times or by the dates provided for in Exhibit "A" and pursuant to Article

7, Prosecution of Work. In the event of a conflict between the body of this Agreement and Exhibit "A", the provisions in the body of this Agreement shall control.

1.2. Cooperation With Commission. Consultant shall cooperate with Commission and Commission staff in the performance of all work hereunder.

1.3. Performance Standard. Consultant shall perform all work hereunder in a manner consistent with the level of competency and standard of care normally observed by a person practicing in Consultant's profession. Commission has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees to provide all services under this Agreement in accordance with generally accepted professional practices and standards of care, as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Consultant's work by Commission shall not operate as a waiver or release. If Commission determines that any of Consultant's work is not in accordance with such level of competency and standard of care, Commission, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with Commission to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 4; or (d) pursue any and all other remedies at law or in equity.

1.4. Assigned Personnel.

a. Consultant shall assign only competent personnel to perform work hereunder. In the event that at any time Commission, in its sole discretion, desires the removal of any person or persons assigned by Consultant to perform work hereunder, Consultant shall remove such person or persons immediately upon receiving written notice from Commission.

b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by Commission to be key personnel whose services were a material inducement to Commission to enter into this Agreement, and without whose services Commission would not have entered into this Agreement. Consultant shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of Commission.

c. In the event that any of Consultant's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness or other factors outside of Consultant's control, Consultant shall be responsible for timely provision of adequately qualified replacements.

2. Payment.

For all services and incidental costs required hereunder, Consultant shall be paid a lump sum in accordance with Exhibit B, attached hereto and incorporated herein by this reference, regardless of the number of hours or length of time necessary for Consultant to complete the services.

Consultant shall not be entitled to any additional payment for any expenses incurred in completion of the services. Exhibit B includes a breakdown of costs used to derive the lump sum amount, including but not limited to hourly rates, estimated travel expenses and other applicable rates.

Upon completion of the work, Consultant shall submit its bill[s] for payment in a form approved by Commission. The bill[s] shall identify the services completed and the amount charged.

Unless otherwise noted in this Agreement, payments shall be made within the normal course of Commission business after presentation of an invoice in a form approved by the Commission for services performed. Payments shall be made only upon the satisfactory completion of the services as determined by the Commission.

Pursuant to California Revenue and Taxation code (R&TC) Section 18662, the Commission shall withhold seven percent of the income paid to Consultant for services performed within the State of California under this agreement, for payment and reporting to the California Franchise Tax Board, if Consultant does not qualify as: (1) a corporation with its principal place of business in California, (2) an LLC or Partnership with a permanent place of business in California, (3) a corporation/LLC or Partnership qualified to do business in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

If Consultant does not qualify, Commission requires that a completed and signed Form 587 be provided by the Consultant in order for payments to be made. If Consultant is qualified, then the Commission requires a completed Form 590. Forms 587 and 590 remain valid for the duration of the Agreement provided there is no material change in facts. By signing either form, the Consultant agrees to promptly notify the Commission of any changes in the facts. Forms should be sent to the Commission pursuant to Article 12. To reduce the amount withheld, Consultant has the option to provide Commission with either a full or partial waiver from the State of California.

3. Term of Agreement. The term of this Agreement shall be from December 1, 2018 to June 30, 2019 unless terminated earlier in accordance with the provisions of Article 4 below.

4. Termination.

4.1. Termination Without Cause. Notwithstanding any other provision of this Agreement, at any time and without cause, Commission shall have the right, in its sole discretion, to terminate this Agreement by giving 5 days written notice to Consultant.

4.2. Termination for Cause. Notwithstanding any other provision of this Agreement, should Consultant fail to perform any of its obligations hereunder, within the time and in the manner herein provided, or otherwise violate any of the terms of this Agreement, Commission may immediately terminate this Agreement by giving Consultant written notice of such termination, stating the reason for termination.

4.3. Delivery of Work Product and Final Payment Upon Termination.

In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to Commission all reports, original drawings, graphics, plans, studies, and other data or documents, in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement and shall submit to Commission an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

4.4. Payment Upon Termination. Upon termination of this Agreement by Commission, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and reimbursable expenses properly incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services which have been satisfactorily rendered are to be paid on a per-hour or per-day basis, Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to the termination times the applicable hourly or daily rate; and further provided, however, that if Commission terminates the Agreement for cause pursuant to Section 4.2, Commission shall deduct from such amount the amount of damage, if any, sustained by Commission by virtue of the breach of the Agreement by Consultant.

4.5. Authority to Terminate. The Commission's Executive Director has the authority to terminate this Agreement on behalf of the Commission.

5. Indemnification. Consultant agrees to accept all responsibility for loss or damage to any person or entity, including Commission, and to indemnify, hold harmless, and release Commission and the County of Sonoma, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to Consultant's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant agrees to provide a complete defense for any claim or action brought against Commission based upon a claim relating to such Consultant's or its agents', employees', contractors', subcontractors', or invitees' performance or obligations under this Agreement. Consultant's obligations under this Section apply whether or not there is concurrent or contributory negligence on Commission's part, but to the extent required by law, excluding liability due to Commission's conduct. Commission shall have the right to select its legal counsel at Consultant's expense, subject to Consultant's approval, which shall not be unreasonably withheld. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.

6. Insurance. With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain,

insurance as described in Exhibit C, which is attached hereto and incorporated herein by this reference.

7. Prosecution of Work. The execution of this Agreement shall constitute Consultant's authority to proceed immediately with the performance of this Agreement. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

8. Extra or Changed Work. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Minor changes, which do not increase the amount paid under the Agreement, and which do not significantly change the scope of work or significantly lengthen time schedules may be executed by the Commission Executive Director in a form approved by County Counsel. The Commission must authorize all other extra or changed work. Failure of Consultant to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Consultant shall be entitled to no compensation whatsoever for the performance of such work. Consultant further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of the Commission.

9. Content Online Accessibility Commission and County policy requires that all documents that may be published to the Web meet accessibility standards to the greatest extent possible, and utilizing available existing technologies.

9.1. Standards. All consultants responsible for preparing content intended for use or publication on a Commission-managed or Commission-funded web site must comply with applicable Federal accessibility standards established by 36 C.F.R. Section 1194, pursuant to Section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794(d)), and the County's Web Site Accessibility Policy located at http://sonomacounty.ca.gov/Services/Web-Standards-and-Guidelines/.

9.2. Certification. Consultants must complete the Document Accessibility Certification Form attached hereto as Exhibit D which shall describe how all deliverable documents were assessed for accessibility (e.g. Microsoft Word accessibility check; Adobe Acrobat accessibility check, or other commonly accepted compliance check).

9.3. Alternate Format. When it is strictly impossible due to the unavailability of technologies required to produce an accessible document, Consultant shall identify the anticipated accessibility deficiency prior to commencement of any work to produce such deliverables. Consultant agrees to cooperate with Commission staff in the development of alternate document formats to maximize the facilitative features of the impacted document(s), e.g. embedding the document with alt-tags that describe complex data/tables.

9.4. Noncompliant Materials; Obligation to Cure. Remediation of any materials that do not comply with County's Web Site Accessibility Policy shall be the responsibility of Consultant. If Commission and/or County, in its sole and absolute discretion, determines that any deliverable intended for use or publication on any Commission-managed or Commission-funded Web site does not comply with County Accessibility Standards, Commission and/or County will promptly inform Consultant in writing. Upon such notice, Consultant shall, without charge to Commission and/or County, repair or replace the non-compliant materials within such period of time as specified by Commission and/or County in writing. If the required repair or replacement is not completed within the time specified, Commission and/or County shall have the right to do any or all of the following, without prejudice to Commission and/or County's right to pursue any and all other remedies at law or in equity:

a. Cancel any delivery or task order;

b. Terminate this Agreement pursuant to the provisions of Article 4; and/or

c. In the case of custom Electronic Information Technology (EIT) developed by Consultant for Commission, Commission may have any necessary changes or repairs performed by itself or by another contractor. In such event, contractor shall be liable for all expenses incurred by Commission in connection with such changes or repairs.

9.5. Commission's Rights Reserved. Notwithstanding the foregoing, Commission may accept deliverables that are not strictly compliant with County Accessibility Standards if Commission, in its sole and absolute discretion, determines that acceptance of such products or services is in Commission's best interest.

10. Representations of Consultant.

10.1. Standard of Care. Commission has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with generally accepted and applicable professional practices and standards as well as the requirements of applicable federal, state and local laws, it being understood that acceptance of Consultant's work by Commission shall not operate as a waiver or release.

10.2. Status of Consultant. The parties intend that Consultant, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Consultant is not to be considered an agent or employee of Commission and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits Commission provides its employees. In the event Commission exercises its right to terminate this Agreement pursuant to Article 4, above, Consultant expressly agrees that it shall have no recourse or right of appeal under rules, regulations, ordinances, or laws applicable to employees.

10.3. No Suspension or Debarment. Consultant warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Consultant also warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration. If the Consultant becomes debarred, consultant has the obligation to inform the Commission.

10.4. Taxes. Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold Commission harmless from any liability which it may incur to the United States or to the State of California as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case Commission is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish Commission with proof of payment of taxes on these earnings.

10.5. Records Maintenance. Consultant shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make such documents and records available to Commission for inspection at any reasonable time. Consultant shall maintain such records for a period of four (4) years following completion of work hereunder.

10.6. Conflict of Interest. Consultant covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of its services hereunder. Consultant further covenants that in the performance of this Agreement no person having any such interests shall be employed. In addition, if requested to do so by Commission, Consultant shall complete and file and shall require any other person doing work under this Agreement to complete and file a "Statement of Economic Interest" with Commission disclosing Consultant's or such other person's financial interests.

10.7. Statutory Compliance/Living Wage Ordinance. Consultant agrees to comply, and to ensure compliance by its subconsultants or subcontractors, with all applicable federal, state and local laws, regulations, statutes and policies, including but not limited to the County of Sonoma Living Wage Ordinance, applicable to the services provided under this Agreement as they exist now and as they are changed, amended or modified during the term of this Agreement. Without limiting the generality of the foregoing, Consultant expressly acknowledges and agrees that this Agreement is subject to the provisions of Article XXVI of Chapter 2 of the Sonoma County Code, requiring payment of a living wage to covered employees. Noncompliance during the term of the Agreement will be considered a material breach and may result in termination of the Agreement or pursuit of other legal or administrative remedies.

10.8. Nondiscrimination. Without limiting any other provision hereunder, Consultant shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religious creed, belief or grooming, sex (including sexual orientation, gender identity, gender expression, transgender, pregnancy, childbirth, medical conditions related to pregnancy, childbirth or breast feeding), marital status, age, medical condition, physical or mental disability, genetic information, military or veteran status, or any other legally protected category or prohibited basis, including without limitation, the Commission's Non-Discrimination Policy and Executive Order 11246, Equal Employment Opportunity. All nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated herein by this reference.

10.9. AIDS Discrimination. Consultant agrees to comply with the provisions of Chapter 19, Article II, of the Sonoma County Code prohibiting discrimination in housing, employment, and services because of AIDS or HIV infection during the term of this Agreement and any extensions of the term.

10.10. Assignment of Rights. Consultant assigns to Commission all rights throughout the world in perpetuity in the nature of copyright, trademark, patent, right to ideas, in and to all versions of the plans and specifications, if any, now or later prepared by Consultant in connection with this Agreement. Consultant agrees to take such actions as are necessary to protect the rights assigned to Commission in this Agreement, and to refrain from taking any action which would impair those rights. Consultant's responsibilities under this provision include, but are not limited to, placing proper notice of copyright on all versions of the plans and specifications as Commission may direct, and refraining from disclosing any versions of the plans and specifications to any third party without first obtaining written permission of Commission. Consultant shall not use or permit another to use the plans and specifications in connection with this or any other project without first obtaining written permission of Commission.

10.11. Ownership and Disclosure of Work Product. All reports, original drawings, graphics, plans, studies, and other data or documents ("documents"), in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement shall be the property of Commission. Commission shall be entitled to immediate possession of such documents upon completion of the work pursuant to this Agreement. Upon expiration or termination of this Agreement, Consultant shall promptly deliver to Commission all such documents, which have not already been provided to Commission in such form or format, as Commission deems appropriate. Such documents shall be and will remain the property of Commission without restriction or limitation. Consultant may retain copies of the above- described documents but agrees not to disclose or discuss any information gathered, discovered, or generated in any way through this Agreement without the express written permission of Commission.

10.12. Authority. The undersigned hereby represents and warrants that he or she has authority to execute and deliver this Agreement on behalf of Consultant.

11. Demand for Assurance. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect to the performance of either party, the other may in writing demand adequate assurance of due performance and until such assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received. "Commercially reasonable" includes not only the conduct of a party with respect to performance under this Agreement, but also conduct with respect to other agreements with parties to this Agreement or others. After receipt of a justified demand, failure to provide within a reasonable time, but not exceeding thirty (30) days, such assurance of due performance as is adequate under the circumstances of the particular case is a repudiation of this Agreement. Acceptance of any improper delivery, service, or payment does not prejudice the aggrieved party's right to demand adequate assurance of future performance. Nothing in this Article limits Commission's right to terminate this Agreement pursuant to Article 4.

12. Assignment and Delegation. Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other, and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

13. Method and Place of Giving Notice, Submitting Bills and Making Payments. All notices, bills, and payments shall be made in writing and shall be given by personal delivery or by U.S. Mail or courier service. Notices, bills, and payments shall be addressed as follows:

TO COMMISSION:
Sonoma County Community Development Commission
ATTN: Jenny Helbraun Abramson
1440 Guerneville Road
Santa Rosa, CA 95403
Fax: (707) 565-7583
Email: jenny.abramson@sonoma-county.org

TO CONSULTANT:
Applied Survey Research
ATTN: Peter Connery, Vice President
P.O. Box 1927
Watsonville, CA 95077
Email: connery@appliedsurveyresearch.org

When a notice, bill or payment is given by a generally recognized overnight courier service, the notice, bill or payment shall be deemed received on the next business day. When a copy of a notice, bill or payment is sent by facsimile or email, the notice, bill or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill or payment is promptly deposited in the U.S. mail and postmarked on the date of the facsimile or email (for a payment, on or before the due date), (2) the sender has a written confirmation of the facsimile transmission or email, and (3) the facsimile or email is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this paragraph.

14. Miscellaneous Provisions.

14.1. No Waiver of Breach. The waiver by Commission of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or provision or any subsequent breach of the same or any other term or promise contained in this Agreement.

14.2. Construction. To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Consultant and Commission acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Consultant and Commission acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

14.3. Consent. Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

14.4. No Third Party Beneficiaries. Nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

14.5. Applicable Law and Forum. This Agreement shall be construed and interpreted according to the substantive law of California, regardless of the law of conflicts to the contrary in any jurisdiction. Any action to enforce the terms of this Agreement or for the breach thereof shall be brought and tried in Santa Rosa or the forum nearest to the city of Santa Rosa, in the County of Sonoma.

14.6. Captions. The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

14.7. Merger. This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. Each Party acknowledges that, in entering into this Agreement, it has not relied on any representation or undertaking, whether oral or in writing, other than those which are expressly set forth in this Agreement. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

14.8. Survival of Terms. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

14.9. Time of Essence. Time is and shall be of the essence of this Agreement and every provision hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

SIGNATURES BEGIN ON NEXT PAGE

CONSULTANT

Dated:_____________ By: ____
Name: Peter Connery
Title: Vice President

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION

Dated:_____________ By: ____
Margaret S. Van Vliet, Executive Director

CERTIFICATES OF INSURANCE ON FILE WITH AND APPROVED AS TO SUBSTANCE BY THE COMMISSION

Dated:_____________ By: ____
Margaret S. Van Vliet, Executive Director

APPROVED AS TO FORM

Dated: By: ____
Alegría De La Cruz, Deputy County Counsel

Purpose is to coordinate, implement and produce the report of results of the 2019 Homeless Census and Survey. This includes the following action steps:

ACTIVITIES PRIOR TO DATA COLLECTION

- Discuss / formulate work plan, timeline, and methodology, review process improvement ideas, and finalize 2019 reporting requirements
- Present project outline to stakeholders including, but not necessarily limited to, the Sonoma County Homeless System of Care Leadership Council, as requested.
- Finalize street count plan, develop sub-population and geographically specific outreach targets
- Develop volunteer and homeless advisor quotas and begin recruitment campaign
- Develop and translate 15-minute survey for precariously housed telephone study
- Finalize all census deployment sites and team captains

DATA COLLECTION ACTIVITIES

- Conduct census trainings
- Conduct homeless street count
- Conduct Shelter Count through coordination with local HMIS
- Conduct an adequate sample of homeless surveys but not less than 600
- Conduct Telephone Survey to random sample of 400 cell and 100 land lines (total: 500 households) with follow up calls. Includes telephone sample, and CATI programming and set-up.

ACTIVITIES SUBSEQUENT TO DATA COLLECTION

- Data entry and analysis
- Report Homeless Population and Subpopulation Chart data at least 7 days prior to HUD's deadline for submission in HDX
- Draft Report, Street Census by Census Tract report (Excel), Final Survey Data Set, and Telephone Survey Data Set no more than 30 days following HDX submission
- Review jurisdictional census data results for changes and authenticate significant deltas, prior to publication of Final Report
- Final Report, including results of the Telephone Survey, in .pdf form plus 10 bound hard copy reports no more than 60 days following HDX submission
- PowerPoint presentations to up to three local stakeholder groups

EXHIBIT B - BUDGET

Costs incurred on or after December 1, 2018, to perform the work included in Exhibit A of this Agreement may be reimbursed with COMMISSION funds as detailed below. Upon presentation of a verified written invoice for actual costs incurred and disbursements made and adequate written documentation of work performed, such adequacy to be determined by COMMISSION, COMMISSION shall pay CONSULTANT up to the maximum amount set forth below.

Any requested modification to the line items of this Budget shall be reviewed and approved by COMMISSION prior to the expenditures of funds detailed in the budget change. Budget modifications shall not alter the basic scope of services required.

		Budget 2019
1. Project Management	**$**	**4,090.00**
3. Methodology	**$**	**1,488.00**
4. Geographic Coverage	**$**	**3,468.00**
5. Youth Count	**$**	**4,650.00**
7. Recruitment	**$**	**7,038.00**
8. Trainings	**$**	**3,176.00**
9. Incentives and Payments	**$**	**16,632.00**
10. Survey Oversight, *including Telephone Survey development & translation*	**$**	**3,614.00**
11. Conduct Telephone Survey	**$**	**32,844.00**
12. Count Oversight	**$**	**9,754.00**
13. Report Production	**$**	**26,520.00**
14. Administrative Overhead	**$**	**11,146.50**
Total		**$124,420.50**

PAYMENT SCHEDULE

Amount	Invoice Date Due
$62,210.50	March 1, 2019
$62,210.00	Upon completion; on or before July 10, 2019
$124,420.50	

EXHIBIT C: INSURANCE REQUIREMENTS

With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain insurance as described below unless such insurance has been expressly waived by the attachment of a *Waiver of Insurance Requirements*. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

County reserves the right to review any and all of the required insurance policies and/or endorsements, but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. Workers Compensation and Employers Liability Insurance

- **a.** Required if Consultant has employees as defined by the Labor Code of the State of California.
- **b.** Workers Compensation insurance with statutory limits as required by the Labor Code of the State of California.
- **c.** Employers Liability with minimum limits of $1,000,000 per Accident; $1,000,000 Disease per employee; $1,000,000 Disease per policy.
- **d.** *Required Evidence of Insurance*: Certificate of Insurance.

If Consultant currently has no employees as defined by the Labor Code of the State of California, Consultant agrees to obtain the above-specified Workers Compensation and Employers Liability insurance should employees be engaged during the term of this Agreement or any extensions of the term.

2. General Liability Insurance

- **a.** Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01.
- **b.** Minimum Limits: $1,000,000 per Occurrence; $2,000,000 General Aggregate; $2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Excess or Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, County requires and shall be entitled to coverage for the higher limits maintained by Consultant.
- **c.** Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by County. Consultant is responsible for any deductible or self-insured retention and shall fund it upon County's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the County.
- **d.** Sonoma County Community Development Commission and the County of Sonoma shall

be endorsed as additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this Agreement.

e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.

f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in ISO form CG 00 01, or equivalent).

g. The policy shall cover inter-insured suits between the additional insureds and Consultant and include a "separation of insureds" or "severability" clause which treats each insured separately.

h. *Required Evidence of Insurance*:

  i. Copy of the additional insured endorsement or policy language granting additional insured status; and

  ii. Certificate of Insurance.

3. Automobile Liability Insurance

a. Minimum Limit: $1,000,000 combined single limit per accident. The required limit may be provided by a combination of Automobile Liability Insurance and Commercial Excess or Commercial Umbrella Liability Insurance.

b. Insurance shall cover all owned autos. If Consultant currently owns no autos, Consultant agrees to obtain such insurance should any autos be acquired during the term of this Agreement or any extensions of the term.

c. Insurance shall cover hired and non-owned autos.

d. *Required Evidence of Insurance*: Certificate of Insurance.

4. Standards for Insurance Companies

Insurers, other than the California State Compensation Insurance Fund, shall have an A.M. Best's rating of at least A:VII.

5. Documentation

a. The Certificate of Insurance must include the following reference: 2019 Point In Time Homeless Count and Survey.

b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with County for the entire term of this Agreement and any additional periods if specified in Sections 1, 2 or 3 above.

c. The name and address for Additional Insured endorsements and Certificates of Insurance is: Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa CA 95403.

d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.

e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.

f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

6. Policy Obligations

Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

7. Material Breach

If Consultant fails to maintain insurance which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. County, at its sole option, may terminate this Agreement and obtain damages from Consultant resulting from said breach. Alternatively, County may purchase the required insurance, and without further notice to Consultant, County may deduct from sums due to Consultant any premium costs advanced by County for such insurance. These remedies shall be in addition to any other remedies available to County.

Exhibit D:
Sonoma County Community Development Commission
Web Accessibility Questionnaire

Commission and County policy requires that all County websites, web content and web-based applications must be accessible to staff members and members of the public with disabilities. For more information regarding the details of this policy, please see Web Accessibility Policy, published in the County of Sonoma's Web Standards site (http://webstandards.sonoma-county.org/content.aspx?sid=1014&id=1300).

Standard	Source(s)	Response
1. Rate the overall level of accessibility compliance of your website, web content or web-based application: a. **Fully compliant – All content and functionality meet or exceed the criteria delineated in Section 508 and WCAG 2.0 Level AA.** b. **Partially compliant – Some content or functionality meet or exceed the criteria delineated in Section 508 and WCAG 2.0 Level AA while other content or functionality are only compliant to Section 508 and WCAG 2.0 Level A.** c. **Partially compliant – All content and functionality are fully compliant with Section 508 and WCAG 2.0 Level A.** d. **Partially compliant – All content and functionality are fully compliant with Section 508.** e. **Not compliant.** **Fully Compliant Response(s): a**	**Section 508** **WCAG 2.0**	
2. Does each non-text element on the page have a text equivalent via "alt" (alternative text attribute) or does the page otherwise include a meaningful description of the non-text element in the text accompanying the non-text element? a. **Yes.** b. **Yes and no. Some non-text elements have meaningful text equivalents while others do not.** c. **No, none of the non-text elements have text equivalents.** d. **N/A. There are no non-text elements on the page.** **Fully Compliant Response(s): a, d**	**Section 508** • **§1194.22 (a)** **WCAG 2.0** • **Guideline 1.1**	
3. For any multimedia content, is text captioning provided for all audible output and audible output provided for all important visual information? **a. Yes.** **b. Yes and no. Text captioning is not provided for audible output, but audio descriptions are provided for all important visual information.** **c. Yes and no. Audio descriptions are not provided for all important visual information, but text captioning is provided for audible output.** **d. No, neither is provided.** **e. N/A. There is no multimedia content on the page.** **Fully Compliant Response(s): a, e**	**Section 508** • **§1194.22 (b)** **WCAG 2.0** • **Guideline 1.1** • **Guideline 1.2**	

Standard	**Source(s)**	Response
4. Are all audio descriptions and text captions synchronized with their associated dynamic content? a. Yes, text captioning for audible output and audible output for visual information is completely synchronized with changes in the dynamic content of the page. b. Yes and no. Text captioning is not completely synchronized with audible output as the dynamic content of the page changes or is not provided, but the audio descriptions are synchronized to the important visual information they describe. c. Yes and no. Audio descriptions are not synchronized to the important visual information they describe or they are not provided, but text captioning is synchronized with the audible output as the dynamic content of the page changes. d. No. Both are provided but neither is synchronized. e. N/A. There is no multimedia content on this page. Fully Compliant Response(s): a, e	**Section 508** • §1194.22 (b) **WCAG 2.0** • Guideline 1.2	
5. If any audio plays automatically for more than 3 seconds, is there a mechanism available to pause or stop the audio, or to control volume independently from the overall system volume? a. Yes, there is audio that automatically plays for more than 3 seconds and there is a mechanism available to control the volume of the audio without affecting the overall system volume. b. Yes, there is audio that automatically plays for more than 3 seconds and there is a mechanism available to pause or stop the audio. c. No. There is audio that automatically plays for more than 3 seconds but there is no mechanism to stop, pause or alter the volume without affecting the system volume. d. N/A. There is no automatic audio or the automatic audio plays for less than 3 seconds. Fully Compliant Response(s): a, b, d	**WCAG 2.0** • Guideline 1.4	
6. Is every page capable of being understood and navigated even if users do not have the ability to identify specific colors or differentiate between colors? a. Yes, any use of color as to imply meaning or information is easily understood without color and sufficient contrast has been applied to assist those that have difficulty differentiating or identifying individual colors. b. Yes, sufficient contrast has been applied to assist those that have difficulty differentiating or identifying individual colors. c. Yes, any use of color as to imply meaning or information is easily understood without color. d. No, the page does not use color appropriately. Fully Compliant Response(s): a	**Section 508** • §1194.22 (c) **WCAG 2.0** • Guideline 1.4	
7. If any page uses cascading style sheets (CSS)[1], is it viewable without style sheets (style sheets turned off, not supported by the browser, etc.)? a. Yes. b. No. c. N/A. The page does not use cascading style sheets (CSS). Fully Compliant Response(s): a, c	**Section 508** • §1194.22 (d) **WCAG 2.0** • Guideline 1.3	

---

[1] Cascading Style Sheets (CSS) can be associated a webpage in multiple ways: declared within the webpage, embedded via a separate file, or added dynamically via JavaScript.

Standard	**Source(s)**	Response
8. If any page uses cascading style sheets (CSS)[2], is it designed so that it does not interfere with style sheets set by the browser? a. Yes, it works without interfering with style sheets set by the browser. b. No, it interferes with any style sheets that have been set by the browser. c. N/A. The page does not use cascading style sheets (CSS). Fully Compliant Response(s): a, c	**WCAG 2.0** - Guideline 1.3	
9. If any page includes server-side image maps, are duplicate text links provided for all links within the server-side image maps? a. Yes, each link in the server-side image maps is duplicated by a separate text link. b. Yes and no. Some of the links from the server-side image maps are duplicated in separate text links while others are not. c. No, redundant text links are not provided for any link from the server- side image maps. d. N/A. The page does not include any server-side image maps. Fully Compliant Response(s): a, d	**Section 508** - §1194.22 (e)	
10. If any page includes one or more client-side image maps, does each map region have a text equivalent via "alt" (alternative text attribute) or does the page otherwise include a meaningful description of the non-text element in the text accompanying it? a. Yes. b. Yes and no. Some of the non-text elements associated with the image map(s) have text equivalents or a meaningful text description, while others do not. c. No. None of the non-text elements associated with the image map(s) have text equivalents or meaningful text descriptions. d. N/A. The page does not include any client-side image maps. Fully Compliant Response(s): a, d	**Section 508** - §1194.22 (a)	
11. If any page includes a simple table (single level of row/column headers), are the row/column headers identified? a. Yes, all simple **data tables** have row/column headers identified and all **non-data tables** do not identify row/column headers. b. Yes and no. Some simple **data tables** exist but either the row or column header is not identified or some simple **non-data tables** exist but either the row or column header is identified. c. N/A. The page does not include simple tables. Fully Compliant Response(s): a, c	**Section 508** - §1194.22 (g)	
12. If any page includes a complex data table (2 or more logical levels of row or column headers), does each cell provide association with row and column headers? a. Yes, complex tables exist and each cell within the table includes identification of its row and column headers. b. No, complex tables exist, but some cells within the table fail to identify row and column headers. c. N/A. The page does not include complex data tables. Fully Compliant Response(s): a, c	**Section 508** - §1194.22 (h)	
13. If the page uses frames, does each frame have a title that meaningfully describes it? a. Yes. b. No. c. N/A. The page does not use frames. Fully Compliant Response(s): a, c	**Section 508** - §1194.22 (i)	

---

[2] Cascading Style Sheets (CSS) can be associated a webpage in multiple ways: declared within the webpage, embedded via a separate file, or added dynamically via JavaScript.

Standard	Source(s)	Response
14. Does any page include content (such as applets or content requiring plug-ins) that may cause the screen to flicker with a frequency greater than 2 Hz and lower than 55 Hz? a. Yes. b. No. Fully Compliant Response(s): b	**WCAG 2.0** • Guideline 2.3	
15. If the page uses scripts, such as JavaScript or scripts in Macromedia Flash content, and if the scripts affect any content displayed to the user, is there equivalent text provided by the page or the script that is accessible to a screen reader? a. Yes. The page contains JavaScript or Macromedia Flash content that affects the content displayed to the user, but the page or script contains equivalent text that is accessible to a screen reader. b. No. While the page contains JavaScript or Macromedia Flash content that affects the content displayed to the user, neither the page nor the script contains equivalent text that is accessible to a screen reader. c. N/A. The page does not use JavaScript or Macromedia Flash content. Fully Compliant Response(s): a, c	**Section 508** • §1194.22 (a) **WCAG 2.0** • Guideline 1.1 • Guideline 1.2	
16. If the web page uses applets, such as downloadable Java applets, does it also contain the same information and functionality in an accessible format? a. Yes, while the page uses applets, it contains the same information and functionality in an accessible format. b. No, although the page uses applets, it does not contain the same information and functionality in an accessible format. c. N/A. The page does not use any applets. Fully Compliant Response(s): a, c	**Section 508** • §1194.22 (a) **WCAG 2.0** • Guideline 1.1 • Guideline 1.2	
17. Is every web page capable of full functionality via only the keyboard? a. Yes, all functionality of the content is operable through a keyboard interface and if focus can be shifted to a component via the keyboard, then keyboard interface can also be used to shift focus away from that component. b. No, some functionality is not operable via a keyboard interface alone. Fully Compliant Response(s): a	**WCAG 2.0** • Guideline 2.1	
18. Is every web page designed for maximum compatibility with the current and future user agents, including assistive technologies? a. Yes, content implemented using markup languages, elements have complete start and end tags, elements are nested according to their specifications, elements do not contain duplicate attributes, and any IDs are unique, except where the specifications allow these features. For all user interface components (including but not limited to: form elements, links and components generated by scripts), the name and role can be programmatically determined; states, properties, and values that can be set by the user can be programmatically set; and notification of changes to these items is available to user agents, including assistive technologies. b. Yes and no, content implemented using markup languages, elements have complete start and end tags, elements are nested according to their specifications, elements do not contain duplicate attributes, and any IDs are unique, except where the specifications allow these features. c. Yes and no, for all user interface components (including but not limited to: form elements, links and components generated by scripts), the name and role can be programmatically determined; states, properties, and values that can be set by the user can be programmatically set; and notification of changes to these items is available to user agents, including assistive technologies. d. No, some content or interface components do not comply with this guideline in at least one area. Fully Compliant Response(s): a	**WCAG 2.0** • Guideline 4.1	

Standard	**Source(s)**	Response
19. If the page uses other programmatic objects (such as Flash, Shockwave, RealAudio, or RealVideo content), or otherwise requires the use of plug-ins or programmatic support for the browser, does the page include a link to the plug-in or programmatic item required for accessing the content of the page and is that plug-in or programmatic item itself accessible to people with disabilities? a. Yes, the page uses such programmatic objects and includes a link to the plug-ins or other items required for accessing the content of the page and those plug-ins or programmatic items are accessible to people with disabilities. b. Yes and no. While the page uses such programmatic objects and includes a link to the plug-ins or other items required for accessing the content of the page, those plug-ins or programmatic items are not accessible to people with disabilities. c. No, while the page uses such programmatic objects, it does not include a link to the plug-ins or other items required for accessing the content of the page. d. N/A. The page does not use such programmatic objects. Fully Compliant Response(s): a, d	**Section 508** • §1194.22 (m)	
20. If the page includes links to .pdf (Adobe Acrobat's portable document format) files, were those .pdf files created in a way that is likely to maximize their accessibility for people with disabilities? a. Yes. While the page includes links to .pdf files, the files were converted from Microsoft Word or by scanning something into .pdf and then running them through an optical character recognition (OCR) process. The structure and tags of each document has been verified as accessible. b. No, the page includes links to .pdf files that were created by scanning files into .pdf and were not put through an OCR process. c. N/A. The page does not include any links to .pdf files. Fully Compliant Response(s): a, c	**Section 508** • §1194.22 (a) • §1194.22 (c) • §1194.22 (g) • §1194.22 (h) • §1194.22 (n) **WCAG 2.0** • Guideline 1.1 • Guideline 1.2	
21. If the page includes one or more electronic forms that is designed for completion online, does each form permit users of assistive technology to access the information, field elements, and functionality required for completion and submission of the form including all directions and cues? a. Yes, the page contains one or more forms designed to be completed online. Each such form complies with all of the accessibility requirements that are the subject of this questionnaire and has been tested for usability by persons using assistive technologies. b. Yes, but... The page contains one or more forms designed to be completed online. While each such form complies with all of the accessibility requirements that are the subject of this questionnaire, one or more of them has not been tested for usability by persons using assistive technologies. c. Yes, but... The page contains one or more forms designed to be completed online. We have tested each of the forms using assistive technology, but we are not sure that each such form complies with all of the accessibility requirements that are the subject of this questionnaire. d. No. The page contains one or more forms designed to be completed online, but at least one of these forms is inaccessible to people with disabilities, at least in one respect. e. N/A. The page does not contain any forms designed to be completed online. Fully Compliant Response(s): a, e	**Section 508** • §1194.22 (n)	

Standard	Source(s)	Response
22. If any page contains one or more forms that is designed to be completed online but that is inaccessible to people with disabilities in some respect, does the page include an alternate accessible form or a link to an alternate accessible form? a. Yes. While the page contains one or more forms that is designed to be completed online but that is inaccessible to people with disabilities in some respect, the page includes an alternate accessible form or a link to an alternate accessible form. b. No. The page contains one or more forms designed to be completed online but that is inaccessible to people with disabilities in some respect and the page does not contain an alternate accessible form or a link to an alternate accessible form. c. N/A. The page does not include one or more forms that are designed to be completed online or it does include such forms, but they are accessible to people with disabilities in all respects. Fully Compliant Response(s): a, c	**Section 508** • §1194.22 (a) **WCAG 2.0** • Guideline 1.1	
23. Are labels and instructions provided for all forms? If data validation occurs, are the errors identified and described in text? a. Yes. b. No. c. N/A. The page does not contain any forms designed to be completed online. Fully Compliant Response(s): a, c	**WCAG 2.0** • Guideline 3.3	
24. If any page includes navigational links to other web pages within the same website, is there a link allowing users of screen readers to skip over those links? a. Yes. b. No. c. N/A. The page does not contain any navigational links to other web pages within the same website. Fully Compliant Response(s): a, c	**Section 508** • §1194.22 (o)	
25. Is the navigation designed to assist users in finding content and determine where they are (e.g. breadcrumbs)? a. Yes. b. No. Fully Compliant Response(s): a	**WCAG 2.0** • Guideline 2.4	
26. If any page requires users to respond within a fixed amount of time before the user is "timed out," is the user alerted that he or she will be timed out and given sufficient time to indicate that more time is required before actually being timed out? a. Yes. b. Yes and no. While the page warns users that they are about to be timed out, it does not give them an option to extend the length of time that the page will be kept open. c. No. The page will time out users but does not provide prior warning or the ability to extend the length of time it will be kept open. d. N/A. The page does not "time out" users, no matter how long a page is kept open. Fully Compliant Response(s): a, d	**Section 508** • §1194.22 (p) **WCAG 2.0** • Guideline 1.2 • Guideline 2.2	

Standard	**Source(s)**	Response
27. Taking into consideration your responses to the previous questions, if the reviewed page(s) likely contains barriers to access for people with disabilities, do you have an alternative text-only page that contains the same information and is updated as often as the reviewed page? a. Yes. b. Yes and no. While the page appears to contain barriers to access for people with disabilities and we have established a text-only alternate page, the text- only alternate page does not include the same information or is not updated as often as the reviewed page. c. No. While the page appears to contain barriers to access for people with disabilities, we do not have an alternate text-only page. d. N/A. The page does not appear to contain any barriers for people with disabilities, so we do not have an alternate text-only page. e. N/A. Even though the page does not appear to contain any barriers to access for people with disabilities, we still maintain an alternate text-only page that contains the same information and is updated as often as the reviewed page. Fully Compliant Response(s): a, d, e	**Section 508** • §1194.22 (a) **WCAG 2.0** • Guideline 1.1	

28. Test your page(s) for accessibility to persons with disabilities using assistive technology

a. Describe the testing method and tools used.

b. Describe the results of this test.

29. Describe the accessibility successes and challenges you identified during your evaluation and any plans you have for addressing any problems on these and similar pages within your website:

Responses reviewed and approved by: ______________________________

Signature of department representative / Date

References

1. Section 508 Standards (http://www.section508.gov/index.cfm?fuseAction=stdsdoc#Web)
2. WCAG Guidelines (http://www.w3.org/TR/WCAG/#guidelines)
3. County of Sonoma
   a. Web Standards (http://webstandards.sonoma-county.org)
   b. Accessibility Assistance (http://webstandards.sonoma-county.org/content.aspx?sid=1014&id=1113)

EXHIBIT E
Federal Funding Requirements

1. General Compliance:

The SUBRECIPIENT agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the Housing and Urban Development regulations concerning federal Community Development Block Grant program (CDBG)) and/or Part 576 (the Housing and Urban Development regulations concerning federal Emergency Solutions Grant Program (ESG)), and/or Part 578 (the Housing and Urban Development regulations concerning the federal Continuum of Care (CoC) program), as relevant. The SUBRECIPIENT also agrees to comply with all other applicable federal, state and local laws, regulations, and policies governing the funds provided under this contract. The SUBRECIPIENT further agrees to utilize federal funds available under this Agreement to supplement rather than supplant funds otherwise available.

Both parties have entered into this Agreement in reliance on the representation of the federal government that the program funding will continue. Notwithstanding any other provision of this Agreement, COMMISSION retains the right in its sole discretion and without notice to terminate or reduce the amount payable to SUBRECIPIENT under this Agreement in the event that the Federal government does not fund in the amount projected at the time this Agreement is executed. SUBRECIPIENT agrees that maximum amount payable under this Agreement by COMMISSION shall not exceed the amount actually funded by the federal government.

2. Program Income

"Program income" means amounts received by SUBRECIPIENT generated from the use of federal funds as defined at 24 CFR 570.500. Program income includes, but is not limited to, the following: 1) proceeds from the disposition by sale or long-term lease of real property purchased or improved with federal funds; 2) proceeds from the disposition of equipment purchased with federal funds; 3) gross income from the use or rental of real or personal property acquired by SUBRECIPIENT with federal funds, less costs incidental to generation of the income; 4) gross income from the use or rental of real property, owned by SUBRECIPIENT, that was constructed or improved with federal funds, less costs incidental to generation of the income; 5) payments of principal and interest on loans made using federal funds; 6) proceeds from the sale of loans made with federal funds; 7) proceeds from the sale of obligations secured by loans made with federal funds; 8) interest earned on program income pending its disposition; and 9) funds collected through special assessments made against properties owned and occupied by households not of low and moderate income, where the assessments are used to recover all or part of the federally funded portion of a public improvement.

Under the Community Development Block Grant Program (CDBG, 24 CFR 570.503), any program income received by SUBRECIPIENT shall be immediately returned to

COMMISSION. This provision shall survive the termination or expiration of this Agreement.

Under the Emergency Solutions Grant Program, (ESG, 24 CFR 576.3 and 576.201), program income includes any amount of a security or utility deposit returned to SUBRECIPIENT; eligible ESG costs paid by program income shall count toward meeting the COMMISSION'S matching requirements. Financial records of receipt and use of program income must be retained per the records retention policies in paragraph 10(b), Records.

Under the Continuum of Care Program (CoC, 24 CFR 578.97), program income is the income received by the SUBRECIPIENT directly generated by a grant-supported activity. Program income earned during the grant term shall be retained by the SUBRECIPIENT, and used for eligible activities in accordance with 24 CFR 578 Subpart D. Costs incident to the generation of program income may be deducted from gross income to calculate program income, provided that the costs have not been charged to grant funds.

3. Compliance with Emergency Solutions Grant Program, 24 CFR 576 Subpart E

Per § 576.400 (d), once the Continuum of Care has developed a centralized assessment system or a coordinated assessment system in accordance with requirements to be established by HUD, each ESG funded program or project within the Continuum of Care's area must use that assessment system.

Per § 576.400 (e), as the administrative agency for the Urban County and Administrative Entity for the State ESG Program, COMMISSION has developed written standards for providing Emergency Solutions Grant (ESG) assistance and will consistently apply those standards for all program participants. SUBRECIPIENT shall comply with all written standards developed by the Sonoma County Continuum of Care and adopted by the Continuum of Care Board.

Per § 576.400 (f), data on all persons served and all activities assisted under ESG and State ESG are entered into the applicable community-wide HMIS in the area in which those persons and activities are located, or a comparable database, in accordance with HUD's standards on participation, data collection, and reporting under a local HMIS. Specific HMIS requirements are included in Exhibit D.

Per § 576.405 (c), SUBRECIPIENT must involve homeless individuals and families in constructing, renovating, maintaining and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.

4. Compliance with Continuum of Care Program, 24 CFR 578

Per § 578.23 (c)(9), SUBRECIPIENT must use the coordinated assessment system established by the Continuum of Care. A victim service provider may choose not to use the Continuum of Care's coordinated assessment system, provided that victim service providers use a centralized or coordinated assessment system that meets HUD's minimum requirements and the victim service provider uses that system instead.

Per § 578.75 (e), SUBRECIPIENT must conduct an ongoing assessment of the supportive services needed by the participants in the project, the availability of such services, and the coordination of services needed to ensure long-term housing stability.

Per § 578.75 (g), SUBRECIPIENT must provide for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policymaking entity of the SUBRECIPIENT, to the extent that such entity considers and makes policies and decisions regarding any project, supportive services, or assistance provided under this part. This requirement is waived if the SUBRECIPIENT is unable to meet such requirement and obtains HUD approval for a plan to otherwise consult with homeless or formerly homeless persons when considering and making policies and decisions. Each SUBRECIPIENT must, to the maximum extent practicable, involve homeless individuals and families through employment; volunteer services; or otherwise in constructing, rehabilitating, maintaining, and operating the project, and in providing supportive services for the project.

5. Executive Order 11246 -- Employment and Contracting Opportunities

Executive Order 11246, as amended by Executive Orders 11375, 11478, 12086 and 12107, and all regulations pursuant thereto (41 CFR Chapter 60) states that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin in all phases of employment during the performance of Federal or federally-assisted contracts and affirmative action shall be taken to ensure equal employment opportunity. SUBRECIPIENT will incorporate, or cause to be incorporated, into any contract for construction work or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the federal government or borrowed on the credit of the federal government pursuant to a grant, contract, loan, insurance, or guarantee, the following equal opportunity clause:

6 Use of Debarred, Suspended or Ineligible SUBRECIPIENTs or Contractorss

The SUBRECIPIENT agrees that assistance provided under this Agreement shall not be used directly or indirectly to employ, award contracts to, or otherwise engage the services of, or fund any SUBRECIPIENT or Contractor during any period of debarment, suspension, or placement in ineligible status (24 CFR Part 24).

7. Compliance with 2 CFR Part 200

SUBRECIPIENT shall comply with the requirements and standards of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

8. Lobbying Restrictions

SUBRECIPIENT agrees, to the best of its knowledge and belief:

No federal appropriated funds have been paid or will be paid, by or on behalf of SUBRECIPIENT, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and the language of this paragraph shall be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all SUBRECIPIENTs shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

9. Environmental Standards

The SUBRECIPIENT agrees to comply with the requirements of the National Environmental Policy Act of 1969 as specified in regulations issued pursuant to Section 104(g) of the Housing and Community Development Act and contained in 24 CFR part 58.

10. Fair Housing and Equal Opportunity Certifications

SUBRECIPIENT hereby assures and certifies that it will comply with the following Acts and/or Executive Orders:

a) Civil Rights Act of 1964 (Title VI)

Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.; P.L. 88-352) and regulations pursuant thereto (Title 24 CFR Part I) states that no person in the United States shall, on the basis of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity receiving Federal financial assistance extended to SUBRECIPIENT. This assurance shall obligate SUBRECIPIENT, or in the case of any transfer, the transferee, for the period during which the real property and structure(s) are used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

b) Fair Housing Act of 1968

The Fair Housing Act (42 U.S.C. 3601-3620; P.L. 90-284) states that it is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States and prohibits any person from discriminating in the sale or rental of housing, the financing of housing, or the provision of brokerage services, including in any way making unavailable or denying a dwelling to any person, because of race, color, religion, sex, national origin, handicap or familial status. SUBRECIPIENT shall administer all programs and activities assisted under this Agreement in a manner to affirmatively further the policies of the Fair Housing Act.

c) Executive Order 11063 -- Equal Opportunity in Housing

Executive Order 11063, as amended by Executive Order 12259, and regulations pursuant thereto (24 CFR Part 107), prohibits discrimination because of race, color, creed, sex, or national origin in the sale, leasing, rental or other disposition of residential property and related facilities (including land to be developed for residential use), or in the use or occupancy thereof, if such property and related facilities are provided with Federal financial assistance.

d) Section 109 of the Housing and Community Development Act of 1974

Section 109 of the Housing and Community Development Act of 1974 states that no person in the United States shall on the basis of race, color, national origin, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

Section 109 further provides that any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.) or with respect to an otherwise qualified handicapped person as provided in section 504 of the

Rehabilitation Act of 1973 (29 U.S.C. 794) shall also apply to any program or activity funded in whole or in part with funds made available pursuant to Section 109.

e) Executive Order 13166 – Limited English Proficiency

The Limited English Proficiency (LEP) Guidelines, based upon Title VI of the Civil Rights Act of 1964 (24 CRF 1.4 Executive Order 13166) requires recipients of federal funding to provide language translation or interpreter services to its clients and potential clients who are limited in English proficiency.

A person with Limited English Proficiency (LEP) is a person who does not speak English as their primary language and who has a limited ability to read, write, speak or understand English. Affirmative steps must be taken to communicate with people who need services or information in a language other than English. A policy must be developed to serve applicants, participants, and/or persons eligible for housing assistance and support services.

The SUBRECIPIENT must analyze the various kinds of contacts it has with the public, to assess language needs and decide what reasonable steps should be taken. In order to determine the level of access needed by LEP persons, the following four factors must be balanced:

1. the number or proportion of LEP persons eligible to be served or likely to be applying for program services;
2. the frequency with which LEP persons utilize these programs and services;
3. the nature and importance of the program, activity, or service provided; and
4. the benefits from providing LEP services, and the resources available and costs to the CDC for those services.

Balancing these four factors will ensure meaningful access by LEP persons to critical services while not imposing undue burdens on the SUBRECIPIENT. SUBRECIPIENT shall develop and implement a LEP policy consistent with the above guidelines and provide the COMMISSION with copies of its LEP Policy.

f) Section 504 of the Rehabilitation Act of 1973 and Title III of the Americans with Disabilities Act

Section 504 of the Rehabilitation Act of 1973, as amended, prohibits discrimination based on handicap in federally assisted and conducted programs and activities.

Title III of the Americans with Disabilities Act (28 CFR 36, Subpart B) prohibits discrimination on the basis of disability in the full and equal enjoyment of the goods, services, facilities, or accommodations of any place of public accommodation by any private entity.

g) Age Discrimination Act of 1975

The Age Discrimination Act of 1975, as amended, prohibits discrimination because of age in programs and activities receiving Federal financial assistance.

h) Executive Orders 11625, 12432, 12138 - Minority and Women Owned Business Opportunities

These Executive Orders state that program participants shall take affirmative action to encourage participation by businesses owned and operated by minority groups and women.

10. Other Federal Requirements

a) Audit Requirements

SUBRECIPIENT shall comply with audit requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Specifically, SUBRECIPIENT shall obtain an annual program specific or single audit, as required. SUBRECIPIENT shall provide a copy of such audit together with any management letters and supplementary or related audit letters or reports to COMMISSION within 9 months after the end of the SUBRECIPIENT’s fiscal year. The audit shall include a supplementary schedule showing all revenues and expenditures of CDBG funds and other federal funds for the fiscal year.

b) Records

SUBRECIPIENT agrees to make available for inspection and audit to representatives of COMMISSION, federal, state, and/or local county governments, their employees or agents, all books, financial records, program information, and other records pertaining to the overall operation of SUBRECIPIENT, and this Agreement and to maintain said records for a minimum of five (5) years from the date of COMMISSION’s submission of the annual performance and evaluation report in which the funded activity is reported on for the final time. SUBRECIPIENT further agrees to allow said representatives to review and inspect its facilities and program operations. Said representatives may monitor the operation of this Agreement to assure compliance with all applicable local, state, and~~/or~~ federal regulations.

If COMMISSION should determine that SUBRECIPIENT is not using funds in accordance with this Agreement, or that the COMMISSION does not have sufficient information to determine whether or not the SUBRECIPIENT is using funds in accordance with this Agreement, COMMISSION may order an audit of SUBRECIPIENT's books and financial program records. The cost of this audit shall be deducted from the total paid to SUBRECIPIENT under this Agreement. SUBRECIPIENT agrees that in the event that the program established herewith is subjected to audit exceptions by COMMISSION agencies, it shall be responsible for complying with all exceptions and will pay to COMMISSION the full amount of

COMMISSION's liability to the state and/or federal government resulting from such exceptions.

All provisions of this Agreement that require availability of records or reporting shall survive termination of this Agreement.

c) Conflict of Interest

1. Interest of Members of a City or County: No members of the governing body of a city or county and no other officer, employee, or agent of the city or county who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Agreement; and the SUBRECIPIENT shall take appropriate steps to assure compliance.

2. Interest of Other Local Public Officials: No members of the governing body of the locality and no other public official of such locality, who exercises any function or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Agreement; and the SUBRECIPIENT shall take appropriate steps to assure compliance.

3. Interest of SUBRECIPIENT and Employees: SUBRECIPIENT understands that COMMISSION is a recipient of federal funds and that by virtue of this Agreement, SUBRECIPIENT is a subrecipient of those funds. As such, SUBRECIPIENT further understands that certain Federal laws relating to conflict of interest apply to SUBRECIPIENT, its officers, agents, employees, and constituents; specifically, those laws are contained in 2 CFR Section 200.318.

d) Reversion of Assets

Upon expiration of this Agreement, SUBRECIPIENT shall transfer to COMMISSION any federal funds on hand at the time of expiration and any accounts receivable attributable to the use of federal funds.

e) Political Activity Prohibited

None of the funds, materials, property or services contributed by COMMISSION or SUBRECIPIENT under this Agreement shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.

f) Religious Activity Prohibited

There shall be no religious worship, instruction, or proselytization as part of, or in connection with, the performance of this Agreement.

g) Publication Rights and Copyrights

If this Agreement results in any copyrightable material or inventions, the COMMISSION reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 7
(This Section for use by Clerk of the Board Only.)

To:	Sonoma County Board of Supervisors

Board Agenda Date:	December 11, 2018	**Vote Requirement:**	Majority

Department or Agency Name(s): General Services, Sonoma Water

Staff Name and Phone Number:	**Supervisorial District(s):**
General Services, Marc McDonald: 565-3468 Sonoma Water, Kevin Campbell: 547-1921	3rd

Title: Grant of New Access Easement and Summary Vacation of Existing Access Easement for Piner Creek Reservoir

Recommended Actions:

A concurrent action to:

A) Authorize the Chair of the Sonoma County Board of Supervisors and the Chair of the Sonoma County Water Agency to execute an Access Easement and Agreement between the County of Sonoma and the Sonoma County Water Agency, in form approved by County Counsel and substantially in the form of the attached easement deed, and further authorize the General Manager of the Sonoma Water Agency to accept said grant of real property interest by signing a certificate of acceptance.

B) Adopt a Resolution to authorize the Chair of the Sonoma County Water Agency to summarily vacate an existing access easement (recorded as Document No. 1996-0024795) located on County of Sonoma property located at 3322 Chanate Road, in form approved by County Counsel and in the form of the attached Resolution.

C) Authorize the General Manager of the Sonoma County Water Agency to file a Notice of Exemption in accordance with the California Environmental Quality Act, substantially in the form of the attached.

Executive Summary:

General Services and Sonoma Water desire to improve the access used by Sonoma Water to the Piner Reservoir parcel (APN 180-090-007) which is owned in fee by Sonoma Water, and includes approximately 26 acres. The Piner Reservoir is used by Sonoma Water to manage storm runoff and flood waters. The existing access rights have not been used by Sonoma Water for a number of years and portions of the easement are not suitable for vehicular access. Sonoma Water has expressed an interest in obtaining a formal vehicular ingress and egress easement over lands owned by the County including an existing parking lot. Granting of the access easement will formalize the access currently used by Sonoma Water for maintenance of Sonoma Water's Piner Creek Reservoir over an existing parking lot owned by the County. Both agencies have determined that the new access easement is at a superior location and that it is in the best interests of both agencies to relocate the access easement to the new location. The new access easement is located on already disturbed lands including an existing parking lot located on APN 180-090-008, and a minor portion of 180-090-006. This new access easement will provide Sonoma Water improved access to its existing service road on 26 acre Piner Reservoir parcel. Upon granting of the Access Easement (in form attached) by County to Sonoma Water, the existing Sonoma Water access rights (previously held under Document No. 1996-0024795), will no longer be needed and are appropriate to be vacated. The vacation of the prior access rights will improve the marketability of the 3322 Chanate Road property should the County sell the property at a future date. The item also authorizes the filing of a Notice of Exemption for granting of the access easement and summary vacation of the easement granted under Document No. 1996-0024795.

The County General Services Department and Sonoma Water Agency support vacation of the existing access easement and grant of new access easement for the benefit of their relative facilities and real property interests. This item is related to other board items schedules for the December 11, 2018 hearing date: "Preparatory Actions regarding Disposition of Chanate Campus" and "Disposition of Chanate Campus."

Discussion:

This item involves granting a twenty (20) ft. wide vehicular access easement to Sonoma County Water Agency (Sonoma Water) across property owned by the County of Sonoma (County) located on Chanate Road. The item will also request that the Board of Directors of the Sonoma Water adopt a resolution to authorize the summary vacation of an existing access easement across County property located at 3322 Chanate Road. Sonoma Water is responsible for the operation and maintenance of over 75 miles of streams and engineered channels to help mitigate and protect from damages caused by flooding.

The Central Sonoma Watershed Project (Project) was completed in the 1970's and consists of engineered channels preventing flooding. The Central Sonoma Watershed Project is located primarily within the City of Santa Rosa and extends to the Laguna de Santa Rosa. Five flood protection reservoirs were designed and constructed to store the increased inflows to fill the reservoir and then release the stored inflow downstream after flows have been reduced within Santa Rosa to help protect against flooding. Piner Creek Reservoir was constructed on Paulin Creek, a tributary of Piner Creek, in the 1960's as part of the Project.

The Piner Creek Reservoir is located south of Chanate Road near the former Sonoma County Hospital site and is identified as Assessor Parcel Number (APN) 180-090-007 (Piner Creek Reservoir Property). The Piner Creek Reservoir Property was granted to the Sonoma Water by the County in 1961. In addition to the Piner Creek Reservoir Property, the County granted an access easement to Sonoma Water over County property located at 3322 Chanate Road and identified as APN 180-090-009 (3322 Chanate). The existing access easement begins at the northerly edge of the property at Chanate Road and generally bisects through the center of the property to the southerly boundary where it meets the Reservoir Property. The County's 3322 Chanate property is improved with medical office buildings which previously housed the

Sonoma County Mental Health Services. The majority of the access route is improved with paving; however, the southerly end of the access easement is unimproved and would most likely require significant grading and removal of existing trees and vegetation to become suitable for access to the Piner Creek Reservoir Property.

To minimize impact to the public and potential grading to the 3322 Chanate property, Sonoma Water uses an adjoining County property, APN 180-090-008, located directly south of Chanate Road, east of the 3322 Chanate property, and abutting the northerly boundary of the Piner Creek Reservoir Property. This parcel contains no buildings and is improved with paved parking. The property was used for parking for the former County hospital and medical buildings located on the north side of Chanate Road. Sonoma Water maintenance staff began using this parcel for access as this access route is shorter than the route on the 3322 Chanate property and has the added benefit of being completed improved with paved parking and an improved gravel access road. As Sonoma Water's access corresponds with the County's and public access uses, no loss of utility is experienced by the County concerning its land holdings upon Sonoma Water's use.

Maintenance of the Piner Creek Reservoir requires use of heavy equipment and trucks. Reservoir maintenance activities may include removal of vegetation or sedimentation that may have established or accumulated within the reservoir. Any maintenance activities conducted on the Reservoir Property using the proposed access easement would be conducted under Sonoma Water's Stream Maintenance Program.

The proposed grant of a permanent access easement to Sonoma Water is necessary and appropriate to perfect the access rights that Sonoma Water is currently using. As previously stated, use of APN 180-090-008 for the maintenance access instead of using 3322 Chanate Road is a benefit to both the County and Sonoma Water. In exchange for the new access easement, this item also proposes that Sonoma Water will vacate the existing access easement over the 3322 Chanate Road property to the County. This will provide a benefit to the County should the County choose to dispose of the 3322 Chanate property at a future date. Vacating the easement will remove the easement from title to the property allowing for greater development potential of the property.

Easement values for access easements typically equate with the value loss of the encumbered property caused by the property use taken by the easement holder. As the proposed new access easement and vacation of the existing access easement do not change or impact the existing use of the properties, Sonoma Water staff and General Service's staff have concluded that no compensation for either easement is required.

In accordance with Government Code Section 65402, Sonoma Water requested the City of Santa Rosa Planning and Economic Development Department to determine whether the grant of the new access easement and the vacation of existing access easement would comply with the City's General Plan. The Community Development Department responded with a determination, per Section 65402 of the Government Code, that the granting of the new access easement and the vacation of the existing access easement are deemed to be in conformance with the City's General Plan.

CEQA

The General Manager of Sonoma Water has determined that granting the new access easement and the summary vacation of the existing access easement are exempt from the California Environmental Quality Act (CEQA) pursuant to (i) Section 15301 Existing Facilities (h) because granting the access easement over an existing developed parking area would allow Sonoma Water staff to continue maintenance activities on Piner Reservoir and (ii) Section 15312 Surplus Government Property Sales (a)(b)(3) because vacating the existing access easement located in the parking lot of 3322 Chanate is not in an area of statewide, regional, or area wide concern and does not have significant values for wildlife habitat, and because the use of the property and adjacent property has not changed since the easement was acquired by Sonoma Water. Water Agency staff has prepared a Notice of Exemption in accordance with CEQA, the State CEQA Guidelines, and the Water Agency's Procedures for the Implementation of CEQA.

Prior Board Actions:

Board Resolution adopted March 19, 1996 by the Board of Directors of the Sonoma County Water Agency related to the Grant of Easement recorded as Document No. 1996-0024795

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Sonoma Water Strategic Plan Alignment Flood Protection, Goal 1: Provide efficient and effective flood protection programs.

This item helps provide for efficient and effective flood protection programs by improving the long-term access to Piner Creek Reservoir for maintenance of the Reservoir.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	NA		
Additional Appropriation Requested			
Total Expenditures	NA		
Funding Sources			
General Fund/WA GF	NA		
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	NA		

Narrative Explanation of Fiscal Impacts:

The Access Easement and Agreement and Vacation of Easements related documents and legal description were prepared by Sonoma Water employees. This item has no financial impact in that neither the new access easement nor the existing access easement have measurable value.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment 1: Resolution Vacating an Easement
Attachment 2: Grant of Easement recorded March 20, 1996 as 1996-0024795
Attachment 3: Access Easement and Agreement from County to Sonoma Water, together with legal description and plat
Attachment 4: Notice of Exemption

Related Items "On File" with the Clerk of the Board:

Resolution No.______________
County Administration Bldg.
Santa Rosa, CA

Date:______________________

RESOLUTION OF THE BOARD OF DIRECTORS OF THE SONOMA COUNTY WATER AGENCY (SONOMA WATER) DETERMINING THAT VACATING AN ACCESS EASEMENT LOCATED IN THE CITY OF SANTA ROSA WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT; AND AUTHORIZING THE SUMMARY VACATION OF AN EASEMENT THAT HAS NOT BEEN USED.

WHEREAS, Division 9, Part 3, Chapters 2 through 4 (commencing with Section 8310) of the California Streets and Highways Code provides for summary vacation when certain conditions are met; and

WHEREAS, on March 20, 1996, Sonoma Water was granted an access easement for ingress and egress for the construction, installation, maintenance, and operation of Piner Creek Reservoir, recorded as Document Number 19960024795 of Official Records of the County of Sonoma; and

WHEREAS, the County of Sonoma, the property owner affected by the easement, has requested Sonoma Water to vacate said easement as it adversely affects their property; and

WHEREAS, the property interest described below has been found to be a public service easement and has not been used for the purpose that it was acquired for five years immediately preceding the proposed vacation, meeting the requirements of Section 8333 of the California Streets and Highways Code; and

WHEREAS, pursuant to Section 65402 of the California Government Code, the proposed vacation has been submitted to the City of Santa Rosa Planning and Economic Development Department, within whose jurisdiction the proposed vacation is situated, and has been deemed to be in conformance with the general plan of said agency; and

WHEREAS, the Water Agency's General Manager has determined that the proposed vacation of easement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312, Surplus Government Property Sales, because the property is not located in an area of statewide concern, does not have significant values for wildlife or other environmental purposes; and

WHEREAS, the Water Agency, as the Lead Agency under CEQA, has prepared a Notice of Exemption for the summary vacation for the Project in accordance with CEQA, the State CEQA guidelines, and the Water Agency's Procedures for the Implementation of CEQA; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors, hereby finds, determines, declares, and resolves that:

1. The foregoing recitals are true and correct.

2. Based on review of the Notice of Exemption prepared by Water Agency staff, this Board hereby determines that the Summary Vacation of the Sonoma County Water Agency Access Easement in the City of Santa Rosa recited in item number 5 (below) is hereby exempt from the requirements of CEQA pursuant to Section 15312 Surplus Government Property Sales, because the property is not located in an area of statewide concern, does not have significant values for wildlife or other environmental purposes.

3. The Board of Directors of the Sonoma County Water Agency finds that the Water Agency no longer requires the easement referred to below for the purposes of the Water Agency.

4. The Board of Directors of the Sonoma County Water Agency finds the need for the easement referred to below to be unnecessary because the easement has not been used for the purpose for which it was acquired for five consecutive years immediately preceding the proposed vacation, and that this resolution is prima facie evidence of the facts stated.

5. That from and after the date of recording, the following described property rights no longer constitutes a hydraulic maintenance and access easements:

   > Being all that right, title and interest in and to that certain real property as described
   > in instruments recorded on March 20, 1996, as Document Number 19960024795,
   > Official Records of Sonoma County, California

6. The vacation of the easement is hereby ordered, and that the Clerk of the Board of Directors is authorized and directed to record a certified copy of this resolution at the Office of the County Recorder.

DIRECTORS: Sonoma County Water Agency

GORIN ___________ ZANE ___________ GORE __________ HOPKINS __________ RABBITT ___________

Ayes _____ Noes _____ Absent _____ Abstain _____

SO ORDERED.

RECORDING REQUESTED BY:

COUNTY OF SONOMA
General Services Department
Real Estate Division

WHEN RECORDED RETURN TO:

COUNTY OF SONOMA
General Services Department
Real Estate Division
2300 County Center Drive
Room #A200
Santa Rosa, CA 95403

1996 0024795
OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON
AT REQUEST OF:
03/20/1996 15:01:08
FEE: $ .00 PGS: 5
TT : $ .00
PAID

GRANT OF EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, the **COUNTY OF SONOMA**, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California, hereinafter referred to as "County", does hereby grant to the **SONOMA COUNTY WATER AGENCY**, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California, an easement for ingress and egress, with a right of immediate entry and continued possession, for construction, installation, maintenance and operation of Piner Creek Reservoir and related works, situate within the City of Santa Rosa, County of Sonoma, State of California, described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

The above described easement is non-exclusive and reserves all uses to County not inconsistent with the specific rights granted herein to Agency.

IN WITNESS WHEREOF, the Chairman of the Board of Directors of the Sonoma County Water Agency has executed this instrument on this 12th day of March, 1996.

ATTEST:

Patricia Olson
Deputy Clerk, Board of Supervisors

COUNTY OF SONOMA

By: ______________________

d:\u\cl\clsave\row\surplus\county.esm

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Sonoma

On 3/20/96 before me, Earleen M. Morrissey, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Tim Smith,
NAME(S) OF SIGNER(S)

☒ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

EARLEEN M. MORRISSEY
COMM. # 1037304
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires Nov. 25, 1998

WITNESS my hand and official seal.

Earleen M Morrissey
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement Deed
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

3/20/96
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY, DESCRIBED IN THE ATTACHED EXHIBIT A, CONVEYED BY THE DEED DATED Feb. 22, 1996, FROM THE COUNTY OF SONOMA, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, TO THE SONOMA COUNTY WATER AGENCY, A BODY CORPORATE AND POLITIC, IS HEREBY ACCEPTED BY CHAIRMAN, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF DIRECTORS ADOPTED ON Mar 19, 1996, AND THE GRANTEE CONSENTS TO RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICER.

SONOMA COUNTY WATER AGENCY

BY: ____________________
CHAIRMAN,
BOARD OF DIRECTORS

DATE: 3/20/96

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING A PORTION OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEEDS RECORDED UNDER DOCUMENT NUMBERS 1996-0002849 1996-0002850, AND 1996-0002852, OFFICIAL RECORDS OF SONOMA COUNTY, BEING A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CITY OF SANTA ROSA CONTROL MONUMENT G-488 LYING ON THE CENTERLINE OF CHANATE ROAD AT THE SOUTHWESTERLY END OF THAT CERTAIN COURSE SHOWN AS NORTH 69°40'36" EAST 305.22 FEET ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS; THENCE ALONG SAID CENTERLINE NORTH 69°40'36" EAST 53.79 FEET; THENCE SOUTH 20°19'24" EAST 29.00 FEET TO A POINT LAYING ON THE SOUTHERLY LINE OF CHANATE ROAD, AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R., THE TRUE **POINT OF BEGINNING**; THENCE SOUTH 13°28'49" EAST 63.50 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, THROUGH A SUBTENDED ARC OF 66°50'25" A DISTANCE OF 139.99 FEET; THENCE SOUTH 53°21'44' WEST 166.78 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, THROUGH A SUBTENDED ARC OF 46°13'05" A DISTANCE OF 80.67 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, THROUGH A SUBTENDED ARC OF 24°16'40" A DISTANCE OF 42.37 FEET; THENCE SOUTH 31°25'19" WEST 139.30 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A SUBTENDED ARC OF 54°02'46" A DISTANCE OF 23.58 FEET; THENCE SOUTH 22°37'27" EAST 60.93 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, THROUGH A SUBTENDED ARC OF 44°07'04" A DISTANCE OF 69.30 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 192.94 FEET, THROUGH A SUBTENDED ARC OF 28° 12'41" A DISTANCE OF 95.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 104.74 FEET, THROUGH A SUBTENDED ARC OF 51°01'56" A DISTANCE OF 93.29 FEET; THENCE SOUTH 57°45'00TEAST 315.42 FEET, MORE OR LESS, TO A POINT, THE TERMINATION OF THIS DESCRIBED LINE, LAYING ON THE NORTHWESTERLY BOUNDARY OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED IN BOOK 1817 OF OFFICIAL RECORDS, AT PAGE 872, S.C.R., FROM WHICH THE MOST WESTERLY CORNER THEREOF BEARS SOUTH 58°45'07" WEST 15.67 FEET, THE SIDELINES TO LENGTHEN OR SHORTEN AS APPROPRIATE TO INTERSECT THE BOUNDARY OF SAID LANDS OF THE COUNTY OF SONOMA.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69°40'36" EAST 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G488 AND G489, AS SHOWN ON PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

PREPARED BY:
CARLENZOLI AND ASSOCIATES

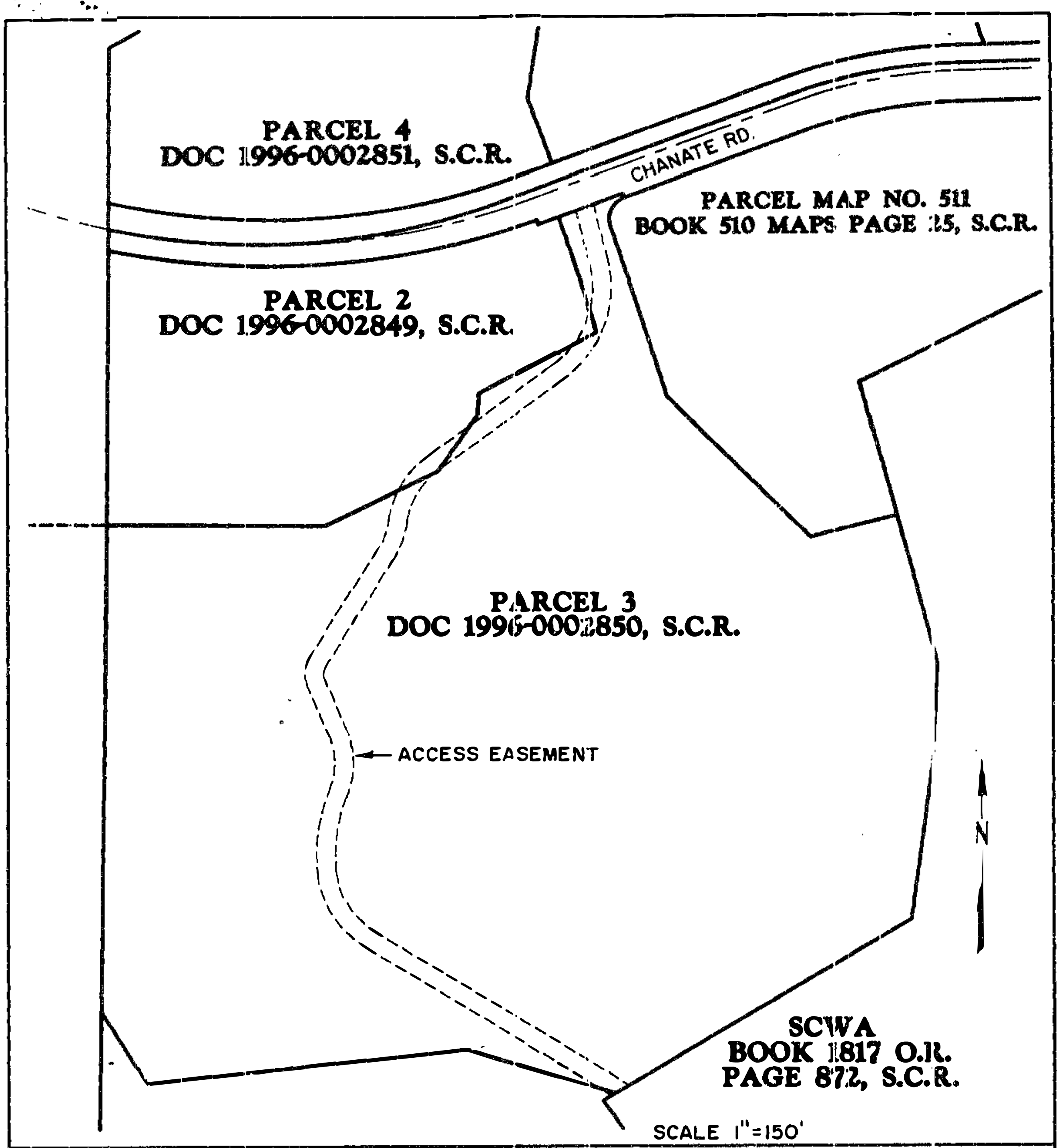
LEROY E. CARLENZOLI
R.C.E. 17913
LIC. EXP. 6/30/97

REGISTERED PROFESSIONAL ENGINEER
LEROY E. CARLENZOLI
CIVIL
NO. 17913
Exp. 6-30-97
STATE OF CALIFORNIA

2-22-96
DATE

APPROVED
FEB 24 1996
SONOMA COUNTY
SURVEYOR'S OFFICE
By

1159.78\ESMT.WPD
02/22/96



DATE
FEBRUARY 1996

DRAWN BY
FF/AB

JOB NO.
1159.78A

COUNTY OF SONOMA

EASEMENT PLAN

CARLENZOLI
AND
ASSOCIATES
Engineers–Surveyors–Planners

365A TESCONI CIRCLE, SANTA ROSA, CA 95401
(707) 542-6465 FAX (707) 542-1645

RECORDED AT NO FEE PER GOVERNMENT CODE § 6103
RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, CA 95403

Portion of APN 180-090-008

ACCESS EASEMENT AND AGREEMENT

This Access Easement and Agreement ("Agreement") is made by and between the **Sonoma County Water Agency**, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California (hereinafter referred to as "Water Agency") and **the County of Sonoma,** a political subdivision of the State of California (hereinafter referred to as "Grantor").

RECITALS

WHEREAS, Grantor is the owner of certain real property in Sonoma County, California, more particularly described as follows:

> The lands of the **County of Sonoma**, a political subdivision of the State of California as described in that certain Grant Deed recorded on January 8, 1876 in Book 52 of Deeds, beginning at page 872, Official Records of Sonoma County, (hereafter referred to as the "Grantor's Property").

WHEREAS, Water Agency owns and operates a flood retention reservoir within an existing fee property in Sonoma County, California, more particularly described as follows:

> A fee property of the Sonoma County Flood Control and Water Conservation District as described in that certain Grant Deed, recorded on April 13, 1961 in Book 1817, beginning at Page 872, Official Records of Sonoma, (hereafter referred to as the "Piner Reservoir").

WHEREAS, Water Agency wishes to obtain a permanent easement over portions of the Grantor's Property within that certain real property described in Exhibit "A" and as shown in Exhibit "A-1" (hereafter "the Easement Area"), attached hereto, and by this reference hereby made a part of this Easement Access Agreement, for the purposes of ingress to and egress from the Piner Reservoir for the purpose of construction, maintenance, operation, inspection, repair, alteration, enlargement, and reconstruction of the Piner Dam and Reservoir, and all necessary appurtenances thereto located within the Piner Reservoir.

NOW, THEREFORE, for good and valuable consideration and in consideration of the mutual covenants, terms, conditions and restrictions contained herein, Grantor and Water Agency covenant and agree as follows:

AGREEMENT

1. **GRANT OF NON-EXCLUSIVE EASMENT:** Grantor does hereby grant to the Water Agency an easement for ingress and egress to and from the Piner Reservoir, in, over, across and upon the Easement Area, or over, through and along such alternate route or routes located on Grantor's Property or contiguous real property vested in the name of the Grantor or their transferees, successors and assigns mutually acceptable to Grantor and Water Agency, as from time to time or at any time in the future, may be needed by the Water Agency, its contractors, transferees, successors, and assigns for ingress and egress to and from the Piner Reservoir, along such route orr routes that may be mutually agreeable to Grantor and Water Agency. Grantor further grants the Water Agency from time to time or at any time in the future, the right to install and maintain field gates in Grantor's fences located within the Easement Area, and/or along said alternate route(s) as may be necessary for Water Agency, and to construct and /or improve such roadway surfaces as Water Agency deems necessary to utilize such route or routes for ingress and egress to and from the Piner Reservoir. Grantor shall not be responsible for the cost of recording this Agreement.

2. **FURTHER DESCRIPTION OF EASEMENT OVER GRANTOR'S PROPERTY:** The easement granted over the Easement Area is a non-exclusive, perpetual easement for the purposes described herein. The easement does not confer any responsibility or liability on the Water Agency for any hazardous materials, hazardous substances, or hazardous waste, as those terms are defined in any Federal, state or local law.

3. **TERM:** The easement granted herein shall continue indefinitely.

4. **INDEMNIFICATION:** Each party (the "Indemnifying Party") agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnify, hold harmless and release the other party (the "Indemnified Party"), its officers, agents and employees, from and against any and all actions, claims, damages, disabilities or expenses that may be asserted by any person or entity, including either party, arising out of or caused by the negligence or willful misconduct of the Indemnifying Party, except to the extent that such actions, claims, damages, disabilities or expenses arise out of or are caused by the negligence or willful misconduct of the Indemnified Party. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Grantor or its agents under workers' compensation acts, disability benefit acts, or other employee benefit acts.

5. **GRANTOR STATEMENT:** Grantor represents that Grantor is not aware of any hazardous, toxic or petroleum product substances or materials in, on or near the subject property.

6. **IMMEDIATE ACCESS:** Grantor hereby grants permission to Water Agency, acting through its duly authorized agents, representatives, or contractors, to enter upon that portion of Grantor's

property needed in order to undertake the inspection activities referred to herein. It is understood that Grantor does not waive liability of Water Agency or Water Agency's contractor for injury to person or property arising out of negligence in conducting such activities.

7. **SUCCESSORS:** This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors, heirs, assigns, and transferees, and all covenants shall apply to and run with the land.

8. **NOTIFICATION:** In the event Grantor sells, conveys, or assigns any property interests encumbered by this Agreement, Grantor shall notify the successor or assignee of the rights and obligations of both parties as included herein.

9. **SURVIVAL OF AGREEMENT:** This Agreement, including all representations, warranties, covenants, agreements, releases and other obligations contained herein shall survive the closing of this transaction and the recordation of this easement agreement.

10. **ENTIRE UNDERSTANDING:** This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to California Code of Civil Procedure §1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

11. **SIGNATURES OF GRANTOR:** Grantor represents and warrants that (a) Grantor is the sole legal and lawful owner of the Property, (b) Grantor has the requisite authority to execute this agreement on behalf of the interest they represent herein, and to grant the easement conveyed herein to the Agency, and (c) no other party has any legal or equitable claim to or interest in the Property.

12. **SUBORDINATION AGREEMENT:** Grantor warrants that Grantor is the owner in fee simple of the Property, and that on the date it executed this Agreement the Grantor's Property was not subject to any deeds of trust or other encumbrance.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed.

County of Sonoma:

Executed by the County of Sonoma this ________ day of ________________________, 20_____, pursuant to authority granted by Agenda Item No. ______ dated __________________________, 20____:

Attest:

By: ________________________________
Shirlee Zane
Chair, Board of Directors

By:_________________________________
Clerk, Board of Directors

Sonoma County Water Agency:

Executed by the Sonoma County Water Agency this ________ day of ________________________, 20_____, pursuant to authority granted by Agenda Item No. ______ dated ______________________________, 20____:

Attest:

By: ________________________________
Shirlee Zane
Chair, Board of Directors

By:_________________________________
Clerk, Board of Directors

Approved as to Content:

By: ________________________________
General Manager

Date: ______________________________

Approved as to Form:

By: ________________________________
Deputy County Counsel

Date: ______________________________

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of __________________)

On __________________ before me, ____,
Date Here Insert Name and Title of the Officer

personally appeared ____
Name(s) of Signer(s)

____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ____________________________________
Signature of Notary Public

Place Notary Seal Above

Exhibit A

Legal Description

Access Easement Area

Piner Creek Reservoir

Real Property situated in the City of Santa Rosa, County of Sonoma State of California described as follows:

A portion of the Lands of the County of Sonoma as described in that certain grant deed recorded January 8, 1876 in Book 52 of Deeds, beginning at page 872, in the Office of the Recorder in and for the said County of Sonoma, being a strip of land 20.00 feet in width, measured at right angles and lying 10.0 feet each side of the following described centerline:

Beginning at a point on the northwestern boundary of the lands described in that certain Easement recorded April 11, 1961 in Book 1817 of Official records, beginning at page 874, in the Office of the Recorder in and for the said County of Sonoma, from which the westerly-most corner of the lands therein described bears South 50°59'02" West 36.36 feet; Thence from said Point of Beginning, departing from said northwestern boundary, North 18°40'38" West 17.15 feet to be beginning of a curve, concave southeasterly and tangent to its preceding course; Thence along the arc of said curve, deflecting to the left, having a radius of 40.00 feet, through a central angle (delta) of 69°01'19", for an arc distance (length) of 48.19'; Thence North 87°41'57"West 223.06 feet to the beginning of a curve, concave northeasterly and tangent to its preceding course; Then along the arc of said curve, deflecting to the right, having a radius of 40.00 feet, through a central angle (delta) of 82°20'12", for an arc distance (length) of 57.48 feet; Thence North 05°21'45" West 9.37 feet more or less to an intersection of the herein described centerline with the southern boundary of Chanate Road, said southern boundary being the northwestern boundary of Lot 1 as shown on that certain Parcel Map No. 511, filed for record July 1, 1993 in Book 510 of Maps, beginning at age 25, in the Office of the Recorder in and for the said County of Sonoma, said intersection being the Point of Terminus of the herein described centerline.

The side-lines of the herein described strip of land, shall be shortened or lengthened as necessary to form true intersections with the said northwestern boundary of the lands described in that certain Easement recorded April 11, 1961 in Book 1817 of Official records, beginning at page 874 on the westerly end of the herein described strip of land, and with the said southern boundary of Chanate Road at the easterly end of the herein described strip of land.

The hereinabove described strip of land contains 7,105 square feet more or less, measured in ground level distances. Bearings for the hereinabove described strip of land are based upon said Parcel Map No. 511

This legal description and its accompanying plat were prepared by me or under my direction in April 2015.

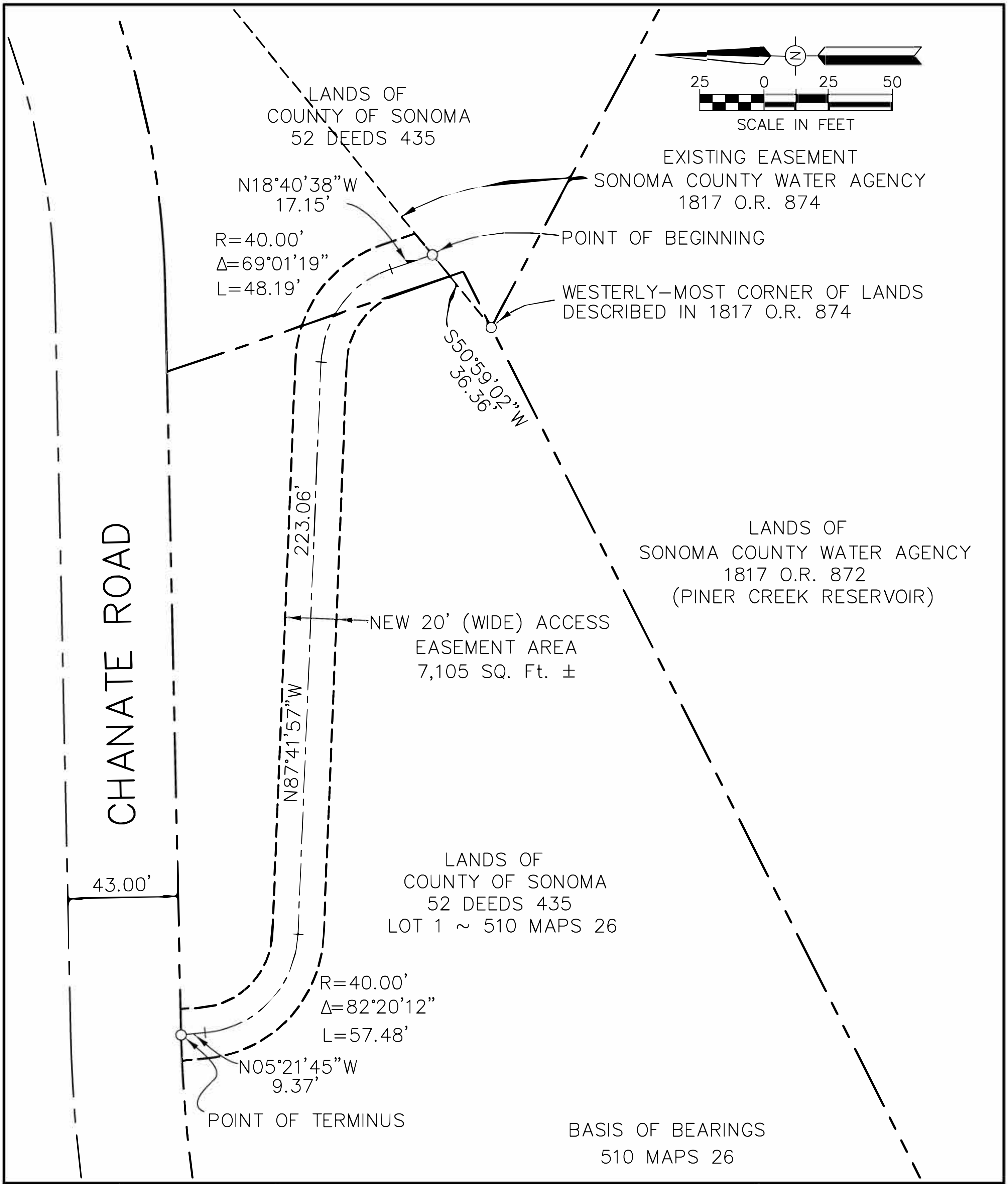
JOHN R. MONAGHAN
No 6122
Exp. 3.31.16

John R. Monaghan

John R. Monaghan, L.S. 6122

4.21.15

Date



SONOMA
COUNTY
WATER
AGENCY

REVISIONS		
REV.	DATE	BY

Plat to Accompany Legal Description

Exhibit A-1

Access Easement Area
Piner Creek Reservoir

PROJECT/TASK: 7747B5
DATE : 04-20-15
DRAWN BY: JM
CHECKED BY:
SHEET NO. 1 OF 1

\\SD-Data\Survey\Land Projects\PinerCreekReservoir\dwg\Property.dwg

****

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Access Easement and Agreement dated _________________________, from the County of Sonoma, a political subdivision of the State of California, to the Sonoma County Water Agency, a body corporate and politic, organized and existing under and by virtue of the laws of the State of California, is hereby accepted pursuant to authority by Resolution No. 10-0140a of the Board of Directors of the Sonoma County Water Agency on February 24, 2010

Sonoma County Water Agency

Dated:_________________________ ____________________________________

Grant Davis
General Manager

****

Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☐ Sonoma County Clerk
585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

From: Sonoma County Water Agency
404 Aviation Blvd.
Santa Rosa, CA 95403

Project Title: Grant of Easement to Sonoma County Water Agency and Quitclaim of Easement to County of Sonoma for Piner Reservoir

Project Location - Specific: 3322 Chanate Road, Santa Rosa, CA Assessor Parcel Numbers 180-090-009 & 180-090-008.

Project Location – City: Santa Rosa **County:** Sonoma

Description of Nature, Purpose and Beneficiaries of Project: The Sonoma County Water Agency (Sonoma Water) is responsible for the operation and maintenance of over 75 miles of streams and engineered channels to help mitigate and protect from damages caused by flooding. A major component of the engineered channels is the Central Sonoma Watershed Project (Project) that was completed in the 1970's. The Project is located primarily within the City of Santa Rosa and extends to the Laguna de Santa Rosa. Five flood protection reservoirs were designed and constructed to store the increased inflows to fill the reservoir and then release the stored inflow downstream after flows have reduced within Santa Rosa to help protect against flooding. Piner Creek Reservoir was constructed on Paulin Creek, a tributary of Piner Creek, in the 1960's as part of the Project.

Piner Creek Reservoir is located south of Chanate Road near the former Sonoma County Hospital site (Reservoir Property). The Reservoir Property was granted to the Sonoma Water by the County of Sonoma in 1961. In addition to the Reservoir Property, the County of Sonoma granted an access easement over county property located at 3322 Chanate Road and identified as Assessor Parcel Number 180-090-009 (3322 Chanate). The existing access easement begins at the northerly edge of the property at Chanate Road and generally bisects through the center of the property to the southerly boundary where it meets the Reservoir Property.

Sonoma Water currently uses an adjoining County property, Assessor's Parcel Number 180-090-008, located directly south of Chanate Road, east of the 3322 Chanate property, and abutting the northerly boundary of the Reservoir Property to access the reservoir. This parcel contains no buildings and is improved with paved parking. The property was used for parking for the former County hospital and medical buildings located on the north side of Chanate Road. Sonoma Water maintenance staff began using this parcel for access as this access route is shorter than the route on the 3322 Chanate property and is improved with paved parking and improved gravel access road.

The Proposed Project would grant a permanent access easement to Sonoma Water to perfect the access rights that Sonoma Water is currently using and summary vacate the existing access to the County of Sonoma. Per Section 65402 of the Government Code, the granting of the new access easement and the vacation of existing access easement are deemed to be in conformance with the City's General Plan.

Name of Public Agency Approving Project: Sonoma County Water Agency

Name of Person or Agency Carrying Out Project: Sonoma County Water Agency

Exempt Status: (check one)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Section 15301 Existing Facilities (h) and Section 15312 Surplus Government Property Sales (a)

☐ Statutory Exemptions. State code number: Click here to enter text.

Reasons why project is exempt: Section 15301 Existing Facilities (h) because granting the access easement over an existing developed parking area would allow Water Agency staff to continue maintenance activities on Piner Reservoir and would not involve an expansion of use. Section 15312 Surplus Government Property Sales (a) (b)(3) because the

☐ Signed by Lead Agency ☐ Signed by Applicant Date received for filing at OPR:________________

use of the property and adjacent property has not changed since the easement was acquired by Sonoma Water and vacating the existing access easement is not in an area of statewide, regional, or area wide concern and does not have significant values for wildlife habitat.

Lead Agency Contact Person: Connie Barton **Telephone:** 707-547-1905

Signature:______________________________________**Title:** Click here to enter text.

Date: 12/11/2018

☐ Signed by Lead Agency ☐ Signed by Applicant Date received for filing at OPR:____________________________

Figure 1. Click here to enter text.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 8
(This Section for use by Clerk of the Board Only.)

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number:
Kevin Campbell, 547-1921

Supervisorial District(s):
Second

Title: Grant of Property Rights to Caltrans for Marin-Sonoma Narrows Project

Recommended Actions:

Authorize the execution of a Right of Way Contract by the General Manager of the Sonoma County Water Agency with the California Department of Transportation granting Temporary Construction Easements in substantially the form provided to the Board with County Counsel's review and approval as to form.

Executive Summary:

The California Department of Transportation (Caltrans) is in the process of constructing the Marin-Sonoma Narrows High Occupancy Vehicle Widening Projects (Marin-Sonoma Narrows). Construction of mitigation measures for the Project require the acquisition of Temporary Construction Easement over Sonoma County Water Agency (Sonoma Water) property. Due to the need to have the Temporary Construction Easements signed by the end of 2018 to meet Caltrans' schedule, staff is requesting the Board Authorize Sonoma Water's General Manager to sign the Right of Way Contract with Caltrans, and authorize Sonoma Water's General Manager to enter into an agreement with Transit Authority, for cost reimbursement.

Discussion:

Caltrans is in the process of constructing the Marin-Sonoma Narrows Project, which will impact infrastructure owned by Sonoma Water. In March of 2018, Sonoma Water was contacted by Transit Authority's consultant regarding the Marin-Sonoma Narrows Project. The Marin-Sonoma Narrows Project will revise the Highway 101 vertical alignment and raise the profile to accommodate standard stopping site distance and design speed, while maintaining the standard vertical clearance above the Sonoma Marin Area Rail Transit (SMART) corridor.

Caltrans requires use of portions of Sonoma Water's Lynch Creek property and Washington Creek property for construction access needed to construct mitigation measures for the Project located on Caltrans property.

Washington Creek and Lynch Creek Temporary Construction Easements (TCE)

The Marin-Sonoma Narrows Project includes construction of sound walls needed to mitigate freeway noise on the adjoining properties. Caltrans has identified two Temporary Construction Easement areas needed to construct the sound walls that are located on Sonoma Water property. The properties affected are portions of Sonoma Water's Lynch Creek Channel (Assessor Parcel Number 136-100-028) and Sonoma Water's Washington Creek Channel (Assessor Parcel Number 007-261-048). Caltrans and Sonoma Water Staff have negotiated a Right of Way Contract that grants to Caltrans the Temporary Construction Easements (TCE) needed. Caltrans appraised the TCE rights at $650; however, the cost to Sonoma Water to gain the Board's approval for the Right of Way Contract needed by Caltrans to purchase the Temporary Construction Easements is estimated at $7,000. Caltrans has agreed to compensate Sonoma Water $7,650 in consideration for the temporary use of Sonoma Water's properties and its transactional costs to gain the Board's approval. In accordance with Sonoma Water's enabling legislation, any easement granted by Sonoma Water must not adversely affect Sonoma Water and must be considered at two regularly scheduled Board meetings. The General Manager has determined that the granting of the TCE will not adversely affect Sonoma Water. This item was considered at the December 4th Board meeting.

California Environmental Quality Act (CEQA)

Caltrans has completed environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the Project. Caltrans prepared an Environmental Impact Report (EIR)/Environmental Impact Statement (EIS), which addresses the potential impacts related to the Project and measures to mitigate adverse effects of the Project. With the incorporation of the mitigation measures established by the Caltrans, the Project would not have an adverse impact on the environment. Caltrans approved the Highway 101 HOV Lane Widening and Improvements Project on July 21, 2009. Caltrans filed a Notice of Determination for the Project on July 23, 2009. On October 29, 2009, a Record of Decision for the Project was executed by the United States Department of Transportation Federal Highway Administration for the Route 101 Marin-Sonoma Narrows HOV Widening Project. The easement also has met all the requirements of Government Code, Section 65402, for General Plan consistency.

Sonoma Water has prepared a Notice of Determination in accordance with CEQA, the State CEQA Guidelines, and the Agency's Procedures for the Implementation of CEQA as a responsible agency under CEQA. The Notice of Determination states that based on the EIR/EIS prepared by Caltrans, the execution of the Right of Way Contract would not have a significant adverse impact on the environment.

SUMMARY

Due to its timeline, Caltrans is requesting to have the Right of Way Contract executed by the end of calendar year 2018. Because of the time constraint in obtaining approval from both agencies, staff request the Board authorize Sonoma Water's General Manager the authority to sign the Right of Way Contract for Temporary Construction Easements on Lynch Creek and Washington Creek, with County Counsel's review and approval to form.

Prior Board Actions:

12/04/18 Petaluma Aqueduct and Penngrove Sewer Force Main Relocation Project

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

Water Supply and Transmission System, Goal 2: Maintain and improve the reliability of the Water Transmission System.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Appropriations of $7,650 in Flood Control Zone 2A for right-of-way work were approved by the Board on 12-04-2018. Expenditures will be reimbursed by Caltrans. No additional appropriations are required.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)
N/A			

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Right of Way Contract, Notice of Determination

Related Items "On File" with the Clerk of the Board:

None

:\Agenda\ROW\2018\12-11-2018 WA Adoption of Grant of Property

STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY CONTRACT - STATE HIGHWAY
RW 8-3 (6/95)

________________________ , CA

________________________ , 2018

Dist	Co.	Rte.	P.M.	Exp. Auth.
04	SON	101	4.75-5.35	2640F9 (04 0002 0132)

SONOMA COUNTY WATER AGENCY

This Right of Way Contract describing Parcel Nos. 63657-1 and 63680-1 as TEMPORARY CONSTRUCTION EASEMENTS and shown on the attached exhibits marked Exhibit "A", has been executed and delivered to MICHAEL O'CALLAGHAN, Associate Right of Way Agent for the State of California.

In consideration of which, and the other considerations hereinafter set forth, it is mutually agreed as follows:

1. (A) The parties have herein set forth the whole of their agreement. The performance of this agreement constitutes the entire consideration for said document and shall relieve the State of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed public improvement.

   (B) Grantee requires said property shown as Parcel Nos. 63657-1 and 63680-1 on Exhibit "A" for State highway purposes, a public use for which Grantee has the authority to exercise the power of eminent domain. Grantor is compelled to sell, and Grantee is compelled to acquire the property.

   Both Grantor and Grantee recognize the expense, time, effort, and risk to both parties in determining the compensation for the property by eminent domain litigation. The compensation set forth herein for the property is in compromise and settlement, in lieu of such litigation.

2. The State shall:

   (A) Pay the undersigned Grantor the sum of $7,650.00 for the interest conveyed by this document upon execution of this agreement by the State subject to all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded) and taxes.

   (B) Pay all escrow and recording fees incurred in this transaction, and, if title insurance is desired by the State, the premium charged therefor.

3. The undersigned Grantor warrants that, in his capacity as the General Manager of the Sonoma County Water Agency, the Sonoma County Water Agency is the owner in fee simple of the property as described in Clause 1 (B) above, that the Board of Directors for the Sonoma County Water Agency has the exclusive right to grant these Temporary Construction Easements, and the General Manager is authorized on behalf of the Board to execute this agreement granting Temporary Construction Easements.

   A) It is understood that the State did not provide a title report and will not obtain title insurance for the Temporary Construction Easement rights to be acquired from the Sonoma County Water Agency. In addition to any indemnification granted under clause 5 below, the State further agrees to defend, indemnify, hold harmless, and release Sonoma County Water Agency, and its officers, agents, and employees, from and against any and all actions, claims, damages, liabilities, or expenses that may be asserted by any person or entity, including the State, relating to any third party rights that may exist on the Sonoma County Water Agency's property that would be damaged by State's Project.

4. It is agreed and confirmed by the parties hereto that notwithstanding other provisions in this contract, the right of possession and use of the subject property by the State, for Temporary Construction purposes shall commence on December 31, 2018 or the close of escrow controlling this transaction, whichever occurs first, and that the amount shown in Clause 2(A) herein includes, but is not limited to, full payment for such possession and use, including damages, if any, from said date.

   A) Temporary Construction purposes shall include the temporary use of the easement areas shown as Parcels 63657-1 and 63680-1 in Exhibit "A", for construction activities by the State or its Contractor(s), including staging, and stockpiling of equipment and materials so long as such uses and/or activities do not unreasonably interfere with the operation of the Flood Control Channels or Grantor's maintenance activities of food control channels located within the boundaries.

   B) The above described parcels of land are to be used for temporary construction purposes in connection with the construction of the State highway designated Route 101 on maps in the office of the Department of Transportation, State of California, at 111 Grand Avenue, Oakland, California. At least 48 (forty-eight) hours advance written notice will be given before entry on said parcel. It is further understood that in no event shall the temporary right granted herein extend beyond the completion of the construction project or June 31, 2021, whichever is earlier.

5. State agrees to indemnify and hold harmless Grantor from any liability arising out of State's operations under this agreement. State further agrees to assume responsibility for any damages proximately caused by reason of State's operations under this agreement and State will, at its option, either repair or pay for such damage.

6. Grantor warrants that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and the Grantor agrees to hold State harmless and reimburse State for any and all of its losses and expenses occasioned by reason of any lease of said property held by any tenant of Grantor for a period exceeding one month.

7. This transaction will be handled through an internal escrow by the State of California, Department of Transportation, District 4 Office, Post Office Box 23440, Oakland, CA 94623-0440.

In Witness Whereof, the Parties have executed this agreement the day and year first above written.

SONOMA COUNT WATER AGENCY

____
Grant Davis, General Manager

APPROVED AS TO FORM:

By: ______________________________
Adam Brand, Deputy County Counsel

RECOMMENDED FOR APPROVAL:

By ___________________________
MICHAEL O'CALLAGHAN
Associate Right of Way Agent
Acquisition Services

STATE OF CALIFORNIA
Department of Transportation

By ___________________________
JASPREET SINGH
District Branch Chief
Right of Way Acquisition Services

By ___________________________
MARK L. WEAVER
Deputy District Director
Right of Way and Land Surveys

No Obligation Other Than Those Set Forth Herein Will Be Recognized

EXHIBIT "A"

A-1

DATE	REVISIONS	BY
2/5/18	Added Parcel 63656-1 & revised Parcel 63593-1 per Trans. No. 7 & 8 (in advance)	J. MURPHEY
3/9/18	Added 63680-1 per Trs No 10	JZ

DATE	REVISIONS	BY
10/18/17	REVISE TCE EXP. DATE TO 6/30/21 PER RW TRS. NO. 6 IN ADVANCE, UPDATE TOTAL OWNERSHIP AREA FIGURES	JZ

BY	DATE	REVISIONS
DZC	12-15	Recordation for Parcel 62927
J. MURPHEY	8/25/17	Added TCE Requirement per Trans No. 4 and Trans No. 5 (in advance)

DATE	REVISIONS	BY
5-15	Recordation for Parcel 62926	DZC
6-15	Recordation for Parcel 62925	DZC
11-15	Recordation for Parcel 62928	DZC

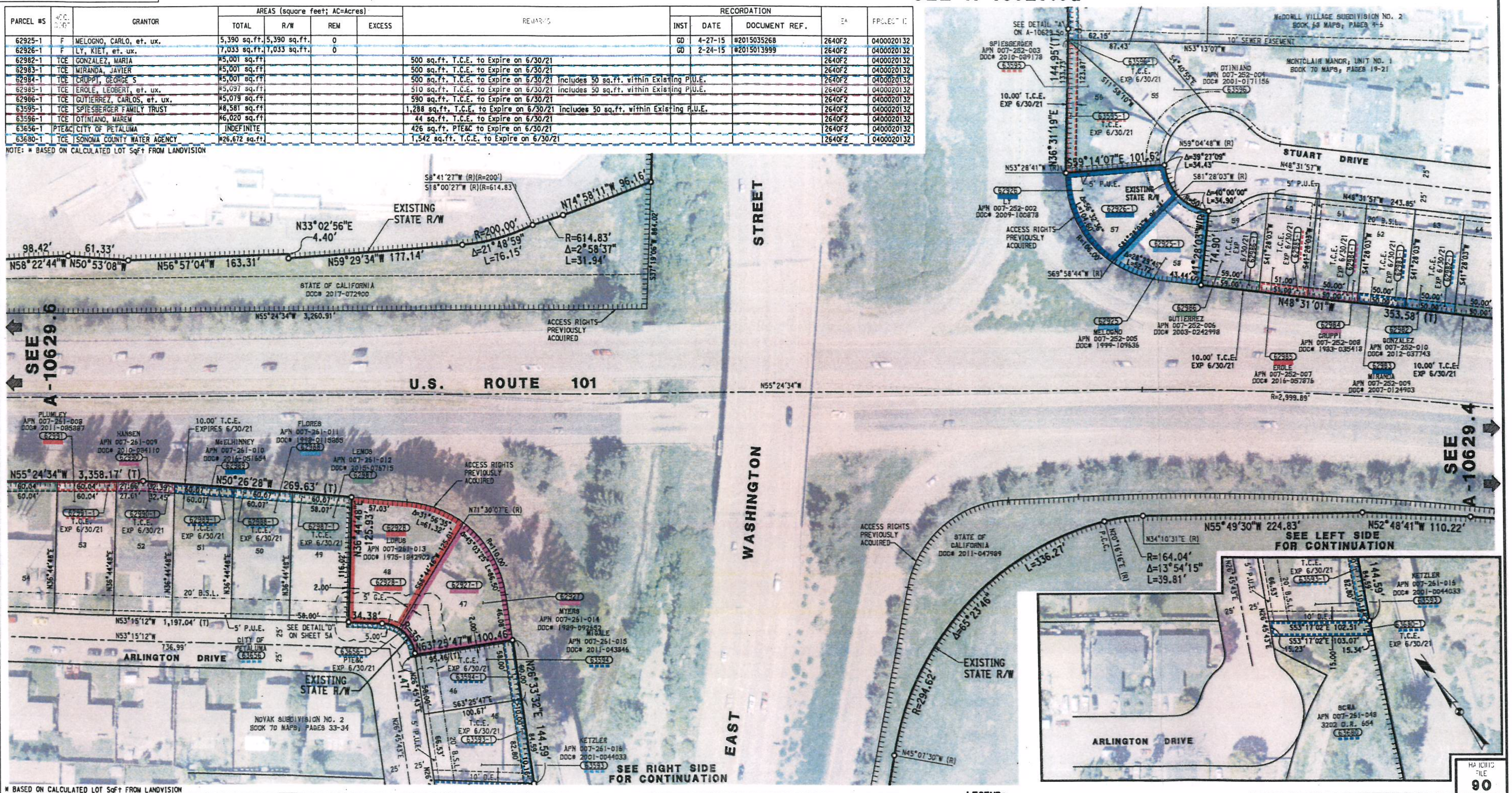
COORDINATES, BEARINGS & DISTANCES SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2, CN-HPGN, EPOCH 1991.35. MULTIPLY DISTANCES SHOWN BY 1.0000357 TO OBTAIN GROUND LEVEL DISTANCES.

SONOMA COUNTY - CITY OF PETALUMA

DIST.	COUNTY	ROUTE	TOTAL MAPPING AREA POST MILE
04	SON	101	3.8/7.2

PARCEL #S	ACQ. CODE	GRANTOR	AREAS (square feet; AC=Acres) TOTAL	R/W	REM	EXCESS	REMARKS	RECORDATION INST	DATE	DOCUMENT REF.	EA	PROJECT ID
62925-1	F	MELOGNO, CARLO, et. ux.	5,390 sq.ft.	5,390 sq.ft.	0			GD	4-27-15	#2015035268	2640F2	0400020132
62926-1	F	LY, KIET, et. ux.	7,033 sq.ft.	7,033 sq.ft.	0			GD	2-24-15	#2015013999	2640F2	0400020132
62982-1	TCE	GONZALEZ, MARIA	*5,001 sq.ft				500 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
62983-1	TCE	MIRANDA, JAVIER	*5,001 sq.ft				500 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
62984-1	TCE	CRUPPI, GEORGE S	*5,001 sq.ft				500 sq.ft. T.C.E. to Expire on 6/30/21 Includes 50 sq.ft. within Existing P.U.E.				2640F2	0400020132
62985-1	TCE	EROLE, LEOBERT, et. ux.	*5,097 sq.ft				510 sq.ft. T.C.E. to Expire on 6/30/21 includes 50 sq.ft. within Existing P.U.E.				2640F2	0400020132
62986-1	TCE	GUTIERREZ, CARLOS, et. ux.	*5,079 sq.ft				590 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
63595-1	TCE	SPIESBERGER FAMILY TRUST	*8,581 sq.ft				1,288 sq.ft. T.C.E. to Expire on 6/30/21 includes 50 sq.ft. within Existing P.U.E.				2640F2	0400020132
63596-1	TCE	OTINIANO, MAREM	*6,020 sq.ft				44 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
63656-1	PTE&C	CITY OF PETALUMA	INDEFINITE				426 sq.ft. PTE&C to Expire on 6/30/21				2640F2	0400020132
63680-1	TCE	SONOMA COUNTY WATER AGENCY	*26,672 sq.ft				1,542 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132

NOTE: * BASED ON CALCULATED LOT SqFt FROM LANDVISION



HATCHING FILE 90

* BASED ON CALCULATED LOT SqFt FROM LANDVISION

PARCEL #S	ACQ. CODE	GRANTOR	AREAS (square feet; AC=Acres) TOTAL	R/W	REM	EXCESS	REMARKS	RECORDATION INST	DATE	DOCUMENT REF.	EA	PROJECT ID
62927-1	F	MYERS, WILLIAM CHARLES, et. ux.	9,112 sq.ft.	9,112 sq.ft.	0			GD	11-10-15	#2015097317	2640F2	0400020132
62928-1	F	LOPUS, EDWARD C, et. ux.	10,695 sq.ft	10,695 sq.ft	0			GD	10-26-15	#2015092585	2640F2	0400020132
62987-1	TCE	LEMOS, PAMELA	*7,636 sq.ft				833 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
62988-1	TCE	FLORES, JOSE LUIS, et. ux.	*7,815 sq.ft				601 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
62989-1	TCE	McELHINNEY, SCOTT	*7,989 sq.ft				601 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
62990-1	TCE	HANSEN, DAMIEN	*8,137 sq.ft				601 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
62991-1	TCE	PLUMLEY, DANIEL	*8,050 sq.ft				600 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
63593-1	TCE	KETZLER TRUST	*7,549 sq.ft				837 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
63594-1	TCE	MIGALE, PETER, et. ux.	*5,994 sq.ft				781 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132

LEGEND:

⊥⊥⊥⊥⊥⊥⊥⊥	ACCESS PROHIBITED
○	DIMENSION POINT
A.P.N.	ASSESSOR'S PARCEL NUMBER NUMBER
O.R.	OFFICIAL RECORDS
DOC#	DOCUMENT NUMBER
(T)	TOTAL
(R)	RADIAL BEARING
R/W	RIGHT OF WAY
PTE&C	PERMIT TO ENTER AND CONSTRUCT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
G.E.	GUY WIRE AND ANCHOR POLE EASEMENT
D.E.	DRAINAGE EASEMENT
P.C.C.	POINT OF COMPOUND CURVATURE
sq. ft.	SQUARE FEET
SCWA	SONOMA COUNTY WATER AGENCY

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP

A-10629.5

SCALE 1"=50'

Supplementary information may be obtained from the District Office, Office of R/W Engineering, Surveys and Mapping Services, 111 Grand Avenue, Oakland, California.

SCALE IN FEET
0 50 100 150

E.A. 2640F2
PID. 0400020132
R/W P.S. J. MURPHEY

MAP REFERENCES HARD COPY	APPRAISAL	RECORD	MONUMENT
		R-90.5, R-90.6, R-90.6A R-10333.1, R-10333.3	

DRAWING DATE	COUNTY	ROUTE	POST MILE	SHEET
22 MAY 2014	SON	101	4.75	5 OF 13

EXHIBIT "A"

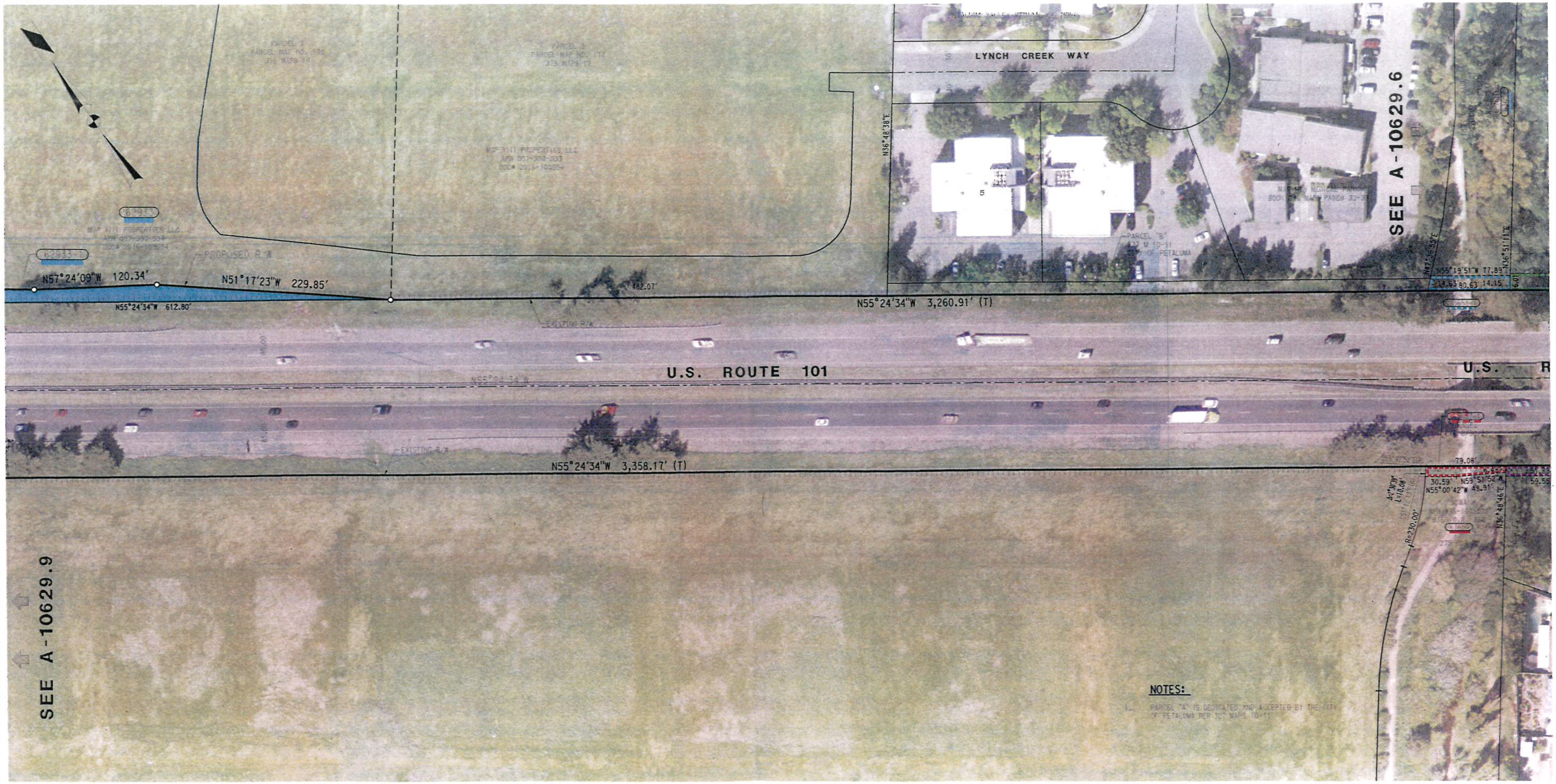
A-2

DATE	BY	REVISIONS
10/29/14		MODIFIED PARCEL 62933-1 PER TRANS. NO. 3
2/5/18	J. MURPHEY	Added Parcel 63657-1 & 63658-1 per Transmittal No. 7 & 8 (in advance)
02/13/18	J. ZHONG	UPDATE PARCEL LINES FOR PARCEL 62933

COORDINATES, BEARINGS & DISTANCE SHOWN ARE ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 3, CA-HPGN, EPOCH 1991.35. MULTIPLY DISTANCES SHOWN BY 1.0000357 TO OBTAIN GROUND LEVEL DISTANCES.

SONOMA COUNTY - CITY OF PETALUMA

DIST.	COUNTY	ROUTE	TOTAL MAPPING AREA POST MILE
04	SON	101	3.8/7.2



NOTES:

1. PARCEL "A" IS DEDICATED AND ACCEPTED BY THE CITY OF PETALUMA PER 327 MAPS 10-11

HANGING FILE 90

LEGEND:

⊥⊥⊥⊥⊥⊥⊥	ACCESS PROHIBITED
○	DIMENSION POINT
DOC#	DOCUMENT NUMBER
(T)	TOTAL DISTANCE
R/W	RIGHT OF WAY
sq.ft.	SQUARE FEET
SCWA	SONOMA COUNTY WATER AGENCY
Z	COMMON OWNERSHIP

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP
A-10629.8

SCALE 1"=50'

* BASED ON CALCULATED LOT SqFt FROM LANDVISION

PARCEL #S	ACQ. CODE	GRANTOR	AREAS (square feet; AC=Acres) TOTAL	R/W	REM	EXCESS	REMARKS	RECORDATION INST	DATE	DOCUMENT REF.	EA	PROJECT ID
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]				[illegible]	[illegible]
63657-1	TCE	SONOMA COUNTY WATER AGENCY	*4.43 Ac.				717 sq.ft. T.C.E. to Expire on 6/30/21				2640F2	0400020132
63658-1	0	CITY OF PETALUMA	*1.52 Ac.				1,125 sq.ft. P.T.E.&C. to Expire on 6/30/21				2640F2	0400020132

Supplementary information may be obtained from the District Office, Office of R/W Engineering, Surveys and Mapping Services, 111 Grand Avenue, Oakland, California.

SCALE IN FEET
0 50 100 150

E.A. 2640F2
PID. 0400020132
R/W P.S. J. MURPHEY

MAP REFERENCES HARD COPY	APPRAISAL	RECORD	MONUMENT
		R-90.4	

DRAWING DATE	COUNTY	ROUTE	POST MILE	SHEET
22 MAY 2014	SON	101	5.35	9 OF 13

Notice of Determination

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk
County of Sonoma

From: Sonoma County Water Agency
404 Aviation Blvd.
Santa Rosa, CA 95403

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Granting of Temporary Construction Easement to California Department of Transportation for Route 101 Marin-Sonoma Narrows HOV Widening Project

---

SCH# 2001042115 **Contact:** Connie Barton **Phone:** (707) 547-1905

Project Location: The project is located on Sonoma County Water Agency's (Water Agency) flood control channels along Washington Creek (Assessor's Parcel Number 007-261-048) and Lynch Creek (Assessor's Parcel Number 136-100-028), just north west of the US Highway (Hwy) 101 and Washington Boulevard intersection and west of US Highway (Hwy) 101 and Lynch Creek crossing, located in the City of Petaluma, Sonoma County, California.

Project Description: The project consists of the Water Agency granting temporary construction easements to the California Department of Transportation (Caltrans) for the construction of the Route 101 Marin-Sonoma Narrows High Occupancy Vehicle project (HOV project). The Water Agency would grant two temporary construction easement (totaling approximately 2,259 square feet) to Caltrans, allowing access over the Water Agency's service road, located parallel to the HOV project area. The Water Agency currently utilizes the properties for flood control purposes. The granting of temporary construction easements for the HOV project would not conflict with the Water Agency's activities, and will not adversely affect the Water Agency.

An Environmental Impact Report/ Environmental Impact Statement (EIR/EIS) was prepared by Caltrans and the US Department of Transportation, Federal Highway Administration. The EIR/EIS was certified on July 21, 2009, and a Notice of Determination was filed on July 23, 2009. The EIR/EIS addressed the potential environmental impacts of the HOV project, and concluded that with the incorporation of mitigation measures, the HOV project would not have a significant adverse effect on the environment.

This is to advise that the Sonoma County Water Agency, ☐ Lead Agency ☒ Responsible Agency, has approved the above described project on December 3, 2013, and has made the following determinations regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
5. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the record of project approval is available to the general public at:

Sonoma County Water Agency
404 Aviation Blvd.
Santa Rosa, CA 95403

	December 11, 2018	General Manager
Signature	*Date*	*Title*

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 9
(This Section for use by Clerk of the Board Only.)

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number:
Greg Guensch 547-1972

Supervisorial District(s):

Title: Dry Creek Habitat Enhancement Project

Recommended Actions:

In an ongoing effort to provide habitat enhancement for coho and steelhead while continuing to provide high-quality water supply:

A) Authorize Sonoma County Water Agency's General Manager to execute the fourth amended agreement with Inter-Fluve for engineering and design services for Dry Creek Habitat Enhancement Project, Phase II increasing the amount by $93,603, expanding the scope of work to include additional work required for redesign of project features, changes to the bid documents, additional hydraulic modeling, an additional season of construction support, and one year of additional project management, and also extending the agreement term by one year for a new not-to-exceed agreement total of $1,549,804 and end date of December 31, 2019.

B) Authorize Sonoma County Water Agency's General Manager to execute the fifth amended agreement with Environmental Science Associates for engineering and design services for Dry Creek Habitat Enhancement Project Phase III increasing the amount by $40,000 for potential additional effort related to the JPMB Properties site (formerly Miller) and extending the agreement term by one year for a new not-to-exceed agreement total of $1,965,556 and end date of December 31, 2020.

Executive Summary:

The Russian River Biological Opinion requires a total of six miles of habitat enhancement be created in Dry Creek to provide improved summer and winter rearing conditions for coho and steelhead by October 2023. These miles will be comprised of many different sections from the various phases of construction. In order to differentiate between miles along Dry Creek and miles of habitat enhancement, the miles 1-6 of habitat enhancement are being referred to as Phases I-VI. These enhancements will support federally protected species while allowing the continued flow of Lake Sonoma water down Dry Creek at levels sufficient to provide water supply for the 600,000 residents of Sonoma and Marin counties who receive water from the Sonoma County Water Agency (Sonoma Water). This item will allow work to continue under the subject design agreements to achieve what is required to meet the objectives and timeline of the Biological Opinion.

Discussion:

HISTORY OF ITEM/BACKGROUND

Section 7 Consultation and Biological Opinion

Sonoma Water and the US Army Corps of Engineers (Corps) undertook a Section 7 consultation with the National Marine Fisheries Service under the Federal Endangered Species Act. The purpose of the consultation was to assess the ongoing water supply, flood control, and channel maintenance operations conducted in the Russian River Flood Control District. In September 2008, the National Marine Fisheries Service issued the resulting Biological Opinion based on the results of the Section 7 Consultation.

The Biological Opinion requires Sonoma Water and the Corps to implement a series of actions to minimize impacts to listed salmon species and enhance their habitats within the Russian River and its tributaries. In return, the Biological Opinion contains an "incidental take statement" that allows Sonoma Water to "take" listed salmonid species, (within limits specified in the Biological Opinion) while operating its water transmission system and flood control activities, without violating the federal Endangered Species Act. The Biological Opinion is in effect until October 2023.

On November 9, 2009, Sonoma Water requested and received a Consistency Determination from the California Department of Fish and Wildlife. The Consistency Determination provides Sonoma Water with incidental take coverage under the California Endangered Species Act for the same Russian River activities that have coverage under the Biological Opinion related to the federal Endangered Species Act.

The Biological Opinion specifically identified the need to improve rearing habitat for coho and steelhead in Dry Creek and the Russian River at the water-supply flows proposed. To address this need, while allowing continued discharges from Lake Sonoma for water supply purposes, the Biological Opinion has required habitat enhancement of six miles of Dry Creek to provide improved summer and winter rearing conditions for coho and steelhead. The Dry Creek Habitat Enhancement Project (Project) is currently under construction and being developed to meet these habitat enhancement requirements.

In order to differentiate between miles along Dry Creek and miles of habitat enhancement, the miles 1-6 of habitat enhancement are being referred to as Phases I-VI. These projects are parts of Phases II and III, which respectively represent the second and third miles of habitat being created. Phase II is located in Reach 14, approximately 14 miles upstream of the confluence with the Russian River, and Phase III is located in Reach 5A approximately 5 miles upstream of the confluence with the Russian River.

Original Inter-Fluve Agreement and Prior Amended Agreements

On January 28, 2014, Sonoma Water's Board of Directors (Board) authorized the Chair to execute an agreement between Sonoma Water and Inter-Fluve for engineering and design services for the Project, Phase II, in the amount of $929,395 and term end date of December 31, 2017. The agreement has subsequently been amended three times as follows:

A. On December 22, 2014, the first amended agreement was executed by Sonoma Water's General Manager under amendment authority approved by Sonoma Water's Board with the original Board item. The first amended agreement expanded the scope of work to include an additional site (Ferrari-Carano) and increased the agreement amount by $82,969. The new total was $1,012,364 with no change to the end date.

B. On February 2, 2016, the Board authorized the Chair to execute the second amended agreement. The second amended agreement included refinements to the hydraulic and habitat modeling at higher base flows than originally proposed, advancement of the Ferrari-Carano and Gallo properties to 100% design, splitting construction into two phases for an additional season, the inclusion of engineering analysis and design of modifications to the board fence in Reach 8, seismic refraction studies to meet Corps' requirements and schedule constraints, and further coordination with the Corps. The second amended agreement also increased the agreement amount by $254,073. The new total was $1,266,437 with no change to term end date.

C. On July 11, 2017, the Board authorized Sonoma Water's General Manager to execute the third amended agreement. The third amended agreement provided funding to support Sonoma Water in addressing the following changed conditions: 1) 2016/2017 flood impacts to elements C and D or Reach 8 (Phase II, Part 1) constructed in 2016, 2) decision to replace the pipe inflow systems currently on the plans for Sites A and B of Reach 8 with surface inflow features; and 3) decision to separate Reaches 14A and 14B from other sites in Phase II, Part 2 plan set in order to bid and construct them in 2018. This increased the agreement amount by $189,764, for a new agreement total of $1,456,201, and extended the term end date by one year to December 31, 2018.

Original Environmental Science Associates Agreement and Prior Amended Agreements

On January 28, 2014, the Board authorized the Chair to execute an agreement between Sonoma Water and Environmental Science Associates for engineering and design services for the Project, Phase III, in the amount of $979,422. The agreement has subsequently been amended four times as follows:

A. On December 22, 2014, Sonoma Water's General Manager executed the first amended agreement under amendment authority approved by the Board with the original Board item. The first amended agreement expanded the scope of work to include an additional site for an additional cost of $55,866, resulting in a total project cost of $1,035,288. The term end date was not changed.

B. On August 14, 2015, Sonoma Water's General Manager executed the second amended agreement under the amendment authority approved by the Board with the original Board item. The second amended agreement expanded the scope of work to add tasks for supplemental geotechnical services for repair of approximately 90 lineal feet of failed creek bank along the northern side of the tributary on the Carano property in Reach 2, for an additional cost of $42,068, resulting in a new total agreement cost of $1,077,356. The term end date was not changed.

C. On February 2, 2016, the Board authorized Sonoma Water's General Manager to execute the third amended agreement. The third amended agreement provided funds for preparation of Concept Design Booklets at a higher level of design than originally anticipated and on an accelerated schedule, additional model runs to cover the upper range of the base flow (200cfs) for all sites, inclusion of design completion for the JPMB Properties property, splitting construction into two phases for an additional season and bid package, new tasks to address bank stabilization at Site 5A, seismic refraction studies to meet Corps requirements and schedule constraints, and increased the agreement amount by $267,800 for a new Agreement total of $1,345,156. The term end date was not changed.

D. On April 11, 2017, the Board authorized Sonoma Water's General Manager to execute the fourth amended agreement. The fourth amended agreement divided Phase III Part 2 of the Project into two bid packages as follows: Site 4A and 4B will be provided to the Corps (as Phase III, Part 2, Corps), as a separate Corps project. Site 5A (as Phase III, Part 3) will be constructed by Sonoma Water. New tasks are being added for: (1) division of the Phase III drawings; (2) additional format changes and submittals necessary to meet Corps requirements; (3) bidding and 2018 construction support to Sonoma Water and the Corps; (4) additional hydraulic and habitat modeling; (5) type selection; and (6) detailed habitat enhancement and bank stabilization design on the Boaz property at the downstream end of Site 5A. The agreement amount was increased by $580,400, and the term end date was extended by one year for a new agreement total of $1,925,556 and term end date of December 31, 2018.

SELECTION PROCESSES

On March 7, 2013, Sonoma Water issued a Request for Statements of Qualifications to 18 firms. The following four firms submitted Statements of Qualifications: Entrix Inc., Walnut Creek, California; Environmental Science Associates, San Francisco, California; Inter-Fluve, Hood River, Oregon; and Northwest Hydraulic Consultants, Ashland, Oregon. Statements of Qualifications were evaluated by a Sonoma Water staff review team consisting of employees with expertise in the area of fisheries, engineering, environmental compliance, and management. The following criteria were used to evaluate each firm:

A. Demonstrated ability to design and assist with construction of large-woody-debris structures.
B. Experience with design, assistance with the construction, of large backwaters and side channels, and restoration/habitat enhancement projects for creek or river reaches of a mile or more in length.
C. One or more design projects exceeding a $100,000 contract value within the last 5 years.
D. Design and assistance with construction of one or more river restoration/habitat projects having a construction cost greater than $1,000,000 within last 5 years.
E. Ability to perform 1- and/or 2-dimensional hydraulic and habitat modeling of existing conditions and proposed designs.
F. Demonstrated ability to work with permitting agencies, public agencies, private landowners, and local stakeholders with varied and competing constraints and objectives to successfully design and implement projects.
G. Experience with geomorphology, fisheries science, and water management issues in northern California river systems.

Inter-Fluve, Cardno Entrix, and Environmental Science Associates, were identified as extremely qualified and were invited to attend in-person interviews with the Sonoma Water review team, other Sonoma Water staff actively involved with the Project, and Project partners from outside Sonoma Water.

Inter-Fluve was selected for Phase II of the Project design because of its in-depth understanding of the background science, design concepts, timeline, issues, and challenges of the Project. Also, from previous work on Dry Creek restoration projects, Inter-Fluve had existing relationships with a number of property owners where potential Phase II Project sites are located. The participation of Inter-Fluve provides continuity that is important for property owner outreach efforts, ongoing relationships with permitting agencies, and overall design development.

Environmental Science Associates was selected for Phase III of the Project design because it understands the science and engineering, fisheries biology, technical and logistical challenges, and methodologies required by the Project. Environmental Science Associates offered a technical approach, design style, and scientific perspective that complements the current methods being deployed, expanding the range of design options and increasing Sonoma Water’s ability to address property owner needs and concerns.

SERVICES UNDER AMENDED AGREEMENTS

Inter-Fluve
This fourth amended agreement adds $93,603 for additional work to allow Inter-Fluve to effectively support Sonoma Water in ongoing Dry Creek Phase II project implementation. Specific work items include: redesign of project features, changes to the bid documents, additional hydraulic modeling, an additional season of construction support, and one year of additional project management. The fourth amended agreement also extends the term by one year for a new total of $1,549,804 and term end date of December 31, 2019.

Environmental Science Associates
This fifth amended agreement adds $40,000, budgeted as an optional task, for potential additional effort related to the JPMB Properties site. Additional effort may include, but not be limited to, modifications to plans and right-of-way if property owners decide not to participate in the Project, design changes necessary for compliance with permitting agencies, and additional hydraulic modeling to evaluate design changes or demonstrate fish habitat. The fifth amended agreement also extends the term by one year for a new total of $1,965,556 and term end date of December 31, 2020.

RECOMMENDATION
Sonoma Water staff recommends that the Board 1) authorize Sonoma Water's General Manager to execute the fourth amended agreement with Inter-Fluve for engineering and design services for Dry Creek Habitat Enhancement Project, Phase II increasing the amount by $93,603, expanding the scope of work to include additional work required to address potential uncertainties as necessary in order to effectively support Sonoma Water to advance the project to construction, and extending the agreement term by one year for a new not-to-exceed agreement total of $1,549,804 and end date of December 31, 2019; and 2) authorize Sonoma Water's General Manager to execute the fifth amended agreement with Environmental Science Associates for engineering and design services for Dry Creek Habitat Enhancement Project Phase III increasing the amount by $40,000 for potential additional effort related to the JPMB Properties site and extending the agreement term by one year for a new not-to-exceed agreement total of $1,965,556 and end date of December 31, 2020.

Prior Board Actions:

See detailed information in Discussion under "History of Item/Background

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The Project will accomplish habitat enhancement of six miles of Dry Creek to provide near ideal summer rearing conditions for coho and steelhead while maintaining operational steady state discharge for water supply purposes.

Water Supply and Transmission System, Goal 1: Protect drinking water supply and promote water-use efficiency.
The Project is part of a suite of projects that Sonoma Water is implementing in compliance with the Biological Opinion. This compliance is necessary in order to protect Sonoma Water's existing water rights and to continue to provide high-quality water supplies.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	133,603		
Additional Appropriation Requested			
Total Expenditures	**133,603**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	133,603		
Use of Fund Balance			
Contingencies			
Total Sources	**133,603**		

Narrative Explanation of Fiscal Impacts:

Inter-Fluve: Budgeted amount of $93,603 is available from FY 2018/2019 appropriations for the Warm Springs Dam fund. No additional appropriation is required.

Environmental Science Associates: Budgeted amount of $40,000 is available from FY 2018/2019 appropriations for the Warm Springs Dam fund. No additional appropriation is required.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Amended Agreements (2)

Related Items “On File” with the Clerk of the Board:

crt: s:\techw\agreements\1213-136d.docx version: 11/14/2018 9:28:00 AM TW 12/13-136D

Fourth Amended Agreement for Engineering and Design Services for Dry Creek Habitat Enhancement Project, Phase II

This fourth amended agreement ("Fourth Amended Agreement" or "Agreement") is by and between **Sonoma County Water Agency**, a body corporate and politic of the State of California ("Sonoma Water") and **Inter-Fluve, Inc.**, a Montana corporation ("Consultant"). The Effective Date of this Agreement is the date the Agreement is last signed by the parties to the Agreement, unless otherwise specified in Article 5 (Term of Agreement).

RECITALS

A. Consultant certifies that it is a Montana corporation duly authorized to do business in the State of California, registered with the Secretary of State of California, and represents that it is a duly qualified and licensed engineering and environmental services firm experienced in the preparation of engineering and environmental documents and related services.

B. In September, 2008, the National Marine Fisheries Service (NMFS) issued the Biological Opinion (BO) on the water supply, flood control, and channel maintenance operations conducted by the Sonoma Water, the U. S. Army Corps of Engineers (USACE), and the Mendocino County Russian River Flood Control District in the Russian River watershed. The BO is a 15-year recovery plan based on the results of a Section 7 consultation under the federal Endangered Species Act with NMFS.

C. One of the recommended Reasonable and Prudent Alternatives (RPA) contained in the BO requires habitat enhancement of six miles of Dry Creek to provide near ideal summer rearing conditions for coho and steelhead while maintaining operational steady state discharge for water supply purposes. The proposed Dry Creek Habitat Enhancement Project (Project) is being developed in accordance with the RPA and will be an important component of a larger effort to improve conditions for salmonid species in the Dry Creek and Russian River watersheds.

D. Phase I of the Project, the Demonstration Project, is a one mile long reach and is intended to provide an opportunity for stakeholders to evaluate the proposed habitat enhancement approach. Design of Phase I was completed in 2012, and the first section was constructed during the summer of 2012, the second in 2013, and the final section is scheduled for construction during summer of 2014.

E. The design of Phases II and III of the Project consist of the analysis, design, and support during construction of habitat enhancement features of Dry Creek. The sites will be located between Warm Springs Dam (Lake Sonoma) and the confluence with the Russian River. Some specific elements of Phases II and III include design of habitat enhancement features such as side channels, backwaters, engineered log jams and large woody debris (LWD) structures, and constructed riffles; bank stabilization measures using bioengineering methods; and hydraulic modeling and analyses to support the design of Project components.

F. Sonoma Water and Consultant first entered into this Agreement on January 28, 2014, in the amount of $929,395 (Original Agreement).

G. The First Amended Agreement expanded the scope of work to include an additional site (Ferrari-Carano) and increased the Agreement amount by $82,969, for a new Agreement total of $1,012,364.

H. The Second Amended Agreement provided funding for refinements to the hydraulic and habitat modeling at higher base flows than originally proposed, advancement of the Ferrari-Carano and Gallo properties to 100% design, splitting construction into two phases for an additional season, the inclusion of engineering analysis and design of modifications to the board fence in Reach 8, seismic refraction studies to meet USACE requirements and schedule constraints, and further coordination with USACE, and increased the Agreement amount by $254,073, for a new Agreement total of $1,266,437.

I. The Third Amended Agreement provided funding for Consultant to support Sonoma Water in addressing the following changed conditions: 1) 2016/2017 flood impacts to elements C and D of Reach 8 (Phase II, Part 1) constructed in 2016; 2) decision to replace the pipe inflow systems currently on the plans for Sites A and B of Reach 8 with surface inflow features; and 3) decision to separate Reaches 14A and 14B from other sites in Phase II, Part 2 plan set in order to bid and construct them in 2018. This increased the Agreement amount by $189,764, for a new Agreement total of $1,456,201, and extended the term end date by one year to December 31, 2018.

J. This Fourth Amended Agreement adds $93,603 for additional work redesign of Project features, changes to the bid documents, additional hydraulic modeling, an additional season of construction support, and one year of additional project management. This Fourth Amended Agreement also extends the term by one year for a new total of $1,549,804 and term end date of December 31, 2019.

K. In addition, this Fourth Amended Agreement changes occurrences of “Water Agency” to “Sonoma Water.”

L. This Fourth Amended Agreement supersedes all previous agreements and amendments between the parties.

In consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

AGREEMENT

1. RECITALS

1.1. The above recitals are true and correct.

2. LIST OF EXHIBITS

2.1. The following exhibits are attached hereto and incorporated herein:

  a. Exhibit A: Scope of Work

b. Exhibit B: Schedule and Submittals
c. Exhibit C: Schedule of Costs
d. Exhibit D: Estimated Breakdown of Costs
e. Exhibit E: Map
f. Exhibit F: Insurance Requirements

3. SCOPE OF SERVICES

3.1. *Consultant's Specified Services:* Consultant shall perform the services described in Exhibit A ("Scope of Work"), within the times or by the dates provided for in Exhibit B and pursuant to Article 9 (Prosecution of Work). In the event of a conflict between the body of this Agreement and Exhibit A, the provisions in the body of this Agreement shall control.

3.2. *Cooperation with Sonoma Water:* Consultant shall cooperate with Sonoma Water in the performance of all work hereunder. Consultant shall coordinate the work, except assistance during construction, with Sonoma Water's Project Manager. Consultant shall coordinate assistance during construction with Sonoma Water's Construction Management Principal Engineer. Contact information and mailing addresses:

Sonoma Water	**Consultant**
Project Manager: Greg Guensch 404 Aviation Boulevard Santa Rosa, CA 95403-9019 Phone: 707-547-1972 Email: gregory.guensch@scwa.ca.gov	Project Manager: Josh Epstein 501 Portway Ave., Suite 101 Hood River, OR 97031 Phone: 541-716-5371 Email: jepstein@interfluve.com
Construction Management Principal Engineer: Dennis Daly Phone: 707-547-1984 Email: ddaly@scwa.ca.gov	
Remit invoices to: Susan Bookmyer Same address as above or Email: susan.bookmyer@scwa.ca.gov	**Remit payments to:** Attn: Accounts Receivable Same address as above

3.3. *Performance Standard and Standard of Care:* Consultant hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with the requirements of applicable federal, state and local laws, it being understood that acceptance of Consultant's work by Sonoma Water shall not operate as a waiver or release. Sonoma Water has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees that its work will be performed and its operations conducted in accordance with the standards of a reasonable professional having specialized knowledge and expertise in the services provided under this Agreement. If Sonoma Water determines that any of Consultant's work is not in accordance with such level of competency and standard of care, Sonoma Water, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with Sonoma Water to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 6 (Termination); or (d) pursue any and all other remedies at law or in equity.

3.4. *Assigned Personnel:*

a. Consultant shall assign only competent personnel to perform work hereunder. In the event that at any time Sonoma Water, in its sole discretion, desires the removal of any person or persons assigned by Consultant to perform work hereunder, Consultant shall remove such person or persons immediately upon receiving written notice from Sonoma Water.

b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by Sonoma Water to be key personnel whose services were a material inducement to Sonoma Water to enter into this Agreement, and without whose services Sonoma Water would not have entered into this Agreement. Consultant shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of Sonoma Water.

c. With respect to performance under this Agreement, Consultant shall employ the following key personnel:

Title	**Name**
Project Manager	Josh Epstein

d. In the event that any of Consultant's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness, or other factors outside of Consultant's control, Consultant shall be responsible for timely provision of adequately qualified replacements.

4. PAYMENT

4.1. *Total Costs:* Total costs under this Agreement shall not exceed **$1,549,804**.

4.2. *Method of Payment:* Consultant shall be paid in accordance with the following terms:

a. Consultant shall be paid in accordance with the hourly rates and expenses set forth in Exhibit C. Any mark-up shall be included in billed hourly rates.

4.3. *Invoices:* Consultant shall submit its bills in arrears on a monthly basis, based on work completed for the period, in a form approved by Sonoma Water's Project Manager. The bills shall show or include:

a. Consultant name
b. Name of Agreement
c. Sonoma Water's Project Activity Code D0022C001
d. Task performed with an itemized description of services rendered by date
e. Summary of work performed by subconsultants, as described in Paragraph 15.4
f. Time in quarter hours devoted to the task
g. Hourly rate or rates of the persons performing the task
h. List of reimbursable materials and expenses
i. Copies of receipts for reimbursable materials and expenses

4.4. *Monthly Reports with Invoices:* Payment of invoices is subject to receipt of the monthly reports required under Task 15.1 (Project Management) of Exhibit A (Scope of Work).

4.5. *Cost Tracking:* Consultant has provided an estimated breakdown of costs, included in Exhibit D. Exhibit D will only be used as a tool to monitor progress of work and the project budget. Actual payment will be made as specified in Paragraph 4.2 (Method of Payment) above.

5. TERM OF AGREEMENT

5.1. The term of this Agreement shall be from January 28, 2014 ("Effective Date") to December 31, 2019, unless terminated earlier in accordance with the provisions of Article 6 (Termination).

6. TERMINATION

6.1. *Termination without Cause:* Notwithstanding any other provision of this Agreement, at any time and without cause, Sonoma Water shall have the right, in its sole discretion, to terminate this Agreement by giving 5 days written notice to Consultant.

6.2. *Termination for Cause:* Notwithstanding any other provision of this Agreement, should Consultant fail to perform any of its obligations hereunder, within the time and in the manner herein provided, or otherwise violate any of the terms of this Agreement, Sonoma Water may immediately terminate this Agreement by giving Consultant written notice of such termination, stating the reason for termination.

6.3. *Delivery of Work Product and Final Payment Upon Termination:* In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to Sonoma Water all materials and work product subject to Paragraph 12.9 and shall submit to Sonoma Water an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

6.4. *Payment Upon Termination:* Upon termination of this Agreement by Sonoma Water, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services are to be paid on a per-hour or per-day basis, then Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to termination times the applicable hourly or daily rate; and further provided, however, that if Sonoma Water terminates the Agreement for cause pursuant to Paragraph 6.2, Sonoma Water shall deduct from such amounts the amount of damage, if any, sustained by Sonoma Water by virtue of the breach of the Agreement by Consultant.

6.5. *Authority to Terminate:* Sonoma Water's right to terminate may be exercised by Sonoma Water's General Manager.

7. INDEMNIFICATION

7.1. Consultant agrees to accept responsibility for loss or damage to any person or entity, including Sonoma Water, and to defend, indemnify, hold harmless, and release Sonoma Water, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant or its agents, employees, contractors, subcontractors, or invitees hereunder, whether or not there is concurrent negligence on the part of Sonoma Water, but, to the extent required by law, excluding liability due to conduct of Sonoma Water. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents, employees, contractors, subcontractors, or invitees under workers' compensation acts, disability benefits acts, or other employee benefit acts.

8. INSURANCE

8.1. With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain, insurance as described in Exhibit F.

9. PROSECUTION OF WORK

9.1. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

10. EXTRA OR CHANGED WORK

10.1. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Minor changes, which do not increase the amount paid under the Agreement, and which do not significantly change the scope of work or significantly lengthen time schedules may be executed by Sonoma Water's General Manager in a form approved by County Counsel. The parties expressly recognize that Sonoma Water personnel are without authorization to order all other extra or changed work or waive Agreement requirements. Failure of Consultant to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Consultant shall be entitled to no compensation whatsoever for the performance of such work. Consultant further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of Sonoma Water.

11. CONTENT ONLINE ACCESSIBILITY

11.1. *Accessibility:* Sonoma Water policy requires that all documents that may be published to the Web meet accessibility standards to the greatest extent possible, and utilizing available existing technologies.

11.2. *Standards:* All consultants responsible for preparing content intended for use or publication on a Sonoma Water/County-managed or Sonoma Water/County-funded web site must comply with applicable federal accessibility standards established by 36 C.F.R. Section 1194, pursuant to Section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794(d)], and Sonoma Water's Web Site Accessibility Policy located at http://webstandards.sonoma-county.org.

11.3. *Certification:* With each final receivable intended for public distribution (report, presentations posted to the Internet, public outreach materials), Consultant shall include a descriptive summary describing how all deliverable documents were assessed for accessibility (e.g. Microsoft Word accessibility check; Adobe Acrobat accessibility check, or other commonly accepted compliance check).

11.4. *Alternate Format:* When it is strictly impossible due to the unavailability of technologies required to produce an accessible document, Consultant shall identify the anticipated accessibility deficiency prior to commencement of any work to produce such deliverables. Consultant agrees to cooperate with Sonoma Water staff in the development of alternate document formats to maximize the facilitative features of the impacted document(s); e.g., embedding the document with alt-tags that describe complex data/tables.

11.5. *Noncompliant Materials; Obligation to Cure:* Remediation of any materials that do not comply with Sonoma Water's Web Site Accessibility Policy shall be the responsibility of Consultant. If Sonoma Water, in its sole and absolute discretion, determines that any deliverable intended for use or publication on any Sonoma Water/County-managed or Sonoma Water/County-funded Web site does not comply with Sonoma Water Accessibility Standards, Sonoma Water will promptly inform Consultant in writing. Upon such notice, Consultant shall, without charge to Sonoma Water, repair or replace the non-compliant materials within such period of time as specified by Sonoma Water in writing. If the required repair or replacement is not completed within the time specified, Sonoma Water shall have the right to do any or all of the following, without prejudice to Sonoma Water's right to pursue any and all other remedies at law or in equity:

a. Cancel any delivery or task order

b. Terminate this Agreement pursuant to the provisions of Article 6 (Termination); and/or

c. In the case of custom Electronic and Information Technology (EIT) developed by Consultant for Sonoma Water, Sonoma Water may have any necessary changes or repairs performed by itself or by another contractor. In such event, Consultant shall be liable for all expenses incurred by Sonoma Water in connection with such changes or repairs.

11.6. *Sonoma Water's Rights Reserved:* Notwithstanding the foregoing, Sonoma Water may accept deliverables that are not strictly compliant with Sonoma Water Accessibility Standards if Sonoma Water, in its sole and absolute discretion, determines that acceptance of such products or services is in Sonoma Water's best interest.

12. REPRESENTATIONS OF CONSULTANT

12.1. *Status of Consultant:* The parties intend that Consultant, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Consultant is not to be considered an agent or employee of Sonoma Water and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits Sonoma Water provides its employees. In the event Sonoma Water exercises its right to terminate this Agreement pursuant to Article 6 (Termination), Consultant expressly agrees that it shall have no recourse or right of appeal under rules, regulations, ordinances, or laws applicable to employees.

12.2. *Communication with Sonoma Water's Contractor:* All communication shall be between Consultant and Sonoma Water. Consultant shall have no authority to act on behalf of Sonoma Water, to stop work, to interpret conditions of the construction contract, or to give direction to Sonoma Water's contractor.

12.3. *Taxes:* Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold Sonoma Water harmless from any liability which it may incur to the United States or to the State of California or to any other public entity as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case Sonoma Water is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish Sonoma Water with proof of payment of taxes on these earnings.

12.4. *Records Maintenance:* Consultant shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make such documents and records available to Sonoma Water for inspection at any reasonable time. Consultant shall maintain such records for a period of four (4) years following completion of work hereunder.

12.5. *Conflict of Interest:* Consultant covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of its services hereunder. Consultant further covenants that in the performance of this Agreement no person having any such interests shall be employed. In addition, if required by law or requested to do so by Sonoma Water, Consultant shall submit a completed Fair Political Practices Commission Statement of Economic Interests (Form 700) with Sonoma Water within 30 calendar days after the Effective Date of this Agreement and each year thereafter during the term of this Agreement, or as required by state law.

12.6. *Statutory Compliance/Living Wage Ordinance:* Consultant agrees to comply, and to ensure compliance by its subconsultants or subcontractors, with all applicable federal, state and local laws, regulations, statutes and policies, including but not limited to the County of Sonoma Living Wage Ordinance, applicable to the services provided under this Agreement as they exist now and as they are changed, amended or modified during the term of this Agreement. Without limiting the generality of the foregoing, Consultant expressly acknowledges and agrees that this Agreement is subject to the provisions of Article XXVI of Chapter 2 of the Sonoma County Code, requiring payment of a living wage to covered employees. Noncompliance during the term of the Agreement will be considered a material breach and may result in termination of the Agreement or pursuit of other legal or administrative remedies.

12.7. *Nondiscrimination:* Consultant shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, pregnancy, disability, sexual orientation or other prohibited basis. All nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated herein by this reference.

12.8. *Assignment of Rights:* Consultant assigns to Sonoma Water all rights throughout the world in perpetuity in the nature of copyright, trademark, patent, right to ideas, in and to all versions of the plans and specifications, if any, now or later prepared by Consultant in connection with this Agreement. Consultant agrees to take such actions as are necessary to protect the rights assigned to Sonoma Water in this Agreement, and to refrain from taking any action which would impair those rights. Consultant's responsibilities under this provision include, but are not limited to, placing proper notice of copyright on all versions of the plans and specifications as Sonoma Water may direct, and refraining from disclosing any versions of the plans and specifications to any third party without first obtaining written permission of Sonoma Water. Consultant shall not use or permit another to use the plans and specifications in connection with this or any other project without first obtaining written permission of Sonoma Water.

12.9. *Ownership and Disclosure of Work Product:* All reports, original drawings, graphics, plans, studies, and other data or documents ("documents"), in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement shall be the property of Sonoma Water. Sonoma Water shall be entitled to immediate possession of such documents upon completion of the work pursuant to this Agreement. Upon expiration or termination of this Agreement, Consultant shall promptly deliver to Sonoma Water all such documents, which have not already been provided to Sonoma Water in such form or format as Sonoma Water deems appropriate. Such documents shall be and will remain the property of Sonoma Water without restriction or limitation. Reuse or modification of any such documents by Sonoma Water for any use other than the that for which the documents were intended, without Consultant's written permission, shall be at Sonoma Water's sole risk, and Sonoma Water agrees to indemnify and hold Consultant harmless from all claims, damages and expenses, including attorneys' fees, arising out of such reuse by Sonoma Water or others acting through Sonoma Water. Consultant may retain copies of the above described documents but agrees not to disclose or discuss any information gathered, discovered, or generated in any way through this Agreement without the express written permission of Sonoma Water.

13. PREVAILING WAGES

13.1. *General:* Consultant shall pay to any worker on the job for whom prevailing wages have been established, including but not limited to geotechnical subsurface investigation work, an amount equal to or more than the general prevailing rate of per diem wages for (1) work of a similar character in the locality in which the work is performed and (2) legal holiday and overtime work in said locality. The per diem wages shall be an amount equal to or more than the stipulated rates contained in a schedule that has been ascertained and determined by the Director of the State Department of Industrial Relations and Sonoma Water to be the general prevailing rate of per diem wages for each craft or type of workman or mechanic needed to execute this Agreement. Consultant shall also cause a copy of this determination of the prevailing rate of per diem wages to be posted at each site work is being performed in addition to all other job site notices prescribed by regulation. Copies of the prevailing wage rate of per diem wages are on file at Sonoma Water and will be made available to any person upon request.

13.2. *Compliance Monitoring and Registration*: This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Consultant shall furnish and shall require all subcontractors and subconsultants to furnish the records specified in Labor Code section 1776 (e.g. electronic certified payroll records) directly to the Labor Commissioner in a format prescribed by the Labor Commissioner at least monthly. Consultant and all subcontractors performing work that requires payment of prevailing wages shall be registered and qualified to perform public work pursuant to Labor Code section 1725.5 as a condition to engage in the performance of any services under this Agreement.

13.3. *Subcontracts:* Consultant shall insert in every subcontract or other arrangement which Consultant may make for performance of such work or labor on work provided for in the Agreement, provision that Subcontractor shall pay persons performing labor or rendering service under subcontract or other arrangement not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed in the Labor Code. Pursuant to Labor Code Section 1775(b)(1), Consultant shall provide to each Subcontractor a copy of Sections 1771, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code.

13.4. *Compliance with Law:* Consultant stipulates that it shall comply with all applicable wage and hour laws, including without limitation Labor Code Sections 1725.5, 1775, 1776, 1777.5, 1813, and 1815 and California Code of Regulations, Title 8, Section 16000, et seq.

14. DEMAND FOR ASSURANCE

14.1. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect to the performance of either party, the other may in writing demand adequate assurance of due performance and until such assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received. "Commercially reasonable" includes not only the conduct of a party with respect to performance under this Agreement, but also conduct with respect to other agreements with parties to this Agreement or others. After receipt of a justified demand, failure to provide within a reasonable time, but not exceeding thirty (30) days, such assurance of due performance as is adequate under the circumstances of the particular case is a repudiation of this Agreement. Acceptance of any improper delivery, service, or payment does not prejudice the aggrieved party's right to demand adequate assurance of future performance. Nothing in this Article 14 limits Sonoma Water's right to terminate this Agreement pursuant to Article 6 (Termination).

15. ASSIGNMENT AND DELEGATION

15.1. *Consent:* Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other, and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

15.2. *Subcontracts:* Notwithstanding the foregoing, Consultant may enter into subcontracts with the subconsultants specifically identified herein. CBEC Eco Engineering is an approved subconsultant for hydraulic and habitat modeling, and Horizon is an approved subconsultant for instream structure consultation and permitting services. If no subconsultants are listed, then no subconsultants will be utilized in the performance of the work specified in this Agreement.

15.3. *Change of Subcontractors or Subconsultants:* If, after execution of the Agreement, parties agree that subconsultants not listed in Paragraph 15.2 will be utilized, Consultant may enter into subcontracts with subconsultants to perform other specific duties pursuant to the provisions of this Paragraph 15.3. The following provisions apply to any subcontract entered into by Consultant other than those listed in Paragraph 15.2 above:

a. Prior to entering into any contract with subconsultant, Consultant shall obtain Sonoma Water approval of subconsultant. Sonoma Water's Board of Directors must approve the selection of any subconsultant if the amount payable to subconsultant under the agreement exceeds $25,000. In connection with such approval, Consultant shall provide Sonoma Water with copies of the responses to Consultant's Request for Proposals (RFP) to subconsultants, the names of key personnel who will be performing work under the agreement, and an explanation of Consultant's reasons for choosing the recommended subconsultant based upon the criteria in the RFP.

b. All agreements with subconsultants shall (a) contain indemnity requirements in favor of Sonoma Water in substantially the same form as that contained in Section 8, (b) contain language that the subconsultant may be terminated with or without cause upon reasonable written notice, and (c) prohibit the assignment or delegation of work under the agreement to any third party.

15.4. *Summary of Subconsultants' Work:* No less than quarterly, Consultant shall provide Sonoma Water with a summary of all work performed by all subconsultants during the preceding three months. Such summary shall identify the individuals performing work on behalf of subconsultants and the total amount paid to subconsultant, broken down by the tasks listed in the Scope of Work.

16. MEDIATION OF DISPUTES

16.1. If a dispute arises out of or relates to this Agreement, or an alleged breach thereof, and if the dispute cannot be settled through negotiation, before resorting to litigation, Sonoma Water and Consultant agree first to try in good faith to settle the dispute by mediation. If the parties cannot agree on a mediator or mediation rules to use, the parties shall use the construction industry mediation procedures developed by the American Arbitration Association, with the following exceptions to those procedures:

a. The mediation shall be conducted in Santa Rosa, California.

b. Unless otherwise agreed to in writing by the parties participating in the mediation, the mediation shall be concluded no later than sixty (60) days after the first mediation session. If the dispute has not been resolved at that time, any party may elect at that time to pursue litigation.

c. The parties agree to exchange all relevant non-privileged documents before the first scheduled mediation session.

17. METHOD AND PLACE OF GIVING NOTICE, SUBMITTING BILLS, AND MAKING PAYMENTS

17.1. *Method of Delivery:* All notices, bills, and payments shall be made in writing and shall be given by personal delivery or by U.S. Mail or courier service. Notices, bills, and payments shall be addressed as specified in Paragraph 3.2.

17.2. *Receipt:* When a notice, bill, or payment is given by a generally recognized overnight courier service, the notice, bill, or payment shall be deemed received on the next business day. When a copy of a notice, bill, or payment is sent by electronic means, the notice, bill, or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill, or payment is deposited in the U.S. mail and postmarked on the date of the electronic transmission (for a payment, on or before the due date), (2) the sender has a written confirmation of the electronic transmission, and (3) the electronic transmission is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills, and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this Article 17.

18. MISCELLANEOUS PROVISIONS

18.1. *No Bottled Water:* In accordance with Sonoma Water Board of Directors Resolution No. 09-0920, dated September 29, 2009, no Sonoma Water funding shall be used to purchase single-serving, disposable water bottles for use in Sonoma Water facilities or at Sonoma Water-sponsored events. This restriction shall not apply when potable water is not available.

18.2. *No Waiver of Breach:* The waiver by Sonoma Water of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or promise or any subsequent breach of the same or any other term or promise contained in this Agreement.

18.3. *Construction:* To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Consultant and Sonoma Water acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Consultant and Sonoma Water acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

18.4. *Consent:* Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

18.5. *No Third-Party Beneficiaries:* Except as provided in Article 7 (Indemnification), nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

18.6. *Applicable Law and Forum:* This Agreement shall be construed and interpreted according to the substantive law of California, regardless of the law of conflicts to the contrary in any jurisdiction. Any action to enforce the terms of this

Agreement or for the breach thereof shall be brought and tried in Santa Rosa or in the forum nearest to the city of Santa Rosa, in the County of Sonoma.

18.7. *Captions:* The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

18.8. *Merger:* This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

18.9. *Survival of Terms:* All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

18.10. *Time of Essence:* Time is and shall be of the essence of this Agreement and every provision hereof.

/
/
/
/
/
/
/
/
/
/
/
/
/

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date last signed by the parties to the Agreement.

Reviewed as to funds:

TW 12/13-136D

By: ___________________________________
Sonoma Water Division Manager -
Administrative Services

Approved as to form:

By: ___________________________________
______________, Deputy County Counsel

Insurance Documentation is on file with
Sonoma Water

Date/TW Initials: ________________________

Sonoma County Water Agency

By: ___________________________________
Grant Davis
Sonoma Water General Manager
Authorized per Sonoma Water's Board of
Directors Action on December 11, 2018

Date: ________________________________

Inter-Fluve, Inc., a Montana corporation

By: ___________________________________

____
(Please print name here)

Title: _________________________________

Date: _________________________________

Exhibit A

Scope of Work

1. GENERAL

1.1. Consultant agrees to perform obligations described in this Agreement and to furnish necessary skills, services, labor, supplies, supervision, and material required to perform and complete the Project.

1.2. By execution of this Agreement, Consultant warrants that it has carefully examined the Project site and has satisfied itself of local and any special conditions affecting the proposed Scope of Work. Tests, survey results, geotechnical reports, or other data or information, whether furnished by the Sonoma Water, or referenced in this Agreement, are for the Consultant's convenience. The Sonoma Water does not guarantee that such tests or preliminary investigations or other data and information are accurate and assumes no responsibility whatsoever as to their accuracy or interpretation. Consultant shall satisfy itself as to the accuracy or interpretation of such tests or survey results or other information or data.

1.3. Final design is approximately 1.25 miles of discontinuous channel corridor.

1.4. An additional section of habitat enhancements with an approximate length of 0.25 miles will be designed through the 60% level on the Ferrari-Carano property, as indicated below. A portion of the additional features may also extend upstream onto the Gallo property.

2. HAZARDOUS WASTE

2.1. Services relating to the identification, investigation, or remediation of hazardous waste contamination are not included within the Scope of Work. Should such services be required, the cost of such services and the party to perform the services will be negotiated separately by Sonoma Water. Consultant shall inform Sonoma Water immediately if any waste or hazardous materials are discovered on the Project sites or the surrounding areas.

3. COST ESTIMATES

3.1. Prepare a Statement of Probable Construction Costs and revise as required herein.

4. DESIGN SERVICES

4.1. Preliminary Design:

- a. Consult with Sonoma Water to define and clarify Sonoma Water's requirements for the Project and available data.
- b. Complete field review of the concept designs on the reaches identified in the Concept Design Report and prioritized for enhancement by Sonoma Water and others with a 3-day field effort attended by Project Engineer, lead geomorphologist,

lead fish biologist, lead hydraulic modeler, and lead riparian ecologist, along with relevant Sonoma Water staff.

c. Develop preliminary design for potential enhancement on the reaches identified in the Concept Design Report and prioritized for enhancement by Sonoma Water and others. The total estimated length for the enhancement reaches to be taken to the 10% design stage is approximately 2.7 miles as measured along the main channel, broken into 3 main blocks (blocks D, E and G: see Exhibit E).

d. Provide the preliminary design in a Design Booklet for ease of understanding by lay readers. Communicate concepts via narrative, illustrative figures, renderings, and order-of-magnitude cost estimates. The final form of the Design Booklet shall be confirmed after consultation with Sonoma Water (master plan-type document of approximately 20 pages of 11x17 sheets, or 3 design briefs, one for each block).

e. Preliminary design to be updates of the previously-prepared concept designs based on field reconnaissance and ground truthing, updated information regarding landowner feedback and likely participation, Sonoma Water and stakeholder feedback, and updated planning level hydraulic modeling.

f. Identify key utility locations and identify utility conflicts, if any.

g. Preliminary design for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties shall be reported at the 30% design submittal level. A separate 10% design booklet will not be developed for this site.

4.2. Report:

a. Prepare a Design Report that summarizes site hydrology, hydraulics, geomorphology, biology and other relevant characteristics. Technical analyses and the basis of design for the enhancements shall be compiled in the Design Report and assembled progressively over the design period, with relevant sections added with each design submittal. Progressive versions of the Design Report shall be issued at the 30%, 60%, 90% and 100% design milestones and shall include the following:

    i. Title page with name of Project, name of preparer, preparer’s company name and address, and date

    ii. Table of Contents

    iii. Executive Summary

    iv. A description of the work performed, including methodology, a detailed description of the inspections performed, literature reviewed, documents and records reviewed, and individuals and agencies contacted

    v. Description of existing conditions

    vi. Design criteria with appropriate exhibits to indicate the agreed-to requirements, considerations involved, and those alternative solutions available to Sonoma Water which Consultant recommends

    vii. Summary of design analyses (hydraulic, geomorphic, biological, etc.) and design basis for the Project that has been selected to be advanced to detailed design

        - viii. Description of designs and explanation of design basis
        - ix. Construction cost estimate itemized by bid item
        - x. Appendix, including copies of important documents, photographs, manufacturer's literature, and other records deemed appropriate
        - xi. Schematic drawings, sketches, and exhibits as necessary to illustrate the recommended Project
        - xii. Design report for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties was included through 60% design submittal level.
        - xiii. Design report for 0.25 miles on Ferrari-Carano and Gallo properties is included through Final design submittal level under the Second Amended Agreement.
        - xiv. Other information to support the recommendations
    - b. Submit Design Report to Sonoma Water for review and approval.
    - c. Incorporate Sonoma Water comments on Preliminary Design Report into Design Report.
    - d. Updating the design report with analyses associated with adaptive management measures and design revisions to Reach 8 are included in the Third Amended Agreement.

4.3. Design:

- a. Prepare Project design consistent with the Sonoma Water-approved Design Report. The first draft of the report shall be submitted with the 30% submittal. The report shall be updated with appropriate revisions for each subsequent design submittal. Identify and perform sufficient site investigation(s) for purpose of developing Project design.
- b. Include supplemental information material to the project design as appendices to the design report. This information shall include, as appropriate, items such as stamped and signed relevant final design calculations (e.g., large wood ballast sizing, rip-rap or riffle material sizing, or bed mobility estimates), memoranda documenting issues relevant to the final design, such as changes to design parameters, basis for selection of and information on proprietary products and materials, and relevant supplemental studies and reports.
- c. Prepare a detailed construction cost estimate for the Project broken down by bid item. Provide estimated quantities for unit priced items.
- d. Prepare a construction schedule showing the anticipated timeframe for completing construction of major units. Use a simple bar chart approach for each item and indicate the anticipated critical path of construction.
- e. Design for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties was included through 60% design submittal level.
- f. Design for 0.25 miles on Ferrari-Carano and Gallo properties is included through Final design submittal level under the Second Amended Agreement.

g. Additional detailed design and construction cost estimation associated with adaptive management measures and design revisions in Reach 8, and isolation of Reach 14 drawings, are included in the Third Amended Agreement.

4.4. Detailed hydraulic, geomorphic, and engineering analyses:

a. Expand the planning-level hydraulic model developed for Sonoma Water's Feasibility Study to serve as a 'backbone' model to support preliminary design activities and development of detailed enhancement designs. Update the model with new cross section data collected and other factors that have been learned since completion of the Feasibility Study. Evaluate and integrate as appropriate the relevancy of the data and hydraulic models prepared for the USACE Reach 15 Project (models prepared by Northwest Hydraulic Consultants). Develop revised inundation maps for the steady state discharge (110 cfs), and up to 5 flood events, and tailored for use in landowner discussions.

b. Conduct detailed geomorphic, hydraulic and other analyses on the Project reaches taken to final design (1.25-mile cumulative length) to support detailed design of aquatic and riparian enhancements. Conduct additional geomorphic, hydraulic and other analyses as needed to take the Ferrari-Carano reach through 60% design.

c. Update the water temperature assessment conducted for the demonstration reach design (using SSTEMP) for representative locations along the new 1.25 mile detailed design reach, and supplement with additional information gained through the subsurface exploration. Provide updated and supplemental information in the Design Report.

d. Perform detailed hydraulic analyses that includes detailed assessment of continuity of water and sediment, inundation patterns for development of detailed grading and vegetative design, and assessment of hydraulic forces for selection, sizing and stability analyses of construction materials, and characterization of habitat enhancement benefits. Include an evaluation of potential rise in the Federal Emergency Management Agency (FEMA) base flood elevation, documented in a brief letter memorandum.

   i. Perform detailed hydraulic analyses with TUFLOW, a GIS-based integrated one-dimensional/two-dimensional (1D/2D) hydrodynamic modeling software package, for the reach of Dry Creek extending approximately 6.8 miles from Bord Bridge to Lambert Bridge.

   ii. Develop 2D portions of the model for up to 3 discontinuous Project segments (1.25 miles cumulative length) for both existing conditions and design conditions.

   iii. Use the following boundary conditions for the 6.8 mile reach of Dry Creek:

      (a) Releases from Lake Sonoma plus inflows from Pena Creek as well as several smaller tributaries downstream of Lake Sonoma.

      (b) Steady state operational discharge (110 cfs), plus 5 design flows (i.e., 1-, 2-, 5-, 10-, 100-year flood events) as inflow boundary conditions.

      (c) Stage discharge relationship simulated by the Demonstration Reach final design model at the location of Lambert Bridge as the downstream boundary condition.

    (d) Simulations of 200 cfs, and additional coordination with USACE, are included under the Second Amended Agreement for the Mile 2 detailed design reaches.

  iv. Adjust hydraulic roughness coefficients based on published values and engineering judgment. Verify existing conditions model for consistency of the 1D/2D results with the planning level model, and the available flow-stage data that do exist. The model shall not be formally calibrated due to a lack of comprehensive observed flow-stage data within the 6.8 mile reach.

  v. Use hydraulic model outputs (i.e., velocity, shear stress, stream power) to inform our understanding of sedimentation patterns and trends relative to existing conditions as a result of the Project. Sediment transport modeling shall not be performed.

  vi. Use GIS tools and SMS to process model outputs and inform the design, convey model results to Sonoma Water, and convey design outcomes to the land owners. Typical outputs shall include 2D animations of flow depths with velocity vectors, longitudinal profiles of maximum hydraulic parameters (i.e., water surface elevation, velocity, shear stress, stream power), spatial queries at each design site to characterize the proposed habitat conditions and values (i.e., flow/inundation regime), and longitudinal and spatial queries of shear stress and stream power to understand potential changes in reach wide sedimentation patterns (i.e., relative to existing conditions). Estimate habitat enhancement benefits for documentation, discussion, and coordination with the resource agencies. Perform final processing of key model outputs to facilitate report production.

e. Detailed hydraulic analysis for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties was included through 60% design submittal level.

f. Detailed hydraulic analysis for 0.25 miles on Ferrari-Carano and Gallo properties is included through Final design submittal level under the Second Amended Agreement.

g. Collect substrate data to support detailed design, focused on the 1.25 miles of enhancement projects brought forth to detailed design. Channel substrate data includes surface pebble counts (up to 12 locations), and subsurface bulk samples (up to 6 locations). Include selected qualitative mapping of substrate facies and streambank materials at key locations, if appropriate. Pair bulk subsurface samples with surface pebble counts utilizing the methods that were used to support the Feasibility Study. Process bulk subsurface samples at a certified analytical laboratory. Utilize the data to support the geomorphic and hydraulic design.

h. Detailed review of the USACE board fence in Reach 8 were performed under the Second Amended Agreement to help inform design and construction.

i. Detailed engineering analyses, modeling, and design necessary to develop adaptive management measures, and design revisions in Reach 8, are included in the Third Amended Agreement.

j. Additional design analyses and hydraulic modeling necessary to support the design changes required for Reach 14 due to the non-participation of the key landowner late in the design process are included in the Fourth Amended Agreement. The project was re-designed to reflect the removal of two backwater ponds and several main channel riffles from the design.

4.5. Vegetation Inventory, Design and Management Plan

a. Conduct a general survey of existing vegetation conditions in the up to 2.7-mile potential Project reach. Characterize and qualitatively describe vegetation communities. Include species composition, identification of invasive vegetation, community structure, and size and age class distributions for trees.

b. Develop a vegetation map for the 1.25-mile detailed design reach, focusing on providing information on characteristics useful to the design team and management plan. Utilize both field-based mapping and desktop analysis of aerial photographs with a minimum mapping unit of approximately 0.5 acres.

c. Prepare stand-alone Revegetation Design Plans and specifications for complete 1.25-mile Project reach. Plans to be utilized for revegetation work by Sonoma Water forces and shall include (7 sheets total):

  i. Cover sheet
  ii. Legend & Plant key
  iii. 5 plan sheets

d. Develop brief draft and final Vegetation Management Plan to guide Sonoma Water implemented vegetation maintenance efforts for the 1.25-mile reach following Project completion. Build on Sonoma Water's 2010 Stream Maintenance Program Operations and Maintenance Manual and include:

  i. Objectives and extents
  ii. Target species and criteria
  iii. Anticipated frequency of maintenance

e. Vegetation inventory, design, and management plan for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties is not included.

4.6. Additional Requirements:

a. Identify design requirements, if any, which Sonoma Water may not have identified. Applicable sources of requirements that may be encountered in the course of performing the scope of work include, but are not limited to provisions in the environmental documents, the Adaptive Management Plan, permits, right-of-way agreements, and local ordinances.

b. Incorporate known applicable design requirements into Project.

4.7. Design Stages and Meetings:

Progress with design in the following stages and ensure that the each stage includes the listed elements:

a. Kick-off Meeting: Attend a kick-off meeting with Sonoma Water, and others as determined by Sonoma Water, to review Project goals and objectives, review design approach, facilitate data transfer and coordinate work with Sonoma Water's other design consultant. Also, coordinate with Sonoma Water to define the 2.7 miles of sites to be included in the field assessments and Preliminary Design Booklet. This meeting will immediately precede the field reconnaissance during the same field trip.

b. Field Reconnaissance: Complete field review of the concept designs on the reaches identified in the Concept Design Report and prioritized by Sonoma Water and others for enhancement with a 3-day field effort attended by Project Engineer, lead geomorphologist, lead fish biologist, lead hydraulic modeler, lead riparian ecologist, and Sonoma Water.

c. Design Workshop: Present information obtained during the field reconnaissance work, assumptions, and preliminary conclusions to be included in the Preliminary Design Booklet. The Sonoma Water may direct the Consultant regarding the assumptions made that may alter the conclusions.

d. Preliminary design booklet: Following initial field investigations, design discussions with Sonoma Water, and possibly input from property owners, update and revise the existing conceptual designs, and develop the Design Booklet and an outline draft of the Preliminary Design Report. Materials generated at this stage will be used by Sonoma Water and Consultant to discuss the Project with property owners. Preliminary design booklet is not included for the Ferrari Carano site.

e. 30% Design Submittal: Definition of the Project features, including the Ferrari-Carano site, should be nearly finalized and Project parameters, location, and general sizing well resolved. Package should include:

   i. Draft Project drawing sheets that generally describe the size, nature, and complexity of the Project
   ii. Draft Project drawing sheets showing the temporary construction and permanent footprint of the Project for Right-of-Way appraisals
   iii. Preliminary Statement of Probable Construction Costs
   iv. Preliminary constructability analysis included in Draft Design Report
   v. Table of Contents for specifications
   vi. Electronic copy of 30% design review meeting agenda and meeting minutes
   vii. Draft Design Report

f. 60% Design Submittal: Including the Ferrari-Carano site, advance design details, sizing, footprint, alignment, facility locations, and materials significantly from the 30% design to the 60% design and include edits and comments received on the 30% design submittal. Draft drawings shall describe the project elements, general size, nature, and complexity of the Project and indicate right-of-way; alignment and location of facilities should be final; draft specifications shall be completed with sufficient detail to allow Sonoma Water review and comment. Refine technical analyses conducted as part of the development of the 30% design, and develop site specific details and design elements.

   i. 60%-complete Drawings
   ii. Draft Revegetation Plans
   iii. Boundary of required temporary construction easements (TCE)
   iv. Draft specifications
   v. Updated Statement of Probable Construction Costs
   vi. Updated constructability analysis included in Draft Design Report
   vii. Electronic copy of 60% design review meeting agenda and meeting minutes
   viii. Draft final design report
   ix. Survey information and data

g. 90% Design Submittal: The 90% design shall incorporate edits and comments received on the 60% submittal such as, but not limited to, landowner needs, construction access adjustments, and construction phasing and implementation.
   i. 90%-complete Drawings
   ii. Revised Draft specifications – incorporating final permit requirements
   iii. Comments on Division 0 and 1 (prepared by Sonoma Water)
   iv. Updated Statement of Probable Construction Costs
   v. List of Bid Items and measurement and payment provisions
   vi. Topographic survey information
   vii. Revised Draft Revegetation Plans
   viii. Draft Vegetation Management Plan
   ix. Electronic copy of 90% design review meeting agenda and meeting minutes
   x. Final Design Report
   xi. 90% design for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties is not included.

h. 99%: The 99% design will incorporate edits and comments received on the 90% submittal. This submittal will effectively represent the final condition for the design components and will also include the submittal of the Final Design Report. No edits will be made to the revegetation drawings for this submittal.
   i. 99%-complete Drawings
   ii. Electronic CAD files for drawings in AutoCAD format
   iii. Final specifications
   iv. Final Design Report (if any changes from 90%)
   v. Final Revegetation Plans
   vi. Final Vegetation Management Plan
   vii. Updated Statement of Probable Construction Costs
   viii. Bid Schedule, including identification of additive bid items
   ix. Electronic copy of 99% design review meeting agenda and meeting minutes

    x. 99% design for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties is not included.
    xi. 99% Design of adaptive management measures and modifications to Reach 8 and isolation of Reaches 14A and 14B are added under the Third Amended Agreement.

  i. Final Design 100%: Incorporate minor editorial changes based on comments received on the 99% design submittal. Final drawings and specifications will be stamped and signed by the appropriate registered professionals.
    i. Final Drawings: "wet" signed and stamped Drawings on 22" x 34" gross size
    ii. Final AutoCAD submittal: files with filenames specified by Sonoma Water's Drafting/GIS Section and include embedded digital professional stamps and signatures.
    iii. Final PDF files formatted for half size (11" x 17") and full size (22" x 34")
    iv. Complete electronic set of revised and final specifications
    v. Stamped and signed Document 00007 Seals Page
    vi. Final Statement of Probable Construction Costs
    vii. Bid Schedule, including identification of additive bid items (if appropriate)
    viii. Survey information and data
    ix. 100% design for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties is not included.
    x. 100% Design of adaptive management measures and modifications to Reach 8 and Reaches 14A and 14B are added under the Third Amended Agreement.

4.8. Design Meetings:

  a. Arrange, attend, prepare agendas for, and conduct meetings at each design stage.
  b. Update Design Report for each design stage.
  c. At meetings, discuss the progress and direction of the design. Advise Sonoma Water in writing how Sonoma Water comments impact Project scheduling and cost.
  d. Prepare meeting minutes for each meeting.
  e. Meetings include the kick-off meeting, design workshop, and design review meetings which shall be held at 30%, 60%, 90% and 99% submittals. The estimated budget includes travel for two meetings held at the Sonoma Water's administration office, 404 Aviation Boulevard, Santa Rosa, California. The four remaining meetings will be held in Santa Rosa in conjunction will other meeting cycles such as planned public/stakeholder meetings.

5. **RIGHTS-OF-WAY**

5.1. Sonoma Water will acquire such permissions or rights necessary for Consultant to gain lawful entry into, across, over or upon property not owned by Sonoma Water, which are necessary for investigations, surveys or studies required for the Consultant to provide the services described in this Scope of Work. The acquisition of permissions and rights typically required for projects similar to that which Consultant's Services will be provided under this Scope of Work, and the activities (public information and outreach etc.) that are occasionally desirable/necessary to facilitate those acquisitions, can be a time consuming and lengthy processes. It is the Consultant's responsibility to identify the property or areas necessary, to coordinate with Sonoma Water in a timely manner as necessary for Sonoma Water to obtain the permission or legal rights required for Sonoma Water to accommodate those activities, and to set/adjust the schedule and timing of Consultant's Services and activities required under this Scope of Work as necessary to manage/address the uncertainties involved with these processes.

6. PUBLIC OUTREACH SUPPORT

6.1. Sonoma Water will make specific requests to the Consultant for public outreach support. For each request from Sonoma Water, Consultant shall provide an estimate of the associated cost for review and approval.

6.2. Prepare renderings, drawings, posters, presentations, information packets, simplified analysis results and other materials suitable for conveying the details of the Project components to the lay public, as agreed upon in advance and subject to the level of effort assumed in the task budget.

6.3. Participate in face-to-face meetings with individuals or groups of property owners.

6.4. Provide selected assistance to Sonoma Water for public/stakeholder involvement processes, outreach activities and coordination activities. This may include, but is not limited to:

a. Outreach activities with landowners
b. Attendance and presentations at Dry Creek Advisory Group
c. Dry Creek community or other public meetings
d. Coordination meetings with NMFS or California Department of Fish and Wildlife
e. Coordination with Sonoma Water's design Consultants working on the Project reach downstream of Lambert Bridge

6.5. Additional support and coordination with USACE is included under the Second Amended Agreement.

6.6. Additional stakeholder involvement support associated with adaptive management measures and design revisions is included in the Third Amended Agreement.

7. SURVEYING SERVICES

Consultant shall provide all surveying and mapping services required for Consultant to provide the remaining services described in the Agreement. Perform selected ground and bathymetric survey of the stream channel and riparian corridor to support preliminary design and detailed design analyses. Services and data provided by Consultant shall meet the following requirements:

7.1. General:

a. Horizontal Datum for surveying and mapping services and data provided by Consultant shall be the North American Datum of 1983 (NAD83).

b. Vertical Datum of surveying and mapping services and data provided by consultant shall be the North American Vertical Datum of 1988 (NAVD88) when or where practical. The National Geodetic Vertical Datum of 1929 (NGVD29) is acceptable for projects/locations where sufficient reference marks necessary to recover NAVD88 are not practically available.

c. All surveys and mapping shall be projected upon the California Coordinate System of 1983 (CCS83), Zone 2 in US Survey feet (Coordinates and Elevations) unless directed otherwise by Sonoma Water.

d. All research and other due diligence required to comply with the requirements outlined herein shall be conducted as necessary.

7.2. Project Survey Control:

a. Sonoma Water will establish primary project survey control (reference monuments/points) necessary to provide project coordinate system and vertical datum reference marks to support Design Surveys (Preliminary and Detailed Design efforts) and other Surveying Services to be provided by Consultant under this Agreement.

b. The locations of Sonoma Water-established control will be coordinated with Consultant in advance.

c. Criteria for primary project survey control to be provided by Sonoma Water include the following:

   i. Reference monuments/points will be placed along the edges of the riparian vegetation of the creek, adjacent to vineyard roads.

   ii. Reference monuments/points will be set inter-visibly not more than 500 feet apart within properties that Sonoma Water is able to obtain permission to enter.

   iii. Reference monuments/points will consist of 3-foot long (if possible) pieces of #5 rebar driven flush with the ground, affixed with a red plastic cap stamped "S.C.W.A. Control". Points will be marked with a flagged witness stake indicating the point ID.

   iv. Sonoma Water will provide a comma delimited ASCII text file with Point Numbers, Northing, easting, elevations, and description/alpha-numeric point IDs.

   v. The control established by Sonoma Water will meet or exceed the 2-Centimeter Accuracy Classification as defined by the Federal Geographic Data Committee Geospatial Positioning Accuracy Standards (Part 2), in terms of positional accuracy (horizontal position, ellipsoidal and orthometric heights).

d. Consultant is responsible for extending the control as necessary to provide the services described in this agreement.

e. Reference monuments for extended or supplemental control points consist of 3-foot long (if possible) pieces of #5 rebar driven flush with the ground, affixed with a red plastic cap stamped “Inter-Fluve Control”, and marked with a flagged witness stake indicating the point ID.

7.3. Design Surveys:

a. Provide all surveys and mapping services necessary to identify, represent and depict existing conditions, which in the judgment of Consultant are material to and/or required for design and construction of the Project.

b. Representations of existing property or parcel boundaries, easements and rights of way shall be referenced to the source maps/documents/information they were derived from and identified in the resulting mapping and the Construction Documents (plans).

c. Provide the survey data in AutoCAD format, as well as a comma delimited ASCII text file with Point Numbers, Northing, easting, elevations, and description/alpha-numeric point IDs, and any relevant notes or documentation.

d. Identify existing utilities or infrastructure material to the design, construction, or Right of Way negotiations of the Project.

e. Survey, as necessary, the location of all existing utilities identified, discovered, disclosed, or located (including details to the extent that they can be reasonably determined, such as pipe diameter and invert elevations, rim elevations of man holes, grate and flow-line elevations of catch basins or drop inlet structures, and location of pumps and pump intakes, etc.).

f. Appropriately identify, depict, label, layer, and/or otherwise represent on the Construction Documents (plans) the location, reference source (e.g., direct observation, landowner inquiry, utility mapping services, or other), and pertinent information on the existing utilities identified, discovered, or disclosed.

g. Clearly depict and identify on the Construction Documents (plans) any features that present a possible clearance limitation, Right of Way consideration, or accessibility or other physical constraint to constructing the proposed works, and that are not being relocated, temporarily removed, diverted, or otherwise modified as part of work to be done as part of the project.

h. An allowance of $7,500 has been included to cover utility locating (2 days) and/or pot holing (1 day), if needed, to locate buried utilities so that the locations can be documented during the design survey.

i. Represent and depict trees greater than 12” diameter at breast height (DBH) that are potentially impacted, or are to be removed in connection with the Project near the transitions between existing and design grades, in the resulting mapping and Construction Documents (plans). Clusters of trees that are found clearly in the middle of the area to be graded will be identified within polygons, which will be labeled with the number and size range of the trees to be removed. Individual trees depicted shall be identified/labeled by their diameter a breast height and species.

8. PRELIMINARY DESIGN AND ANALYSIS SURVEY

8.1. Perform topographic/bathymetric total station survey to collect up to 20 channel corridor cross sections (vineyard grade to vineyard grade) to support preliminary design analysis over the three Project blocks (totaling up to 2.7 miles in length). These data will supplement the cross section data that were collected for the Feasibility Study.

9. DETAILED DESIGN AND ANALYSIS SURVEY

9.1. Perform topographic/bathymetric surveying to characterize the active stream channel and banks in detail over 1.25 miles of stream channel, and up to .25 miles at the Ferrari-Carano site, to support detailed design analysis for the up to 1.50 mile long collection of projects taken to final design. The data shall be of sufficient resolution to support all detailed design analyses, and aquatic habitat modeling analyses as required to evaluate the selected projects in consultation with the resource agencies.

9.2. Collect data with combined methods:

a. The primary method shall be ground-based total station survey.

b. Mount a single beam echo sounder to a personal watercraft to measure depths that are not wade-able. Record positioning of the echo sounder through dynamic linkage to a robotic total station operated on the bank.

c. Conventional total station survey shall measure water depths less than 1.5 feet, plus the above water portion of the channel banks.

d. Merge the detailed topographic/bathymetric data with detailed survey of the overbank areas.

9.3. Perform design level survey of the overbank area (between the active channel and the vineyards on either side of the creek channel) within the collective 1.25 mile long reach, and up to 0.25 miles at the Ferrari-Carano site, advanced to the detailed design level to a level of detail sufficient to facilitate layout of design grading and features, and to serve as a basis for grading volume estimates. In areas not to be graded, survey to a level of detail sufficient to support detailed hydraulic modeling and analysis. Include all features, improvements, trees greater than 12” DBH near transitions from existing to design grades, and topography in sufficient detail to support development of accurate design basemaps (1’ contour interval) within the areas of design grading and improvements.

9.4. Budget assumes Sonoma Water will provide field staff to support design survey efforts. The level of staffing by Sonoma Water to support design survey is 132 staff hours on the project site engaged in active survey activity, including the Ferrari-Carano site.

9.5. Collection of supplementary survey or field data is included in this Third Amended Agreement.

10. SUBSURFACE EXPLORATION AND GEOTECHNICAL REPORT

10.1. Perform subsurface exploration to support the design of the 1.25-mile detailed design reach of Dry Creek.

- a. Conduct one-day site reconnaissance to review site access, permitting, existing habitat, local geologic exposures and features at selected locations with Sonoma Water and land owner representatives.
- b. Conduct four-day subsurface investigation at selected locations that consists of the following elements:
  - i. Perform a ½-day utility/buried object clearance survey in areas planned for subsurface exploration.
  - ii. Excavate 10 to 16 test pits with a rubber-tired backhoe or tracked excavator in a two-day effort. The number of test pits depends on the number of transmissivity tests performed (see below).
  - iii. Drill up to two 40-foot-deep, or four 25-foot-deep soil borings with a truck mounted drill rig in a one-day effort.
  - iv. Concurrent with other exploration, perform one day of geophysical exploration, using seismic refraction methods, to estimate the depth to bedrock where shallow bedrock conditions are anticipated. This method may also be used where the off-channel enhancement site cannot be accessed by conventional mechanized equipment.
  - v. Concurrent with other exploration, conduct pumping tests from the test pits to estimate transmissivity of the shallow alluvial formations. Once excavated, pumps shall be used to draw down the water. Measure the time it takes for the water level to return and record along with the test pit dimensions. Furnish the pumps, provide containment for all fuels and generators, and install Best Management Practices and Erosion Control for the discharged water. Work with Sonoma Water's permitting specialists to evaluate acceptable discharge practices and/or locations prior to the testing. Water collected from the transmissivity testing will be discharged on adjacent ground areas. Drumming, treatment, and/or removal of the water from the site are not included with this task.
  - vi. Brush clearing, other than that which would be reasonably accomplished within the path of travel of the excavation equipment, will be accomplished or arranged by Sonoma Water.
- c. A licensed geotechnical engineer or geologist shall perform and log test pit and soil borings outside of the active stream channel. Representative soil samples shall be obtained for subsequent testing at a certified analytical laboratory. Testing shall include moisture, density, gradation/fines content, plasticity, strength, and/or corrosivity, as determined to be appropriate by Consultant and Sonoma Water Project Manager.

d. Secure, prior to drilling, requisite drilling permits from Sonoma County Permit and Resource Management Department to perform a subsurface investigation. Other permits and permissions, as required, will be obtained by Sonoma Water.

e. Using the results of the pumping/drawdown tests, develop a 2-D seepage model using the SeepW software program. The model shall be used to estimate the transmissivity through the alluvium in the vicinity of the test locations.

f. Prepare a geotechnical report that summarizes the observations and results of the subsurface investigation and laboratory analysis. The report shall include a site location map, site plan, and logs of the borings and test pits, results of geophysical investigation, results of transmissivity testing, and provide geotechnical recommendations and conclusions suitable for developing designs for habitat enhancements for the 1.25-mile reach. A draft geotechnical report shall be provided to Sonoma Water for review prior to finalizing.

g. Use of seismic refraction for field investigations in Reach 13 and Reach 14 is included under the Second Amended Agreement in order to meet USACE requirements and schedule constraints.

h. An additional 3 days of test pits and pump tests for Reach 13 and Reach 14, and its associated reporting, is included under the Second Amended Agreement.

11. DRAFTING SERVICES

Develop construction documents for implementation of habitat enhancement over the 1.25 mile detailed design reach. Also develop construction documents through the 60% level for approximately 0.25 miles of enhancement features on the Ferrari-Carano Site.

Development of construction documents through the Final level for approximately 0.25 miles of enhancement features on the Ferrari-Carano Site is included under the Second Amended Agreement.

11.1. Prepare drawings necessary for bidding and construction of the Project using current Sonoma Water AutoCAD standard at time of Agreement execution. The drawings shall contain up to 55 sheets in a single plan set. Earlier compatible versions or alternate compatible Autodesk vertical products may only be used upon approval of Sonoma Water.

a. Under the Second Amended Agreement, drawings shall be organized into two plan sets: one plan set for Reach 8 and one plan set for Reach 13/14. Each plan set is to contain up to 50 sheets per plan set.

b. Under the Third Amended Agreement, update Reach 8 drawings, specifications, and construction cost estimates to include adaptive management measures and design revisions in Reach 8, and separate Reaches 14A and 14B from the plan set and advance to bid documents.

11.2. Include the following with sufficient detail to describe construction of the Project and to allow receipt of bids from qualified contractors:

   a. Title sheet with location map, vicinity map, index to drawings, and legend (abbreviations, symbols, etc.)
   b. Plans
   c. Profiles (where applicable)
   d. Sections
   e. Access plan
   f. Construction details and typical
   g. Grading plans and sections
   h. Detailed enhancement feature plans and sections
   i. Quantity table for LWD
   j. Other drawings as may be needed for construction

11.3. Include the following features on each plan and profile drawing:

   a. Location of control points with point number identification, elevation, and description
   b. Graphic scale
   c. North arrow
   d. Key map
   e. Elevations (when applicable) of and labels for existing features, structures, utilities, manholes, and drainage facilities
   f. Mapping showing streets and edges of pavement

11.4. Coordinate with Sonoma Water Drafting Manager regarding plan production standards prior to commencement of construction document development. Use Sonoma Water-provided template drawings, title blocks, and border drawings. Basic layers and line types are part of template drawings and are recommended where applicable. Follow Sonoma Water provided CAD Standards for development of construction drawings. Substitutions and/or deviation from Sonoma Water standards shall be submitted for approval by Sonoma Water Project Manager.

11.5. If requested by Sonoma Water, provide conformed drawings. Procedures and examples are included in the Sonoma Water's CAD standards, provided by Sonoma Water's Project Manager.

11.6. Provide marked up drawings that show changes to the design that were implemented during construction for Sonoma Water to use as the basis for the post-construction record drawings.

12. SPECIFICATIONS PREPARATION

12.1. Assist Sonoma Water's Project Manager in completing the Sonoma Water's Project Manual Questionnaire.

12.2. Prepare Divisions 2 through 16 (Technical Specifications), as appropriate, of the Project Manual as necessary for construction of the Project in conformance with the Project Manual concept of the Construction Specification Institute (CSI), using the Sonoma Water's templates, and the 1995 edition of CSI's MasterFormat, including SectionFormat and PageFormat.

12.3. Review and comment on construction document/bid package sections prepared and compiled by Sonoma Water.

12.4. Comply with applicable provisions of the Public Contract Code including, but not limited to, formal and informal bid procedures and the avoidance of closed proprietary specifications (where no substitutions are allowed).

12.5. Assist the Sonoma Water to develop justification memos for any proposed sole-source of products/materials; for special qualification of bidders, manufacturers, installers, or other professionals performing construction work for the Project; and for other special circumstances that require justification to the Sonoma Water's Board of Directors.

12.6. In coordination with Sonoma Water's Project Manager, reconcile redundancies and conflicts with Sonoma Water-prepared Division 0 and Division 1 requirements.

12.7. Technical Specifications development for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties was included through 60% complete level.

12.8. Technical Specifications development for 0.25 miles on Ferrari-Carano and Gallo properties is included through Final design under the Second Amended Agreement.

12.9. Updates to Phase II Part 1 specifications to include items necessary to construct Reach 8 adaptive management measures and design revisions are included under the Third Amended Agreement.

12.10. Additional revisions to the construction drawings, cost estimates, and specifications necessary for the redesign in Reach 14 resulting from changes in landowner participation as described above and included in the Fourth Amended Agreement.

13. ASSISTANCE DURING BIDDING AND CONSTRUCTION

13.1. For bidding:

a. Answer questions submitted by Sonoma Water ("questions") during bid advertisement period.

b. Communicate only through Sonoma Water.

c. Immediately hand-deliver or email copies of any non-Sonoma Water questions directed to Consultant to Sonoma Water.

d. Alert Sonoma Water to potential impacts, if any, associated with questions including, but not limited to, impacts on schedule and cost.

e. Upon request from Sonoma Water, prepare up to 2 Addenda to clarify, correct, or change the Bidding Documents in accordance with the following:
   i. Paragraphs 11 (Drafting Services) and 12 (Specifications Preparation)
   ii. Sonoma Water-provided drafting standards and standard form for Addenda
   iii. If Consultant chooses to prepare Addenda drawings manually, revise electronic files and resubmit to Sonoma Water.

13.2. For construction:

a. Assist Sonoma Water by providing engineering and related services after the receipt of construction bids as requested by Sonoma Water.

b. Attend preconstruction conference by phone.

c. Assist Sonoma Water by answering request(s) for information (RFIs), as requested by Sonoma Water as described in Exhibit B (“Schedule and Submittals”).

d. Submittal Review:
   i. Review contractor’s submittals of information and shop drawings for the Project and either mark “No Exceptions Taken,” “Make Corrections Noted,” “Revise and Resubmit,” or “Rejected” on each submittal. Provide Sonoma Water with a brief written narrative of what is required from the contractor for items the Consultant marks on each submittal response.
   ii. Ensure that copies of submittals reviewed are stamped, dated, and signed by the person performing the review.
   iii. Review items that have been submitted by the contractor as a substitution or an “approved equal” for specified items. Ensure that each substituted item meets the performance requirements specified in the Project specifications and ensure its compatibility with other components of the operating system (electrical connections, size, etc.). Consult with Sonoma Water’s Project Manager regarding acceptability of the proposed substitution.
   iv. Upon completion of review, return the submittals with any written narratives to the Sonoma Water.
   v. Review of submittals related to construction of adaptive management measures in Sites C and D of Reach 8 is included under the Third Amended Agreement.
   vi. In order to support Sonoma Water for an additional construction season, additional 2 addenda, 4 responses to requests for information, 5 submittals, and up to 24 days on-site over 8 trips to the site are included in the Fourth Amended Agreement.

e. Construction Observation:
   i. Perform construction observation as described in Exhibit B (“Schedule and Submittals”).

    ii. Upon request, provide guidance to Sonoma Water construction regarding proper placement of LWD, log jams, boulder cluster, and all other elements of the Work.
    iii. Review grading stakes for enhancement sites. Review layout of enhancement features with Sonoma Water.
    iv. Participate in construction of key LWD habitat structures and elements of the work. Provide on-call remote consultation to assist Sonoma Water.

f. Review and comment on up to 5 proposed Change Order(s). Provide comments to the Sonoma Water in writing within 2 working days after receipt of the proposed Change Order(s).

g. Upon request from Sonoma Water, assist Sonoma Water with Final Inspection.

h. Construction phase services for 0.25 miles added under the First Amended Agreement on Ferrari-Carano and Gallo properties were not included.

i. Construction phase services for 0.25 miles on Ferrari-Carano and Gallo properties is included in the Second Amended Agreement.

j. Additional construction-phase services to support construction of adaptive management measures in Sites C and D in Reach 8 are included in the Third Amended Agreement.

14. SCHEDULE AND SUBMITTAL OF DOCUMENTS

14.1. Perform services and submit documents to the Sonoma Water for review and approval in accordance with the schedule included in Exhibit B.

a. Submit construction documents to Sonoma Water for review at 30%, 60%, 90%, and 99% complete milestones.

b. 30% submittal shall include technical specification outline only, followed by written specifications at 60%, 90%, 99% and 100% submittals.

c. Develop an updated Preliminary Statement of Probable Construction Costs for each submittal.

d. Sonoma Water will compile review comments into a single set of comments for each design submittal prior to providing to Consultant.

e. The 100% complete documents shall be sealed by professional engineer registered in the State of California.

f. If changes that Sonoma Water has not previously approved are made to the drawings or specifications after the 99% design review meeting, submit drawing(s) or specifications to the Sonoma Water for approval prior to preparing the final submittal.

14.2. The schedule in Exhibit B is based upon timely review and decision making by the Sonoma Water. Delays in the schedule caused by the Sonoma Water will be cause for consideration of time extensions.

14.3. Provide full-sized hard copy and electronic copy in PDF format as well as native Civil3D dwg format at each design phase as described below. Include CTB or STB plot configuration file with electronic submittal to ensure correct and intended image quality when plotting from file.

14.4. Electronic media formats:

a. Survey information and drawings: Provide in electronic media format compatible with current Sonoma Water AutoCAD standard in drawing format (.DWG). To ensure there are no discrepancies between electronic and hard copies, provide plot style tables files.

b. Technical Specifications modifications (including tables, charts, and drawings): Provide in electronic media format compatible with Microsoft® Word 2007. Ensure that there are no discrepancies between electronic and hard copies.

c. Design reports, property owner outreach materials, and other documents: Provide in PDF format. Upon request, provide in Microsoft® Word 2007 compatible format.

14.5. Final Drawings Submittal Requirements:

a. Prepare finished contract drawings and maps on 22” x 34” gross size. Drawings shall be “wet” stamped and signed by the appropriate disciplined professional.

b. The final (100%) AutoCAD submittal shall consist of files with filenames specified by the Sonoma Water’s Drafting/GIS Section and include embedded digital professional stamps and signatures. Drawings shall have filenames displayed per Sonoma Water-provided standards. Final submittal shall also include a composite PDF document of the drawing files formatted for half size (11” x 17”) as well as full size (22” x 34”).

15. PERMITTING SUPPORT

15.1. Sonoma Water will make specific requests to Consultant for permitting support. For each request from Sonoma Water, Consultant shall provide an estimate of the associated cost for review and approval. This support may include:

a. Providing estimates of material quantities

b. Providing narrative describing the proposed enhancement design and preparation of selected figures to support permit applications

c. Attending a one-day permitting coordination meeting in Santa Rosa

d. Other support activities

16. PROJECT MANAGEMENT

16.1. Project planning, routine communications and response to the priority needs of Sonoma Water. Includes managing the Project budget, preparing invoices and progress reports for compensation of Project fees and expenses, and Project communications conducted by phone, conference calls, emails or other means.

17. SERVICES NOT INCLUDED IN AGREEMENT

Consultant shall not be responsible for the following:

17.1. Permitting and Environmental Compliance
   a. Preparation of appropriate environmental documents under the requirements of the California Environmental Quality Act (CEQA).
   b. Preparing applications for or securing regulatory permits for the work, other than may be explicitly described in the scope of work.

17.2. Design:
   a. Coordination of utility relocations.

17.3. Right-of-Way:
   a. Right-of-way appraisals, negotiations, preparation of property descriptions, acquisition of required right-of-way, or providing access.

17.4. Project Manual:
   a. Except as provided for in Exhibit A, paragraph 12 (Specifications Preparation):
      i. Preparation of Bidding, Procurement, Contracting, and General Requirements for the Project Manual.
      ii. Compilation of final Project Manual (Bidding Documents).

17.5. Construction staking.

17.6. Contract Administration/Inspection (except as specifically noted in Exhibit A, paragraph 13.2):
   a. Administration of the construction contract.
   b. Construction inspection.

EXHIBIT B

Schedule and Submittals

MILESTONE	DELIVERABLES	CALENDAR DAYS
Notice to Proceed with Design		Immediately upon execution of this agreement
Kick-off Meeting Submittal	• Electronic copy of Kick-off meeting agenda • Preliminary Statement of Probable Construction Costs	7 calendar days prior to Kick-off meeting
Kick-off Meeting	• Attendance (during field reconnaissance trip)	Within 10 calendar days after notice to proceed with design
Preliminary Field Investigations	• Field site visits as needed to characterize site geomorphology, conduct necessary hydraulic, geomorphic and biological analyses, and develop design approaches	Within 30 calendar days after Kick-off meeting
Preliminary Topographic Surveys	• Topographic (and bathymetric) information necessary for preliminary design, analysis, and construction document preparation • 20 channel corridor cross sections • Electronic copies of survey data obtained	Within 30 calendar days after Kick-off meeting
Design Workshop Submittal	• Assumptions and preliminary conclusions to be included in the Preliminary Design Booklet • Electronic copy of Design Workshop agenda	Within 20 calendar days after Kick-off meeting
Design Workshop	• Attendance	Within 30 calendar days after Kick-off meeting
Preliminary (10%) Design	• 8 copies of Preliminary Design Booklet • Preliminary Statement of Probable Construction Costs • Preliminary/planning-level hydrodynamic modeling results? • Design Booklet	Within 60 Calendar Days following commencement of work
Sonoma Water comments on Preliminary Design Report, if any		Within 14 calendar days after receipt of draft Design Report
Resubmittal of Design Report	• 8 copies of Revised Preliminary Design Booklet	Within 14 calendar days of receipt of Sonoma Water comments

MILESTONE	DELIVERABLES	CALENDAR DAYS
Property Owner Outreach	• Support to Sonoma Water at public meetings and meetings with property owners • Materials such as design renderings, information packets, posters, presentations, and simplified analysis results suitable for conveying proposed designs and analyses to property owners	Ongoing
Detailed Design Survey	Includes Ferrari-Carano site: • Topographic (and bathymetric) information necessary for detailed design, analysis, and construction document preparation • Detailed bathymetry of up to 1.25 miles of channel and up to 0.25 miles at the Ferrari-Carano site • Electronic copies of survey data	Within 270 Calendar Days following commencement of work.
Detailed Field Investigations	• Up to 12 surface pebble counts and 6 subsurface bulk samples • Vegetation inventory and mapping	Within 270 Calendar Days following commencement of work.
Complete subsurface exploration	• Draft and Final Geotechnical Reports	Within 270 Calendar Days following commencement of work.
30% Design Submittal (sufficient for ROW appraisals)	• 3 sets of 11x17" hard copy drawings • One electronic copy of drawings (PDF format) • Updated Design Report • Preliminary Statement of Probable Construction Costs • One draft Table of Contents for specifications • Electronic copy of 30% design review meeting agenda • Preliminary design and initial 2-D hydraulic model results • Summary narrative describing the vegetation communities in the Project reach with preliminary vegetation management recommendations integrated • Vegetation community map and supporting documentation for the 1.25-mile design reach • Design drawings, report, cost estimate, and preliminary model results for Ferrari-Carano sites	Within 330 Calendar Days following commencement of work.

MILESTONE	DELIVERABLES	CALENDAR DAYS
30% Design Review Meeting	• Attendance	Within 14 calendar days after 30% Design Submittal
30% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 30% Design Review Meeting
Sonoma Water comments on 30% Design Report		Within 14 calendar days after receipt of draft Design Report
60% Design Submittal	• 3 sets of 11x17” hard copy drawings • One electronic copy of drawings (PDF format) • Electronic CAD files (AutoCAD format) • Updated Design Report • One revised Statement of Probable Construction Costs • Draft specifications (PDF format) • Electronic copy of 60% design review meeting agenda • Draft Revegetation Design Plan and Vegetation Management Plan • Detailed hydrodynamic modeling • Temperature assessment draft results • Design drawings, CAD file, cost estimate, and draft specifications for Ferrari-Carano sites	Within 420 Calendar Days following commencement of work.
60% Design Review Meeting	• Attendance	Within 14 calendar days after 60% Design Submittal
60% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 60% Design Review Meeting
Sonoma Water comments on 60% Design Report		Within 14 calendar days after receipt of draft Design Report
Permitting Support Documents	• Quantity estimates, design narrative, and preparation of select figures. • 1 permitting coordination review meeting.	Within 14 days of approved request

MILESTONE	DELIVERABLES	CALENDAR DAYS
90% Design Submittal	• 3 sets of 11x17" hard copy drawings electronic copy of drawings (PDF format) • Electronic CAD files (AutoCAD format) • Updated Design Report (if there are substantial changes) • One revised Statement of Probable Construction Costs • Revised specifications (PDF format) • Electronic copy of 90% design review meeting agenda • Updated detailed hydrodynamic modeling (if comments on 60% model results necessitate updates or revisions) • Plans, new or modified specifications, analysis and modeling results, updated cost estimate, and other items related to design modification for Sites A and B in Reach 8.	45 calendar days after 60% Design Review Meeting, and within 480 Calendar Days following commencement of work
90% Design Review Meeting	• Attendance	Within 14 calendar days after 90% Design Submittal
90% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 90% Design Review Meeting
Sonoma Water comments on 90% Design Report		Within 14 calendar days after receipt of draft Design Report
99% Design Submittal	• 3 sets of 11x17" hard copy revised drawings and specifications • One electronic copy of revised drawings and specifications (PDF format) • Electronic CAD files (AutoCAD format) • Updated Design Report (if there are changes) • One revised Statement of Probable Construction Costs • One Design Notebook • Electronic copy of 99% design review meeting agenda	Within 30 calendar days after 90% Design Review Meeting, and within 540 Calendar Days following commencement of work
99% Design Review Meeting	• Attendance	21 calendar days after 99% Design Submittal
99% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 99% Design Review Meeting

MILESTONE	DELIVERABLES	CALENDAR DAYS
Sonoma Water comments on 99% Design Report		Within 14 calendar days after receipt of draft Design Report
Final Submittal	• Complete set of revised and final stamped and wet signed original drawings • Complete set of electronic CAD files (AutoCAD format) with supporting files, plus full and half-size PDFs • Complete electronic set of revised and final specifications (MS Word format and PDF) • Stamped and signed Document 00007 Seals Page • Final Statement of Probable Construction Costs • One copy of design/construct survey information	Within 21 calendar days after 99% Design Review Meeting
Draft Addendum submittal and bid support, if applicable	• Preparation of up to 2 addenda.	10 calendar days prior to Project Bid Opening
Final Addendum submittal, if applicable	• As appropriate, submit original drawing(s)	9 calendar days prior to Project Bid Opening
Construction Support	• Written responses of up to 39 RFI. • Written review of contractor submittals • 65 days of construction observation, 9 hour days on 20 trips. • Written comments on up to 5 change orders • Plans, new or modified specifications, analysis and modeling results, updated cost estimate, and other items related to construction of adaptive management measures at Sites C and D in Reach 8.	Ongoing

EXHIBIT C
Schedule of Costs

Standard Hourly Rates

Item	**Rate**
Principal	$229 per hour
Project Manager	$160 per hour
Senior Staff	$142 per hour
Staff	$123 per hour
Technical Staff	$101 per hour
Contract Management	$101 per hour
Admin/Clerical	$60 per hour
Subconsultants	At cost plus 10%

Reimbursable Expenses Schedule

Description	**Rate**
Project Expenses, including the following:	At cost plus 10%
Subconsultants and Subcontractors	At cost plus 10%
Field Supplies & Expendables	At cost plus 10%
Equipment rental	At cost plus 10%
Postage, copies and other project expenses	At cost plus 10%
Airfare	At cost plus 10%, up to $650 per ticket
Rental car	At cost plus 10%, up to $100 per day per standard rental car and up to $200 per day per field vehicle
Mileage	At current published Federal rate plus 10%
Lodging	At cost plus 10%, up to $150 (per room) per night
Meals	At cost plus 10%, up to $60 (per person) per day
Permits	At cost

EXHIBIT D

Estimated Breakdown of Costs under Original Agreement

Task	Description	Estimated Fees and Expenses ($)
1	10% (Preliminary) Design	66,574
2	Surveying	205,633
3	Channel Substrate Data Collection	18,258
4	Subsurface Exploration & Geotech Report	72,738
5	Detailed Design Analysis	80,514
6	Construction Documents	167,769
7	Design Reporting	65,878
8	Vegetation Inventory, Design and Management Plan	53,582
9	Public/Stakeholder Involvement Support	50,000
10	Permitting Support	13,000
11	Bidding and Construction Period Assistance	97,677
12	Project Management	37,772
Total for Original Agreement		**$929,395**

Estimated Breakdown of Additional Costs under First Amended Agreement

Task	Description	Estimated Fees and Expenses ($)
1	10% (Preliminary) Design	0
2	Surveying	38,285
3	Channel Substrate Data Collection	0
4	Subsurface Exploration & Geotech Report	0
5	Detailed Design Analysis	17,043
6	Construction Documents	13,659
7	Design Reporting	5,980
8	Vegetation Inventory, Design and Management Plan	0
9	Public/Stakeholder Involvement Support	0
10	Permitting Support	0
11	Bidding and Construction Period Assistance	0
12	Project Management	8,002
Total Additional Costs for First Amended Agreement		**$82,969**

Estimated Breakdown of Additional Costs under Second Amended Agreement

Task	Description	Estimated Fees and Expenses ($)
1	10% (Preliminary) Design	0
2	Surveying	0
3	Channel Substrate Data Collection	0
4	Subsurface Exploration & Geotech Report	82,288
5	Detailed Design Analysis	23,221
6	Construction Documents	54,646
7	Design Reporting	10,026
8	Vegetation Inventory, Design and Management Plan	0
9	Public/Stakeholder Involvement Support	17,556
10	Permitting Support	0
11	Bidding and Construction Period Assistance	57,651
12	Project Management	8,686
Total Additional Costs for Second Amended Agreement		**$254,074**

Estimated Breakdown of Additional Costs under Third Amended Agreement

Task	Description	Estimated Fees and Expenses ($)
1	10% (Preliminary) Design	0
2	Surveying	14,211
3	Channel Substrate Data Collection	0
4	Subsurface Exploration & Geotech Report	0
5	Detailed Design Analysis	20,462
6	Construction Documents	75,954
7	Design Reporting	4,301
8	Vegetation Inventory, Design and Management Plan	
9	Public/Stakeholder Involvement Support	9,394
10	Permitting Support	
11	Bidding and Construction Period Assistance	53,562
12	Project Management	11,880
Total Additional Costs for Third Amended Agreement		**$189,764**

Estimated Breakdown of Additional Costs under Fourth Amended Agreement

Task	Description	Estimated Fees and Expenses ($)
1	10% (Preliminary) Design	0
2	Surveying	0
3	Channel Substrate Data Collection	0
4	Subsurface Exploration & Geotech Report	0
5	Detailed Design Analysis	8,578
6	Construction Documents	15,541
7	Design Reporting	0
8	Vegetation Inventory, Design and Management Plan	0
9	Public/Stakeholder Involvement Support	0
10	Permitting Support	0
11	Bidding and Construction Period Assistance	62,484
12	Project Management	7,000
Total Additional Costs for Fourth Amended Agreement		**$93,603**

EXHIBIT E
Map

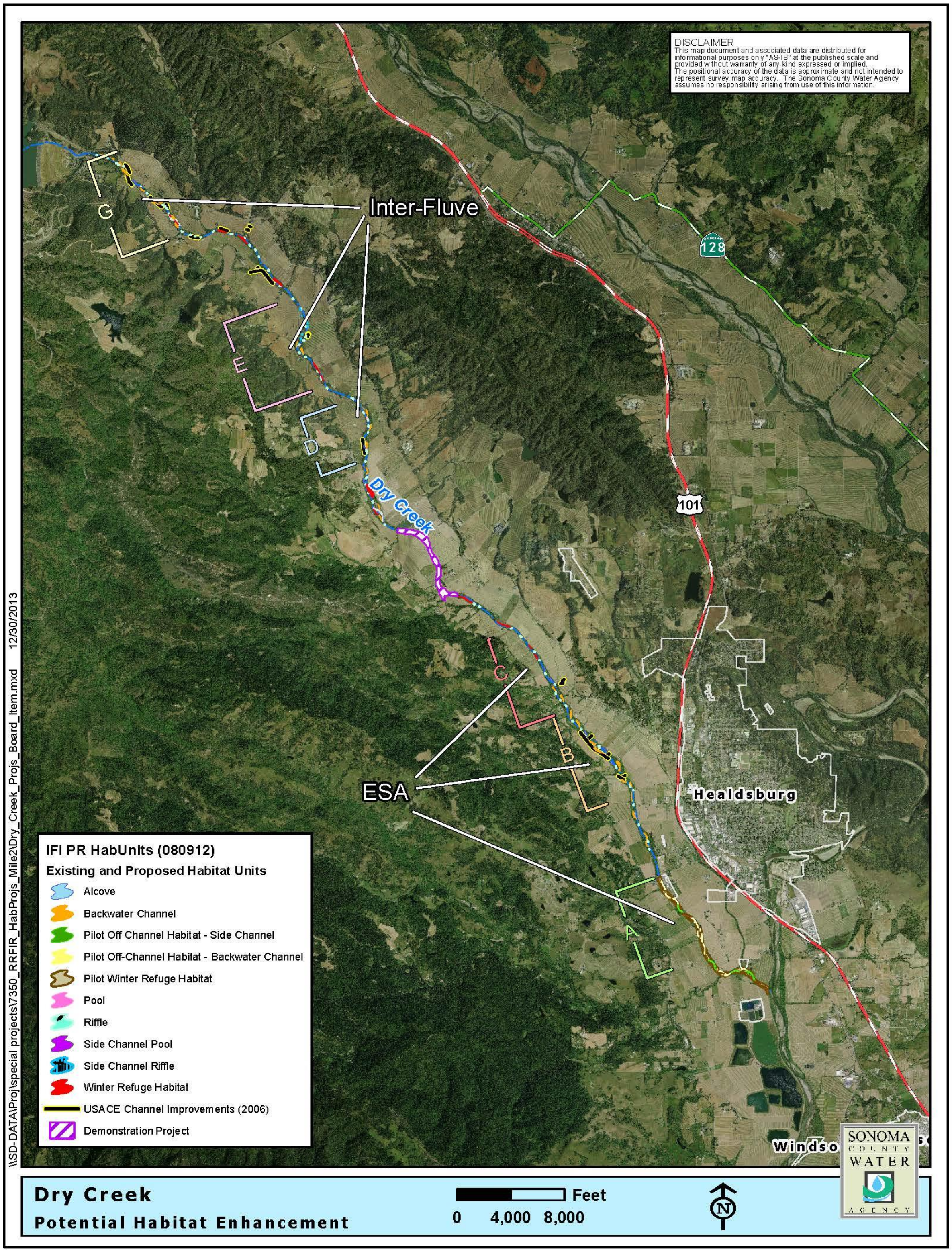


EXHIBIT F
Insurance Requirements

With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain insurance as described below unless such insurance has been expressly waived by the attachment of a *Waiver of Insurance Requirements*. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

Sonoma Water reserves the right to review any and all of the required insurance policies and/or endorsements, but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. INSURANCE

1.1. Workers Compensation and Employers Liability Insurance

a. Required if Consultant has employees.

b. Workers Compensation insurance with statutory limits as required by the Labor Code of the State of California.

c. Employers Liability with minimum limits of $1,000,000 per Accident; $1,000,000 Disease per employee; $1,000,000 Disease per policy.

d. Required Evidence of Insurance: Certificate of Insurance

e. If Consultant currently has no employees, Consultant agrees to obtain the above-specified Workers Compensation and Employers' Liability insurance should any employees be engaged during the term of this Agreement or any extensions of the term.

1.2. General Liability Insurance

a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office form CG 00 01.

b. Minimum Limits: $1,000,000 per Occurrence; $2,000,000 General Aggregate; $2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, Sonoma Water requires and shall be entitled to coverage for the higher limits maintained by Consultant.

c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by Sonoma Water. Consultant is responsible for any deductible or self-insured retention and shall fund it upon Sonoma Water's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the Sonoma Water.

d. Sonoma County Water Agency, its officers, agents, and employees, shall be additional insured(s) for liability arising out of operations by or on behalf of the Consultant in the performance of this Agreement.

e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.

f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in Insurance Services Office form CG 00 01, or equivalent).

g. The policy shall cover inter-insured suits between the additional insureds and Consultant and include a "separation of insureds" or "severability" clause which treats each insured separately.

h. Required Evidence of Insurance:
   i. Copy of the additional insured endorsement or policy language granting additional insured status, and
   ii. Certificate of Insurance.

1.3. Automobile Liability Insurance

a. Minimum Limits: $1,000,000 combined single limit per accident.

b. Insurance shall apply to all owned autos. If Consultant currently owns no autos, Consultant agrees to obtain such insurance should any autos be acquired during the term of this Agreement or any extensions of the term.

c. Insurance shall apply to hired and non-owned autos.

d. Required Evidence of Insurance: Certificate of Insurance.

1.4. Professional Liability/Errors and Omissions Insurance

a. Minimum Limit: $1,000,000 per claim or per occurrence.

b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by Sonoma Water.

c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.

d. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

e. Required Evidence of Insurance: Certificate of Insurance.

1.5. Contractors Pollution Liability Insurance

a. Minimum Limits: $1,000,000 per pollution Incident; $1,000,000 Aggregate. If Consultant maintains higher limits than the specified minimum limits, Sonoma Water requires and shall be entitled to coverage for the higher limits maintained by Consultant.

b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by Sonoma Water. Consultant is responsible for any deductible or self-insured retention and shall fund it upon Sonoma Water's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the Sonoma Water.

c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of work.

d. Coverage shall be continued for one (1) year after completion of the work. If the insurance is on a Claims-Made basis, the continuation coverage may be provided by: (a) renewal of the existing policy; (b) an extended reporting period endorsement; or (c) replacement insurance with a retroactive date no later than the commencement of the Work.

e. Sonoma County Water Agency, its officers, agents, and employees, shall be additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this Agreement. The foregoing shall continue to be additional insureds for one (1) year after completion of the work.

f. Required Evidence of Coverage:

   i. Copy of the additional insured endorsement or policy language granting additional insured status, and

   ii. Certificate of Insurance.

1.6. Standards for Insurance Companies

a. Insurers, other than the California State Compensation Insurance Fund, shall have an A.M. Best's rating of at least A:VII.

1.7. Documentation

a. The Certificate of Insurance must include the following reference: TW 12/13-136.

b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with Sonoma Water for the entire term of this Agreement and any additional periods if specified in Sections 1.1, 1.2, 1.3, 1.4, or 1.5 above.

c. The name and address for mailing Additional Insured endorsements and Certificates of Insurance is: Sonoma County Water Agency, its officers, agents, and employees, 404 Aviation Boulevard, Santa Rosa, CA 95403-9019

d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.

e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.

f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

1.8. Policy Obligations

a. Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

1.9. Material Breach

a. If Consultant fails to maintain insurance which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. Sonoma Water, at its sole option, may terminate this Agreement and obtain damages from Consultant resulting from said breach. Alternatively, Sonoma Water may purchase the required insurance, and without further notice to Consultant, Sonoma Water may deduct from sums due to Consultant any premium costs advanced by Sonoma Water for such insurance. These remedies shall be in addition to any other remedies available to Sonoma Water.

crt: s:\techw\agreements\1314-005e.docx version: 11/14/2018 8:44:00 AM TW 13/14-005E

Fifth Amended Agreement for Engineering and Design Services for Dry Creek Habitat Enhancement Project Phase III

This Fifth Amended Agreement ("Fifth Amended Agreement" or "Agreement") is by and between **Sonoma County Water Agency**, a body corporate and politic of the State of California ("Sonoma Water") and **Environmental Science Associates**, a California corporation ("Consultant"). The Effective Date of this Agreement is the date the Agreement is last signed by the parties to the Agreement, unless otherwise specified in Article 5 (Term of Agreement).

RECITALS

A. Consultant represents that it is a duly qualified and licensed engineering and environmental services firm experienced in the preparation of engineering and environmental documents and related services.

B. In September, 2008, the National Marine Fisheries Service (NMFS) issued the Biological Opinion (BO) on the water supply, flood control, and channel maintenance operations conducted by the Sonoma Water, the U. S. Army Corps of Engineers (Corps), and the Mendocino County Russian River Flood Control District in the Russian River watershed. The BO is a 15 year recovery plan based on the results of a Section 7 consultation under the federal Endangered Species Act with NMFS.

C. One of the recommended Reasonable and Prudent Alternatives (RPA) contained in the BO requires habitat enhancement of six miles of Dry Creek to provide near ideal summer rearing conditions for coho and steelhead while maintaining operational steady state discharge for water supply purposes. The proposed Dry Creek Habitat Enhancement Project (Project) is being developed in accordance with the RPA and will be an important component of a larger effort to improve conditions for salmonid species in the Dry Creek and Russian River watersheds.

D. The design phase of the Project consists of the analysis, design, and support during construction of habitat enhancement features of Dry Creek. The sites will be located between Warm Springs Dam (Lake Sonoma) and the confluence with the Russian River. Some specific elements include design of habitat enhancement features such as side channels, backwaters, engineered log jams and large woody debris structures, and constructed riffles; bank stabilization measures using bioengineering methods; and hydraulic modeling and analyses to support the design of Project components.

E. Sonoma Water and Consultant first entered into this Agreement on January 28, 2014, in the amount of $979,422 (Original Agreement).

F. The First Amended Agreement, dated December 22, 2014, expanded the scope of work to include the West Dry Creek Road LLC site, located at 1950 West Dry Creek Road (APN 089-

190-008). Adding this site increased the length of the project from 1.27 miles to 1.44 miles for an additional cost of $55,866, resulting in a new Agreement total of $1,035,288.

G. The First Amended Agreement also increased the extent of the design area and adjusted design fees accordingly. The First Amended Agreement did not modify the design approach, analyses, or scope of the agreement. The increase in cost was less than 10 percent of the Original Agreement amount.

H. The Second Amended Agreement added tasks for supplemental geotechnical services to support Consultant through final design for repair of approximately 90 lineal feet of failed creek bank along the northern side of the tributary on the Carraro property in Reach 2, for an additional cost of $42,068, resulting in a new total Agreement cost of $1,077,356.

I. The Third Amended Agreement provided funding for(1) preparation of Concept Design Booklets at a higher level of design than originally anticipated and on an accelerated schedule; (2) additional model runs to cover the upper range of the base flow (200cfs) for all sites; (3) splitting construction into two phases for an additional season; (4) new tasks to address bank stabilization at Site 5A; and (5) seismic refraction studies to meet Corps requirements and schedule constraints. This additional funding increased the Agreement amount by $267,800 for a new Agreement total of $1,345,156.

J. The Fourth Amended Agreement provided funding to divide Phase III Part 2 of the Project into two bid packages as follows: Sites 4A and 4B will be provided to the Corps (as Phase III, Part 2, Corps), as a separate Corps project. Site 5A (as Phase III, Part 3) will be constructed by Sonoma Water. New tasks are being added for: (1) division of the Phase III drawings; (2) additional format changes and submittals necessary to meet Corps requirements; (3) bidding and 2018 construction support to Sonoma Water and the Corps; (4) additional hydraulic and habitat modeling; (5) type selection; (6) detailed habitat enhancement and bank stabilization design on the Boaz property at the downstream end of Site 5A; and (7) extension of the Agreement through the end of 2018. The Agreement amount is increased by $580,400 for a new Agreement total of $1,925,556.

K. This Fifth Amended Agreement adds $40,000 that is budgeted as an optional task for potential additional effort related to engineering design, hydraulic modeling, and other tasks that become necessary to advance the project to construction, and extends the term by one year for a new total of $1,965,556 and term end date of December 31, 2020.

L. This Fifth Amended Agreement also changes the property owner named Miller to the new owners' name JPMB Properties and removes the work associated with 99% through final design of the JPMB Properties main-channel bank repair, which will be added to Consultant's scope of work along with re-evaluation of alternatives and inclusion of this JPMB Properties site in the 60 and 90% design submittals under a separate existing agreement for Phase V, without increasing the Phase V budget.

M. In addition, this Fifth Amended Agreement changes occurrences of "Water Agency" to "Sonoma Water."

N. This Fifth Amended Agreement supersedes all previous agreements and amendments between the parties.

In consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

AGREEMENT

1. RECITALS

1.1. The above recitals are true and correct.

2. LIST OF EXHIBITS

2.1. The following exhibits are attached hereto and incorporated herein:

a. Exhibit A: Scope of Work
b. Exhibit B: Schedule and Submittals
c. Exhibit C: Schedule of Costs
d. Exhibit D: Estimated Breakdown of Costs
e. Exhibit E: Map
f. Exhibit F: Insurance Requirements

3. SCOPE OF SERVICES

3.1. *Consultant's Specified Services:* Consultant shall perform the services described in Exhibit A ("Scope of Work"), within the times or by the dates provided for in Exhibit B and pursuant to Article 9 (Prosecution of Work). In the event of a conflict between the body of this Agreement and Exhibit A, the provisions in the body of this Agreement shall control.

3.2. *Cooperation with Sonoma Water:* Consultant shall cooperate with Sonoma Water in the performance of all work hereunder. Consultant shall coordinate the work with Sonoma Water's Project Manager. Contact information and mailing addresses:

Sonoma Water	Consultant
Project Manager: Greg Guensch 404 Aviation Boulevard Santa Rosa, CA 95403-9019 Phone: 707-547-1972 Email: gregory.guensch@scwa.ca.gov	Contact: Jorgen Blomberg 550 Kearny Street, Suite 800 San Francisco, CA 94108 Phone: 415-262-2347 Email: jblomberg@esassoc.com
Construction Management Principal Engineer: Dennis Daly Phone: 707-547-1984 Email: ddaly@scwa.ca.gov	
Remit invoices to: Susan Bookmyer	**Remit payments to:** Attn: Accounts Receivable

Same address as above or Email: susan.bookmyer@scwa.ca	Same address as above

3.3. *Performance Standard and Standard of Care:* Consultant hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with the requirements of applicable federal, state and local laws, it being understood that acceptance of Consultant's work by Sonoma Water shall not operate as a waiver or release. Sonoma Water has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. Consultant hereby agrees that its work will be performed and its operations conducted in accordance with the standards of a reasonable professional having specialized knowledge and expertise in the services provided under this Agreement. If Sonoma Water determines that any of Consultant's work is not in accordance with such level of competency and standard of care, Sonoma Water, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with Sonoma Water to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 6 (Termination); or (d) pursue any and all other remedies at law or in equity.

3.4. *Assigned Personnel:*

a. Consultant shall assign only competent personnel to perform work hereunder. In the event that at any time Sonoma Water, in its sole discretion, desires the removal of any person or persons assigned by Consultant to perform work hereunder, Consultant shall remove such person or persons immediately upon receiving written notice from Sonoma Water.

b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by Sonoma Water to be key personnel whose services were a material inducement to Sonoma Water to enter into this Agreement, and without whose services Sonoma Water would not have entered into this Agreement. Consultant shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of Sonoma Water.

c. With respect to performance under this Agreement, Consultant shall employ the following key personnel:

Title	**Name**
Vice President	Ann Borgonovo
Design Team Director	Jorgen Blomberg

d. In the event that any of Consultant's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness, or other factors outside of Consultant's control, Consultant shall be responsible for timely provision of adequately qualified replacements.

4. PAYMENT

4.1. *Total Costs:* Total costs under this Agreement shall not exceed **$1,965,556**.

a. Total costs for work other than Optional Task 11.6 shall not exceed $1,896,816.

b. Total costs for Optional Task 11.6, if requested in writing by Sonoma Water, shall not exceed $68,740.

4.2. *Method of Payment:* Consultant shall be paid in accordance with the following terms:

a. Consultant shall be paid in accordance with the hourly rates and expenses set forth in Exhibit C. Any mark-up shall be included in billed hourly rates.

4.3. *Invoices:* Consultant shall submit its bills in arrears on a monthly basis, based on work completed for the period, in a form approved by Sonoma Water's Project Manager. The bills shall show or include:

a. Consultant name

b. Name of Agreement

c. Sonoma Water's Order Number Project Activity Code D0023C001

d. Task performed with an itemized description of services rendered by date

e. Summary of work performed by subconsultants, as described in Paragraph 15.4

f. Time in quarter hours devoted to the task

g. Hourly rate or rates of the persons performing the task

h. List of reimbursable materials and expenses

i. Copies of receipts for reimbursable materials and expenses

4.4. *Monthly Progress Reports with Invoices:* Payment of invoices is subject to receipt of the monthly reports required under Task 13 (Project Management) of Exhibit A (Scope of Work).

4.5. *Cost Tracking:* Consultant has provided an estimated breakdown of costs, included in Exhibit D. Exhibit D will only be used as a tool to monitor progress of work and the project budget. Actual payment will be made as specified in Paragraph 4.2 (Method of Payment) above.

5. TERM OF AGREEMENT

5.1. The term of this Agreement shall be from January 28, 2014 ("Effective Date") to December 31, 2020, unless terminated earlier in accordance with the provisions of Article 6. (Termination).

6. TERMINATION

6.1. *Termination without Cause:* Notwithstanding any other provision of this Agreement, at any time and without cause, Sonoma Water shall have the right, in its sole discretion, to terminate this Agreement by giving 5 days written notice to Consultant.

6.2. *Termination for Cause:* Notwithstanding any other provision of this Agreement, should Consultant fail to perform any of its obligations hereunder, within the time and in the manner herein provided, or otherwise violate any of the terms of this Agreement, Sonoma Water may immediately terminate this Agreement by giving Consultant written notice of such termination, stating the reason for termination.

6.3. *Delivery of Work Product and Final Payment Upon Termination:* In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to Sonoma Water all materials and work product subject to Paragraph 12.8 and shall submit to Sonoma Water an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

6.4. *Payment Upon Termination:* Upon termination of this Agreement by Sonoma Water, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and expenses incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services are to be paid on a per-hour or per-day basis, then Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to termination times the applicable hourly or daily rate; and further provided, however, that if Sonoma Water terminates the Agreement for cause pursuant to Paragraph 6.2, Sonoma Water shall deduct from such amounts the amount of damage, if any, sustained by Sonoma Water by virtue of the breach of the Agreement by Consultant.

6.5. *Authority to Terminate:* Sonoma Water's right to terminate may be exercised by Sonoma Water's General Manager.

7. INDEMNIFICATION

7.1. Consultant agrees to accept responsibility for loss or damage to any person or entity, including Sonoma Water, and to defend, indemnify, hold harmless, and release Sonoma Water, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant or its agents, employees, contractors, subcontractors, or invitees hereunder, whether or not there is concurrent negligence on the part of Sonoma Water, but, to the extent required by law, excluding liability due to conduct of Sonoma

Water. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents, employees, contractors, subcontractors, or invitees under workers' compensation acts, disability benefits acts, or other employee benefit acts.

8. INSURANCE

8.1. With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain, insurance as described in Exhibit F.

9. PROSECUTION OF WORK

9.1. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

10. EXTRA OR CHANGED WORK

10.1. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Changes to lengthen time schedules or make minor modifications to the scope of work, which do not increase the amount paid under the Agreement, may be executed by Sonoma Water's General Manager in a form approved by County Counsel.. The parties expressly recognize that Sonoma Water personnel are without authorization to order all other extra or changed work or waive Agreement requirements. Failure of Consultant to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Consultant shall be entitled to no compensation whatsoever for the performance of such work. Consultant further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of Sonoma Water.

11. CONTENT ONLINE ACCESSIBILITY

11.1. *Accessibility:* Sonoma Water policy requires that all documents that may be published to the Web meet accessibility standards to the greatest extent possible, and utilizing available existing technologies.

11.2. *Standards:* All consultants responsible for preparing content intended for use or publication on a Sonoma Water/County-managed or Sonoma Water/County-funded web site must comply with applicable federal accessibility standards established by 36 C.F.R. Section 1194, pursuant to Section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794(d)), and Sonoma Water's Web Site Accessibility Policy located at http://webstandards.sonoma-county.org.

11.3. *Certification:* With each final receivable intended for public distribution (report, presentations posted to the Internet, public outreach materials), Consultant shall include a descriptive summary describing how all deliverable documents were assessed for accessibility (e.g. Microsoft Word accessibility check; Adobe Acrobat accessibility check, or other commonly accepted compliance check).

11.4. *Alternate Format:* When it is strictly impossible due to the unavailability of technologies required to produce an accessible document, Consultant shall identify the anticipated accessibility deficiency prior to commencement of any work to produce such deliverables. Consultant agrees to cooperate with Sonoma Water staff in the development of alternate document formats to maximize the facilitative features of the impacted document(s); e.g., embedding the document with alt-tags that describe complex data/tables.

11.5. *Noncompliant Materials; Obligation to Cure:* Remediation of any materials that do not comply with Sonoma Water's Web Site Accessibility Policy shall be the responsibility of Consultant. If Sonoma Water, in its sole and absolute discretion, determines that any deliverable intended for use or publication on any Sonoma Water/County-managed or Sonoma Water/County-funded Web site does not comply with Sonoma Water Accessibility Standards, Sonoma Water will promptly inform Consultant in writing. Upon such notice, Consultant shall, without charge to Sonoma Water, repair or replace the non-compliant materials within such period of time as specified by Sonoma Water in writing. If the required repair or replacement is not completed within the time specified, Sonoma Water shall have the right to do any or all of the following, without prejudice to Sonoma Water's right to pursue any and all other remedies at law or in equity:

a. Cancel any delivery or task order

b. Terminate this Agreement pursuant to the provisions of Article 6 (Termination); and/or

c. In the case of custom Electronic and Information Technology (EIT) developed by Consultant for Sonoma Water, Sonoma Water may have any necessary changes or repairs performed by itself or by another contractor. In such event, Consultant shall be liable for all expenses incurred by Sonoma Water in connection with such changes or repairs.

11.6. *Sonoma Water's Rights Reserved:* Notwithstanding the foregoing, Sonoma Water may accept deliverables that are not strictly compliant with Sonoma Water Accessibility Standards if Sonoma Water, in its sole and absolute discretion, determines that acceptance of such products or services is in Sonoma Water's best interest.

12. REPRESENTATIONS OF CONSULTANT

12.1. *Status of Consultant:* The parties intend that Consultant, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Consultant is not to be considered an agent or employee of Sonoma Water and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits Sonoma Water provides its employees. In the event Sonoma Water exercises its right to terminate this Agreement pursuant to Article 6 (Termination), Consultant expressly agrees that it shall have no recourse or right of appeal under rules, regulations, ordinances, or laws applicable to employees.

12.2. *Communication with Sonoma Water's Contractor:* All communication shall be between Consultant and Sonoma Water. Consultant shall have no authority to act on behalf of Sonoma Water, to stop work, to interpret conditions of the construction contract, or to give direction to Sonoma Water's contractor.

12.3. *Taxes:* Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold Sonoma Water harmless from any liability which it may incur to the United States or to the State of California or to any other public entity as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case Sonoma Water is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish Sonoma Water with proof of payment of taxes on these earnings.

12.4. *Records Maintenance:* Consultant shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make such documents and records available to Sonoma Water for inspection at any reasonable time. Consultant shall maintain such records for a period of four (4) years following completion of work hereunder.

12.5. *Conflict of Interest:* Consultant covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of its services hereunder. Consultant further covenants that in the performance of this Agreement no person having any such interests shall be employed. In addition, if required by law or requested to do so by Sonoma Water, Consultant shall submit a completed Fair Political Practices Commission Statement of Economic Interests (Form 700) with Sonoma Water within 30 calendar days after the Effective Date of this

Agreement and each year thereafter during the term of this Agreement, or as required by state law.

12.6. *Nondiscrimination:* Consultant shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, pregnancy, disability, sexual orientation or other prohibited basis. All nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated herein by this reference.

12.7. *Assignment of Rights:* Consultant assigns to Sonoma Water all rights throughout the world in perpetuity in the nature of copyright, trademark, patent, right to ideas, in and to all versions of the plans and specifications, if any, now or later prepared by Consultant in connection with this Agreement. Consultant agrees to take such actions as are necessary to protect the rights assigned to Sonoma Water in this Agreement, and to refrain from taking any action which would impair those rights. Consultant's responsibilities under this provision include, but are not limited to, placing proper notice of copyright on all versions of the plans and specifications as Sonoma Water may direct, and refraining from disclosing any versions of the plans and specifications to any third party without first obtaining written permission of Sonoma Water. Consultant shall not use or permit another to use the plans and specifications in connection with this or any other project without first obtaining written permission of Sonoma Water.

12.8. *Ownership and Disclosure of Work Product:* All reports, original drawings, graphics, plans, studies, and other data or documents ("documents"), in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement shall be the property of Sonoma Water. Sonoma Water shall be entitled to immediate possession of such documents upon completion of the work pursuant to this Agreement. Upon expiration or termination of this Agreement, Consultant shall promptly deliver to Sonoma Water all such documents, which have not already been provided to Sonoma Water in such form or format as Sonoma Water deems appropriate. Such documents shall be and will remain the property of Sonoma Water without restriction or limitation. Consultant may retain copies of the above described documents but agrees not to disclose or discuss any information gathered, discovered, or generated in any way through this Agreement without the express written permission of Sonoma Water.

13. PREVAILING WAGES

13.1. *General:* Consultant shall pay to any worker on the job for whom prevailing wages have been established, including but not limited to geotechnical subsurface investigation work, an amount equal to or more than the general prevailing rate of per diem wages for (1) work of a similar character in the locality in which the work is performed and (2) legal holiday and overtime work in said locality. The per diem wages shall be an amount equal to or more than the stipulated rates contained in a schedule that has been ascertained and determined by the Director of the State Department of Industrial Relations and Sonoma Water to be the general prevailing rate of per diem wages for each craft or type of workman or mechanic needed to execute this Agreement. Consultant shall also cause a copy of this determination of the prevailing rate of per diem wages to be posted at each site work is being performed, in addition to all other job site notices prescribed by regulation. Copies of the prevailing wage rate of per diem wages are on file at Sonoma Water and will be made available to any person upon request.

13.2. *Compliance Monitoring and Registration*: This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Consultant shall furnish and shall require all subcontractors and subconsultants to furnish the records specified in Labor Code section 1776 (e.g. electronic certified payroll records) directly to the Labor Commissioner in a format prescribed by the Labor Commissioner at least monthly. Consultant and all subcontractors performing work that requires payment of prevailing wages shall be registered and qualified to perform public work pursuant to Labor Code section 1725.5 as a condition to engage in the performance of any services under this Agreement.

13.3. *Subcontracts:* Consultant shall insert in every subcontract or other arrangement which Consultant may make for performance of such work or labor on work provided for in the Agreement, provision that Subcontractor shall pay persons performing labor or rendering service under subcontract or other arrangement not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed in the Labor Code. Pursuant to Labor Code Section 1775(b)(1), Consultant shall provide to each Subcontractor a copy of Sections 1771, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code.

13.4. *Compliance with Law:* Consultant stipulates that it shall comply with all applicable wage and hour laws, including without limitation Labor Code Sections 1725.5, 1775, 1776, 1777.5, 1813, and 1815 and California Code of Regulations, Title 8, Section 16000, et seq.

13.5. *Statutory Compliance/Living Wage Ordinance:* Consultant agrees to comply, and to ensure compliance by its subconsultants or subcontractors, with all applicable federal, state and local laws, regulations, statutes and policies, including but not limited to the County of Sonoma Living Wage Ordinance, applicable to the services provided under this Agreement as they exist now and as they are changed, amended or modified during the term of this Agreement. Without limiting the generality of the foregoing, Consultant expressly acknowledges and agrees that this Agreement may be subject to the provisions of Article XXVI of Chapter 2 of the Sonoma County Code, requiring payment of a living wage to covered employees. Noncompliance during the term of the Agreement will be considered a material breach and may result in termination of the Agreement or pursuit of other legal or administrative remedies.

14. DEMAND FOR ASSURANCE

14.1. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect to the performance of either party, the other may in writing demand adequate assurance of due performance and until such assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received. “Commercially reasonable” includes not only the conduct of a party with respect to performance under this Agreement, but also conduct with respect to other agreements with parties to this Agreement or others. After receipt of a justified demand, failure to provide within a reasonable time, but not exceeding thirty (30) days, such assurance of due performance as is adequate under the circumstances of the particular case is a repudiation of this Agreement. Acceptance of any improper delivery, service, or payment does not prejudice the aggrieved party's right to demand adequate assurance of future performance. Nothing in this Article 14 limits Sonoma Water’s right to terminate this Agreement pursuant to Article 6 (Termination).

15. ASSIGNMENT AND DELEGATION

15.1. *Consent:* Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other, and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

15.2. *Subcontracts:* Notwithstanding the foregoing, Consultant may enter into subcontracts with the subconsultants specifically identified herein. Prunuske Chatham, Inc. is an approved subconsultant for revegetation design and constructability analysis services. Cramer Fish Sciences is an approved subconsultant for fisheries biology and ecology services. A3GEO is an approved subconsultant for geotechnical and geological analysis and design services. If no subconsultants are listed, then no subconsultants will be utilized in the performance of the work specified in this Agreement.

15.3. *Change of Subcontractors or Subconsultants:* If, after execution of the Agreement, parties agree that subconsultants not listed in Paragraph 15.2 will be utilized, Consultant may enter into subcontracts with subconsultants to perform other specific duties pursuant to the provisions of this Paragraph 15.2. The following provisions apply to any subcontract entered into by Consultant other than those listed in Paragraph 15.2 above:

a. Prior to entering into any contract with subconsultant, Consultant shall obtain Sonoma Water approval of subconsultant. Sonoma Water's Board of Directors must approve the selection of any subconsultant if the amount payable to subconsultant under the agreement exceeds $25,000. In connection with such approval, Consultant shall provide Sonoma Water with copies of the responses to Consultant's Request for Proposals (RFP) to subconsultants, the names of key personnel who will be performing work under the agreement, and an explanation of Consultant's reasons for choosing the recommended subconsultant based upon the criteria in the RFP.

b. All agreements with subconsultants shall (a) contain indemnity requirements in favor of Sonoma Water in substantially the same form as that contained in Article 7, (b) contain language that the subconsultant may be terminated with or without cause upon reasonable written notice, and (c) prohibit the assignment or delegation of work under the agreement to any third party.

15.4. *Summary of Subconsultants' Work:* No less than monthly, Consultant shall provide Sonoma Water with a summary of all work performed by all subconsultants during the preceding month. Such summary shall identify the individuals performing work on behalf of subconsultants and the total amount paid to subconsultant, broken down by the tasks listed in the Scope of Work.

16. MEDIATION OF DISPUTES

16.1. If a dispute arises out of or relates to this Agreement, or an alleged breach thereof, and if the dispute cannot be settled through negotiation, before resorting to litigation, Sonoma Water and Consultant agree first to try in good faith to settle the dispute by mediation. If the parties cannot agree on a mediator or mediation rules to use, the parties shall use the construction industry mediation procedures developed by the American Arbitration Association, with the following exceptions to those procedures:

a. The mediation shall be conducted in Santa Rosa, California.

b. Unless otherwise agreed to in writing by the parties participating in the mediation, the mediation shall be concluded no later than sixty (60) days after the first mediation session. If the dispute has not been resolved at that time, any party may elect at that time to pursue litigation.

c. The parties agree to exchange all relevant non-privileged documents before the first scheduled mediation session.

17. METHOD AND PLACE OF GIVING NOTICE, SUBMITTING BILLS, AND MAKING PAYMENTS

17.1. *Method of Delivery:* All notices, bills, and payments shall be made in writing and shall be given by personal delivery or by U.S. Mail or courier service. Notices, bills, and payments shall be addressed as specified in Paragraph 3.2.

17.2. *Receipt:* When a notice, bill, or payment is given by a generally recognized overnight courier service, the notice, bill, or payment shall be deemed received on the next business day. When a copy of a notice, bill, or payment is sent by electronic means, the notice, bill, or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill, or payment is deposited in the U.S. mail and postmarked on the date of the electronic transmission (for a payment, on or before the due date), (2) the sender has a written confirmation of the electronic transmission, and (3) the electronic transmission is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills, and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this Article 17.

18. MISCELLANEOUS PROVISIONS

18.1. *No Bottled Water:* In accordance with Sonoma Water Board of Directors Resolution No. 09-0920, dated September 29, 2009, no Sonoma Water funding shall be used to purchase single-serving, disposable water bottles for use in Sonoma Water facilities or at Sonoma Water-sponsored events. This restriction shall not apply when potable water is not available.

18.2. *No Waiver of Breach:* The waiver by Sonoma Water of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or promise or any subsequent breach of the same or any other term or promise contained in this Agreement.

18.3. *Construction:* To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Consultant and Sonoma Water acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Consultant and Sonoma Water acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

18.4. *Consent:* Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

18.5. *No Third-Party Beneficiaries:* Except as provided in Article 7 (Indemnification), nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

18.6. *Applicable Law and Forum:* This Agreement shall be construed and interpreted according to the substantive law of California, regardless of the law of conflicts to the contrary in any jurisdiction. Any action to enforce the terms of this Agreement or for the breach thereof shall be brought and tried in Santa Rosa or in the forum nearest to the city of Santa Rosa, in the County of Sonoma.

18.7. *Captions:* The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

18.8. *Merger:* This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Code of Civil Procedure Section 1856. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

18.9. *Survival of Terms:* All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

18.10. *Time of Essence:* Time is and shall be of the essence of this Agreement and every provision hereof.

/

/

/

/

/

/

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date last signed by the parties to the Agreement.

Reviewed as to funds:

TW 13/14-005E

By: ___________________________________
Sonoma Water Division Manager -
Administrative Services

Approved as to form:

By: ___________________________________
______________, Deputy County Counsel

Insurance Documentation is on file with
Sonoma Water

Date/TW Initials: _______________________

Sonoma County Water Agency	**Environmental Science Associates**, a California corporation
By: ___________________________________	By: ___________________________________
Grant Davis Sonoma Water General Manager Authorized per Sonoma Water's Board of Directors Action on December 11, 2018	___________________________________ (Please print name here)
	Title: ___________________________________
Date: ___________________________________	Date: ___________________________________

Exhibit A

Scope of Work

1. GENERAL

1.1. Consultant agrees to perform obligations described in this Agreement and to furnish necessary skills, services, labor, supplies, supervision, and material required to perform and complete the Project.

1.2. By execution of this Agreement, Consultant warrants that it has carefully examined the Project site and has satisfied itself of local and any special conditions affecting the proposed scope of work. Tests, survey results, geotechnical reports, or other data or information, whether furnished by the Sonoma Water, or referenced in this Agreement, are for the Consultant's convenience. The Sonoma Water does not guarantee that such tests or preliminary investigations or other data and information are accurate and assumes no responsibility whatsoever as to their accuracy or interpretation. Consultant shall satisfy itself as to the accuracy or interpretation of such tests or survey results or other information or data.

1.3. Design is over a total of 1.3 miles of discontinuous channel corridor.

1.4. Access and Landowner Permissions: Sonoma Water will coordinate necessary access and landowner permissions for field activities.

2. HAZARDOUS WASTE

2.1. Services relating to the identification, investigation, or remediation of hazardous waste contamination are not included within the scope of work. Should such services be required, the cost of such services and the party to perform the services will be negotiated separately by Sonoma Water. Consultant shall inform Sonoma Water immediately if any waste or hazardous materials are discovered on the Project site or the surrounding areas.

3. COST ESTIMATES

3.1. Prepare a Statement of Probable Construction Costs and revise as required herein.

4. DESIGN SERVICES

4.1. Preliminary Design:

a. Consult with Sonoma Water to define and clarify Sonoma Water's requirements for the Project and available data.

b. Identify, consult with, and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by Consultant.

c. Review available information relevant to the Project and identify data gaps. Information includes, but is not limited to:
    i. Final Stream Maintenance Program Operations and Maintenance Manual (Sonoma County Water Agency, 2010)
    ii. Final Current Conditions Report, Dry Creek from Warm Springs Dam to the Confluence with the Russian River (Inter-Fluve, 2010)
    iii. Final Habitat Enhancement Feasibility Study Report, Dry Creek from Warm Springs Dam to the Confluence with the Russian River (Inter-Fluve 2012)
    iv. 90% Complete Design Report, Dry Creek Habitat Enhancement Demonstration Projects River Miles 6.2 to 7.3. (Inter-Fluve 2012)
    v. Draft Revegetation Plan (Inter-Fluve, 2012)
    vi. Biological Opinion for Water Supply, Flood Control Operations, and Channel Maintenance conducted by the Corps, SCWA and Mendocino County Russian River FCWCD in the Russian River watershed (NMFS 2008)
    vii. Draft Dry Creek Adaptive Management Framework (ESSA Technologies Ltd., 2011) or Draft Adaptive Management Plan (ESSA Technologies Ltd., 2013), whichever is most relevant
    viii. Proposed Discharges under Requested Release Schedule
    ix. Water Quality data (Temperature, Dissolved Oxygen, pH, etc)
    x. Existing HEC-RAS model
    xi. GIS data layers
    xii. Fisheries Monitoring Data
    xiii. Sonoma County Water Agency, 2005, Russian River Estuary Fish and Macro-Invertebrate Studies.
d. Work with Sonoma Water on the best approach for collecting and/or obtaining additional data needed that is not otherwise identified as part of this scope of work.
e. Field Assessments - Perform field assessments for a total of two (2.0) miles of the potential Project sites within the seven (7) sub-reaches identified, to observe existing conditions, preliminarily identify constraints, and inform potential concept design refinements. Sonoma Water will obtain permission to enter the potential Project site. Include five (5) consecutive field days to visit up to two (2.0) miles of potential Project sites.
f. Geomorphic Assessment:
    i. Perform a field-based geomorphic assessment to confirm and characterize existing site conditions, observe physical processes, and help outline Project priorities and develop recommendations for refinement of the concept designs. The assessments shall provide a qualitative summary of existing channel features and habitat conditions (terrestrial and aquatic) for each of the sub-reaches.
    ii. Evaluate stream conditions in the field and document with photographs and field notes.
    iii. Record GPS points of any unique features.

    iv. Take field measurements and make assessments of channel and floodplain sediment to support design and modeling analyses.
    v. Summarize and incorporate field observations into the refined concept designs and Design Report.
    vi. Note specific observations of topographic and geomorphic features to be captured in the topographic survey.

g. Fisheries Assessment:
    i. Help the design team identify actions to 1) promote physical and biological processes, 2) develop hypotheses designed to evaluate and assess response mechanisms, and 3) for measuring the performance and effectiveness of enhancement actions to support design.
    ii. Assist Sonoma Water in developing a temperature monitoring program for the Project reach and specifically to inform the design.
    iii. Utilize monitoring data collected by Sonoma Water to develop habitat- and life stage-specific temperature profiles for key time periods.

h. Riparian Ecology:
    i. Perform a visual field investigation of plant communities in the riparian, emergent, seasonal wetland and adjacent upland habitats of Dry Creek including initial, reconnaissance-level assessments of the following:
        a) Plant species composition and distribution
        b) Levels of natural regeneration and extent of vegetative cover
        c) Habitat diversity based on topographic and hydrologic variation
        d) Potential habitat value for both aquatic and terrestrial species
        e) Potentially sensitive habitats, such as riparian wetlands, special status plants, important trees or other features that could prove to be design opportunities or constraints
        f) Invasive species of concern
        g) Influence of vegetation on channel and floodplain morphology
    ii. Based on these observations, provide input on site selection and refinement of design concepts, note specific observations of vegetation features to be captured in the topographic survey, and identify strategies for improving riparian habitat functions such as:
        a) Managing streambank, floodplain, and channel stability through plantings, invasive species removal, and biotechnical treatments
        b) Providing ongoing sources of small organic debris and natural large wood into the stream through riparian plantings
        c) Providing surface sediment filtering, stream shade and temperature buffering through plantings and retaining of existing vegetation as feasible
        d) Improving aquatic and terrestrial wildlife habitat resources through plantings, woody debris structures, channel geometry and alignment, and off-channel structures.

i. Geotechnical Assessment:
    i. Conduct up to three (3) days of detailed geotechnical site reconnaissance visits to identify areas of geotechnical concern (bank erosion and instability) and

   ii. Evaluate information obtained and developed during the review of available data.
   iii. Review of borings, data, and the geotechnical report prepared for the Demonstration Reach of the Project.
   iv. Review existing design and construction documents associated with the Corps grouted riprap sill.

j. Refined Concept Design:
   i. Prepare refined concept (10%) designs for approximately 2 miles of the potential sub-reaches shown in Table 1 based on the original Design Concepts (Inter-Fluve, 2012), existing data, field assessments and input from each of the Consultants team members.
   ii. Provide Concept Design Booklets in a format that includes detailed, illustrative sketches.
   iii. Accelerate schedule as necessary in order to provide Concept Design Booklets in advance of Community Meeting.

Table 1, Project Reaches and Potential Sub-reaches

Reach (Inter-Fluve, 2012)	Approx Length (miles)	Enhance Exist. Riffle	New Riffle	Retrofit Grade Control Sill	Alcove	Side Channel	Winter Refuge	LWD
Reach 2								
2A	0.40	1	-	-	4	-	-	various
2B	0.40	4	-	-	3	1	-	various
Reach 4								
4A	0.40	-	3	1	4	-	-	various
4B	0.40	-	2	1	3	-	-	various
4C	0.20	-	1	1	2	-	-	various
Reach 5								
5A	0.50	1	3	-	3	-	-	various
5B	0.80	4	4	-	1	-	2	various
Total	**3.10**	**10**	**13**	**3**	**20**	**1**	**2**	**-**

   iv. Prepare initial refined concept designs that attempt to make best use of the existing riparian corridor, referred to loosely herein as the “maximum footprint” design. Present this initial refined concept to the affected landowner(s) to obtain their initial input and outline key items for further refinements.
   v. Prepare revised conceptual design drawings and preliminary Design Report: Following initial field investigations, design discussions with Sonoma Water staff, and input from property owners, update and revise the existing conceptual designs, and develop an outline draft of the Preliminary Design Report. Materials generated at this stage shall be used to discuss the Project with property owners.
   vi. Prepare a brief technical memorandum that summarizes the conclusions of the Refined Concept Design.

      vii. Upon completion or refined concept designs, Sonoma Water will develop a list of sites, totaling approximately 1.3 miles, to be carried forward to final design, and provide this as a formal written directive to authorize Consultant to initiate design analysis for the selected sites

   k. Provide concept design updates based on field reconnaissance and ground truthing of the concept designs, updated information regarding landowner feedback and likely participation, Sonoma Water and stakeholder feedback.

   l. Identify key utility locations and identify utility conflicts, if any.

   m. If existing damage to utilities identified on the site is discovered, determine and inform Sonoma Water's Project Manager of the damage.

4.2. Report:

   a. Prepare a Preliminary Design Report that analyzes site hydrology, hydraulics, geomorphology, biology and other relevant characteristics; serves as the basis of design that shall guide final designs, discusses how the enhancement design meets the requirements of the BO and provides design documentation that assists Sonoma Water to perform CEQA compliance and obtain regulatory permits. Technical analyses and the basis of design for the enhancements shall be compiled in the Preliminary Design Report. The report shall be assembled progressively over the design period, with relevant sections added with each design submittal. Progressive versions of the Design Report shall be issued at the Draft outline, 30%, 60%, 90% and 100% design milestones and shall include the following:

      i. Title page with name of Project, name of preparer, preparer's company name and address, and date

      ii. Table of Contents

      iii. Executive Summary

      iv. A description of the work performed, including methodology, a detailed description of the inspections performed, literature reviewed, documents and records reviewed, and individuals and agencies contacted

      v. Description of existing conditions

      vi. Design criteria with appropriate exhibits to indicate the agreed-to requirements, considerations involved, and those alternative solutions available to Sonoma Water which Consultant recommends

      vii. Summary of design analyses (hydraulic, geomorphic, biological, etc.) and design basis

      viii. Description of designs and explanation of design basis

      ix. Construction cost estimate itemized by bid item

      x. Appendix, including copies of important documents, photographs, manufacturer's literature, and other records deemed appropriate

      xi. Schematic drawings, sketches, and exhibits as necessary to illustrate the recommended Project

      xii. Other information to support the recommendations

   b. Submit Preliminary Design Report to Sonoma Water for review and approval.

        i. Sonoma Water review comments will be compiled into a single set of review comments and provided to Consultant.

    c. Incorporate Sonoma Water comments on Preliminary Design Report into Design Report.

4.3. Final Design:

    a. Prepare Project design, as recommended in the Sonoma Water-approved Design Report.

    b. Identify and perform sufficient site investigation(s) for purpose of developing Project design.

    c. Prepare a Design Notebook. The Design Notebook shall be a loose-leaf notebook containing, as appropriate, copies of the Design Report, stamped and signed design calculations, a technical memorandum summarizing the design parameters, and other supplemental information material to the project design that is not included in the report.

    d. Prepare a detailed construction cost estimate for the Project broken down by bid item. Provide estimated quantities for unit priced items.

    e. Prepare a construction schedule showing the anticipated timeframe for completing construction of major units. Use a simple bar chart approach for each item and indicate the anticipated critical path of construction.

4.4. Detailed hydraulic, geomorphic, and engineering analyses:

    a. Utilize the existing 1-D HEC-RAS model compiled by Inter-Fluve as part of the Current Conditions Study.

        i. Refine model in key locations in the Project reach to describe additional topographic influences on the proposed design elements.

        ii. Use additional cross section survey data, collected during preliminary surveys, to improve accuracy of model geometry.

        iii. Use detailed 1-D model to support 2-D model development and reach-scale design processes such as site selection, location and configuration of off-channel habitat features, and estimates of hydraulic variables pertinent to design (depth, velocity, shear stress).

        iv. Utilize existing hydrologic studies completed by Inter-Fluve to set hydraulic model boundary conditions (discharge) for specific flow scenarios.

        v. Utilize observed water surface elevations for specific discharges and refine final model parameters (Manning's n, bank stations, ineffective flow areas) to reflect observed conditions within the limits of 1-D model performance capabilities.

        vi. Quantitatively (statistically) assess performance of refined existing conditions HEC-RAS model using measured flow and stage data along the Project reach for anticipated summer release schedules.

        vii. Develop proposed conditions HEC-RAS model that explicitly represents design elements, and update proposed condition model at key submittals for review.

        viii. Analyze three alternative approaches for habitat enhancements that stabilize erosion of the bank on the Boaz property.

b. Construct a site specific two-dimensional (2-D) hydrodynamic model to support the design of in-channel and off-channel habitat elements at one of the sub-reaches included in the final design.
    i. Initiate 2-D modeling following approval of the 30% Design and work with Sonoma Water to define the most appropriate sub-reach.
    ii. Employ the Bureau of Reclamation's SRH-2-D model to predict depth, velocity, shear stress for proposed design conditions.
    iii. Explicitly represent proposed Project elements in the model domain.
    iv. Use model results to test and evaluate the configuration of specific habitat elements (backwater alcoves, side channels, and banks) during typical summer habitat conditions and high winter flows.
    v. Model winter flow conditions will be modeled to evaluate the opportunity to create high flow refugia within the off-channel habitat using biotechnical and large woody debris structures, grading, and revegetation elements.
    vi. Evaluate design sustainability, likely changes in physical habitat, off-channel inundation patterns, and sediment transport characteristics including bed stability, sedimentation within off-channel features, as well as avulsion potential and channel abandonment.
    vii. Discuss the use and effectiveness of the 2-D modeling to inform the design with Sonoma Water to determine the need or desire for 2-D modeling of the additional sub-reaches.
    viii. Conduct model runs to cover the upper range of the base flow (200cfs) for all Project sites. Analyze results and prepare graphics.
    ix. Conduct model runs to assess depths, velocities, shear stress, at flows representing summer baseflows, typical winter flows, and flood flows. Use hydraulic model results and habitat suitability criteria to develop spatial representations of habitat suitability for baseflow, 200 cfs and up to two other flows upon request.
    x. Update 2-D hydraulic and habitat modeling to refine 90% designs for Phase III Parts 1 and 2.
    xi. Update 2-D hydraulic and habitat modeling to assess selected bank stabilization measure at Boaz property.

c. Fish Habitat Suitability and Validation:
    i. Support development of 2-D hydrodynamic model by incorporating fish habitat information compiled from literature reviews, analyses, quantitative model results, and the Russian River Biological Opinion and Adaptive Management Plan.
    ii. Develop habitat-specific temperature profiles for off-channel habitats that consider inflow/infiltration, habitat volume, water residence time, and aquatic vegetation. Use results to inform the species-specific habitat model to better select the most effective habitats and meet multiple Project objectives for target species, life stages, and times of year.

    iii. Parameterize species specific process relationship models using existing literature to predict the potential benefits to coho and steelhead conferred by different habitat types. Use separate models to predict summer and winter habitat preferences and identify the highest valued habitat types. Include temperature, dissolved oxygen, flow, depth, velocity, frequency and duration of availability, and cover parameters.

d. Detailed Geotechnical Analysis:
    i. Conduct detailed geotechnical analysis at sites determined to have geotechnical features of interest to the design (e.g., sills, bank stabilizations, unstable soils, bedrock).
    ii. Develop preliminary criteria for bank stabilization areas (and sills if appropriate).
    iii. Evaluate the opportunity to utilize subsurface flow connections to off-channel habitat features and develop preliminary design criteria.
    iv. Prepare a Draft Geotechnical Report that summarizes key conclusions and recommendations, and discusses regional and local geology, seismicity and potential geologic hazards, but it does not provide recommendations associated with liquefaction and/or surface fault rupture mitigation.
e. Seismic Refraction Surveys:
    i. Reconnaissance and seismic refraction survey preparation.
    ii. Onsite surveys.
    iii. Reporting.
f. Field Investigation, Analysis, and Design Recommendations for Bank Stabilization Approaches at the Carraro property in Reach 2, and the JPMB Properties and Boaz properties in Site 5A:
    i. Reconnaissance and Drilling Preparation:
        a) Obtain the necessary drilling permits and identify and mark (stake) proposed locations for the geotechnical borings. Locations to be approved by Sonoma Water and landowner.
        b) Submit a utility location request to USANORTH811 prior to digging (www.usanorth.org).
        c) Sonoma Water will inquire with the property owner to check for buried utilities before the drill rig mobilizes to the site.
        d) Drill three geotechnical/geologic borings using a truck mounted hollow stem auger drilling equipment.
        e) Coordinate with Sonoma Water and landowner regarding the planned drilling operations and conduct a detailed site reconnaissance that includes:
            1) Identifying and marking the preferred boring locations in the field, and
            2) Identifying and mapping features of geotechnical or geologic interest.
        f) Use recent aerial photograph overlain by the 2013 Lidar survey topography for base for mapping
        g) Include delineation of the lateral extents of the failed bank.
    ii. Onsite Exploration and Laboratory Testing:
        a) Use Level D PPE for onsite activities.

b) Drill three borings: Two borings will be located as close as practically possible to the top of failed bank and the third boring will be located about 20 to 30 feet back (away) from the bank at a location suitable to the landowner, given the proximity to the vineyard.
c) Use the borings to develop interpretive geologic cross sections through the bank and to determine the engineering properties of the materials encountered.
d) Intermittently sample the borings using Standard Penetration Test (SPT) and Modified California drive samplers, extending to a maximum depth of 35 feet.
e) Observe and direct the field operations (field engineer), prepare logs of the subsurface materials encountered, appropriately label and preserve the retrieved samples, and transport samples to the A3GEO Berkeley laboratory for subsequent review and analysis.
f) Backfill borings with grout after drilling is complete.
g) Leave drill cuttings onsite next to borings.
h) Review the samples in the laboratory and select those suitable for geotechnical laboratory testing (geotechnical engineer).
i) Evaluate soil moisture content, density, plasticity, grain size, and strength, as deemed appropriate, depending upon the material types encountered during the subsurface exploration.
j) On the Boaz property:
    a. Drill six (6), 20-35 foot deep borings using truck-mounted, hollow stem, auger drilling equipment.
    b. Containerize soil samples in 55-gallon drums and store temporarily on Site until the profile test results are complete.
    c. Dispose of non-hazardous soil samples.
    d. If contaminants are found in soil samples, consult with Sonoma Water regarding appropriate disposal and additional associated costs.

iii. Geotechnical Analyses and Report:

a) Characterize the geotechnical and geologic conditions, perform preliminary engineering analyses, and develop bank stabilization designs for the JPMB Properties property, including, but not limited to:

    1) Augmenting the borings logs with the laboratory test results, checking soil classifications and preparing finalized drafted versions of the logs.
    2) Preparing a site plan showing the boring locations.
    3) Developing interpretive geologic cross sections through the bank. Perform additional surveying in this area and provide a cross section of the ground surface through the central axis of the failed bank.
    4) Characterizing the geotechnical material properties and groundwater levels for the purpose of the slope stability analyses.
    5) Calculating static factor of safety for the slope in its current condition.
    6) Developing two bank stabilization design alternatives that require minimal or no setback of the existing top of bank line – one which includes a 2:1 (horizontal to vertical) graded slope with a rock toe buttress and one which includes a reinforced slope steeper than 2:1 with rock toe buttress. Provide typical cross sections.
    7) Calculating the static factor of safety for two stabilized bank alternatives.
    8) Developing conclusions and recommendations for the construction of the two bank stabilization alternatives.
    9) Developing preliminary lump-sum cost estimates for the two alternatives.
    10) Preparing a geotechnical investigation report documenting the findings and analyses and presenting the proposed bank stabilization designs.
    11) Meetings with Sonoma Water and landowner to discuss the proposed alternatives and cost estimate.
- b) Characterize the geotechnical and geologic conditions, perform engineering analyses, and develop bank stabilization designs for the Boaz property including, but not limited to:
    1) Augmenting the borings logs with the laboratory test results, checking soil classifications and preparing finalized drafted versions of the logs.
    2) Preparing a site plan showing the boring locations.
    3) Developing interpretive geologic cross sections through the bank. Performing additional surveying in this area and providing a cross section of the ground surface through the central axis of the failed bank.
    4) Characterizing the geotechnical material properties and groundwater levels for the purpose of the slope stability analyses.
    5) Developing three bank stabilization design alternatives which require minimal or no permanent setback of the existing top of bank line. Alternatives should provide habitat enhancement elements and in-channel baffles or structures can be considered. Provide typical cross section, and details. Assumes a Structural Engineer is not required. A Structural Engineer would be required for any structural repair including but not necessarily limited to a slurry wall, tied-back retaining wall with pre-stressed cement grouted anchors, soldier pile retaining wall, drilled piers, piles. Alternatives using screw soil anchors without cement grout such as helical anchors will be considered.
    6) Evaluating or mitigating of seismic hazards (including but not limited to liquefaction, lateral spreading, and seismic slope stability) are beyond the scope of this project. The bank stabilization alternatives provided are not

        intended to protect against seismic hazards and they may not withstand a large seismic event.
        7) Developing conclusions and recommendations for the construction of the three bank stabilization alternatives.
        8) Developing preliminary lump-sum cost estimates for the three alternatives.
        9) Preparing a draft and final geotechnical investigation report documenting the findings and analyses and presenting the proposed bank stabilization designs.
        10) Meetings with Sonoma Water and landowner to discuss the proposed alternatives and cost estimate.
    iv. Post-Report Reviews and Consultation:
        a) Provide geotechnical consultation, support, and design review of the selected bank stabilization approaches to reach the final design and cost estimate, and develop bid documents.
    v. Design Support and Coordination:
        a) Provide support and coordination services during analysis as needed to schedule site access and provide design data and information.
        b) Conduct a review of the initial findings and recommendations.
        c) Provide design support during the development of the selected design approach.
        d) Participate in two meetings to review and discuss the findings of the geotechnical investigation and analysis, and recommendations: One conference call and one onsite meeting.
        e) Provide civil engineering support through development of bid documents for site 5A sites on the Boaz property.
        f) Scope for bid documents assumes that the selected bank stabilization measures will be consistent with other bank stabilization approaches at Site 2A and Site 5A including, but not limited to, vegetated rock and soil lifts. Design for structural engineering measures are not covered under this scope. A comprehensive revegetation design at the Boaz property will be included on the bank stabilization details. A separate revegetation plan is not covered under this scope.
g. Habitat Feature Design:
    i. In-channel Structures - Develop the basis of design for in-channel habitat structures including: constructed riffles, existing riffle enhancements, existing grade control sill enhancements, and pool enhancement. The design basis shall include design criteria, hydraulic analysis and preliminary sizing. Examine the effectiveness of channel widening (i.e. terrace excavation) on constructed riffle sustainability, and provide design criteria (i.e. terrace height and minimum width). Consider the applicability and effectiveness of placing simple 4 - 6 boulder structures or boulder fields in the channel to create velocity refuges and trap streambed sediment. The design basis for each structure shall address the ability to meet habitat requirements detailed in the BO.

ii. Off-channel Enhancements - Develop the basis of design for off-channel habitat enhancements using alcoves and side channels. The design basis shall include sizing criteria, incorporate temperature analysis, and address the ability to meet habitat requirements defined in the BO. Also address the use and applicability of large woody debris (LWD) and other biotechnical treatments in the design to improve habitat function and shelter at both low flow and high flow conditions.

iii. Biotechnical Treatments - Develop a suite of biotechnical treatments to be incorporated in the design. Define the characteristics of the biotechnical treatments including intended function, schematic details, sizing guidelines and design criteria. Include up to five (5) different biotechnical treatments, including but not limited to brush matting, willow baffles, willow walls, and the integration of live wood into more structural design elements.

iv. Large Woody Debris Structures - Develop the design basis for a variety of large woody debris (LWD) structures to be incorporated in the design, including intended function, schematic details, sizing guidelines and design criteria. Include up to five (5) different structure types including but not limited to rootwad revetments, channel edge, pool, and floodplain roughness structures, rootwad and log cutoffs, and structures designed to direct or focus flows.

v. Habitat elements associated with geotechnical bank stabilization designs.

h. Constructability Review and Analysis of the Project Design: Review the design plans and site visits to identify any potential conflicts or concerns related to implementation of the design. Evaluate design in terms of construction feasibility. Flow diversion approaches and potential impacts to construction shall be considered. A preliminary constructability analysis shall be prepared at the 30% design submittal and subsequently updated and revised at the 60% design submittal. A memorandum and annotated design drawings shall be prepared for each submittal to summarize the constructability analysis. Summarize flow diversion approaches in the memorandum but exclude from drawings.

4.5. Vegetation Design and Management Plan:

a. Revegetation and Habitat Ecology: conduct additional site visits and review background information to complete preliminary investigations and develop the basis of design for revegetation and ecological enhancement of habitats.

i. Assess, where feasible, areas beyond the footprint of the proposed restoration within each sub-reach to identify any other micro-habitats that could be of value in restoration planning

ii. Review soils maps and conduct soils investigations to inform revegetation design.

iii. Appropriately document with photographs and locate on air photos sensitive habitats, plant communities, special status plants, unusual soil types, and invasive weeds and trees.

iv. Prepare a draft report summarizing observations of existing conditions, identifying enhancement needs based on Project goals, and making recommendations for habitat improvements.

        a) Overview of habitat types present and/or anticipated
        b) Identification of existing habitat components meriting protection and retention
        c) Prioritization of invasive species removal or control
        d) As needed, methods for soil treatment or amendment to support plant establishment
        e) Methods for erosion control
        f) Palettes of plant species for revegetation, adapted to each habitat's expected hydrologic and topographic settings and other environmental conditions
        g) Strategies for minimizing potential increases in sharpshooters and Pierce's disease

b. Establishment Period Maintenance and Monitoring Plan:
    i. Prepare a maintenance plan that describes all activities needed to maintain Project revegetation efforts through an establishment period, which is typically three to five years. Maintenance activities may include suppression of competing vegetation around plantings; maintenance of any plant protection cages; replanting if needed to meet Project success standards; and removal of all non-biodegradable materials prior to the end of the Project. Prepare a schedule showing recommended timing for all activities and durations/quantities for required irrigation.
    ii. Develop a monitoring plan that allows Sonoma Water to assess the progress of revegetation efforts towards Project goals and helps determine any adjustments needed to improve Project outcomes. Plan shall identify target conditions, such as vegetative cover levels; vegetation composition goals such as native species diversity and minimization of invasive species; and survivorship, growth, and health of plantings. Cost-effective monitoring methods shall be selected that may include formal annual monitoring to quantitatively assess Project status, as well as more frequent site inspections to identify and remedy potential concerns as rapidly as possible. Formal annual monitoring could include photo monitoring from permanently established points; survival and height assessments of woody plantings; transect or plot sampling to describe cover and composition of woody and herbaceous vegetation; assessments of "volunteer" vegetation establishment and mapping of invasive species populations. The monitoring plan shall outline the contents of annual reports on Project success, and establish a timeline for monitoring and reporting.

c. Vegetation Management Plan: Develop a vegetation management plan (VMP) that focuses on: 1) invasive species control, and 2) maintenance of vegetation that supports the intent of the habitat enhancement design features and/or helps to sustain and improve coho and steelhead habitats.
    i. Visit the site; identify the primary invasive species of concern on Project reaches, and map locations and extent of major infestations.
    ii. Prioritize infestations for control or eradication based on their level of impacts to habitat.
    iii. To the extent possible, integrate initial invasive species removal into overall site enhancement plans. Ongoing efforts may be needed.

        iv. Describe methods of control for each species; these may include mechanical or manual removal, and/or suppression by establishment of competitive, desirable vegetation.
        v. Provide success targets and monitoring methods for extensive invasive control efforts when necessary to help determine which approaches are most effective.
        vi. Identify target conditions; locations where ongoing vegetation clearing or pruning may be needed to maintain flows; and provide guidelines regarding types or species of vegetation to be pruned or removed. These guidelines shall be aligned with the principles outlined in Sonoma Water's Stream Maintenance Program Manual, which include minimizing intervention activities, considering system processes in all channel maintenance efforts, and planning towards reduced maintenance needs over time.
        vii. Provide guidelines for protection of natural resources during vegetation management. For instance, these may include Best Management Practices (BMPs) and timing considerations for vegetation removal to prevent undesirable impacts to wildlife, bank stability and water quality; herbicide application strategies to minimize impacts to water quality and aquatic fauna; and BMPs to avoid the spread of invasive species during Project activities.
    d. Prepare stand-alone Revegetation Design Plans and specifications for complete 1.3-mile Project reach. This will include irrigation performance specifications (no drawings). Plans to be utilized for revegetation work by Sonoma Water and include:
        i. Cover sheet
        ii. Legend
        iii. Plant key
        iv. Plan sheets, typical details, and cross sections
    e. Develop brief draft and final Vegetation Management Plan to guide Sonoma Water implemented vegetation maintenance efforts for the 1.3-mile reach following Project completion. Build on Sonoma Water Stream Maintenance Manual and include:
        i. Objectives and extents
        ii. Target species and criteria
        iii. Anticipated frequency of maintenance

4.6. Additional Requirements:
    a. Incorporate known applicable requirements into Project including the Mitigation Monitoring Plan (if applicable), permits (if applicable), right-of-way agreements, and local ordinances.

4.7. Design Stages and Meetings:
    a. Progress with design in the following stages and ensure that the each stage includes the listed elements:
        i. Kickoff Meeting: Attend a kickoff meeting with Sonoma Water and others as determined by Sonoma Water to review Project goals and objectives, review

design approach, facilitate data transfer and help coordinate work with the Inter-Fluve team where possible. Also, coordinate with Sonoma Water to define the 2 miles of sites that shall be included in the field assessments and Refined Concept Design.

ii. Concept Design Review Meeting: with Sonoma Water staff to review the initial Refined Concept Designs for the Project sites prior to approaching or presenting to the landowners.

iii. Design Workshop: Present assumptions and preliminary conclusions to be included in the draft Design Report. The Sonoma Water may direct the Consultant regarding the assumptions made that may alter the conclusions.

iv. 30%:

    a) Draft Drawings that generally describe the size, nature, and complexity of the Project
    b) Project footprint figures suitable for Right of Way appraisals
    c) Preliminary Statement of Probable Construction Costs
    d) Outline specifications – list items covered and measurement and payment for each bid item
    e) Preliminary constructability analysis
    f) Table of Contents for specifications
    g) Topographic survey information
    h) 30% design review meeting agendas and meeting minutes
    i) Draft Design Report
    j) Design Notebook

v. 60%: The design shall be advanced significantly from the 30% design to the 60% design and shall include edits and comments received on the 30% design submittal. The technical analyses conducted as part of the development of the 30% design shall be refined and site specific details and design elements shall be developed. Split drawings into two plan sets. One for Reach 2, and one for Reach 4 and 5.

    a) 60%-complete Drawings
    b) Electronic CAD files for drawings in AutoCAD format
    c) Boundary of required temporary construction easements (TCE)
    d) Draft specifications
    e) Updated Statement of Probable Construction Costs
    f) Updated constructability analysis
    g) Topographic survey information
    h) 60% design review meeting agendas and meeting minutes
    i) Draft Final Design Report
    j) Design Notebook
    k) Develop stand-alone 60% plan for the Boaz property for review, to be added to the 99% design as a detail. Include grading sheet, enhancement sheet, cross sections, typical, details, specifications, and cost estimate.

vi. 90%: The 90% design shall incorporate edits and comments received on the 60% submittal. Revise design to accommodate changes such as, but not limited to, landowner needs, construction access, construction phasing and implementation, etc.

- a) 90%-complete Drawings
- b) Develop separate plan set and bid package for Sites 2C and 2D for construction in 2016 and 2017 (Phase III, Part 1).
- c) Develop a separate plan set and bid package that includes Sites 2A, 2B, 4A, 4B, 4D, and 5A (Phase III, Part 2).
- d) Split Phase III, Part 2, 90% drawings, specifications, and cost estimates into:
  - 1) Phase III, Part 2-Corps, consisting of Sites 4A and 4B for the Corps (Phase III, Part 2-Corps).
  - 2) Phase III, Part 3, consisting of Site 5A (the Boaz property will be added at 99%).
- e) Phase III, Part 2-Corps, set in CSI MasterFormat 2016 as required by Corps.
  - 1) Field verify Corps sill construction record drawings
  - 2) Attend 90% Corps design review meeting
  - 3) Address 90% Corps comments
  - 4) Submit 95% Corps design submittal
  - 5) Attend 95% Corps design review meeting
- f) Electronic CAD files for drawings in AutoCAD format
- g) Revised specifications – incorporating final permit requirements
- h) Comments on Division 0 and 1 (prepared by Sonoma Water)
- i) Updated Statement of Probable Construction Costs
- j) List of Bid Items and measurement and payment provisions
- k) Topographic survey information
- l) 90% design review meeting agendas and meeting minutes
- m) Final Design Report
- n) Design Notebook
- o) Specifications and drawings shall be completed and right-of-way, permitting, and regulatory considerations shall be resolved.

vii. 99%: The 99% design shall incorporate edits and comments received on the 90% submittal, and include the Boaz property in Phase III, Part 3. This submittal shall effectively represent the final condition for the design components and will also include the submittal of the Final Design Report. Changes and modifications shall be incorporated, any outstanding issues resolved, and specifications and drawings essentially complete.

- a) Phase III, Part 3, consisting of Site 5A and the Boaz property, for Sonoma Water (Phase III, Part 3).
- b) Sites 2A, 2B, and 4D will be held for possible future project selection by Corps or Sonoma Water under Consultant's separate Phase V agreement.
- c) 99%-complete Drawings
- d) Electronic CAD files for drawings in AutoCAD format
- e) Final specifications
- f) Final Design Report (if any changes from 90% Submittal)
- g) Design Notebook
- h) Updated Statement of Probable Construction Costs

    - i) Bid Schedule, including identification of additive bid items
    - j) 99% design review meeting agendas and meeting minutes
  - viii. Final Design 100%: Incorporate minor editorial changes based on comments received on the 99% design submittal. Final drawings and specifications shall be stamped and signed by the appropriate registered professionals.
    - a) Phase III, Part 2-Corps
    - b) Phase III, Part 3
    - c) Final Drawings: "wet" signed and stamped Drawings
    - d) Final AutoCAD submittal: files with filenames specified by Sonoma Water's Drafting/GIS Section and include embedded digital professional stamps and signatures.
    - e) Final PDF files formatted for half size (11" x 17") and full size (22" x 34")
    - f) Complete electronic set of revised and final specifications
    - g) Stamped and signed Document 00007 Seals Page
    - h) Final Statement of Probable Construction Costs
    - i) Bid Schedule, including identification of additive bid items (if appropriate)
    - j) Design and construction survey information

4.8. Design Meeting Information:

- a. Arrange, attend, prepare agendas for, and conduct meetings at each design stage.
- b. Update Design Report for each design stage.
- c. At meetings, discuss the progress and direction of the design. Advise Sonoma Water in writing how Sonoma Water comments impact Project scheduling and cost.
- d. Prepare meeting minutes for each meeting.
- e. Design review meetings shall be held at 30%, 60%, 90% and 99% submittals. The meetings shall be held at the Sonoma Water's Office, 404 Aviation Boulevard, Santa Rosa, California. If approved by Sonoma Water in advance, meetings may be held in Santa Rosa in conjunction with other meeting cycles, such as planned public/stakeholder meetings, or by conference call.
- f. Attend, prepare agendas for, and present at 90%, 95% and 99% meetings with the Corps for Phase III, Part 2-Corps.
- g. Attend, prepare agenda for, and present at 60% design meeting for the Boaz property.

5. RIGHTS-OF-WAY

5.1. Sonoma Water will acquire such permissions or rights necessary for Consultant to gain lawful entry into, across, over or upon property not owned by Sonoma Water, which are necessary for investigations, surveys or studies required for the Consultant to provide the services described in this scope of work. The acquisition of permissions and rights typically required for projects similar to that which Consultant's services will be provided under this scope of work, and the activities (public information and outreach etc.) that are occasionally desirable/necessary to facilitate those acquisitions, can be a time consuming and lengthy processes. It is the Consultant's responsibility to identify the property or areas necessary, to coordinate with Sonoma Water in a timely manner as necessary for Sonoma Water to obtain the permission or legal rights required for Sonoma Water to accommodate those activities, and to set/adjust the schedule and timing of Consultant's Services and activities required under this scope of work as necessary to manage/address the uncertainties involved with these processes.

6. PUBLIC OUTREACH SUPPORT

6.1. The public outreach and landowner coordination effort will be led by Sonoma Water with focused support from Consultant during design on a time and materials basis within the authorized budget for this task to:

6.2. Support Sonoma Water with preparation of renderings, drawings, posters, presentations, information packets, simplified analysis results and other materials suitable for conveying the details of the project components to the lay public.

6.3. Attendance at up to 6 public meetings to be held at Sonoma Water and locations within Dry Creek Valley.

6.4. Participation in face-to-face meetings with individual or groups of property owners. During the preliminary design phase, explain the design and have landowner identify specific site characteristics and operational constraints (e.g., staging sites, electrical access, and harvest timing issues) that will impact both design and constructability. During the final design phase, be available to 1) present and discuss the designs at the refined concept and 30% submittals, and 2) attend follow-up meetings as needed with individual landowners at some point between the 60% and 90% submittals to review the design and obtain landowner approvals.

6.5. Provide selected assistance to Sonoma Water for public/stakeholder involvement processes, outreach activities and coordination activities on as-needed basis. This may include, but is not limited to:

a. Outreach activities with landowners (1 - 4 meetings per owner)
b. Attendance and presentations at Dry Creek Advisory Group
c. Dry Creek community or other public meetings
d. Coordination meetings with NMFS or CDFW
e. Coordination with the design Consultants working on the project reach downstream of Lambert Bridge

7. SURVEYING SERVICES

7.1. Consultant shall provide all surveying and mapping services, with the exception of the Project Survey Control and Group C Preliminary Survey as described below, required for Consultant to provide the services described in the Agreement, including selected ground and bathymetric surveys of the stream channel and riparian corridor to support preliminary design and detailed design analyses. Services and data shall meet the following requirements:

7.2. General:

a. Horizontal Datum for surveying and mapping services and data shall be the North American Datum of 1983 (NAD83).
b. Vertical Datum of surveying and mapping services and data shall be the North American Vertical Datum of 1988 (NAVD88).
c. All surveys and mapping shall be projected upon the California Coordinate System of 1983 (CCS83), Zone 2 in US Survey feet (Coordinates and Elevations.
d. All research and other due diligence required to comply with the requirements outlined herein shall be conducted as necessary.

7.3. Project Survey Control:

a. Sonoma Water will establish primary project survey control (reference monuments/points) necessary to provide project coordinate system and vertical datum reference marks to support Design Surveys and other Surveying Services to be provided by Consultant under this Agreement.
b. Criteria for primary project survey control to be provided by Sonoma Water include the following:
    i. Reference monuments/points will be placed along the edges of the riparian vegetation of the creek, adjacent to vineyard roads.
    ii. Reference monuments/points will be set inter-visibly not more than 500 feet part within properties that Sonoma Water is able to obtain permission to enter from the owners of the property necessary to do so.
    iii. Reference monuments/points will consist of 3-foot long (if possible) pieces of #5 rebar driven flush with the ground, affixed with a red plastic cap stamped "S.C.W.A. Control", and marked with a flagged witness stake indicating the point ID.
    iv. Sonoma Water will provide a comma delimited ASCII text file with Point Numbers, Northing, easting, elevations, and description/alpha-numeric point IDs.
        a) The control established by Sonoma Water will meet or exceed the 2-Centimeter Accuracy Classification as defined by the Federal Geographic Data Committee Geospatial Positioning Accuracy Standards (Part 2), in terms of positional accuracy (horizontal position, ellipsoidal and orthometric heights).
c. Consultant shall be responsible for extending the control as necessary to provide the services described in this agreement.
    i. Reference monuments for extended or supplemental control points will consist of 3-foot long (if possible) pieces of #5 rebar driven flush with the ground, affixed with a red plastic cap stamped "ESA-PWA Control", and marked with a flagged witness stake indicating the point ID.

7.4. Design Surveys General:

a. Provide all surveys and mapping services necessary to identify, represent and depict existing conditions, which in the judgment of Consultant are material to and/or required for design and construction of the Project.

b. Representations of existing property or parcel boundaries, easements and rights of way shall be referenced to the source maps/documents/information they were derived from and identified in the resulting mapping and the Construction Documents (plans).

c. Provide survey data in AutoCAD format as well as copies of survey point coordinates, elevations, survey notes, maps, records, reference documents and other pertinent information generated during design (Design Survey) to Sonoma Water with final submittal.

d. Identify and depict existing utilities material to the design or construction of the Project. The location of all existing utilities discovered, disclosed, or located by Consultant shall be appropriately identified, depicted, labeled and/or otherwise represented (including when possible the pipe diameter and invert elevations for gravity pipelines, rim elevations of man holes, grate or flow-line elevations of catch basins or drop inlet structures etc.) in the resulting mapping to be provided by Consultant and the Construction Documents (plans). Consultant shall distribute the refined concept drawings to landowners to landmark utility locations for use in the development of the final designs. This effort may include a site-walk with the landowner or landowner's representative to identify and understand the location of specific utilities to document on the design plans.

e. Where the possibility of conflicts or clearance issues between utilities and the proposed works or construction proposed project or its construction and utilities exist, the details of potholing or other verification efforts (reference locations/elevations) shall be represented and depicted in the resulting Construction Documents (plans) to be provided by Consultant in connection with this agreement.

f. Provide the source of reference (e.g., direct observation, landowner inquiry, utility mapping services, USA paint, or potholing) of underground or other utilities represented and depicted in the Construction Documents (plans). All utilities shown shall be distinctly layered, labeled or otherwise distinguished from utilities whose location was determined by survey.

g. Represent and depict features in the Construction Documents (plans) which 1) present a possible clearance limitation or accessibility or other physical constraint to Contractor(s) constructing the proposed works, and which are not being relocated, temporarily removed, diverted, or otherwise modified as part of work to be done as part of the project (structures, overhead wires, watercourses etc.), or 2) that potentially affect Right of Way to be acquired for the Project.

h. Represent and depict vegetation and trees greater than 12" DBH that potentially are impacted, or are to be removed in connection with the Project near the transitions between existing and design grades, in the resulting mapping and Construction Documents (plans). Clusters of trees that are found clearly in the middle of the area to be graded will be identified within polygons, which will be labeled with the number and size range of the trees to be removed. Trees depicted shall be identified/labeled by their diameter a breast height and species.

7.5. Preliminary Design and Analysis Survey:

   a. The base topography for use in the Preliminary Design shall be developed using existing LiDAR survey data and additional ground survey data to be collected by Sonoma Water for project Group B and by the Consultant for all other potential project areas.
   b. Combine the LiDAR with additional ground survey data to be collected.
   c. Additional ground survey information collected shall include, but not be limited to, the following:
      i. Significant site and infrastructure features
      ii. Verification transects/channel corridor cross sections at the locations of transects surveyed in the 2010 survey by Inter-Fluve, and in locations deemed appropriate by the consultant
      iii. Pertinent and visible surface features (e.g., limits of vegetation, access roads, edge of vineyard, and existing utilities, including valves, manholes/junction boxes, culverts, utility poles, etc.) that may be present near the likely area of access and construction activities
      iv. Thalweg of the active channel
      v. Water surface elevation points (with time noted) at the channel edges at the locations of thalweg profile points and at the channel cross section locations
      vi. Verification transects will generally extend beyond the riparian tree canopy to an apparently sufficient dimension to allow overlap with the LiDAR data and verification of elevations

7.6. Topographic Survey:

   a. Conduct topographic surveys at the sites selected for advancement from preliminary design to final design, including the Boaz property.
   b. The topographic survey shall focus on overbank (riparian) areas with grading (side channels & alcoves) as defined in the refined concept design. It is assumed that the existing LiDAR data will be suitable for the remaining overbank areas.
   c. Develop the base survey topography (anticipated at a one-foot contour interval) to support grading deign and 1-D modeling. The topography will be developed as AutoCAD drawings and shall include the survey points, breaklines, topographic contours, and three dimensional surfaces.
   d. Manage/thin vegetation as needed to conduct survey. Sonoma Water will obtain permits if deemed necessary.
   e. Includes five (5) days of field surveying for each of the three (3) sub-reaches to be included in final design.

7.7. Detailed Design and Analysis Survey:

   a. Conduct detailed surveys at the selected sites, with sufficient detail suitable for analysis, 1-D modeling and grading design. The detailed survey shall include features such as:
      i. Cross sections (spacing of 50 to 100 feet)

    ii. Breaklines
    iii. Spot elevations
    iv. Elevations/locations of geomorphically significant features
    v. Tree locations
    vi. Bathymetric survey of the Dry Creek channel in the vicinity of the Project sites
    vii. Topographic contours (1-foot interval)

b. Collect additional topographic and geomorphic survey data as needed to support Final Design. This data will supplement the topographic survey data used to develop the 30% design and will not occur until the 30% designs have been approved for advancement to 60% design.
c. The purpose of this additional data collection is to capture topographic and geomorphic features at a level of detail suitable to support 2-D modeling and detailed final grading design. Detail may include breaklines, hydraulic connections to the main channel, micro-topographic features, and geomorphic and hydraulic indicators (debris, rack-lines) to validate modeling and any trees not captured in prior mapping.
d. Include up to six (6) days of field work to complete the detailed survey.
e. Manage/thin vegetation as needed to conduct survey. Sonoma Water will obtain permits if deemed necessary.
f. Merge the detailed topographic/bathymetric data with detailed survey of the overbank areas.
g. Survey channel and bank along Boaz property to support analysis, final design, and plan development.

8. DRAFTING SERVICES

8.1. Develop construction documents for implementation of habitat enhancement over the 1.3 mile detailed design reach.

8.2. Prepare drawings necessary for bidding and construction of the Project using current Sonoma Water AutoCAD standard at time of Agreement execution. Earlier compatible versions or alternate compatible AutoDesk vertical products may only be used upon approval of Sonoma Water. Include the following for each subreach with sufficient detail to describe construction of the Project and to allow receipt of bids from qualified contractors:

Title	# of Sheets
Title Sheet, General Notes, Vicinity & Location Maps, Abbreviations, Legend, List of Drawings, Survey & Layout Control	3
Site Plan and Key Plan, including staging areas and access routes	1-2
Channel Improvement Plan Sheets (40’ scale)	2-4

Alcove, Side Channel (and Bench) Grading Plans, Profiles, and Sections	3-4
Constructed Riffle Details	1
Enhanced Riffle Details	1
Large Woody Debris Structure Details (materials quantity table)	2-3
Biotechnical Treatment Details	2
Corps Grade Control Retrofit (Reach 4 only)	1
Typical Revegetation Plan , Cross Section(s) and Plant Lists(40' scale) (not in bid package)	1-2
Typical Revegetation Details(not in bid package)	1
Other drawings as may be needed for construction	TBD
Estimated Total:	18-24

8.3. Include the following features on each plan and profile drawing:

a. Location of control points with point number identification, elevation, and description

b. Graphic scale

c. North arrow

d. Grid ticks on 400-foot centers with at least two ticks labeled with coordinates

e. Key map

f. Elevations (when applicable) of and labels for existing features, structures, utilities, manholes, and drainage facilities

g. Mapping showing streets, edges of pavement, ditch flowlines, and top of curb

8.4. Coordinate with Sonoma Water Drafting Manager regarding plan production standards prior to commencement of construction document development. Use Sonoma Water-provided template drawings, title blocks, and border drawings. Basic layers and line types are part of template drawings and are recommended where applicable. Follow Sonoma Water provided CAD Standards for development of construction drawings. Substitutions and/or deviation from Sonoma Water standards shall be submitted for approval by Sonoma Water Project Manager.

8.5. If requested by Sonoma Water, provide conformed drawings. Procedures and examples are included in the Sonoma Water's CAD standards, provided by Sonoma Water's Project Manager.

8.6. Provide marked up drawings (e.g. red-lines) that show changes to the design that were implemented during construction for Sonoma Water to use as the basis for the post-construction record drawings.

8.7. Prepare drawings for Phase III, Part 2-Corps, in format required by Corps, starting at the 90% submittal through final design.

8.8. Prepare drawings for Phase III, Part 3.

9. SPECIFICATIONS PREPARATION

9.1. Assist Sonoma Water's Project Manager in completing the Sonoma Water's Project Manual Questionnaire.

9.2. Prepare Divisions 2 through 16 (Technical Specifications), as appropriate, of the Project Manual as necessary for construction of the Project in conformance with the Project Manual concept of the Construction Specification Institute (CSI), using the Sonoma Water's templates, and the 1995 edition of CSI's MasterFormat, including SectionFormat and PageFormat.

9.3. Review and comment on construction document and bid package sections prepared and compiled by Sonoma Water.

9.4. Comply with applicable provisions of the Public Contract Code including, but not limited to, formal and informal bid procedures and the avoidance of closed proprietary specifications (where no substitutions are allowed).

9.5. Assist the Sonoma Water and Corps to develop justification memos for any proposed sole-source of products/materials; for special qualification of bidders, manufacturers, installers, or other professionals performing construction work for the Project; and for other special circumstances that require justification to the Sonoma Water's Board of Directors or Corps' officers.

9.6. In coordination with Sonoma Water's Project Manager, reconcile redundancies and conflicts with Sonoma Water-prepared Division 0 and Division 1 requirements.

9.7. Prepare specifications for Phase III, Part 2-Corps, in CSI 49 Division MasterFormat 2016 as required by the Corps, starting at the 90% submittal through final design.

9.8. Add specifications for elements associated with the Boaz property into the Phase III, Part 3 submittal.

10. ASSISTANCE DURING BIDDING AND CONSTRUCTION

10.1. For Bidding, Phase III, Part 2-Corps, and Phase III, Part 3:

a. Answer questions submitted by Sonoma Water ("questions") during bid advertisement period.

b. Communicate only through Sonoma Water.

c. Immediately hand-deliver or email copies of any non-Sonoma Water questions directed to Consultant to Sonoma Water.

d. Alert Sonoma Water to potential impacts, if any, associated with questions including, but not limited to, impacts on schedule and cost.

e. Upon request from Sonoma Water, prepare Addenda to clarify, correct, or change the Bidding Documents in accordance with the following:

   i. Paragraphs 8 (Drafting Services) and 9 (Specifications Preparation)

        ii. Comply with Sonoma Water, or Corps for Phase III, Part 2-Corps, provided drafting standards and standard form for Addenda

    f. If Consultant chooses to prepare Addenda drawings manually, revise electronic files and resubmit to Sonoma Water.

10.2. For Construction:

    Construction support Phase III, Part 2-Corps, and Phase III, Part 3:

    a. Assist Sonoma Water by providing engineering and related services after the receipt of construction bids as requested by Sonoma Water.
    b. Attend preconstruction conferences (meetings).
    c. Assist Sonoma Water by answering request(s) for information (RFIs), as requested by Sonoma Water (up to 45 RFIs).
    d. Submittal Review:
        i. Review contractor's submittals of information and shop drawings for the Project and either mark "No Exceptions Taken," "Make Corrections Noted," "Revise and Resubmit," or "Rejected" on each submittal. Provide Sonoma Water with a brief written narrative of what is required from the contractor for items the Consultant marks on each submittal response.
        ii. Ensure that copies of submittals reviewed are stamped, dated, and signed by the person performing the review.
        iii. Review items that have been submitted by the contractor as a substitution or an "approved equal" for specified items. Ensure that each substituted item meets the performance requirements specified in the Project specifications and ensure its compatibility with other components of the operating system (electrical connections, size, etc.). Consult with Sonoma Water's Project Manager regarding acceptability of the proposed substitution.
        iv. Upon completion of review, return the submittals with any written narratives to the Sonoma Water.
    e. Revegetation: Sonoma Water will lead implementation of the revegetation design. Consultant will pin flag or mark plant locations prior to installation.
    f. Construction Observation:
        i. Perform construction observation.
        ii. Upon request, provide guidance to Sonoma Water regarding proper placement of large woody debris, log jams, boulder cluster, and any other elements.
        iii. Review grading stakes for enhancement sites. Review layout of enhancement features with Sonoma Water.
        iv. Participate in construction of key habitat structures and elements of the work. Provide on-call remote consultation, to assist Sonoma Water.
    g. Review and comment on proposed Change Order(s), if any. Provide comments to the Sonoma Water in writing within 2 working days after receipt of the proposed Change Order(s).
    h. Upon request from Sonoma Water, assist Sonoma Water with Final Inspection.

10.3. Provide construction support for Phase III, Part 1 during 2016 and 2017 construction seasons.

10.4. Provide construction support to Corps for Phase III, Part 2-Corps during the 2018 construction season

10.5. Provide construction support to Sonoma Water for Phase III, Part 3 during the 2018 construction season, including the habitat enhancement and geotechnical bank stabilization element on the Boaz property.

11. SCHEDULE AND SUBMITTAL OF DOCUMENTS

11.1. Perform services and submit documents to the Sonoma Water for review and approval in accordance with the schedule included in Exhibit B.

a. Submit construction documents to Sonoma Water for review at 30%, 60%, 90%, and 99% complete milestones.

b. 30% submittal shall include technical specification outline only, followed by written specifications at 60%, 90%, 99% and 100% submittals.

c. The 100% complete documents shall be sealed by professional engineer registered in the State of California.

d. If changes that Sonoma Water has not previously approved are made to the drawings or specifications after the 99% design review meeting, submit drawing(s) or specifications to the Sonoma Water for approval prior to preparing the final submittal.

11.2. The schedule in Exhibit B is based upon timely review and decision making by the Sonoma Water. Delays in the schedule caused by the Sonoma Water will be cause for consideration of time extensions.

11.3. Provide full-sized hard copy and electronic copy in PDF format as well as native Civil3D dwg format at each design phase as described below. Include CTB or STB plot configuration file with electronic submittal to ensure correct and intended image quality when plotting from file.

11.4. Electronic media formats:

a. Survey information and drawings: Provide in electronic media format compatible with current Sonoma Water AutoCAD standard in drawing format (.DWG). To ensure there are no discrepancies between electronic and hard copies, provide plot style tables files.

b. Technical Specifications modifications (including tables, charts, and drawings): Provide in electronic media format compatible with Microsoft® Word 2007. Ensure that there are no discrepancies between electronic and hard copies.

c. Design reports, property owner outreach materials, and other documents: Provide in PDF format and in Microsoft® Word 2007 compatible format upon request.

11.5. Final Drawings Submittal Requirements:

a. Prepare finished contract drawings and maps on 22” x 34” gross size. Drawings shall be “wet” stamped and signed by the appropriate disciplined professional.

b. The final (100%) AutoCAD submittal shall consist of files with filenames specified by the Sonoma Water’s Drafting/GIS Section and include embedded digital professional stamps and signatures. Drawings shall have filenames displayed per Sonoma Water-provided standards. Final submittal shall also include a composite PDF document of the drawing files formatted for half size (11” x 17”) as well as full size (22” x 34”).

11.6. Optional Task: Additional Services

a. Do not proceed with this task unless requested in writing by Sonoma Water’s Project Manager.

b. Perform additional services as requested by Sonoma Water to support the Project. The additional services will be agreed to by Consultant and Sonoma Water and described in writing by Sonoma Water. Deliverables and due dates to be determined.

12. PERMITTING SUPPORT

12.1. Provide support to Project permitting and/or CEQA documentation efforts by others on a time and materials basis within the authorized budget. This support shall include:

a. Technical support as needed to convey the design intent, areas of impact, and construction approaches for implementation of the Project

b. Estimates of material quantities, (e.g. earthwork volumes, rock volumes, revegetation areas, etc.)

c. Narrative describing the proposed enhancement design.

d. Preparation of selected figures showing design elements and quantification of plan form impacts due to construction of the design elements.

e. Participation in a one-day permitting coordination meeting in Santa Rosa.

13. PROJECT MANAGEMENT

13.1. Project planning, routine communications, and response to the priority needs of Sonoma Water. Includes managing the Project budget, and preparing invoices and progress reports for compensation of Project fees and expenses. Project communications conducted by phone, conference calls, emails or other means.

13.2. Provide support to Sonoma Water in planning and coordinating with the Corps. Attend meetings, participate in conference calls, and provide supplemental data and technical support.

14. SERVICES NOT INCLUDED IN AGREEMENT

Consultant shall not be responsible for the following:

14.1. CEQA:

a. Preparation of appropriate environmental documents under the requirements of the California Environmental Quality Act (CEQA).

14.2. Design:

a. Coordination of utility relocations.

14.3. Right-of-Way:

a. Right-of-way appraisals, negotiations, prepare property descriptions, acquisition of required right-of-way, and providing access.

14.4. Project Manual:

a. Except as provided for in Exhibit A, paragraph 9 (Specifications Preparation):
   - i. Preparation of Bidding, Procurement, Contracting, and General Requirements for the Project Manual.
   - ii. Compilation of final Project Manual (Bidding Documents).
   - iii. Preparation of the Storm Water Pollution Prevention Plan (SWPPP).

14.5. Construction staking.

14.6. Contract Administration/Inspection (except as specifically noted in Paragraph 10.2):

a. Administration of the construction contract.

b. Construction inspection.

EXHIBIT B

Schedule and Submittals

MILESTONE	DELIVERABLES	DATE or CALENDAR DAYS
Notice to Proceed with Design		Immediately upon execution of this agreement
Kick-off Meeting Submittal	• Electronic copy of Kick-off meeting agenda • List of potential Project sites to be included in Field Assessments	7 calendar days prior to Kick-off meeting
Kick-off Meeting	• Attendance	10 calendar days following Notice to Proceed with Design
Field Assessments	• Field site visits as needed to characterize site geomorphology, conduct necessary hydraulic, geomorphic and biological analyses, and develop design approaches	28 calendar days after Kick-off meeting
Preliminary Topographic Surveys	• Topographic (and bathymetric) information necessary for preliminary design, analysis, and construction document preparation • Channel corridor cross sections • Electronic copies of survey data obtained	49 calendar days after Kick-off meeting
Design Workshop Submittal	• Assumptions and preliminary conclusions to be included in the draft Preliminary Design Report • 10 copies of Design Workshop agendas	Within 30 calendar days after Kick-off meeting
Design Workshop		Within 35 calendar days after Kick-off meeting
Preliminary (10%) Design Submittal	• 8 copies of preliminary design report • Draft Geotechnical Report • Preliminary Statement of Probable Construction Costs	Within 60 Calendar Days following Notice to Proceed with Design.
Sonoma Water comments on Preliminary Design Report, if any		Within 14 calendar days after receipt of draft Design Report
Resubmittal of Design Report	• 8 copies of Revised Preliminary Design Report (Design Report)	Within 14 calendar days of receipt of Sonoma Water comments

MILESTONE	DELIVERABLES	DATE or CALENDAR DAYS
Property Owner Outreach	• Support to Sonoma Water at public meetings and meetings with property owners • Materials such as design renderings, information packets, posters, presentations, and simplified analysis results suitable for conveying proposed designs and analyses to property owners	Ongoing
Topographic Survey	• Topographic (and bathymetric) information necessary for detailed design, analysis, and construction document preparation • Electronic copies of survey data	Within 270 Calendar Days following Notice to Proceed with Design.
Complete subsurface exploration	• Draft and Final Geotechnical Reports	Within 270 Calendar Days following Notice to Proceed with Design.
30% Design Submittal (sufficient for ROW appraisals)	• 3 sets of 11x17" hard copy drawings • one electronic copy of drawings (PDF format) • Draft Design Report • Design Notebook • Preliminary Statement of Probable Construction Costs • one draft Table of Contents for specifications • Electronic copy of 30% design review meeting agenda • Hydrodynamic modeling results • Summary narrative describing the vegetation communities in the Project reach with preliminary vegetation management recommendations integrated • Water temperature assessment	Within 330 Calendar Days following Notice to Proceed with Design.
30% Design Review Meeting	• Attendance	Within 14 calendar days after 30% Design Submittal
30% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 30% Design Review Meeting
Sonoma Water comments on 30% Design Report		Within 14 calendar days after receipt of draft Design Report

MILESTONE	DELIVERABLES	DATE or CALENDAR DAYS
60% Design Submittal	• 3 sets of 11x17" hard copy drawings • One electronic copy of drawings (PDF format) • Electronic CAD files (AutoCAD format) • Draft Final Design Report • Design Notebook • One revised Statement of Probable Construction Costs • Electronic copy of 60% design review meeting agenda • Draft Revegetation Design Plan and Vegetation Management Plan • Detailed hydrodynamic modeling	Within 420 Calendar Days following Notice to Proceed with Design.
60% Design Review Meeting	• Attendance	Within 14 calendar days after 60% Design Submittal
60% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 60% Design Review Meeting
Sonoma Water comments on 60% Design Report		Within 14 calendar days after receipt of draft Design Report
Permitting Support Documents	• Quantity estimates, design narrative, and preparation of select figures. • 1 permitting coordination review meeting.	Ongoing
90% Design Submittal	• 3 sets of 11x17" hard copy drawings • Electronic copy of drawings (PDF format) • Electronic CAD files (AutoCAD format) • Final Design Report (if there are changes) • Design Notebook • One revised Statement of Probable Construction Costs • electronic copy of 90% design review meeting agenda • Updated detailed hydrodynamic modeling (if comments on 60% model results necessitate updates or revisions) • Geotechnical Investigation Report	Within 42 calendar days after 60% Design Review Meeting
90% Design Review Meeting	• Attendance	Within 14 calendar days after receipt of 90% Design Submittal
90% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 90% Design Review Meeting

MILESTONE	DELIVERABLES	DATE or CALENDAR DAYS
Sonoma Water comments on 90% Design Report		Within 14 calendar days after receipt of draft Design Report
60% Design, Boaz habitat enhancement and bank stabilization	• One electronic copy of drawings (PDF format) • Electronic CAD files (AutoCAD format) • Draft Geotechnical & Biotechnical Design Report • One revised Statement of Probable Construction Costs • Electronic copy of 60% design review meeting agenda • Detailed hydrodynamic modeling	Within 90 calendar days after effective date of Fourth Amended Agreement
60% Design Review Meeting (Boaz)	• Electronic copy of 60% design review meeting agenda • Attendance • Electronic copy of meeting minutes	Within 14 calendar days after receipt of 60% Design Submittal
60% Design Review Meeting Minutes (Boaz)	• Electronic copy of meeting minutes	Within 7 calendar days of 90% Design Review Meeting
Sonoma Water comments on 60% Design Report (Boaz)		Within 14 calendar days after receipt of draft Design Report
99% Design Submittal	• 3 sets of 11x17” hard copy revised drawings and specifications • One electronic copy of revised drawings and specifications (PDF format) • Electronic CAD files (AutoCAD format) • Updated Final Design Report (if there are changes) • One revised Statement of Probable Construction Costs • One Design Notebook • One electronic copy of 99% design review meeting agendas	Within 35 calendar days after 90% Design Review Meeting
99% Design Review Meeting	• Attendance	21 calendar days after 99% Design Submittal
99% Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 99% Design Review Meeting

MILESTONE	DELIVERABLES	DATE or CALENDAR DAYS
Sonoma Water comments on 99% Design Report		Within 14 calendar days after receipt of Design Report
Final Submittal	• Complete set of revised and final stamped and wet signed original drawings • Complete set of electronic CAD files (AutoCAD format) with supporting files, plus full and half-size PDFs • Complete electronic set of revised and final specifications • Stamped and signed Document 00007 (Seals Page) • Final Statement of Probable Construction Costs • One copy of design/construct survey information	Within 21 calendar days after 99% Design Review Meeting
Draft Addendum submittal and bid support, if applicable	• Preparation of up to 4 addenda	10 calendar days prior to Project Bid Opening
Final Addendum submittal, if applicable	• As appropriate, submit original drawing(s)	9 calendar days prior to Project Bid Opening
Assistance during Bidding and Construction Support	• Written responses of RFIs • Written review of contractor submittals • Vegetation flagging • Written comments on up to 5 change orders	Ongoing during bidding and construction

CORPS SCHEDULE AND SUBMITTALS		
90% Corps Design Submittal	Hard Copy: • 1 sets of 11x17” hard copy drawings • 1 set of 81/2X11 Specification (49 Division - Master Format 2016) Electronic Copy (pdf): • Specification (49 Division - Master Format 2016) • Bid Schedule (Section 00 41 00 of the Specification) • Submittal Register Table (Section 01 33 00 of the Specification)	June 30, 2017

	- Gantt chart of draft construction schedule - Plans (PDF format) - Final Design Report consistent with the plans and specs - Refined probable construction Costs Estimate - Updated detailed hydrodynamic modeling results - Geotechnical Investigation Report - Updated CAD files	
90% Corps Design Review Meeting (presentation) by Architect/Engineer (AE) and Sonoma Water	- Meeting Agenda and presentation slides - Attendance	Within 7 calendar days after receipt of 90% Design Submittal
90% Corps Design Review Meeting Minutes	- Electronic copy of meeting minutes	Within 7 calendar days of 90% Design Review Meeting
Corps comments on 90% Design	**NOTE**: *The document review process will be through a centralized web-based program called* ***ProjNet*** [1] *for all participants including Corps, Sonoma Water and the AE.*	July 26, 2017
95% Corps Design Submittal	Hard Copy: - 1 sets of 11x17" hard copy drawings Electronic Copy (pdf): - Specification (49 Division - Master Format 2016) - Updated Bid Schedule (Section 00 41 00 of the Specification) - Updated Submittal Register Table (Section 01 33 00 of the Specification) - Updated Gantt chart of draft construction schedule Electronic copy of updated Plans (PDF format) - Updated Design Report Consistent with the revised plans and specs - Updated probable construction Costs Estimate - Updated detailed hydrodynamic modeling - Geotechnical Investigation Report - Updated CAD files	Within 21 calendar days of receipt of 90% design review comments
95% Corps Design Review Meeting	- Meeting Agenda and presentation slides - Attendance	Within 7 calendar days after receipt of 95% Design Submittal
95% Corps Design	- Electronic copy of meeting minutes	Within 7 calendar

Review Meeting Minutes		days of 95% Design Review Meeting
Corps comments on 95% Design	**NOTE**: *The document review process will be through a centralized web-based program called* ***ProjNet***[1] *for all participants including Corps, Sonoma Water and the AE.*	September 13, 2017
99% Corps Design Submittal	Hard Copy: • 1 set of 11x17" copy of revised plans • 1 set of 8 1/2X11 copy of updated Specification (49 Division - Master Format 2016) Electronic Copy (pdf): • Updated Bid Schedule (Section 00 41 00 of the Specification) • Updated Submittal Register Table (Section 01 33 00 of the Specification) • Updated Gantt chart of the draft construction schedule • Updated Specification (49 Division - Master Format 2016) • Revised plans • Updated Design Report Consistent with the revised plans and specs • Updated probable construction Costs Estimate • Updated CAD files	Within 21 calendar days of receipt of 95% design review comments
99% Corps Design Review Meeting (presentation) by AE & Sonoma Water	• Agenda and presentation slides • Attendance	7 calendar days after 99% Design Submittal
99% Corps Design Review Meeting Minutes	• Electronic copy of meeting minutes	Within 7 calendar days of 99% Design Review Meeting
Corps comments on 99% Design Report	**NOTE**: *The document review process will be through a centralized web-based program called* ***ProjNet***[1] *for all participants including Corps, Sonoma Water and the AE.*	November 1, 2017

Corps Final Submittal	Hard Copy: • 1 Full Size 22x34 inch Copy for Field- Complete set of revised and final stamped and wet signed original Plans • 1 Half Size 11X17 Copy for Corps office- Complete set of revised and final stamped and wet signed original Plans • 1 set of 8 1/2X11 Final Copy Specification with all sections including Bid Schedule and Submittal Register (49 Division - Master Format 2016) Electronic Copy (pdf): • Updated Final Draft Gantt chart of construction schedule • Complete set of Final electronic CAD files (AutoCAD format) with supporting files • Final full and half-size plans • Final Specifications with all sections including Bid Schedule and Submittal Register (49 Division - Master Format 2016) • Stamped and signed Document 00007 (Seals Page) • Final probable construction Costs Estimate	Within 14 calendar days of receipt of 95% design review comments
Corps Draft Addendum submittal and bid support, if applicable	• Preparation of up to 4 addenda	10 calendar days prior to Project Bid Opening
Corps Final Addendum submittal, if applicable	• As appropriate, submit original drawing(s)	9 calendar days prior to Project Bid Opening
Corps Assistance during Bidding and Construction Support	• Construction Scheduling, Quality Control and Safety Plan • Written responses of RFIs • Written review of contractor submittals • Vegetation flagging • Written comments on up to 5 change orders • Site visits and attendance at construction meetings upon request	Ongoing during bidding and construction

1. ***ProjNet** is a secure, integrated, web based suite of construction design, communication and database tools that enable owners to better manage design review through improved document exchange and examination, inquiry, comment, record storage and issue resolution among all authorized project business partners. To be able to use the program and respond to comments, the AE and /or Sonoma Water need to subscribe to ProjNet (https://www.projnet.org/projnet/binKornHome/index.cfm?strKornCob=HomePagePublic).*

Exhibit C

Schedule of Costs

Standard Hourly Rates

Item	Rate
Senior Director	$200 per hour
Director	$200 per hour
Managing Associate II	$170 per hour
Senior Associate III	$150 per hour
Senior Associate II	$130 per hour
Associate II	$110 per hour
Project Technician II	$90 per hour
Project Technician I	$75 per hour
Subconsultants	At cost plus 10%

Reimbursable Expenses Schedule

Description	Rate
Project Expenses	At cost plus 10%
Printing/Reproduction	At cost plus 10%
Company Vehicle	$40 per day
Total Station Set	$200 per day
RTK GPS Set	$350 per day
Canoe	$30 per day or $120 per week
Miscellaneous small equipment	$5 per day
Lodging	At cost, up to $150 (per room) per night
Meals	At cost, up to $60 (per person) per day

Exhibit D

Estimated Breakdown of Costs

Estimated Breakdown of Costs (Including West Dry Creek LLC Site)

Task		Budget	
4.1	**Preliminary Design**	**$**	**140,943**
4.1.f	Geomorphic Assessment (ESA PWA)	$	45,340
4.1.g	Fisheries Assessment (CFS)	$	32,936
4.1.h	Riparian Ecology (PCI)	$	25,674
4.1.i	Geotechnical Assessment (A3GEO)	$	16,500
4.1.j	Refined Concept Designs	$	20,493
4.2	**Design Report**	**$**	**34,380**
4.4	**Detailed Hydraulic, Geomorphic, and Engineering Analysis**	**$**	**155,701**
4.4.a	1-D Modeling	$	24,420
4.4.b	2-D Modeling	$	34,100
4.4.c	Fish Habitat Suitability & Validation	$	25,284
4.4.d	Geotechnical Analysis	$	13,000
4.4.e.i	In-channel Structure Design	$	9,160
4.4.e.iii	Off-channel Enhancements Design	$	9,160
4.4.e.iii	Biotechnical Treatments	$	10,459
4.4.e.iv	Large Woody Debris Structures	$	13,840
4.4.f	Constructability Analysis	$	18,278
4.5	**Revegetation Design**	**$**	**28,985**
4.5.a	Revegetation & Habitat Ecology	$	8,993
4.5.b	Establishment Period Maintenance & Monitoring Plan	$	10,813
4.5.c	Vegetation Management Plan	$	9,179
4.7	**Final Design Stages**	**$**	**371,720**
4.7.b	30% Design	$	105,243
4.7.c	60% Design	$	147,076
4.7.d	90% Design	$	64,529
4.7.e	99% Design	$	16,300
4.7.f	Final Design	$	38,572
6.0	**Public Outreach & Landowner Coordination**	**$**	**34,320**
7.0	**Surveying Support**	**$**	**122,824**
7.4	Utility Locating	$	3,600
7.5	Preliminary Base Survey	$	43,360
7.6	Topographic Survey	$	60,744
7.7	Detailed Survey	$	15,120
10.0	**Assistance during Bidding and Construction**	**$**	**65,070**
10.1	Bidding Support	$	5,120
10.2	Construction Support		
	Civil Restoration Design	$	34,600
	Revegetation Design	$	25,350

12.0	**Permitting and CEQA Support** (Allowance)	**$**	**8,160**
13.0	**Project Coordination**	**$**	**42,000**
Subtotals - Labor Costs		**$**	**961,142**
Expenses			**16,280**
	TOTAL PROJECT PRICE UNDER ORIGINAL AGREEMENT	**$**	**979,422**

Estimated Breakdown of Additional Costs of First Amended Agreement

Task		**Budget**	
4.4.a	1-D Modeling	$	2,220
4.4.b	2-D Modeling	$	3,100
4.4.f	Constructability Analysis	$	1,932
4.5	Revegetation Design	$	1,380
4.7	Final Design Stages	$	30,355
7.6	Topographic Survey	$	3,974
7.7	Detailed Survey	$	1,058
10.2	Construction Support	$	6,507
13.0	Project Coordination	$	4,200
Expenses			1,140
	TOTAL ADDITIONAL COST FOR FIRST AMENDED AGREEMENT	**$**	**55,866**

Estimated Breakdown of Additional Costs of Second Amended Agreement

Task		**Budget**	
4.4d.v.	Reconnaissance and Drilling Preparation (A3GEO)	$	5,692.50
4.4d.vi.	Onsite Exploration and Laboratory Testing (A3GEO)	$	8,339.10
4.4d.vii.	Geotechnical Analyses and Report (A3GEO)	$	20,812.00
4.4d.viii.	Post-Report Reviews and Consultation (A3GEO)	$	2,145.00
4.7c.viii.	Design Support and Coordination (ESA)	$	5,080.00
	TOTAL ADDITIONAL COST FOR SECOND AMENDED AGREEMENT	**$**	**42,068.60**

Estimated Breakdown of Additional Costs of Third Amended Agreement

Task		Budget
4.1.j	Concept Design Booklets	$ 30,000
4.4.b	2-D Modeling	$ 9,500
4.4.d	Subsurface Investigation for Bank Stabilization (Reach 5A)	$ 144,900
4.7	Final Design Stages	$ 40,000
10	Assistance During Bidding and Construction	$ 35,600
13	Project Coordination	$ 7,300
	Expenses	$ 500
TOTAL ADDITIONAL COST FOR THIRD AMENDED AGREEMENT		**$ 267,800.00**

Estimated Breakdown of Additional Costs of Fourth Amended Agreement

TABLE 1: CM4 ESTIMATED FEE							
		Estimated Hours					
	Title	**Senior Director**	**Senior Associate III**	**Senior Associate II**	**Associate III**	**Total Hours**	**Estimated Labor**
Task #	**Task Name/Description**						
4.4.b	**Detailed Hydraulic, Geomorphic, and Engineering Analysis, 2-D Modeling**						**$ 37,000**
	Additional Hyrdraulic Modeling For HSI and Design Validation	16	48	80	40	184	$ 26,400
	Updated 2-d Modeling for 99% Design - Sites 4A & 4B		16		24	40	$ 5,300
	Updated 2-d Modeling for 99% Design - Site 5A		16		24	40	$ 5,300
4.7	Final Design Stages						**$ 110,100**
	Sites 4A & 4B						$ 61,600
	Field verify USACE Sill Documents		24	4	16	44	$ 6,100
	90% Design Plans (Convert to USACE Format)	4	8	40		52	$ 7,600
	90% Design - Sites 4A & 4B DQC PS&E Submittal	8	16	24		48	$ 7,400
	90% Design Review Meeting	8	8			16	$ 2,800
	95% Design - backcheck & ATR PS&E Submittal	16	32	24		72	$ 11,400
	95% Design Review Meeting	8	8			16	$ 2,800
	99% Design - Sites 4A & 4B BCOE PS&E Submittal	16	32	24		72	$ 11,400
	99% Design Review Meeting	8	8			16	$ 2,800
	100% Design - Sites 4A & 4B USACE PS&E Final Submittal	24		32		56	$ 9,300
	Site 5A						$ 48,500
	99% Design - Site 5A Design Plans	20	48	80		148	$ 22,400
	99% Design - Site 5A Specifications & Cost Estimate	18	44			62	$ 10,200
	100% Design - Site 5A Plans	12	28	36		76	$ 11,600
	100% Design - Site 5A Specifications & Cost Estimate	8	18			26	$ 4,300
13	Project Coordination						**$ 27,000**
	Project Management	30	140			170	$ 27,000
10	Assistance During Bidding and Construction (Optional)						**$ 103,000**
	Site 4A & 4B Bid Support	16	24			40	$ 6,800
	Site 4A & 4B Construction Observation	32	192			224	$ 35,200
	Site 5A Bid Support	24	24			48	$ 8,400
	Site 5A Construction Observation	32	308			340	$ 52,600
	Expenses						$ 10,500
TOTAL ESTIMATED FEE							**$ 287,400**
Optional Tasks							**$ 28,740**
TOTAL INCLUDING OPTIONAL TASKS							**$ 316,140**

Environmental Science Associates
March 1, 2017

TABLE 1: BOAZ PROPERTY ESTIMATED FEE

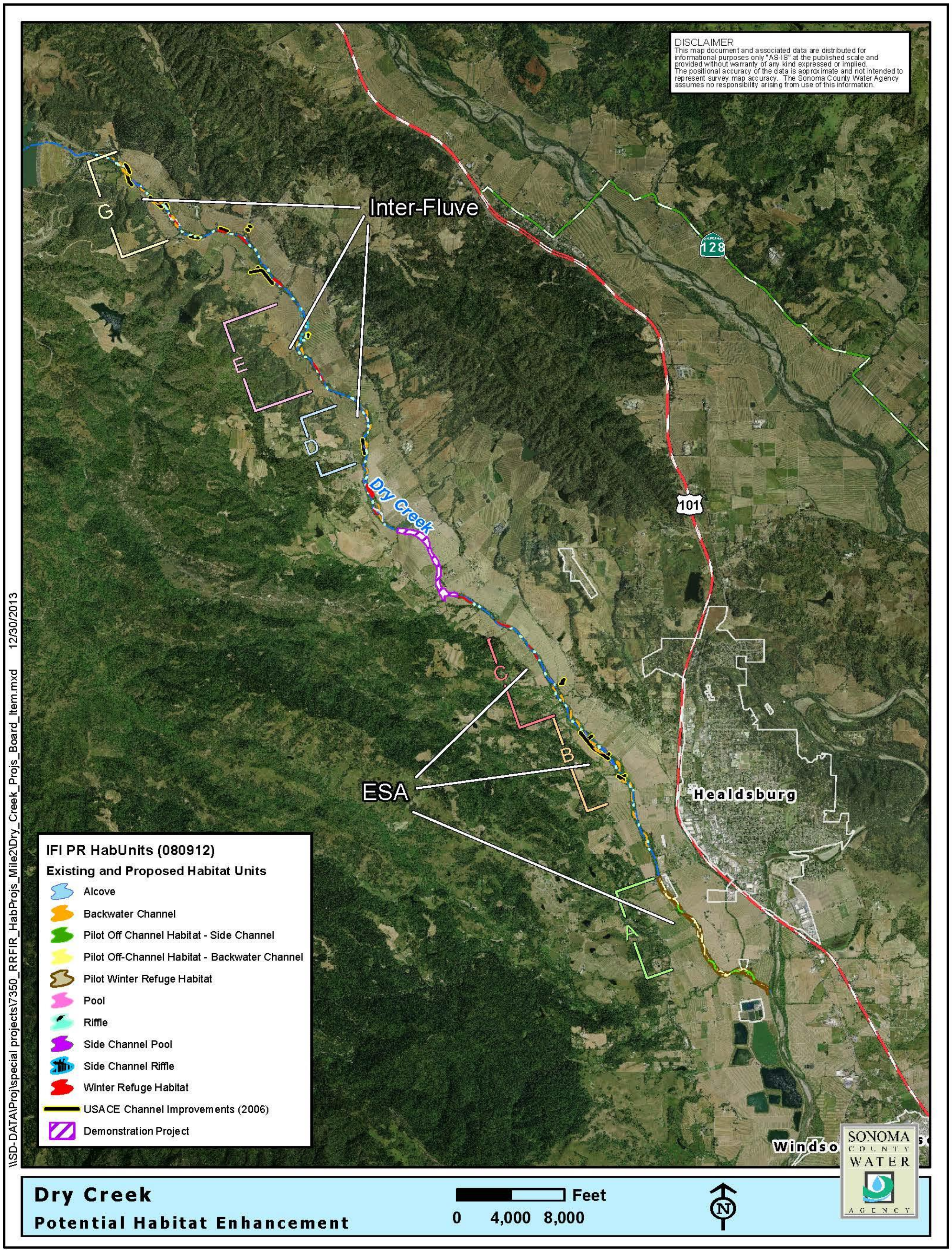
		Estimated Hours					Estimated Labor
	Title	Senior Director	Senior Associate III	Senior Associate II	Associate II	Total Hours	
Task #	**Task Name/Description**	$ 200	$ 150	$ 130	$ 110		
1	**Pre-project Site Meeting**						**$ 3,800**
	Site Assessment	4	4	4		12	$ 1,900
	Confirm Objectives, Opportunities and Constraints	2	2			4	$ 700
	A3Geo (with 10% ESA markup)						$ 1,200
2	**Topographic Survey**						**$ 24,460**
	Base Map: topography, channel bathymetry, structures, utilities, etc	2	12		16	30	$ 4,000
	DTA (with 10% ESA markup)						20,460
3	**Reconnaissance and Drilling Preparation**						**$ 9,400**
	Reconnaissance and Drilling Preparation	2	4			6	$ 1,000
	A3Geo (with 10% ESA markup)						$8,400
4	**Onsite Explorations and Laboratory Testing**						**$ 23,450**
	Onsite Explorations and Laboratory Testing	2	4	8		14	$ 2,000
	A3Geo (with 10% ESA markup)						$21,450
5	**Stabilization Alternatives**						**$ 25,600**
	Three (3) Alternatives; Annotated Figure Format with Typical Sections	12	48	40		100	$ 14,800
	A3Geo (with 10% ESA markup)						$10,800
6	**Hydraulic Modeling**						**$ 18,600**
	1-d model Analysis of Alternatives	4	16		40	60	$ 7,600
	2-d model Analysis (60% design)	4	24		60	88	$ 11,000
7	**Geotechnical Analyses and Design Report**						**$ 31,150**
	Draft Geotechnical & Biotechnical Design Report	8	16	12		36	$ 5,600
	Final Geotechnical & Biotechnical Design Report	4	8	8		20	$ 3,000
	A3Geo (with 10% ESA markup)						$22,550
8	**Select Preferred Alternative**						**$ 3,800**
	Coordination and Review with SCWA	8		8		16	$ 2,600
	A3Geo (with 10% ESA markup)						$1,200
9	Final Design						**$ 61,000**
	Boaz Property						**$ 31,100**
	60% Design Plans (Details)	16	40	80		136	$ 19,600
	60% Design Review Meeting	8	8			16	$ 2,800
	99% Design - Integrate with Reach 5A Plan Set	4	18	40		62	$ 8,700
	Boaz and Site 5A - Combined						**$ 29,900**
	99% Design - Site 5A Design Plans	8	24	32		64	$ 9,400
	99% Design - Site 5A Specifications & Cost Estimate	8	16			24	$ 4,000
	100% Design - Site 5A Plans	4	8	18		30	$ 4,300
	100% Design - Site 5A Specifications & Cost Estimate	4	12			16	$ 2,600
	A3Geo (with 10% ESA markup)						$9,600
10	Assistance During Bidding and Construction (Supplemental to Reach 5A)						**$ 45,400**
	Supplemental Bid and Construction Period Support (Reach 5A)	16	32			48	$ 8,000
	A3Geo (with 10% ESA markup)						$37,400
11	Project Coordination						**$ 14,100**
	Project Management	18	48			66	$ 10,800
	A3Geo (with 10% ESA markup)						$3,300
Expenses							3,500
TOTAL ESTIMATED FEE		**138**	**344**	**250**	**116**	**848**	**$ 264,260**

Estimated Breakdown of Additional Costs of Fifth Amended Agreement

ESTIMATED FEE							
		Estimated Hours					
	Title	**Senior Director**	**Senior Associate III**	**Senior Associate II**	**Associate III**	**Total Hours**	**Estimated Labor**
Task #	**Task Name/Description**	TBD	TBD	TBD	TBD	TBD	TBD
Optional Tasks							**$68,740**

Exhibit E

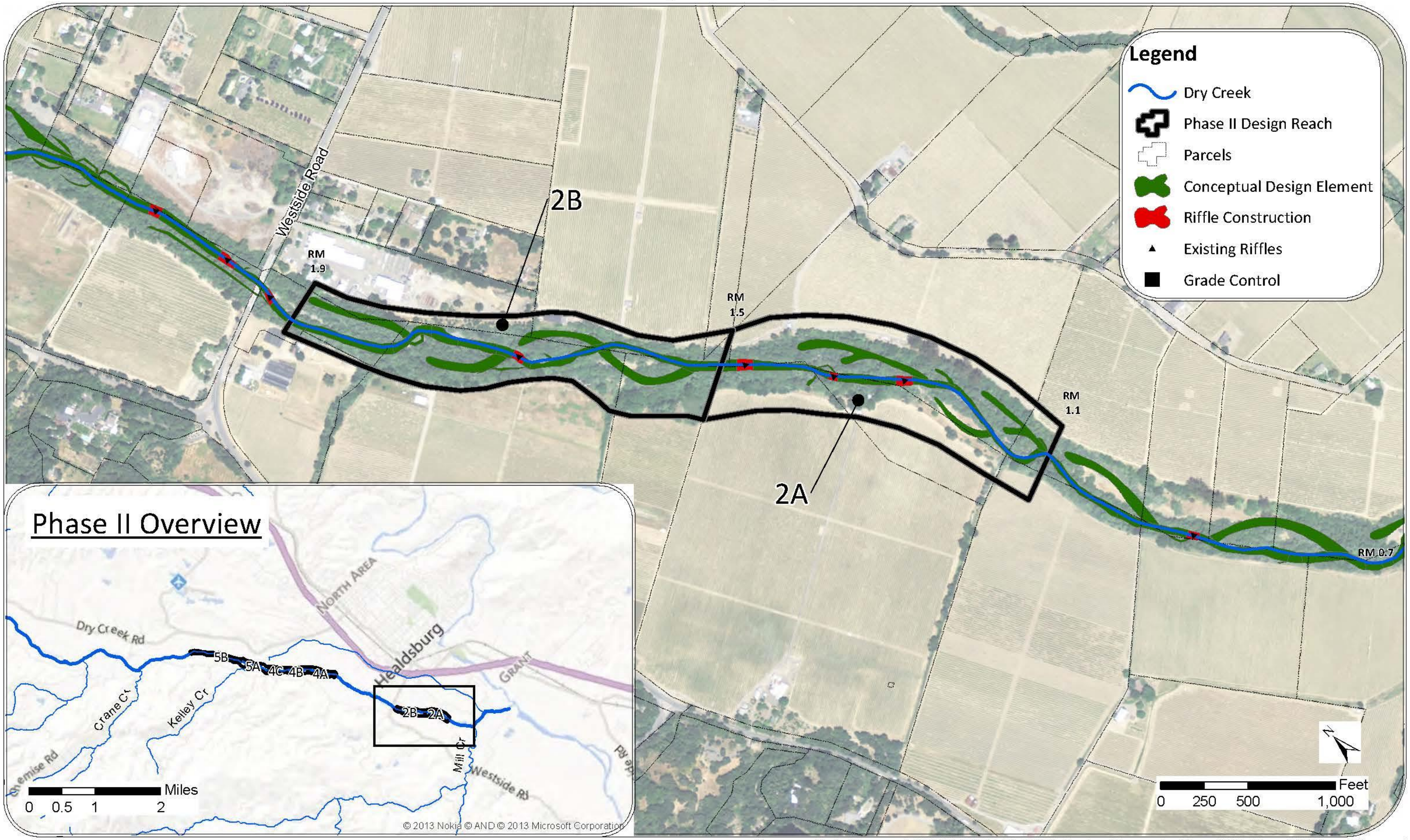
Map



Dry Creek Restoration Phase II

Exhibit E
Project Map

Sub-Reach Map 1 of 3

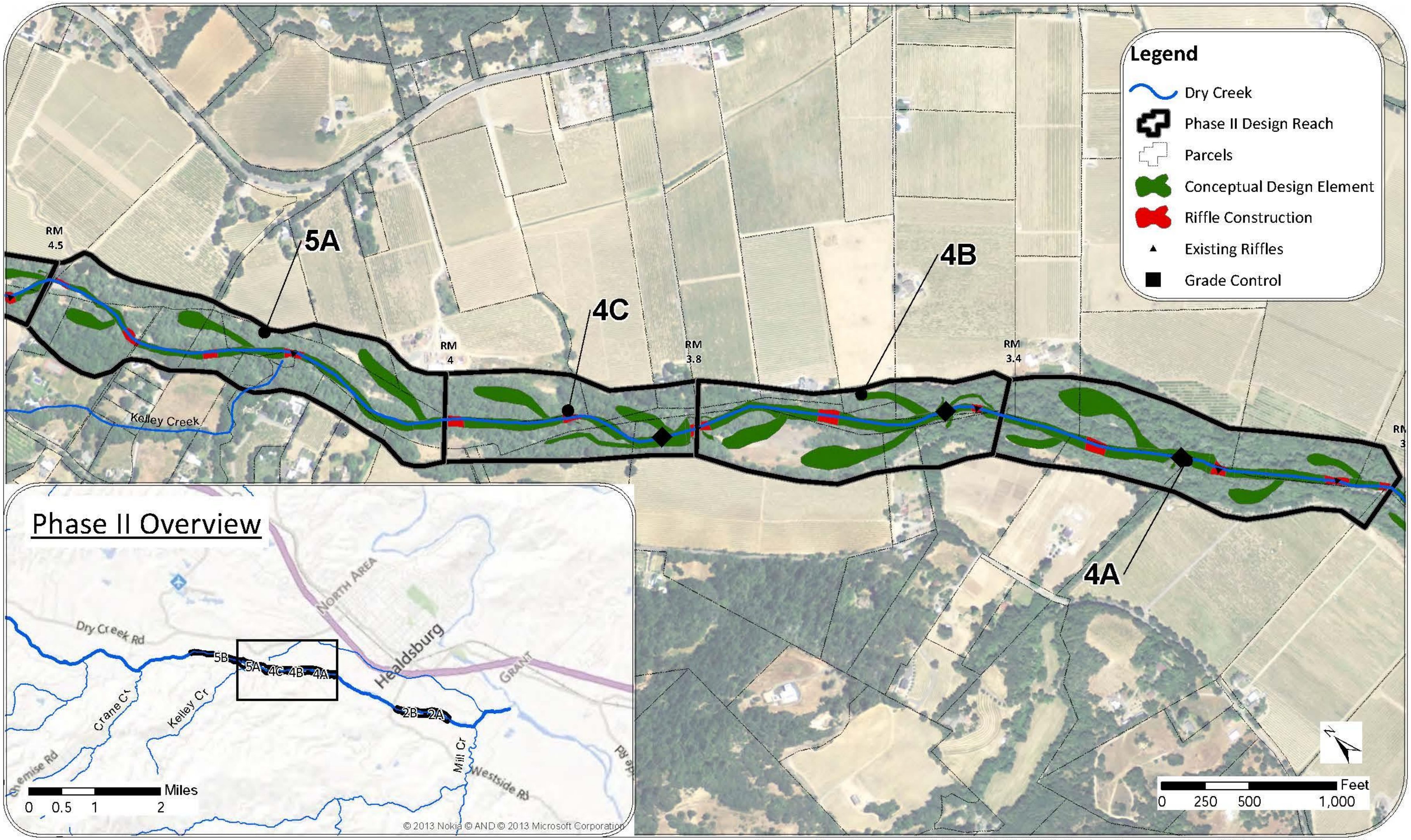


Document Path: K:\proposals\2013\P130163.00_SCWA_DryCreekRestoration-PhaseII\XX_Library\GIS\Scope_Map.mxd

Dry Creek Restoration Phase II

Exhibit E
Project Map

Sub-Reach Map 2 of 3

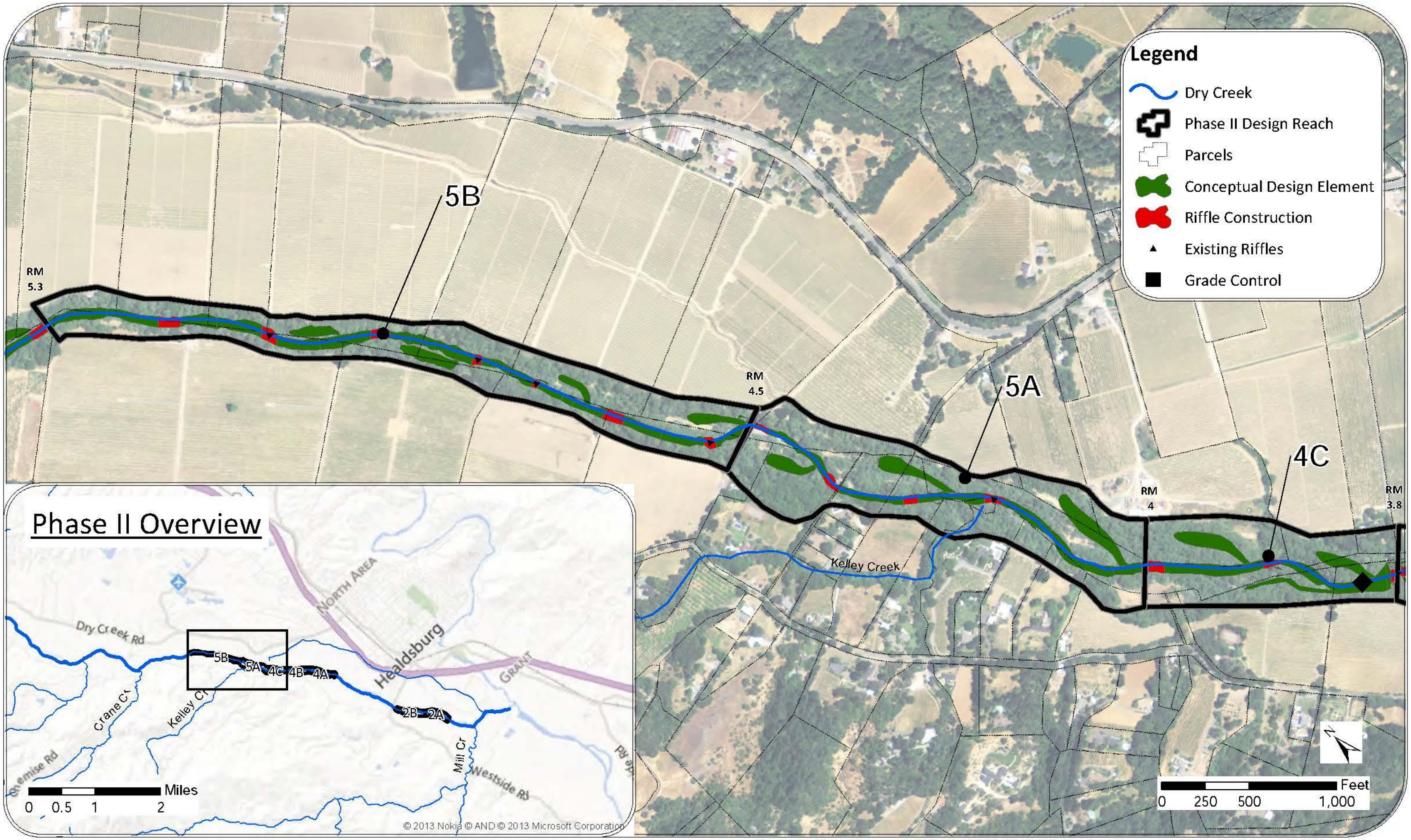


Document Path: K:\proposals\2013\P130163.00_SCWA_DryCreekRestoration-PhaseII\XX_Library\GIS\Scope_Map.mxd

Dry Creek Restoration Phase II

Exhibit E
Project Map

Sub-Reach Map 3 of 3



Document Path: K:\proposals\2013\P130163.00_SCWA_DryCreekRestoration-PhaseII\XX_Library\GIS\Scope_Map.mxd

Exhibit F

Insurance Requirements

With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain insurance as described below unless such insurance has been expressly waived by the attachment of a *Waiver of Insurance Requirements*. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

Sonoma Water reserves the right to review any and all of the required insurance policies and/or endorsements, but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. INSURANCE

1.1. Workers Compensation and Employers Liability Insurance

a. Required if Consultant has employees.

b. Workers Compensation insurance with statutory limits as required by the Labor Code of the State of California.

c. Employers Liability with minimum limits of $1,000,000 per Accident; $1,000,000 Disease per employee; $1,000,000 Disease per policy.

d. Required Evidence of Insurance: Certificate of Insurance

e. If Consultant currently has no employees, Consultant agrees to obtain the above-specified Workers Compensation and Employers' Liability insurance should any employees be engaged during the term of this Agreement or any extensions of the term.

1.2. General Liability Insurance

a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office form CG 00 01.

b. Minimum Limits: $1,000,000 per Occurrence; $2,000,000 General Aggregate; $2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, Sonoma Water requires and shall be entitled to coverage for the higher limits maintained by Consultant.

c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by Sonoma Water. Consultant is responsible for any deductible or self-insured retention and shall fund it upon Sonoma Water's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the Sonoma Water.

d. Sonoma County Water Agency, its officers, agents, and employees, shall be additional insured(s) for liability arising out of operations by or on behalf of the Consultant in the performance of this Agreement.
e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.
f. The policy definition of "insured contract" shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the "f" definition of insured contract in Insurance Services Office form CG 00 01, or equivalent).
g. The policy shall cover inter-insured suits between the additional insureds and Consultant and include a "separation of insureds" or "severability" clause which treats each insured separately.
h. Required Evidence of Insurance:
    i. Copy of the additional insured endorsement or policy language granting additional insured status, and
    ii. Certificate of Insurance.

1.3. Automobile Liability Insurance

a. Minimum Limits: $1,000,000 combined single limit per accident.
b. Insurance shall apply to all owned autos. If Consultant currently owns no autos, Consultant agrees to obtain such insurance should any autos be acquired during the term of this Agreement or any extensions of the term.
c. Insurance shall apply to hired and non-owned autos.
d. Required Evidence of Insurance: Certificate of Insurance.

1.4. Professional Liability/Errors and Omissions Insurance

a. Minimum Limit: $1,000,000 per claim or per occurrence.
b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by Sonoma Water.
c. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.
d. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement

insurance with a retroactive date no later than the commencement of the work under this Agreement.

e. Required Evidence of Insurance: Certificate of Insurance.

1.5. Standards for Insurance Companies

a. Insurers, other than the California State Compensation Insurance Fund, shall have an A.M. Best's rating of at least A:VII.

1.6. Documentation

a. The Certificate of Insurance must include the following reference: TW 13/14-005A.

b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with Sonoma Water for the entire term of this Agreement and any additional periods if specified in Sections 1.1, 1.2, 1.3, or 1.4, above.

c. The name and address for mailing Additional Insured endorsements and Certificates of Insurance is: Sonoma County Water Agency, its officers, agents, and employees, 404 Aviation Boulevard, Santa Rosa, CA 95403-9019

d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.

e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.

f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

1.7. Policy Obligations

a. Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

1.8. Material Breach

a. If Consultant fails to maintain insurance which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. Sonoma Water, at its sole option, may terminate this Agreement and obtain damages from Consultant resulting from said breach. Alternatively, Sonoma Water may purchase the required insurance, and without further notice to Consultant, Sonoma Water may deduct from sums due to Consultant any premium costs advanced by Sonoma Water for such insurance. These remedies shall be in addition to any other remedies available to Sonoma Water.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 10
(This Section for use by Clerk of the Board Only.)

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number:

Hannah Salafia, 707-524-6435

Supervisorial District(s):

Title: Pacific Gas and Electric Non-Disclosure Agreement

Recommended Actions:

Authorize the Sonoma County Water Agency (Sonoma Water) General Manager to execute a Non-Disclosure Agreement with Pacific Gas and Electric Company. The Non-Disclosure Agreement would allow Sonoma Water to better coordinate and incorporate locations of power and natural gas infrastructure into the planning and implementation of capital projects and maintenance projects. The Non-Disclosure Agreement would also allow Pacific Gas and Electric Company to protect their information for security reasons and for customer privacy.

Executive Summary:

Staff recommend the Board authorize the General Manager of Sonoma County Water Agency (Sonoma Water) to execute a Non-Disclosure Agreement with Pacific Gas and Electric Company (PG&E). The Non-Disclosure Agreement would allow Sonoma Water to better coordinate and incorporate locations of power and natural gas infrastructure into the planning and implementation of capital projects and maintenance projects. The Non-Disclosure Agreement would also allow PG&e to protect their information for security reasons and for customer privacy.

Discussion:

The Sonoma County Water Agency (Sonoma Water) has three primary functions—deliver potable water, provide wastewater services, and provide flood control services. As part of these functions, Sonoma Water plans and implements capital projects to improve and maintain infrastructure throughout our service area. Some of these projects take place in areas that are surrounded by power and natural gas utility infrastructure. When planning and implementing capital projects, it is important to incorporate as much of the existing utility information as practical into construction documents. Incorporation of these details helps create an accurate plan set and minimizes the potential for costly changes during construction and increases safety during construction.

In order to obtain information regarding PG&E's gas and electric utility information to use in design documents, PG&E requires us to enter into their standard non-disclosure agreement. Non-disclosure agreements are consistent with public disclosure laws for security reasons and to protect sensitive utility information of their customers.

Staff recommend the Board authorize the General Manager of Sonoma Water to execute a non-disclosure agreement with PG&E to obtain gas and electric utility information that will be used during planning and implementation of projects.

Prior Board Actions:

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Water Supply and Transmission System, Goal 2: Maintain and improve the reliability of the Water Transmission System.

This agreement would allow Sonoma Water to have access to existing utility information that will help plan and implement the maintenance and improvement of our existing water, wastewater, and flood control systems.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

No fiscal impacts

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Pacific Gas and Electric Company Non-Disclosure Agreement

Related Items “On File” with the Clerk of the Board:

None

Pacific Gas and Electric Company®

PACIFIC GAS AND ELECTRIC COMPANY
NON-DISCLOSURE AGREEMENT

This NON-DISCLOSURE AGREEMENT ("Agreement") is by and between PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("PG&E"), and ______________________ (Company) (the "Receiving Party").

RECITALS

WHEREAS, at the request of the Receiving Party, PG&E agrees to share maps for its gas and electric facilities in the Receiving Party's project area, which is Proprietary Information, with the Receiving Party, as defined below in "Definition" Paragraph 3, "PROPRIETARY INFORMATION," and

WHEREAS, the Receiving Party commits to protect, use, handle, and safeguard the Proprietary Information it receives from PG&E in accordance with the duties and responsibilities set forth herein, giving it the same degree of care as the Receiving Party exercises with its own Proprietary Information to prevent its unauthorized disclosure.

DEFINITION

1. "PARTIES" as used herein means PACIFIC GAS AND ELECTRIC COMPANY ("PG&E"), a California Corporation, and ______________________ (Company) (the "Receiving Party").

2. "AGREEMENT" as used herein means an arrangement between two Parties, a properly executed and legally binding contract. This Agreement shall not constitute, create or otherwise imply a joint venture, teaming or pooling agreement, partnership or business combination of any kind.

3. "PROPRIETARY INFORMATION" as used herein means PG&E's gas and electric facility maps in their entireties, which may disclose confidential customer and/or critical energy infrastructure information.

4. "NEED TO KNOW" as used herein means PG&E's information or data disclosed with the Receiving Party will be kept as Proprietary Information in confidence and the Receiving Party will not disclose such Information to third parties or any other persons unless that third party or person has an agreement in writing to be bound by a like obligation of confidentiality with respect to PG&E's Proprietary Information as the Receiving Party is bound (Non-Disclosure Agreement).

AGREEMENT

NOW, THEREFORE, for valuable consideration, the Parties agree as follows:

1. PURPOSE AND USE: The purpose of this Agreement is to protect PG&E Proprietary Information. The Receiving Party may use any Proprietary Information received hereunder for the purpose of avoiding or minimizing utility conflicts and subsequent relocations within project scopes. The Receiving Party may only reproduce the following items from PG&E's gas maps on the Receiving Party's project-related plans, drawings, or other documentation intended for public disclosure: approximate pipeline location, nominal pipeline diameter, pipeline material, and pressure category (high pressure or low pressure) for PG&E's gas distribution mains and transmission pipelines. The Receiving Party may only reproduce the following items from PG&E's electric maps on the Receiving Party's project-related plans, drawings, or other documentation intended for public disclosure: approximate conduit size and location of underground distribution electric facilities and poles.

2. NON DISCLOSURE: Subject to "Agreement" Paragraph 5, "Exceptions to Non-Disclosure," the Receiving Party agrees to keep Proprietary Information (excluding the items allowed to be reproduced on public documentation as outlined in "Agreement" Paragraph 1, "Purpose and Use") in confidence and not

disclose such Information to third parties or any other persons except employees, agents, consultants, or subcontractors of the Receiving Party with a "need to know" in order to accomplish the sole purpose stated above, and provided that such third parties shall first have agreed in writing to be bound by a like obligation of confidentiality with respect to PG&E's Proprietary Information as the Receiving Party is bound.

3. OWNERSHIP OF PROPRIETARY INFORMATION: All Proprietary Information delivered by PG&E to the Receiving Party pursuant to this Agreement shall be and remain the property of PG&E.

4. NO LICENSE RIGHTS: This Agreement and any Proprietary Information used or disclosed hereunder shall not be construed as granting, expressly or by implication, to the Receiving Party any rights by license or otherwise to such Proprietary Information or to any invention or patent or patent application now or hereafter owned or controlled by PG&E.

5. EXCEPTIONS TO NON-DISCLOSURE: Notwithstanding "Agreement" Paragraph 2, "Non-Disclosure," the Receiving Party shall not be liable under this Agreement for a disclosure or use of Proprietary Information received hereunder where the Proprietary Information:

5.1 was in the public domain at the time of the disclosure or is subsequently made available to the general public without restriction and without breach of this Agreement; or

5.2 was known by the Receiving Party at the time of disclosure without restrictions on its use, or was independently developed by the Receiving Party without reliance on, use of, or strategic guidance derived from the Proprietary Information, each as shown by adequate documentation; or

5.3 is disclosed to the Receiving Party by a third party without restriction and without breach of any agreement; or

5.4 is disclosed with the prior written approval of PG&E; or

5.5 is used or disclosed pursuant to a court order, subpoena or other lawful order of a court or a request for information or audit from a governmental authority of competent jurisdiction, or a request pursuant to the California Public Records Act, provided that prior to such disclosure, PG&E is given prompt notice of the required disclosure so that it may take whatever action it deems appropriate, including intervention in any proceeding and the seeking of an injunction to prohibit such disclosure.

6. INJUNCTIVE RELIEF: Each Party hereby acknowledges and agrees that because (a) an award of money damages is inadequate for any breach of this Agreement, and (b) any breach causes PG&E irreparable harm, for any violation or threatened violation of any provision of this Agreement, in addition to any remedy PG&E may have at law, PG&E is entitled to equitable relief, including injunctive relief and specific performance, without proof of actual damages.

7. LIMITATION OF LIABILITY: NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, CONSEQUENTIAL, INCIDENTAL, INDIRECT OR EXEMPLARY DAMAGES ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, WHETHER BASED ON CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE.

8. TERM: Either Party may terminate this Agreement by giving the other Party thirty (30) days written notice. Termination shall not abrogate the Receiving Party's obligations hereunder for Proprietary Information received prior to the date of termination. The nondisclosure provisions of this Agreement shall survive the termination hereof and shall continue until written permission is obtained from PG&E releasing Receiving Party from its confidentiality obligations hereunder.

9. RETURN OF PROPRIETARY INFORMATION: Upon termination of this Agreement, the Receiving Party shall destroy any and all Proprietary Information, including copies thereof received under this Agreement. Notwithstanding the foregoing, the Receiving Party may retain copies of any Proprietary Information required to establish regulatory compliance.

10. GENERAL PROVISIONS

10.1 NOT A JOINT VENTURE: Each Party shall use its own resources and funds in carrying out the provisions of this Agreement, and neither Party shall be required to reimburse the other for expenditures or costs incurred hereunder. This Agreement shall not constitute, create or otherwise imply a joint venture, teaming or pooling agreement, partnership or business combination of any kind.

10.2. NO FUTURE CONTRACT RIGHTS: This Agreement and the disclosure of Proprietary Information hereunder is not an offer, promise or acceptance of any future contract or amendment of any existing contract.

10.3 NO WARRANTIES OR REPRESENTATIONS: Neither Party makes any warranty or representation of any kind, either express or implied, concerning the Proprietary Information exchanged under this Agreement. The Receiving Party shall not rely on the Proprietary Information for any purpose other than to make its own evaluation thereof.

10.4 GOVERNING LAW: This Agreement shall be governed by and interpreted in accordance with the laws of the State of California, without regard to its conflict of laws principles.

10.5 BINDING AGREEMENT: This Agreement shall be binding upon the Parties, their successors and assigns. This Agreement contains the entire understanding between the Parties with respect to Proprietary Information received hereunder. No change or modification shall be made effective unless in writing and signed by an authorized representative of each Party.

IN WITNESS WHEREOF, this Agreement is effective as of the date of signature (the "Effective Date"), as indicated below.

RECEIVING PARTY:

____
Company

____
Signature of Authorized Agent of Company

____
Name (Print)

____
Title

____
Date of Signature ("Effective Date")

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 11
(This Section for use by Clerk of the Board Only.)

To: Board of Directors, Sonoma Valley County Sanitation District

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma Valley County Sanitation District

Staff Name and Phone Number:
Greg Guensch / 547-1972

Supervisorial District(s):
First

Title: Environmental Resource Consulting and Engineering Design Services for Sonoma and Kohler Creeks Bank Repair Project

Recommended Actions:

In an ongoing effort to maintain the sanitary sewer system in Sonoma Valley, avoid unnecessary damage or failures and repair costs, and protect the environment:
Authorize Sonoma County Water Agency's General Manager, acting on behalf of Sonoma Valley County Sanitation District, to execute an agreement with Prunuske Chatham, Inc., for creek bank repair environmental resource consulting and engineering design services through December 31, 2020, in the not-to-exceed amount of $50,000.

Executive Summary:

In an ongoing effort to maintain the sanitary sewer collection system in Sonoma Valley, avoid unnecessary damage or failures and repair costs, and protect the environment, the Sonoma Valley County Sanitation District (District) is proposing to perform creek bank stabilization work at 13975 Arnold Drive, Glen Ellen, California (Project). The purpose of the Project is to stabilize two areas of eroding bank on Sonoma Creek and one area of erosion on Kohler Creek that pose risks to the sanitary sewer trunk main, two manholes and a siphon under Sonoma Creek that are owned by the District. The purpose of this agreement is to identify and develop conceptual designs that are cost-effective, acceptable to the permitting resource agencies, and compatible with the physical and environmental constraints of the site. Once a conceptual design has been selected and preliminarily approved, the District anticipates amending this agreement to add scope and costs for detailed design and development of construction documents, at which time staff will bring the amended agreement to the Board for approval.

Discussion:

HISTORY OF ITEM/BACKGROUND

The District operates the sanitary sewer collection system in Sonoma Valley. A portion of the sewer pipeline system, in the Glen Ellen area, runs parallel to Sonoma Creek and crosses Kohler and Sonoma creeks near the confluence of these two channels. The District is proposing to repair two sites on the bank on Sonoma Creek and one site one Kohler Creek in order to protect sanitary sewer infrastructure that is exposed and at risk of damage and possible failure during high-intensity stream flows. The sites are located on private property along the back yard of 13975 Arnold Drive in Glen Ellen. After monitoring these sites and attempting minimal impact measures since 2012, staff now recommend implementing necessary large-scale repairs in the 2020 construction season.

Repair and stabilization of these areas is necessary to reduce the potential for damage to the pipe system that could result in a wastewater spill into Sonoma Creek, and potential public health and environmental impacts, fines, and costly emergency repairs. Although damage is presently not imminent, additional erosion occurred during the unusually wet 2016-2017 winter and increased the need to repair the sites, expanded the area of bank needing repair, destabilized areas that were previously suitable to tie the repairs into, and invalidated some of the less expensive alternatives being considered. The specific measures to be incorporated in the bank repairs have not yet been identified, but will likely consist of geotechnical, biotechnical, and habitat mitigation elements as needed to stabilize the bank and meet environmental requirements.

These sites are identified as vulnerabilities in the District's FEMA-approved 2016 Local Hazard Mitigation Plan. Specific hazards listed include static and seismic embankment failure potential and potential exposure and damage of pipeline due to erosion and debris impact during periods of rapid creek flow. Sonoma Creek at this location also provides habitat for threatened and endangered species and it is important to avoid impacts to this sensitive area. The sensitive nature of the site and the severity of the bank erosion warrants the services of a specialist in bio- and geo-technical stream bank repair in sensitive settings.

SELECTION PROCESS

On February 7, 2017, a Request for Statements of Qualifications was issued to the 42 firms for environmental resources consulting services (including services for riparian and wetland restoration design and fluvial geomorphology). The Request for Statements of Qualifications was also posted on the Sonoma County Water Agency (Sonoma Water) and County of Sonoma Purchasing Department websites. Forty-eight firms submitted Statements of Qualifications.

The following criteria were used to evaluate each firm:

1. Thoroughness of Statements of Qualifications
2. Professional qualifications and demonstrated ability to perform the work
3. Exceptions to standard terms in the sample agreement

Based on the evaluations, 47 respondents were selected for the list of qualified consultants (attached).

Prunuske Chatham, Inc. (Consultant) was selected for the subject work because of its experience with riparian and wetland restoration design, fluvial geomorphology, creek bank stabilization, and construction in sensitive creek environments.

The cost of services will not exceed $50,000; the term end date is December 31, 2020.

SERVICES TO BE PERFORMED

Under the proposed agreement Consultant will identify and analyze, at the concept level, alternative treatments for channel bed and banks including related incidental modifications of the pipe system and prepare conceptual plans for preferred repair measures for the identified sites.

RECOMMENDATION

District staff recommends that the Board authorize Sonoma Water's General Manager acting on behalf of Sonoma Valley County Sanitation District to execute an agreement with Prunuske Chatham, Inc., for environmental resource consulting and engineering design services through December 31, 2020, in the not-to-exceed amount of $50,000.

STEPS FOLLOWING APPROVAL

Once conceptual designs are identified and detailed design costs can be more accurately determined, Board approval for funding of Consultant's subsequent design services for the selected project will be requested.

Prior Board Actions:

None

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

This item helps ensure access to clean water and a reliable liquid waste management system that is not at risk due to natural hazards or flooding. The item also protects the County's natural environment by reducing the risk of a wastewater spill and represents sound economic stewardship because repair measures implemented now can prevent significantly higher infrastructure repair or replacement costs and fines later.

Waste Water Treatment and Water Reuse, Goal 1: Improve operational reliability of wastewater treatment and water reuse systems.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	50,000		
Additional Appropriation Requested			
Total Expenditures	**50,000**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	50,000		
Use of Fund Balance			
Contingencies			
Total Sources	**50,000**		

Narrative Explanation of Fiscal Impacts:

Budgeted amount of $50,000 is available from FY 2018/2019 budget appropriations in the Sonoma Valley County Sanitation District's Operations Fund. No additional appropriation is required.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)
N/A			

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Agreement
2. List of Qualified Consultants

Related Items "On File" with the Clerk of the Board:

None

rlm: s:\techw\agreements\1819-024.docx version: 10/29/2018 11:59:00 AM TW 18/19-024

Agreement for Environmental Resources Consulting and Engineering Design Services for Sonoma and Kohler Creeks Bank Repair Project

This agreement ("Agreement") is by and between **Sonoma Valley County Sanitation District** ("District") and **Prunuske Chatham, Inc.**, a California corporation ("Consultant"). The Effective Date of this Agreement is the date the Agreement is last signed by the parties to the Agreement, unless otherwise specified in Paragraph 5.1.

RECITALS

A. Consultant represents that it is a duly qualified and licensed engineering and environmental consulting firm, experienced in creek bank repair and related services.

B. District operates a sewer system in Sonoma Valley. A portion of the sewer pipeline grid runs parallel to Sonoma Creek and crosses Kohler and Sonoma creeks near the confluence of these two channels. Bank and bed erosion have put this portion of the pipe system at risk of damage at three locations.

C. District desires to hire Consultant to identify and analyze, at the concept level, treatments for channel bed and banks including related incidental modifications of the pipe system in the immediate vicinity.

D. Sonoma County Water Agency operates District under contract with District. References to District employees are understood to be Sonoma County Water Agency employees acting on behalf of District.

In consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

AGREEMENT

1. RECITALS

1.1. The above recitals are true and correct.

2. LIST OF EXHIBITS

2.1. The following exhibits are attached hereto and incorporated herein:

a. Exhibit A: Scope of Work
b. Exhibit B: Schedule and Submittals
c. Exhibit C: Schedule of Costs
d. Exhibit D: Estimated Budget for Scope of Work
e. Exhibit E: Map
f. Exhibit F: Insurance Requirements

3. SCOPE OF SERVICES

3.1. *Consultant's Specified Services:* Consultant shall perform the services and submit the documents outlined in Exhibit A (Scope of Work) within the times or by the dates provided for in Exhibit B (Schedule and Submittals). In the event of a conflict between the body of this Agreement and Exhibit A or B, the provisions in the body of this Agreement shall control.

3.2. *Cooperation with District:* Consultant shall cooperate with District in the performance of all work hereunder. Consultant shall coordinate the work, except assistance during construction, with District's Project Manager. Consultant shall coordinate assistance during construction with District's Construction Management Principal Engineer. Contact information and mailing addresses:

District	**Consultant**
Project Manager: Greg Guensch 404 Aviation Boulevard Santa Rosa, California 95403-9019 Phone: 707-547-1972 Email: Greg.Guench@scwa.ca.gov	Contact: Steven Chatham 400 Morris Street, Suite G Sebastopol, California 95472 Phone: 707-824-4601 ext 101 Email: steven@pcz.com
Remit invoices to:	**Remit payments to:**
Susan Bookmyer Same address as above or email: susan.bookmyer@scwa.ca.gov	Same address as above

3.3. *Performance Standard and Standard of Care:* Consultant hereby agrees that all its work will be performed and that its operations shall be conducted in accordance with the standards of a reasonable professional having specialized knowledge and expertise in the services provided under this Agreement and in accordance with all applicable federal, state and local laws, it being understood that acceptance of Consultant's work by District shall not operate as a waiver or release. District has relied upon the professional ability and training of Consultant as a material inducement to enter into this Agreement. If District determines that any of Consultant's work is not in accordance with such level of competency and standard of care, District, in its sole discretion, shall have the right to do any or all of the following: (a) require Consultant to meet with District to review the quality of the work and resolve matters of concern; (b) require Consultant to repeat the work at no additional charge until it is satisfactory; (c) terminate this Agreement pursuant to the provisions of Article 6 (Termination); or (d) pursue any and all other remedies at law or in equity.

3.4. *Assigned Personnel:*

a. Consultant shall assign only competent personnel to perform work hereunder. In the event that at any time District, in its sole discretion, desires the removal of any person or persons assigned by Consultant to perform work hereunder, Consultant shall remove such person or persons immediately upon receiving written notice from District.

b. Any and all persons identified in this Agreement or any exhibit hereto as the project manager, project team, or other professional performing work hereunder are deemed by District to be key personnel whose services were a material inducement to District to enter into this Agreement, and without whose services District would not have entered into this Agreement. Consultant shall not remove, replace, substitute, or otherwise change any key personnel without the prior written consent of District.

c. With respect to performance under this Agreement, Consultant shall employ the following key personnel:

Title	*Name*
Project Manager	Steven Chatham
Fluvial Geomorphologist	Lauren Hammack
Civil Engineer	Lucas Walton, P.E.
Landscape Architect	Mike Jensen

d. In the event that any of Consultant's personnel assigned to perform services under this Agreement become unavailable due to resignation, sickness, or other factors outside of Consultant's control, Consultant shall be responsible for timely provision of adequately qualified replacements.

4. PAYMENT

4.1. *Total Costs:* Total costs under this Agreement shall not exceed $50,000.

4.2. *Method of Payment:* Consultant shall be paid in accordance with Exhibit C (Schedule of Costs). Billed hourly rates shall include all costs for overhead and any other charges, other than expenses specifically identified in Exhibit C. Expenses not expressly authorized by the Agreement shall not be reimbursed.

4.3. *Invoices:* Consultant shall submit its bills in arrears on a monthly basis, based on work completed for the period, in a form approved by District. The bills shall show or include:

a. Consultant name
b. Name of Agreement
c. District's Project-Activity Code V0116C001
d. Task performed with an itemized description of services rendered by date
e. Summary of work performed by subconsultants, as described in Paragraph 15.4
f. Time in quarter hours devoted to the task
g. Hourly rate or rates of the persons performing the task
h. List of reimbursable materials and expenses
i. Copies of receipts for reimbursable materials and expenses

4.4. *Cost Tracking:* Consultant has provided an estimated breakdown of costs, included in Exhibit D (Estimated Budget for Scope of Work). Exhibit D will only be used as a tool to monitor progress of work and budget. Actual payment will be made as specified in Paragraph 4.2 above.

4.5. *Timing of Payments:* Unless otherwise noted in this Agreement, payments shall be made within the normal course of District business after presentation of an invoice in a form approved by District for services performed. Payments shall be made only upon the satisfactory completion of the services as determined by District.

4.6. *Taxes Withheld by District:*

a. Pursuant to California Revenue and Taxation Code (R&TC) section 18662, the District shall withhold seven percent of the income paid to Consultant for services performed within the State of California under this Agreement, for payment and reporting to the California Franchise Tax Board, if Consultant does not qualify as: (1) a corporation with its principal place of business in California, (2) an LLC or Partnership with a permanent place of business in California, (3) a corporation/LLC or Partnership qualified to do business in California by the Secretary of State, or (4) an individual with a permanent residence in the State of California.

b. If Consultant does not qualify, as described in Paragraph 4.6.a, District requires that a completed and signed Form 587 be provided by Consultant in order for payments to be made. If Consultant is qualified, as described in Paragraph 4.6.a, then District requires a completed Form 590. Forms 587 and 590 remain valid for the duration of the Agreement provided there is no material change in facts. By signing either form, Consultant agrees to promptly notify District of any changes in the facts. Forms should be sent to District pursuant to Article 17 (Method and Place of Giving Notice, Submitting Bills, and Making Payments) of this Agreement. To reduce the amount withheld, Consultant has the option to provide District with either a full or partial waiver from the State of California.

5. TERM OF AGREEMENT AND COMMENCEMENT OF WORK

5.1. *Term of Agreement:* This Agreement shall expire on December 31, 2020, unless terminated earlier in accordance with the provisions of Article 6 (Termination).

5.2. *Commencement of Work:* Consultant is authorized to proceed immediately with the performance of this Agreement upon the Effective Date of this Agreement.

6. TERMINATION

6.1. *Authority to Terminate:* District's right to terminate may be exercised by Sonoma County Water Agency's General Manager.

6.2. *Termination Without Cause:* Notwithstanding any other provision of this Agreement, at any time and without cause, District shall have the right, in its sole discretion, to terminate this Agreement by giving 5 days written notice to Consultant.

6.3. *Termination for Cause:* Notwithstanding any other provision of this Agreement, should Consultant fail to perform any of its obligations hereunder, within the time and in the manner herein provided, or otherwise violate any of the terms of this Agreement, District may immediately terminate this Agreement by giving Consultant written notice of such termination, stating the reason for termination.

6.4. *Delivery of Work Product and Final Payment Upon Termination:* In the event of termination, Consultant, within 14 days following the date of termination, shall deliver to District all reports, original drawings, graphics, plans, studies, and other data or documents, in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement subject to Paragraph 12.10 and shall submit to District an invoice showing the services performed, hours worked, and copies of receipts for reimbursable expenses up to the date of termination.

6.5. *Payment Upon Termination:* Upon termination of this Agreement by District, Consultant shall be entitled to receive as full payment for all services satisfactorily rendered and reimbursable expenses properly incurred hereunder, an amount which bears the same ratio to the total payment specified in the Agreement as the services satisfactorily rendered hereunder by Consultant bear to the total services otherwise required to be performed for such total payment; provided, however, that if services are to be paid on a per-hour or per-day basis, then Consultant shall be entitled to receive as full payment an amount equal to the number of hours or days actually worked prior to termination multiplied by the applicable hourly or daily rate; and further provided, however, that if District terminates the Agreement for cause pursuant to Paragraph 6.3, District shall deduct from such amounts the amount of damage, if any, sustained by District by virtue of the breach of the Agreement by Consultant.

6.6. *Termination for Non-Appropriation:* District may terminate this Agreement at any time, upon giving Consultant thirty (30) days written notice, for any of the following reasons:

a. District has exhausted all funds legally available for payments to become due under this Agreement;

b. Funds which have been appropriated for purposes of this Agreement are withheld and are not made available to District;

c. No appropriation of funds for payments has been made for purposes of this Agreement in the budget for the next fiscal year; or

d. An appropriation of funds for the next fiscal year has been made for purposes of this Agreement, but prior to actual release, such appropriation has been withdrawn.

7. INDEMNIFICATION

7.1. Consultant agrees to accept responsibility for loss or damage to any person or entity, including Sonoma Valley County Sanitation District and Sonoma County Water Agency, and to defend, indemnify, hold harmless, and release Sonoma Valley County Sanitation District and Sonoma County Water Agency, its officers, agents, and employees, from and against any actions, claims, damages, liabilities, disabilities, or expenses, that may be asserted by any person or entity, including Consultant, that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant or its agents, employees, contractors, subcontractors, or invitees hereunder, whether or not there is concurrent or contributory negligence on Sonoma Valley County Sanitation District or Sonoma County Water Agency's part, but, to the extent required by law, excluding liability due to Sonoma Valley County Sanitation District or Sonoma County Water Agency's conduct. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Consultant or its agents under workers' compensation acts, disability benefits acts, or other employee benefit acts.

8. INSURANCE

8.1. With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain, insurance as described in Exhibit F (Insurance Requirements).

9. PROSECUTION OF WORK

9.1. Performance of the services hereunder shall be completed within the time required herein, provided, however, that if the performance is delayed by earthquake, flood, high water, or other Act of God or by strike, lockout, or similar labor disturbances, the time for Consultant's performance of this Agreement shall be extended by a number of days equal to the number of days Consultant has been delayed.

10. EXTRA OR CHANGED WORK

10.1. Extra or changed work or other changes to the Agreement may be authorized only by written amendment to this Agreement, signed by both parties. Changes to lengthen time schedules or make minor modifications to the scope of work, which do not increase the amount paid under the Agreement, may be executed by Sonoma County Water Agency's General Manager in a form approved by County Counsel. The parties expressly recognize that District personnel are without authorization to order all other extra or changed work or waive

Agreement requirements. Failure of Consultant to secure such written authorization for extra or changed work shall constitute a waiver of any and all right to adjustment in the Agreement price or Agreement time due to such unauthorized work and thereafter Consultant shall be entitled to no compensation whatsoever for the performance of such work. Consultant further expressly waives any and all right or remedy by way of restitution and quantum meruit for any and all extra work performed without such express and prior written authorization of District.

11. CONTENT ONLINE ACCESSIBILITY

11.1. *Accessibility:* District policy requires that all documents that may be published to the Web meet accessibility standards to the greatest extent possible, and utilizing available existing technologies.

11.2. *Standards:* All consultants responsible for preparing content intended for use or publication on a District managed or District funded web site must comply with applicable federal accessibility standards established by 36 C.F.R. section 1194, pursuant to section 508 of the Rehabilitation Act of 1973, as amended (29 U.S.C. section 794(d)), and District's Web Site Accessibility Policy located at http://sonomacounty.ca.gov/Services/Web-Standards-and-Guidelines/.

11.3. *Certification:* With each final receivable intended for public distribution (report, presentations posted to the Internet, public outreach materials), Consultant shall include a descriptive summary describing how all deliverable documents were assessed for accessibility (e.g., Microsoft Word accessibility check; Adobe Acrobat accessibility check, or other commonly accepted compliance check).

11.4. *Alternate Format:* When it is strictly impossible due to the unavailability of technologies required to produce an accessible document, Consultant shall identify the anticipated accessibility deficiency prior to commencement of any work to produce such deliverables. Consultant agrees to cooperate with District staff in the development of alternate document formats to maximize the facilitative features of the impacted document(s); e.g., embedding the document with alt-tags that describe complex data/tables.

11.5. *Noncompliant Materials; Obligation to Cure:* Remediation of any materials that do not comply with District's Web Site Accessibility Policy shall be the responsibility of Consultant. If District, in its sole and absolute discretion, determines that any deliverable intended for use or publication on any District managed or District funded Web site does not comply with District Accessibility Standards, District will promptly inform Consultant in writing. Upon such notice, Consultant shall, without charge to District, repair or replace the non-compliant materials within such period of time as specified by District in writing. If the required repair or replacement is not completed within the time specified, District shall have the right to do any or all of the following, without prejudice to District's right to pursue any and all other remedies at law or in equity:

a. Cancel any delivery or task order
b. Terminate this Agreement pursuant to the provisions of Article 6 (Termination); and/or
c. In the case of custom Electronic and Information Technology (EIT) developed by Consultant for District, District may have any necessary changes or repairs performed by itself or by another contractor. In such event, Consultant shall be liable for all expenses incurred by District in connection with such changes or repairs.

11.6. *District's Rights Reserved:* Notwithstanding the foregoing, District may accept deliverables that are not strictly compliant with District Accessibility Standards if District, in its sole and absolute discretion, determines that acceptance of such products or services is in District's best interest.

12. REPRESENTATIONS OF CONSULTANT

12.1. *Status of Consultant:* The parties intend that Consultant, in performing the services specified herein, shall act as an independent contractor and shall control the work and the manner in which it is performed. Consultant is not to be considered an agent or employee of District and is not entitled to participate in any pension plan, worker's compensation plan, insurance, bonus, or similar benefits District provides its employees. In the event District exercises its right to terminate this Agreement pursuant to Article 6 (Termination), Consultant expressly agrees that it shall have no recourse or right of appeal under rules, regulations, ordinances, or laws applicable to employees.

12.2. *Communication with District's Contractor:* All communication shall be between Consultant and District. Consultant shall have no authority to act on behalf of District, to stop work, to interpret conditions of the construction contract, or to give direction to District's contractor. Nothing in this provision shall serve to limit Consultant's responsibility to provide such engineering or related services as are required to complete other work or correct any errors or omissions of Consultant in the performance of services under this Agreement.

12.3. *No Suspension or Debarment:* Consultant warrants that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in covered transactions by any federal department or agency. Consultant also warrants that it is not suspended or debarred from receiving federal funds as listed in the List of Parties Excluded from Federal Procurement or Non-procurement Programs issued by the General Services Administration.

12.4. *Taxes:* Consultant agrees to file federal and state tax returns and pay all applicable taxes on amounts paid pursuant to this Agreement and shall be solely liable and responsible to pay such taxes and other obligations, including, but not limited to, state and federal income and FICA taxes. Consultant agrees to indemnify and hold District harmless from any liability which it may incur to the United States or to the State of California or to any other public entity as a consequence of Consultant's failure to pay, when due, all such taxes and obligations. In case District is audited for compliance regarding any withholding or other applicable taxes, Consultant agrees to furnish District with proof of payment of taxes on these earnings.

12.5. *Records Maintenance:* Consultant shall keep and maintain full and complete documentation and accounting records concerning all services performed that are compensable under this Agreement and shall make such documents and records available to District for inspection at any reasonable time. Consultant shall maintain such records for a period of four (4) years following completion of work hereunder.

12.6. *Conflict of Interest:* Consultant covenants that it presently has no interest and that it will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of its services hereunder. Consultant further covenants that in the performance of this Agreement no person having any such interests shall be employed. In addition, if required by law or requested to do so by District, Consultant shall submit a completed Fair Political Practices Commission Statement of Economic Interests (Form 700) with District within 30 calendar days after the Effective Date of this Agreement and each year thereafter during the term of this Agreement, or as required by state law.

12.7. *Statutory Compliance/Living Wage Ordinance:* Consultant agrees to comply, and to ensure compliance by its subconsultants or subcontractors, with all applicable federal, state and local laws, regulations, statutes and policies, including but not limited to the County of Sonoma Living Wage Ordinance, applicable to the services provided under this Agreement as they exist now and as they are changed, amended or modified during the term of this Agreement. Without limiting the generality of the foregoing, Consultant expressly acknowledges and agrees that this Agreement is subject to the provisions of Article XXVI of Chapter 2 of the Sonoma County Code, requiring payment of a living wage to covered employees. Noncompliance during the term of the Agreement will be considered a material breach and may result in termination of the Agreement or pursuit of other legal or administrative remedies.

12.8. *Nondiscrimination:* Consultant shall comply with all applicable federal, state, and local laws, rules, and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition, pregnancy, disability, sexual orientation or other prohibited basis. All nondiscrimination rules or regulations required by law to be included in this Agreement are incorporated herein by this reference.

12.9. *Assignment of Rights:* Consultant assigns to District all rights throughout the world in perpetuity in the nature of copyright, trademark, patent, right to ideas, in and to all versions of the plans and specifications, if any, now or later prepared by Consultant in connection with this Agreement. Consultant agrees to take such actions as are necessary to protect the rights assigned to District in this Agreement, and to refrain from taking any action which would impair those rights. Consultant's responsibilities under this provision include, but are not limited to, placing proper notice of copyright on all versions of the plans and specifications as District may direct, and refraining from disclosing any versions of the plans and specifications to any third party without first obtaining written permission of District. Consultant shall not use or permit another to use the plans and specifications in connection with this or any other project without first obtaining written permission of District.

12.10. *Ownership and Disclosure of Work Product:* All reports, original drawings, graphics, plans, studies, and other data or documents ("documents"), in whatever form or format, assembled or prepared by Consultant or Consultant's subcontractors, consultants, and other agents in connection with this Agreement shall be the property of District. District shall be entitled to immediate possession of such documents upon completion of the work pursuant to this Agreement. Upon expiration or termination of this Agreement, Consultant shall promptly deliver to District all such documents, which have not already been provided to District in such form or format as District deems appropriate. Such documents shall be and will remain the property of District without restriction or limitation. Consultant may retain copies of the above described documents but agrees not to disclose or discuss any information gathered, discovered, or generated in any way through this Agreement without the express written permission of District.

12.11. *District Liability:* District is a separate legal entity from Sonoma County Water Agency, operated under contract by Sonoma County Water Agency. To the extent any work under this Agreement relates to District activities, Consultant shall be paid exclusively from District funds. Consultant agrees that it shall make no claim for compensation for Consultant's services against Sonoma County Water Agency funds and expressly waives any right to be compensated from other funds available to Sonoma County Water Agency.

13. PREVAILING WAGES

13.1. *General:* Consultant shall pay to any worker on the job for whom prevailing wages have been established an amount equal to or more than the general prevailing rate of per diem wages for (1) work of a similar character in the locality in which the work is performed and (2) legal holiday and overtime work in said locality. The per diem wages shall be an amount equal to or more than the stipulated rates contained in a schedule that has been ascertained and determined by the Director of the State Department of Industrial Relations and

District to be the general prevailing rate of per diem wages for each craft or type of workman or mechanic needed to execute this Agreement. Consultant shall also cause a copy of this determination of the prevailing rate of per diem wages to be posted at each site work is being performed, in addition to all other job site notices prescribed by regulation. Copies of the prevailing wage rate of per diem wages are on file at District and will be made available to any person upon request.

13.2. *Subcontracts:* Consultant shall insert in every subcontract or other arrangement which Consultant may make for performance of such work or labor on work provided for in the Agreement, provision that Subcontractor shall pay persons performing labor or rendering service under subcontract or other arrangement not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the work is performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work fixed in the Labor Code. Pursuant to Labor Code section 1775(b)(1), Consultant shall provide to each Subcontractor a copy of sections 1771, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code.

13.3. *Compliance Monitoring and Registration*: This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Consultant shall furnish and shall require all subcontractors to furnish the records specified in Labor Code section 1776 (e.g. electronic certified payroll records) directly to the Labor Commissioner in a format prescribed by the Labor Commissioner at least monthly (Labor Code 1771.4 (a)(3)). Consultant and all subcontractors performing work that requires payment of prevailing wages shall be registered and qualified to perform public work pursuant to Labor Code section 1725.5 as a condition to engage in the performance of any services under this Agreement.

13.4. *Compliance with Law:* In addition to the above, Consultant stipulates that it shall comply with all applicable wage and hour laws, including without limitation Labor Code sections 1725.5, 1775, 1776, 1777.5, 1813, and 1815 and California Code of Regulations, Title 8, section 16000, et seq.

14. DEMAND FOR ASSURANCE

14.1. Each party to this Agreement undertakes the obligation that the other's expectation of receiving due performance will not be impaired. When reasonable grounds for insecurity arise with respect to the performance of either party, the other may in writing demand adequate assurance of due performance and until such assurance is received may, if commercially reasonable, suspend any performance for which the agreed return has not been received. “Commercially reasonable” includes not only the conduct of a party with respect to performance under this Agreement, but also conduct with respect to other agreements with parties to this Agreement or others. After receipt of a justified demand, failure to provide within a reasonable time, but not exceeding thirty (30) days, such assurance of due performance as is adequate under the circumstances of the particular case is a repudiation of this Agreement. Acceptance of any improper delivery, service, or payment does not prejudice the aggrieved party's right to demand adequate assurance of future performance. Nothing in this Article 13 limits District's right to terminate this Agreement pursuant to Article 6 (Termination).

15. ASSIGNMENT AND DELEGATION

15.1. *Consent:* Neither party hereto shall assign, delegate, sublet, or transfer any interest in or duty under this Agreement without the prior written consent of the other, and no such transfer shall be of any force or effect whatsoever unless and until the other party shall have so consented.

15.2. *Subcontracts:* Notwithstanding the foregoing, Consultant may enter into subcontracts with the subconsultants specifically identified herein. If no subconsultants are listed, then no subconsultants will be utilized in the performance of the work specified in this Agreement. Approved subconsultants are as follows:

Name	Type of Services	Prevailing Wages Apply? Y/N
RGH	Geotechnical Engineering	N

15.3. *Change of Subcontractors or Subconsultants:* If, after execution of the Agreement, parties agree that subconsultants not listed in Paragraph 15.2 will be utilized, Consultant may enter into subcontracts with subconsultants to perform other specific duties pursuant to the provisions of this Paragraph 15.3. The following provisions apply to any subcontract entered into by Consultant other than those listed in Paragraph 15.2:

a. Prior to entering into any contract with subconsultant, Consultant shall obtain District approval of subconsultant.

b. All agreements with subconsultants shall (a) contain indemnity requirements in favor of District in substantially the same form as that contained in Article 7 (Indemnification), (b) contain language that the subconsultant may be terminated with or without cause upon reasonable written notice, and (c) prohibit the assignment or delegation of work under the agreement to any third party.

15.4. *Summary of Subconsultants' Work:* Consultant shall provide District with a summary of work performed by subconsultants with each invoice submitted under Paragraph 4.3. Such summary shall identify the individuals performing work on behalf of subconsultants and the total amount paid to subconsultant, broken down by the tasks listed in the Scope of Work.

16. MEDIATION OF DISPUTES

16.1. If a dispute arises out of or relates to this Agreement, or an alleged breach thereof, and if the dispute cannot be settled through negotiation, before resorting to litigation, District and Consultant agree first to try in good faith to settle the dispute by mediation. Mediation shall be non-binding and utilize the services of a mediator mutually acceptable to the parties and, if the parties cannot agree, a mediator selected by the American Arbitration Association from its panel of approved mediators trained in construction industry mediation. All statutes of limitation shall be tolled from the date of the demand for mediation until a date two weeks following the mediation's conclusion. If the dispute also involves claims against or by a construction contractor who has used or otherwise relied on any work product of Consultant, the Parties agree that the mediation required by this Article 16 will include the construction contractor as a participant. The cost of mediation shall be equally shared by the participating parties. Unless the participation of a construction contractor is required and that indispensable contractor is subject to an incompatible stipulation with the District with regard to the same matters, the parties further agree that:

a. The mediation shall be conducted in Santa Rosa, California.

b. Unless otherwise agreed to in writing by the parties participating in the mediation, the mediation shall be concluded no later than sixty (60) days after the first mediation session. If the dispute has not been resolved at that time, any party may elect at that time to pursue litigation.

c. The parties agree to exchange all relevant non-privileged documents before the first scheduled mediation session.

17. METHOD AND PLACE OF GIVING NOTICE, SUBMITTING BILLS, AND MAKING PAYMENTS

17.1. *Method of Delivery:* All notices, bills, and payments shall be made in writing and shall be given by personal delivery, U.S. Mail, courier service, or electronic means. Notices, bills, and payments shall be addressed as specified in Paragraph 3.2.

17.2. *Receipt:* When a notice, bill, or payment is given by a generally recognized overnight courier service, the notice, bill, or payment shall be deemed received on the next business day. When a copy of a notice, bill, or payment is sent by electronic means, the notice, bill, or payment shall be deemed received upon transmission as long as (1) the original copy of the notice, bill, or payment is deposited in the U.S. mail and postmarked on the date of the electronic transmission (for a payment, on or before the due date), (2) the sender has a written confirmation of the electronic transmission, and (3) the electronic transmission is transmitted before 5 p.m. (recipient's time). In all other instances, notices, bills, and payments shall be effective upon receipt by the recipient. Changes may be made in the names and addresses of the person to whom notices are to be given by giving notice pursuant to this Article 17.

18. MISCELLANEOUS PROVISIONS

18.1. *No Bottled Water:* In accordance with District Board of Directors Resolution No. 09-0920, dated September 29, 2009, no District funding shall be used to purchase single-serving, disposable water bottles for use in District facilities or at District-sponsored events. This restriction shall not apply when potable water is not available.

18.2. *No Waiver of Breach:* The waiver by District of any breach of any term or promise contained in this Agreement shall not be deemed to be a waiver of such term or promise or any subsequent breach of the same or any other term or promise contained in this Agreement.

18.3. *Construction:* To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby. Consultant and District acknowledge that they have each contributed to the making of this Agreement and that, in the event of a dispute over the interpretation of this Agreement, the language of the Agreement will not be construed against one party in favor of the other. Consultant and District acknowledge that they have each had an adequate opportunity to consult with counsel in the negotiation and preparation of this Agreement.

18.4. *Consent:* Wherever in this Agreement the consent or approval of one party is required to an act of the other party, such consent or approval shall not be unreasonably withheld or delayed.

18.5. *No Third-Party Beneficiaries:* Except as provided in Article 7 (Indemnification), nothing contained in this Agreement shall be construed to create and the parties do not intend to create any rights in third parties.

18.6. *Applicable Law and Forum:* This Agreement shall be construed and interpreted according to the substantive law of California, regardless of the law of conflicts to the contrary in any jurisdiction. Any action to enforce the terms of this Agreement or for the breach thereof shall be brought and tried in Santa Rosa or in the forum nearest to the City of Santa Rosa, in the County of Sonoma.

18.7. *Captions:* The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

18.8. *Merger:* This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to

Code of Civil Procedure section 1856. Each Party acknowledges that, in entering into this Agreement, it has not relied on any representation or undertaking, whether oral or in writing, other than those which are expressly set forth in this Agreement. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

18.9. *Survival of Terms:* All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

18.10. *Time of Essence:* Time is and shall be of the essence of this Agreement and every provision hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date last signed by the parties to the Agreement.

Reviewed as to funds:

TW 18/19-024

By: ______________________________
Sonoma County Water Agency
Division Manager - Administrative Services

Approved as to form:

By: ______________________________
Cory O'Donnell, Deputy County Counsel

Insurance Documentation is on file with District

Date/TW Initials: rlm 10/26/18

Sonoma Valley County Sanitation District

By: ______________________________
Grant Davis
General Manager

Date: ______________________________

Prunuske Chatham, Inc., a California corporation

By: [redacted]

STEVEN CHATHAM
(Please print name here)

Title: PRESIDENT

Date: 10/29/2018

DIR Registration #: 1000000996

Exhibit A

Scope of Work

1. PROJECT DESCRIPTION

1.1. A portion of District's sewer pipeline runs parallel to Sonoma Creek and crosses Kohler and Sonoma creeks near the confluence of these two channels. Bank and bed erosion have put this portion of the pipe system at risk of damage at three locations. The work includes identifying, at the concept level, treatments for channel bed and banks, including related incidental modifications of the pipe system in the immediate vicinity (Project). Habitat for salmonids and California freshwater shrimp is a primary design consideration. A map of the Project is included in Exhibit E (Map).

2. GENERAL

2.1. Consultant agrees to perform obligations described in this Agreement and to furnish necessary engineering skills, services, labor, supplies, supervision, and materials required to perform and complete the Project.

2.2. By execution of this Agreement, Consultant warrants that it has carefully examined the Project site and has satisfied itself of local and special conditions affecting this Scope of Work. Tests, survey results, geotechnical reports, or other data or information, whether furnished by District, or referenced in this Agreement, are for Consultant's convenience. District does not guarantee that such tests or preliminary investigations or other data and information are accurate and assumes no responsibility whatsoever as to their accuracy or interpretation. Consultant shall satisfy itself as to the accuracy or interpretation of such tests or survey results or other information or data.

3. TASKS

3.1. Task 1: Background Research

a. Review existing information such as previous design work, photos, geomorphic assessments, and as-built drawings.
b. Review selected Sonoma Creek geomorphic analysis work done by others to date.
c. Prepare preliminary cultural resources assessment.

3.2. Task 2: Cost Estimates

a. Prepare a planning-level construction-cost estimate of proposed alternatives to be considered.

b. For selected alternative, prepare refined planning level cost estimates for the following:
   - i. Design and development of bid documents.
   - ii. Statement of Probable Construction Costs broken down by bid item, and revise as required herein. Provide estimated quantities for unit priced items.
   - iii. Procuring permits.
   - iv. Monitoring.

3.3. Task 3: Design Services

a. Preliminary Design:
   - i. Consult with District to define and clarify District's requirements for the Project and available data.
   - ii. Geomorphic Assessment:
     - a) Review HEC-RAS 2D model of existing conditions.
     - b) Study constraints, existing topography, and hydraulic geometry
     - c) Prepare a brief assessment of existing fluvial geomorphic conditions at the site, including observations made during kick-off meeting channel walk and relevant information of Consultant-reviewed fluvial geomorphic assessments of Sonoma Creek by others.
   - iii. Identify, consult with, and analyze requirements of governmental authorities having jurisdiction (Resource Agencies) to approve the portions of the Project designed or specified by Consultant including, but not limited to, California Department of Fish and Wildlife, Regional Water Quality Control Board, United States Army Corps of Engineers, United States Department of Fish and Wildlife, National Oceanic and Atmospheric Administration, and National Marine Fisheries Service.
   - iv. Identify and evaluate at least three alternative solutions available to District and, after consultation with District, recommend to District those solutions that in Consultant's judgment meet District's requirements for the Project.
   - v. Identify key utility locations and identify utility conflicts, if any.

b. Concept Design:
   - i. Prepare Project conceptual design, incorporating design criteria provided by District.
   - ii. Identify and perform sufficient site investigation(s) for purpose of developing Project design.
   - iii. Include draft and final technical memoranda summarizing the design parameters.
   - iv. Prepare a detailed construction cost estimate for the Project as described in paragraph 3.2.
   - v. Incorporate known applicable requirements into Project.

c. Meetings:
  i. Kick Off Meeting:
    a) Discuss Project scope and schedule.
    b) Key personnel meet on site, review scope, observe existing conditions, distinguish constraints (geometry, existing features, landowner authorization, construction access).
    c) Walk upstream and downstream, observe and photograph notable existing conditions.
  ii. Design Workshop:
    a) Conduct design workshop with Consultant's Project Manager, Civil Engineer, Landscape Architect, and District:
      - Identify three long-term (10+ year life) options for each area (A, B, and C).
      - Identify possible interim measures that could be implemented immediately (e.g., vegetation thinning, coir fabric installation, willow staking, brush mats).
      - Select one option for each area for variable levels of protection (e.g., minimal, moderate, robust) and best value.
      - Consider ease of permitting, cost, level of protection for the sewer pipe, and related concerns.
  iii. On-Site meeting with Resource Agencies and District to present viable or preferred alternatives.

d. Meeting Information:
  i. Arrange, attend, prepare agendas for, and conduct meetings at each design stage.
  ii. Prepare technical memorandum summarizing design parameters.
  iii. Prepare meeting minutes for each meeting.
  iv. Hold meetings at District's Office, 404 Aviation Boulevard, Santa Rosa, California, or at the Project site.

3.4. Task 4: Drafting Services

a. Prepare draft concept drawings (section and plan views as needed) for each of three options for each area (A, B, and C).

b. Prepare final concept level drawing set of preferred option (three sites combined in one drawing set) (section and plan views, as needed).

3.5. Task 5: Schedule and Submittal of Documents

a. Perform services and submit documents to District for review and approval in accordance with the schedule included in Exhibit B (Schedule and Submittals).

b. Submittal requirements:
  i. Comply with requirements of Article 11 (Content Online Accessibility).

ii. Provide electronic copies in GIS format as Environmental Systems Research Institute (ESRI) Shapefile(s) and AutoCAD “e Transmit” file(s).

Exhibit B

Schedule and Submittals

MILESTONE	DOCUMENTS TO BE SUBMITTED	CALENDAR DAYS
Notice to Proceed with Design	-	immediately upon execution of this Agreement
Kick-off Meeting Submittal	• 10 copies of Kick-off meeting agenda	Within 7 calendar days prior to Kick-off meeting
Kick-off Meeting	-	within 10 calendar days following Notice to Proceed with Design
Kick-off Meeting Minutes	• One electronic copy of meeting minutes	within 7 calendar days of Kick-off Meeting
Design Workshop Submittal	• Draft fluvial geomorphic assessment • Assumptions and preliminary conclusions • 10 copies of Design Workshop agenda	within 56 calendar days after Kick-off Meeting
Design Workshop	-	within 63 calendar days after Kick-off Meeting
Design Workshop Minutes	• One electronic copy of meeting minutes	within 7 calendar days of Design Workshop
Concept Drawing Submittal (3 alternatives)	• Concept drawings for 3 alternatives at each site • Preliminary planning-level cost estimates for each alternative • Draft conceptual design memo	within 56 calendar days after Design Workshop
Resource Agency Meeting	•	within 63 calendar days after Design Workshop
Resource Agency Meeting Minutes	• One electronic copy of meeting minutes	within 7 calendar days of Resource Agency Meeting
Final Submittal	• Technical design memorandum • Complete set of concept design drawings (one preferred option for each site) • Statement of Probable Construction Costs	within 30 calendar days after Resource Agency Meeting

Exhibit C

Schedule of Costs

PERSONNEL	
Title	**Rates**
Project Manager	$180 per hour
Principal Engineer	$170 per hour
Principal Landscape Architect	$170 per hour
Civil Engineer	$140 per hour
Principal Hydrogeologist/Geomorphologist	$160 per hour
Senior Environmental Planner	$140 per hour
EIT Assistant Engineer	$105 per hour
Engineer/Architect Assistant	$95 per hour
EXPENSES	
Item	**Cost**
Subconsultant: RGH	at cost plus 15%, not to exceed $7,000
Vehicle	$75 per day

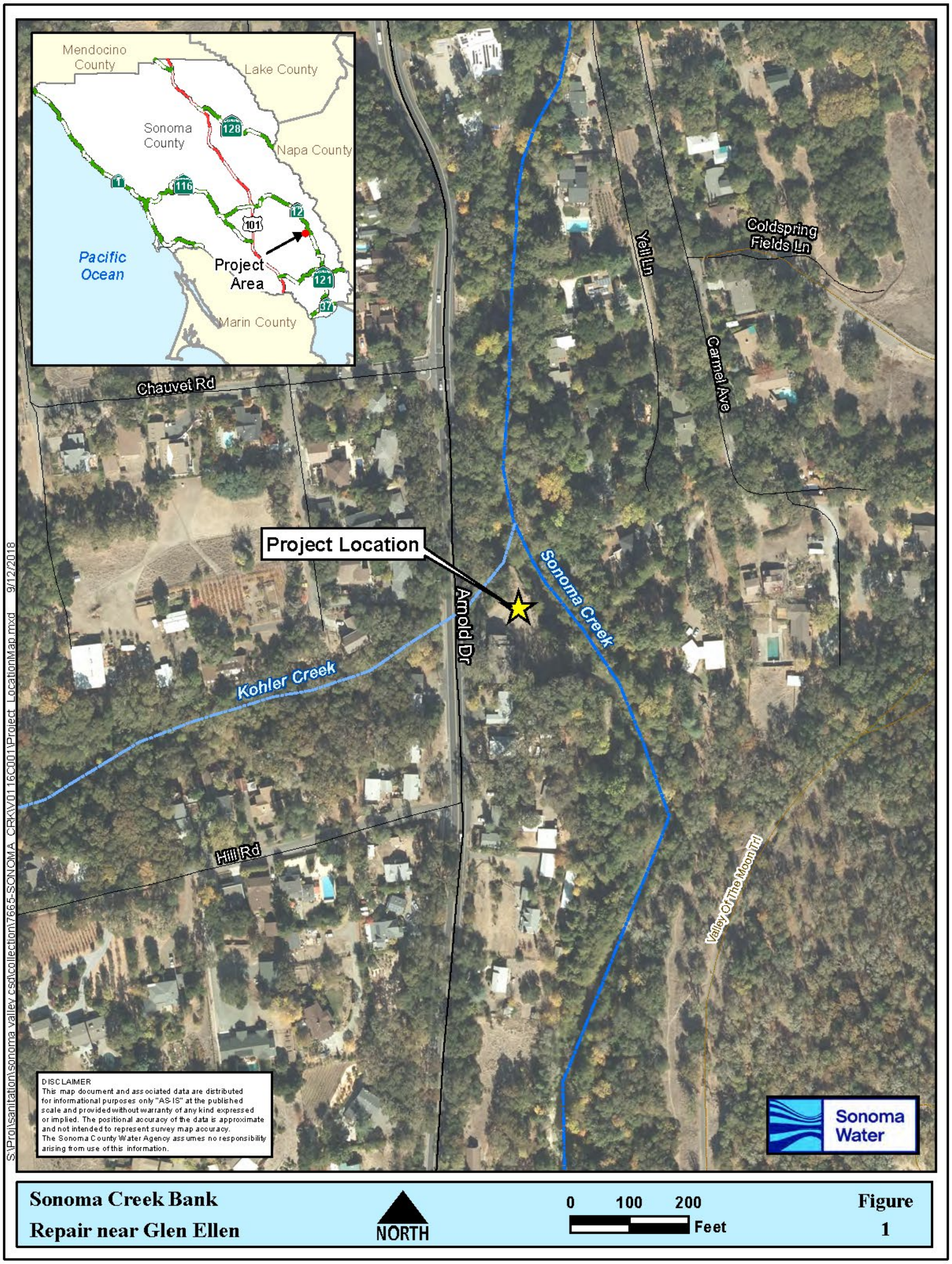
Exhibit D

Estimated Budget for Scope of Work

	Project Manager	Principal Engineer	Principal Landscape Architect	Civil Engineer II	Principal Hydrologist/ Geomorph.	Sr Enviro Planner	EIT Assist Engineer	Engineer/ Architect Assistant	Sub	Vehicle	Line Item SubTotals	Sub
	Hour	Hour	Hour	Hour	Hour	Hour	Hour	Hour	Cost	Day	Cost	
Task	$180	$170	$170	$140	$160	$140	$105	$95	1.15	$75		
Background research												
Procure District existing information		1					1				$275	
Previous geomorphic assessments					4						$640	
Geotechnical literature review		1							$3,450		$3,620	RGH
Cultural resources, preliminary report						1			$2,875		$3,015	
On site kickoff meeting and walk through	5	5	5		5				$920	2	$4,470	RGH
Topographic survey												
assess existing topo, request survey update		2	1								$510	
field check updated topo survey		4								1	$755	
build layer showing existing sewer as built		2		8							$1,460	
Geomorphic assessment												
Review existing conditions HEC-RAS		4			4		4				$1,740	
Prepare fluvial geomorphic assessment brief	2	2			12						$2,620	
Options development and design memo												
Study constraints, existing topo, hydraulics, etc	2	4	4		2						$2,040	
Design session	4	4	4						$800		$3,000	
Meet with resource agencies (regulators)	4		4			8				2	$2,670	
Prepare draft concept drawings												
3 options Area A	1	1	12					8			$3,150	
3 options Area B	1	1	12					8			$3,150	
3 options Area C	1	1	12					8			$3,150	
Cost Estimates												
3 options Area A	3						3				$855	
3 options Area B	3						3				$855	
3 options Area C	3						3				$855	
Draft concept design memo and submittal	1	12	1		1			4			$2,930	
Options review and preferred option selection at District	4	4	4							1	$2,155	
Planning phase cost estimates for selected options	8	1	1				4				$2,200	
Concept drawing set preferred option all three areas	1	2	2					16			$2,380	
Final conceptual design memo	1	2	1					4			$1,070	
Totals	44	53	63	8	28	9	18	48	$7,100	6	**$49,565**	

Exhibit E

Map



DISCLAIMER
This map document and associated data are distributed for informational purposes only "AS-IS" at the published scale and provided without warranty of any kind expressed or implied. The positional accuracy of the data is approximate and not intended to represent survey map accuracy.
The Sonoma County Water Agency assumes no responsibility arising from use of this information.

Sonoma Creek Bank Repair near Glen Ellen

Figure 1

Exhibit F

Insurance Requirements

With respect to performance of work under this Agreement, Consultant shall maintain and shall require all of its subcontractors, consultants, and other agents to maintain insurance as described below unless such insurance has been expressly waived by the attachment of a *Waiver of Insurance Requirements*. Any requirement for insurance to be maintained after completion of the work shall survive this Agreement.

District reserves the right to review any and all of the required insurance policies and/or endorsements, but has no obligation to do so. Failure to demand evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency shall not relieve Consultant from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

1. INSURANCE

1.1. Workers Compensation and Employers Liability Insurance

a. Required if Consultant has employees as defined by the Labor Code of the State of California.

b. If Consultant currently has no employees as defined by the Labor Code of the State of California, Consultant agrees to obtain the above-specified Workers Compensation and Employers' Liability insurance should employees be engaged during the term of this Agreement or any extensions of the term.

1.2. General Liability Insurance

a. Commercial General Liability Insurance on a standard occurrence form, no less broad than Insurance Services Office (ISO) form CG 00 01.

b. Minimum Limits: $1,000,000 per Occurrence; $2,000,000 General Aggregate; $2,000,000 Products/Completed Operations Aggregate. The required limits may be provided by a combination of General Liability Insurance and Commercial Excess or Commercial Umbrella Liability Insurance. If Consultant maintains higher limits than the specified minimum limits, District requires and shall be entitled to coverage for the higher limits maintained by Consultant.

c. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by District. Consultant is responsible for any deductible or self-insured retention and shall fund it upon District's written request, regardless of whether Consultant has a claim against the insurance or is named as a party in any action involving the District.

d. Sonoma County Water Agency and Sonoma Valley County Sanitation District, their officers, agents, and employees, shall be endorsed as additional insureds for liability arising out of operations by or on behalf of the Consultant in the performance of this Agreement.

e. The insurance provided to the additional insureds shall be primary to, and non-contributory with, any insurance or self-insurance program maintained by them.

f. The policy definition of “insured contract” shall include assumptions of liability arising out of both ongoing operations and the products-completed operations hazard (broad form contractual liability coverage including the “f” definition of insured contract in Insurance Services Office form CG 00 01, or equivalent).

g. The policy shall cover inter-insured suits between the additional insureds and Consultant and include a “separation of insureds” or “severability” clause which treats each insured separately.

h. Required Evidence of Insurance:
   i. Copy of the additional insured endorsement or policy language granting additional insured status, and
   ii. Certificate of Insurance.

1.3. Automobile Liability Insurance

a. Minimum Limit: $1,000,000 combined single limit per accident. The required limit may be provided by a combination of Automobile Liability Insurance and Commercial Excess or Commercial Umbrella Liability Insurance.

b. Insurance shall cover all owned autos. If Consultant currently owns no autos, Consultant agrees to obtain such insurance should any autos be acquired during the term of this Agreement or any extensions of the term.

c. Insurance shall cover hired and non-owned autos.

d. Required Evidence of Insurance: Certificate of Insurance.

1.4. Professional Liability/Errors and Omissions Insurance

a. Minimum Limit: $1,000,000 per claim or per occurrence; $1,000,000 annual aggregate.

b. Any deductible or self-insured retention shall be shown on the Certificate of Insurance. If the deductible or self-insured retention exceeds $25,000 it must be approved in advance by District.

c. If Consultant’s services include: (1) programming, customization, or maintenance of software: or (2) access to individuals’ private, personally identifiable information, the insurance shall cover:
   i. Breach of privacy; breach of data; programming errors, failure of work to meet contracted standards, and unauthorized access; and
   ii. Claims against Consultant arising from the negligence of Consultant, Consultant’s employees and Consultant’s subcontractors.

d. If the insurance is on a Claims-Made basis, the retroactive date shall be no later than the commencement of the work.

e. Coverage applicable to the work performed under this Agreement shall be continued for two (2) years after completion of the work. Such continuation coverage may be provided by one of the following: (1) renewal of the existing policy; (2) an extended reporting period endorsement; or (3) replacement insurance with a retroactive date no later than the commencement of the work under this Agreement.

f. Required Evidence of Insurance: Certificate of Insurance specifying the limits and the claims-made retroactive date.

1.5. Standards for Insurance Companies

a. Insurers, other than the California State Compensation Insurance Fund, shall have an A.M. Best's rating of at least A:VII.

1.6. Documentation

a. The Certificate of Insurance must include the following reference: TW 18/19-024.

b. All required Evidence of Insurance shall be submitted prior to the execution of this Agreement. Consultant agrees to maintain current Evidence of Insurance on file with District for the entire term of this Agreement and any additional periods if specified in Sections 1.1, 1.2, 1.3, or 1.4 above.

c. The name and address for mailing Additional Insured endorsements and Certificates of Insurance is: Sonoma Valley County Sanitation District, c/o Sonoma County Water Agency, 404 Aviation Boulevard, Santa Rosa, CA 95403-9019.

d. Required Evidence of Insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.

e. Consultant shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.

f. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

1.7. Policy Obligations

a. Consultant's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

1.8. Material Breach

a. If Consultant fails to maintain insurance which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. District, at its sole option, may terminate this Agreement and obtain damages from Consultant resulting from said breach. Alternatively, District may purchase the required insurance, and without further notice to Consultant, District may deduct from sums due to Consultant any premium costs advanced by District for such insurance. These remedies shall be in addition to any other remedies available to District.

PRUNUCHA1

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/18/2018

PRODUCER

Commercial Lines - (707) 779-1100
USI Insurance Services National, Inc. - CA Lic#: 0D08408
1039 N. McDowell Blvd.
Petaluma, CA 94954-1173

CONTACT NAME: Eileen M. Massa
PHONE (A/C, No, Ext): 707-779-1013
FAX (A/C, No): 610-537-2300
E-MAIL ADDRESS: eileen.massa@usi.com

	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A :	Evanston Insurance Company	35378
INSURER B :	Ohio Security Insurance Company	24082
INSURER C :	Security National Insurance Company.	19879
INSURER D :		
INSURER E :		
INSURER F :		

INSURED

Prunuske Chatham Inc.
400 Morris Street Ste G

Sebastopol, CA 95472

COVERAGES **CERTIFICATE NUMBER:** 13558624 **REVISION NUMBER:** See below

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ☒ OCCUR ☐ ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X		MKLV5ENV100991	07/08/2018	07/08/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☐ ☐			BAS 56623116	07/08/2018	07/08/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ $ $ $
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE 	$ $ $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		SWC1200493	07/01/2018	07/01/2019	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability			MKLV5ENV100991	**07/08/2018**	07/08/2019	$2,000,000 each PL condition	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

MEGL15430516 RE: Reference #TW 18-19-024 - Sonoma and Kohler Creeks sewer crossing.

Sonoma County Water Agency and Sonoma Valley County Sanitation District, their officers, agents, and employees, are included as additional insured under the general liability per the attached endorsement listed above which includes primary wording.

CERTIFICATE HOLDER

Sonoma Valley County Sanitation District
c/o Sonoma County Water Agency
404 Aviation Blvd.
Santa Rosa, CA 95403-9019

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

[redacted]

COMMERCIAL GENERAL LIABILITY

POLICY NUMBER: MKLV5ENV100991

MARKEL®

EVANSTON INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY – OWNERS, LESSEES OR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

A. Section **II** – Who Is An Insured is amended to include as an additional insured any person(s) or organization(s) to whom the insured agrees to provide additional insured status on a primary and non-contributory basis in a written contract, provided such written contract is signed by both parties and executed prior to the commencement of operations, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury", "property damage", or “personal and advertising injury” occurring after:

1. All work on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured at the location of the covered operations, including materials, parts or equipment furnished in connection with such work, has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to Section **III** – Limits Of Insurance:

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits Of Insurance shown in the Declarations;

whichever is less.

This endorsement will not increase the applicable Limits Of Insurance shown in the Declarations.

D. With respect to the coverage provided by this endorsement, the following is added to Paragraph **4.** Other Insurance under Section **IV** – Commercial General Liability Conditions:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to any person(s) or organization(s) qualifying as an additional insured by this endorsement provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

All other terms and conditions remain unchanged.

Attachment #2

List of Qualified Consultants

1. Alluvion Biological Consulting
2. Alta Archaeological
3. Analytical Environmental Services (AES)
4. Anchor QEA
5. Area West Environmental, Inc.
6. Argon, Inc.
7. Ascent Environmental, Inc.
8. Avila & Associates Consulting Engineers
9. Brelje & Race
10. Cardno Entrix
11. Cbec, inc. eco engineering
12. David J. Powers & Associates, Inc.
13. Ducks Unlimited
14. Dudek
15. Environmental Science Associates (ESA)
16. ESSA
17. Far Western Anthro
18. First Carbon Solutions
19. FlowWest
20. The Freshwater Trust
21. geomorphDESIGN
22. GMA Hydrology, Inc.
23. Gold Ridge RCD
24. HELIX Environmental Planning, Inc.
25. Horizon Water and Environment
26. ICF International
27. Integrative Economics, LLC
28. Inter-Fluve
29. LSA Associates, Inc.
30. Olofson Environmental, Inc.
31. Pacific Watershed Associates, Inc.
32. Panorama Environmental, Inc.
33. Prunuske Chatham, Inc.
34. Questa Engineering Corp.
35. RECON Environmental, Inc.
36. RMC Water and Environment (RMC)
37. Sequoia Ecological Consulting, Inc.
38. Sonoma Ecology Center
39. Stillwater Sciences
40. SWCA Environmental Consultants
41. Sophia Mitchell & Associates
42. Tamura Environmental, Inc.
43. Thomas Gast & Associates
44. Tom Origer & Associates
45. Veneklasen Associates
46. Walls Land + Water, LLC
47. WRA Environmental Consultants

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 12
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors
Board of Directors of the Sonoma County Water Agency
Board of Commissioners of the Community Development Commission
Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Auditor-Controller-Treasurer-Tax Collector

Staff Name and Phone Number:
Paul Cocking – 565-2858
Cathy Patton – 565-2073

Supervisorial District(s):

Title: Authority to Invest and Reinvest Funds

Recommended Actions:

Approval of the Concurrent Resolution of the Board of Supervisors of the County of Sonoma and all Districts governed ex-officio by the Board of Supervisors renewing authorization for the County Treasurer to assume full responsibility for all transactions and expenditures related to the investment and reinvestment of funds on deposit in the County Treasury

Executive Summary:

This item provides for the annual review of the delegated authority of the Board to the Treasurer to invest and reinvest funds as provided for in County Ordinance 5037 and the County of Sonoma Statement of Investment Policy.

Discussion:

The Board of Supervisors adopted County Ordinance 5037 on June 17, 1997. The Ordinance permits the annual delegation of the authority to invest and reinvest funds held on deposit in the county Treasury, as well as the authority to sell or exchange securities. The County Treasurer then assumes full responsibilities for all transactions and expenditures related to the investment and reinvestment of funds on deposit in the Sonoma County Treasury until the annual delegation expires or until the Board revokes it delegation of authority by ordinance.

Authority is also requested in order to be in compliance with the County of Sonoma Statement of Investment Policy, approved by the Board of Supervisors on January 9, 2018. Section 6 of the Policy states the Sonoma County Board of Supervisors, by resolution, has delegated investment responsibility for the Sonoma County Investment Program to the Auditor-Controller-Treasurer-Tax Collector.

Prior Board Actions:

01-09-2018 – Board of Supervisors approved the Statement of Investment Policy and Resolution #18-0006 Delegating Authority to Invest & Reinvest
01-10-2017 – Board of Supervisors approved the Statement of Investment Policy and Resolution #17-005 Delegating Authority to Invest & Reinvest
12-15-2015 – Board of Supervisors approved the Statement of Investment Policy and Resolution #15-0489 Delegating Authority to Invest & Reinvest
These have been approved yearly prior, since 1997.

Strategic Plan Alignment	Goal 3: Invest in the Future

The Treasurer maintains a balanced investment portfolio to ensure sufficient liquidity for County programs.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):			
Attachments:			
Resolution of the Board of Supervisors			
Related Items “On File” with the Clerk of the Board:			

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018

Resolution Number: ____________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, The Board Of Directors Of The Sonoma County Water Agency, The Board Of Commissioners Of The Community Development Commission, And The Board Of Directors Of The Sonoma County Agricultural Preservation And Open Space District, Authorizing The County Treasurer To Assume Full Responsibility For All Transactions And Expenditures Related To The Investment And Reinvestment Of Funds On Deposit In The County Treasury

Whereas, Ordinance 5037 dated June 17, 1997 authorized the County Treasurer of the County of Sonoma to invest and reinvest funds as provided by California Government Code Sections 27000.0 and 27000.3; and

Whereas, the Sonoma County Treasurer as has been designated as the agent of the County with regards to investment of funds, to serve as fiduciary of the funds and be subject to the Prudent Investor Standard; and

Whereas, Government Code Section 53607 allows Board to renew this one-year delegation annually.

Now, Therefore, Be It Resolved that the Board of Supervisors, acting as the Governing Board of Sonoma County and as the Governing Board of Directors of the various districts listed above, hereby renews it delegation of authority for investments to the Treasurer of Sonoma County to invest and reinvest funds as provided by Government Code Section 27000.1 and 27000.3.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma Agenda Item Summary Report

Agenda Item Number: 13
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To:	Board of Supervisors		
Board Agenda Date:	December 11, 2018	**Vote Requirement:**	Majority
Department or Agency Name(s):	Board of Supervisors		
Staff Name and Phone Number:	Supervisor Gorin, 565-2241	**Supervisorial District(s):**	First
Title:	Disbursement of Fiscal Year 2018-2019 First District Community Investment Fund Grant Awards		

Recommended Actions:

Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following non-profit entities for advertising and economic development efforts for FY 2018-2019: Sonoma Hometown Band for Sonoma Hometown Band Holiday Concert, $500; California Poets in the Schools for Sonoma Poetry Festival, $250; Mi Futuro DBA Latino Service Providers for Healthcare Career Technical Education Symposium, $250; Luther Burbank Rose Parade and Festival DBA LBR Parade and Festival for the 125th Rose Parade and Festival, $250; Sonoma County Farm Trails, $250.

Executive Summary:

Community Non-Profit Grants for Local Events, Organizations, and Economic Development Grants of the Community Investment Fund Policy provides grant allocations to each Supervisor, to be distributed at the Supervisor’s discretion. The First District has reviewed applications and wishes to recommend the following FY 2018-2019 grant awards:

1.) Sonoma Hometown Band for expenses related to their 2018 Sonoma Hometown Band Holiday Concert which is free to the community, $500;
2.) California Poets in the Schools for expenses related to the 2019 Sonoma Poetry Festival, which empowers students of all ages and builds community through literary arts, $250;
3.) Mi Futuro DBA Latino Service Providers for the 2019 Healthcare Career Technical Education Symposium which provides a professional level conference experience to Sonoma County youth including all major high schools in District 1, $250;
4.) Luther Burbank Rose Parade and Festival DBA LBR Parade and Festival for advertising and promotion of the 125th Rose Parade and Festival, $250;
5.) Sonoma County Farm Trails for event and production costs related to Fall 2018, Holiday 2018 and Spring 2019 Farm Trails, $250.

Discussion:

The Sonoma County Community Investment Fund grant program utilizes a portion of the Transient Occupancy Tax (TOT) to encourage tourism, economic development, and community engagement through a variety of grant award and funding avenues. The program provides various grants to community non-profits for advertising and economic development events and the county as a visitor destination with the goal of advancing economic growth through tourism. Additionally, the program provides grants to promote agricultural promotion as well as address impacts on safety due to tourism. The program provides funding to the Regional Parks Department as well as the Economic Development Department and a number of other county department activities, all with the focus of encouraging tourism and awareness of Sonoma County.

The Community Investment Fund Policy is divided into different categories. The Board established the Local Events, Organizations, and Economic Development category to assist small cultural, artistic, and countywide events and organizations as well as events occurring during the off peak tourism season (November 15 through April 15) with funding for advertising and economic development efforts that promote Sonoma County and encourage visitors to frequent the county throughout the entire year. Funding for these events and organizations is provided at the discretion of each Supervisorial District based on an overall allocation of $250,000 divided equally across each district. Events and organizations make requests throughout the year to the Supervisorial District in which their event/organization exists.

Funds will be distributed upon approval of these awards by the Board of Supervisors and execution of the Community Investment Fund grant agreement (contract) by the entity. The contracts will be executed by the County Administrator, or designee. The contracts will require the County seal on promotional materials produced using the grant award and will require submission to the County Administrator's Office of advertising and promotional activity receipts up to the total amount of the grant award.

Activities performed utilizing Community Investment Program funds provide public benefits that serve important community needs under Government Code Section 26277.

Prior Board Actions:

9/18/18: Awarded $20,500 in FY 2018-2019 Local Events, Organizations, and Economic Development grants for District 1
10/16/18: Awarded $5,000 in FY 2018-2019 Local Events, Organizations, and Economic Development grants for District 1

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Grant funds allow non-profit partners to advertise and grow local events and encourage tourism thereby promoting economic development and growth.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	1,500		
Additional Appropriation Requested		▨	▨
Total Expenditures	1,500		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	1,500		
Use of Fund Balance			
Contingencies			
Total Sources	1,500		

Narrative Explanation of Fiscal Impacts:

Funds are included in the FY 2018-2019 budget.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

None.

Related Items "On File" with the Clerk of the Board:

Community Investment Fund Policy

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 14
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:
Supervisor David Rabbitt, (707) 565-2241

Supervisorial District(s):
Second

Title: Disbursement of Fiscal Year 2018-2019 Second District Community Investment Fund Grant Awards

Recommended Actions:

Approve Community Investment Fund grant awards and Authorize the County Administrator, or designee, to execute an agreement with the following non-profit entity for advertising and economic development efforts for FY 2018-2019: Los Cien Sonoma County, $1,750.

Executive Summary:

Community Non-Profit Grants for Local Events, Organizations, and Economic Development Grants of the Community Investment Fund policy provides grant allocations to each Supervisor, to be distributed at the Supervisor's discretion. The Second District has reviewed the applications and wishes to recommend the following FY 2018-2019 grant award:

1.) Los Cien Sonoma County for support of the annual State of Latino Community Forum and ongoing monthly forums and events.

Discussion:

The Sonoma County Community Investment Fund grant program utilizes a portion of the Transient Occupancy Tax (TOT) to encourage tourism, economic development, and community engagement through a variety of grant award and funding avenues. The program provides various grants to community non-profits for advertising and economic development events and the county as a visitor destination with the goal of advancing economic growth through tourism. Additionally, the program provides grants to promote agricultural promotion as well as address impacts on safety due to tourism. The program provides funding to the Regional Parks Department as well as the Economic Development Department and a number of other county department activities, all with the focus of encouraging tourism and awareness of Sonoma County.

The Community Investment Fund Policy is divided into different categories. The Board established the Local Events, Organizations, and Economic Development category to assist small cultural, artistic, and countywide events and organizations as well as events occurring during the off peak tourism season (November 15 through April 15) with funding for advertising and economic development efforts that promote Sonoma County and encourage visitors to frequent the county throughout the entire year. Funding for these events and organizations is provided at the discretion of each Supervisorial District based on an overall allocation of $250,000 divided equally across each district. Events and organizations make requests throughout the year to the Supervisorial District in which their event/organization exists.

Funds will be distributed upon approval of these awards by the Board of Supervisors and execution of the Community Investment Fund grant agreement (contract) by the entity. The contracts will be executed by the County Administrator, or designee. The contracts will require the County seal on promotional materials produced using the grant award and will require submission to the County Administrator's Office of advertising and promotional activity receipts up to the total amount of the grant award.

Activities performed utilizing Community Investment Program funds provide public benefits that serve important community needs under Government Code Section 26277.

Prior Board Actions:

11/13/18 – Awarded FY 2018-2019 Local Events, Organizations, and Economic Development grants

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

Grant funds allow non-profit partners to advertise and grow local events and encourage tourism thereby promoting economic development and growth.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	1,750		
Additional Appropriation Requested		▨	▨
Total Expenditures	**1,750**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	1,750		
Use of Fund Balance			
Contingencies			
Total Sources	**1,750**		

Narrative Explanation of Fiscal Impacts:

Funds are included in the FY 2018-2019 budget.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

None

Related Items "On File" with the Clerk of the Board:

Community Investment Fund Policy

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 15
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number: Susan Gorin, 565-2241

Supervisorial District(s): First District

Title: Establishment of the Springs Municipal Advisory Council

Recommended Actions:

Adopt a Resolution to establish the Springs Municipal Advisory Council and its boundary; and approve the Springs Municipal Advisory Council Bylaws.

Executive Summary:

Unincorporated segments of the County have become increasingly municipal in nature, and now require an effective mechanism to communicate their needs to the Sonoma County Board of Supervisors (Board). Members of the Board currently work with multiple Councils in their districts, including the Sonoma Valley Citizens Advisory Commission in the First District, and the Dry Creek Valley Citizens Advisory Council and Mark West Area Citizens Advisory Council in the Fourth District, and the Lower Russian River and Sonoma County Coast Municipal Advisory Councils in the Fifth District.

If approved, this item will establish the Springs Municipal Advisory Council in the First District, to provide recommendations on matters of local concern, such as transportation and land use planning. After the Council is established and the First District Supervisor selects final nominations to the Council, the First District will bring a Board item to appoint members to the Council.

Municipal Advisory Councils are authorized by statute (Government Code section 31010) and can be created by a resolution of County Board of Supervisors.

Discussion:

Springs Municipal Advisory Council: Purpose

The Springs Municipal Advisory Council will represent the best interests of the entire community while acting as a bridge for communication between the County and local residents and businesses on the following topics for the Springs Area, when they are referred to the Municipal Advisory Council through the proper channels described in the Bylaws:

a. Use Permit Applications and planning topics when referred by the Sonoma Valley Citizens Advisory Council
b. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
c. Health and Human Safety-Net Services when requested by the District Supervisor
d. Community projects such as art, clean ups and vegetation planting when requested by the District Supervisor
e. Additional Topics Requested by the District Supervisor

Springs Municipal Advisory Council: History and Timing
In August of 2018, the First District Supervisor convened a group of stakeholders to provide input on the creation of a Municipal Advisory Council in the Springs. Over the following months, the First District coordinated with the County Administrator's Office to develop bylaws for the Springs Municipal Advisory Council, and held additional meetings with stakeholders and the community to provide information and receive feedback on the Springs Municipal Advisory Council.

If the Board of Supervisors establishes the Springs Municipal Advisory Council, the Board could appoint Municipal Advisory Council members in early 2019, and the Municipal Advisory Council could begin meeting in early 2019.

Municipal Advisory Councils: Changes to Template Bylaws
In 2017 the Board adopted the Sonoma County Municipal Advisory Council Policies & Procedures, providing guidance for the establishment of future Municipal Advisory Councils in unincorporated Sonoma County. The guidelines were carefully considered in the development of the Springs Municipal Advisory Council. In order to ensure consistency across Sonoma County's Municipal Advisory Councils, the intent and scope of the Springs Municipal Advisory Council is consistent with the guidelines.

The proposed Bylaws for the Springs Municipal Advisory Councils include adjustments to the templates approved by the Board in 2017. The District Supervisor selected these changes to increase the effectivity of Municipal Advisory Councils in the unique regions of the First District. Substantive changes to the bylaws include:

- A procedure for Alternates to vote when a Municipal Advisory Council member is absent or recuses him or herself from a meeting.
- Guidance on the procedure to make requests of County staff.
- A process for the Sonoma Valley Citizens Advisory Commission to refer Use Permit Applications and Planning Topics to the Springs Municipal Advisory Council for comment.

Sonoma County Municipal and Citizens Advisory Councils: Funding Discussion
Municipal Advisory Councils typically incur costs such as website development and maintenance, Errors and Omissions Liability Insurance, facility rentals and staffing costs. The costs may be divided into two categories: one-time startup costs, and ongoing costs.
One-time Startup Costs

- Initial website development for Municipal Advisory Councils
- Initial outreach costs, such as a single mailing to residents of the Municipal Advisory Council

Ongoing Costs

- Costs for facility rental and staffing

- Website maintenance
- The County's General Liability Coverage includes Errors & Omissions Coverage, and is distributed among departments. Boards, Committees, Commissions, Councils, etc. that are formed and appointed by the Board are included in the coverage.

One-time startup costs may be funded by the County Administrator's Office. Ongoing costs may be covered with discretionary funds available to the Board, such as each Supervisor's Tourism Impact Funds under the Community Investment Fund, or independent non-County sources.

Sonoma County Municipal and Citizens Advisory Councils: Update
The now-dissolved Windsor Municipal Advisory Council was the first Council in Sonoma County, established in 1987. In 1993 the Sonoma County Board of Supervisors and the Sonoma City Council established the Sonoma Valley Citizens Advisory Commission. In 2016 The Board established the Mark West Area Citizens Advisory Council, and the Dry Creek Valley Citizens Advisory Council in 2012. In 2018 the Board established the Lower Russian River and Sonoma County Coast Municipal Advisory Councils.

Prior Board Actions:

- Pre-incorporation, the Board established the now-dissolved Windsor Municipal Advisory Council in 1987 (Resolution No. 87-0139).
- The Sonoma County Board of Supervisors and the Sonoma City Council established the Sonoma Valley Citizens Advisory Commission in 1993 (Resolution 93-1552 on 10/12/93; Joint Powers Agreement 98-1281 on 10/6/98; 04-0026 on 1/6/04; 06-0776 on 9/12/06; 14-0086 on 3/11/14).
- The Board created the Mark West Area Citizens Advisory Council in 2016 (Resolution No. 16-0231) and Dry Creek Valley Citizens Advisory Council in 2012 (Resolution No. 12-0410).
- The Board adopted the Sonoma County Municipal Advisory Council Policies & Procedures on July 18, 2017.
- The Board created the Lower Russian River Advisory Council (Resolution No. 18-0405) and the Sonoma County Coast Municipal Advisory Council on 9/25/2018 (Resolution No. 18-0406).

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Goal 4: Civic Services and Engagement is aimed at engaging and encouraging citizen participation in local government, and aligning public services with community needs and desires. Establishing additional municipal advisory councils will meet this goal by facilitating greater community engagement and interaction with the Board on matters of local concern.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Ongoing costs related to the Municipal Advisory Councils may be covered with discretionary funds available to the Board, such as each Supervisor's Tourism Impact Funds under the Community Investment Fund.

Based on experiences from County staff as well as staff from other Counties, it is projected that each Council would need 16 hours of support time/month as well training of each Council. This support may be provided by existing staff to the Board of Supervisors. In the Budget for Fiscal Year 2018-2019 the Board approved one additional staff member in each district, to assist with "Board District Services."

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

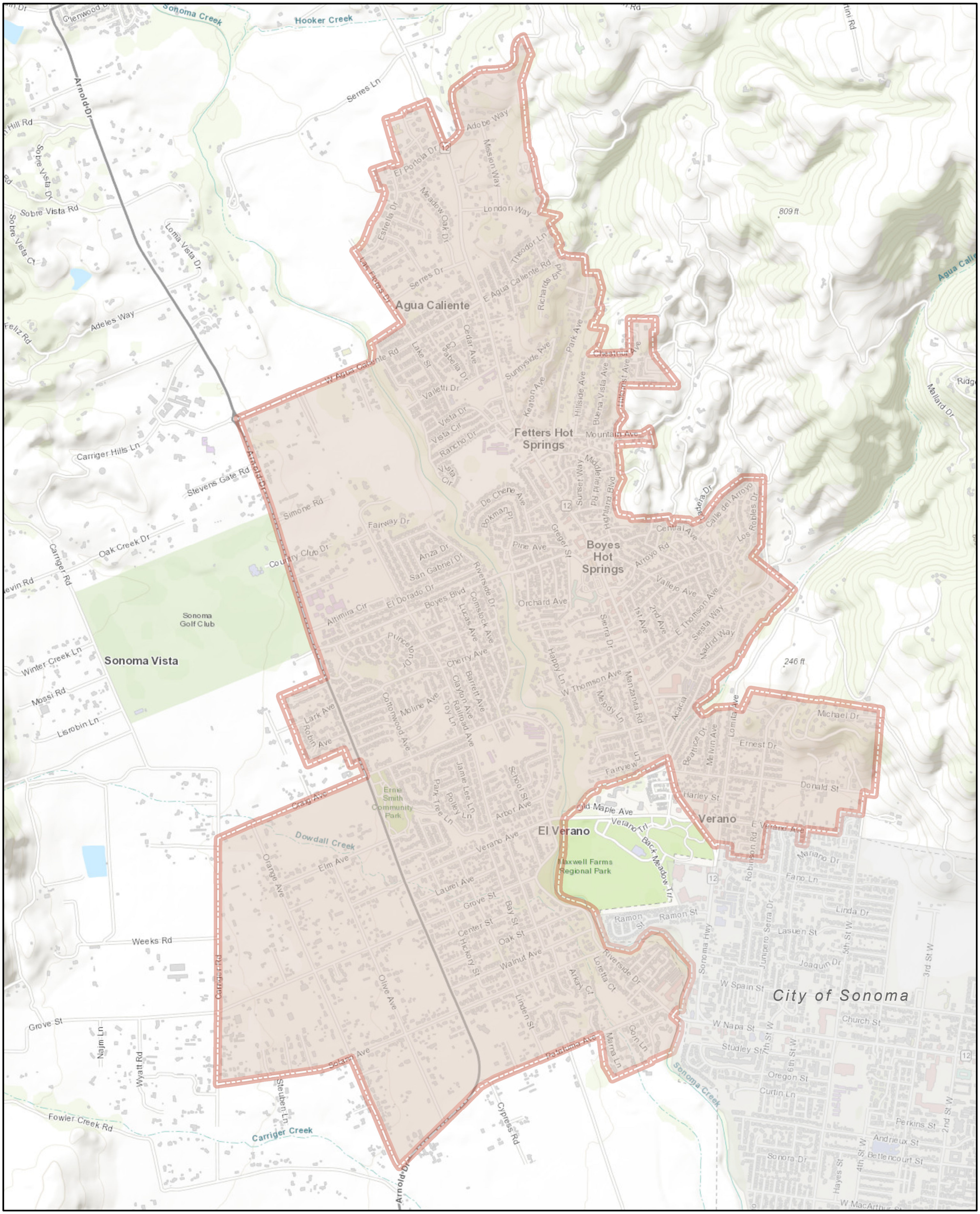
Narrative Explanation of Staffing Impacts (If Required):

Ongoing administrative support for Municipal Advisory Councils shall be provided by staff identified by the District Supervisor, a voluntary agreement, contract, or other means.

Attachments:

Attachment 1: Municipal Advisory Council Boundaries
Attachment 2: Municipal Advisory Council Bylaws
Attachment 3: Municipal Advisory Council Bylaws Red-Lined Against 2017 Template

Attachment 4: Municipal Advisory Council Resolution Attachment 5: Sonoma County Municipal Advisory Council Policies and Procedures
Related Items “On File” with the Clerk of the Board:



The Springs Municipal Advisory Council (MAC)

Supervisorial District 1

N

0 1,300 2,600
Feet

permit SONOMA

SPRINGS MUNICIPAL ADVISORY COUNCIL
BYLAWS
Approved by the Sonoma County Board of Supervisors on December 11, 2018

ARTICLE I - NAME

The name of this Municipal Advisory Council shall be the Springs Municipal Advisory Council ("Springs MAC").

ARTICLE II - AUTHORITY AND PURPOSE

Section 1. The Springs MAC will make recommendations to the Board of Supervisors and other County decision makers through the District Supervisor on the following Advisory Topics in the Springs MAC boundaries:

a. Use Permit Applications and planning topics when referred by the Sonoma Valley Citizens Advisory Commission
b. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
c. Health and Human Safety-Net Services when requested by the District Supervisor
d. Community projects such as art, clean ups and vegetation planting when requested by the District Supervisor
e. Additional Topics Requested by the District Supervisor

Section 2. The duties of Springs MAC shall include:

a. Hold regular open and public meetings;
b. Study and analyze the Advisory Topics;
c. Keep the District Supervisor informed of any issues related to Advisory Topics within the Springs MAC boundaries;
d. Provide advisory recommendations on the Advisory Topics to the Board of Supervisors and other County decision makers through the District Supervisor, and annual reports to the Board in coordination with the District Supervisor;
e. Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. The Springs MAC shall not represent the community or communicate on behalf of the Springs MAC to any County of Sonoma body, any federal, state, other county, city, special district or school district, agency body or commission, or before any other organization on any matter concerning the community except as specifically provided in Sections 1 and 2 above.

ARTICLE III - MEMBERSHIP

Section 1. Membership. The membership of Springs MAC shall be seven members.

Requirements for membership include*:* members must reside or own a business within the boundaries of the Municipal Advisory Council, and be 18 years of age or older. There are no requirements for property ownership or citizenship. Ideal candidates will create a diverse composition representative of the Spring MAC community.

The District Supervisor may select members based on the following criteria:

a. To provide well rounded representation, the following groups within the MAC Boundaries have representation on the MAC: the Sonoma Valley Unified School District, the Sonoma Valley Citizens Advisory Commission, the business community, and the community at large.

b. The Springs MAC will have the following representation:
   Sonoma Valley Unified School District: one representative
   Sonoma Valley Citizens Advisory Commission: one representative
   Business Community: one representative
   At Large: four representatives; two alternates

c. The District Supervisor will solicit applications for at-large members of the MAC.

d. The District Supervisor will consider the potential representatives from the groups, review applications for the at-large members, and will select final nominations to submit to the Board of Supervisors for appointment.

Section 2. Appointment Authority. The District Supervisor shall submit candidates to the Board of Supervisors for appointment. Appointments shall be posted in accordance with the Maddy Act (Government Code section 54970 *et seq.*).

Section 3. Terms. A membership term is a two-year period. Springs MAC members may be reappointed. Members may serve a maximum of two terms (four years in total).

Section 4. The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of four members; Class B shall consist of three members. One Class A alternate and one Class B alternate shall also be appointed. Class A shall have an initial membership term of three years. Class B shall have an initial membership term of two years. Thereafter, each member’s term shall be two years. The District Supervisor shall determine which members shall serve the initial three-year term.

Section 5. Attendance. Members are expected to attend all meetings of Springs MAC. Absence from two consecutive or three cumulative absences from Springs MAC meetings in a twelve-month period may result in removal.

Section 6. Removal. The District Supervisor may, in his or her discretion, recommend removal of a member to the Board of Supervisors. A majority vote by the Board is necessary to remove a member.

Section 7. Vacancies. A vacancy shall exist when a member dies, or submits a written resignation to the District Supervisor, or has been removed as set forth in Section 6. When a vacancy occurs, the District Supervisor will fill the vacancy consistent with membership criteria and submit recommendations to the Board of Supervisors for appointment.

ARTICLE IV- MEETINGS

Section 1. Brown Act. All meetings of Springs MAC and, its committees and subcommittees, shall comply with the Brown Act (Government Code section 54950 *et seq.*).

Section 2. Regular Meetings. Regular meetings of Springs MAC shall be held monthly at a place open to the public and at a consistent date and time. Notice of the meeting time and place should be given to the public and the MAC members at least 72 hours before the meeting. After conferring with the District Supervisor, the Chair or Vice Chair may cancel any regular meeting by giving written notice of at least seventy-two hours before the regularly scheduled meeting time. This requirement of notification prior to cancellation shall not be waived.

Section 3. Special Meetings. The Chair may call and preside over special meetings. The Chair may call a special meeting by providing notice of the time, place, and agenda to each member and the public at least 24 hours before the special meeting. Only items on the agenda of the special meeting may be considered at said special meeting.

Section 4. Quorum. A quorum of the Springs MAC members must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC membership (four members), or three members plus an alternate.

Section 5. Voting. While Springs MAC will strive for consensus, every official action taken by Springs MAC shall be adopted by a quorum vote. An alternate of the Springs MAC may vote under the following circumstances: 1) If an at large member of the MAC is absent from a meeting and the alternate replaces that MAC member for the full meeting; 2) If an at large member of the MAC recuses themselves from an item the alternate may replace that MAC member for the full meeting. If an alternate is sitting for a MAC member and the agenda includes items continued from a prior meeting, the alternate must state on the record that she/he has reviewed the relevant materials for the items on the agenda, including the minutes (if available) from the prior meeting.

Section 6. Abstention. When any member abstains from participation in any matter before Springs MAC because of a conflict of interest, that member shall not be counted as present for purposes of determining whether or not there is a quorum. An alternate may fill the MAC member's seat as outlined in sections four and five.

Section 7. Secretary. As discussed in the Policies and Procedures, administrative support for the Springs MAC shall be provided by staff identified by the District Supervisor, through a voluntary agreement, a contract, or other appropriate means.

Section 8. Notice. Springs MAC meetings will be open and public, with notice of the time and place given to the public and Springs MAC members at least 72 hours before the time of regular meetings and at least 24 hours before special meetings.

Section 9. Public Comment. At each Springs MAC meeting, members of the public will be given the opportunity to directly address the items on the agenda before being voted on, and on Advisory Topics within the jurisdiction of Springs MAC.

ARTICLE V – ADMINSTRATIVE ROLES

Section 1. The Springs MAC shall have a Chair and Vice Chair. The District Supervisor shall appoint the first Chair and Vice Chair. After that, the MAC will elect the Chair and Vice Chair annually. The Chair and Vice Chair will serve for one calendar year, or until replaced by the District Supervisor, and will serve as the Chair and/or Vice Chair for no more than two consecutive years.

Section 2. Chair. The Chair shall preside at all meetings of Springs MAC and call for special meetings. The Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. Vice Chair. In the Chair's absence, the Vice Chair shall assume the Chair's responsibilities. The Vice Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE VI - COMMITTEES AND SUBCOMMITTEES

Section 1. The Springs MAC may establish single-purpose committees or subcommittees, consisting of less than a quorum of MAC members and up to three community members, on an as-needed basis by a quorum vote. All committees and subcommittees shall have a life of one year, with the possibility of extension by the MAC after review. All committees and subcommittees shall comply with the Brown Act.

ARTICLE VII - CONTRACTS

Section 1. The Springs MAC and/or members thereof shall not have the power or authority to bind the County of Sonoma by any contract or agreement.

ARTICLE VIII - CONFLICT OF INTEREST/GRIEVANCES

Section 1. Conflict of Interest. Springs MAC members will not involve themselves in official Springs MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest, the member will abstain from voting, and the abstention will be recorded in the minutes.

Section 2. Members and staff will comply with State of California laws regarding conflict of interest for publicly appointed bodies, including the Political Reform Act. Springs MAC will implement the procedure for resolving conflicts of interest in the Sonoma County Municipal Advisory Council Recommended Policies and Procedures.

ARTICLE IX - AMENDMENTS

Section 1. A recommendation to the Board of Supervisors to amend these bylaws may be made at any regular meeting of Springs MAC by a quorum vote of MAC members, provided that copies of the proposed amendments are sent to all members of Springs MAC at least ten days prior to the meeting at which such action is taken. The amendment will not be effective until and unless it is approved by majority vote of the Board of Supervisors.

ARTICLE X – MINUTES

Section 1. There shall be minutes of the Springs MAC meeting proceedings. The Springs MAC administrative staff shall be responsible for minutes and will be responsible for the sending of minutes to all Springs MAC members, the District Supervisor, and members of the public who request them. A record of minutes will be maintained by Springs MAC secretary.

ARTICLE XI – RECORDS

Section 1. Records of all Springs MAC agendas, minutes, meeting materials, records of action, annual reports, and external communications from at least the prior two years shall be maintained by Springs MAC Secretary and retained at a location designated by the District Supervisor. These records shall be available for public inspection and copying as required by the Public Records Act (Government Code section 6250 *et seq.*).

ARTICLE XII - PARLIAMENTARY AUTHORITY

Except as otherwise provided by law, these bylaws, or rules adopted by the Board of Supervisors, Rosenberg's Rules of Order shall be the parliamentary authority of Springs MAC. In the event of a conflict between Rosenberg's Rules of Order and the Sonoma County Code, provisions of County Code shall prevail.

ARTICLE XIII – LEGAL COMPLIANCE

Springs MAC shall comply with the legal requirements of the County of Sonoma, the State of California, and with federal funding sources. Nothing in these bylaws, adopted Recommended Policies and Procedures or parliamentary rules shall be interpreted to be inconsistent with the ordinances and/or other enactments of the Sonoma County Board of Supervisors.

ARTICLE XIV – COMMUNICATIONS

Section 1. Springs MAC members will establish a Community Engagement Plan at the start of each calendar year, to be approved by the District Supervisor.

Section 2. The Springs MAC will coordinate requests to County staff for information with the District Supervisor. Any such request will be communicated through the Chair of the Springs MAC to staff of the District Supervisor's Office, and not by individual members of the MAC or by the Chair directly to other County staff members.

ARTICLE XV - EFFECTIVE DATE

These bylaws and future amendments thereto, unless otherwise specified, shall become effective upon adoption by the Sonoma County Board of Supervisors.

Approved by the Sonoma County Board of Supervisors on December 11, 2018.

____
James Gore, Chair, Sonoma County Board of Supervisors

SPRINGS MUNICIPAL ADVISORY COUNCIL
BYLAWS

Approved by the Sonoma County Board of Supervisors on December 11, 2018

ARTICLE I - NAME

The name of this Municipal Advisory Council shall be the Springs Municipal Advisory Council ("Springs MAC").

ARTICLE II - AUTHORITY AND PURPOSE

Section 1. The Springs MAC will make recommendations to the Board of Supervisors and other County decision makers through the District Supervisor on the following Advisory Topics in the Springs MAC boundaries:

a. Use Permit Applications and planning topics when referred by the Sonoma Valley Citizens Advisory Commission
b. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
c. Health and Human Safety-Net Services when requested by the District Supervisor
d. Community projects such as art, clean ups and vegetation planting when requested by the District Supervisor
e. Additional Topics Requested by the District Supervisor

Section 2. The duties of Springs MAC shall include:

a. Hold regular open and public meetings;
b. Study and analyze the Advisory Topics;
c. Keep the District Supervisor informed of any issues related to Advisory Topics within the Springs MAC boundaries;
d. Provide advisory recommendations on the Advisory Topics to the Board of Supervisors and other County decision makers through the District Supervisor, and annual reports to the Board in coordination with the District Supervisor;
e. Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. The Springs MAC shall not represent the community or communicate on behalf of the Springs MAC to any County of Sonoma body, any federal, state, other county, city, special district or school district, agency body or commission, or before any other organization on any matter concerning the community except as specifically provided in Sections 1 and 2 above.

ARTICLE III - MEMBERSHIP

Section 1. Membership. The membership of Springs MAC shall be seven members.

Requirements for membership include: members must reside or own a business within the boundaries of the Municipal Advisory Council, and be 18 years of age or older. There are no requirements for property ownership or citizenship. Ideal candidates will create a diverse composition representative of the Spring MAC community.

The District Supervisor may select members based on the following criteria:

a. To provide well rounded representation, the following groups within the MAC Boundaries have representation on the MAC: the Sonoma Valley Unified School District, the Sonoma Valley Citizens Advisory Commission, the business community, and the community at large.

b. The Springs MAC will have the following representation:
  Sonoma Valley Unified School District: one representative
  Sonoma Valley Citizens Advisory Commission: one representative
  Business Community: one representative
  At Large: four representatives; two alternates

c. The District Supervisor will solicit applications for at-large members of the MAC.

d. The District Supervisor will consider the potential representatives from the groups, review applications for the at-large members, and will select final nominations to submit to the Board of Supervisors for appointment.

Section 2. Appointment Authority. The District Supervisor shall ~~review all qualified applicants and~~ submit ~~selected applicants~~candidates to the Board of Supervisors for appointment. Appointments shall be posted in accordance with the Maddy Act (Government Code section 54970 *et seq*.).

Section 3. Terms. A membership term is a two-year period. Springs MAC members may be reappointed. Members may serve a maximum of two terms (four years in total).

Section 4. The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of four members; Class B shall consist of three members. One Class A alternate and one Class B alternate shall also be appointed. Class A shall have an initial membership term of three years. Class B shall have an initial membership term of two years. Thereafter, each member's term shall be two years. The District Supervisor shall determine which members shall serve the initial three-year term. The at-large appointed alternates shall have the same term as the at-large appointees, and shall serve in the absence of the at-large member.

Section 5. Attendance. Members are expected to attend all meetings of Springs MAC. Absence from two consecutive or three cumulative absences from Springs MAC meetings in a twelve-month period may result in removal.

Section 6. Removal. The District Supervisor may, in his or her discretion, recommend removal of a member to the Board of Supervisors. A majority vote by the Board is necessary to remove a member.

Section 7. Vacancies. A vacancy shall exist when a member dies, or submits a written resignation to the District Supervisor, or has been removed as set forth in Section ~~7~~6. When a vacancy occurs, the District Supervisor will ~~review applications to~~ fill the vacancy consistent with membership criteria and submit recommendations to the Board of Supervisors for appointment.

ARTICLE IV- MEETINGS

Section 1. Brown Act. All meetings of Springs MAC and, its committees and subcommittees, shall comply with the Brown Act (Government Code section 54950 *et seq*.).

Section 2. Regular Meetings. Regular meetings of Springs MAC shall be held monthly at a place open to the public and at a consistent date and time. Notice of the meeting time and place should be given to the public and the MAC members at least 72 hours before the meeting. After conferring with the District Supervisor, the Chair or Vice Chair may cancel any regular meeting by giving written notice of at least seventy-two hours before the regularly scheduled meeting time. This requirement of notification prior to cancellation shall not be waived.

Section 3. Special Meetings. The Chair may call and preside over special meetings. The Chair may call a special meeting by providing notice of the time, place, and agenda to each member and the public at least 24 hours before the special meeting. Only items on the agenda of the special meeting may be considered at said special meeting.

Section 4. Quorum. A quorum of the Springs MAC members must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC membership (four members), or three members plus an alternate.

Section 5. Voting. While Springs MAC will strive for consensus, every official action taken by Springs MAC shall be adopted by a quorum vote. An alternate of the Springs MAC may vote under the following circumstances: 1) If an at large member of the MAC is absent from a meeting and the alternate replaces that MAC member for the full meeting; 2) If an at large member of the MAC recuses themselves from an item the alternate may replace that MAC member for the full meeting. If an alternate is sitting for a MAC member and the agenda includes items continued from a prior meeting, the alternate must state on the record that she/he has reviewed the relevant materials for the items on the agenda, including the minutes (if available) from the prior meeting.

Section 6. Abstention. When any member abstains from participation in any matter before Springs MAC because of a conflict of interest, that member shall not be counted as present for purposes of determining whether or not there is a quorum. An alternate may fill the MAC member’s seat as outlined in sections four and five.

Section 7. Secretary. As discussed in the Policies and Procedures, administrative support for the Springs MAC shall be provided by staff identified by the District Supervisor, through a voluntary agreement, a contract, or other appropriate means.

Section 8. Notice. Springs MAC meetings will be open and public, with notice of the time and place given to the public and Springs MAC members at least 72 hours before the time of regular meetings and at least 24 hours before special meetings.

Section 9. Public Comment. At each Springs MAC meeting, members of the public will be given the opportunity to directly address the items on the agenda before being voted on, and on Advisory Topics within the jurisdiction of Springs MAC.

ARTICLE V – ADMINSTRATIVE ROLES

Section 1. The Springs MAC shall have a Chair and Vice Chair. The District Supervisor shall appoint the first Chair and Vice Chair. After that, the MAC will elect the Chair and Vice Chair annually. The Chair and Vice Chair will serve for one calendar year, or until replaced by the District Supervisor, and will serve as the Chair and/or Vice Chair for no more than two consecutive years.

Section 2. Chair. The Chair shall preside at all meetings of Springs MAC and call for special meetings. The Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. Vice Chair. In the Chair's absence, the Vice Chair shall assume the Chair's responsibilities. The Vice Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE VI - COMMITTEES AND SUBCOMMITTEES

Section 1. The Springs MAC may establish single-purpose committees or subcommittees, consisting of less than a quorum of MAC members and up to three community members, on an as-needed basis by a quorum vote. All committees and subcommittees shall have a life of one year, with the possibility of extension by the MAC after review. All committees and subcommittees shall comply with the Brown Act.

ARTICLE VII - CONTRACTS

Section 1. The Springs MAC and/or members thereof shall not have the power or authority to bind the County of Sonoma by any contract or agreement.

ARTICLE VIII - CONFLICT OF INTEREST/GRIEVANCES

Section 1. Conflict of Interest. Springs MAC members will not involve themselves in official Springs MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest, the member will abstain from voting, and the abstention will be recorded in the minutes.

Section 2. Members and staff will comply with State of California laws regarding conflict of interest for publicly appointed bodies, including the Political Reform Act. Springs MAC will implement the procedure for resolving conflicts of interest in the Sonoma County Municipal Advisory Council Recommended Policies and Procedures.

ARTICLE IX - AMENDMENTS

Section 1. A recommendation to the Board of Supervisors to amend these bylaws may be made at any regular meeting of Springs MAC by a quorum vote of MAC members, provided that copies of the proposed amendments are sent to all members of Springs MAC at least ten days prior to the meeting at which such action is taken. The amendment will not be effective until and unless it is approved by majority vote of the Board of Supervisors.

ARTICLE X – MINUTES

Section 1. There shall be minutes of the Springs MAC meeting proceedings. The Springs MAC administrative staff shall be responsible for minutes and will be responsible for the sending of minutes to all Springs MAC members, the District Supervisor, and members of the public who request them. A record of minutes will be maintained by Springs MAC secretary.

ARTICLE XI – RECORDS

Section 1. Records of all Springs MAC agendas, minutes, meeting materials, records of action, annual reports, and external communications from at least the prior two years shall be maintained by Springs MAC Secretary and retained at a location designated by the District Supervisor. These records shall be available for public inspection and copying as required by the Public Records Act (Government Code section 6250 *et seq*.).

ARTICLE XII - PARLIAMENTARY AUTHORITY

Except as otherwise provided by law, these bylaws, or rules adopted by the Board of Supervisors, ~~Robert's~~ Rosenberg's Rules of Order shall be the parliamentary authority of Springs MAC. In the event of a conflict between Rosenberg's Rules of Order and the Sonoma County Code, provisions of County Code shall prevail.

ARTICLE XIII – LEGAL COMPLIANCE

Springs MAC shall comply with the legal requirements of the County of Sonoma, the State of California, and with federal funding sources. Nothing in these bylaws, adopted Recommended Policies and Procedures or parliamentary rules shall be interpreted to be inconsistent with the ordinances and/or other enactments of the Sonoma County Board of Supervisors.

ARTICLE XIV – COMMUNICATIONS

Section 1. Springs MAC members will establish a Community Engagement Plan at the start of each calendar year, to be approved by the District Supervisor.

Section 2. The Springs MAC will coordinate requests to County staff for information with the District Supervisor. Any such request will be communicated through the Chair of the Springs MAC to staff of the District Supervisor's Office, and not by individual members of the MAC or by the Chair directly to other County staff members.

ARTICLE XV - EFFECTIVE DATE

These bylaws and future amendments thereto, unless otherwise specified, shall become effective upon adoption by the Sonoma County Board of Supervisors.

Approved by the Sonoma County Board of Supervisors on December 11, 2018.

____
James Gore, Chair, Sonoma County Board of Supervisors

County of Sonoma
State of California

Item Number: ______________

Date: September 25, 2018

Resolution Number: ______________

☐ 3/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Establishing the Springs Municipal Advisory Council

Whereas, the Springs Area in unincorporated Sonoma County, situated in the County's First Supervisorial District, is a vibrant community for local residents and businesses, and visitors alike; and

Whereas, unincorporated segments of the County such as the Springs area have become increasingly municipal in nature and need a mechanism to effectively communicate their needs to County government and elected leaders; and

Whereas, Government Code section 31010 authorizes the Board of Supervisors to establish a Municipal Advisory Council for any unincorporated area in the county to advise the Board on such matters which relate to that area as may be designated by the Board; and

Whereas, the Board of Supervisors desires to establish the Springs Municipal Advisory Council to advise the Board on local decisions relating to the Springs Area, and to provide a bridge for communication between the County and local residents and businesses on local government decisions affecting the Springs Area;

Now, Therefore, Be It Resolved that the Board of Supervisors hereby establishes the Springs Municipal Advisory Council, subject to the Sonoma County Municipal Advisory Council Recommended Policies and Procedures, and to the following operative provisions:

1. Established Boundaries - The Established Boundary for projects subject to review of the Springs Municipal Advisory Council are shown in Exhibit "A," attached.

2. Qualifications - Members must reside or own a business within the boundaries of the Municipal Advisory Council, and be 18 years of age or older. There are no requirements for property ownership or citizenship. Ideal candidates will create a diverse composition representative of the Spring MAC community.

3. The membership of Springs Municipal Advisory Council shall consist of seven members appointed by the Board of Supervisors.

4. The members of the Springs Municipal Advisory Council will be selected using the following methods:
   a. The First District Supervisor will select nominations to submit to the Board of Supervisors for appointment.

5. The Springs Municipal Advisory Council will make recommendations to the Board of Supervisors and other County decision makers through the District Supervisor on the following Advisory Topics, in the Springs Municipal Advisory Council boundaries:

   a. Use Permit Applications and planning topics when referred by the Sonoma Valley Citizens Advisory Council
   b. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
   c. Health and Human Safety-Net Services when requested by the District Supervisor
   d. Community projects such as art, clean ups and vegetation planting when requested by the District Supervisor
   e. Additional Topics Requested by the District Supervisor

6. The duties of Springs Municipal Advisory Council shall include:
   a. Hold regular open and public meetings;
   b. Study and analyze the Advisory Topics;
   c. Keep the District Supervisor informed of any issues related to Advisory Topics within the Springs MAC boundaries;
   d. Provide advisory recommendations on the Advisory Topics to the Board of Supervisors and other County decision makers through the District Supervisor, and annual reports to the Board in coordination with the District Supervisor;
   e. Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

7. The decision to establish the Springs Municipal Advisory Council shall not be submitted to the voters.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Sonoma County
Municipal Advisory Council
Recommended Policies and Procedures

Adopted July 18, 2017

Table of Contents

I. Statutory Authority

Pursuant to Government Code section 31010 the Board of Supervisors (Board) may, by resolution, establish a municipal advisory council (MAC) for any unincorporated area in the County to advise the Board on matters relating to that area. MACs have two primary functions: an advisory function and an advocacy function. The Board may grant and define these functions as it sees fit. MACs do not have the power to interpret, make, or set policies, ordinances, or laws, and lack fiscal authority. Counties use MACs to provide an information sharing forum for the community and local government agencies. MACs provide recommendations to the Board on matters designated by the Board, such as current or prospective government services, public health, safety, welfare, public works, and planning.

The resolution establishing the MAC must contain the following statutorily required information:

- The name of the municipal advisory council;
- The qualifications, number, and method of selection of municipal council members;
- The designated powers and duties;
- The unincorporated area or areas for which the municipal advisory council is established;
- Whether the council will be established by the Board or by the voters in an election;
- The rules, regulations and procedures governing the establishment and operation of the municipal advisory council.[1]

Aside from the information listed above, the Board has discretion to create the policies and procedures governing MACs.

II. MACs in Sonoma County

Use of MACs in Sonoma County is limited. The Board established the now-dissolved Windsor Municipal Advisory Council in 1987.[2] There are currently two MACs in existence: the Dry Creek Valley Citizens Advisory Council[3] and the Mark West Area Citizens Advisory Council,[4] both located in the Fourth District of unincorporated Sonoma County.

III. Purpose

This document provides MAC policy recommendations and analysis to ensure consistency in the operations and governance of existing and future MACs.

IV. Sources Consulted

The recommendations discussed in this document are adapted from MAC guidance issued by Contra Costa County and Mendocino County.

---

[1] Gov. Code, § 31010.

[2] Resolution No. 87-0139 (Jan 21, 1987).

[3] Resolution No. 12-0410 (Aug 21, 2012).

[4] Resolution No. 16-0231 (Jun 14, 2016).

V. Recommended Policies & Procedures

a. Member Appointments

The Board may choose to select members by election or by appointment. Membership by appointment is recommended because it reduces the likelihood of unfilled positions, costs, and procedural concerns. To ensure the size and composition of a MAC is large enough to facilitate representation of the MAC area, but small enough to manage administrative costs and handle business efficiently, MACs consisting of five members is recommended. A MAC may be established with seven members if it is demonstrated that this is necessary to provide appropriate representation of all segments of the community. Establishing alternate member positions may assist with reaching a quorum.

Recommendations

i. MACs shall consist of five members in total.

ii. All members must reside within the MAC boundaries.

iii. To nominate or re-nominate a member, the District Supervisor reviews applications and submits a list of nominations to the Board of Supervisors for approval. A majority vote of the Board is required to approve a member.

iv. Nominations and re-nominations should be made within the first 60 days of the authorization of the MAC.

v. In the event of a member vacancy, the District Supervisor should arrange for the position information to be posted on Sonoma County online vacancy list within 20 days of the vacancy.

vi. The District Supervisor shall establish two alternate member positions. Alternate members may attend MAC meetings for absent members on an as-needed basis.

b. Member Terms

The Board must determine the member term length and the member removal procedure.

Recommendations

i. Members shall hold a term of two years.

ii. Members can serve up to two terms (four years in total).

iii. Members may be re-appointed after two terms, only after a two year break in service.

iv. Members serve at the pleasure of the Board of Supervisors, and can be removed by the Board at any time.

v. Classification of Initial MAC Members: The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of three members; Class B shall consist of two members. Class A shall have an initial membership term of two years. Class B shall have an initial membership term of three years.

vi. MAC Member Removal Procedure: (1) District Supervisor submits recommendation for removal to the Board of Supervisors; (2) MAC member receives written notice from MAC secretary of the recommendation for removal, the date and time of the meeting at which the Board will consider the removal, and the opportunity for public comment at the meeting prior to Board action; (3) A majority vote by the Board of Supervisors is required to remove a member.

vii. There should be no automatic re-appointment of MAC members. When a member's term expires, his or her appointment terminates.

viii. Absence from two consecutive or three cumulative regular MAC meetings in a 12-month period may result in removal. If a member is absent from two consecutive or three cumulative regular MAC meetings in a 12-month period, the secretary shall notify the District Supervisor. A recommendation for removal based on absences is within the District Supervisor's discretion.

ix. Failure to comply with MAC Bylaws may result in a recommendation of removal by the District Supervisor to the Board of Supervisors.

c. <u>Administrative Roles</u>

MACs require administrative leadership and support. Establishing Chair and Vice Chair positions may be helpful to assist with MAC operations and communications. A non-member secretary position may be filled by the District Supervisor's staff or by an independent contractor retained by the County.

Recommendations

i. The District Supervisor shall appoint the first MAC Chair to serve for the first year the MAC is in existence. After that, the MAC will elect the Chair annually. Chair responsibilities include:

    1. Preside over regular meetings;
    2. Call for and preside over special meetings;
    3. Set meeting agenda and coordinate preparation and posting of agenda with administrative support;
    4. Appoint members to MAC committees;
    5. Act as liaison between MAC.

ii. The District Supervisor shall appoint the first MAC Vice Chair to serve for the first year the MAC is in existence. After that, the MAC will elect the Vice Chair annually. Vice Chair responsibilities include:
    1. In the event of Chair's absence, assume Chair's responsibilities;
    2. Research agenda items and report back to MAC on an as-needed basis;
    3. Maintain record of useful government contacts.

iii. The MAC members shall elect the Chair and Vice Chair for the second year and every year after.

iv. The District Supervisor should determine how to fill the role of MAC Secretary. Secretary responsibilities include:
    1. Prepare, post, and distribute meeting agendas and meeting materials pursuant to the Brown Act;
    2. Arrange attendance at MAC meetings;
    3. Attend all MAC meetings;
    4. Take MAC meeting minutes;
    5. Distribute and maintain record of meeting minutes;
    6. Prepare and transmit MAC reports to the District Supervisor, the Board, or other government agency;
    7. Prepare responses to public comments and inquiries;
    8. Prepare responses to requests from MAC members;
    9. Maintain records of MAC agendas, minutes, meeting materials, records of action, annual reports, MAC member training certifications, and communications from at least the prior two years.
    10. Provide copies of formal MAC communications to the District Supervisor.
    11. Manage MAC budget.

ii. The District Supervisor should coordinate with the Secretary to determine a sufficient storage method and location to retain at least two years of records.

x. The District Supervisor shall oversee the Chair, Vice Chair, and Secretary performance, and Secretary's compensation.

d. MAC Committees

MACs may establish committees or subcommittees (collectively referred to as "committees") on an as-needed basis. The Board should consider whether the MAC may establish committees, and if so, clarify the additional rules that apply to committees under the Brown Act.

Recommendations

i. A MAC may establish single-purpose committees on an as-needed basis by a quorum vote.

ii. An outline of the committee's specific purpose should be submitted to the Board with the MAC's annual report.

iii. Committees should have an annual life of one year.

iv. Committees should be composed of two MAC members in total.

v. Members of the public, who are not appointed to the MAC, may not serve on a MAC committee.

vi. All committees shall comply with the Brown Act.

e. Member Training

Member training is necessary to familiarize members with the state laws that apply to public bodies, such as the Brown Act. Training for new MAC members should be coordinated by the Sonoma County Administrators' Office and the Sonoma County Counsel's Office.

Recommendations

i. Designate MAC training liaison at County Administrator's Office and the County Counsel's Office.

ii. Provide all new MAC members with general training on the MAC Policies and Procedures, the MAC Bylaws, and the laws that apply to public bodies within 60 days of appointment.

iii. Provide MAC members with annual training on laws that apply to public agencies, specifically including the Brown Act and the Public Records Act.

iv. Require that MAC members complete the FPPC AB 1234 online conflict of interest training.

f. Conflicts of Interest

To address potential conflicts of interest the following policies are recommended.

Recommendations

i. MAC members will not involve themselves in official MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest the member will abstain from voting, and the abstention will be recorded in the minutes.

ii. If the MAC makes substantive recommendations, which are regularly approved by the Board over an extended period of time, without significant amendment or modification, the MAC members and secretary must file an annual Statement of Economic Interests (State Form 700).[5] These statements will be included in the County's biennial review of the Conflicts of Interest Code. The Clerk of the Board of Supervisors will keep these statements on file and make them available for public inspection.

iii. Concerns regarding conflicts of interest should be directed to the District Supervisor.

g. Brown Act

MACs, and MAC committees or subcommittees, shall comply with the Ralph M. Brown Act (Government Code, section 54950, *et seq.*).

h. MAC Meetings: Location, Frequency, and Length

Regular MAC meetings should be held on a monthly basis at an established date and time at a place that is open and accessible to the public.

Recommendations

i. One regular MAC meeting should be held at an established place and time each month, as determined by a quorum vote.

ii. Meetings should be held a time and place that is convenient and accessible for MAC members, community members, and Secretary to attend.

iii. MAC meetings should generally not exceed three hours in length.

iv. The Chair may impose time limits for public comment at MAC meetings.

v. If the MAC limits the time for public comment at meetings, the MAC must provide at least twice the allotted time to a member of the public who utilizes a human translator to ensure that non-English speakers receive the same opportunity to directly address the legislative body of a local agency.[6]

---

[5] Cal. Code Regs., tit. 2, § 18700.

[6] Gov. Code, § 54954.3.

i. <u>MAC Meetings: Procedures</u>

MAC meetings provide an opportunity for the members and the public to discuss the Advisory topics and develop recommendations for the Board. All MAC meetings must be open to the public and comply with the Brown Act.

Recommendations

i. All meetings shall be open and public and held in an ADA accessible location, and all persons shall be permitted to attend any MAC meeting.

ii. MACs should use the MAC Agenda Template for each regular meeting.

iii. Notice of the meeting time and place shall be given to the public and the MAC members at least seventy-two (72) hours before the time of such meeting.

iv. For regular meetings that occur on or after January 1, 2019, the MAC must post the agenda on the primary homepage of its homepage website at least seventy-two (72) hours before the time of such meeting.[7]

v. Meeting agendas should be posted at least seventy-two (72) hours before a regular meeting.

vi. Before each meeting the MAC Chair should remind the public on the record that the MAC is an advisory body to the Board of Supervisors.

vii. Robert's Rules of Order shall be the parliamentary authority at MAC meetings.

viii. A quorum of MAC members must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC members.

ix. All writings related to an agenda item that are distributed to a majority of the MAC members *prior to* a MAC meeting must be made available to for public viewing at a specified location open to the public, accessible during normal business hours, at least seventy-two (72) hours before a regular meeting. Copies should also be available at the meeting for public inspection.

---

[7] Gov. Code, § 54954.2.

x. Copies (a minimum of 10) of all writings related to an agenda item and prepared by the MAC that are distributed to a majority of the MAC members *during* a MAC meeting, must be made available for public inspection at the meeting. Copies of all writings related to an agenda item and prepared by another person that are distributed to a majority of the MAC members *during* a MAC meeting, must be made available for public inspection after the meeting.

xi. The Minutes for the prior meeting shall be reviewed and approved by the members at the following regular meeting.

xii. The Secretary shall attend and take minutes at all meetings.

j. Special MAC Meetings

The Brown Act provides additional requirements for holding special meetings.

Recommendations

i. The Chair may call a special MAC meeting by delivering written notice to each MAC member and to each local newspaper of general circulation and radio or television station requesting notice in writing and posting a notice on the MAC website, if the MAC has a website.

ii. The notice of a special meeting shall be delivered personally or by any other means and shall be received at least twenty-four (24) hours before the time of the meeting as specified in the notice.

iii. For special meetings that occur on or after January 1, 2019, the MAC must post the agenda on the primary homepage of its homepage website at least seventy-two (72) hours before the time of such meeting.[8]

k. External Communications

MACs do not have the power to interpret, make, or set policies, ordinances, or laws, and lack fiscal authority. MAC authority to make external communications is also limited.

Recommendations

i. Except as specified in the resolution establishing the MAC or the MAC bylaws, the MAC and its individual members acting on behalf of the MAC, may not represent the community to any federal, state, other county, city, special district or school district, agency or commission, or any other organization on any matter concerning the community.

---

[8] Gov. Code, § 54954.2.

ii. The MAC’s advisory role is limited to the Advisory Topics stated in the resolution establishing the MAC.

iii. The MAC may represent the community before the Board of Supervisors by providing public comment on Advisory Topics at Board meetings.

iv. The MAC may provide input with respect to Advisory Topics to the Board, County staff, or any County hearing body.

v. Individual MAC members cannot represent the MAC's positions unless such representation has been expressly authorized by a vote of the MAC. When an individual member is authorized to represent the MAC's position to the Board, County staff, or other County hearing body, that member may only speak on issues expressly approved by the MAC.

vi. The MAC may not, as a body, take positions on candidates for any public office or on any ballot measures.

vii. All printed or electronic communications from the MAC should identify the MAC as an advisory body to the Board of Supervisors and include:
    1. The District Supervisor’s name and contact information; and
    2. Disclaimer: *The views expressed therein are of the MAC only and do not represent Sonoma County’s official position*.

l. <u>Annual Report</u>

Annual reports provide the Board with necessary MAC oversight information.

Recommendations

i. MACs must submit to the District Supervisor a written annual report containing the following information about the prior year:
    1. Activities
    2. Accomplishments
    3. Membership attendance
    4. Membership training
    5. Proposed objectives for the next year

ii. Annual reports must be submitted to the District Supervisor on the second Tuesday of each February.

iii. MACs may consult with the District Supervisor and County staff to assist in drafting the annual report. However, assistance from the District Supervisor and County staff is limited to answering questions. It is the MAC's responsibility to complete and submit the annual report.

iv. The District Supervisor should review the annual report and recommend appropriate action by the Board of Supervisors.

v. Failure to submit an annual report may result in the District Supervisor recommending that the MAC be dissolved by the Board of Supervisors.

m. Boundaries

MACs may be established in unincorporated areas of the County.

Recommendations

i. The Board should consider the following criteria when determining MAC boundaries:
   1. Existing borders establishing communities of interest;
   2. Population density;
   3. Areas of special interest: industrial areas; government-owned property; coastal land.

n. Funding

MAC funding sources vary within the County and among other counties. Some MACs are funded by donations, special revenue streams, or the General Fund. MACs generally require funding for administrative support services, meeting rental spaces, member expense reimbursement, and website maintenance. MACs do not have the authority to enter contracts or to incur any indebtedness in the name of or on behalf of itself, the Board, or the County.

o. Dissolution

MACs shall remain in existed until formally dissolved by the Board of Supervisors.

Recommendations

i. MAC dissolutions are recommended by the District Supervisor and approved by the Board of Supervisors.

p. Existing MACS

Option 1: In instances where existing bylaws or polices of MACs are inconsistent with these Policies and Procedures adopted by the Board, the policies of the existing MACs take precedence.

Option 2: In instances where existing bylaws or polices of MACs are inconsistent with these Policies and Procedures adopted by the Board, these Policies and Procedures are deemed to take precedence, and the MAC shall take action at its next available meeting to amend its bylaws or policies.

VI. Resources & Templates

a. Government Code, section 31010
b. Sonoma County MAC Checklist
c. Sonoma County MAC Agenda Template
d. Sonoma County MAC Minutes Template

Cal. Gov. Code, § 31010. **Municipal advisory council for unincorporated area; Funds and payments therefrom; Contents of resolution establishing council**

The board of supervisors of any county may by resolution establish and provide funds for the operation of a municipal advisory council for any unincorporated area in the county to advise the board on such matters which relate to that area as may be designated by the board concerning services which are or may be provided to the area by the county or other local governmental agencies, including but not limited to advice on matters of public health, safety, welfare, public works, and planning. Unless the board of supervisors specifically provides to the contrary, a municipal advisory council may represent the community to any state, county, city, special district or school district, agency or commission, or any other organization on any matter concerning the community. The board may pay from available funds such actual and necessary expenses of travel, lodging, and meals for the members of the council while on such official business as may be approved by the board.

The resolution establishing any such municipal advisory council shall provide for the following:

(a) The name of the municipal advisory council.

(b) The qualifications, number, and method of selection of its members, whether by election or appointment.

(c) Its designated powers and duties.

(d) The unincorporated area or areas for which the municipal advisory council is established.

(e) Whether the establishment of the council should be submitted to the voters and the method for such submission; provided that if an election is required pursuant to subdivision (b), such election shall be held at the same time as an election held pursuant to this subdivision.

(f) Such other rules, regulations and procedures as may be necessary in connection with the establishment and operation of the municipal advisory council.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 16
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:	**Supervisorial District(s):**
Supervisor Gore, 565-2241	Fourth District

Title: Establishment of the Geyserville Municipal Advisory Council

Recommended Actions:

Adopt a Resolution to establish the Geyserville Municipal Advisory Council and its boundary; and approve the Geyserville Municipal Advisory Council Bylaws.

Executive Summary:

Unincorporated segments of the County have become increasingly municipal in nature, and now require an effective mechanism to communicate their needs to the Sonoma County Board of Supervisors (Board). Members of the Board currently work with multiple Councils in their districts, including the Sonoma Valley Citizens Advisory Commission in the First District, and the Dry Creek Valley Citizens Advisory Council and Mark West Area Citizens Advisory Council in the Fourth District, and the Lower Russian River and Sonoma County Coast Municipal Advisory Councils in the Fifth District.

If approved, this item will establish the Geyserville Council in the Fourth District, to provide policy recommendations on matters of local concern, such as transportation and land use planning. After the Council is established and the Fourth District Supervisor selects final nominations to the Council, the Fourth District will bring a Board item to appoint members to the Council.

Municipal Advisory Councils are authorized by statute (Government Code section 31010) and can be created by a resolution of County Board of Supervisors.

Discussion:

Geyserville Municipal Advisory Council: Purpose
The Geyserville Municipal Advisory Council will represent the best interests of the entire community while acting as a bridge for communication between the County and local residents and businesses on the following topics for the Geyserville Municipal Advisory Council, when they are referred to the Municipal Advisory Council through the proper channels described in the Bylaws:

1. Recommendations on the Dry Creek Mitigation Fund Set-Aside and funding priorities;
2. Recommendations on proposed General Plan Update policies;
3. Prioritization of Transportation and Transit Improvements;
4. Health and Human Safety-Net Services;
5. Additional Topics Requested by the District Supervisor.

Since 1982, the County of Sonoma has had a Memorandum of Understanding with the Town of Geyserville, an unincorporated association, recognizing the Geyserville Planning Committee as the representative of the Geyserville area for land use planning matters. The Committee has acted as an advisory body providing input to County agencies on matters concerning the community, including reviewing and providing comments on land use planning matters that are referred to it within the Geyserville Planning area, including individual projects. This body is separate from the currently proposed Geyserville Municipal Advisory Council.

As proposed, the Geyserville Municipal Advisory Council would be focused on providing funding prioritization and General Plan policy recommendations to the County consistent with the above-listed topics. In order to avoid duplication, the Council would not review and comment on individual private development projects subject to review by the Geyserville Planning Committee. The Council would exist until December 31, 2021, or until the County's next General Plan update is adopted, whichever is later, unless the Board of Supervisors extends its term upon recommendation of the District Supervisor for the Fourth District.

Municipal Advisory Councils: Changes to Template Bylaws

In 2017 the Board adopted the Sonoma County Municipal Advisory Council Policies & Procedures, providing guidance for the establishment of future Municipal Advisory Councils in unincorporated Sonoma County. The guidelines were carefully considered in the development of the Geyserville Municipal Advisory Council. In order to ensure consistency across Sonoma County's Municipal Advisory Councils, the intent and scope of the Geyserville Municipal Advisory Council is consistent with the guidelines.

The proposed Bylaws for the Fourth District Municipal Advisory Councils include adjustments to the templates and policies approved by the Board in 2017. The District Supervisor selected these changes to increase the effectivity of Municipal Advisory Councils in the unique regions of the Fourth District. Substantive changes to the bylaws include:

- Request the Geyserville Municipal Advisory Council develop a proposal regarding the use of Dry Creek Mitigation Funds for the Board of Supervisors to consider. These funds were set aside by the Board of Supervisors for use in the Geyserville area to mitigate impacts of the River Rock Casino. More information on this topic is available below.
- A procedure for Alternates to vote when a Municipal Advisory Council member is absent or recuses him or herself from a meeting.
- Guidance on the procedure to make requests of County staff.
- A timeline to evaluate if the Geyserville Municipal Advisory Council will continue past December 31, 2021, or the date the Board of Supervisors adopts its next General Plan (following the General Plan 2020 Update), whichever is later.

Dry Creek Mitigation Fund Information

The Dry Creek Tribe owns federal trust lands in the Alexander Valley known as the Dry Creek Rancheria, on which the River Rock Casino is located. The County entered into a Memorandum of Agreement (MOA) with the Dry Creek Tribe on March 18, 2008, to address, among other things, the impacts of the casino and other potential developments on the surrounding area and to ensure the cost of mitigation was borne by the Dry Creek Tribe.

On June 15th, 2016, as a part of the Budget Hearing Report, the Board of Supervisors approved a recommendation and directed staff to conduct outreach and develop project proposals for community and infrastructure projects that mitigate the impacts of the casino and address community needs. The outreach to the Geyserville area will assist the Board in determining priorities and the best use of two Dry Creek mitigation funds: 1) Reserve for Geyserville Planning and Projects and 2) Transportation and Public Works Fund Balance (in the context of mitigation funds). The Geyserville Planning and Projects fund currently contains $1,026,743, and the Transportation and Public Works Fund Balance contains $1,133,869.

The Geyserville Municipal Advisory Council will work with the District Supervisor to establish a participatory budgeting plan to identify priorities for the 1) Reserve for Geyserville Planning and Projects and 2) Transportation and Public Works Fund Balance. The District Supervisor will consider the recommendations from the Geyserville Municipal Advisory Council, coordinate with staff, and bring an item to the full Board of Supervisors to allocate the funds.

Sonoma County Municipal and Citizens Advisory Councils: Funding Discussion

Municipal Advisory Councils typically incur costs such as website development and maintenance, Errors and Omissions Liability Insurance, facility rentals and staffing costs. The costs may be divided into two categories: one-time startup costs, and ongoing costs.

One-time Startup Costs

- Initial website development for Municipal Advisory Councils
- Initial outreach costs, such as a single mailing to residents of the Municipal Advisory Council

Ongoing Costs

- Costs for facility rental and staffing
- Website maintenance
- The County's General Liability Coverage includes Errors & Omissions Coverage, and is distributed among departments. Boards, Committees, Commissions, Councils, etc. that are formed and appointed by the Board are included in the coverage.

One-time startup costs may be funded by the County Administrator's Office. Ongoing costs may be covered with discretionary funds available to the Board, such as each Supervisor's Tourism Impact Funds under the Community Investment Fund, or independent non-County sources.

Sonoma County Municipal and Citizens Advisory Councils: Update

The first Advisory Council was established in the now-dissolved Windsor Municipal Advisory Council in 1987. In 1993 the Sonoma County Board of Supervisors and the Sonoma City Council established the Sonoma Valley Citizens Advisory Commission. In 2016 The Board established the Mark West Area

Citizens Advisory Council, and the Dry Creek Valley Citizens Advisory Council in 2012. In 2018 the Board established the Lower Russian River and Sonoma County Coast Municipal Advisory Councils.

Prior Board Actions:

- July 13, 1982, the County authorized the Chair to enter into a MOU with the Planning Committee of Geyserville (Resolution No. 72210); The MOU was executed by the County on July 15, 1982;
- Pre-incorporation, the Board established the now-dissolved Windsor Municipal Advisory Council in 1987 (Resolution No. 87-0139).
- The Sonoma County Board of Supervisors and the Sonoma City Council established the Sonoma Valley Citizens Advisory Commission in 1993 (Resolution 93-1552 on 10/12/93; Joint Powers Agreement 98-1281 on 10/6/98; 04-0026 on 1/6/04; 06-0776 on 9/12/06; 14-0086 on 3/11/14).
- The Board entered into an agreement with the Dry Creek Rancheria Band of Pomo Indians on March 18th, 2008, resulting in mitigation funds for the Geyserville area.
- The Board created the Mark West Area Citizens Advisory Council in 2016 (Resolution No. 16-0231) and Dry Creek Valley Citizens Advisory Council in 2012 (Resolution No. 12-0410).
- On June 15th, 2016, the Board approved the Budget Hearing Report, including direction on the Dry Creek Mitigation Funds.
- The Board adopted the Sonoma County Municipal Advisory Council Policies & Procedures on July 18, 2017.
- The Board created the Lower Russian River Advisory Council (Resolution No. 18-0405) and the Sonoma County Coast Municipal Advisory Council on 9/25/2018 (Resolution No. 18-0406).

Strategic Plan Alignment	Goal 4: Civic Services and Engagement

Goal 4: Civic Services and Engagement is aimed at engaging and encouraging citizen participation in local government, and aligning public services with community needs and desires. Establishing additional municipal advisory councils will meet this goal by facilitating greater community engagement and interaction with the Board on matters of local concern.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Ongoing costs related to the Municipal Advisory Councils may be covered with discretionary funds available to the Board, such as each Supervisor's Tourism Impact Funds under the Community Investment Fund.

Based on experiences from County staff as well as staff from other Counties, it is projected that each Council would need 16 hours of support time/month as well training of each Council. This support may be provided by existing staff to the Board of Supervisors. In the Budget for Fiscal Year 2018-2019 the Board approved one additional staff member in each district, to assist with "Board District Services."

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

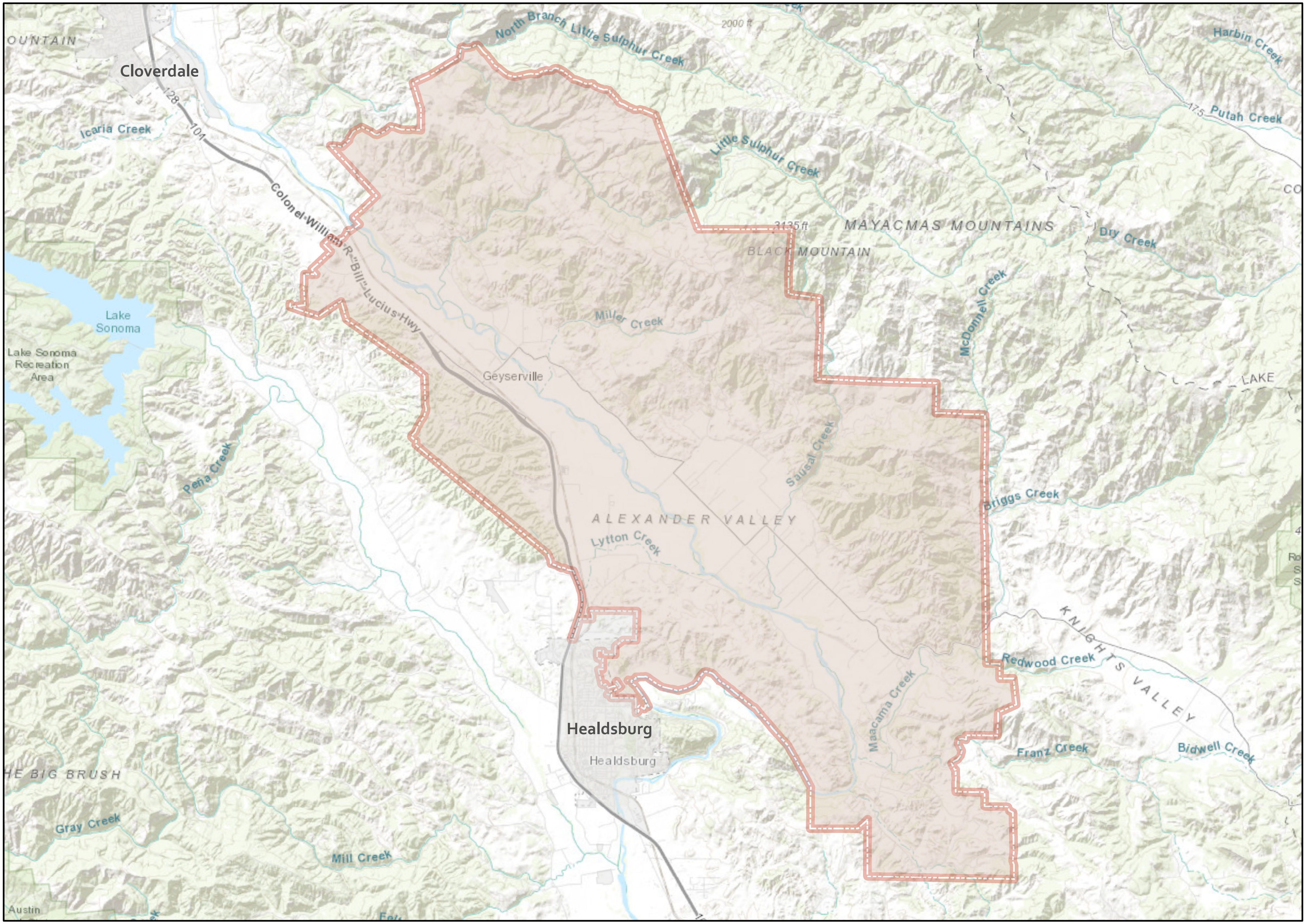
Narrative Explanation of Staffing Impacts (If Required):

Ongoing administrative support for Municipal Advisory Councils shall be provided by staff identified by the District Supervisor, a voluntary agreement, contract, or other means.

Attachments:

Attachment 1: Municipal Advisory Council Boundaries
Attachment 2: Municipal Advisory Council Bylaws
Attachment 3: Municipal Advisory Council Bylaws Red-Lined Against 2017 Template

Attachment 4: Municipal Advisory Council Resolution Attachment 5: Sonoma County Municipal Advisory Council Policies and Procedures
Related Items "On File" with the Clerk of the Board:



Geyserville Municipal Advisory Council (MAC)

Supervisorial District 4

permit SONOMA

GEYSERVILLE MUNICIPAL ADVISORY COUNCIL
BYLAWS

Approved by the Sonoma County Board of Supervisors on December 11th, 2018

ARTICLE I - NAME

The name of this Municipal Advisory Council shall be the Geyserville Municipal Advisory Council (“Geyserville MAC”).

ARTICLE II - AUTHORITY AND PURPOSE

a. Section 1. The Geyserville MAC will make recommendations to the Board of Supervisors and other County decision makers on the following Advisory Topics:
    a. Establish a proposal for the Board of Supervisor’s consideration, to allocate the Dry Creek Mitigation Fund set aside for Geyserville Planning and Projects and the Infrastructure Mitigation Fund Balance
        i. The Geyserville MAC will coordinate this effort with the District Supervisors Office in consultation with the County Administrator’s Office, to ensure a participatory budget process
    b. Proposed or draft General Plan Update policies when referred by the Permit and Resource Management Department
    c. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
    d. Health and Human Safety-Net Services when requested by the District Supervisor
    e. Additional Topics requested by the District Supervisor

Section 2. The duties of the Geyserville MAC shall include:

a. Hold regular open and public meetings;
b. Study and analyze the Advisory Topics;
c. Keep the District Supervisor informed of any issues related to Advisory Topics within the community;
d. Provide advisory recommendations on the Advisory Topics to the Board of Supervisors and other County decision makers through the District Supervisor and annual reports to the Board in coordination with the District Supervisor;
e. Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE III - MEMBERSHIP

Section 1. Membership. The membership of the Geyserville MAC shall be seven members.

a. Requirements for membership include: members must reside within the boundaries of the Municipal Advisory Council. There are no requirements for property ownership or citizenship.
b. To provide well rounded representation, the following groups within the MAC Boundaries have representation on the MAC: Geyserville Unified School District, Geyserville Community Foundation, Geyserville Planning Committee, Geyserville Chamber of Commerce, Geyserville Odd Fellows, Geyserville Fire Protection District, and the community at large.
c. The Geyserville MAC will have the following membership categories:

    a. Geyserville Unified School District: One Appointee
    b. Geyserville Community Foundation: One Appointee
    c. Geyserville Planning Committee: One Appointee
    d. Geyserville Chamber of Commerce: One Appointee
    e. Geyserville Odd Fellows: One Appointee
    f. Geyserville Fire Protection District: One Appointee
    g. At-large: One Appointee; One Alternate.

d. The District Supervisor will request nominations for each category of membership on the MAC from the respective groups. The District Supervisor may also make nominations for the categories identified in a-f above.

e. The District Supervisor will nominate an at-large member and alternate, consider nominations for appointment to each of the MAC's membership categories, and will select final candidate nominations to recommend to the Board of Supervisors for appointment, consistent with Section 2.

Section 2. Appointment Authority. The District Supervisor shall submit candidates to the Board of Supervisors for appointment. Appointments shall be posted in accordance with the Maddy Act (Government Code section 54970 *et seq.*).

Section 3. Terms. A membership term is a two-year period. Geyserville MAC members may be reappointed. Members may serve a maximum of two terms (four years in total).

Section 4. The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of four members; Class B shall consist of three members. Class A shall have an initial membership term of three years. Class B shall have an initial membership term of two years. Thereafter, each member's term shall be two years. The District Supervisor shall determine which members shall serve the initial three-year term. The at-large appointed alternate shall have the same term as the at-large appointee, and shall serve in the absence of the at-large member.

Section 5. Attendance. Members are expected to attend all meetings of the Geyserville MAC. Absence from two consecutive or three cumulative absences from Geyserville MAC meetings in a twelve-month period may result in removal.

Section 6. Removal. The District Supervisor may, in his or her discretion, recommend removal of a member to the Board of Supervisors. A majority vote by the Board is necessary to remove a member.

Section 7. Vacancies. A vacancy shall exist when a member dies, or submits a written resignation to the District Supervisor, or has been removed as set forth in Section 6. When a vacancy occurs, the District Supervisor will fill the vacancy consistent with membership criteria and submit recommendations to the Board of Supervisors for appointment.

ARTICLE IV- MEETINGS

Section 1. Brown Act. All meetings of the Geyserville MAC and, its committees and subcommittees, shall comply with the Brown Act (Government Code section 54950 *et seq.*).

Section 2. Regular Meetings. Regular meetings of the Geyserville MAC shall be held at regular intervals at an established date, time and place open to the public. Notice of the meeting time and place should be given to the public and the MAC members at least seventy-two (72) hours before the meeting. After conferring with the

District Supervisor, the Chair or Vice Chair may cancel any regular meeting by giving written notice of at least seventy-two (72) hours before the regularly scheduled meeting time. This requirement of notification prior to cancellation shall not be waived.

Section 3. Special Meetings. The Chair may call and preside over special meetings. The Chair may call a special meeting by providing notice of the time, place, and agenda to each member and the public at least (twenty-four) 24 hours before the special meeting. Only items on the agenda of the special meeting may be considered at said special meeting.

Section 4. Quorum. A quorum of the Geyserville MAC must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC membership (four members), or three members plus an alternate.

Section 5. Voting. While Geyserville MAC will strive for consensus, every official action taken by the Geyserville MAC shall be adopted by a quorum vote. An alternate of the Geyserville MAC may vote under the following circumstances: 1) If an at large member of the MAC is absent from a meeting and the alternate replaces that MAC member for the full meeting; 2) If an at large member of the MAC recuses themselves from an item the alternate may replace that MAC member for the full meeting. If an alternate is sitting for a MAC member and the agenda includes items continued from a prior meeting, the alternate must state on the record that she/he has reviewed the relevant materials for the items on the agenda, including the minutes (if available) from the prior meeting..

Section 6. Abstention. When any member abstains from participation in any matter before the Geyserville MAC because of a conflict of interest, that member shall not be counted as present for purposes of determining whether or not there is a quorum. An alternate may fill the MAC member's seat as outlined in sections four and five.

Section 7. Secretary. Administrative support for the Geyserville MAC shall be provided by staff identified by the District Supervisor, a voluntary agreement, contract, or other means.

Section 8. Notice. Geyserville MAC meetings will be open and public, with notice of the time and place given to the public and Geyserville MAC members at least seventy-two (72) hours before the time of regular meetings and at least twenty-four (24) hours before special meetings.

Section 9. Public Comment. At each Geyserville MAC meeting, members of the public will be given the opportunity to directly address the items on the agenda before being voted on, and on Advisory Topics within the jurisdiction of the Geyserville MAC.

ARTICLE V – ADMINSTRATIVE ROLES

Section 1. The Geyserville MAC shall have a Chair and Vice Chair. The District Supervisor shall appoint the first Chair and Vice Chair. After that, the MAC will elect the Chair and Vice Chair annually. The Chair and Vice Chair will serve for one (1) calendar years, or until replaced by the District Supervisor, and will serve as the Chair and/or Vice Chair for no more than two consecutive years.

Section 2. Chair. The Chair shall preside at all meetings of the Geyserville MAC and call for special meetings. The Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. Vice Chair. In the Chair's absence, the Vice Chair shall assume the Chair's responsibilities. The Vice Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE VI - COMMITTEES AND SUBCOMMITTEES

Section 1. The Geyserville MAC may establish single-purpose committees or subcommittees, consisting of less than a quorum of MAC members and up to three community members, on an as-needed basis by a quorum vote. All committees and subcommittees shall have a life of one year, with the possibility of extension by the MAC after review. All committees and subcommittees shall comply with the Brown Act.

ARTICLE VII - CONTRACTS

Section 1. The Geyserville MAC and/or members thereof shall not have the power or authority to bind the County of Sonoma by any contract or agreement.

ARTICLE VIII - CONFLICT OF INTEREST/GRIEVANCES

Section 1. Conflict of Interest. Geyserville MAC members will not involve themselves in official Geyserville MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest, the member will abstain from voting, and the abstention will be recorded in the minutes.

Section 2. Members and staff will comply with State of California laws regarding conflict of interest for publicly appointed bodies, including the Political Reform Act. The Geyserville MAC will implement the procedure for resolving conflicts of interest in the Sonoma County Municipal Advisory Council Recommended Policies and Procedures.

ARTICLE IX - AMENDMENTS

Section 1. A recommendation to the Board of Supervisors to amend these bylaws may be made at any regular meeting of the Geyserville MAC by a quorum vote of MAC members, provided that copies of the proposed amendments are sent to all members of the Geyserville MAC at least ten (10) days prior to the meeting at which such action is taken. The amendment will not be effective until and unless it is approved by majority vote of the Board of Supervisors.

ARTICLE X – MINUTES

Section 1. There shall be minutes of the Geyserville MAC meeting proceedings. The Geyserville MAC administrative staff shall be responsible for minutes and will be responsible for the sending of minutes to all Geyserville MAC members, the District Supervisor, and members of the public who request them. A record of minutes will be maintained by the Geyserville MAC secretary.

ARTICLE XI – RECORDS

Section 1. Records of all Geyserville MAC agendas, minutes, meeting materials, records of action, annual reports, and external communications from at least the prior two years shall be maintained by the Geyserville MAC Secretary and retained at a location designated by the District Supervisor. These records shall be available for public inspection and copying as required by the Public Records Act (Government Code section 6250 *et seq.*).

ARTICLE XII - PARLIAMENTARY AUTHORITY

Except as otherwise provided by law, these bylaws, or rules adopted by the Board of Supervisors, Rosenberg's Rules of Order shall be the parliamentary authority of Geyserville MAC. In the event of a conflict between Rosenberg's Rules of Order and the Sonoma County Code, provisions of County Code shall prevail.

ARTICLE XIII – LEGAL COMPLIANCE

Geyserville MAC shall comply with the legal requirements of the County of Sonoma, the State of California, and with federal funding sources. Nothing in these bylaws, adopted Recommended Policies and Procedures or parliamentary rules shall be interpreted to be inconsistent with the ordinances and/or other enactments of the Sonoma County Board of Supervisors.

ARTICLE XIV – COMMUNICATIONS

Section 1. Geyserville MAC members will establish a Community Engagement Plan at the start of each calendar year, to be approved by the District Supervisor.

Section 2. The Geyserville MAC will coordinate requests to County staff for information with the District Supervisor. Any such request will be communicated through the Chair of the Geyserville MAC to the District Supervisor and not through individual members of the MAC and not by the Chair of the Geyserville MAC directly to other County staff members.

ARTICLE XV – EVALUATION TIMING

The District Supervisor will evaluate the purpose and function of the Geyserville MAC and determine whether to recommend to the Board of Supervisors an extension of its term beyond December 31, 2021, or the date the Board of Supervisors adopts its next General Plan (following the General Plan 2020 Update), whichever is later.

ARTICLE XVI - EFFECTIVE DATE

These bylaws and future amendments thereto, unless otherwise specified, shall become effective upon adoption by the Sonoma County Board of Supervisors.

Approved by the Sonoma County Board of Supervisors on December 11th, 2018.

____
James Gore, Chair, Sonoma County Board of Supervisors

GEYSERVILLE MUNICIPAL ADVISORY COUNCIL
BYLAWS

Approved by the Sonoma County Board of Supervisors on December 11th, 2018

ARTICLE I - NAME

The name of this Municipal Advisory Council shall be the Geyserville Municipal Advisory Council ("Geyserville MAC").

ARTICLE II - AUTHORITY AND PURPOSE

a. Section 1. The Geyserville MAC will make recommendations to the Board of Supervisors and other County decision makers on the following Advisory Topics:

   a. Establish a proposal for the Board of Supervisor's consideration, to allocate the Dry Creek Mitigation Fund set aside for Geyserville Planning and Projects and the Infrastructure Mitigation Fund Balance
      i. The Geyserville MAC will coordinate this effort with the District Supervisors Office in consultation with the County Administrator's Office, to ensure a participatory budget process
   b. Proposed or draft General Plan Update policies when referred by the Permit and Resource Management Department
   c. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
   d. Health and Human Safety-Net Services when requested by the District Supervisor
   e. Additional Topics requested by the District Supervisor

Section 2. The duties of the Geyserville MAC shall include:

a. Hold regular open and public meetings;
b. Study and analyze the Advisory Topics;
c. Keep the District Supervisor informed of any issues related to Advisory Topics within the community;
d. Provide advisory recommendations on the Advisory Topics to the Board of Supervisors and other County decision makers through the District Supervisor and annual reports to the Board in coordination with the District Supervisor;
e. Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE III - MEMBERSHIP

Section 1. Membership. The membership of the Geyserville MAC shall be seven members.

a. Requirements for membership include: members must reside within the boundaries of the Municipal Advisory Council. There are no requirements for property ownership or citizenship.
b. To provide well rounded representation, the following groups within the MAC Boundaries have representation on the MAC: Geyserville Unified School District, Geyserville Community Foundation, Geyserville Planning Committee, Geyserville Chamber of Commerce, Geyserville Odd Fellows, Geyserville Fire Protection District, and the community at large.
c. The Geyserville MAC will have the following membership categories:

  - a. Geyserville Unified School District: One Appointee
  - b. Geyserville Community Foundation: One Appointee
  - c. Geyserville Planning Committee: One Appointee
  - d. Geyserville Chamber of Commerce: One Appointee
  - e. Geyserville Odd Fellows: One Appointee
  - f. Geyserville Fire Protection District: One Appointee
  - g. At-large: One Appointee; One Alternate.
- d. The District Supervisor will request nominations for each category of membership on the MAC from the respective groups. The District Supervisor may also make nominations for the categories identified in a-f above.
- e. The District Supervisor will nominate an at-large member and alternate, consider nominations for appointment to each of the MAC's membership categories, and will select final candidate nominations to recommend to the Board of Supervisors for appointment, consistent with Section 2.

Section 2. Appointment Authority. The District Supervisor shall submit candidates to the Board of Supervisors for appointment. Appointments shall be posted in accordance with the Maddy Act (Government Code section 54970 *et seq.*).

Section 3. Terms. A membership term is a two-year period. Geyserville MAC members may be reappointed. Members may serve a maximum of two terms (four years in total).

Section 4. The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of four members; Class B shall consist of three members. Class A shall have an initial membership term of ~~two~~three years. Class B shall have an initial membership term of ~~three~~two years. Thereafter, each member's term shall be two years. The District Supervisor shall determine which members shall serve the initial three-year term. The at-large appointed alternate shall have the same term as the at-large appointee, and shall serve in the absence of the at-large member.

Section 5. Attendance. Members are expected to attend all meetings of the Geyserville MAC. Absence from two consecutive or three cumulative absences from Geyserville MAC meetings in a twelve-month period may result in removal.

Section 6. Removal. The District Supervisor may, in his or her discretion, recommend removal of a member to the Board of Supervisors. A majority vote by the Board is necessary to remove a member.

Section 7. Vacancies. A vacancy shall exist when a member dies, or submits a written resignation to the District Supervisor, or has been removed as set forth in Section 6. When a vacancy occurs, the District Supervisor will fill the vacancy consistent with membership criteria and submit recommendations to the Board of Supervisors for appointment.

ARTICLE IV- MEETINGS

Section 1. Brown Act. All meetings of the Geyserville MAC and, its committees and subcommittees, shall comply with the Brown Act (Government Code section 54950 *et seq.*).

Section 2. Regular Meetings. Regular meetings of the Geyserville MAC shall be held ~~*monthly*~~at regular intervals at an established date, time and place open to the public. Notice of the meeting time and place should be given to the public and the MAC members at least seventy-two (72) hours before the meeting. After conferring with the District Supervisor, the Chair or Vice Chair may cancel any regular meeting by giving written notice of at least seventy-two (72) hours before the regularly scheduled meeting time. This requirement of notification prior to cancellation shall not be waived.

Section 3. Special Meetings. The Chair may call and preside over special meetings. The Chair may call a special meeting by providing notice of the time, place, and agenda to each member and the public at least (twenty-four) 24 hours before the special meeting. Only items on the agenda of the special meeting may be considered at said special meeting.

Section 4. Quorum. A quorum of the Geyserville MAC must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC membership (four members), or three members plus an alternate.

Section 5. Voting. While Geyserville MAC will strive for consensus, every official action taken by the Geyserville MAC shall be adopted by a quorum vote. An alternate of the Geyserville MAC may vote under the following circumstances: 1) If an at large member of the MAC is absent from a meeting and the alternate replaces that MAC member for the full meeting; 2) If an at large member of the MAC recuses themselves from an item the alternate may replace that MAC member for the full meeting. If an alternate is sitting for a MAC member and the agenda includes items continued from a prior meeting, the alternate must state on the record that she/he has reviewed the relevant materials for the items on the agenda, including the minutes (if available) from the prior meeting..

Section 6. Abstention. When any member abstains from participation in any matter before the Geyserville MAC because of a conflict of interest, that member shall not be counted as present for purposes of determining whether or not there is a quorum. An alternate may fill the MAC member's seat as outlined in sections four and five.

Section 7. Secretary. Administrative support for the Geyserville MAC shall be provided by staff identified by the District Supervisor, a voluntary agreement, contract, or other means.

Section 8. Notice. Geyserville MAC meetings will be open and public, with notice of the time and place given to the public and Geyserville MAC members at least seventy-two (72) hours before the time of regular meetings and at least twenty-four (24) hours before special meetings.

Section 9. Public Comment. At each Geyserville MAC meeting, members of the public will be given the opportunity to directly address the items on the agenda before being voted on, and on Advisory Topics within the jurisdiction of the Geyserville MAC.

ARTICLE V – ADMINSTRATIVE ROLES

Section 1. The Geyserville MAC shall have a Chair and Vice Chair. The District Supervisor shall appoint the first Chair and Vice Chair. After that, the MAC will elect the Chair and Vice Chair annually. The Chair and Vice Chair will serve for one (1) calendar years, or until replaced by the District Supervisor, and will serve as the Chair and/or Vice Chair for no more than two consecutive years.

Section 2. Chair. The Chair shall preside at all meetings of the Geyserville MAC and call for special meetings. The Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

Section 3. Vice Chair. In the Chair's absence, the Vice Chair shall assume the Chair's responsibilities. The Vice Chair shall carry out the duties listed in the Sonoma County Municipal Advisory Council Policies and Procedures.

ARTICLE VI - COMMITTEES AND SUBCOMMITTEES

Section 1. The Geyserville MAC may establish single-purpose committees or subcommittees, consisting of less than a quorum of MAC members and up to three community members, on an as-needed basis by a quorum vote. All committees and subcommittees shall have a life of one year, with the possibility of extension by the MAC after review. All committees and subcommittees shall comply with the Brown Act.

ARTICLE VII - CONTRACTS

Section 1. The Geyserville MAC and/or members thereof shall not have the power or authority to bind the County of Sonoma by any contract or agreement.

ARTICLE VIII - CONFLICT OF INTEREST/GRIEVANCES

Section 1. Conflict of Interest. Geyserville MAC members will not involve themselves in official Geyserville MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest, the member will abstain from voting, and the abstention will be recorded in the minutes.

Section 2. Members and staff will comply with State of California laws regarding conflict of interest for publicly appointed bodies, including the Political Reform Act. The Geyserville MAC will implement the procedure for resolving conflicts of interest in the Sonoma County Municipal Advisory Council Recommended Policies and Procedures.

ARTICLE IX - AMENDMENTS

Section 1. A recommendation to the Board of Supervisors to amend these bylaws may be made at any regular meeting of the Geyserville MAC by a quorum vote of MAC members, provided that copies of the proposed amendments are sent to all members of the Geyserville MAC at least ten (10) days prior to the meeting at which such action is taken. The amendment will not be effective until and unless it is approved by majority vote of the Board of Supervisors.

ARTICLE X – MINUTES

Section 1. There shall be minutes of the Geyserville MAC meeting proceedings. The Geyserville MAC administrative staff shall be responsible for minutes and will be responsible for the sending of minutes to all Geyserville MAC members, the District Supervisor, and members of the public who request them. A record of minutes will be maintained by the Geyserville MAC secretary.

ARTICLE XI – RECORDS

Section 1. Records of all Geyserville MAC agendas, minutes, meeting materials, records of action, annual reports, and external communications from at least the prior two years shall be maintained by the Geyserville MAC Secretary and retained at a location designated by the District Supervisor. These records shall be available for public inspection and copying as required by the Public Records Act (Government Code section 6250 *et seq.*).

ARTICLE XII - PARLIAMENTARY AUTHORITY

Except as otherwise provided by law, these bylaws, or rules adopted by the Board of Supervisors, ~~Robert's~~ Rosenberg's Rules of Order shall be the parliamentary authority of Springs MAC. In the event of a conflict between Rosenberg's Rules of Order and the Sonoma County Code, provisions of County Code shall prevail.

ARTICLE XIII – LEGAL COMPLIANCE

Geyserville MAC shall comply with the legal requirements of the County of Sonoma, the State of California, and with federal funding sources. Nothing in these bylaws, adopted Recommended Policies and Procedures or parliamentary rules shall be interpreted to be inconsistent with the ordinances and/or other enactments of the Sonoma County Board of Supervisors.

ARTICLE XIV – COMMUNICATIONS

Section 1. Geyserville MAC members will establish a Community Engagement Plan at the start of each calendar year, to be approved by the District Supervisor.

Section 2. The Geyserville MAC will coordinate requests to County staff for information with the District Supervisor. Any such request will be communicated through the Chair of the Geyserville MAC to the District Supervisor and not through individual members of the MAC and not by the Chair of the Geyserville MAC directly to other County staff members.

ARTICLE XV – EVALUATION TIMING

The District Supervisor will evaluate the purpose and function of the Geyserville MAC and determine whether to recommend to the Board of Supervisors an extension of its term beyond December 31, 2021, or the date the Board of Supervisors adopts its next General Plan (following the General Plan 2020 Update), whichever is later.

ARTICLE XVI - EFFECTIVE DATE

These bylaws and future amendments thereto, unless otherwise specified, shall become effective upon adoption by the Sonoma County Board of Supervisors.

Approved by the Sonoma County Board of Supervisors on December 11th, 2018.

____
James Gore, Chair, Sonoma County Board of Supervisors

County of Sonoma
State of California

Item Number: ____________

Date: September 25, 2018 Resolution Number: ____________

☐ 3/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Establishing the Geyserville Municipal Advisory Council

Whereas, the Geyserville Area in unincorporated Sonoma County, situated in the County's Fourth Supervisorial District, is a vibrant community for local residents and businesses, and visitors alike; and

Whereas, unincorporated segments of the County such as the Geyserville area have become increasingly municipal in nature and need a mechanism to effectively communicate their needs to County government and elected leaders; and

Whereas, Government Code section 31010 authorizes the Board of Supervisors to establish a Municipal Advisory Council for any unincorporated area in the county to advise the Board on such matters which relate to that area as may be designated by the Board; and

Whereas, the Board of Supervisors desires to establish the Geyserville Municipal Advisory Council to advise the Board on local decisions relating to the Geyserville Area, and to provide a bridge for communication between the County and local residents and businesses on local government decisions affecting the Geyserville Area;

Now, Therefore, Be It Resolved that the Board of Supervisors hereby establishes the Geyserville Name Municipal Advisory Council, subject to the following operative provisions:

1. Established Boundaries - The Established Boundary for projects subject to review of the Geyserville Municipal Advisory Council are shown in Exhibit "A," attached.

2. Qualifications – Members must reside within the boundaries of the Municipal Advisory Council. There are no requirements for property ownership or citizenship.

3. The membership of Geyserville Municipal Advisory Council shall consist of seven members appointed by the Board of Supervisors.

4. The members of the Geyserville Municipal Advisory Council will be selected using the following methods:

    a. The Fourth District Supervisor select final nominations to submit to the Board of Supervisors for appointment, in accordance with the bylaws.

5. The Geyserville Municipal Advisory Council will make recommendations to the Board of Supervisors and other County decision makers on the following Advisory Topics, for the Geyserville Area:

    a. Establish a proposal for the Board of Supervisors' consideration, to allocate the Dry Creek Mitigation Fund set aside for Geyserville Planning and Projects and the Infrastructure Mitigation Fund Balance
        i. The Geyserville MAC will coordinate this effort with the District Supervisors Office in consultation with the County Administrator's Office, to ensure a participatory budget process
    b. Proposed or draft General Plan Update policies when requested by the Permit and Resource Management Department
    c. Prioritization of Transportation and Transit Improvements when requested by the District Supervisor
    d. Health and Human Safety-Net Services when requested by the District Supervisor
    e. Additional Topics requested by the District Supervisor

6. The duties of Geyserville Municipal Advisory Council shall include:
    a. Hold regular open and public meetings;
    b. Study and analyze the Advisory Topics;
    c. Keep the District Supervisor informed of any issues related to Advisory Topics within the community;
    d. Provide recommendations on the Advisory Topics and annual reports to the Board;
    e. Comply with Sonoma County Municipal Advisory Council Policies and Procedures.

7. The Geyserville Municipal Advisory Council shall automatically dissolve on December 31, 2021, or the date the County adopts the next General Plan Update, whichever is later, unless its term is extended by action of the Board of Supervisors.

8. The decision to establish the Geyserville Municipal Advisory Council shall not be submitted to the voters.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Sonoma County
Municipal Advisory Council
Recommended Policies and Procedures

Adopted July 18, 2017

Table of Contents

I. Statutory Authority

Pursuant to Government Code section 31010 the Board of Supervisors (Board) may, by resolution, establish a municipal advisory council (MAC) for any unincorporated area in the County to advise the Board on matters relating to that area. MACs have two primary functions: an advisory function and an advocacy function. The Board may grant and define these functions as it sees fit. MACs do not have the power to interpret, make, or set policies, ordinances, or laws, and lack fiscal authority. Counties use MACs to provide an information sharing forum for the community and local government agencies. MACs provide recommendations to the Board on matters designated by the Board, such as current or prospective government services, public health, safety, welfare, public works, and planning.

The resolution establishing the MAC must contain the following statutorily required information:

- The name of the municipal advisory council;
- The qualifications, number, and method of selection of municipal council members;
- The designated powers and duties;
- The unincorporated area or areas for which the municipal advisory council is established;
- Whether the council will be established by the Board or by the voters in an election;
- The rules, regulations and procedures governing the establishment and operation of the municipal advisory council.[1]

Aside from the information listed above, the Board has discretion to create the policies and procedures governing MACs.

II. MACs in Sonoma County

Use of MACs in Sonoma County is limited. The Board established the now-dissolved Windsor Municipal Advisory Council in 1987.[2] There are currently two MACs in existence: the Dry Creek Valley Citizens Advisory Council[3] and the Mark West Area Citizens Advisory Council,[4] both located in the Fourth District of unincorporated Sonoma County.

III. Purpose

This document provides MAC policy recommendations and analysis to ensure consistency in the operations and governance of existing and future MACs.

IV. Sources Consulted

The recommendations discussed in this document are adapted from MAC guidance issued by Contra Costa County and Mendocino County.

---

[1] Gov. Code, § 31010.

[2] Resolution No. 87-0139 (Jan 21, 1987).

[3] Resolution No. 12-0410 (Aug 21, 2012).

[4] Resolution No. 16-0231 (Jun 14, 2016).

V. Recommended Policies & Procedures

a. Member Appointments

The Board may choose to select members by election or by appointment. Membership by appointment is recommended because it reduces the likelihood of unfilled positions, costs, and procedural concerns. To ensure the size and composition of a MAC is large enough to facilitate representation of the MAC area, but small enough to manage administrative costs and handle business efficiently, MACs consisting of five members is recommended. A MAC may be established with seven members if it is demonstrated that this is necessary to provide appropriate representation of all segments of the community. Establishing alternate member positions may assist with reaching a quorum.

Recommendations

i. MACs shall consist of five members in total.

ii. All members must reside within the MAC boundaries.

iii. To nominate or re-nominate a member, the District Supervisor reviews applications and submits a list of nominations to the Board of Supervisors for approval. A majority vote of the Board is required to approve a member.

iv. Nominations and re-nominations should be made within the first 60 days of the authorization of the MAC.

v. In the event of a member vacancy, the District Supervisor should arrange for the position information to be posted on Sonoma County online vacancy list within 20 days of the vacancy.

vi. The District Supervisor shall establish two alternate member positions. Alternate members may attend MAC meetings for absent members on an as-needed basis.

b. Member Terms

The Board must determine the member term length and the member removal procedure.

Recommendations

i. Members shall hold a term of two years.

ii. Members can serve up to two terms (four years in total).

iii. Members may be re-appointed after two terms, only after a two year break in service.

iv. Members serve at the pleasure of the Board of Supervisors, and can be removed by the Board at any time.

v. Classification of Initial MAC Members: The Board of Supervisors shall classify the initial members into two classes. Class A shall consist of three members; Class B shall consist of two members. Class A shall have an initial membership term of two years. Class B shall have an initial membership term of three years.

vi. MAC Member Removal Procedure: (1) District Supervisor submits recommendation for removal to the Board of Supervisors; (2) MAC member receives written notice from MAC secretary of the recommendation for removal, the date and time of the meeting at which the Board will consider the removal, and the opportunity for public comment at the meeting prior to Board action; (3) A majority vote by the Board of Supervisors is required to remove a member.

vii. There should be no automatic re-appointment of MAC members. When a member's term expires, his or her appointment terminates.

viii. Absence from two consecutive or three cumulative regular MAC meetings in a 12-month period may result in removal. If a member is absent from two consecutive or three cumulative regular MAC meetings in a 12-month period, the secretary shall notify the District Supervisor. A recommendation for removal based on absences is within the District Supervisor's discretion.

ix. Failure to comply with MAC Bylaws may result in a recommendation of removal by the District Supervisor to the Board of Supervisors.

c. Administrative Roles

MACs require administrative leadership and support. Establishing Chair and Vice Chair positions may be helpful to assist with MAC operations and communications. A non-member secretary position may be filled by the District Supervisor's staff or by an independent contractor retained by the County.

Recommendations

i. The District Supervisor shall appoint the first MAC Chair to serve for the first year the MAC is in existence. After that, the MAC will elect the Chair annually. Chair responsibilities include:

    1. Preside over regular meetings;
    2. Call for and preside over special meetings;
    3. Set meeting agenda and coordinate preparation and posting of agenda with administrative support;
    4. Appoint members to MAC committees;
    5. Act as liaison between MAC.

ii. The District Supervisor shall appoint the first MAC Vice Chair to serve for the first year the MAC is in existence. After that, the MAC will elect the Vice Chair annually. Vice Chair responsibilities include:
    1. In the event of Chair's absence, assume Chair's responsibilities;
    2. Research agenda items and report back to MAC on an as-needed basis;
    3. Maintain record of useful government contacts.

iii. The MAC members shall elect the Chair and Vice Chair for the second year and every year after.

iv. The District Supervisor should determine how to fill the role of MAC Secretary. Secretary responsibilities include:
    1. Prepare, post, and distribute meeting agendas and meeting materials pursuant to the Brown Act;
    2. Arrange attendance at MAC meetings;
    3. Attend all MAC meetings;
    4. Take MAC meeting minutes;
    5. Distribute and maintain record of meeting minutes;
    6. Prepare and transmit MAC reports to the District Supervisor, the Board, or other government agency;
    7. Prepare responses to public comments and inquiries;
    8. Prepare responses to requests from MAC members;
    9. Maintain records of MAC agendas, minutes, meeting materials, records of action, annual reports, MAC member training certifications, and communications from at least the prior two years.
    10. Provide copies of formal MAC communications to the District Supervisor.
    11. Manage MAC budget.

ii. The District Supervisor should coordinate with the Secretary to determine a sufficient storage method and location to retain at least two years of records.

x. The District Supervisor shall oversee the Chair, Vice Chair, and Secretary performance, and Secretary's compensation.

d. <u>MAC Committees</u>

MACs may establish committees or subcommittees (collectively referred to as "committees") on an as-needed basis. The Board should consider whether the MAC may establish committees, and if so, clarify the additional rules that apply to committees under the Brown Act.

Recommendations

1. A MAC may establish single-purpose committees on an as-needed basis by a quorum vote.
2. An outline of the committee's specific purpose should be submitted to the Board with the MAC's annual report.
3. Committees should have an annual life of one year.
4. Committees should be composed of two MAC members in total.
5. Members of the public, who are not appointed to the MAC, may not serve on a MAC committee.
6. All committees shall comply with the Brown Act.

e. Member Training

Member training is necessary to familiarize members with the state laws that apply to public bodies, such as the Brown Act. Training for new MAC members should be coordinated by the Sonoma County Administrators' Office and the Sonoma County Counsel's Office.

Recommendations

i. Designate MAC training liaison at County Administrator's Office and the County Counsel's Office.

ii. Provide all new MAC members with general training on the MAC Policies and Procedures, the MAC Bylaws, and the laws that apply to public bodies within 60 days of appointment.

iii. Provide MAC members with annual training on laws that apply to public agencies, specifically including the Brown Act and the Public Records Act.

iv. Require that MAC members complete the FPPC AB 1234 online conflict of interest training.

f. Conflicts of Interest

To address potential conflicts of interest the following policies are recommended.

Recommendations

i. MAC members will not involve themselves in official MAC activities that could materially benefit them personally, their business interests, or the interests of organizations that they represent. In a conflict of interest the member will abstain from voting, and the abstention will be recorded in the minutes.

ii. If the MAC makes substantive recommendations, which are regularly approved by the Board over an extended period of time, without significant amendment or modification, the MAC members and secretary must file an annual Statement of Economic Interests (State Form 700).[5] These statements will be included in the County's biennial review of the Conflicts of Interest Code. The Clerk of the Board of Supervisors will keep these statements on file and make them available for public inspection.

iii. Concerns regarding conflicts of interest should be directed to the District Supervisor.

g. <u>Brown Act</u>

MACs, and MAC committees or subcommittees, shall comply with the Ralph M. Brown Act (Government Code, section 54950, *et seq.*).

h. <u>MAC Meetings: Location, Frequency, and Length</u>

Regular MAC meetings should be held on a monthly basis at an established date and time at a place that is open and accessible to the public.

Recommendations

i. One regular MAC meeting should be held at an established place and time each month, as determined by a quorum vote.

ii. Meetings should be held a time and place that is convenient and accessible for MAC members, community members, and Secretary to attend.

iii. MAC meetings should generally not exceed three hours in length.

iv. The Chair may impose time limits for public comment at MAC meetings.

v. If the MAC limits the time for public comment at meetings, the MAC must provide at least twice the allotted time to a member of the public who utilizes a human translator to ensure that non-English speakers receive the same opportunity to directly address the legislative body of a local agency.[6]

---

[5] Cal. Code Regs., tit. 2, § 18700.

[6] Gov. Code, § 54954.3.

i. MAC Meetings: Procedures

MAC meetings provide an opportunity for the members and the public to discuss the Advisory topics and develop recommendations for the Board. All MAC meetings must be open to the public and comply with the Brown Act.

Recommendations

i. All meetings shall be open and public and held in an ADA accessible location, and all persons shall be permitted to attend any MAC meeting.

ii. MACs should use the MAC Agenda Template for each regular meeting.

iii. Notice of the meeting time and place shall be given to the public and the MAC members at least seventy-two (72) hours before the time of such meeting.

iv. For regular meetings that occur on or after January 1, 2019, the MAC must post the agenda on the primary homepage of its homepage website at least seventy-two (72) hours before the time of such meeting.[7]

v. Meeting agendas should be posted at least seventy-two (72) hours before a regular meeting.

vi. Before each meeting the MAC Chair should remind the public on the record that the MAC is an advisory body to the Board of Supervisors.

vii. Robert's Rules of Order shall be the parliamentary authority at MAC meetings.

viii. A quorum of MAC members must be present at any regular or special meeting in order for a decision to be made on any matter. A quorum is defined as a majority of MAC members.

ix. All writings related to an agenda item that are distributed to a majority of the MAC members *prior to* a MAC meeting must be made available to for public viewing at a specified location open to the public, accessible during normal business hours, at least seventy-two (72) hours before a regular meeting. Copies should also be available at the meeting for public inspection.

---

[7] Gov. Code, § 54954.2.

x. Copies (a minimum of 10) of all writings related to an agenda item and prepared by the MAC that are distributed to a majority of the MAC members *during* a MAC meeting, must be made available for public inspection at the meeting. Copies of all writings related to an agenda item and prepared by another person that are distributed to a majority of the MAC members *during* a MAC meeting, must be made available for public inspection after the meeting.

xi. The Minutes for the prior meeting shall be reviewed and approved by the members at the following regular meeting.

xii. The Secretary shall attend and take minutes at all meetings.

j. Special MAC Meetings

The Brown Act provides additional requirements for holding special meetings.

Recommendations

i. The Chair may call a special MAC meeting by delivering written notice to each MAC member and to each local newspaper of general circulation and radio or television station requesting notice in writing and posting a notice on the MAC website, if the MAC has a website.

ii. The notice of a special meeting shall be delivered personally or by any other means and shall be received at least twenty-four (24) hours before the time of the meeting as specified in the notice.

iii. For special meetings that occur on or after January 1, 2019, the MAC must post the agenda on the primary homepage of its homepage website at least seventy-two (72) hours before the time of such meeting.[8]

k. External Communications

MACs do not have the power to interpret, make, or set policies, ordinances, or laws, and lack fiscal authority. MAC authority to make external communications is also limited.

Recommendations

i. Except as specified in the resolution establishing the MAC or the MAC bylaws, the MAC and its individual members acting on behalf of the MAC, may not represent the community to any federal, state, other county, city, special district or school district, agency or commission, or any other organization on any matter concerning the community.

---

[8] Gov. Code, § 54954.2.

ii. The MAC's advisory role is limited to the Advisory Topics stated in the resolution establishing the MAC.

iii. The MAC may represent the community before the Board of Supervisors by providing public comment on Advisory Topics at Board meetings.

iv. The MAC may provide input with respect to Advisory Topics to the Board, County staff, or any County hearing body.

v. Individual MAC members cannot represent the MAC's positions unless such representation has been expressly authorized by a vote of the MAC. When an individual member is authorized to represent the MAC's position to the Board, County staff, or other County hearing body, that member may only speak on issues expressly approved by the MAC.

vi. The MAC may not, as a body, take positions on candidates for any public office or on any ballot measures.

vii. All printed or electronic communications from the MAC should identify the MAC as an advisory body to the Board of Supervisors and include:
    1. The District Supervisor's name and contact information; and
    2. Disclaimer: *The views expressed therein are of the MAC only and do not represent Sonoma County's official position*.

l. <u>Annual Report</u>

Annual reports provide the Board with necessary MAC oversight information.

Recommendations

i. MACs must submit to the District Supervisor a written annual report containing the following information about the prior year:
    1. Activities
    2. Accomplishments
    3. Membership attendance
    4. Membership training
    5. Proposed objectives for the next year

ii. Annual reports must be submitted to the District Supervisor on the second Tuesday of each February.

iii. MACs may consult with the District Supervisor and County staff to assist in drafting the annual report. However, assistance from the District Supervisor and County staff is limited to answering questions. It is the MAC's responsibility to complete and submit the annual report.

iv. The District Supervisor should review the annual report and recommend appropriate action by the Board of Supervisors.

v. Failure to submit an annual report may result in the District Supervisor recommending that the MAC be dissolved by the Board of Supervisors.

m. Boundaries

MACs may be established in unincorporated areas of the County.

Recommendations

i. The Board should consider the following criteria when determining MAC boundaries:
   1. Existing borders establishing communities of interest;
   2. Population density;
   3. Areas of special interest: industrial areas; government-owned property; coastal land.

n. Funding

MAC funding sources vary within the County and among other counties. Some MACs are funded by donations, special revenue streams, or the General Fund. MACs generally require funding for administrative support services, meeting rental spaces, member expense reimbursement, and website maintenance. MACs do not have the authority to enter contracts or to incur any indebtedness in the name of or on behalf of itself, the Board, or the County.

o. Dissolution

MACs shall remain in existed until formally dissolved by the Board of Supervisors.

Recommendations

i. MAC dissolutions are recommended by the District Supervisor and approved by the Board of Supervisors.

p. Existing MACS

Option 1: In instances where existing bylaws or polices of MACs are inconsistent with these Policies and Procedures adopted by the Board, the policies of the existing MACs take precedence.

Option 2: In instances where existing bylaws or polices of MACs are inconsistent with these Policies and Procedures adopted by the Board, these Policies and Procedures are deemed to take precedence, and the MAC shall take action at its next available meeting to amend its bylaws or policies.

VI. Resources & Templates

a. Government Code, section 31010
b. Sonoma County MAC Checklist
c. Sonoma County MAC Agenda Template
d. Sonoma County MAC Minutes Template

Cal. Gov. Code, § 31010. **Municipal advisory council for unincorporated area; Funds and payments therefrom; Contents of resolution establishing council**

The board of supervisors of any county may by resolution establish and provide funds for the operation of a municipal advisory council for any unincorporated area in the county to advise the board on such matters which relate to that area as may be designated by the board concerning services which are or may be provided to the area by the county or other local governmental agencies, including but not limited to advice on matters of public health, safety, welfare, public works, and planning. Unless the board of supervisors specifically provides to the contrary, a municipal advisory council may represent the community to any state, county, city, special district or school district, agency or commission, or any other organization on any matter concerning the community. The board may pay from available funds such actual and necessary expenses of travel, lodging, and meals for the members of the council while on such official business as may be approved by the board.

The resolution establishing any such municipal advisory council shall provide for the following:

(a) The name of the municipal advisory council.

(b) The qualifications, number, and method of selection of its members, whether by election or appointment.

(c) Its designated powers and duties.

(d) The unincorporated area or areas for which the municipal advisory council is established.

(e) Whether the establishment of the council should be submitted to the voters and the method for such submission; provided that if an election is required pursuant to subdivision (b), such election shall be held at the same time as an election held pursuant to this subdivision.

(f) Such other rules, regulations and procedures as may be necessary in connection with the establishment and operation of the municipal advisory council.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 17
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:
Supervisor James Gore, 565-2241

Supervisorial District(s):
All Districts

Title: Consideration of Creating a Sonoma County Flag

Recommended Actions:

Direct Creative Sonoma to bring back for the Board’s consideration a proposed process and budget to design a County Flag

Executive Summary:

About half of the counties in California have flags, which represent the unique culture of each County. Creative Sonoma is prepared to bring back a proposal for the Board to consider that would set out a process for designing a Sonoma County flag. The flag would be a symbol of the County of Sonoma.

Discussion:

About half of the counties in California have flags, which represent the unique culture of each County. The County of Sonoma’s flag, if developed, could serve as a visual representation of the County’s values, history, and future. The Flag could lead to greater brand development and recognition within the Sonoma County community.

Today’s action would direct Creative Sonoma to develop a process and budget for the design of the Sonoma County Flag. The process and budget would be brought back for Board consideration in January 2019. Any budget required for the process would need to come out of Board contingencies if the project were to move forward this fiscal year.

Prior Board Actions:

None.

Strategic Plan Alignment	Goal 4: Civic Services and Engagement

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Creative Sonoma's existing staff will absorb the time required to develop a proposal for the design process for a new County flag. The proposal for the design process will include an assessment of staffing needs for project implementation.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Related Items "On File" with the Clerk of the Board:

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 18
(This Section for use by Clerk of the Board Only.)

To:

Board Agenda Date:	December 11, 2018	**Vote Requirement:**	Majority

Department or Agency Name(s):

Staff Name and Phone Number:	**Supervisorial District(s):**
Supervisor Susan Gorin, 565-2241	First

Title: Joint Powers Agreement

Recommended Actions:

Resolution authorizing Chair to execute Joint Powers Agreement between the County of Sonoma and the City of Sonoma continuing the Sonoma Valley Citizens Advisory Commission.

Executive Summary:

The County of Sonoma and the City of Sonoma first established the Sonoma Valley Citizens Advisory Commission in 1993 pursuant to Government Code section 65101 as a joint advisory agency to provide a regular forum for citizen participation in the formation of public policy, to consider local planning issues concerning the Sonoma Valley, to evaluate solutions to these issues, to advise elected officials and other decision makers, and to form a bridge for communication between the various governmental agencies and the general public. Most recently the Commission was extended for five additional years. This extension expires at the end of 2018. If approved the proposed action would extend the Commission for an additional five years, with its term expiring at the end of 2023.

Discussion:

County and City share responsibility for local planning in the Sonoma Valley. The County and City continue to be faced with the potential for unprecedented population growth and development extending into the future. The Sonoma Valley, in particular, with its beautiful landscape, historic buildings, and growing industries producing wine, dairy, and other agricultural products, is an attractive location for development. Well planned communities are beneficial to the public interest and are promoted when the County and City coordinate their local planning activities. The existing Joint Powers Agreement between the City of Sonoma and the County has facilitated community input and enhanced communication in a way that benefits local planning for the area. To ensure the continuation of these benefits, an extension of the Committee for another five years is recommended.

If approved, the Committee will continue to serve as a joint advisory agency to provide a regular forum for citizen participation in the formation of public policy, to consider local planning issues concerning the Sonoma Valley, to evaluate solutions to these issues, to advise elected officials and other decision makers, and to form a bridge for communication between the various governmental agencies and the general public.

Prior Board Actions:

March 11, 2014: Resolution #14-0086, Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing The Chair To Execute A Joint Powers Agreement With The City Of Sonoma Continuing The Sonoma Valley Citizens Advisory Commission For A Period Of Five (5) Years From January 1, 2014, To December 31, 2018.

February 3, 2009: Resolution #09-0097, Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing The Chair To Execute A Joint Powers Agreement With The City Of Sonoma Continuing The Sonoma Valley Citizens Advisory Commission For A Period Of Five (5) Years From January 1, 2009, To December 31, 2013.

January 6, 2004: Resolution # 04-0026: Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing The Chair To Execute A Joint Powers Agreement With The City Of Sonoma Continuing The Sonoma Valley Citizens Advisory Commission For A Period Of Five (5) Years From January 1, 2004, To December 31, 2008.

October 6, 1998: Resolution # 98-1281: Resolution of the Board of Supervisors, County of Sonoma, State of California, Approving the Amendments to the Sonoma Valley Citizen’s Advisory Commission Joint Powers Agreement.

October 12, 1993: Resolution # 93-1552: Resolution of the Board of Supervisors, County of Sonoma, State of California, Approving and Authorizing the Chair to Execute a Joint Powers Agreement with the City of Sonoma Establishing the Sonoma Valley Citizens Advisory Commission.

Strategic Plan Alignment	Not Applicable

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Joint Powers Agreement; Exhibit A, Sonoma Valley Planning Area Map; Exhibit B, Sonoma Valley Citizens Advisory Commission Rules and Procedures; Resolution.

Related Items "On File" with the Clerk of the Board:

JOINT POWERS AGREEMENT BETWEEN THE COUNTY OF SONOMA AND THE CITY OF SONOMA CONTINUING THE SONOMA VALLEY CITIZENS ADVISORY COMMISSION

This Agreement is made by and between the County of Sonoma, a political subdivision of the State of California (“County”), and the City of Sonoma, a general law city (“City”), and is dated for convenience as of January 1, 2019.

RECITALS

Whereas, County and City share responsibility for local planning in the Sonoma Valley; and

Whereas, according to statewide growth projections, County and City are faced with the potential for unprecedented population growth and development; and

Whereas, Sonoma Valley, with its beautiful landscape, historic buildings, and growing industries producing wine, dairy, and other agricultural products, is an ideal environment for local residents and businesses; and

Whereas, it is in the public interest that County and City coordinate their local planning activities; and

Whereas, this coordination is enhanced by better communication; and

Whereas, Government Code section 65101 authorizes the establishment of joint advisory agencies through a plan or organization mutually agreeable to cooperating counties and cities; and

Whereas, County and City have established the Sonoma Valley Citizens Advisory Commission (“the Commission”) pursuant to Government Code section 65101 as a joint advisory agency to provide a regular forum for citizen participation in the formation of public policy, to consider local planning issues concerning the Sonoma Valley, to evaluate solutions to these issues, to advise elected officials and other decision makers, and to form a bridge for communication between the various governmental agencies and the general public; and

Whereas, County and City desire to continue the Commission in existence for a period of five (5) years.

OPERATIVE PROVISIONS

Now, Therefore, Be It Agreed as follows:

1. By virtue of resolutions of County and City authorizing the execution of this Agreement, the Commission is hereby continued in existence.

2. The Commission shall be empowered from January 1, 2019, to December 31, 2023 (“the five-year term”), and shall be subject to review by County and City each year of its existence. The Commission may, at the conclusion of the five-year term, be continued for a time certain upon mutual consent of County and City, subject to periodic review as previously defined.

3. County and City reserve the right to terminate this Agreement and the Commission at any time upon mutual agreement, or upon sixty (60) days notice from either party to the other.

4. The boundaries and area subject to the jurisdiction of the Commission are shown in Exhibit “A,” attached hereto and incorporated herein by this reference.

5. The Commission shall consist of eleven (11) commissioners, two (2) alternate commissioners, two (2) emeritus (non-voting) commissioners, two (2) ex-officio (non-voting) members, and two (2) alternate ex-officio (non-voting) members. The commissioners, alternate commissioners, and emeritus commissioners shall be from the Subareas shown in Exhibit “A.” The ex-officio members and alternate ex-officio members shall be representatives from County and City. Representation shall be generally based upon the population distribution of the Sonoma Valley. It is understood that in addition to meeting the following geographical criteria, it is desirable that the commissioners, alternate commissioners, and emeritus commissioners represent a wide range of interest, varied experience and expertise, and include members of the general public to encourage a greater voice in local government decisions. Commissioners, alternate commissioners, emeritus commissioners, ex-officio members, and alternate ex-officio members shall be selected as follows:

(a) Representing County:

(1) El Verano West: three (3) commissioners from the area covered by the portions of Subareas 3, 4, and 10 that lie to the west of Sonoma Creek.

(2) Springs East: two (2) commissioners from the area covered by the portions of Subareas 3 and 9 that lie to the east of Sonoma Creek.

(3) North Valley: two (2) commissioners from the area covered by Subareas 5, 6, 7, and 8.

(4) South Valley: one (1) commissioner from the area covered by Subareas 11, 12, 13, and 14.

(5) One (1) alternate commissioner from the area covered by Subareas 3 - 14, inclusive.

(6) One (1) emeritus commissioner from the area covered by Subareas 3 - 14, inclusive, who shall be a former commissioner or alternate commissioner.

(7) One (1) ex-officio member and one (1) alternate ex-officio member from County’s Planning Agency, which is comprised of the Board of Supervisors, Planning Commission, Board of Zoning Adjustments, and Permit and Resource Management Department staff.

(b) Representing City:

(1) City of Sonoma: three (3) commissioners and one (1) alternate commissioner from the area covered by Subareas 1 and 2, being the city of Sonoma and its primary sphere of influence.

(2) One (1) emeritus commissioner from the area covered by Subareas 1 and 2, who shall be a former commissioner or alternate commissioner.

(3) One (1) ex-officio member and one (1) alternate ex-officio member from City's Planning Agency, which is comprised of the City Council, Planning Commission, and Planning Department staff.

6. One commissioner shall be designated and shall act as representative of public service agencies, such as water, fire, school, and other districts or entities.

7. The commissioners, alternate commissioner, emeritus commissioner, ex-officio member, and alternate ex-officio member representing County shall be appointed by County's Board of Supervisors. The commissioners, alternate commissioner, emeritus commissioner, ex-officio member, and alternate ex-officio member representing City shall be appointed by City's City Council.

8. The Commission shall review and make recommendations on policy matters affecting the Sonoma Valley and on development projects of valley-wide significance.

9. The Commission may also, from time to time, hold publicly noticed "town hall meetings" to inform local citizens, provide a forum for local citizens within the Sonoma Valley to raise and discuss local planning issues of importance, and to recommend long range policy direction for resolution of those issues.

10. The rules and procedures for governance of the Commission shall be as set forth in Exhibit "B," attached hereto and incorporated herein by this reference. The rules and procedures may be amended or modified upon mutual consent of County and City.

11. County and City, through their respective planning agencies, shall cooperate with the Commission to reach the goals of this Agreement.

In Witness Whereof, County and City have executed this Agreement as set forth below.

County:
County of Sonoma

By: ______________________________
Chair, Board of Supervisors

ATTEST:

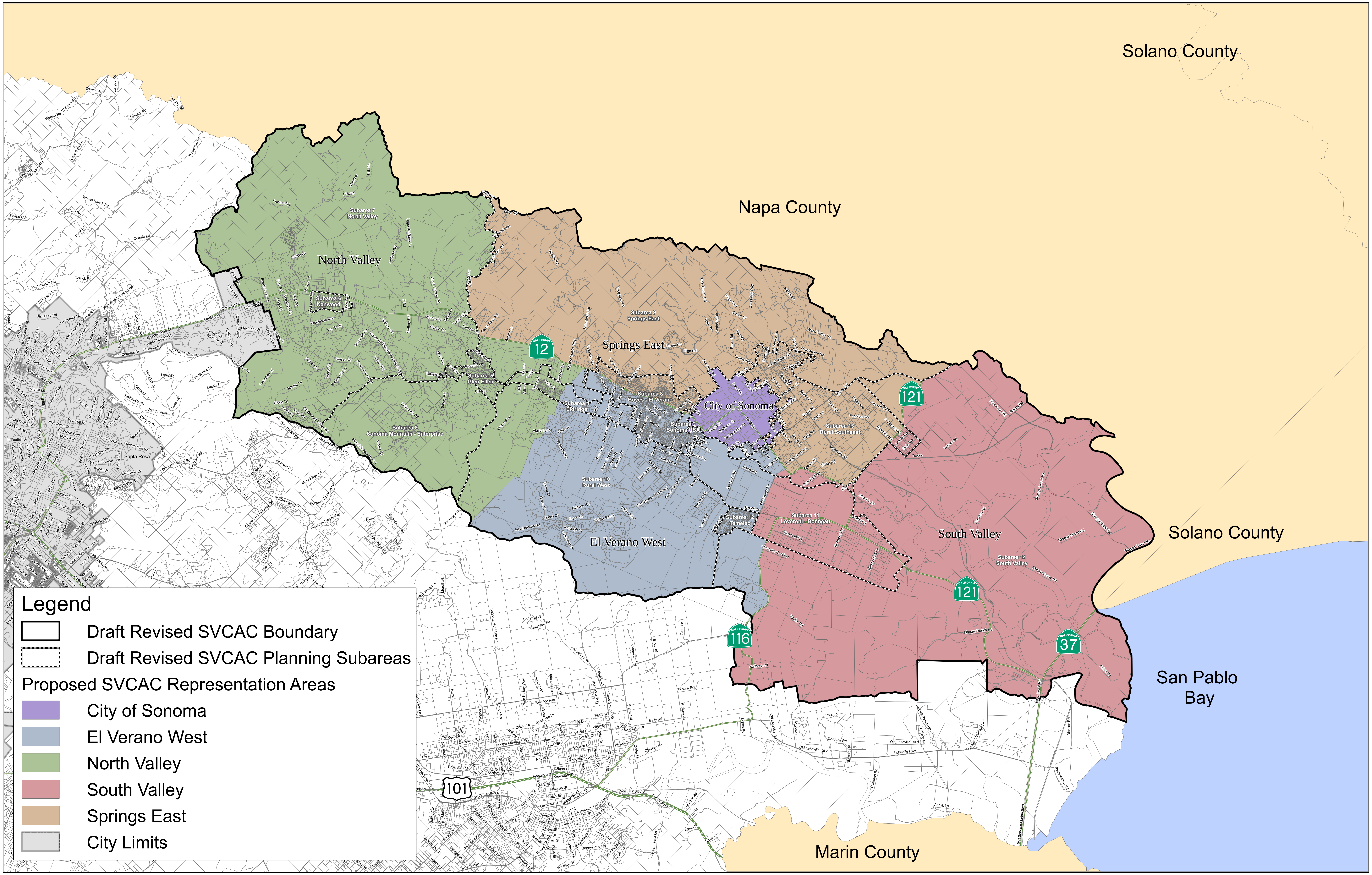
____
Sheryl Bratton, Clerk of the
Board of Supervisors

City:
City of Sonoma

By: ______________________________
Mayor

ATTEST:

____
City Clerk



Sonoma Valley Citizen Advisory Commission Area

Exhibit A

0 0.75 1.5 2.25 Miles

1 inch equals 0.76 miles

Note:
1. Parcel Boundaries derived from 1:6000 lotline maps and revised using Assessor Parcel Maps. Alignment inconsistencies occur due to reprojection.
2. Data is for planning purposes.
3. Questions regarding this map and the data herein should be directed to PRMD (707) 565-1900.
4. Topography USGS 7.5 Quadrangle sheet.

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. The parcels contained here-in are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of July 1, 2013. For more current parcel data consult the County of Sonoma Assessor's Office.

Permit and Resource Management Department
DEPARTMENT INFORMATION SYSTEMS
COUNTY OF SONOMA

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103

Author: PMRD Cartographer: D. Reinier Date: February 24, 2014 S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprhensive Planning\Sonoma Valley Citizens Advisory Commission\MXD's\Draft Revised Sonoma Valley Citizens Advisory Commission E-size.mxd

EXHIBIT "B"
SONOMA VALLEY CITIZENS ADVISORY COMMISSION
RULES AND PROCEDURES

I. Commissioners.

A. Appointment: Appointment of County's eight commissioners, one alternate commissioner, one emeritus commissioner, one ex-officio member, and one alternate ex-officio member shall be made by County's Board of Supervisors. Appointment of City's three commissioners, one alternate commissioner, one emeritus commissioner, one ex-officio member, and one alternate ex-officio member shall be made by City's City Council.

B. Qualifications: Each commissioner and alternate commissioner shall be a resident of, and registered voter in, the area represented by that commissioner or alternate commissioner.

C. Terms of Office: Commissioners and alternate commissioners shall serve four-year terms at the pleasure of their appointing authority. No commissioner or alternate commissioner shall serve more than two terms unless their appointing authority approves an exception to allow the commissioner or alternate commissioner to serve an additional term or terms. In any case, County and City each reserve the right to remove a commissioner or alternate commissioner it appointed regardless of the term of appointment, with or without cause. Emeritus commissioners, ex-officio members, and alternate ex-officio members shall serve at the pleasure of their appointing authority and may be removed at any time, with or without cause.

D. Duties of Commissioners:

1. To attend and participate in meetings of the Commission.
2. To study and analyze appropriate material submitted.
3. To participate in discussions and research and write necessary reports.
4. To serve on such subcommittees as may be designated by the Commission.
5. To aid the public in understanding and participating in local planning issues, and the processes of local government.

E. Vacancies: In event of termination, death, resignation, or inability to serve on the part of any commissioner or alternate commissioner, such condition shall be brought to the attention of the appointing authority. "Inability to serve" shall be determined by a majority vote of the Commission. If any commissioner shall miss two (2) consecutive regular meetings without a valid excuse, the appointing authority shall be notified and requested to appoint a more active replacement.

At any time that a vacancy occurs, either County or City, as the case may be, shall have sixty (60) days to fill the vacancy. Should either County or City fail to act in the time specified, the Commission shall have the authority to make the appointment in accordance with the prescribed membership.

F. Officers: At the first meeting in each calendar year, the Commission shall elect a Chair, Vice Chair, and Secretary. The Chair shall perform the functions specified in these Rules and Procedures. When the Chair is absent, the Vice Chair shall assume the duties of the Chair. If the Chair and the Vice Chair are both absent, the remaining members of the Commission shall select one of its members to act as Chair Pro Tem. The Secretary shall act as secretary to the Commission.

G. Office: The principal place of business of the Commission shall be determined by the Commission. At a minimum, there shall be a telephone number where information may be obtained by the public, and a place where the agenda may be publicly posted. This need not be the same place as where the Commission itself meets.

H. Compensation: Commissioners shall serve without compensation.

II. Meetings.

A. Frequency and Location: Meetings of the Commission shall be on an “as needed” basis as decided by the Commission. The time of the meetings shall be scheduled to maximize assistance to County’s Board of Supervisors and City’s City Council and their staffs. All meetings shall be held within the area shown in Exhibit “A” to the Joint Powers Agreement and shall be in a public building, accessible to the public, with facilities to accommodate interested members of the public.

B. Brown Act: All meetings and all deliberations of the Commission shall be open to the public and shall be governed by the Brown Act.

C. Rules of Procedure: All meetings of the Commission shall be conducted, insofar as practical, according to Roberts Rules of Order or other parliamentary authority adopted by the Commission.

D. Presiding Official: The Chair, or the Vice Chair in the Chair’s absence, shall preside over all meetings of the Commission. In case of absence of both the Chair and the Vice Chair, the Chair Pro Tem shall preside.

E. Agenda: The Chair shall be responsible for setting the agenda of each meeting of the Commission. Each agenda shall be reviewed by County’s First District Supervisor and by City’s Mayor. County’s First District Supervisor and City’s Mayor shall assign respective staff to attend as needed.

F. Voting: Each member of the Commission is entitled to one vote. A member may abstain from voting in cases of conflict of interest, in which case he or she must state what the conflict is. No proxies shall be permitted. All votes shall be public and properly recorded. Ex-officio members shall not be entitled to vote.

G. Minutes of Meeting: The minutes of each meeting of the Commission shall include a copy of the Agenda, the official public record of the meeting, and shall indicate any actions taken by the Commission. A copy of the minutes shall be sent to County and City.

H. Special Meetings: Special meetings of the Commission may be called by the Chair or a majority of the Commission. No special meeting shall be held without compliance with the Brown Act.

I. Notice of Meetings: Notice of meetings of the Commission shall, at a minimum, comply with the Brown Act. The Commission shall give such additional notice as County's Board of Supervisors or City's City Council may request.

J. Quorum: Six voting members of the Commission shall constitute a quorum of the Commission.

K. Alternate Commissioner: County's alternate commissioner shall serve only in the absence of one of County's commissioners. Likewise, City's alternate commissioner shall serve only in the absence of one of City's commissioners. Each alternate commissioner who serves is entitled to one vote.

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018

Resolution Number: ____________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing The Chair To Execute A Joint Powers Agreement With The City Of Sonoma Continuing The Sonoma Valley Citizens Advisory Commission For A Period Of Five (5) Years From January 1, 2019, To December 31, 2023

Whereas, the County of Sonoma ("the County") and the City of Sonoma ("the City") have established the Sonoma Valley Citizens Advisory Commission ("the Commission") pursuant to Government Code section 65101 as a joint advisory agency to provide a regular forum for citizen participation in the formation of public policy, to consider local planning issues concerning the Sonoma Valley, to evaluate solutions to these issues, to advise elected officials and other decision makers, and to form a bridge for communication between the various governmental agencies and the general public; and

Whereas, the County and the City mutually desire to continue the Commission in existence for five (5) years from January 1, 2019, to December 31, 2023;

Now, Therefore, Be It Resolved that the Board of Supervisors hereby authorizes the Chair to execute a Joint Powers Agreement with the City of Sonoma continuing the Sonoma Valley Citizens Advisory Commission for a period of five (5) years from January 1, 2019, to December 31, 2023.

Be It Further Resolved

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 19
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Clerk-Recorder-Assessor

Staff Name and Phone Number:
William F. Rousseau, 707-565-1876

Supervisorial District(s):
All

Title: Consolidated General Election Official Canvass.

Recommended Actions:

Approve Resolution adopting the Official Canvass of the Vote for the November 6, 2018 Consolidated General Election.

Executive Summary:

The canvass for the November 6, 2018 Consolidated General Election has been completed and certified by the County Clerk. The Clerk is now submitting the official canvass to the Board of Supervisors for adoption as provided by law.

Discussion:

Pursuant to Elections Code §1000, the Consolidated General Election was held on November 6, 2018. The results thereof have been certified by the County Clerk, and the certification must be adopted by the Board of Supervisors as the governing body. Elections Code §15372 provides that the Clerk shall canvass the returns within 30 days following the election, and Elections Code §15302 requires the Clerk to submit a certified statement of the results to the governing body (the Board of Supervisors) for adoption. The canvass has been completed, and the Statement of the Votes Cast, on file with the Clerk of the Board, is submitted to the Board for adoption as provided by law. The Board shall, pursuant to Elections Code §15400, declare elected to each office voted on at each election under its jurisdiction, the person having the highest number of votes for that office, or the person who was elected or nominated under the exceptions noted in §15452. The Board shall also declare the results of each election under its jurisdiction as to each measure. In addition, those incumbent candidates for judicial office whose names did not appear on the ballot in either the Primary or the General Election, due to insufficient nominees and the lack of a write-in campaign, shall be declared elected by the elections official (County Clerk) as of the date of the General Election.

Prior Board Actions:			
Resolution 18-0357, dated September 11, 2018; authorized consolidation of elections to be held in conjunction with the November 6, 2018, Consolidated General Election; Resolution 18-0369, dated September 11, 2018, approved appointment of nominees to their respective offices.			
Strategic Plan Alignment	Goal 4: Civic Services and Engagement		
The Board's adoption of the Official Canvass of the Vote and declaration of the results of the election are, by law, necessary to put into effect the votes cast at the election.			

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with his item.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:
1) Resolution, 2) Resolution Exhibit A: Summary of Official Results.
Related Items “On File” with the Clerk of the Board:
Statement of the Vote.

County of Sonoma
State of California

Item Number: ______________

Date: December 11, 2018 Resolution Number: ______________

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting the Official Canvass of the Vote for the November 6, 2018 Consolidated General Election.

Whereas, The Consolidated General Election was held on November 6, 2018; and

Whereas, The County Clerk is directed to canvass the returns of said election pursuant to Elections Code Sections 15301, 15302, and 15372; and

Whereas, The County Clerk has completed the canvass of said election and submitted to the Board of Supervisors the Official Statement of the Vote;

Now, Therefore, Be It Resolved that the official canvass of votes cast at the Consolidated General Election held on November 6, 2018, is hereby adopted in accordance with law, and the results of each election under the jurisdiction of the County of Sonoma as to each office and each measure are hereby declared. A copy of the Statement of the Vote is provided herewith.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 20
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: 4/5

Department or Agency Name(s): County Administrator's Office, Permit Sonoma, Fire and Emergency Services

Staff Name and Phone Number:
Sheryl Bratton 565-2431; Jim Colangelo 565-1154; Tennis Wick 565-1925; Terri Wright 565-3775

Supervisorial District(s):
All Districts

Title: Relocation of Fire Inspection-Related Activities to Permit Sonoma

Recommended Actions:

A) Authorize the relocation of the Fire Prevention and Hazardous Materials Programs and Personnel into Permit Sonoma effective January 1, 2019.
B) Adopt a Resolution amending the Fiscal Year 2018-19 Budget transferring appropriations related to the Fire Prevention and Hazardous Materials Programs to a newly created Budget Division in Permit Sonoma as detailed in Attachment A, with no net change in total appropriations.
C) Adopt a Personnel Resolution amending the Department Allocations Lists for the Fire and Emergency Services Department and Permit Sonoma as detailed in Attachment B.

Executive Summary:

This item recommends approval of several actions that transfer fire inspection-related activities from the Fire and Emergency Services Department to Permit Sonoma as a component of a phased effort that reimagines how fire and emergency services will be provided in Sonoma County. The proposal, which is recommended by the Fire Implementation Ad Hoc, enables the County to focus on creating the new Emergency Management Department approved by the Board on June 11, 2018 and working with the Fire Chief's Strategic Leadership Group to implement the Fire Services Deployment Plan approved by the Board on August 14, 2018.

The request includes transferring $3.6 million in appropriations adopted by the Board in the FY 2018-19 Budget from the Fire and Emergency Services Department into a newly created budget division within Permit Sonoma. As well as the transfer of14.5 Full Time Equivalent (FTE), vehicles, office equipment, and Hazardous Materials equipment used by the Fire Prevention and Hazardous Materials program.

Discussion:

Background
The Board of Supervisors has received two separate reports on June 11, 2018 and August 14, 2018 that provided updates on the Emergency Operations Center Program Assessment and the Fire Services Project efforts to provide more efficient, effective, and sustainable fires services in Sonoma County. The recommendations previously presented to the Board include creating and separate Emergency

Management Department and working with the Fire Chief's Strategic Leadership Group to implement the Fire Services Deployment Plan. To enable the County to more fully focus on these high priority efforts, staff was tasked with developing a plan to transfer the fire inspection- related activities to Permit Sonoma.

Currently, Fire and Emergency Services Department provides services via four program areas:

1. Emergency Management
2. Hazardous Materials Services
3. Fire Prevention Services
4. Fire Operations

As previously mentioned, the recommendations before you is the first phase of a multi-phased effort to reorganize the Fire and Emergency Services Department. This item will focus on the services performed by the Hazardous Materials and Fire Prevention sections and the recommendations related to Emergency Management and Fire Operations will be brought to the Board as separate items in the new year.

<u>Programming and Staff To Be Transferred</u>

The Hazardous Materials program is supported by 1.0 Fire Services Officer, 4.0 Fire Inspector II, and 1.0 Senior Office Assistant with a total annual budget of $1.8 million. The Hazardous Materials section regulates the storage and handling of hazardous materials in Sonoma County through the inspections of some 1,400 businesses located in Unincorporated Sonoma County and the cities of Rohnert Park, Cotati, Cloverdale, Sonoma, and the Town of Windsor.

The Fire Prevention program is supported by 1.0 Senior Fire Inspector, 3.0 Fire Inspector II, 1.5 Material Handlers, and 1.0 Senior Office Assistant with a total annual budget of $1.7 million, including $500,000 recently allocated for Vegetation Management Program. The Fire Prevention section enforces the County Vegetation Management Ordinance, and works with Permit Sonoma to enforce the Fire Code for new construction projects through Permit Plan Review and Final Occupancy approval. The County's Chipper program is also supported by this section and is supported by $170,000 in General Fund.

Both the Hazardous Materials and Fire Prevention programs are managed by the 1.0 Assistant Fire Chief, who is responsible for supervising the sworn and non-sworn staff and acts as the County's Fire Marshall in the areas supported by Community Service Area (CSA) 40. A 1.0 Administrative Aide and 1.0 Senior Account Clerk will also be transferred and embedded into Permit Sonoma's administration unit to expand the administrative capacity for the transferred programs. To support the expanded accounting needs, this item authorizes the addition of a 1.0 Accountant II to Permit Sonoma's Administration Section. The Human Resources Department has reviewed the job duties and has determined this to be the appropriate classification.

The Fire and Emergency Services (FES) Department notified Service Employees International Union (SEIU) and Sonoma County Law Enforcement Association (SCLEA) of the decision to move the Fire Prevention and Hazardous Materials programs from FES to Permit Sonoma. FES and Permit Sonoma management met and discussed this decision with each Union and advised that all SEIU and SCLEA permanent staff in these programs would retain their positions at the time of the move. FES, Permit Sonoma, and Human Resources believe that the County has fulfilled its obligation to notify and meet and discuss this move of employees from FES to Permit Sonoma.

<u>Why Permit Sonoma?</u>

The Hazardous Materials and Fire Prevention programs are both fee-based inspection programs that are similar in nature to the activities offered by Permit Sonoma. A significant portion of the work performed by the Fire Prevention section is to new construction permitted by Permit Sonoma. The two departments also collaborate on new street address naming and numbering, vegetation management, and code enforcement activities. Permit Sonoma has the relevant knowledge to support the programming offered by Hazardous Material and Fire Prevention and the expertise to support the administrative needs. The two programs will operate as separate sections in a new Division within Permit Sonoma and will report to Assistant Fire Chief Williams. Assistant Fire Chief Williams will report directly to the Director of Permit Sonoma.

Staff from Permit Sonoma, Fire Prevention, and Hazardous Materials have been coordinating on the consolidated fee study currently underway and the appropriation transfers authorized by this Board item will enable the fee consultant to properly incorporate the fire service activities into Permit Sonoma. While the consolidation of the fire services activities has contributed to some delays in the fee study, staff anticipates having the fee study completed by Spring so that the findings of the study can be incorporated into the FY 2019-20 Budget.

Establishment of the Fire Division within Permit Sonoma is more than the sum of its organizational parts. As climate change challenges our government mission, this new organization will elevate formerly technical issues such as vegetation management and hazardous mitigation into every element of the General Plan and County practice.

Facility Needs to Support Staff Relocation

Respecting the Board's original intent of placing all County land use regulators under one literal roof, Permit Sonoma will reconfigure its interior space to accommodate the Fire Division. Staff are accelerating records digitization, and e-submittal programs to replace paper with colleagues. The space will also be reconfigured to be more efficient. Accomplishing this move as soon as possible will save County resources by not expanding Permit Sonoma space and freeing FES space for other leasing.

To accommodate the relocation of the Fire Prevention and Hazardous Materials staff will require some reconfiguration of the Permit Sonoma building. Staff from Permit Sonoma are working with General Services staff to include the facility reconfiguration and related costs into the 19-20 Capital Improvement Plan. Until the project is completed, which is anticipated by the first quarter of FY 19-20, the Fire Prevention and Hazardous Materials staff will remain in the current location at 2300 County Center Dr.

Contracts and Possible Fire Code Amendments

Staff anticipates that some existing contract will have to be amended to transfer contract authority from the Fire and Emergency Services Director to the Permit Sonoma Director. It is also possible that certain sections of the Fire Code may have to be amended, changing certain authorities from the Fire Chief to the Fire Marshall. Staff will return in the new year following a comprehensive review of existing contracts and relevant Fire Code for needed changes.

Prior Board Actions:

June 11, 2018 – Emergency Management Program Assessment and Fire Services Project Update
August 14, 2018 – Creation of Fire Services Implementation Ad Hoc and Approval of the Fire Services Deployment Plan.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

The Fire Prevention and Hazardous Materials programs support the safety, health, and well-being of Sonoma County residents and visitors.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	$3,640,016	$3,640,016	$3,640,016
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF	$ 170,000	$170,000	$170,000
State/Federal			
Fees/Other	$3,440,116	$3,440,116	$3,440,116
Use of Fund Balance			
Contingencies			
Total Sources	**$3,610,016**	**$3,610,016**	**$3,640,016**

Narrative Explanation of Fiscal Impacts:

A Budget Resolution authorizing the transfer of appropriations from the Fire and Emergency Services Department into a newly created budget division within Permit Sonoma is included as Attachment A. No additional appropriations are being requested to effectuate the move at this time. Additional costs related to the necessary office reconfigurations will be included in the FY 2019-20 Capital Improvement Plan Budget.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

14.5 Permanent FTE will be transferred from the Fire and Emergency Services Department to Permit Sonoma. Please see Attachment B for the detail of the positions that will be transferred

Attachments:

Attachment A: Budget Resolution
Attachment B. Personnel Resolution
Attachment C: List of Vehicles and Equipment for Fire Prevention
Attachment D: List of Vehicles and Equipment for Hazardous Materials

Related Items "On File" with the Clerk of the Board:

None.

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018 Resolution Number: ____________

☑ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing A Budgetary Adjustment To The 2018-2019 Budget Transferring Appropriations Related To The Fire Prevention and Hazardous Materials Programs to The Permit and Resource Management Department Resulting In No Net Change in County Appropriations.

Whereas, the Board of Supervisors has adopted a Fiscal Year 2018-2019 Final Budget for the County of Sonoma **Fire and Emergency Services Department**; and

Whereas, the Board of Supervisors has adopted a Fiscal Year 2018-2019 Final Budget for the County of Sonoma **Permit and Resource Management Department**; and

Whereas, the Board of Supervisors wishes to transfer the Fire Prevention and Hazardous Materials Programs from the **Fire and Emergency Services Department** to the **Permit and Resource Management Department**;

Whereas, the Government Code allows for adjustments to the Final Budget during the 2018-2019 Fiscal Year;

Now, Therefore, Be It Resolved that the County Auditor-Controller-Treasurer-Tax Collector is hereby authorized and directed to make all necessary operating transfers, accounting entries, and the following budgetary adjustments:

Revenues

Fund ID	Dept/Section	Dept. ID	Category	Description	Amount
13105	FES - Prevention	20020200	4xxxx	All Revenues	(1,685,141)
11155	PRMD - Prevention	26030100	4xxxx	All Revenues	1,685,141
11146	FES – Haz Mat	20010300	4xxxx	All Revenues	(1,754,875)
11156	PRMD – Haz Mat	26030200	4xxxx	All Revenue	1,754,875

Expenditures

Fund ID	Dept.	Dept. ID	Category	Description	Amount
10005	FES - Chipper	20010100	50000	Perm. Positions	(170,000)
10005	PRMD - Chipper	26030300	50000	Perm. Positions	170,000
13105	FES - Prevention	20020200	5xxxx	All Expenditures	(1,685,141)
11155	PRMD - Prevention	26030100	5xxxx	All Expenditures	1,685,141
11146	FES – Haz Mat	20010300	5xxxx	All Expenditures	(1,754,875)
11156	PRMD – Haz Mat	26030200	5xxxx	All Expenditures	1,754,875

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma
State of California

Item Number:

Date: December 11, 2018 Resolution Number:

☑ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Amending The Department Allocation List To Transfer 14.5 Full-Time Equivalent Staff Positions From The Fire and Emergency Services Department To The Permit and Resource Management Department Effective January 1, 2019 and The Addition of 1.0 Full-Time Equivalent Accountant II Allocation To The Permit and Resource Management Allocation List Effective December 11, 2018.

Whereas, the Board of Supervisors has adopted a Fiscal Year 2018-2019 Position Allocation List for the Fire and Emergency Services Department; and

Whereas, the Board of Supervisors has adopted a Fiscal Year 2018-2019 Position Allocation List for the Permit and Resource Management Department; and

Whereas, the Board of Supervisors wishes to transfer the Fire Prevention and Hazardous Materials Programs from the Fire and Emergency Services Department to Permit Sonoma (Permit and Resource Management Department); and

Whereas the Permit and Resource Management Department is requesting to add an Accountant II allocation; and

Whereas, the Human Resources Department has reviewed the job duties and determined Accountant II to be the appropriate job classification for the position; and

Now, Therefore, Be It Resolved that the Department Allocation List for the Fire and Emergency Services and Permit and Resource Management Departments is hereby revised as follows:

Job Class #	Job Class	Existing Allocation (FTE)	Existing Position Code	Proposed Change	New Allocation (FTE)	New Depart. Code
4516	FIRE SERVICES OFFICER	1.00	ESO-50-4516-0001	Move	1.00	26030200
0003	SENIOR OFFICE ASSISTANT	1.00	ESO-01-0003-0003	Move	1.00	26030200
0003	SENIOR OFFICE ASSISTANT	1.00	ESO-01-0003-0001	Move	1.00	26030100
4519	FIRE INSPECTOR II	1.00	ESO-40-4519-0005	Move	1.00	26030200
4519	FIRE INSPECTOR II	1.00	ESO-40-4519-0006	Move	1.00	26030200
4519	FIRE INSPECTOR II	1.00	ESO-40-4519-0007	Move	1.00	26030200
4519	FIRE INSPECTOR II	1.00	ESO-40-4519-0008	Move	1.00	26030200
5015	MAINTENANCE WORKER II	1.00	ESO-10-5015-0001	Move	1.00	26030300
5015	MAINTENANCE WORKER II	0.50	ESO-10-5015-0002	Move	0.50	26030300
0810	ADMINISTRATIVE AIDE	1.00	ESO-00-0810-0001	Move	1.00	26010104
0403	SENIOR ACCOUNT CLERK	1.00	ESO-01-0403-0001	Move	1.00	26010104
4513	SENIOR FIRE INSPECTOR	1.00	ESO-40-4513-0003	Move	1.00	26030100
4519	FIRE INSPECTOR II	1.00	ESO-40-4519-0001	Move	1.00	26030100
4519	FIRE INSPECTOR II	1.00	ESO-40-4519-0002	Move	1.00	26030100
4518	ASSISTANT FIRE CHIEF	1.00	ESO-50-4518-0001	Move	1.00	26030100
0416	ACCOUNTANT II	0.00	New	Add	1.00	26010104

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Attachment C

Fire Prevention Vehicles/Equipment List

County #	Position/Use	YR	MFR	MODEL	TYPE	Description
E341	Fire Marshal	2011	Ford	Expedition	Command	Utility ½ ton SUV 4x4
E501	Shared	2015	Ford	F250	Utility	Truck ¾ ton 2WD
E535	Senior Fire Insp.	2016	Ford	F-150	Pickup	½ ton, extended cab, 4x4
E545	Shared	2016	Ford	F-250	Pickup	¾ ton, extended cab, 4x4
K316	Shared	2014	Bandit	990 XP	Chipper	Chipper
K318	Shared	2008	Bandit	150 XP	Chipper	John Deere 99 HP Diesel Engine S/N 043361
L357	Education/ Training	2002	Scotty	RU/HD	Trailer	32 Bleacher Flat
L373	Shared	2016	CARR	CO 6X12	Trailer	Utility Trailer

Attachment D

Hazardous Materials Vehicle/Equipment List

County #	Position/Use	YR	MFR	MODEL	TYPE	Description
C358	Asst. Fire Marshal	2007	Toyota	Prius	Car	Compact Hybrid
C372	Fire Insp. II	2008	Toyota	Camry	Car	Midsize Hybrid
C378	Fire Insp. II	2008	Toyota	Camry	Car	Midsize Hybrid
E238	Fire Insp. II	2008	Ford	Explore	SUV	Truck Compact SUV 4WD
E335	Fire Insp. II	2010	Ford	F-150	Utility	½ ton, extended cab, 4x4
E340	Shared	2011	Ford	F-350	Rescue Squad	1 Ton Extended Utility Body 4WD
L273	Response	2004	Haul	8.5x24	Trailer	Decon Trailer
L284	Response	2005	Viper	VT-11T	Trailer	Trailer Rescue Mass Casualty
L294	Response	2008	Haul	GR85X16	Trailer	Box Trailer 8.5 x 16
L345	Response	2014	Well		Trailer	Gooseneck/New Spill Trailer
L359	Response	2015	Cargo Mate	Blazer	Trailer	Oil Spill Response-Boom Trailer
N035	Response	2004	Int’l	4400	Hazmat Rig	Truck Class ‘C’ HazMat Vehicle
G475	Response/Tow	2014	Ford	F450	Tow Vehicle	Truck Cab & Chassis Flatbed 4WD

County of Sonoma
Agenda Item
Summary Report

Agenda Item Number: 21
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To:	Board of Supervisors

Board Agenda Date:	December 11, 2018	**Vote Requirement:**	4/5

Department or Agency Name(s):	County Administrator Fire & Emergency Services

Staff Name and Phone Number:	**Supervisorial District(s):**
Sheryl Bratton, 565-2241 Christopher Godley, 565-2052	All

Title:	Extend Proclamation of Local Emergency Due to the Sonoma Complex Fires

Recommended Actions:

Adopt a Resolution Extending the Proclamation of Local Emergency Issued on October 9, 2017, for another 30 Days Due to Damage Arising from the Complex Fires.

Executive Summary:

This item requests the Board of Supervisors adopt a resolution approving a 30-day extension of the October 9, 2017, Proclamation of a Local Emergency in the Sonoma County Operational Area due to the effects of the Complex Fires. The Complex Fires began on Sunday, October 8, 2017, causing extreme property damage and health and safety concerns. The County Administrator proclaimed the Existence of a Local Emergency on October 9, 2017, and the Board of Supervisors adopted Resolution No. 17-0389 ratifying that proclamation on October 10, 2017. The fires left a large debris field in their wake. The removal of debris from a wildfire disaster creates unique concerns due to the potential presence of hazardous materials and the large scale of the incident and will require significant resources to remove. As long as the residential and commercial fire debris remains on the ground, it poses an imminent and extensive threat to public health and safety, the environment (including creating serious concerns for water quality and supply due to the presence of hazardous materials and the damage to sewer service laterals), public infrastructure, and undamaged property. As required by Government Code section 8630, the Board must review the proclamation of local emergency every 30 days and determine if there is a need for continuing the local emergency.

Discussion:

The Complex Fires began on Sunday, October 8, 2017. In response, the Emergency Operations Center (EOC) was activated at approximately 12:00 a.m. on Monday, October 9, 2017, to assist with managing the impacts. In the early morning hours on Monday, the County issued advisory evacuation notices to various impacted areas of Sonoma County. Shelter was made available at various locations throughout the County, and first responders were actively engaged in multiple areas throughout the County as the complex fires' advanced.

The County Administrator/Director of Emergency Services issued a Proclamation of Existence of Local Emergency in Sonoma County Operational Area in the early morning hours of Monday, October 9, 2017, as soon as reports of quickly-moving fires and health and safety concerns arrived. Later that day, the County Administrator supplemented that Proclamation and requested state and federal assistance. The Board of Supervisors ratified the County Administrator's Proclamation of the Existence of a Local Emergency on October 10, 2017. California Government Code section 8630 of Article 14, Local Emergency, of Chapter 7 of the Emergency Services Act requires that the County review the need for continuing the local emergency at least once every 30 days until the governing body terminates the local emergency.

The scope of disaster caused by the fast-moving fire and widespread scale of the destruction instigated the Governor of the State of California to proclaim a State of Emergency (declaring eligibility for State assistance) and brought about the President of the United States to issue a Declaration of a Major Disaster for the State of California, making the Complex Fires eligible for Federal assistance. The Sonoma Complex Fires resulted in the most devastating wildfires in the history of the State of California. In Sonoma County alone, the fires caused the death of at least 24 people, charred 110,720 acres, destroyed 6,950 structures (including 5,143 housing structures), and displaced more than 100,000 Sonoma County residents.

The Sonoma Complex Fires left a large debris field in their wake, which creates unique removal concerns due to the potential presence of hazardous materials and the large scale of the incident and poses a threat to public health and safety. Debris cleanup has proceed via both public and private cleanup programs. The total number of properties included within the debris removal program was 4,888, including 3,674 properties that participated in the public-cleanup program, and 1,214 properties that participated in the private program.

Most properties are in the final stages of debris cleanup, however, approximately 722 properties have been evaluated by Cal OES for over-excavation and 380 determined eligible for backfilling.

The cleanup efforts in Sonoma County were aided by a relatively light rainy season in 2017-18. As long as the fire debris properties remain to be cleared on the ground, it poses an imminent and extensive threat to public health and safety, the environment (including creating serious concerns for water quality and supply due to the presence of hazardous materials and the damage to sewer service laterals), public infrastructure, and undamaged property.

Staff recommend that the Board adopt the attached Resolution finding that the severity and pervasiveness of the Sonoma Complex Fires disaster poses an ongoing and imminent threat to public safety and undamaged property that warrants the need to extend the local emergency as authorized by Government Code section 8630.

Prior Board Actions:

November 13, 2018: Board adopted Resolution No. 18-0490 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
October 23, 2018: Board adopted Resolution No. 18-0450 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
September 25, 2018: Board adopted Resolution No. 18-0395 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires

August 28, 2018: Board adopted Resolution No. 18-0337 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
August 7, 2018: Board adopted Resolution No. 18-0301 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
July 10, 2018: Board adopted Resolution No. 18-0266 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
June 11, 2018: Board adopted Resolution No. 18-0248 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
June 5, 2018: Board adopted Resolution No. 18-0224 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
May 8, 2018: Board adopted Resolution No. 18-0161 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
April 17, 2018: Board adopted Resolution No. 18-0131 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
March 20, 2018: Board adopted Resolution No. 18-0095 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
February 20, 2018: Board adopted Resolution No. 18-0068 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
February 13, 2018: Board adopted Resolution N0. 18-0056 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
January 23, 2018: Board adopted Resolution No. 18-0022 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
December 29, 2017: Board adopted Resolution No. 17-0515 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
December 5, 2017: Board adopted Resolution No. 17-0457 Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires
November 7, 2017: Board adopted Resolution Modifying Resolution No. 17-0839 To Comply With Federal Assistance Requirements and Declaring the Need For Continuing The Local Emergency Pursuant to Government Code Section 8630 Due To The Sonoma Complex Fires.
October 10, 2017: Board adopted Resolution No. 17-0389 ratifying the County Administrator’s proclamation of the existence of a local emergency with the Sonoma County Operation Area.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Related Items "On File" with the Clerk of the Board:

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 22
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office; Fire and Emergency Services

Staff Name and Phone Number:

Jim Colangelo 565-1154
Terri Wright 565-3775

Supervisorial District(s):

First and Fourth Districts

Title: Property Tax Exchange Agreement with Geyserville Fire Protection District

Recommended Actions:

Approve a Property Tax Exchange Agreement (Agreement) with Geyserville Fire Protection District for the annexation of territory from County Service Area #40 into Geyserville Fire Protection District in the event the Local Agency Formation Commission approves such an annexation.

Authorize the County Administrator to make minor administrative changes to the Agreement needed to support the annexation approval process.

Authorize the County Administrator to enter into an agreement regarding the transfer of appropriations limit to the Geyserville Fire Protection District in the event that the annexation is completed.

Executive Summary:

The Geyserville Fire Protection District (District), located north and east of the City of Healdsburg, is seeking to annex territory currently covered by County Service Area 40 (CSA 40) into its district. This territory consists primarily of a portion of land to the south-east of the District that is currently served by the Knights Valley Volunteer Fire Company and adjacent areas already serviced by the District under contract with CSA 40. The District will be submitting an application to the Local Agency Formation Commission (LAFCO) for this annexation following the approval of this Tax Exchange Agreement (Agreement). This proposed Agreement will allow for the orderly exchange and transfer of a portion of the property tax revenues generated for fire protection purposes in the territory to be annexed, and make more efficient the service provided to the residents of the annexed area.

Discussion:

Under state law, the proposed annexation will be decided upon by the Local Agency Formation Commission (LAFCO). Under this process, LAFCO must consider a range of issues including local sentiment and the effect of any changes on the ability of all affected agencies to deliver services. LAFCO completed a Municipal Services Review of the District in February, which paved the way for the District to initiate the annexation process with LAFCO. The District is responsible for all costs associated with the annexation process. In order for LAFCO to approve the annexation application, the County also must approve a property tax exchange agreement that will designate what portion of property tax revenue allocated to fire services will go to the District. Approving this Agreement does not eliminate the need for LAFCO to consider both the operational and financial impacts on the affected parties. However, approving the Agreement will indicate to LAFCO that the County does not believe this annexation will unduly affect the ability of CSA 40 and the volunteer companies to provide service in their areas.

The area proposed for annexation consists of approximately 50 square miles in 319 parcels. Attachment 1 includes a map of the proposed annexation area. The largest portion of this is a territory of CSA 40 currently served by the Knights Valley Volunteer Fire Company. Also included in the annexation area are two smaller areas of CSA 40 that the District currently supports under integrated response plan agreements in which they are paid for responses on a per-call basis. The District will receive tax revenue from these parcels, and will no longer be separately paid for calls in these areas.

The Knights Valley Volunteer Fire Company has been particularly hard hit by the demographic changes, including an aging population and the employment of more residents outside of their service area, that have affected volunteer fire agencies throughout the County and more broadly across the county. Due to these changes, it has struggled to find sufficient volunteers to provide response in their service area, a problem that was exacerbated by the October 2017 Tubbs Fire. The Knights Valley Volunteer Fire Company's board of directors supports this annexation as the best way to provide improved service to the region.

The amount of revenue generated as part of the base property tax amount by the parcels in question is approximately $108,500. Based on the Municipal Services Review conducted by LAFCO, the District has sufficient fire and emergency services capability to meet the needs of the territory proposed for annexation and the tax revenue from this Agreement is expected to bring the District into operational surplus for the near term. As such, the proposed Agreement (Attachment 2) states that all property taxes associated with fire services generated in the annexation area should be transferred to the District if the annexation is approved by LAFCO.

In addition to the transfer of property tax, under the California Constitution state and local governments have limits on their total appropriations of tax revenue, commonly known as the Gann Limit. Because the calculation for the Gann Limit has historically inflated more rapidly that actual tax revenues have grown, most agencies including CSA 40 have significant additional cap space. However under the constitution an agreement must be entered into to transfer a portion of an agency's limit when services are transferred to a new entity. This item seeks to grant the County Administrator authority to enter into a Gann Limit appropriations transfer agreement with the District to transfer a portion of the CSA 40 limit equivalent to the amount of tax revenue being transferred if and when the transfer is finalized by LAFCO. If for any reason the annexation does not go forward, no such agreement will be entered into.

Prior Board Actions:

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Fire and emergency response services are critical to the safety and health of the community.

Fiscal Summary

Expenditures	**FY 16-17 Adopted**	**FY 17-18 Projected**	**FY 18-19 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

If the annexation is finalized by LAFCO, a prorated portion of CSA 40 property tax revenue will transfer during the current fiscal year. Assuming the annexation is finalized prior to the beginning of Fiscal Year 2019-20, all tax revenue associated with fire services and flowing to CSA 40 will transfer to the District, following adjustments made by the Auditor Controller Treasurer Tax Collector's office. Based on current year estimates, approximately $108,500 will be transferred. This loss of revenue will be partially offset by decreasing costs at CSA 40, as they will no longer need to support the Knights Valley Volunteer Fire Company or pay for the contracted services in this area.

Staffing Impacts

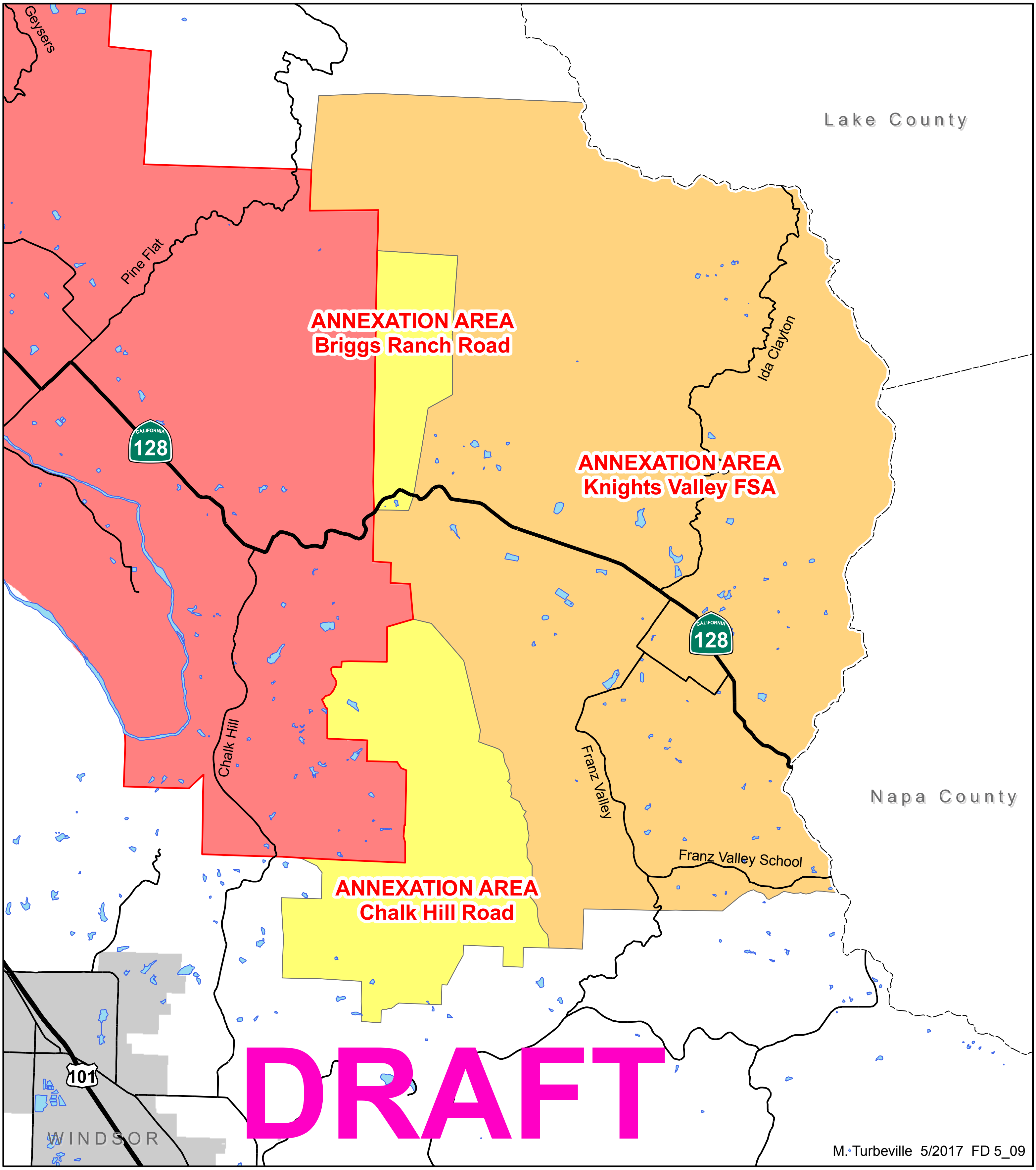
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment 1 – Map
Attachment 2 – Property Tax Exchange Agreement

Related Items “On File” with the Clerk of the Board:



GEYSERVILLE FIRE PROTECTION DISTRICT

2017 Knights Valley Proposed Annexation

0 1.25 2.5 5 Miles

🟧 Knights Valley FSA
🟨 Geyserville IRP
🟥 Geyserville FPD Boundary
⬜ City Boundary

PROPERTY TAX ALLOCATION AGREEMENT BETWEEN THE GEYSERVILLE FIRE PROTECTION DISTRICT AND THE COUNTY OF SONOMA FOR THE ANNEXATION OF TERRITORY

This Property Tax Allocation Agreement ("Agreement") is entered into and effective _________, 2018 ("Effective Date"), between The Geyserville Fire Protection District, a fire district organized and operated pursuant to the Fire Protection District Law of 1987 ("District"), and the County of Sonoma (the "County"), with respect to the following Recitals, which are incorporated as a substantive part of this Agreement.

RECITALS

WHEREAS, the County's Fire and Emergency Services Department, along with the District under integrated response plan agreements with the County, is the primary providers of fire suppression, prevention, rescue, emergency medical services and hazardous material emergency response and other services relating to the protection of lives and property ("Fire Protection Services") within that portion of the unincorporated area of the County which boundaries are generally reflected in Exhibit A, attached to and incorporated in this Agreement (the "Annexation Area"); and,

WHEREAS, Fire Protection Services for the Annexation Area which is located within County Services Area-40 ("CSA-40") are a part of the services provided under the authority of the Board of Supervisors; and,

WHEREAS, the District wishes to pursue annexation of the Annexation Area (the "Annexation"); and,

WHEREAS, a portion of property tax revenues allocated by law for fire protection has supported Fire Protection Services for Annexation Area, along with all of CSA-40; and,

WHEREAS, District and County are desirous of facilitating successful Fire Protection Services in the Annexation Area should the Annexation be approved by entering into this Agreement relating to the real property tax revenue derived from the Annexation Area now allocated for fire protection to CSA-40; and

WHEREAS, District and County have yet to finalize limited portions of the boundary of the Annexation Area, but possess enough information about the real property tax revenue derived from the area to enter into this Agreement at this point; and

WHEREAS, the final boundaries of the Annexation Area will be as described in the Sonoma County Local Agency Formation Commission's ("LAFCO") certificate of completion for the Annexation, attached to and incorporated in this Agreement as Exhibit B (the "Subject Territory"); and

WHEREAS, this Agreement is not intended as controlling or precedent for other fire services related reorganizations.

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

1. Effect of Recitals. The foregoing Recitals are incorporated in, and are a part of this Agreement.

2. Allocation and Payment of Property Taxes. As soon as permitted by state statute after the effective date of annexation by the District, the property tax revenues of the Subject Territory currently allocated to CSA-40 shall be transferred to the District, subject to the following:

a. The parties agree that the Sonoma County Auditor- Controller Treasurer-Tax Collector ("ACTTC") shall make any adjustments to the allocations of property tax revenue to the District required by all applicable state law, which may cause the amount of the property tax revenue to be allocated to the District to be different from that previously allocated to CSA-40. These adjustments include, but are not limited to, applicable Educational Revenue Augmentation Fund calculations or allocations, or any changes to withholdings the ACTTC may apply to property tax administration or property tax appeals

3. CSA-40 Transfer of Property Taxes in Interim Period. CSA-40 shall reimburse the District for the prorated property tax revenues of the Subject Territory currently allocated to CSA-40 for the period between the date of the recordation of the LAFCO Executive Officer's Certificate of Completion for the Annexation and the date the transfer required by Section 2 is permitted by state statute.

4. Accounting. The designated representatives of County and District shall have the right to audit any records and supporting documentation pertaining to the performance of this Agreement. County and District shall maintain such records for a minimum of four (4) years from the effective date of District formation and to allow access to such records during normal business hours.

5. Termination.

a. District Annexation. This Agreement is contingent upon the final annexation to the District. Should the annexation to the District as contemplated above not occur, the parties agree that this Agreement shall be null and void and no transfers of revenues will occur without a new agreement to do so.

b. Termination Due to Invalidity. Should any material portion of this Agreement be declared invalid or inoperative by a court of competent jurisdiction, the remainder of the Agreement shall remain in full force and effect.

c. Termination Due to Change in Law. Should substantial changes occur in the statutory scheme or successor statutory schemes (whether by legislative or judicial action) governing this Agreement, including but not limited to the Government Code and Revenue and Taxation Code, which negate or frustrate the fundamental tenets of this Agreement, the parties may discuss a termination or amendment of this Agreement.

6. Remedies for Breach of Agreement. The parties may exercise any remedy available to them at law or in equity for a material breach by the other party, including specific performance, injunctive relief, and writ of mandate.

7. Modification/Amendment. This Agreement may be modified or amended only by a writing duly authorized and executed by the parties to this Agreement.

8. Enforcement. The District and County each acknowledge that this Agreement cannot bind or limit themselves or each other or their future governing bodies in the exercise of their discretionary legislative power except as the Agreement provides. However, each binds itself that it will insofar as is legally possible, fully carry out the intent and purposes hereof, if necessary, by administrative and ministerial action independent of that legislative power and that this Agreement may be enforced by injunction or mandate or other writ to the full extent allowed by law.

9. Integration. With respect to the subject matter hereof, this Agreement is intended to be an integrated agreement and supersedes any and all previous negotiations, proposals, commitments, writings and understandings of any nature whatsoever between the District and the County as to the subject matter of this Agreement.

10. Notice. All notices, requests, determinations or other correspondence required or allowed by law or this Agreement to be provided by the parties shall be in writing and shall be deemed given and received when delivered to the recipient by first-class mail (or an equal or better form of delivery including electronic mail) at the following addresses:

DISTRICT

Geyserville Fire Protection District
[Insert Contact Information]

COUNTY

County of Sonoma
County Administrator's Office
575 Administration Drive, Suite 104A
Santa Rosa, Ca 95403
terri.wright@sonoma-county.org

By giving notice, either party may change its address for these purposes.

11. Third Parties. This Agreement shall not be construed as or deemed an agreement for the benefit of any third party or parties.

12. Attorneys Fees and Costs. In any action to enforce the provisions of this Agreement or for breach of the Agreement, the prevailing party shall recover from the other party, in addition to any damages, injunctive or other relief, all costs reasonably incurred at, before and after trial or on appeal, including without limitation attorneys' and witness (expert and otherwise) fees, deposition costs, copying charges and other expenses.

13. Approval. The parties represent that this Agreement was approved by their respective governing boards at a properly noticed meeting.

14. Choice of Law and Venue. This Agreement shall be governed by the laws of the State of California. Venue for actions and proceedings between the parties related to this Agreement shall be in the Northern District of California for any federal action and, unless otherwise agreed by the parties, in Sonoma County Superior Court for state actions.

15. Agreement Mutually Drafted. Each party has participated jointly in the drafting of this Agreement, which each party acknowledges is the result of negotiations between the parties, and the language used in this Agreement shall be deemed to be the language chosen by the parties to express their mutual intent. If an ambiguity or question of intent or interpretation arises, then this Agreement will accordingly be construed as drafted jointly by the parties, and no presumption or burden of proof will arise favoring or disfavoring any party to this Agreement by virtue of the authorship of any of the provisions of this Agreement. The captions, headings and table of contents contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

16. Joint Defense. In the event of a third party challenge of any type to this Agreement, the parties agree to jointly defend the validity and implementation of the Agreement.

IN WITNESS WHEREOF, the parties have entered into this Agreement in Sonoma County, California.

"DISTRICT"	"COUNTY"
GEYSERVILLE FIRE PROTECTION DISTRICT, an independent special district duly authorized and existing under the laws of the State of California	COUNTY OF SONOMA
By_____________________________	By_____________________________
Date: _________________	Date: _________________

ATTEST:	ATTEST:
By______________________________ __________, Board Secretary	By______________________________ _____________, Clerk
Date: _________________	Date: _________________
APPROVED AS TO FORM:	APPROVED AS TO FORM:
____ District General Counsel	____ Lauren Walker, County Counsel
Date: _________________	Date: _________________

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 23
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office

Staff Name and Phone Number:

Michelle Arellano 707-565-3776
Katherine DiPasqua 707-565-3779

Supervisorial District(s):

All

Title: AB 1600 Development Fees Annual Reports for FY 2017-2018

Recommended Actions:

Adopt a Resolution approving and making findings related to the AB 1600 Development Fees Annual Reports for FY 2017-2018 for the Regional Parks Department and the Department of Transportation and Public Works.

Executive Summary:

AB 1600 enacted Government Codes Sections 66000-66008, requiring that local agencies prepare annual reports on all development impact fees collected on new developments to finance construction costs associated with public facilities, if those fees were established, increased, or imposed on or after January 1, 1989. Reporting is applicable to the fees collected by the Regional Parks Department and the Department of Transportation and Public Works. Among other fee and project information, balances of any fee deposits that are five or more years old are required to be reported.

Discussion:

Annually, the Regional Parks Department and the Department of Transportation and Public Works provides reports on fee programs under its jurisdiction in compliance with AB1600, as well as applicable County Code sections. It does not include fees charged for processing development applications, development agreements, or reimbursement agreements. The report is due 180 days (6 months) after the close of each fiscal year and requires that a report concerning each fee fund be made available to the public.

Each agency's report includes the following components:
1. A narrative summary of the financial statement.
2. A brief project status statement for each capital project referenced in the financial statement.
3. The financial statement.

The County Administrator has retained the services of two consultants to complete nexus studies for traffic and park impact fees. Both studies are underway and draft reports are anticipated before the end of the fiscal year.

Regional Parks

The Regional Parks Department's report covers Park Mitigation fees under Chapter 20, Article X – Development Fees for Parks and Chapter 25, Article VI – Public Improvements of the Sonoma County Code, requiring the dedication of park land and/or payment of in lieu fees from developers and home builders. First established in 1986, the purpose of the Ordinance is to assist the County in acquiring and developing parks to meet the growing population as a direct correlation to the development and construction of new homes. The Ordinances and Government Code Section 66006 requires the Director of Regional Parks to report to the Board annually on the income and appropriations in each of the seven areas covered by the Park Mitigation Fee Ordinance. This information is contained in the attached report. In addition, Government Codes Sections 66006 requires an annual report be made available to the public with specific information about the fee – the amount of the fee, the purpose of the fee, the projects that were funded by the fee, etc. Moreover, Government Code section 66001(d) requires that all agencies imposing development impact fees make specific findings regarding the balances of any fees deposits that are five or more years old. No balances of fee deposits are more than five years old and no such findings are requested in this item.

The Permit & Resources permit fee schedule Regional Park Mitigation rate for FY 2017-18 was $3,678.00 per developed unit. The FY 2017-18 beginning fund balance in the Park Mitigation Fund (seven areas) was $1,420,722.54. Total fees collected and miscellaneous revenue were $679,004. Interest earned was $23,559.82. Thus, the total fees plus interest earned in the Park Mitigation Fee Fund in FY 2017-18was $702,563.82

A total of $665,675.00 was transferred to 37 Capital Projects for the planning, acquisition, design and construction of new and expanded park facilities. No fees were refunded to individuals cancelling building permits. The year's ending fund balance was $1,457,611.36. The attached report includes a full breakdown of fees collected and funds appropriated for each of the seven areas.

Park Mitigation Fees were used to leverage grants and other matching contributions at an approximate ratio of 7 to 1. This means that each dollar generated by mitigation fees helps generate about $7 in additional funding for Park acquisitions and development, which was primarily from State and Federal sources. No funding collected on or before FY 2012-13 remains unspent in any of the seven Park Mitigation Fee Trust Accounts as of June 30, 2018.

Transportation and Public Works (TPW)

In order to implement the goals and objectives of the general plan, including the circulation and transit element of that general plan, and to mitigate the traffic impacts caused by new development in Sonoma County, certain public roadway improvements must be constructed to insure a safe and efficient level of service. The purpose of the traffic mitigation fees adopted by ordinance (Section 26-98 of the Sonoma County Code) is to pay the costs of roadway facilities and improvements in accordance with the provisions of the general plan. Per the Sonoma County Code the Board of Supervisors shall review the adequacy of the development fees established at least once every three years or, if required or appropriate, more often than once every three (3) years. This review is achieved through the AB 1600 Development Fees Annual Report. Under AB 1600 and the Sonoma County Code, TPW reports on the following traffic mitigation fee programs:

1. Countywide Traffic Mitigation - In May 1990, the Board established the Countywide Development Fees (Sec. 26-98-605), which apply to all unincorporated lands within the boundary of the county except for those lying within the boundaries of the Sonoma Valley development fee impact area. The FY 2017-18 beginning balance was $5,881,033. Collected fees and interest earnings total $1,338,619. No funds were expended during FY 2017-2018, for an ending balance as of June 30, 2018 of $7,219,652. Fees which remain unexpended for five years or more total $1,149,047 and have been committed to the following traffic capacity increasing projects in FY 2018-19: Traffic Improvement Project at intersection of Dry Creek Road and Highway 101 and Airport Boulevard Widening Project.

2. Sonoma Valley Traffic Mitigation - In 1989, the Board adopted Ordinance No. 4073 (Sec. 26-98-010) establishing development fees to finance the improvements of certain public facilities and services within the Sonoma Valley area. The FY 2017-18 beginning balance was $1,063,267. Collected fees and interest earnings total $289,925. Funds expended during the FY 2017-18 total $429,445 for an ending balance, as of June 30, 2018, of $923,746. There are no fees which remain unexpended or uncommitted for five years or more total in the Sonoma Valley Traffic Mitigation Fund.

Automatic Annual Fee Adjustments

County Codes Sections 26-98-070 and 26-98-650 require traffic development fees be adjusted automatically based upon the Engineering News Record (ENR) Construction Cost Index (CCI). In January, the fees for Countywide Traffic Mitigation and the Sonoma Valley Traffic Mitigation programs are adjusted annually by a percentage amount equivalent to the change in the ENR CCI for the preceding twelve month period. Fees are collected by Permit Resource Management Department as part of the permitting process. Effective January 1, 2018, the increase was 3.2% and are as follows:

Fee Type	January 2017	3.2% Increase	January 2018
Residential Fee	$776	X 1.032 =	$801
Commercial Fee	$237	X 1.032 =	$245
Industrial Fee	$217	X 1.032 =	$224

The requested Board action includes the adoption of the attached resolution approving and making findings related to the AB 1600 Development Fees Annual Reports for the Regional Parks and the Department of Transportation and Public Works.

Prior Board Actions:

The Board has annually approved AB 1600 Development Fee Reports, with the most recent report approved on 12/5/17.

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

Mitigation fees are invested in the community in the form of public infrastructure, facilities, and parks and trails. The annual AB 1600 report provides investment information which is relevant to the County's overall economic and environmental stewardship goal.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

There is no impact to the FY 2018-2019 budget. This report is administrative and intended to document development impact fees accumulated and investment activities completed in FY 2017-2018.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

1. Resolution
2. AB 1600 Development Fees Annual Report

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number:
Date: December 11, 2018 Resolution Number:

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving The 2017-18 AB1600 Reports And Making Findings in Connection With Unexpended Funds For The Following Fee Programs: Park Mitigation, Countywide Traffic Mitigation and Sonoma Valley Traffic Mitigation.

Whereas, Government Code §66006 requires local agencies to provide the public with specified information relating to fees which have been collected in connection with the approval of development projects; and

Whereas, this information must be provided within 180 days from the close of each fiscal year and must be reviewed by the public agency's legislative body; and

Whereas, Regional Parks Department and Department of Transportation and Public Works staff have prepared reports entitled FY 2017-18 Annual Report on Park Mitigation Fees and 2017-18 Status Reports for the various fee programs, which reports contain all information required by law regarding the various fee programs, and have filed the reports with the Board and made them publicly available within the times required by law; and

Whereas, the Board of Supervisors has reviewed the 2017-18 Status Reports.

Now, Therefore, Be It Resolved, that the Board of Supervisors hereby finds, determines and declares as follows:

1. All of the above recitals are true and correct; and

2. Except to the extent that findings are made below, no funds have remained unexpended for a period of five (5) years or more.

Be It Further Resolved that with respect to unexpended funds remaining in the Countywide Development Fee Program, the Board finds, determines and declares as follows:

1. These funds were collected to pay the cost of roadway facilities and improvements in accordance with the provisions of the Sonoma County General Plan, including the

Circulation and Transit Element, to implement the County's General Plan, and to use the authority of Article XI, Section 7 of the California Constitution by imposing development fees to fund the cost of certain facilities and services in the Countywide Development Fee Impact Areas; and

2. There is a reasonable relationship between the fee and the purpose for which it is charged in that development fees are used to finance traffic mitigation for capacity increasing/congestion reducing improvements to roadways as a result of a development project; and

3. The sources and amounts of funding anticipated-- to complete or pay for projects utilizing the unexpended Countywide mitigation funds in FY 2018-19 are as follows:

a) C18002 Dry Creek Road and Highway 101 Intersection Improvements ($160,000) set to begin construction in Fiscal Year 2018-19.

b) C18502 Airport Boulevard Widening Project ($989,047) set to begin preliminary engineering in Fiscal Year 2018-19 and construction planned for Fiscal Year 20-21.

4. Funds for projects mentioned in paragraph 3 have been or will be deposited into the corresponding Road Capital Fund Index at the time construction and engineering contracts for these projects are expended, right-of-way acquisition agreements are processed, or staff time is charged to the project.

Be It Further Resolved, that the Board of Supervisors hereby approves the 2017-18 Status Reports for the fee programs for Countywide Traffic Mitigation, Sonoma Valley Traffic Mitigation, and, Park Mitigation Fees.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

AB 1600

DEVELOPMENT FEES ANNUAL REPORT

County of Sonoma
Board of Supervisors
December 11, 2018

TABLE OF CONTENTS

Page

Regional Parks

Transportation & Public Works

Countywide Development Fee Program:

Sonoma Valley Development Fee Program:

December 11, 2018

To: James Gore, 4th District Supervisor, Chairperson
Susan Gorin, 1st District Supervisor
David Rabbitt, 2nd District Supervisor
Shirlee Zane, 3rd District Supervisor
Lynda Hopkins, 5th District Supervisor

From: Bert Whitaker, Director of Regional Parks

Re: 2017/18 Annual Report on Park Mitigation Fees

INTRODUCTION

This Attachment 1 is our annual report on Park Mitigation Fees for FY 2017/18. Attachment 2 includes the financial statements for all seven Park Mitigation Fee areas, and includes a summary of fees collected and withdrawals made for the fiscal year 2017/18. These fees are submitted by developers and home builders for each new residential unit in the unincorporated county. The fee rate for FY 2017/18 was $3,678.00 per developed unit. Attachment 3 is a map delineating the location and boundaries of the Park Mitigation Fee areas. Funding is transferred to projects within the area the fee was collected to provide regional facilities.

I. NARRATIVE SUMMARY OF FINANCIAL STATEMENT.

1. Fund balance at the beginning of fiscal year 2017/18.

   The beginning fund balance on July 1, 2017 of all seven Park Mitigation funds was $1,420,722.54.

2. Fees collected in 2017/18.

   The amount of Park Mitigation fees collected was $679,004.00. The total of all fees and miscellaneous revenue collected and credited to the Fund was $679,004.00.

3. Interest earned on funds in FY 2017/18.

   A total of $23,559.82 was earned as interest on Park Mitigation fee funds. This interest is accrued and credited separately according to each mitigation area where it was earned and is available for future projects.

4. Appropriations and expenditures in FY 2017/18.

The total amount appropriated and transferred to Capital Projects was $665,675. There were no fees refunded to individuals for canceled building permits. No funding collected on or before FY 2012/13 remains in any of the seven Park Mitigation Fee Trust Accounts as of June 30, 2018.

5. Balance of funds as of June 30, 2018.

The balance of the Park Mitigation Fund as of June 30, 2018 was $1,457,611.36.

II. SUMMARY OF ACCOMPLISHMENTS & ACHIEVEMENTS

In FY 2017/18 Park Mitigation fees totaling $665,675.00 were transferred from the Park Mitigation Fee Trust funds to thirty seven (37) projects. In most cases, Park Mitigation Fees were used as seed money leverage grants and other matching contributions at a ratio of 7 to 1.

The following is a list of those park and recreation projects for which Park Mitigation fees were transferred in FY 2017/18.

Area #1 (Sonoma Coast)

Beginning Fund Balance:	$ 157.41
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 77,751.00
Total Interest Earned:	$ 428.64
Total Withdrawals:	($ 28,913.00)
Ending Fund Balance:	$ 49,424.05

Summary of Expenditures

- $10,000.00 in funding was transferred to **Bodega Bay Trail – Coastal North Harbor** for planning and design of the next 0.32 mile phase of the Bodega Bay Trail project. Mitigation funds leveraged a $100,000 State Coastal Conservancy grant for planning the North Harbor, Harbor Coastal, and Smith Brothers Road Trail segments. This funding has also leveraged the awarded $100,000 Conservancy grant and $10,000 from the Sonoma County Regional Parks Foundation to prepare construction documents and permits for the Coastal North Harbor Trail.

- $5,735.00 in funding was transferred to **Gualala Point Regional Park Expansion** for ongoing acquisition negotiation efforts with Gualala Redwoods, Inc. for remaining lands held with the company near Gualala Point Regional Park and for access opportunities on the South Fork Gualala River. Mitigation funds leveraged collaboration and partnership funding discussions with Save the Redwoods League, State Coastal Conservancy, Sonoma Land Trust, and Sonoma County Agricultural Preservation & Open Space District.

- $3,003.00 in funding was transferred to **Carrington Ranch** for acquisition and preliminary planning for public access for this 335-acre ranch on Highway 1, north of Bodega Bay. Mitigation funds leveraged collaboration and partnership funding with Sonoma County Agricultural Preservation & Open Space District. The property transfer was planned for 2017 but has been delayed by fire response and is now anticipated for late 2018 or early 2019.

- $3,000.00 in funding was transferred to **Stillwater Cove Expansion** for ongoing acquisition negotiation efforts for a trail connection between Stillwater Cove Regional Park and Salt Point State Park. If a trail easement is secured, the Salt Point connector trail could be completed in 2020.

- $2,500.00 in funding was transferred to **California Coastal Trail** for acquisition for trail easements. Work included reviewing and commenting on Caltrans proposed Highway 1 realignment as well as ongoing reviewing and responding to property development proposals and negotiating Coastal Trail alignments.

- $2,175.00 in funding was transferred to **Bodega Bay Trail – Smith Brothers Road** for planning and design of the next 0.37 mile phase of the Bodega Bay Trail project primarily on county and some on state road right of way to Bird Walk Coastal Access.

- $2,000.00 in funding was transferred to **Timber Cove California Coastal Trail** for reviewing a potential offer to dedicate a future segment of the California Coastal Trail and responding to a planning referral for California Coastal Trail related to Timber Cove Inn. Work included negotiating trail alignment with the property owners.

- $500.00 in funding was transferred to **Bodega Bay Trail – Coastal Harbor** for reviewing a potential offer to dedicate a future segment of the California Coastal Trail. Work included negotiating trail alignment with the property owner.

Area #2 (North County: Cloverdale, Windsor and Healdsburg Environs)

Beginning Fund Balance:	$ 185,155.28
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 97,467.00
Total Interest Earned:	$ 3,261.82
Total Withdrawals:	($ 96,064.00)
Ending Fund Balance:	$ 189,820.10

Summary of Expenditures

- $50,000.00 in funding was transferred to **Riverfront Park Phase 3** for design and construction of lake and Russian River access. Mitigation funds leveraged a $252,000 Sonoma County Agricultural Preservation and Open Space District matching grant and $53,300 State Boating and Waterways grant. Minor construction work was completed and remaining construction is anticipated for 2018.

- $19,564.00 in funding was transferred to **Shiloh Ranch Phase 4** for designing the 2 mile unpaved North Loop Trail. Design work is underway in partnership with Redwood Empire Mountain Bike Alliance. These efforts will facilitate securing grant funding in the future for trail development.

- $15,000.00 in funding was transferred to **Russian River Water Trail – Upper Reach** for acquisition work to create a coordinated system of river access sites between the Mendocino County line and Healdsburg Memorial Beach. Work included researching and evaluating property title information for former Caltrans property with Russian River access and negotiating with 5 property owners north and south of Cloverdale.

- $10,000.00 in funding was transferred to **Russian River Bike Trail – Middle Reach** for acquisition work to create a multi-use trail paralleling the Russian River from Healdsburg to Wohler Bridge. Work included negotiations for a trail easement, and negotiating with four property owners for possible trail connections. These efforts facilitate securing grant funding in 2018 and negotiations will continue into future years.

- $1,500.00 in funding was transferred to **Shiloh Ranch Renovation** for design to improve a damaged creek crossing, restoring eroded creek channels, trail renovation, and reconditioning roads and trails used for emergency access. Mitigation funds were used for design after some slope stabilization and restoration work funded by others in response to October 2017 wildfire damage. These efforts facilitate securing grant funding in 2020.

Area #3 (Russian River: Sebastopol Environs)

Beginning Fund Balance:	$ 397,318.59
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 115,857.00
Total Interest Earned:	$ 6,167.09
Total Withdrawals:	($122,910.00)
Ending Fund Balance:	$ 396,432.68

Summary of Expenditures

- $72,984.00 in funding was transferred to **West County Trail – Forestville Trails** for acquisition and construction of a trailhead in Forestville and extending the current trail from its terminus near Pajaro Lane to the intersection of Highway 116 and Mirabel Road. Mitigation funds leveraged $750,000 Sonoma County Agricultural Preservation and Open Space District grant to the Forestville Planning Association completing necessary acquisition and donation of the trail easement to the County, and $200,000 Transportation Development Act - Article 3 state grant funding for construction.

- $20,000.00 in funding was transferred to **Russian River Bike Trail – Lower Reach** for planning and acquisition work to create a multi-use trail paralleling the Russian River from Forestville to Jenner. Work included creating a project scope and securing local matching funds to apply for state transportation planning grant funding in 2017. Mitigation funds leveraged a $620,000 Caltrans Sustainable Communities Planning Grant, $120,000 Northern Sonoma County Air Quality Control District grant, and $25,000 Russian River Recreation & Parks District, $5,000 Monte Rio Recreation & Park District, $5,000 Regional Parks Foundation, and $5,000 Korbel funding.

- $19,926.00 in funding was transferred to **Petaluma-Sebastopol Trail** for planning work. Mitigation funds leveraged a $209,436 Caltrans Sustainable Communities planning grant, $6,564 from the City of Sebastopol, $1,000 from the City of Petaluma, $11,000 from Sonoma Count Bicycle Coalition, and $5,000 from Santa Rosa Cycling Club. The feasibility study will be completed in February 2018. With future grant funding for design, possible acquisition, development, and construction of feasible segments could begin in 2020.

- $5,500.00 in funding was transferred to **Dutch Bill Creek Bikeway** for planning and acquisition work for a 5.5 mile trail from Occidental to Monte Rio. Work included negotiations with a property owner and evaluating existing site conditions to determine feasible trail routes and trail connections to other public lands. These efforts facilitate securing grant funding in 2018.

- $2,000.00 in funding was transferred to **West County Trail Bridge Replacement** for removal of two former railroad trestle bridges and replacing with single span bridges and concrete abutments and retaining walls. Mitigation funds leveraged a $770,000 Metropolitan Transportation Commission's One Bay Area grant. Construction is planned for 2021.

- $1,000.00 in funding was transferred to **West County Trail - Green Valley Road** for acquisition and planning for a 0.26 mile trail paralleling Green Valley Road between Ross Road and Atascadero Creek. This trail segment will close the gap between Forestville and Graton. These efforts facilitate securing future grant funding.

- $1,000.00 in funding was transferred to **West County Trail - Occidental Road** for acquisition and planning for a 0.87 mile trail paralleling Occidental Road from Highway 116 to the West County Trail/Occidental Road intersection, including intersection improvements. This trail segment will close the gap where current users must use the road shoulders to continue onto the West County Trail. These efforts facilitate securing future grant funding.

- $500.00 in funding was transferred to **West County Trail – Wright Road to Sebastopol Road** for acquisition for trail alignment between North Wright Road and Sebastopol Road. Work included with private property for a future trail easement and crosswalk when the property develops. These efforts facilitate securing future grant funding.

Area #4 (Santa Rosa Area Environs)

Beginning Fund Balance:	$ 249,886.82
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 69,882.00
Total Interest Earned:	$ 3,667.30
Total Withdrawals:	($257,000.00)
Ending Fund Balance:	$ 66,436.12

Summary of Expenditures

- $230,000.00 in funding was transferred to **Andy's Unity Park** to complete construction of this new community park south of Santa Rosa. Mitigation funds leveraged a $1,084,239 Matching Grant from the Sonoma County Agricultural Preservation and Open

Space District.

- $27,000.00 in funding was transferred to **Taylor Mountain Phase 1** construction including a new park entrance, trailhead, equestrian and vehicle parking, picnic sits, and trails from the Petaluma Hill Road entry. Mitigation funds leveraged a $750,000 State Parks Statewide Park Program grant, $20,000 from the Sonoma County Regional Parks Foundation, donation of construction materials and equipment totaling over $50,000, and thousands of volunteer hours for trail clearing and construction. Construction of the natural play area and restroom is planned for completion in 2018.

Area #5 (Rohnert Park/Cotati/Petaluma Environs)

Beginning Fund Balance:	$ 255,124.03
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 75,399.00
Total Interest Earned:	$ 3,943.14
Total Withdrawals:	($ 53,574.00)
Ending Fund Balance:	$ 280,892.17

Summary of Expenditures

- $25,000.00 in funding was transferred to **Helen Putnam Varnhagen Addition** for design, environmental review and construction of a new trail and staging area to connect Windsor Drive to Helen Putnam Regional Park through a 40-acre expansion acquired in 2003. These efforts facilitate securing grant funding in 2018. With additional funding trail construction could begin in 2018.

- $7,500.000 in funding was transferred to **Crane Creek Regional Park Expansion** for acquisition efforts to secure an additional 75 acres adjacent to this regional park. Mitigation funds leveraged collaboration with the Sonoma County Water Agency, Sonoma County Agricultural Preservation & Open Space District, the City of Rohnert Park, and private developer. These efforts facilitate property acquisition, with an appraised value of $1.6 million, by the City of Rohnert Park for transfer at no cost to Regional Parks in 2019.

- $5,000.00 in funding was transferred to **Helen Putnam – Kelly Creek Trail** for design of a trail within park boundaries to a Developer-planned trail along Kelly Creek within Petaluma city limits. Mitigation Fees leveraged $800,000 in recommended Matching Grant funding from the Sonoma County Agricultural Preservation & Open Space District. This trail construction could begin in 2019.

- $5,000.00 in funding was transferred to the **San Francisco Bay Trail** project for design and cost estimating efforts and securing access via Highway 37 and 121 related projects. Mitigation Fees leveraged a $100,000 grant from the Association of Bay Area Governments for an engineering study for a trail connecting to the existing Eliot Trail and the Tolay Creek Trail in the San Pablo Bay National Wildlife Refuge.

- $5,000.00 in funding was transferred to **Sonoma Mountain Environs** for property evaluation for acquisition and trail connection opportunities for work in partnership with Sonoma County Agricultural Preservation and Open Space District, Sonoma Land Trust, and other partners. These efforts facilitate securing grant funding in 2019.

- $3,000.00 in funding was transferred to **Copeland Creek Trail** for design and construction of a 2.6 mile trail from Sonoma State University to Crane Creek Regional Park. Mitigation funds leveraged collaboration with the Sonoma County Water Agency, Sonoma County Agricultural Preservation & Open Space District, the City of Rohnert Park, and private developer. The City of Rohnert Park is constructing the Petaluma Hill Road crossing, connecting trail segments, and transferring $340,000 Open Space District matching grant to Regional Parks for trail construction.

- $2,000.00 in funding was transferred to **Bellevue Creek Trail** for property evaluation for acquisition and constructing a trail from Stony Point Road to Petaluma Hill Road along the Sonoma County Water Agency's Bellevue-Wilfred channel. These efforts facilitate collaboration with the Water Agency and securing grant funding in 2019.

- $1,074.00 in funding was transferred to **Petaluma-Sebastopol Trail** for planning work. Mitigation funds leveraged a $209,436 Caltrans Sustainable Communities planning grant, $6,564 from the City of Sebastopol, $1,000 from the City of Petaluma, $11,000 from Sonoma Count Bicycle Coalition, and $5,000 from Santa Rosa Cycling Club. The feasibility study will be completed in February 2018. With future grant funding for design, possible acquisition, development, and construction of feasible segments could begin in 2020.

Area #6 (Sonoma Valley)

Beginning Fund Balance:	$ 241,018.22
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 117,696.00
Total Interest Earned:	$ 3,979.14
Total Withdrawals:	($107,214.00)
Ending Fund Balance:	$ 255,479.36

Summary of Expenditures

- $36,500.00 in funding was transferred to the **Maxwell Farms Redevelopment** for community engagement and preparing the master plan update. Mitigation funds leveraged a $75,000 Community Development Block Grant, $130,000 in Securitized Tobacco ADA funding, $15,000 from Sonoma County Regional Parks Foundation, $500,000 from Sonoma Valley Youth Soccer, $30,000 from Sonoma Little League, and a recommendation for $250,000 from the Sonoma County Agricultural Preservation and Open Space District matching grant program.

- $30,214.00 in funding was transferred to the **Sonoma Valley Regional Park Expansion** for master planning work for two properties recently added to Sonoma Valley Regional Park and to construct connecting trails. Master Plan work for the additional 70 acres was completed September 2017. Mitigation funds leveraged $150,000 from the Agricultural Preservation and Open Space District for initial public access. Restroom and group picnic area construction is planned for completion 2018.

- $20,000.00 in funding was transferred to the **Larson Park Improvements** project for community engagement and preparing the master plan update. These efforts facilitate securing grant funding in 2019.

- $10,000.00 in funding was transferred to the **Sonoma Valley Trail** project for planning, acquisition to secure offer to dedicate trail easements over one private property, and acquisition efforts with Caltrans and City of Santa Rosa. Mitigation funds leveraged a $190,575 Caltrans Community-Based Transportation Planning grant. The feasibility study was completed in February 2016. With future grant funding for design, acquisition, and development, construction could begin in 2020.

- $9,500 in funding was transferred to the **San Francisco Bay Trail** project for design and cost estimating efforts and securing access via Highway 37 and 121 related projects. Mitigation Fees leveraged a $100,000 grant from the Association of Bay Area Governments for an engineering study for a trail connecting the existing Eliot Trail and the Tolay Creek Trail in the San Pablo Bay

National Wildlife Refuge.

- $1,000.00 in funding was transferred to the **Hood Mountain Graywood Trail** project for planning, permitting, and developing a trail and trailhead on an existing easement on the former Graywood Ranch property. Funding was used to negotiate the preferred trail alignment. The trail will be constructed from Highway 12 to the Ceanothus Preserve and connect with Hood Mountain Regional Park and Open Space Preserve. These efforts facilitate securing grant funding in 2019.

Area #7 (Larkfield-Wikiup)

Beginning Fund Balance:	$ 92,062.19
Total Revenue (Incl. Fees, Misc & PY Rev):	$ 124,952.00
Total Interest Earned:	$ 2,112.69
Total Withdrawals:	($ 0.00)
Ending Fund Balance:	$ 219,126.88

Summary of Expenditures

- There are no current projects involving park mitigation fees. As additional park mitigation fees are accrued, funding will be transferred to the Schopflin Fields project for Phase 3 construction and to the Mark West Creek Trail project for trail construction.

III. FINDINGS FOR FEES COLLECTED BUT NOT EXPENDED WITHIN THE FIVE-YEAR PERIOD.

California Government Code requires that counties specifically report on fees that have remained unspent for a total of five years. In FY 2017/18 there were no park mitigation fees that were collected in or before FY 2012/13 and remain unspent.

Summary of Park Mitigation Fees

Sonoma County Regional Parks

Fiscal Year 2017-2018

Area	Beginning Cash Balance	Fees Earned	Misc Revenue	Interest Earned	Fees Transferred to Capital Projects	Refunds	PY A/R PRMD	A/R PRMD	Ending Cash Balance
1	157.41	77,751.00	-	428.64	28,913.00	-	-	-	**$ 49,424.05**
2	185,155.28	97,467.00	-	3,261.82	96,064.00	-	-	-	**$ 189,820.10**
3	397,318.59	115,857.00	-	6,167.09	122,910.00	-	-	-	**$ 396,432.68**
4	249,886.82	69,882.00	-	3,667.30	257,000.00	-	-	-	**$ 66,436.12**
5	255,124.03	75,399.00	-	3,943.14	53,574.00	-	-	-	**$ 280,892.17**
6	241,018.22	117,696.00	-	3,979.14	107,214.00	-	-	-	**$ 255,479.36**
7	92,062.19	124,952.00	-	2,112.69	-	-	-	-	**$ 219,126.88**
	$ 1,420,722.54	**$ 679,004.00**	**$ -**	**$23,559.82**	**$ 665,675.00**	**$ -**	**$ -**	**$ -**	**$ 1,457,611.36**

AB 1600 Annual Report
Park Mitigation Area 1
Dept ID 29010800 / Fund 11112
Fund Name: Sonoma Coast/Gualala Basin Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY A/R PRMD	A/R PRMD	Cash Balance
Beg Balance								$ 157.41
July	$ 7,356.00							$ 7,513.41
August								$ 7,513.41
September	$ 3,678.00							$ 11,191.41
October			$ 18.58					$ 11,209.99
November	$ 4,191.00							$ 15,400.99
December	$ 11,034.00							$ 26,434.99
January			$ 49.52					$ 26,484.51
February	$ 7,356.00							$ 33,840.51
March	$ 3,678.00							$ 37,518.51
April	$ 25,746.00		$ 109.98					$ 63,374.49
May	$ 11,034.00			$ (8,738.00)				$ 65,670.49
June	$ 3,678.00		$ 250.56	$ (20,175.00)				$ 49,424.05
Total FY	**$ 77,751.00**	**$ -**	**$ 428.64**	**$ (28,913.00)**	**$ -**	**$ -**	**$ -**	**$ 49,424.05**
Units	22		$ 78,179.64					

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	140941	40904100	Bodega Bay Bike & Pedestrian Trail - Coastal North Harbor	$ 2,500.00
5/25/2018	140941	40904400	Bodega Bay Bike & Pedestrian Trail - Coastal Harbor	$ 500.00
5/25/2018	140941	40906500	Gualala Park Expansion	$ 2,735.00
5/25/2018	140941	40906800	California Coastal Trail	$ 2,500.00
5/25/2018	140941	40906900	Carrington Ranch Preserve	$ 503.00
6/4/2018	141726	40901500	Stillwater Cove Park Expansion	$ 3,000.00
6/4/2018	141726	40902100	Timber Cove California Coastal Trail	$ 2,000.00
6/4/2018	141726	40904100	Bodega Bay Bike & Pedestrian Trail - Coastal North Harbor	$ 7,500.00
6/4/2018	141726	40905300	Bodega Bay Bike & Pedestrian Trail - Smith Bros	$ 2,175.00
6/4/2018	141726	40906400	Carrington Ranch Preserve	$ 2,500.00
6/4/2018	141726	40906500	Gualala Park Expansion	$ 3,000.00
Total FY				$ 28,913.00

Refunds

Date	Journal ID	Dept ID	Description	
				$ -
Total FY				$ -

AB 1600 Annual Report
Park Mitigation Area 2
Dept ID 29010900 / Fund 11113
Fund Name: North County (Cloverdale & Healdsburg) Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY A/R PRMD	A/R PRMD	Cash Balance
Beg Balance								$ 185,155.28
July	$ 3,678.00							$ 188,833.28
August	$ 11,034.00							$ 199,867.28
September	$ 14,712.00							$ 214,579.28
October	$ 11,034.00		$ 597.44					$ 226,210.72
November	$ 7,356.00							$ 233,566.72
December	$ 11,034.00							$ 244,600.72
January	$ 5,517.00		$ 729.18					$ 250,846.90
February	$ 3,678.00							$ 254,524.90
March	$ 7,356.00							$ 261,880.90
April	$ 7,356.00		$ 896.02					$ 270,132.92
May	$ 7,356.00			$ (4,000.00)				$ 273,488.92
June	$ 7,356.00		$ 1,039.18	$ (92,064.00)				$ 189,820.10
Total FY	**$ 97,467.00**	**$ -**	**$ 3,261.82**	**$ (96,064.00)**	**$ -**	**$ -**	**$ -**	**$ 189,820.10**
Units	27		$ 100,728.82					

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	0000140941	40905800	Shiloh Ranch Phase 4	$ 2,500.00
5/25/2018	0000140941	40912000	Shiloh Ranch Renovation	$ 1,500.00
6/4/2018	0000141726	40904800	Riverfront Park	$ 50,000.00
6/4/2018	0000141726	40905400	Russian River Water Trail Upper Reach	$ 15,000.00
6/4/2018	0000141726	40905800	Shiloh Ranch Phase 4	$ 17,064.00
6/4/2018	0000141726	40908700	Russian River Bike Trail Middle Reach	$ 10,000.00
Total FY				$ 96,064.00

Refunds

Date	Journal ID	Dept ID	Description	
Total FY				$ -

AB 1600 Annual Report
Park Mitigation Area 3
Dept ID 29011000 / Fund 11114
Fund Name: Russian River/Sebastopol Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY A/R PRMD	A/R PRMD	Cash Balance
Beg Balance								$ 397,318.59
July	$ 11,034.00							$ 408,352.59
August	$ 3,678.00							$ 412,030.59
September								$ 412,030.59
October	$ 7,356.00		$ 1,232.34					$ 420,618.93
November	$ 14,712.00							$ 435,330.93
December	$ 14,712.00							$ 450,042.93
January	$ 14,712.00		$ 1,365.59					$ 466,120.52
February	$ 7,356.00							$ 473,476.52
March	$ 7,356.00							$ 480,832.52
April	$ 3,678.00		$ 1,663.17					$ 486,173.69
May	$ 14,712.00			$ (24,000.00)				$ 476,885.69
June	$ 16,551.00		$ 1,905.99	$ (98,910.00)				$ 396,432.68
Total FY	**$ 115,857.00**	**$ -**	**$ 6,167.09**	**$ (122,910.00)**	**$ -**	**$ -**	**$ -**	**$ 396,432.68**
Units	32		$ 122,024.09					

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	0000140941	40909500	West County Trail - Forestville Trailhead	$ 2,500.00
5/25/2018	0000140941	40910400	Dutch Bill Creek Bikeway	$ 5,500.00
5/25/2018	0000140941	40903200	Petaluma to Sebastopol Trail	$ 16,000.00
6/30/2018	0000141726	40901600	Russian River Bike Trail Lower Reach	$ 20,000.00
6/30/2018	0000141726	40903200	Petaluma to Sebastopol Trail	$ 3,926.00
6/30/2018	0000141726	40909500	West County Trail - Forestville Trailhead	$ 70,484.00
6/30/2018	0000141726	40909600	West County Trail - Wright to Sebastopol Road	$ 500.00
6/30/2018	0000141726	40912800	West County Trail - Bridge Replacement Ph2	$ 2,000.00
6/30/2018	0000141726	40913000	West County Trail - Green Valley Road	$ 1,000.00
6/30/2018	0000141726	40913100	West County Trail - Occidental Road	$ 1,000.00
Total FY				$ 122,910.00

Refunds

Date	Journal ID	Dept ID	Description	
				$ -
Total FY				$ -

AB 1600 Annual Report
Park Mitigation Area 4
Dept ID 29011100 / Fund 11115
Fund Name: Santa Rosa Park Mitigation Trust
Fiscal Year 2017-18

Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY A/R PRMD	A/R PRMD	Cash Balance
Beg Balance								$ 249,886.82
July								$ 249,886.82
August								$ 249,886.82
September	$ 25,746.00							$ 275,632.82
October			$ 767.08					$ 276,399.90
November	$ 7,356.00							$ 283,755.90
December	$ 3,678.00							$ 287,433.90
January	$ 3,678.00		$ 891.42					$ 292,003.32
February	$ 7,356.00							$ 299,359.32
March	$ 7,356.00							$ 306,715.32
April	$ 3,678.00		$ 1,057.88					$ 311,451.20
May	$ 7,356.00			$ (225,000.00)				$ 93,807.20
June	$ 3,678.00		$ 950.92	$ (32,000.00)				$ 66,436.12
Total FY	**$ 69,882.00**	**$ -**	**$ 3,667.30**	**$ (257,000.00)**	**$ -**	**$ -**	**$ -**	**$ 66,436.12**
Units	19		$ 73,549.30					

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
5/25/2018	0000140941	40908300	Andy's Unity Park	$ 205,000.00
5/25/2018	0000140941	40904300	Taylor Mountain Phase 1	$ 20,000.00
6/30/2018	0000148726	40904300	Taylor Mountain Phase 1	$ 7,000.00
6/30/2018	0000148726	40908300	Andy's Unity Park	$ 25,000.00
Total FY				$ 257,000.00

Refunds

Date	Journal ID	Dept ID	Description	
				$ -
Total FY				$ -

AB 1600 Annual Report
Park Mitigation Area 5
Dept ID 29011200 / Fund 11116
Fund Name: Rohnert Park/Cotati/Petaluma Park Mitigation Trust
Fiscal Year 2017-18

						PY		
Month	**Fees**	**Misc Rev**	**Interest**	**Fees Used**	**Refunds**	**A/R PRMD**	**A/R PRMD**	**Cash Balance**
Beg Balance								$ 255,124.03
July	$ 3,678.00							$ 258,802.03
August	$ 3,678.00							$ 262,480.03
September	$ 7,356.00							$ 269,836.03
October			$ 789.75					$ 270,625.78
November	$ 11,034.00							$ 281,659.78
December	$ 3,678.00							$ 285,337.78
January	$ 11,034.00		$ 878.92					$ 297,250.70
February								$ 297,250.70
March	$ 3,678.00							$ 300,928.70
April	$ 7,356.00		$ 1,048.66					$ 309,333.36
May	$ 14,712.00			$ (24,000.00)				$ 300,045.36
June	$ 9,195.00		$ 1,225.81	$ (29,574.00)				$ 280,892.17
Total FY	**$ 75,399.00**	**$ -**	**$ 3,943.14**	**$ (53,574.00)**	**$ -**	**$ -**	**$ -**	**$ 280,892.17**
Units	21		$ 79,342.14					

Withdrawal Detail

Date	**Journal ID**	**Dept ID**	**Description**	**Amount**
5/25/2018	0000140941	40904600	San Francisco Bay Trail Petaluma	$ 5,000.00
5/25/2018	0000140941	40907700	Helen Putnam Park - Kelly Creek Trail	$ 3,500.00
5/25/2018	0000140941	40909100	Sonoma Mountain Environs	$ 5,000.00
5/25/2018	0000140941	40901200	Copeland Creek Trail	$ 3,000.00
5/25/2018	0000140941	40902500	Crane Creek Park Expansion	$ 7,500.00
6/30/2018	0000141726	40907700	Helen Putnam Park - Kelly Creek Trail	$ 1,500.00
6/30/2018	0000141726	40903200	Petaluma to Sebastopol Trail	$ 1,074.00
6/30/2018	0000141726	40900200	Helen Putnam Park - Varnhagen	$ 25,000.00
6/30/2018	0000141726	40906600	Bellevue Creek Trail	$ 2,000.00
Total FY				$ 53,574.00

Refunds

Date	**Journal ID**	**Dept ID**	**Description**	
				$ -
Total FY				$ -

AB 1600 Annual Report
Park Mitigation Area 6
Dept ID 29011300 / Fund 11117
Fund Name: Sonoma Valley Park Mitigation Trust
Fiscal Year 2017-18

						PY		
Month	**Fees**	**Misc Rev**	**Interest**	**Fees Used**	**Refunds**	**A/R PRMD**	**A/R PRMD**	**Cash Balance**
Beg Balance								$ 241,018.22
July	$ 3,678.00							$ 244,696.22
August	$ 14,712.00							$ 248,374.22
September	$ 11,034.00							$ 259,408.22
October	$ 11,034.00		$ 766.62					$ 271,208.84
November	$ 11,034.00							$ 282,242.84
December								$ 282,242.84
January	$ 7,356.00		$ 905.16					$ 290,504.00
February	$ 3,678.00							$ 294,182.00
March	$ 7,356.00							$ 301,538.00
April	$ 7,356.00		$ 1,077.49					$ 309,971.49
May	$ 16,551.00			$ (51,500.00)				$ 275,022.49
June	$ 23,907.00		$ 1,229.87	$ (55,714.00)				$ 244,445.36
Total FY	**$ 117,696.00**	**$ -**	**$ 3,979.14**	**$ (107,214.00)**	**$ -**	**$ -**	**$ -**	**$ 255,479.36**
Units	33		$ 121,675.14					

Withdrawal Detail

Date	**Journal ID**	**Dept ID**	**Description**	**Amount**
5/25/2018	0000140941	40902900	Sonoma Valley Trail	$ 2,500.00
5/25/2018	0000140941	40903800	Sonoma Valley Regional Park Expansion	$ 3,000.00
5/25/2018	0000140941	40905600	Maxwell Farms Redevelopment	$ 36,500.00
5/25/2018	0000140941	40909000	San Francisco Bay Trail - Sonoma	$ 9,500.00
6/4/2018	0000141726	40911400	Larson Park Improvements	$ 20,000.00
6/4/2018	0000141726	40903800	Sonoma Valley Regional Park Expansion	$ 27,214.00
6/4/2018	0000141726	40902900	Sonoma Valley Trail	$ 7,500.00
6/30/2018	0000148726	40912200	Hood Graywood Trail	$ 1,000.00
Total FY				$ 107,214.00

Refunds

Date	**Journal ID**	**Dept ID**	**Description**

AB 1600 Annual Report
Park Mitigation Area 7
Dept ID 29011400 / Fund 11118
Fund Name: Larkfield/Wikiup Park Mitigation Trust
Fiscal Year 2017-18

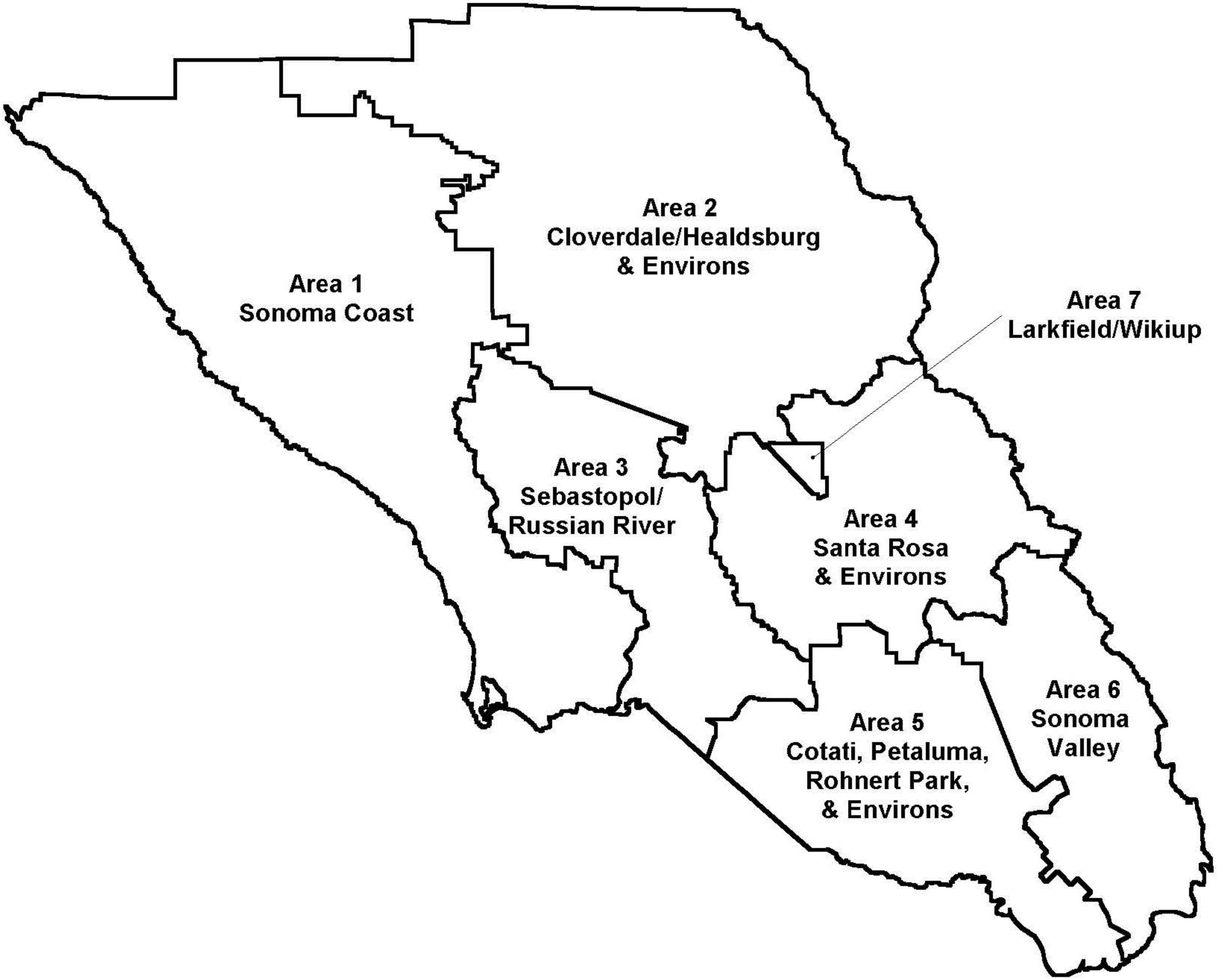
Month	Fees	Misc Rev	Interest	Fees Used	Refunds	PY A/R PRMD	A/R PRMD	Cash Balance
Beg Balance								$ 92,062.19
July								$ 92,062.19
August								$ 92,062.19
September	$ 3,678.00							$ 95,740.19
October			$ 279.37					$ 96,019.56
November								$ 96,019.56
December								$ 96,019.56
January	$ 110,240.00		$ 305.04					$ 206,564.60
February	$ 7,356.00							$ 213,920.60
March								$ 213,920.60
April			$ 651.59					$ 214,572.19
May	$ 3,678.00							$ 218,250.19
June			$ 876.69					$ 219,126.88
Total FY	**$ 124,952.00**	**$ -**	**$ 2,112.69**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 219,126.88**
Units	34							

Withdrawal Detail

Date	Journal ID	Dept ID	Description	Amount
Total FY				$ -

Refunds

Date	Journal ID	Dept ID	Description	
				$ -
Total FY				$ -



Park Mitigation Fee Areas

N

Sonoma County Regional Parks
2300 County Center Drive #120A
Santa Rosa, Ca. 95403
(707) 565-2041

ATTACHMENT- #3

Integrated Waste
Road & Bridge Operations
Sonoma County Airport
Sonoma County Transit

Johannes J. Hoevertsz, Director

DATE: October 23, 2018

TO: Board of Supervisors

FROM: Johannes Hoevertsz, P.E., Director of Transportation and Public Works

SUBJECT: 2017-18 Status Report of the Countywide Development Fee Program
(Traffic Mitigation Fee)

BACKGROUND: In May 1990, the Board established the Countywide Development Fees. These fees are kept in a separate fund account. In subsequent years, the Board has adopted revisions to the ordinance, which includes modifying the Road Improvement Summary, modifying the boundaries, increasing the fees, modifying language in the ordinance, changing how the fees are calculated, and making this ordinance consistent with others in the County.

The Department of Transportation and Public Works is required by the ordinance governing these fees to provide the Board of Supervisors with an annual review of the adequacy of these development fees. The following are results of the annual review, as well as required AB1600 information.

There is a reasonable relationship between the fee and the purpose for which it is charged in that development fees are used to finance traffic mitigation for capacity increasing/congestion reducing improvements to roadways as a result of a development project.

SUMMARY OF FINANCIAL ACTIVITY (between July 1, 2017 and June 30, 2018):
(for detail, refer to the AB1600 Annual Report Countywide Mitigation Fees)

BEGINNING FUND BALANCE	DEPOSITS	INTEREST	WITHDRAWALS	RETURNED	ENDING FUND BALANCE
5,881,033	1,350,495	72,300	(0)	(84,176)	7,219,652

Overall, the cash balance in the fund has increased by $1,338,619 over the past year.

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED FOR EACH AREA OF THE COUNTY (between July 1, 2017 and June 30, 2018):

Trip Type	North	Central	West	South	Total
Residential	344.58	171.62	377.74	340.09	1,234.04
Commercial	561.78	52.44	28.72	54.89	1,703.36
Total New Trips	**906.36**	**224.06**	**406.46**	**394.98**	**2,937.40**

Note: Traffic mitigation fees are assessed based on the ADT expected to be generated by the project and on the type of area in which the development is occurring. Due to deferred payments and refunds, the Average Daily Traffic (ADT) totals may not equate to the amount of deposits.

ANNUAL, AUTOMATIC ADJUSTMENT OF FEES: The ordinance mandates an annual adjustment of the fees to reflect increases or decreases in the cost of construction. The increase to the fees reflects the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. This increase was 3.2%; therefore, the fees as of January 1, 2018, were as follows:

Fee Type	January 2017	3.2% Increase	January 2018
Residential Fee	$776	X 1.032 =	$801
Commercial Fee	$237	X 1.032 =	$245
Industrial Fee	$217	X 1.032 =	$224

STATUS OF PROJECTS WITHIN THE BOUNDARIES OF THIS DEVELOPMENT FEE AREA:

1. The following construction projects were completed in FY 2017-18:

   No eligible projects were completed during the fiscal period.

2. Design engineering, right-of-way negotiations and construction engineering funded with, or eligible for, County-wide fees, was performed on the following projects in FY 2017-18:

   No eligible projects were in-progress during the fiscal period.

3. The following projects are scheduled for/or currently under construction in FY 2018-19:

   Dry Creek Road and Highway 101 Traffic Improvement Project

FINDINGS FOR FEES WHICH REMAIN UNEXPENDED FOR FIVE YEARS: A balance of $1,149,047 is under spent. This balance is planned to be spent on the following projects:

- C18002 Traffic Improvements at intersection of Dry Creek Road and Highway 101
- C18502 Airport Boulevard Widening Project

The Dry Creek Road and Highway 101 project was delayed from starting in 2017-18 and is expected to begin in 2018-19. A payment to the City of Healdsburg for the Dry Creek Road and Highway 101 project of $160,000 will be made in Fiscal Year 18-19. The remaining amount shall be encompassed in the funding for the Airport Boulevard widening project with preliminary engineering beginning in Fiscal Year 18-19 and construction planned for Fiscal Year 20-21.

CONCLUSIONS: In the FY 2018-19 adopted budget for the Countywide Improvement Funds, expenditure appropriations were included for the project at Dry Creek Road and Highway 101 intersection and at Airport Boulevard totaling $681,000. This is estimated to result in the current $7,219,652 fund balance to approximately $7,548,652 in anticipation of deposits and interest earnings of $1,010,000 in FY 2018-19.

The fee schedule, as adjusted in January 2018 by the Construction Cost Index and as called for in the existing ordinance, is adequate to meet eligible Road Improvement Program needs of the Countywide Traffic Mitigation Area and no ordinance modifications are proposed at this time. Attached for reference is the most up to date list of projects within the traffic mitigation program including estimates for construction cost and dates. The Department is currently working with the CAO's Office and a consultant to update the traffic mitigation fee program and expects to bring it to the Board for approval in 2019.

Johannes Hoevertsz, P.E., Director
Department of Transportation and Public Works

AB 1600 Annual Report
Countywide Mitigation Fees

Fund Name: Countywide Traffic Mitigation
Fiscal Year: 2017-18

Date	Deposits	Interest	Withdrawals	Returned	Fund Balance
					$ 5,881,033
Jul-17	$ 84,954	$ -	$ -	$ -	$ 5,965,987
Aug-17	$ 60,540	$ -	$ -	$ (9,534)	$ 6,016,993
Sep-17	$ 103,736	$ -	$ -	$ -	$ 6,120,729
Oct-17	$ 88,244	$ -	$ -	$ (3,733)	$ 6,205,240
Nov-17	$ 230,629	$ -	$ -	$ (6,778)	$ 6,429,091
Dec-17	$ 84,425	$ -	$ -	$ (11,082)	$ 6,502,434
Jan-18	$ 211,365	$ 20,028	$ -	$ (1,806)	$ 6,732,022
Feb-18	$ 79,951	$ -	$ -	$ -	$ 6,811,973
Mar-18	$ 52,630	$ -	$ -	$ -	$ 6,864,603
Apr-18	$ 87,117	$ 23,800	$ -	$ -	$ 6,975,520
May-18	$ 143,869	$ -	$ -	$ (6,712)	$ 7,112,677
Jun-18	$ 123,035	$ 28,472	$ -	$ (44,531)	$ 7,219,652
	$ 1,350,495	***$ 72,300***	***$ -***	***$ (84,176)***	***$ 7,219,652***

Summary of Withdrawals

Job Number	FY 17-18 Amount	Total Project Estimated % Mitigation	Estimated Completion
	0	0%	0
	0		

Countywide Summary

No.	Project	Est. schedule	Est. Total Cost	From Traffic Mitigation Program	Percent Allocation
1	Adobe Rd. (Casa Grande)	2030	200,000	-	0%
2	Adobe Rd. (Old Redwood Hwy to Hwy 116)	2028	25,000,000	4,500,000	18%
3	Airport Blvd. Corridor (Sonoma County Airport entrance to	2026	12,500,000	4,500,000	36%
4	Alexander Valley Rd. (Healdsburg Ave. to Hwy 128)	2030	4,000,000	2,800,000	70%
5	Bennett Valley Rd.(Matanza Creek to Enterprise)	2035	7,500,000	1,500,000	20%
6	Bodega Hwy (Hwy 1 to Barnett Valley to City of the Sebasto	2040	24,000,000	6,500,000	27%
7	Brickway Extension/Laughlin Rd. (River Rd. to Airport Blvd.)	0	10,000,000	3,000,000	30%
8	Dry Creek Rd. (the vicinity of the US 101 interchange)	2030	700,000	550,000	79%
9	East Shiloh Rd Bridge	2030	300,000	300,000	100%
10	East Washington Street (Adobe Rd. to City of Petaluma)	2035	2,100,000	1,200,000	57%
11	Faught Rd. (Old Redwood Hwy to East Shiloh Rd.)	2035	2,000,000	1,500,000	75%
12	Forestville Bypass (Hwy 116 to Mirabel Intersection)	0	10,000,000	4,000,000	40%
13	Fulton Rd. (Old Redwood Hwy to City of Santa Rosa)	0	6,500,000	3,000,000	46%
14	Graton Rd. (Hwy 116 to Brush Street)	2030	1,500,000	1,000,000	67%
15	Guerneville Rd. (Laguna de Santa Rosa to City of Santa Rosa	0	3,500,000	2,700,000	77%
16	Hwy 1 (coastal locations - Sea Ranch & Bodega Bay)	2040	5,500,000	2,000,000	36%
17	Hwy 116 (Stagegulch @ Landfill Access Rd.)	0	6,000,000	1,200,000	20%
18	Hwy 116 (Vine Hill)	0	500,000	500,000	100%
19	Lakeville Road (Hwy 37 extending 3 miles north)	2035	6,400,000	1,000,000	16%
20	Llano Rd. (Hwy 12 to Hwy 16)	2035	3,000,000	1,500,000	50%
21	Mark West Springs Rd. Corridor (US 101 interchange/Old R	0	7,500,000	4,200,000	56%
22	Mirabel Rd. (Hwy 116 to Davis)	2022	4,000,000	3,000,000	75%
23	Old Redwood Hwy Corridor North (Windsor/Healdsburg/La	0	3,500,000	2,500,000	71%
24	Old Redwood Hwy South (City of Petaluma to Adobe)	0	7,500,000	6,800,000	91%
25	Penngrove/Main St. Improvements (Old Redwood Hwy to	0	600,000	150,000	25%
26	Petaluma Hill Rd. (Rohnert Park Expressway to Roberts La.)	0	6,000,000	2,500,000	42%
27	Porter Creek Rd. (Mark West Spring Rd. to Petrified Forest	2040	5,000,000	1,000,000	20%
28	River Rd. (Armstrong Woods Rd. to Laughlin)	2040	14,000,000	7,500,000	54%
29	Santa Rosa Ave. (Todd Rd. to US 101)	0	3,700,000	3,000,000	81%
30	Stony Point Rd. (Pepper to City of Petaluma & Meacham to	2026	3,700,000	800,000	22%
31	Todd Rd. (Stony Point to Llano & @ Standish)	2028	5,000,000	4,000,000	80%
32	Westside Rd. (South of Healdsburg)	2030	2,500,000	1,200,000	48%
33	Western Ave. (Cleveland La. To Chileno Valley Rd.)	0	1,500,000	600,000	40%
34	Penngrove Sidewalks (from Adobe Rd. to Old Redwood Hig	0	400,000	400,000	100%
35	State Route 116 @ the Sonoma Transfer Station Access (Sta	0	750,000	750,000	100%
36	Adobe Road @ Casa Grande Avenue Intersection Improve	2030	200,000	200,000	100%
37	State Route 116 @ Vinehill Road Sgnalization	0	500,000	500,000	100%
	TOTAL		$197,550,000	$82,350,000	42%
	TOTAL (Roughly Escalated to 2018$)		$266,692,500	$111,172,500	42%

🟧 **Project completed**
🟨 **Project cancelled**

Integrated Waste
Road & Bridge Operations
Sonoma County Airport
Sonoma County Transit

Johannes J. Hoevertsz,
Director

DATE: October 23, 2018

TO: Board of Supervisors

FROM: Johannes Hoevertsz, P.E., Director of Transportation and Public Works

SUBJECT: 2017-18 Status Report of the Sonoma Valley Development Fee Program
(Traffic Mitigation Fee)

BACKGROUND: In 1989, the Board of Supervisors adopted Ordinance No. 4073 establishing development fees to finance the improvements of certain public facilities and services within the Sonoma Valley area. These fees are kept in a separate fund account. In subsequent years, the Board has adopted revisions to the ordinance, which include modifying the Road Improvement Summary, increasing the fees, modifying language in the ordinance, changing how the fees are calculated, and making this ordinance consistent with others in the County.

The Department of Transportation and Public Works is required by the ordinance governing these fees to provide the Board of Supervisors with an annual review of the adequacy of these development fees. The following are results of the annual review, as well as required AB1600 information.

SUMMARY OF FINANCIAL ACTIVITY (between July 1, 2017 and June 30, 2018):
(for detail, refer to the AB1600 Annual Report Sonoma Valley Mitigation Fees)

BEGINNING FUND BALANCE	DEPOSITS	INTEREST	WITHDRAWALS	RETURNED	ENDING FUND BALANCE
1,063,267	279,373	14,954	(429,445)	(4,403)	923,746

Overall, the fund balance in the fund has decreased $139,521 over the past year.

SUMMARY OF AVERAGE DAILY TRIPS (ADT) BY TYPE OF TRIPS GENERATED IN THE SONOMA VALLEY. (between July 1, 2017 and June 30, 2018):

Trip Type	Sonoma Valley
Residential	28.66
Commercial	1221.61
Total New Trips	**1,250.27**

2017-18 Status Report of the Sonoma Valley Development Fee Program
Page Two
October 23, 2018

Note: Traffic mitigation fees are assessed based on the ADT expected to be generated by the project and on the type of area in which the development is occurring. Due to deferred payments and refunds, the Average Daily Traffic (ADT) totals may not equate to the amount of deposits.

ANNUAL, AUTOMATIC ADJUSTMENT OF FEES: The ordinance mandates an annual adjustment of the fees to reflect increases or decreases in the cost of construction. The increase to the fees reflects the percentage increase in the Engineering News Record Construction Cost Index for the preceding twelve months. This increase was 3.2%; therefore, the fees as of January 1, 2018, were as follows:

Fee Type	January 2017	3.2% Increase	January 2018
Residential Fee	$776	X 1.032 =	$801
Commercial Fee	$237	X 1.032 =	$245
Industrial Fee	$217	X 1.032 =	$224

STATUS OF PROJECTS WITHIN THE BOUNDARIES OF THIS DEVELOPMENT FEE AREA:

1. The following construction projects were completed in FY 2017-18:

   No eligible projects were completed during the fiscal period.

2. Design engineering, right-of-way negotiations and construction engineering funded with, or eligible for, County-wide fees, was performed on the following projects in FY 2017-18:

   # C01147 Boyes Bridge Replacement Project

3. The following projects are scheduled for/or currently under construction in FY 2018-19:

   # C01147 Boyes Boulevard Bridge Replacement should begin construction by the end of FY 2018-19.

FINDINGS FOR FEES WHICH REMAIN UNEXPENDED FOR FIVE YEARS: No fees remained unexpended for five years within the Sonoma Valley Traffic Mitigation fund.

CONCLUSIONS: Expenditure appropriations in the amount of $475,000 for the Boyes Boulevard Bridge Replacement were included in the Adopted FY 2018-19 Road Division budget for the Sonoma Valley Fund. The Boyes Boulevard Bridge Project has been a project going on for a long time with construction expecting to begin towards the end of FY18-19 or beginning of FY19-20. This combination of estimated expenditures is estimated to reduce the current $923,746 fund balance to approximately $576,746 in anticipation of deposits and interest earnings of $128,000 in FY 2018-19.

The fee schedule, as adjusted in January 2018 by the Construction Cost Index and as called for in the existing ordinance, is adequate to meet eligible Road Improvement Program needs of the Sonoma Valley Traffic Mitigation Area and no ordinance modifications are proposed at this time. Attached for reference is the most up to date list of Sonoma Valley projects within the traffic mitigation program including estimates for construction cost and dates. The Department is currently working with the CAO's Office and a consultant to update the traffic mitigation fee program and expects to bring it to the Board for approval in 2019.

Johannes Hoevertsz, P.E., Director
Department of Transportation and Public Works

Fund Name: Sonoma Valley Traffic Mitigation
Fiscal Year: 2017-18

Date	Deposits	Interest	Withdrawals	Returned	Fund Balance
					1,063,267.00
Jul-17	$ 4,403	$ -	$ -	$ -	1,067,669.96
Aug-17	$ -	$ -	$ -	$ -	1,067,669.96
Sep-17	$ -	$ -	$ -	$ -	1,067,669.96
Oct-17	$ -	$ 3,208	$ -	$ -	1,070,878.42
Nov-17	$ -	$ -	$ -	$ -	1,070,878.42
Dec-17	$ 11,082	$ -	$ -	$ -	1,081,960.42
Jan-18	$ 11,414	$ 3,397	$ -	$ -	1,096,771.66
Feb-18	$ 25,083	$ -	$ -	$ -	1,121,854.76
Mar-18	$ 223,539	$ -	$ (296,945)	$ -	1,048,448.39
Apr-18	$ -	$ 4,097	$ -	$ -	1,052,545.63
May-18	$ 1,926	$ -	$ -	$ -	1,054,472.03
Jun-18	$ 1,926	$ 4,252	$ (132,500)	$ (4,403)	923,747.65
	$ 279,373	***$ 14,954***	***$ (429,445)***	***$ (4,403)***	***923,746.00***

Summary of Withdrawals

Job Number	FY 17-18 Amount	Total Project Estimated % Mitigation	Estimated Completion
C01147 Boyes Bridge	(429,445)	1%	2020
	(429,445)		

Sonoma Valley Summary

No.	Project	Est. schedule	Est. Total Cost	From Traffic Mitigation Program	Percent Allocation
1	8th Street East (Napa St. to Napa Rd.)	2040	5,000,000	4,000,000	80%
2	Arnold Dr. Corridor (Hwy 12 to Gibson St. in Glen Ellen)	2040	14,500,000	12,600,000	87%
3	Bennett Valley Rd. (Sonoma Mountain Rd. to Warm Spring Rd.)	2040	2,400,000	2,200,000	92%
4	Boyes Boulevard (Arnold Dr. to Hwy 12)	2023	3,400,000	1,500,000	44%
5	Hwy 12 (Redevelopment area, Agua Caliente to Verano & various i	0	6,000,000	1,000,000	17%
6	Hwy 116 (Arnold Dr. - Watmaugh to Hwy 121)	2040	12,000,000	2,000,000	17%
7	Hwy 121 (@Napa Rd.)	0	2,500,000	500,000	20%
8	Napa Rd. (Town of Sonoma to Hwy 12/121)	0	3,500,000	3,500,000	100%
9	Napa Street East (Town of Sonoma to 8th Street East)	2028	600,000	450,000	75%
10	Petaluma Ave. (Arnold to Riverside)	2030	1,800,000	1,700,000	94%
11	Railroad Ave. (Verano to Boyes)	2030	500,000	350,000	70%
12	Watnaugh Rd. (Arnold Hwy 12)	2030	2,500,000	1,500,000	60%
13	State Route 12 @ Trinity Road	2040	500,000	500,000	100%
14	State Route 121 @ Millerick Road	2040	500,000	500,000	100%
15	State Route 121 @ Millerick Road	2040	500,000	500,000	100%
16	State Route 12 @ Trinity Road Signal	2040	500,000	500,000	100%
	TOTAL		$56,700,000	$33,300,000	59%
	TOTAL (Roughly Escalated to 2018$)		$76,545,000	$44,955,000	59%

▨ **Project completed**

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 24
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office

Staff Name and Phone Number:
Jennifer Larocque, 565-2431
McCall Miller, 565-2431

Supervisorial District(s):
All

Title: Fiscal Year 2018-2019 Tourism Impact Fund Grant Awards

Recommended Actions:

1. Approve the allocation of Fiscal Year 2018-2019 Tourism Impact Funds from the Community Investment Fund;
2. Authorize the County Administrator, or designee, to execute agreements for a total of $281,912 with non-profit grantees to mitigate the impacts of tourism; and
3. Authorize the County Administrator, or designee, to amend these agreements to lengthen the time schedules and make minor modifications to the allowed uses that do not increase the amount awarded under the agreement.

Executive Summary:

Today's Actions would allocate a total of $281,912 of Fiscal 2018-2019 Tourism Impact Funds from the Community Investment Fund; authorize the County Administrator, or designee, to execute a total of $281,912 in funding agreements with non-profit grantees to complete projects; and authorize the County Administrator, or designee, to amend these agreements and make minor modifications that do not increase the amount awarded under the agreement.

Activities performed utilizing Community Investment Program funds provide public benefits that serve important community needs under Government Code Section 26277.

Discussion:

Transient Occupancy Tax Funding

The Transient Occupancy Tax (Hotel/Motel Tax or Bed Tax) is levied at a rate of 12% in unincorporated Sonoma County. In 2016, voters approved Measure L, which authorized a 3% increase to the tax – from 9% to 12%. The first 9% of TOT is divided with 33% of revenues received going into the General Fund. The remaining funds, including the Measure L funds, are allocated according to the Community Investment Fund Policy.

Tourism Impact Funds

One component of the Measure L funds is the Tourism Impact Fund, established to mitigate the impacts of Tourism. The Tourism Impact Fund distributes 10% of revenue from Measure L among the Supervisorial Districts, according to the percentage of TOT revenue collected in each District during the previous fiscal year.

The Tourism Impact Fund was established to meet unique and urgent needs of areas within unincorporated Sonoma County that are most impacted by tourism. District Supervisors recommend how funding should be allocated in their district, for approval by the Board of Supervisors. In order to address urgent needs in a timely manner, the Board of Supervisors awards Tourism Impact Funds twice a year.

Funds in this category may be used for activities such as safety improvements (e.g. lighted and/or marked crosswalks, traffic calming devices), environmental impact mitigation (e.g. removing trash from beaches, waterways, and areas with high tourist traffic), public safety (e.g. Fire Services), and other tourism mitigation activities, such as parking enforcement in heavily trafficked areas. Unused funds in a single fiscal year will be accounted for and available in following years.

Details of the proposals may be found in Attachment A.

District One Funds: **$10,438**

Project	**Organization/ Department**	**Amount**
Creek Cleanups	Sonoma Ecology Center	$10,000
Farmers Market Site Cleanup	Agricultural Community Events Farmers Markets	$438
	Sub-Total	**$10,438**

District Four Funds: **$45,000**

Project	**Organization/ Department**	**Amount**
Russian River Clean up	Russian Riverkeeper	$25,000
RiverTrek	LandPaths	$20,000
	Sub-Total	**$45,000**

District Five Funds: **$226,474**

Project	**Organization/ Department**	**Amount**
Upgrade Fireboat	Bodega Bay Fire Protection District	$45,000
Drone and staff training	Bodega Volunteer Fire Department	$10,000
Upgrade station exhaust systems	Cazadero Community Services District	$12,000
Power gurney	Coast Life Support District	$10,000
Water rescue equipment	Forestville Fire Protection District	$12,000

Pagers	Gold Ridge Fire Protection District	$15,000
Emergency equipped vehicle	Graton Fire Protection District	$15,000
Extrication equipment	Monte Rio Fire Protection District	$16,000
Portable radios	Occidental Fire Department	$12,000
Engineering support and Permit Sonoma permits	Pole Mt. Lookout	$10,000
Ambulance	Russian River Fire Protection District	$60,000
Tree maintenance equipment	Timber Cove Fire Protection District	$7,124
Tree maintenance equipment	North Sonoma Coast Fire Protection District	$2,350
	Sub-Total	**$226,474**
	Grand Total	**$281,912**

Funds will be distributed upon approval of these awards by the Board of Supervisors and execution of the Tourism Impact Fund Agreement contract by the entity. The contracts will be executed by the County Administrator. The contracts will require the County logo on promotional materials produced using the grant award, and will require submission of receipts to the County Administrator's Office for the total amount of the grant award.

Due to the scope and nature of projects funded by the Tourism Impact Fund, the project may require modification and/or work may not be completed during the award year, necessitating an extension of time or modification of allowed uses for the organization to complete the project. Therefore it is recommended that the County Administrator, or designee, be authorized to amend the contracts to lengthen the time schedules and make minor modifications to the allowed uses that do not increase the amount awarded under the agreement.

Activities performed utilizing Community Investment Program funds provide public benefits that serve important community needs under Government Code Section 26277.

Prior Board Actions:

June 5, 2018: Allocation of FY 2017-2018 Tourism Impact Funds including the transfer of unused funds to FY 2018-2019 for future use

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Grant funds allow non-profit partners to advertise and grow local events and encourage tourism thereby promoting economic development and growth.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$281,912		
Additional Appropriation Requested			
Total Expenditures	**$281,912**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	$281,912		
Use of Fund Balance			
Contingencies			
Total Sources	**$281,912**		

Narrative Explanation of Fiscal Impacts:

Funds are included in the FY 2018-2019 budget.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment A: FY 2018-2019 Tourism Impact Award Data

Related Items "On File" with the Clerk of the Board:

FY 2018-2019 Tourism Impact Fund Agreement

Attachment A

District 1 Recommended Grant Awards for consideration today:			$10,438	
Project	**Organization/Department**	**Recommended Grant Award**	**How will the project help to mitigate the impacts of tourism?**	**How will the community benefit from this project?**
Creek Cleanups	Sonoma Ecology Center	$10,000	This project will help to cleanup trash and debris and restore ecological health to our streams that have been impacted by visitors through trash and debris.	Our work will include outreach and planning to build partnerships, define roles and responsibilities, identify geographic areas of focus and cleanup activities, and establish neighborhood representatives to assist with local cleanups.
Farmers Market Site Cleanup	Agricultural Community Events Farmers Markets	$438	The weekly farmers market provides a weekly community meeting place that is enjoyed by many, residents and tourists alike. The proximity to the Sonoma Mission Inn. Cleaning up the site will create a nice impression for guests of the Inn, local residents, and local businesses.	Having a clean area for the farmers market will encourage others to take pride in their environment.

District 4 Recommended Grant Awards for consideration today:			$45,000	
Project	**Organization/Department**	**Recommended Grant Award**	**How will the project help to mitigate the impacts of tourism?**	**How will the community benefit from this project?**
Russian River Clean up	Russian Riverkeeper	$25,000	Russian Riverkeeper does clean ups along tourist impacted stretches of the river.	Clean healthy river system
RiverTrek	LandPaths	$20,000	LandPaths' RiverTreks demonstrates reducing one of the most talked about tourism impacts: traffic.	Russian RiverTrek is a program that engages participants, both locals and agencies, in the health of the Russian River.

District 5 Recommended Grant Awards for consideration today:			**$226,474**	
Project	**Organization/Department**	**Recommended Grant Award**	**How will the project help to mitigate the impacts of tourism?**	**How will the community benefit from this project?**
Upgrade Fireboat	Bodega Bay Fire Protection District	$45,000	Upgrade Motors in fireboat, training class, mobiles, and portable radios	The community benefits from improved equipment and services
Drone and Training	Bodega Volunteer Fire Department	$10,000	Purchase drone and training	The community benefits from new equipment and services
Station exhaust systems	Cazadero Community Services District	$12,000	Improve station exhaust systems	Improve air quality
Power Gurney	Coast Life Support District	$10,000	Purchase Power Gurney	Increase services to community
Watercraft, trailer and water rescue equipment	Forestville Fire Protection District	$12,000	Purchase 1 personal water craft, 1 trailer, and other needs associated with water rescue	Increase water rescue benefits to community
Pagers and covered warranty	Gold Ridge Fire Protection District	$15,000	30 pagers with warranties	Improve communication benefitting community
Pickup truck with radios, lights, sirens and medical supplies	Graton Fire Protection District	$15,000	Partial payment of Pickup truck with radios, emergency lights, sirens, and purchase of medical supplies	Upgrade equipment improving service to the community
Extrication equipment	Monte Rio Fire Protection District	$16,000	Extrication equipment to replace old rescue gear	Newer gear to improve rescue service
Portable radios	Occidental Fire Department	$12,000	4 portable radios	Improved equipment to serve the community
Engineering Support and Permits	Pole Mt. Lookout	$10,000	Geotechnical engineering, structural engineering, and Permit Sonoma permits for new lookout	Early fire detection opportunity with new lookout
New Ambulance	Russian River Fire Protection District	$60,000	Down payment for new ambulance	New equipment to serve community
Chainsaws, gloves, pulleys, ropes and chokers	Timbercove Fire Protection District	$7,124	Purchase of tree maintenance equipment including chainsaws, gloves, pulleys, ropes, and chokers	Replacing older equipment to serve community
Chainsaws, ropes and equipment	North Sonoma Coast Fire Protection District	$2,350	Purchase of tree maintenance equipment including chainsaws, ropes, and equipment	Replacing older equipment to serve community

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 25
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Informational Only

Department or Agency Name(s): County Administrator’s Office

Staff Name and Phone Number:
Michael Gossman, 565-2341

Supervisorial District(s):
All

Title: Recovery Update

Recommended Actions:

Receive an update on the status of recovery operations, planning, seeking of funding opportunities, community engagement and status of recovery framework, following the October 2017 Sonoma Complex Fires.

Executive Summary:

The aftermath of the October 2017 Sonoma Complex Fires presents ongoing risks to the residents, property, and environment of Sonoma County. Office of Recovery and Resiliency staff provides the Board regular updates on recovery efforts, including debris removal and other structural developments; external funding efforts; relevant legislation; ongoing community engagement; and status of the Recovery and Resiliency Framework being prepared by the Office.

Discussion:

In the early morning hours of October 9, 2017, County staff activated the Emergency Operations Center in response to the Sonoma Complex Fires, which burned 173 square miles and destroyed over 7,000 structures, including 5,143 homes. During the response phase, the County began planning for the recovery from the fires. On December 19, 2017, the Board of Supervisors established the Office of Recovery and Resiliency (Office) with the mission to develop a strategy that addresses the immediate and long-term recovery and resiliency efforts needed to help Sonoma County rebuild and recover from the wildfires. This Office continues to actively pursue recovery efforts, and to work with other County departments, agencies, and districts to assist Sonoma County residents in the process of rebuilding.

In an effort to keep the Board and community informed about the most current developments in the County’s recovery efforts, the Office prepares a standing agenda item for each Board meeting, typically included on the consent calendar. This update includes information on: (1) Ongoing Recovery Efforts and Structural Changes; (2) Recovery Related External Funding Opportunities; and (3) highlights of activities on the horizon (Looking Forward). New items and updated counts and figures are in bold.

1. **Ongoing Recovery Efforts and Structural Changes**

   A. Debris Removal

      1. Debris removal is in the final stages for both the Government-Sponsored Program and the Alternative Program (private debris removal). About 25 percent of property owners who lost homes opted to use a private contractor for debris removal.

      2. Government-Sponsored Program:
         A. Properties cleared by Army Corps of Engineers: 3,674
         B. All properties returned to owners by County to start rebuilding

      3. Private Debris Removal:
         A. County: 767 residential properties accepted; 749 certified as ready to rebuild. The deadline for full compliance with the Sonoma Complex Fire Cleanup Emergency Ordinance was December 10, 2018. As of December 4th, there were 18 properties remaining. Many of these properties were actively working to reach compliance prior to December 10th. Your Board has authorized that a lien be recorded against any property that has not been cleared by County Environmental Health by December 10th. Once a property has been cleared by Environmental Health, the lien will be dismissed. Properties will not be issued a building permit from Permit Sonoma until they receive that clearance.
         B. City: 450 properties accepted; 441 finished and ready to rebuild

      4. USACE Hotline:

         The U.S. Army Corps of Engineers in May 2018 stopped accepting new debris removal complaints on its hotline for Sonoma County. The Office of Recovery & Resiliency has assumed the role of receiving new debris complaints at 707-565-1222.

      5. Over-Excavation Program:

         The California Office of Emergency Services is working with the City of Santa Rosa and County to address over-excavation issues that occurred as part of the Government-Sponsored Debris Removal Program. For properties that meet Cal OES over-excavation criteria, the State's contractor is backfilling to appropriate elevations. As of November 27, 2018, 722 property owners requested site assessments; 379 have been ruled eligible for program; 343 have been ruled ineligible; backfilling of 360 sites has been completed. Fire related debris has been found on 148 of the sites. A variety of issues have impacted the pace of the project, including the discovery of structural ash, concrete footings, large pieces of concrete and large boulders that required removal prior to backfilling work.

      6. Hazardous tree removal

         On October 16, 2018, your Board approved a construction contract for removal of fire-damaged trees, stump grinding, pruning limbs and disposing of previously felled trees, located in the public right-of-way. County crews and contractors previously removed trees that posed an "imminent" threat to road use, and a professional arborist consultant identified trees to be removed as posing “extreme” or “high” risks along approximately 90 miles of roads in burned areas of the County. The Contractor and the Transportation & Public Works Department will notice the property owners adjacent to the "extreme" or "high" risk trees that will be removed, by either mail or hand-delivered letters, and social media. The work is expected to begin December 10, 2018.

The contract for the removal of trees within private property and affecting the road right-of-way will potentially be awarded in January 2019 with work starting in March. Those dates are subject to change pending Right of Entry or bid issues.

B. Watershed Task Force

Sonoma County has been leading efforts by the Watershed Task Force to coordinate preparation for rainy season operations, storm patrols, and communications between public agencies and with community members. Erosion and sediment control and storm water pollution prevention is a critical focus, since the risks of flooding, erosion, sedimentation, mudslides, or similar hazards are increased for a few years after a wildfire.

The County and City of Santa Rosa each prepared corresponding brochures to inform property owners and contractors about their responsibilities and the resources available, and created tailored versions addressing vacant parcels and those under construction. Those brochures were mailed to property owners in the burn areas and have been distributed by staff, inspectors, and nonprofit partners in group meetings and during site visits. A summary of the information and downloadable PDFs of the brochures are accessible online at https://www.sonomacountyrecovers.org/rain-ready/

Through service contracts, the County has continued to support local nonprofits that are providing technical services and implementing Best Management Practices (BMPs) on private parcels that were affected by the October 2017 fires. These services aim to protect the burned watersheds and the County’s streams and rivers by stabilizing areas with vulnerable exposed soils and/or damaged vegetation. County staff are in the process of developing a longer term approach to address these issues to establish a systematic way of evaluating the highest risk areas, maximize service delivery, and ensure sufficient resources to mitigate these risks in the future.

C. Renewal Enterprise District and Build/Rebuild Ad Hoc Update

On December 4, 2018, the Board of Supervisors and the City Council approved a joint powers agreement to create the Renewal Enterprise District (RED) as a separate legal entity formed as a Joint Powers Authority by the City of Santa Rosa and the County of Sonoma. The RED is a partnership between the County and City of Santa Rosa to catalyze and facilitate rapid development of additional new housing to meet a diversity of needs within the County and the City of Santa Rosa, and in a way that protects the environment, supports our economic renewal, and improves the well-being of all the county's residents.

The basic premise of the RED is to work across jurisdictions to market and attract developers, blend private financing and public funds, leverage state and federal grant funds, and facilitate creation of housing that meets established public policy goals for increased density, access to transit, protection of open space and community separators; improved energy efficiency, climate resilience, and affordability; and to advance and ensure equitable access to housing. The Agreement provides a flexible framework for multi-jurisdictional collaboration. It will enable the RED to create a structure for development of funding and other incentives to facilitate and encourage climate-smart, resilient and affordable housing, as well as other community development projects. The precise scope of the RED's efforts will be defined by the JPA Board of Directors.

Creation of the RED signals to the public, state and federal officials, and outside investors and business interests that Santa Rosa's and Sonoma County's local governments are serious about working together to overcome barriers to housing development.

The initial staffing and operations will be provided by existing City, County, and Community Development Commission (CDC) staff, supplemented by the Sonoma County Transportation Authority, Regional Climate Protection Agency, and Sonoma Clean Power.

D. Rebuilding Permits

1. County has issued 788 building permits for homes as of November 28; 139 permits are in process; 24 homes have been finished. For latest numbers, go to http://sonomacounty.ca.gov/PRMD/Administration/Rebuilding-Permits-Data/
2. City of Santa Rosa has issued 1,108 building permits for homes as of November 28; 237 permits are in process; 74 homes have been finished. For latest numbers, go to https://www.srcity.org/2675/Rebuilding

2. Recovery-Related External Funding Opportunities

A. Community Development Block Grant – Disaster Recovery

Announcement of $212 Million: On April 10, 2018, the U.S. Department of Housing and Urban Development (HUD) announced that California would be receiving $212 million to support long-term disaster recovery through the Community Development Block Grant – Disaster Recovery (CDBG-DR) program, including $124 million for unmet disaster recovery needs, and $88 million for preparedness and mitigation. The Federal Register governing the $124 million portion for unmet disaster recovery needs was issued on August 20, 2018.

Requirements of $124 Million: At least 80% of the allocation ($99 million) must address unmet disaster needs within the HUD-identified most impacted and distressed areas identified as: Sonoma and Ventura Counties, and zip codes 93108, 94558, 95422, 95470, and 95901. Funds must primarily address unmet housing needs. The California Department of Housing and Community Development (HCD), as Grantee and receiver of the funds, has drafted an Action Plan to submit to HUD by December 18, 2018. The Action Plan details the proposed use of all funds. HCD has assessed community impacts and unmet needs to guide the development and prioritization of planned recovery activities, of which 70% must be used to support activities benefitting low- and moderate- income persons.

Status: HCD has held two public meetings in Santa Rosa, one on October 2, 2018 and the second on November 26, 2018, first to introduce the draft action plan and second to receive initial comments before finalizing and submitting their Action Plan. HCD's proposed Action Plan includes a budget of $47.6 million for an owner-occupied housing program, $66.7 million for a multifamily housing program, $3.5 million for a FEMA PA match program, and $6.2 million for administration.

The owner-occupied program is proposed to be a Statewide program by HCD. HCD will release a Survey to help finalize the owner-occupied program prior to opening up the application process. The multi-family program will have funds allocated directly to the local jurisdiction. This allocation is proportionate to the number of Low and Moderate Income renters within the disaster areas of each jurisdiction. As proposed, Sonoma County would receive $4,698,809 and the City of Santa Rosa would receive $38,469,772.

The Office of Recovery and Resiliency and the Community Development Commission, along with other community partners, are continuing to collaborate with HCD regarding the proposed programs for the action plan to align eligible unmet needs found throughout the County with the ultimate use of the funds.

B. FEMA Hazard Mitigation Grant Program

Hazard Mitigation Grant Program (HMGP) for DR-4344 and DR-4353: The October 2017 fires are also known as DR-4344, and the December 2017 Southern California fires are known as DR-4353. Both became Presidential Disaster Declarations, and as a result they generated Federal Emergency Management Agency (FEMA) HMGP funding. DR-4344 had $333 million in HMGP available statewide, with applications due July 2 and September 4. DR-4353 had $56 million in HMGP available statewide, with applications due September 4. County Departments and Districts submitted 20 grant applications to the California Office of Emergency Services (Cal OES) for this program. The County's submitted HMGP applications are summarized below.

The countywide Grant Steering Committee worked with Departments and Districts to prioritize feasible grant applications based on success criteria, match funding sources, and leadership priorities.

DR-4344 Round 1 HMGP Applications - Submitted on July 2

- 8 applications submitted
    - $17.4 million in total project costs ($13.1 million in federal share, $4.3 million in local match). $500,000 in general fund match.

    - Applications submitted by Community Development Commission (1), General Services (1), Sonoma County Water Agency (3), and Transportation and Public Works (3)

DR-4353 HMGP Applications – submitted on September 4

- 1 application submitted
    - $850,000 in total project cost ($637,500 in federal share, $212,500 in local match). $212,500 in general fund match.
    - Application submitted by Fire and Emergency Services (1)

DR-4344 Round 2 HMGP Applications – submitted on September 4

- 11 applications submitted
    - $21.4 million in total project costs ($16 million in federal share, $5.4 million in local match). $4.5 million in general fund match.
    - Applications submitted by Fire and Emergency Services (1), General Services (1), Information Systems Department (1), Regional Parks (1), Permit Sonoma (4), Sonoma Water (1), and Transportation and Public Works (2)

The next steps are for Cal OES to complete its review of the applications and determine which to submit to FEMA for review and final approval. All projects receiving HMGP funding must be completed within three years from the date of award.

HMGP for DR-4382: The 2018 wildfires in Lake and Shasta County have become known as DR-4382, and also became a Presidential Disaster Declaration. This opened up HMGP funding and Notices of Interest (NOI) were due October 5, 2018. The Information Systems Department submitted 4 NOIs, and Sonoma Water submitted one NOI.

1. ISD: Hardening of Wireless Communication Infrastructure, $400,000 total project cost
2. ISD: Critical Facility Power Retrofit, $100,000 total project cost
3. ISD: Critical Facility Redundant Power Feed, $250,000 total project cost
4. ISD: Critical Facility Redundant Internet Feed, $100,000 total project cost
5. Sonoma Water: Sonoma Water Standby Power, $500,000 total project cost

C. FEMA Public Assistance

The Disaster Finance Team (consisting of participants from the Auditor-Controller Treasurer-Tax Collector, County Administrator’s Office, and County Counsel) is working with FEMA and Cal OES on 22 project worksheets to claim reimbursement for response and recovery costs associated with the October 2017 fires, as well as repair/replacement costs for damages sustained to County property that are not covered by the County’s insurance policies. These claims are being submitted through the FEMA Public Assistance Program.

As of October 10, 2018, the Disaster Finance Team estimates the County’s total disaster related costs qualifying for FEMA’s Public Assistance Program will be approximately $37 million, of which we anticipate the County will be reimbursed approximately $36 million over the next 2 to 5 years. FEMA has obligated 15 of the 22 projects and the County has received $9.1 million in expedited reimbursement funding and $246,000 for small permanent projects managed by Regional Parks and Transportation and Public Works.

The Disaster Finance Team is in the process of collecting and reviewing supporting documentation for about $13 million ($3.5 million paid out) in Mutual Aid/Assistance provided by 85 law enforcement agencies, 17 EMMA jurisdictions, 12 shelters, and 12 agencies through Department of Health during the fires and continues to work with FEMA, CAL-OES and County Departments to finalize the remaining five project worksheets. Claims for reimbursement will be filed with FEMA as additional disaster related costs are incurred and documentation is compiled. The Disaster Finance Team is also in the process of reviewing labor reports and personnel activity logs, and working with County Departments to reconcile approximately $6 million in fire related labor costs that may be eligible for reimbursement.

D. Economic Development Administration – Disaster Supplemental Funding

Economic Development Administration (EDA) has an open funding opportunity to award grants to eligible entities to address economic challenges in disaster-impacted areas.

On October 12, 2018, the County's Economic Development Board submitted a full grant application to the EDA to conduct design/engineering for broadband in specific unserved rural areas of the County. This project was developed with the Office of Recovery and Resiliency, Department of Transportation and Public Works, and Information Systems Department. The submitted application is for $605,500 to complete the design, engineering, and feasibility analysis of broadband in select locations.

Additional potential projects are being considered, including the following:

Project 1 - Revolving Loan Fund to provide credit to Sonoma County entrepreneurs traditionally excluded or denied loans from mainstream financial institutions.
Project 2 - Regional Construction and Trades Training Center.
Project 3 - AgTech Incubator for local agriculture and food/beverage manufacturing.

E. CAL FIRE Grants for Fire Prevention

The CAL FIRE Fire Prevention grant program, funded by the California Climate Investments (CCI) fund, aims to reduce the risk of wildland fires to habitable structures and communities. CAL FIRE opened the Fire Prevention program for FY 18-19 applications on October 17, 2018, with applications due December 19. The Office of Recovery is tracking this opportunity and coordinating with applicable County Departments and partners to consider applications. For more information see: http://calfire.ca.gov/fire_prevention/firepreventiongrants

In Summer 2018 CAL FIRE opened the Fire Prevention program for FY 17-18. Sonoma County applied for and was awarded the following grant application:

1. Northwest Roadway Safety, Fuels Reduction, and Community Chipper and Engagement Project. Transportation and Public Works is lead, in partnership with Fire and Emergency Services and Fire Safe Sonoma, Inc. Total: $1,237,541; CAL FIRE $1,082,969; Match: $154,572
   a. Match source: $131,300 is from General Fund FY 2018 set aside; $23,272 from in-kind volunteer labor tracked by Fire Safe Sonoma.

F. Crisis Counseling Assistance and Training Program Grant

The Crisis Counseling Assistance and Training Program, known locally as California HOPE, is administered in Sonoma County through the County Department of Health Services, Behavioral Health Division. California HOPE counselors have helped to provide over 65,800 services and counseling sessions to community members (this data contains duplicate individuals). The program helps individuals and communities recover from disasters through community outreach, counseling, and access to mental health services for survivors of these disasters. Counselors are available to meet people wherever they are to provide crisis counseling, resource navigation, and disaster recovery education. Counselors help survivors understand their current reactions, reduce stress, receive emotional support, prioritize their needs and solve problems, choose coping strategies, and connect with people and agencies who can help. Bilingual counselors are available. This program is funded from a variety of sources. The initial recovery work is supported by short-term disaster grants from FEMA for $4.3 million. The California HOPE funding from FEMA ends in January 2019, and Kaiser Permanente has confirmed an additional $1 million. Sonoma County Department of Health Services is pursuing additional funding to continue California HOPE up to September 2019.

3. Looking Forward

A. Recovery and Resiliency Draft Framework

Your Board received and discussed the Draft Framework on September 25, 2018, and opened a 30-day public comment period on the document that ended October 26. The Draft Framework is available online at https://sonomacounty.ca.gov/ORR/. Print copies are available at the County Administrator's Office at 575 Administration Drive, Suite 104A, Santa Rosa. Community members are encouraged to submit recovery related feedback, input, and questions to recoveryinfo@sonoma-county.org. Additional information is available on the Office of Recovery website at https://sonomacounty.ca.gov/ORR/. For information on overall recovery efforts, visit www.sonomacountyrecovers.org

Timeline: The Recovery and Resiliency Framework will be brought to your Board at this meeting for approval.

Prior Board Actions:
Regular Recovery updates have been provided to your Board since November 2017.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Related Items "On File" with the Clerk of the Board:

County of Sonoma
Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 26
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Counsel
Transportation and Public Works

Staff Name and Phone Number:

Bruce Goldstein 707-565-2421
Johannes J. Hoevertsz 707-565-2231

Supervisorial District(s):

All Districts

Title: Approval of Quiet Zone Improvements Maintenance Agreement

Recommended Actions:

Authorize the Director of Transportation and Public Works to execute an agreement with the Sonoma Marin Area Rail Transit (SMART) District establishing maintenance responsibilities of Sonoma County Quiet Zone safety improvements in the unincorporated area.

Executive Summary:

This item seeks approval of an agreement with the Sonoma Marin Area Rail Transit District to establish the responsibilities of the County and the District with respect to maintaining safety improvements needed to ensure continued operation of the Sonoma County Quiet Zone. Additional costs as a result of this agreement are unknown at this time and will be negotiated with SMART at a later date.

Discussion:

The Sonoma Marin Area Rail Transit (SMART) corridor runs through Sonoma County with service currently being offered from the Sonoma County Airport Boulevard Station through the Marin County line south of Petaluma. In 2017, Sonoma County initiated proceedings with the Federal Railroad Administration (FRA) to establish a “quiet zone” along the SMART corridor for the unincorporated areas of the County to the north and south of the City of Santa Rosa’s limits, and running south through Cotati and Rohnert Park (the Quiet Zone). In the Quiet Zone, train operators sound train horns where the circumstances indicate that it is required for safety, but do not sound the train horn as a matter of course when approaching a crossing. The Quiet Zone became effective per FRA regulations on November 21, 2017.

In order for the Quiet Zone to come into effect, the public crossings within its borders were required to meet FRA safety standards sufficient to allow the SMART train to operate within certain safety metrics when the train horn is not routinely sounded, primarily by the construction of Supplemental Safety

Measures (SSMs). The County completed certain SSMs at quiet zone crossings as required to meet these metrics, and the SMART District completed other improvements at the time of rail construction that allowed these crossings to meet the FRA standards for quiet zone approval.

Beginning prior to the commencement of SMART’s rail service August 25, 2017, the County and SMART have worked to establish an agreement on the maintenance of the improvements at the crossings included in the Quiet Zone. This item requests that the Board of Supervisors approve the attached Maintenance Agreement, which sets out the obligations of the County and SMART with respect to maintenance, insurance, and indemnification in the event of loss. The Agreement outlines responsibility for the County and SMART for each improvement, and will help ensure the improvements are adequately maintained

If your Board does not approve the Maintenance Agreement, the responsibilities of the County and SMART with respect to the maintenance of improvements will be determined by law and California Public Utilities Commission policy, and in the event of a loss or dispute, common law principles will apply.

Prior Board Actions:

May 23, 2017: Board Authorizes agreement with Cotati and Rohnert Park for Joint Quiet Zone December 13, 2016: Board Authorizes Notice of Intent to Establish Quiet Zone

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

This item will facilitate the ongoing operation of the Quiet Zone, which decreases the amount of noise and disruption experienced by the community associated with routine train horn sounds.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Maintenance activities under the agreement will not change from currently budgeted Transportation and Public Works activities, which is less than a $1,000 annually. Any additional or long-term costs associated with required maintenance or improvements are unknown at this time due to agreement's indemnity provision and will be budgeted as information becomes available.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

n/a

Attachments:

Maintenance Agreement

Related Items "On File" with the Clerk of the Board:

AGREEMENT FOR MAINTENANCE OF SAFETY IMPROVEMENTS RELATED TO QUIET ZONE

THIS AGREEMENT is made and entered into this _________ day of _____________, 2018, by and between the County of Sonoma, hereinafter referred to as "the COUNTY", and the Sonoma-Marin Area Rail Transit District, a California special district, hereinafter referred to as “SMART.” The COUNTY and SMART are collectively referred to as "Parties."

RECITALS

WHEREAS, SMART owns certain railroad right-of-way assets (“ROW”) for passenger service in and through the COUNTY over which passenger trains are and will be operated in a manner that provides safety for motorists and pedestrians, including a system of warning signals and gates at grade crossings and the use of warning horns on trains as required by the Federal Railroad Administration (“FRA”), the California Public Utilities Commission (“CPUC”) and any other governmental body with regulatory authority; and

WHEREAS, the COUNTY has established a quiet zone for grade crossings within the COUNTY, as provided by FRA regulations; and

WHEREAS, the FRA requires that a COUNTY wishing to establish a quiet zone must meet specified requirements and issue a Notice of Intent to establish a quiet zone, as provided by the FRA regulations; and

WHEREAS, the COUNTY issued a Notice of Intent to establish a Quiet Zone within the COUNTY’s jurisdictional limits. The boundaries of that Quiet Zone and the crossings it covers within the COUNTY’s limits are shown on Exhibit “A” attached hereto and incorporated by this reference (the “Quiet Zone”); and

WHEREAS, the COUNTY is acting as the lead agency and per the requirements set forth in 49 CFR Part 222 applicable to public authorities (as that term is defined in 49 CFR Part 222). As the lead agency, the COUNTY is responsible for performing any duties of the lead agency necessary to continue or re-establish the Quiet Zone, including producing studies and documentation as may be required by the regulations or administrative policies and procedures of the FRA and/or the CPUC; and

WHEREAS, the COUNTY, as part of its initial establishment of the Quiet Zone, has conducted an initial comprehensive diagnostic review and will perform periodic reviews on a schedule determined by the FRA, the CPUC, and any other governmental body with regulatory authority consistent with FRA and CPUC orders and regulations; and

WHEREAS, the COUNTY understands and acknowledges that the establishment of the Quiet Zone results in the FRA directing all railroads operating within the Quiet Zone to comply with the FRA directive to cease the sounding of locomotive horns within the Quiet Zone, except under conditions provided under section 49 CFR part 222.23; and

WHEREAS, SMART has, as part of its track reconstruction, constructed certain Supplemental Safety Measures (SSMs) and Alternative Safety Measures (“ASMs”) within the COUNTY, as shown in Exhibits "B-1 through B-11" attached hereto and incorporated herein by this reference, and COUNTY has also constructed certain SSMs within the COUNTY, in the areas identified as COUNTY ROW-COUNTY MAINTAINED shown in Exhibits "B-1 through B-11"; (collectively referred to as the "Quiet Zone Improvements"); and

WHEREAS, the construction of the Quiet Zone Improvements have assisted the COUNTY in the process of establishing a Quiet Zone; and

WHEREAS, as part of the COUNTY's Quiet Zone establishment process a diagnostic review of each proposed Quiet Zone crossing has been conducted and COUNTY has identified those crossings as qualifying for Quiet Zone status as of the date of this Agreement; and

WHEREAS, the COUNTY acknowledges that additional SSMs and/or Alternative Safety Measures ("ASMs"), supplementing or modifying the Quiet Zone Improvements identified in Exhibit B-1 through B11, may be required to be installed at the COUNTY's rail crossings for the purpose of maintaining the qualification of the COUNTY's Quiet Zone under requirements of the FRA, the CPUC and/or other regulatory agencies ("Future Quiet Zone Improvements"); and

WHEREAS, while the COUNTY may in the future desire to install Future Quiet Zone Improvements at one or more of the COUNTY's rail crossings for the purpose of maintaining the COUNTY's Quiet Zone designation, the Parties acknowledge that this Agreement is not intended to apply to any such Future Quiet Zone Improvements, and that SMART does not, by this Agreement, agree or undertake any duty to pay or incur any cost or contribute monetarily to their design or installation, and the Parties further acknowledge that failure to install Future Quiet Zone Improvements may impact the FRA's quiet zone directive; and

WHEREAS, the Parties wish to memorialize their agreement as to their respective obligations with respect to the maintenance and repair of the Quiet Zone Improvements;

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter set forth, it is agreed as follows:

AGREEMENT

SMART Responsibilities.

SMART shall:

1. Participate as reasonably necessary in diagnostic team evaluation meetings collectively arranged by the COUNTY and SMART per FRA and/or CPUC requirements from time to time.
2. Review preliminary and final reports, studies, and designs submitted by the COUNTY in relation to the establishment and continuation of the Quiet Zone.
3. Cooperate and provide technical assistance to the COUNTY in its efforts to establish, continue and/or re-establish a Quiet Zone.
4. After mailing the Notice of Establishment of a Quiet Zone by the COUNTY, as required by the FRA or the CPUC, and upon the Quiet Zone establishment date specified in the Notice of Establishment, SMART as directed by the FRA, has and shall continue to cease routine use of the locomotive horn at crossings identified by the COUNTY pursuant to 49 CFR Part 222.45, as amended from time to time, or any other applicable law.
5. SMART's rights and duties regarding the sounding of the locomotive horns shall be as set forth in 49 CFR Part 222.23, as amended from time to time, and by other applicable law that governs when the locomotive Engineer is required or has discretion to sound the locomotive horn; and nothing contained in this Agreement shall be construed to alter such rights and duties.

6. Maintain, repair, and replace the Quiet Zone Improvements located within the areas and/or identified as "SMART ROW-SMART MAINTAINED" on Exhibits B-1 through B-11, at SMART's expense, such that they remain in proper operating condition and fully compliant with applicable laws and regulations.

7. Maintain, repair, and replace the Quiet Zone Improvements identified as "COUNTY ROW-SMART MAINTAINED" on Exhibits B-1 through B-11, at COUNTY's expense, such that they remain in proper operating condition and fully compliant with applicable laws and regulations.

8. Except for urgent or emergency circumstances, for work performed within COUNTY's ROW, SMART shall obtain the applicable encroachment permit approvals from the COUNTY and any other regulatory agencies. COUNTY shall charge no fees for COUNTY permits issued pursuant to this Agreement.

9. Pursuant to CPUC General Order 72B, at all public crossings within COUNTY jurisdiction, SMART shall maintain and repair all crossing areas between lines two (2) feet outside of the rails of each track, including between the rails, and where two or more tracks are involved, the area between the tracks where the distance between the center lines of tracks is fifteen (15) feet or less measured at the center line of the road or highway normal to the tracks.

10. Notify the COUNTY if SMART becomes aware of any regulatory changes that affect the COUNTY's Quiet Zone.

11. Notify the COUNTY if SMART becomes aware of any modifications to the existing infrastructure near the Quiet Zone Improvements, regardless of whether the changes affect these facilities, to allow the COUNTY to anticipate impacts to the COUNTY's roadways.

<u>COUNTY Responsibilities.</u>

COUNTY shall:

12. Diligently review and administer any encroachment permit application from SMART in order to allow SMART to enter into COUNTY'S ROW as needed for the purpose of performing any work required pursuant to this Agreement.

13. Maintain, repair, and replace the Quiet Zone Improvements located within the areas identified as "COUNTY ROW-COUNTY MAINTAINED" on Exhibits B-1 through B-11, at COUNTY's expense, such that they remain in proper operating condition and fully compliant with applicable laws and regulations.

14. Pay, or reimburse SMART for, all costs incurred for SMART's maintenance, repair, and replacement of Quiet Zone Improvements within the COUNTY ROW designated as "COUNTY ROW-SMART MAINTAINED" on Exhibits B-1 through B-11, as required by Section 7 above.

15. Pursuant to CPUC General Order 72B, the COUNTY shall maintain the public roadway improvements, including raised medians, roadways, sidewalks, and paths of travel, outside of the crossing area described in Paragraph 9 above, at all public crossings within the jurisdiction and control of the COUNTY. Notwithstanding the forgoing, which is intended to be illustrative of COUNTY's obligations regarding public roadways within its jurisdiction and control and outside of SMART's responsibility, nothing in this agreement

shall be construed to create a contractual duty by COUNTY to SMART with respect to maintenance of county roadways or improvements thereupon other than at public railroad crossings.

16. Obtain, and at all times maintain in full force and effect, at its sole cost and expense, Comprehensive General Liability Insurance, or, if self-insured shall maintain excess liability coverage, and shall remove any exclusion relating to performance of operations within the vicinity of any railroad, bridge, trestle, track, roadbed, tunnel, underpass, or crossing from its general liability coverage for both the self-insured and excess policies.

17. Indemnify, defend and hold harmless SMART and/or any entity providing dispatch or passenger rail service or using SMART's ROW, from and against any and all claims, suits, losses, damages, costs, and expenses (including reasonable attorneys' fees and other defense costs), for injury or death and for loss and damage to property arising from the negligent acts or omissions or willful misconduct on the part of the COUNTY, its officers, agents, contractors, or employees in the construction, operation, repair or maintenance of any COUNTY-installed and/or COUNTY-maintained Quiet Zone Improvements located within the COUNTY's ROW, and/or the performance of work pursuant to Paragraph 13 above, except to the extent that such claims, suits, losses, damages, costs, and expenses arise from the negligent acts, omissions or willful misconduct on the part of the SMART, its officers, agents, contractors, or employees.

18. Establish a Quiet Zone page or link on the COUNTY website to provide more information regarding the Quiet Zone (e.g. www.COUNTY.org/quietzone).

19. Collaborate and cooperate with SMART to develop a community education and awareness program in order to educate the public regarding additional safety measures and what to expect once the Quiet Zone is established.

PARTIES:

20. Should the FRA, the CPUC or any other governmental body with regulatory authority over SMART issue any regulation, rule, ordinance, or other law that would require an upgrade or the installation of Future Quiet Zone Improvements in order to maintain or re-establish the COUNTY's quiet zone, the Parties acknowledge that SMART shall not be responsible for any cost for construction, reconstruction or upgrades of the improvements for the purpose of maintaining the COUNTY's Quiet Zone designation.

21. Any notice required or permitted to be given hereunder by one party to the other shall be in writing and the same shall be given and shall be deemed to have been served and given if (1) placed in the United States mail, certified, return receipt requested, or (2) deposited into the custody of a nationally recognized overnight delivery service, addressed to the party to be notified at the address for such party specified above or below, or to such other address as the party to be notified may designate by giving the other party no less than thirty (30) days advance written notice of such change in address.

    If to SMART:

    SONOMA-MARIN AREA RAIL TRANSIT DISTRICT
    5401 Old Redwood Highway, Ste. 200
    Petaluma, CA 94954
    Attention: Chief Engineer

If to COUNTY:

COUNTY OF SONOMA
Attn: Transportation and Public Works Director
2300 County Center Dr., Room B100
Santa Rosa, CA 95403

22. All questions concerning the interpretation or application of provisions of this Agreement shall be decided according to the laws of the State of California. Venue shall be the County of Sonoma.

23. To the maximum extent possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by, or held to be invalid under applicable law, such provision shall be ineffective solely to the extent of such prohibition or invalidity, and this shall not invalidate the remainder or any other provision of this Agreement.

24. The Parties hereby acknowledge and agree that (a) each party has actively participated in the negotiation and drafting of this Agreement, (b) each such party has consulted or has had the opportunity to consult with their own independent counsel relative to matters contemplated under this Agreement, (c) each party and party's counsel have reviewed the Agreement, and (d) any rule of construction to the effect that ambiguities are to be resolved against the drafting party(ies) shall not apply in the interpretation of this Agreement, or any portions hereof or any amendments hereto.

25. This Agreement is the full and complete agreement between SMART and the COUNTY with respect to all matters relating to this Agreement, and supersedes any and all other agreements between the parties hereto relating to rights, responsibilities and obligations of the Parties as described herein. However, nothing herein is intended to terminate any surviving obligation of the COUNTY or SMART or the parties' obligations to defend and hold one another harmless in any prior written agreement between the parties.

26. Persons who are not parties to this Agreement shall have no rights or obligations as a result of this Agreement. This Agreement is between the parties hereto and no other person or entity is an express, intended, or implied third party beneficiary hereof.

27. Waiver. Any party’s failure to enforce or exercise its rights with respect to any provision hereof shall not be construed as a waiver of such rights or of such provision.

28. Dispute Resolution. In the event of a dispute between the parties arising from this Agreement, the parties agree to attempt resolution informally, and then through non-binding mediation, prior to filing any court action to enforce this Agreement.

29. Recitals. The recitals are incorporated by this reference.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day, month and year first above written.

SONOMA-MARIN AREA RAIL TRANSIT DISTRICT

By: ____________________________________
Farhad Mansourian, General Manager

APPROVED AS TO FORM:

By: ________________________
Thomas F. Lyons, District Counsel

COUNTY OF SONOMA

By: ______________________________

ATTEST:

By: ________________________________
Clerk

APPROVED AS TO FORM:

By: ______________________________
Bruce Goldstein, County Counsel

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 27
(This Section for use by Clerk of the Board Only.)

To: The Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): District Attorney's Office

Staff Name and Phone Number:
Renate Amantite, 565-3510

Supervisorial District(s):

Title: District Attorney's Violence Against Women Program

Recommended Actions:

Adopt a Board Resolution to authorize the Sonoma County District Attorney to sign a contract with the California Governor's Office of Emergency Services to continue participation in the Violence Against Women Vertical Prosecution program and accept $202,545 in funding for the term of July 1, 2018 to June 30, 2019.

Executive Summary:

Board approval and authorization is requested to allow the District Attorney to accept the State of California Office of Emergency Services: Violence Against Women Vertical Prosecution Grant Award of $202,545 for FY 2018-19.

In 2013 the California Office of Emergency Services began a Violent Crimes Against Women grant program to encourage and support counties adoption of a vertical prosecution model for the handling of violent crimes against women, including the most egregious domestic violence and sexual assault crimes. The purpose of this grant program is to improve conviction rates and minimize victim trauma. Sonoma County has had a successful vertical prosecution unit since 2013 when the grant program began. Under Sonoma County's true vertical prosecution unit one attorney and one victim advocate work collaboratively to handle these case from beginning to end. Sonoma County is being awarded this grant for a sixth year to continue this successful program.

Discussion:

The purpose of the grant is to support the Vertical Prosecution model endorsed by the Office of Violence Against Women, which provides the State Formula Grants to the California Office of Emergency Services in support of this program. With this funding, the District Attorney's Office, with resources leveraged by the Family Justice Center, established a true vertical prosecution and victim advocate program for a specialty caseload involving serious felony domestic violence and sexual assault crimes. The specialized prosecutor along with the assigned bilingual Victim Witness Advocate and investigator, are co-located at the Family Justice Center to receive and handle each referral to the specialty caseload from case inception to conclusion. The vertical prosecution model yields better victim service, intake, referral, and court service outcomes for victims, and provides a higher level of coordination between law enforcement agencies and prosecution staff.

Grant funding is used toward the salaries and benefits of the Deputy District Attorney IV (DDA IV). The 25% match required for grant funding will be provided with General Fund dollars through the District Attorney's budget and staff allocation. The grant funds as well as the matching funds have been appropriated in the adopted budget for Fiscal Year 2018-19.

We request Board authorization for the District Attorney to sign a contract with the California Office of Emergency Services to accept the grant award for $202,545 for the term July 1, 2018, to June 30, 2019.

Prior Board Actions:

Cal OES has awarded this grant to the Sonoma County District Attorney's Office for the past five years, beginning in FY 2013-14.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Funds from the Violence Against Women Vertical Prosecution Program provides a system of enhanced victim advocacy, and referral services for victims of domestic violence and sexual assault. Law enforcement and prosecution staff also provide improved resources to investigate crime, prosecute cases, and bring criminals to justice.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	270,060		
Additional Appropriation Requested	0		
Total Expenditures	**270,060**		
Funding Sources			
General Fund/WA GF	67,515		
State/Federal	202,545		
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**270,060**		

Narrative Explanation of Fiscal Impacts:

Continuation of the Sonoma County Violence Against Women Vertical Prosecution program will cost $270,060 with a $202,545 award from Cal OES and a required match of $67,515 from general funds already approved in the existing FY 2018-19 District Attorney's budget.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolution 1

Related Items "On File" with the Clerk of the Board:

Violence Against Women Vertical Prosecution Program award document

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018 Resolution Number: ________________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, authorizing the District Attorney to participate in the Violence Against Women Vertical Prosecution Program and to execute a contract with the California Governor's Office of Emergency Services for Fiscal Year 2018-19 in the amount of $202,545.

Whereas, the Sonoma County District Attorney desires to continue a certain program designated as the Violence Against Women Vertical Prosecution program, as the provider of multidisciplinary efforts to improve criminal justice response to violent sexual assault and domestic violence crimes against women and services for victim(s) in Sonoma County; and

Whereas, the Violence Against Women Vertical Prosecution Division is to be funded in part from funds made available through a Violence Against Women Vertical Prosecution Program grant award made available through California Governor's Office of Emergency Services; and

Whereas, the California Governor's Office of Emergency Services has allocated $202,545 to the County of Sonoma for FY 2018-19.

Now, Therefore, Be It Resolved that the District Attorney of the County of Sonoma is authorized, on behalf of this body, to accept a grant for the Violence Against Women Vertical Prosecution Program from California Governor's Office of Emergency Services and is authorized to execute an behalf of the Sonoma County Board of Supervisors the Grant Award Agreement including any extensions of modifications thereof.

Be It Further Resolved that grant funds received hereunder shall not be used to supplant expenditures controlled by this body, and will hold CalOES harmless from any claims that arise from the use of grant monies.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 28
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: 4/5

Department or Agency Name(s): General Services, Sheriff's Office, County Administrator, Fire and Emergency Services

Staff Name and Phone Number:	**Supervisorial District(s):**
Pamela Asselmeier, General Services: 565-1753 Christopher Godley, Fire and Emergency Services: 565-2052; Christine DeMiguel, Sheriff's Office: 565-2881; Mike Gossman, CAO: 565-7056	All

Title: Fire Watch Camera Installation - Additional Sites

Recommended Actions:

A) Authorize County of Sonoma County Administrator to execute an agreement with the University of California San Diego – Scripps ("Scripps"), on behalf of the ALERTWildfire consortium of universities, for donation of three (3) fire watch cameras, reimbursement by Scripps to County for installation of cameras under a three (3) year cooperative agreement, with maintenance to be performed by the Sheriff's Office Telecommunications Bureau, and with back end operations, software integration, web hosting at ALERTWildfire to be paid by Scripps.

B) Authorize the Department of Emergency Management Director to manage the Fire Watch Camera program including administration, executing and amending agreements between agencies, and other County Departments, as needed for the installation, maintenance and operations of fire cameras, and for the management of public information for the program.

C) Delegate authority to the County General Services Director to execute new and/or amend existing lease and license agreements with owners of communications towers or other structures, for the purpose of installing additional fire watch cameras to expand coverage, for terms of up to 10 years, at a not to exceed annual cost each of $3,180.

D) Adopt a Resolution authorizing $16,584 from General Fund contingencies to provide funds to the General Services Department necessary for new leases and to the Sheriff's Office for necessary supporting equipment and expenses associated with the addition of the three (3) fire camera's donated by the University of California San Diego - Scripps. (4/5th vote required)

Executive Summary:

The Board of Supervisors identified the objective of a comprehensive countywide Fire Watch Camera program as part of the draft Recovery Plan on August 7, 2018, when the Sonoma County Water Agency obtained approval for a pilot program for three fire watch cameras to be installed in the Lake Sonoma Watershed. Subsequently, the General Services Department has been leading the team effort to launch a more comprehensive network of fire cameras throughout the County. In addition to Sonoma Water, several County departments have responsibility for aspects of the Fire Watch Camera program and comprehensive project management was necessary to meet the Board's Recovery Plan objectives. This Board item describes a new opportunity to add three cameras, provides the Board with more information about the overall system requirements, authorizes funding and clarifies organizational responsibilities for aspects of the ongoing program. This Project is included in the Recovery Framework, which the County Administrator is recommending for adoption by the Board.

As a new initiative, significant collaboration between representatives from Sonoma Water, Fire and Emergency Services, the Office of Recovery and Resiliency, universities in California and Nevada, and staff from General Services and Sheriff's Office has been necessary to identify the requirements for additional cameras, to define the annual cost of maintenance and typical lease expenses for tower sites, to negotiate an agreement for the ALERTWildfire software, and to identify additional information systems and backup power needs to support all of the fire watch camera operations.

The requested actions will assign the ongoing program responsibility for the Fire Watch Cameras to the newly created Department of Emergency Management, authorize the County Administrator to execute a further cooperative agreement with the University of California San Diego's Scripps Institute (Scripps) for the installation and operation of the three (3) additional FWCs (one at each of three new sites), and provide delegated authority to negotiate additional agreements within specified terms in order to expedite the process of building the network, with the additional sites proposed at Mount Barham, Sonoma Mountain, Sleepy and/or Mount Burdell (the "Project").

The operation of the three (3) additional cameras will be in collaboration with Scripps, Nevada Seismological Laboratory at University of Nevada Reno, and University of Oregon (which are part of the ALERTWildfire consortium of universities). This collaboration is similar to the Water Agency Pilot Project. Under the cooperative agreement with Scripps, Scripps will donate three (3) FWCs and related equipment and reimburse the County for FWC installation costs. The value of one full set of FWC-related equipment is under $10,000.

The consortium, led by Scripps, in collaboration with County Emergency Management, Sheriff's Office and General Services will assist the County in establishing an expanded network of high-definition fire cameras to provide early fire detection and situational awareness for the protection of County residents and County resources. This expansion broadens the existing network to include additional sites within the regional fire camera system that includes Sonoma, Napa, Marin, Mendocino, and Lake Counties.

Staff seeks delegated authority to amend or renew existing license and/or lease agreements with terms up to 10 years, with not to exceed annual costs each of $3,180 for the Project sites of Mount Barham, Sonoma Mountain, Sleepy Mountain and/or Mount Burdell, as well as other sites where the County has telecommunications facilities on the attached list ("County Telecommunications Facilities"), to the extent that such amendments or renewals can be made properly under the Government Code without triggering additional noticing and publication requirements. This delegated authority will allow the County to expeditiously build out the network of fire cameras as necessary to provide countywide coverage.

Budget adjustments of $16,584 for FY 2018-2019 are anticipated to provide the necessary resources to implement the addition of three (3) cameras provided by Scripps into the fire watch camera system. It is anticipated that some of these expenses may be covered if the County is successful in obtaining the Hazard Mitigation Grant funds applied for in September 2018. Given the need to expedite expansion of the fire camera system, staff recommends proceeding with delegated authority and the actions described herein.

Staff will work with the CAO's office and the Department of Emergency Management to report to the Board of Supervisors the ongoing costs of the overall program, including additional rent owed under leases due to installation of fire cameras and associated supporting equipment, operating the fire watch camera system and the progress towards obtaining grant funding for the program expansion.

Discussion:

HISTORY OF ITEM/BACKGROUND

Sonoma County and our neighboring counties are prone to recurring, catastrophic wildfires. The fire history includes the recent October 2017 Tubbs, Nuns, and Pocket fires, and the 1964 Hanley fire, which threatened Santa Rosa following a path that was nearly identical to the 2017 Tubbs fire. As noted in the Sonoma County Hazard Mitigation Plan, in a 50-year span from 1964 – 2015 Sonoma County has experienced 18 major wildfires that destroyed nearly 2,000 structures.

On October 8, 2017, several fires started in Sonoma and Napa Counties that took over 25 lives, destroyed over 110,000 acres of land and over 7,000 structures. On October 9, 2017, Governor Edmund G. Brown Jr. issued an emergency declaration for eight counties that included Napa and Sonoma counties. At that time, the Tubbs fire was the most destructive fire in California history.

The catastrophic impacts of October 2017's fire storm clearly identified the potential benefits of a wildfire early detection system in Sonoma County and the greater north bay. This Project will add three new FWCs to the existing network and will mitigate the potential for fire outbreaks to reach a catastrophic size by providing decision makers with the necessary information to make informed decisions and deploy appropriate resources rapidly to the most critical locations. In addition with Board approval, General Services will be able to enter into further lease agreements to enable the expansion of the program such that countywide coverage is achieved. This Project is part of the Recovery Framework.

Following the devastating fires of October 2017, Sonoma County General Services began working with the Sonoma County Water Agency and Sonoma County Department of Fire and Emergency Services, Sonoma County Sheriff's Office, CAL FIRE, Sonoma County Information Systems Department, Sonoma County Office of Recovery & Resiliency, and the AlertWildfire university consortium, led by the Nevada Seismological Laboratory at the University of Nevada Reno (in partnership with U.C. San Diego, University of Oregon, and Sonoma State University), to advance a project to install a network of high-definition pan-tilt-zoom cameras for an early fire detection system across the County. While Sonoma Water Pilot Project has successfully resulted in the installation of FWCs at three sites in the County (at the Pine Mountain, Mount Jackson, and Geyser Peak sites), this Project will add three (3) additional sites to that network (proposed as Mount Barham, Sonoma Mountain, Sleepy Mountain and/or Mount Burdell).

Communications Tower sites are managed by two County Departments. The Sheriff's Office manages the operations of public safety communications on five (5) County owned tower sites, including the Sheriff's Office Telecommunications Bureau's performance of maintenance on tower and radio equipment using skilled technicians. The General Services Department manages the leased and licensed tower and radio sites and assists the Sheriff's Office with managing capital improvements as necessary on County-owned tower sites. Neither department has sufficient resources to manage the overall administration and countywide expansion of the Fire Watch Camera program. As part of the comprehensive countywide Alert and Warning system, the overall Fire Watch Camera program management will be addressed by the new Department of Emergency Management.

ALERTWildfire System

ALERTWildfire is a consortium of three universities – The University of Nevada, Reno, University of California San Diego, and the University of Oregon – providing access to state-of-the-art, pan-tilt-zoom fire camera and associated tools to help firefighters and first responders: 1) discover/locate/confirm fire ignition; 2) quickly scale fire resources up or down appropriately; 3) monitor fire behavior through containment; 4) during firestorms, help evacuation through enhanced situational awareness, and, 5) ensure contained fires are monitored appropriately through their demise.

The three cameras donated by Scripps constitutes an expansion of the pilot program camera network for Sonoma County and will provide the basis for a proposed county-wide system known as AlertNorthBay, modeled after existing fire camera networks currently operating in the Lake Tahoe region, state of Nevada, and San Diego and Orange Counties. These systems have proven successful, having assisted in more than 350 fires in the past two years and have been used by fire managers with the US Bureau of Land Management, US Forest Service, CAL FIRE, and many local fire protection districts.

The AlertNorthBay project was designed through a collaborative process with the goal to provide live-streaming views of the areas within the camera view shed to the following website: http://www.alertwildfire.org/northbay/index.html. This system provides real-time information to firefighting staff and may be accessible to the public. The state-of-the-art system uses near-infrared technology for night vision, and allows fire officials to take control of the fire cameras during wildfire emergencies to monitor fire and weather activity.

The three identified expansion sites use existing public safety communications microwave antennas providing some bandwidth to transmit the high-definition fire camera data. The Sonoma County Sheriff Office's microwave communications network has limited bandwidth to support all the potential public safety and fire watch camera data needs. Depending upon the amount of microwave network traffic, it may be necessary to prioritize certain transmitted data within the microwave communications network. Current users of the microwave network include critical, local public safety communications, CHP, the FBI, and other governmental users.

With the support of Scripps and the Sheriff's Office Telecommunications Bureau (T-Comm Bureau) which is handling the installation of the three donated FWCs, General Services expects the Project to be installed and operational by the first quarter of 2019. The three identified expansion sites are already under license to the County and utilizing these pre-existing sites will substantially reduce the cost of implementation.

During the project phase (three year period), the cost to administer, maintain, and operate the system is the County's obligation. The Department of Emergency Management will coordinate with local, regional, and state partnering agencies to continue planning for the expansion of the fire camera network including identification of potential funding sources.

Scripps has represented to the County that it has executed a grant agreement with PG&E for the purchase, installation and implementation of a broader FWC system throughout the greater Bay Area, enabling each county to receive three (3) cameras. The County is not a party to the Scripps-PG&E agreement, but is negotiating an agreement directly with Scripps for the additional three (3) fire watch cameras, and their installation and operation for the program's expansion.

In order to build and operationalize the Project, Scripps will donate to the County all necessary equipment to accomplish the installation of three new FWCs in order to proceed with their operation. The Board of Supervisors is authorized to accept a donation of personal property to the County from a private party under Government Code Section 25355. The value of the FWC and related equipment is approximately $10,000 per set or $30,000 total.

The Sheriff's OfficeT-Comm Bureau will install the three (3) new fire cameras on existing communication towers and will perform the maintenance for the 3-year period. If a camera fails in the 3-year period of the agreement it will be replaced at no cost to the County under a transferable warranty for each camera. The County will also seek reimbursement for the additional installation charges. The Sheriff T-Comm department has established a set of labor installation and admin rates which have been communicated to Scripps and will be used to reimburse the County for those installation, removal and reinstallation expenses.

General Services will review and amend existing license and/or lease agreements if necessary, and the Department of Emergency Management will provide operational coordination and program management, and Information Services Department will install and configure network communication systems as needed. The County is also seeking reimbursement for its maintenance costs from Scripps, but that cost recovery is not certain at this time. Scripps is seeking maintenance funds from PG&E or other sources to get the parties through the first three-year period and possibly beyond. Staff will report back if maintenance costs become an item for which the County can seek reimbursement.

The Sheriff's Office has identified its maintenance expenses per tower site visit related to the FWC. Those expenses are estimated to be $1,228 per maintenance visit, with at least one and possibly two visits needed per year. This estimate is based on Fiscal Year 18-19 Board approved fee schedule established for Telecommunications Service (Ordinance No. 6233). General Services anticipates that additional rent per camera per site could be as much as $265/mo. General Services anticipates average communications tower lease expenses of $3,180 for each camera.

Requested Actions:

In order to implement this extension of the existing fire watch camera network system, staff requests the Board of Supervisors authorize the County Administrator to execute an agreement with Scripps (on behalf of the AlertWildfire consortium of universities), for this collaboration including Sheriff's Office T-Comm Bureau's installation of the three (3) additional FWCs and authorization to pay for any maintenance costs that are not reimbursed by Scripps under the agreement. It is understood that the agreement with Scripps may be amended at a later date to include the Department of Emergency Management Director as the contract manager.

The projected cost of maintenance per visit for each camera is approximately $1,228. The Sheriff's Office estimates installation and network costs per camera, per site as follows:

Installation: $7,292 (95 hours at $76.76 hourly rate); Development/Administrative Activities: $4,333 (40 hours at $108.32 hourly rate) for a total estimate of $11,625; network activation fees $1,228 and annual network usage costs $5,420. The Sheriff's Office installation costs for all three cameras totaling $34,875 is to be reimbursed by Scripps.

Staff further recommends that the County Board of Supervisors authorize the Department of Emergency Management Director to manage the overall Fire Watch Camera Program, including administration, executing or amending agreements between public agencies, other County Departments, as needed to support the planning, installation, and operations of the overall program, and for the management of public information for this program.

In addition, staff recommend that the County Board of Supervisors delegate authority to the General Services Director to enter into lease or license agreements necessary to support operations of the Project and expansion of the FWC network elsewhere in the County. The additional sites which could become part of the expanded FWC network are set forth on Attachment 2. Such action will enable delegation of authority to the General Services Director to negotiate and execute any amendments to real property agreements regarding the Mount Barham, Sonoma Mountain and Sleepy Mountain (or Mount Burdell (in Marin) as an alternative), in order to authorize the installation and operation of the Project at those locations, and to negotiate and execute new lease or license agreements to allow the expansion of the FWC network to other locations as deemed necessary and appropriate.

Depending on the type of agreements needed to effectuate the Project or expansion of the network, and the necessity of amending the rental costs under such agreements, Government Code requirements may require additional noticing or Board approval steps prior to the execution of certain amendments or agreements. While this item seeks delegated authority to enter into and amend agreements, to the extent that any legal requirements apply to specific transactions that require additional Board action, staff will return to the Board for the proper authorizations.

Prior Board Actions:

August 7, 2018: Board Authority Granted to SCWA Pilot Project

Strategic Plan Alignment	Goal 3: Invest in the FutureGoal 3: Invest in the Future

Our Organization Goal 3: Continue to improve emergency preparation and response to natural disasters.

This extension of fire camera network will support the County's goal to protect County residents, first responders, natural resources and infrastructure.

Fiscal SummaryFiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$0	$33,092	$33,092
Additional Appropriation Requested	$51,459		
Total Expenditures	**$51,459**	**$33,092**	**$33,092**
Funding Sources			
General Fund GF		$33,092	$33,092
State/Federal			
Fees/Other	$34,875		
Use of Fund Balance			
Contingencies	$16,584		
Total Sources	**$51,459**	**$33,092**	**$33,092**

Narrative Explanation of Fiscal Impacts:

The August 7, 2018 Sonoma Water authorization did not anticipate the expenses the County would incur for additional rent payable due to installation of the Pilot project cameras or additional fire watch cameras or maintenance of equipment beyond the three Pilot Project sites. The Sheriff's Office estimates installation and network costs per camera, per site as follows: Installation: $7,292 (95 hours at $76.76 hourly rate); Development/Administrative Activities: $4,333 (40 hours at $108.32 hourly rate) for a total estimate of $11,625; maintenance estimate of $1,228 (16 hours at $76.76 hourly rate) two times per year for a total estimate of $2,456, network activation fees $1,228 and annual network usage costs $5,420 for each camera. The Sheriff's Office installation costs for all three cameras totaling $34,875 is to be reimbursed by Scripps.

The General Services department and the Sheriff's Office require budget adjustments to cover the expenses for the three additional cameras in the Fire Camera program. Staff at Emergency Management, General Services, and Sheriff's Office will come back at a later date with more detailed information about the ongoing costs for the entire fire watch camera program.

Action	**FY 18-19 (Jan-June)**	**Annual Cost for Three Year Life of Project**
General Services lease costs for 3 cameras	$4,770	$9,540
Sheriff installation costs for 3 cameras	$34,875	$0
Sheriff maintenance costs for 3 cameras	$0	$7,292

Sheriff network activation fees for 3 cameras	$3,684	$0
Sheriff network usage costs for 3 cameras	$8,130	$16,260
Total	**$51,459**	**$33,092**

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Existing County staff are supporting the Fire Camera Program.

Attachments:

Attachment 1: Budget Resolution
Attachment 2: County Telecommunications Facilities List

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018

Resolution Number: ________________

☑ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing Use of General Fund Contingencies in the amount of $16,584 and receipt of revenue of $34,875 in the Non-Departmental budget, as well as budget adjustments to allow reimbursements from Non-Departmental to General Services in the amount of $4,770 and Sheriff's Office in the amount of $46,689 to offset each departments' respective Fire Watch Camera Installation Program expenditures.

Whereas, the Board of Supervisors has adopted the County's Fiscal Year 2018-19 Budget for the General Services Department, Non-Departmental, and the Sheriff's Office on June 15, 2018,

Whereas, Sections 29088 and 29125 of the Government Code, State of California allow for adjustments to the Fiscal Year 2018-2019 Adopted Budget; and

Now, Therefore, Be It Resolved that the County Auditor-Controller-Treasurer-Tax Collector and the County Administrator are hereby authorized and directed to make the following budgetary adjustments:

Department Name	**Gen Fund Contingency**	**Non Dept.**	**Sheriff's Office**	**General Services**
Fund/ Department ID	**10005/ 16021300**	**10005/ 16020200**	**10005/ 30012300**	**10005/ 21020300**
Funding Sources				
OTHER GOVERNMENTAL AGENCIES (42610)		$ 34,875		
REIMBURSEMENTS-GENERAL (58010)			$ 46,689	$ 4,770
TOTAL SOURCES	**$ 0**	**$ 34,875**	**$ 46,689**	**$ 4,770**
Funding Uses				
APPROPRIATION FOR CONTINGENCIES (55011)	$ (16,584)			
PROJECT COSTS (53612)		$ 51,459		
RENTS AND LEASES- BLDG/LAND (51421)				$ 4,770
LABOR BUDGET ADJUSTMENTS (50604)			$ 38,559	
TELECOMMUNICATION DATA LINES (51901)			$ 8,130	
TOTAL USES	**$ (16,584)**	**$ 51,459**	**$ 46,689**	**$ 4,770**
NET COST	**$ 16,584**	**$ (16,584)**	**$ 0**	**$ 0**

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

	COUNTY TELECOMMUNICATIONS FACILITES LIST- Proprietary					
	LOCDESC	LOCADD1	LOCCITY	LOCSTATE	LOCZIP	Jurisdiction
1	BAY HILL	2855 BAY HILL ROAD	BODEGA BAY	CA	94923	Sonoma County
2	MT. BURDELL RADIO SITE	1 Mt. Burdell Road	NOVATO	CA	94945	Marin County
5	FISH ROCK RADIO SITE	44701 FISH ROCK ROAD	GUALALA	CA	95446	Mendocino County
6	GEYSER PEAK RADIO SITE	11088 GEYSERS ROAD	Geyersville	CA	95425	Sonoma County
7	MEYERS GRADE RADIO SITE	16001 MEYERS GRADE ROAD	JENNER	CA	95450	Sonoma County
8	MOONRAKER RADIO SITE	33012 TIMBER RIDGE DRIVE	Sea Ranch	CA	95497	Sonoma County
9	MT. BARHAM	2179 CALISTOGA ROAD	SANTA ROSA	CA	95404	Sonoma County
10	MT JACKSON RADIO SITE	15008 Sweetwater Springs Road,	GUERNEVILLE	CA	95412	State of California
11	OAKRIDGE RADIO SITE	25555 KELLY ROAD	ANNAPOLIS	CA	95412	State of California
12	PINE MOUNTAIN RADIO SITE	1534 Pine Moontain	CLOVERDALE	CA	95435	Sonoma County
13	POINT ARENA RADIO SITE	25470 TEN MILE ROAD	PT. ARENA	CA	95468	Mendocino County
14	ROCKPILE RADIO SITE	13300 ROCKPILE ROAD	GEYSERVILLE	CA	95441	US Army Corp Eng
19	SIRI RIDGE RADIO SITE	21789 SIRI ROAD	GUERNEVILLE	CA	95446	Sonoma County
20	SLEEPY MOUNTAIN RADIO SITE	4499 Stage Gulch Road	SONOMA	CA	95476	Sonoma County
21	SONOMA MOUNTAIN RADIO SITE	2482 SONOMA MOUNTAIN ROAD	Petaluma	CA	94954	Sonoma County

County of Sonoma
Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 29
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): General Services / Health Services

Staff Name and Phone Number:

Caroline Judy, General Services: 565-8038
Barbie Robinson, Health Services: 565-7876

Supervisorial District(s):

Title: Lease extensions (2) for office space for Department of Health Services at 16390 Main Street, Guerneville (2nd action)

Recommended Actions:

Consider multiple actions ensuring continued public access to health services in West County:

1) Authorize the General Services Director to execute lease amendments (2) with Kirk Veale d/b/a Veale Investment Properties to:

a. Extend the term of a lease for 1,918 sq. ft. of office space (Suites B and G) located at 16390 Main Street, Guerneville, through October 31, 2023 and to specify the monthly rent payments;

b. Extend the term of a lease for 583 sf. ft. of office space (Suites F, H, I and J) at 16390 Main Street, Guerneville through November 30, 2023, and to specify the monthly rent payments; and

2) Authorize the General Services Director, in consultation with and using forms approved by the County Counsel, to execute future lease amendments, extension options, and associated documents required for County use of the premises under the leases, and which are consistent with the material terms of the leases and which, other than the extension options contained therein, do not extend the term of the leases.

Executive Summary:

Since November 2006, the Department of Health Services ("Health Services") has been providing health services to west Sonoma County clients at offices located in the former Bank of America building at 16390 Main Street in Guerneville ("Building"), through leases executed with Kirk Veale d/b/a Veale Investment Properties ("Landlord").

Program staff for the Women, Infants, and Children program and the Driving Under the Influence program occupy office space (583 sq. ft.) in Suites F, H, I and J of the Building subject to a lease with a term that expired on November 30, 2018. The Community Mental Health Center staff occupies office space (1,918 sq. ft.) in Suites B and G of the Building subject to a lease with a term that expired on

October 31, 2018. County is holding over month-to-month, pending execution of the proposed lease amendments. This matter requests the Board authorize the General Services Director to execute two lease amendments with the Landlord, to extend the terms of these leases for five years through November 30, 2023 and October 31, 2023 and to specify rents for the extended terms, along with delegating authority for further administration of said leases.

Discussion:

Women, Infants, and Children, Driving Under the Influence, and Whole Person Care Programs. In November 2006, the County entered into a lease with the landlord, Kirk Veale (“Landlord”), for 583 sq. ft. of office space (Suites F, H, I and J), located at 16390 Main Street, in Guerneville. The term of the lease expires on November 30, 2018. Pursuant to the lease, County may continue to occupy and use this space on a month-to-month basis after the term expires.

Department of Health Services (“Health Services”) currently utilizes this space for the Women, Infants, and Children and the Driving Under the Influence programs. In the near future, Health Services Whole Person Care case management staff will utilize the space twice a week. Space will also be available for other County programs that are not currently able to sustain satellite offices in Guerneville (i.e., programs operated by Child Support Services, Human Services, Community Development Commission, and Probation). The co-location of these services, even for limited hours each week, will provide for better coordination of services for shared clients and better service for the Guerneville community. Additional program information is provided below.

- The Women, Infants, and Children program provides specific supplemental nutritious food and nutrition education to a specific target population as a short-term intervention and as an adjunct to ongoing health care. The supplemental foods provided by the Women, Infants, and Children program are designed to meet the participant’s enhanced dietary needs for specific nutrients during brief but critical periods of physiological development. It is “short-term” in that on average, Women, Infants, and Children program participants receive services for approximately two years.
- The Driving Under the Influence program provides education classes and individual sessions for individuals who have been convicted of a drunk-driving offence. The program serves approximately 2,000 individuals annually through sites in Santa Rosa, Guerneville, Sonoma, and Petaluma.
- The Whole Person Care program provides outreach, engagement and intensive case management services for Medi-Cal clients who are experiencing homelessness or are at-risk of homelessness and a mental health condition, as well as substance use disorders and/or chronic health conditions and/or are high utilizers of emergency services. The program aims to increase the use of appropriate supportive services (behavioral health treatment, Federally Qualified Health Centers, housing services, etc.) by traditionally hard-to-engage clients.

Community Mental Health Center Offices. In October 2007, Health Services entered into a second lease with the Landlord, for 1,748 sq. ft. of office space (Suite B) at 16390 Main Street, Guerneville. This site is part of the Behavioral Health Division’s Community Mental Health Centers program. The Guerneville Community Mental Health Center program provides services to 100 adults with serious mental illness who are homeless and/or have co-occurring alcohol and other drug problems. Regionally-based Centers provide intensive community services and support as well as enhanced mental health services throughout Sonoma County at sites in Guerneville, Petaluma, Sonoma, and Cloverdale.

In July 2018, your Board approved execution of a lease amendment to expand the leased premises by 170 sq. ft. (Suite G), to provide office space for the Health Services' Mobile Support Team, which provides crisis management, assessment of individual and family member needs, and linkage and referral to treatment services and other community resources as needed. The term of the lease expired on October 31, 2018, and the County is leasing this office space on a month-to-month basis pending execution of the proposed amendment.

The two leases were originally executed separately, since the offices were utilized for different programs and functions (i.e., Public Health and Behavioral Health). In addition, keeping the leases separate provides flexibility for County, in the event an office space is no longer needed, which might necessitate termination of a lease.

County Comprehensive Facilities Plan. The County Comprehensive Facility Plan ("Plan") recommends increased consolidation of core Health Services functions to achieve more efficient and effective service delivery. The Plan also recognizes that some services are best delivered or accessed at locations that are more convenient to the target community. General Services and Health Services staff have evaluated the need for leased space throughout the County to support the Plan. Leased spaces such as those available through these two Guerneville leases, and others in Petaluma and Cloverdale are utilized to support the Plan. Behavioral health services are provided in County-owned space in the Sonoma Valley. Health Services is also in the process of expanding the Mobile Support Team to provide services in the Sonoma Valley through the Petaluma Office. Additionally, Sonoma Valley residents are offered Women, Infants, and Children program services and will be offered Whole Person Care services out of the Sonoma Valley Community Health Center.

Offering these services in West Sonoma County allows Health Services to collaborate with other local social service providers, including West County Community Services, Russian River Counselors, River to Coast Child Care Services, Face to Face, and West County Health Services. As Health Services intends to continue its programs at these locations for years to come, the County prioritizes execution of the proposed lease amendments.

Rental Analysis: These offices are located in Guerneville in rural West County. This submarket has an extremely limited supply of commercial office space available for lease. As a result, rental rates are relatively high. A recent survey of the market did not identify any alternative properties suitable for Health Services' needs. Taking into account the types of programs and services being offered, the amount of space required at each site, the limited availability in Guerneville and resultant rental rates in the area, the proposed rents for the amendments ($2.26 per sq. ft. and $2.78 per sq. ft.) are reasonable and within budget for the proposed use.

Proposed Lease Amendment Terms. Staff has negotiated terms for the proposed lease amendments, as follows:

Women, Infants, and Children / Driving Under the Influence Program Offices (Suites F, H, I and J, 16390 Main Street; **583 sq. ft.):**

Term:	Extended through November 30, 2023.
Rent:	Rent will be increased by 3%, from $2.70 per sq. ft. to $2.78 per sq. ft. ($1,622.06 per month) effective December 1, 2018 through November 30, 2019, subject to 3% increases thereafter on December 1st of each year.

Termination:	County may terminate the lease with 30 days' written notice for non-appropriation of funds, and for any reason with 60 days' prior written notice.

Community Mental Health Center (Suites B and G, 16390 Main Street**; 1,918 sq. ft.):**

Term:	Extended through October 31, 2023.
Rent:	Rent for the original premises (1,748 sq. ft.) will be increased by 3%, from $2.19 per sq. to $2.26 per sq. ft. ($4,400.98 per month) effective November 1, 2018, subject to 3% increases thereafter on November 1st of each year. Rent for the expansion premises (Suite G, 170 sq. ft.) will be held flat at the current rate of $2.65 per sq. ft. for the term of the extension.
Termination:	County may terminate the lease with 30 days' written notice for non-appropriation of funds, and for any reason with 60 days' prior written notice.

Procedural Authority. Government Code Section 25350 requires the Board to publish a notice of its intent to enter into a lease, for the County to lease property as tenant and the lease agreement is in excess of $50,000, once a week for three (3) consecutive weeks prior to consummation of the proposed lease. A notice of intent was published for the subject amendments, for the required period pursuant to the Board's action on November 13, 2018, for consummation of the amendments in line with the Government Code.

Prior Board Actions:

Suites F, H, I and J (WIC and DUI Program Offices) lease:
11/13/18—Declared intent to enter into 2nd amendment
09/10/13—Authorized General Services Director, or his Deputy, to execute 1st amendment
07/30/13—Declared intent to enter into 1st amendment

Suites B and G (Community Mental Health Center) lease:
11/13/18—Declared intent to enter into 3rd amendment
07/10/18 – Authorized General Services Director to execute 2nd amendment to expand the premises
06/11/18—Declared intent to enter into 2nd amendment
09/10/13—Authorized General Services Director to execute 1st amendment
07/30/13—Declared intent to enter into 1st Amendment
10/09/07—Authorized General Services Director, or his Deputy, to execute lease
09/11/07—Declared intent to enter into lease with Kirk Veale

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

At this Guerneville location, the County Department of Health Services partners with other service agencies, including West County Community Services, Russian River Counselors, River to Coast Child Care Services, Face to Face, and West County Health Services, to provide a broad array of safety-net services to families and individuals residing in West Sonoma County. The proposed lease amendments will provide continuity in the delivery of Behavioral and Public Health services to Health Services clients, who reside in the Guerneville and West County communities.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	71,582.75	73,595.98	75,658.44
Additional Appropriation Requested			
Total Expenditures	**71,582.75**	**73,595.98**	**75,658.44**
Funding Sources			
General Fund/WA GF	0	0	0
State/Federal	70,131.55	72,101.24	74,118.86
Fees/Other	1,451.20	1,494.74	1,539.58
Use of Fund Balance			
Contingencies			
Total Sources	**71,582.75**	**73,595.98**	**75,658.44**

Narrative Explanation of Fiscal Impacts:

Funding for rent costs is provided by Women, Infants, and Children Grant, Driving Under the Influence fees, Triage Grant for Mobile Support Team, Whole Person Care, Mental Health Services Act, Federal Financial Participation, and Mental Health Realignment. Rent and projected increases were budgeted in FY 18-19. No additional appropriations are required.

16390 Main Street, Suites F, H, I and J - Public Health Women, Infants, and Children and Driving Under the Influence Program Offices (583 sq. ft.): Lease rent costs are $1,574.81 per month, for the months of July 2018 through November 2018, with a 3% increase in rent to $1,622.06 per month for the months of December 2018 through June 2019. Total rent for FY 18-19 under the existing lease and as proposed for amendment will be $19,228.47. Pursuant to the proposed lease amendment, rent is adjusted by 3% annually on December 1st of each year of the 5-year extension period.

16390 Main Street, Suites B and G - Community Mental Health Center (1,918 sq. ft.): Lease rent costs are $4,286.61 per month for the months of July 2018 through October 2018, with a 3% increase in rent to $4,400.98 per month for the months of November 2018 through June 2019. Total rent for FY 18-19 under the existing lease and as proposed for amendment will be $52,354.28. Pursuant to the proposed lease amendment, rent is adjusted by 3% annually on November 1st of each year of the 5-year extension period.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

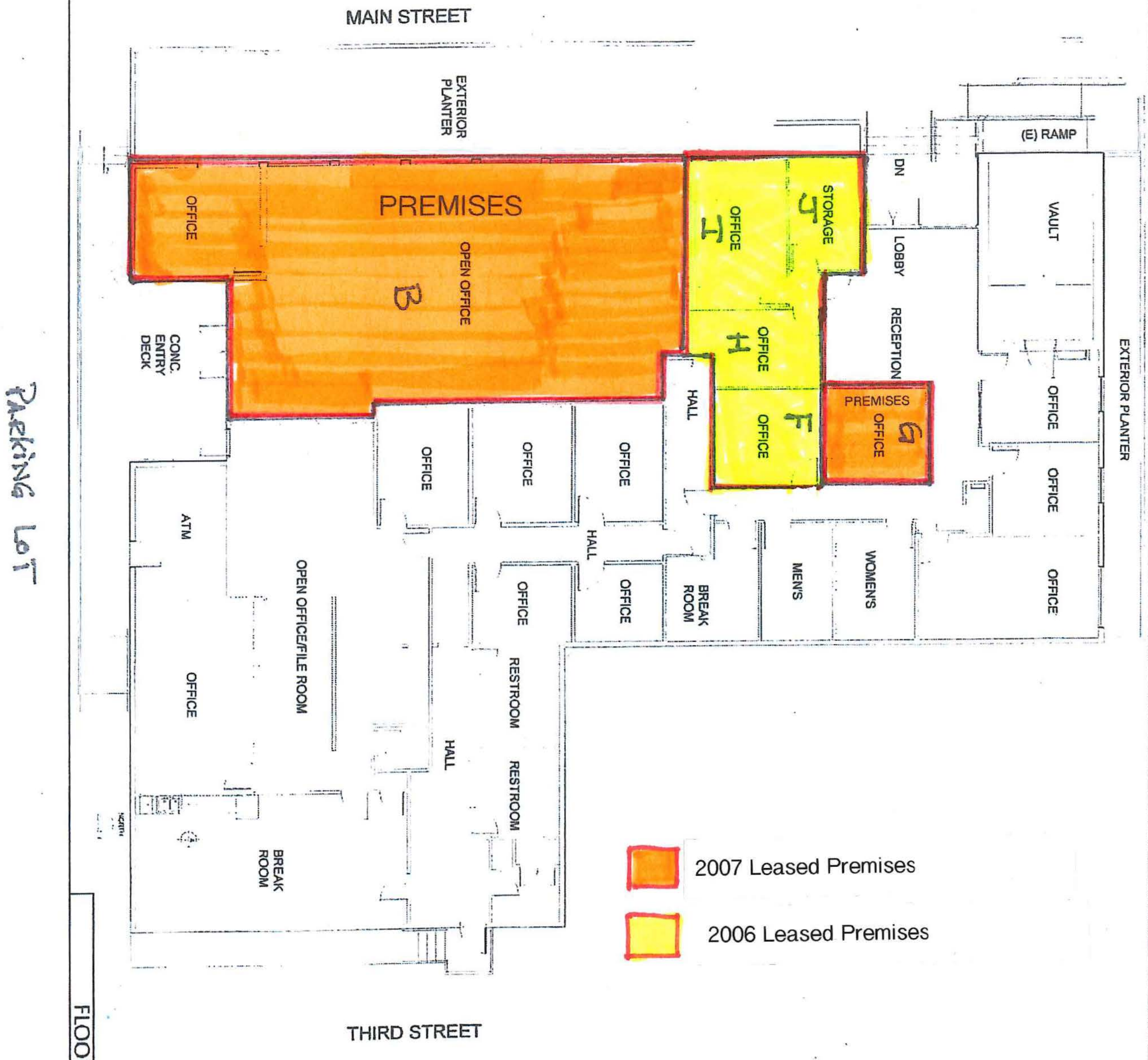
Attachment 1: Premises
Attachment 2: Proposed amendments (2)

Related Items “On File” with the Clerk of the Board:

None.

Attachment 1

16390 Main Street Guerneville, CA



🟧 2007 Leased Premises

🟨 2006 Leased Premises

FLOOR PLAN 3/16" A

A2.0

TFA Project # 1704

Date 07-26-2017

Scale

Drawn by AB

Checked by

CAD File

FLOOR PLAN

16390 Main Street
Guerneville, California

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

SECOND AMENDMENT TO LEASE

This Second Amendment ("Second Amendment"), dated as of_______________, 2018 ("Effective Date"), is by and between **KIRK VEALE d/b/a VEALE INVESTMENT PROPERTIES** ("Landlord"), and the **COUNTY OF SONOMA**, a political subdivision of the State of California ("Tenant"). All capitalized terms used herein shall, unless otherwise defined, have the meaning ascribed to those terms in the Agreement (as defined below). Landlord and Tenant are sometimes collectively referred to herein as the "parties" and singularly, a "party."

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated November 22, 2006 ("Lease"), for use of office space comprising five hundred eighty-three (583) useable square feet in that certain office building known as the former Bank of America building, located at 16390 Main Street, in the unincorporated area of Sonoma County, California, commonly known as Guerneville ("Premises"); and

WHEREAS, Landlord and Tenant entered into that certain First Amendment to Lease dated May 24, 2013 ("First Amendment"), in order to, among other things, extend the term through November 30, 2016, specify the rent for the lease extension, and provide for two (2) one-year options to extend the term of the Lease; and

WHEREAS, by letter dated September 28, 2016, Tenant properly exercised its first option to extend the term through October 31, 2017 ("First Option Notice"); and

WHEREAS, by letter dated September 11, 2017, Tenant properly exercised its second option to extend the term through November 30, 2018 ("Second Option Notice"); and

WHEREAS, the Original Lease as modified by the First Amendment, the First Option Notice and the Second Option Notice is hereafter referred to as the "Lease"; and

WHEREAS, Landlord and Tenant wish to amend the Lease in order to: (i) extend the Lease term; (ii) specify the Rent; and (iii) provide for certain other terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the continued use of the Premises, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

AGREEMENT

1. The foregoing recitals are true and correct and are hereby incorporated and made a part of this Second Amendment.

2. Effective as of the Effective Date of this Second Amendment, the Lease is modified as follows:

A. Section 2.1 is hereby deleted in its entirety and replaced with the following:

"2.1 Term. The initial term ("Initial Term") of this Lease shall commence December 1, 2006 ("Commencement Date") and expire on November 30, 2023, subject to any option, renewal, extension or termination rights of Tenant as provided for in this Lease."

B. Section 4.2 is hereby deleted in its entirety and replaced with the following:

"4.2 Rental Amount. Tenant shall pay to Landlord in lawful money of the United States, the following:

a)	December 1, 2006 – November 30, 2007	$1,340.90 per month;
b)	December 1, 2007 – November 30, 2008	$1,381.13 per month;
c)	December 1, 2008 – November 30, 2011	$1,422.56 per month;
d)	December 1, 2011 – November 30, 2013	$1,465.25 per month;
e)	December 1, 2013 – November 30, 2014	$1,399.20 per month;
f)	December 1, 2014 – November 30, 2015	$1,441.18 per month;
g)	December 1, 2015 – November 30, 2016	$1,484.41 per month;
h)	December 1, 2016 – November 30, 2017	$1,528.94 per month;
i)	December 1, 2017 – November 30, 2018	$1,574.81 per month;
j)	December 1, 2018 – November 30, 2019	$1,622.06 per month;
k)	December 1, 2019 – November 30, 2020	$1,670.72 per month;
l)	December 1, 2020 – November 30, 2021	$1,720.84 per month;
m)	December 1, 2021 – November 30, 2022	$1,772.46 per month;
n)	December 1, 2022 – November 30, 2023	$1,825.64 per month."

3. Except to the extent the Lease is specifically and expressly amended or supplemented hereby, the Lease, together with exhibits is, and shall continue to be, in full force and effective as originally executed, and nothing contained herein shall, or shall be constructed to modify, invalidate or otherwise affect any provision of the Lease or any right of Tenant or Landlord arising thereunder.

4. This Second Amendment shall be governed by and construed under the internal laws of the State of California, and any action to enforce the terms of this Second Amendment or for the breach thereof shall be brought and tried in the County of Sonoma.

LANDLORD AND TENANT HAVE CAREFULLY READ AND REVIEWED THIS SECOND AMENDMENT AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS SECOND AMENDMENT, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the Effective Date.

LANDLORD: **KIRK VEALE, d/b/a VEALE INVESTMENT PROPERTIES**

By:______________________________
Name:____________________________
Title:_____________________________

TENANT: **COUNTY OF SONOMA**, a political subdivision of the State of California

By:______________________________
Caroline Judy, Director
General Services Department

The General Services Director is authorized to execute this Second Amendment, pursuant to the Board of Supervisors Action dated ________________________, 2018.

APPROVED AS TO FORM FOR TENANT:

____
Elizabeth Coleman With
Deputy County Counsel

APPROVED AS TO SUBSTANCE FOR TENANT:

____
Marc McDonald
Real Estate Manager

____
Barbie Robinson, Director
Department of Health Services

CERTIFICATE OF INSURANCE ON FILE WITH DEPARTMENT:

Reviewed by:______________________ Date:______________________________

THIRD AMENDMENT TO LEASE

This Third Amendment ("Third Amendment"), dated as of _____________________, 2018 ("Effective Date"), is by and between **KIRK VEALE d/b/a VEALE INVESTMENT PROPERTIES** ("Landlord"), and the **COUNTY OF SONOMA**, a political subdivision of the State of California ("Tenant"). All capitalized terms used herein shall, unless otherwise defined, have the meaning ascribed to those terms in the Agreement (as defined below). Landlord and Tenant are sometimes collectively referred to herein as the "parties" and singularly, a "party."

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated October 9, 2007 (“Original Lease”), for use of Suite B, comprising one thousand seven hundred forty-eight (1,748) useable square feet in that certain office building known as the former Bank of America building, located at 16390 Main Street, in the unincorporated area of Sonoma County, California, commonly known as Guerneville (“Premises”); and

WHEREAS, Landlord and Tenant entered into that certain First Amendment to Lease dated May 24, 2013 (“First Amendment”), in order to, among other things, extend the term through October 31, 2016, and specify the rent for the lease extension; and

WHEREAS, by letter dated September 28, 2016, Tenant properly exercised its first option to extend the term through October 31, 2017 (“First Option Notice”); and

WHEREAS, by letter dated September 11, 2017, Tenant properly exercised its second option to extend the lease term through October 31, 2018 (“Second Option Notice”); and

WHEREAS, Landlord and Tenant entered into that certain Second Amendment to Lease dated July 13, 2018 (“Second Amendment”), in order to redefine the Premises to expand into Suite G, comprised of one hundred seventy (170) sq. ft., and to specify Rent to include the Suite G premises; and

WHEREAS, the Original Lease as modified by the First Amendment, the First Option Notice, the Second Option Notice, and the Second Amendment is hereafter referred to as the “Lease”; and

WHEREAS, Landlord and Tenant wish to further amend the Lease in order to: (i) extend the Lease term; (ii) specify the Rent; and (iii) provide for certain other terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the continued use of the Premises, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

AGREEMENT

1. The foregoing recitals are true and correct and are hereby incorporated and made a part of this Third Amendment.

2. Effective as of the Effective Date of this Third Amendment, the Lease is modified as follows:

A. Section 2.1 is hereby deleted in its entirety and replaced with the following:

"2.1 Term. The initial term ("Initial Term") of this Lease shall commence December 1, 2006 ("Commencement Date") and expire on October 31, 2023, subject to any option, renewal, extension or termination rights of Tenant as provided for in this Lease."

B. Section 4.2 is hereby deleted in its entirety and replaced with the following:

"4.2 Rental Amount. Tenant shall pay to Landlord in lawful money of the United States, the following:

a)	November 1, 2007 through October 31, 2008	$3,146.40 per month;
b)	November 1, 2008 through October 31, 2009	$3,240.79 per month;
c)	November 1, 2009 through October 31, 2010	$3,338.02 per month;
d)	November 1, 2010 through October 31, 2011	$3,438.16 per month;
e)	November 1, 2011 through October 31, 2013	$3,541.31 per month;
f)	November 1, 2013 through October 31, 2014	$3,408.60 per month;
g)	November 1, 2014 through October 31, 2015	$3,510.86 per month;
h)	November 1, 2015 through October 31, 2016	$3,616.18 per month;
i)	November 1, 2016 through October 31, 2017	$3,724.67 per month;
j)	November 1, 2017 through July 12, 2018	$3,836.41 per month;
k)	July 13, 2018 through October 31, 2018	$4,286.41 per month;
l)	November 1, 2018 through October 31, 2019	$4,400.98 per month;
m)	November 1, 2019 through October 31, 2020	$4,523.34 per month;
n)	November 1, 2020 through October 31, 2021	$4,645.70 per month;
o)	November 1, 2021 through October 31, 2022	$4,768.06 per month;
p)	November 1, 2022 through October 31, 2023	$4,907.90 per month"

3. Except to the extent the Lease is specifically and expressly amended or supplemented hereby, the Lease, together with exhibits is, and shall continue to be, in full force and effective as originally executed, and nothing contained herein shall, or shall be constructed to modify, invalidate or otherwise affect any provision of the Lease or any right of Tenant or Landlord arising thereunder.

4. This Third Amendment shall be governed by and construed under the internal laws of the State of California, and any action to enforce the terms of this Third Amendment or for the breach thereof shall be brought and tried in the County of Sonoma.

LANDLORD AND TENANT HAVE CAREFULLY READ AND REVIEWED THIS THIRD AMENDMENT AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS THIRD AMENDMENT, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO.

IN WITNESS WHEREOF, the parties have executed this Third Amendment as of the Effective Date.

LANDLORD: **KIRK VEALE, d/b/a VEALE INVESTMENT PROPERTIES**

By:____________________________________
Name:__________________________________
Title:___________________________________

TENANT: **COUNTY OF SONOMA**, a political subdivision of the State of California

By:____________________________________
Caroline Judy, Director
General Services Department

The General Services Director is authorized to execute this Third Amendment, pursuant to the Board of Supervisors Action dated ______________, 2018.

APPROVED AS TO FORM FOR TENANT:

____
Jeremy Fonseca
Deputy County Counsel

APPROVED AS TO SUBSTANCE FOR TENANT:

____
Marc McDonald
Real Estate Manager

____
Barbie Robinson, Director
Department of Health Services

CERTIFICATE OF INSURANCE ON FILE WITH DEPARTMENT:

Reviewed by:______________________ Date:______________________________

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 30
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date:	December 11, 2018	**Vote Requirement:**	Majority

Department or Agency Name(s): General Services / Sheriff

Staff Name and Phone Number:	**Supervisorial District(s):**
Marc McDonald, General Services: 707-565-3468 Vince Hurst, Sheriff's Office: 707-565-3441	Not Applicable (out of County)

Title: Fish Rock Mendocino Communications Site License Amendment

Recommended Actions:

A) Authorize the General Services Director to execute an extension (the “Second Amendment”) to the existing Revocable License Agreement between County of Mendocino, as licensor, and the County of Sonoma, as licensee, from May 29, 2019 through May 22, 2020, for the continued operation of public safety and emergency communications equipment at the County of Mendocino’s Fish Rock communications facility.

B) Make required findings under Government Code Section 25526.6 that the extension is in the public interest and that the interest in land will not substantially conflict or interfere with the use of the property by the County.

Executive Summary:

General Services' staff, in consultation with staff from the Sheriff's Office, are requesting Board approval to authorize the General Services Director to execute an extension of the existing communications site agreement needed for the continued operation of the County of Sonoma’ s communications network equipment at the Fish Rock Road, Mendocino communications facility located in the southern area of Mendocino County and near the town of Gualala, Mendocino County (Assessor's Parcel #’s 143-040-090 and 143-110-28). The proposed Second Amendment to Revocable License Agreement for Communication Site Agreement (Agreement) will allow the Sheriff's Telecommunications Bureau (T-Comm Bureau) to continue to operate radio equipment within an existing vault owned by Mendocino County (in conjunction with the County’s antenna on a tower leased from CalNeva at the site).

The project at 44701 Fish Rock Road near Gualala is needed to provide essential radio communication coverage for emergency responders. In lieu of monetary rent payable to County of Mendocino, the County of Sonoma provides radio equipment rack space to Mendocino County at Sonoma County’s vault facility located at Oak Ridge (owned by the State of California Department of General Services (DGS)).

Only a one (1) year extension can be sought at this time due to the terms of the master lease between Mendocino County and CalNeva.

Discussion:

The County of Mendocino ("Licensor") and County of Sonoma ("Licensee") entered into a Revocable License Agreement dated as of June 1, 2009, for the Premises described therein for and land use at 44701 Fish Rock Road, Mendocino County, California (the "License"). Licensor and Licensee amended the License pursuant to that certain First Amendment executed as of April 10, 2018, whereby the term of the License was extended from May 28, 2016 through May 28, 2019, in addition to other matters. The Revocable License granted by Licensor to Licensee shall automatically extend for an additional one (1) year period commencing on May 29, 2019 through May 22, 2020, which is the end of the term for Licensor's use of the Premises under the Licensor's Lease with CalNeva (as defined in the License). Licensee may use the Premises for emergency and public safety communications purposes, including without limitation, fire watch purposes.

This Second Amendment will also provide for a revision and clarification of Mendocino County's equipment located on the site. The County leases space for six (6) racks (which are 2 ft by 2 ft by 8 ft high) located in the main radio room in the Mendocino County's Vault. The purpose of the license is for installation, operations and maintenance and replacement of County's improvements and equipment for operation of a public safety communications system. The license agreement provides that the consideration for this License are the benefits received by Mendocino County in connection with its no-fee use of a portion of Sonoma County's vault at the Oakridge Lookout Facility (which facility is owned by the State of California DGS/Cal Fire). County has signed a written agreement with State DGS for Mendocino Sheriff's Department use of County of Sonoma's vault. General Services Department anticipates coming back to the Board no later than Q4 of 2019 for approval of a new License agreement with the County of Mendocino, which is possible only *after* Mendocino County extends its master lease with Cal Neva at the Fish Rock location. That master lease expires May 22, 2020. The term of the renewed lease is expected to be for up to 10 years and will come to the Board for approval.

Authority. Government Code Section 25526.6 allows the County Board of Supervisors to grant or otherwise convey an easement, license or permit for use to the state, or to any county, city, district or public agency or corporation, or to any public utility corporation any real property of the County, upon a finding by the Board that the conveyance is in the public interest and that the interest in land will not substantially conflict or interfere with the use of the property by the County. Staff suggests that granting of the term extension to the Licensee serves public purposes, as the Licensee is a public agency using the facility for public safety purposes. There is no other proposed use for the Premises at this time, and use by the Licensee will not interfere with the use of the premises by County.

Staff requests that the Board make the required findings that the extension of the license agreement is in the public interest and that the interest in land will not substantially conflict or interfere with the use of the property by the County, and authorize the General Services Director to execute the extension.

Prior Board Actions:

12/14/08 – Resolution No 09-1120, Agenda Item #42, Approved by the Board of Supervisors, authorizing General Services Director to execute a first amendment to the sublease with CVCTV for premises at

44701 Fish Rock Road, and execute revocable license with County of Mendocino for property at 44301, Fish Rock Rd, Mendocino Co; this Resolution was required to be approved by the Board in accordance with Government Code Section 25350.51.

11/18/08 – Authorized General Services Director to execute a license with Mendocino County for Oakridge Communications Facility

11/30/04 – Authorized General Services Director to exercise option to extend term of sublease with C.V.C. T.V.

04/08/03 – Authorized Chairperson to execute communications sublease with C.V.C T.V. for Fish Rock

08/19/86 – Authorized Chairperson to execute a lease agreement with Coast Cable T.V. for Fish Rock

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The Agreement, along with the resultant telecommunications improvements will support the public safety needs of the residents of Sonoma and Mendocino Counties, providing continued and improved communication coverage to the surrounding areas. If the Agreement is not approved for project implementation, radio coverage will leave large portions along the Sonoma/ Mendocino County border with poor to no radio coverage. This lack of coverage will impede the ability of the County to respond to the public safety needs along the Sonoma/ Mendocino County border.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

There is no fiscal impact associated with this action. In lieu of monetary rent paid to Mendocino County, Sonoma County provides Mendocino with space in Sonoma’s communications vault at the Oakridge site.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment 1: Amendment

Related Items "On File" with the Clerk of the Board:

On File 1 & 2: Original License Agreement between Mendocino and Sonoma County

LS# 18-17 A1

SECOND AMENDMENT TO REVOCABLE LICENSE AGREEMENT

The County of Mendocino (hereinafter referred to as “Licensor”) and County of Sonoma (hereinafter referred to as “Licensee”) entered into a Revocable License Agreement dated as of June 1, 2009, for the Premises described therein for and land use at 44701 Fish Rock Road, Mendocino County, California (the “License”). Licensor and Licensee amended the License pursuant to that certain First Amendment executed as of June 20, 2018, whereby the term of the License was extended from May 28, 2016 through May 28, 2019, in additional to other matters. The parties now desire to further amend the terms of the License pursuant to this “Second Amendment” as follows:

1. The Revocable License granted by Licensor to Licensee shall automatically extend for an additional one (1) year period commencing on May 29, 2019 through May 22, 2020, which is the end of the term for Licensor’s use of the Premises under the Licensor’s Lease (as defined in the License).

2. Licensee may use the Premises for emergency and public safety communications purposes, including without limitation, fire watch purposes.

3. The Licensor and Licensee hereby agree to the modifications made to the Premises floor plan as described in Exhibit A.

4. All other terms and provisions of the original Revocable License remain in effect, except as modified to the contrary by the First Amendment and/or this Second Amendment.

Attached to this Amendment are;

EXHIBIT A: Fishrock Communications Facility

ATTACHMENT A: Sonoma County’s Equipment Inventory List for Fishrock Microwave site as referenced as Exhibit F in the Revocable License agreement dated June 1, 2009.

All terms and conditions of the License, except as specifically amended by the First Amendment and this Second Amendment, remain in full force and effect.

Executed this 9th day of November, 2018.

Entered on the date first written above:

LICENSEE

COUNTY OF SONOMA:

By:____________________________
Director, Department of General Services

APPROVED AS TO FORM:

By:____________________________
Deputy County Counsel

APPROVED AS SUBSTANCE:

By:____________________________
___________, Sheriff-Coroner

By:____________________________
Real Estate Manager
Department of General Services

LICENSOR

DEPARTMENT FISCAL REVIEW:

By:____________________________
Department Head

COUNTYCOUNTY REVIEW:

APPROVED AS TO FORM:

KATHARINE L. ELLIOT
County Counsel

By: KElliott____________________________
~~Deputy~~

EXECUTIVE OFFICE/FISCAL REVIEW:

By: Janelle Rau____________________________
Deputy CEO

INSURANCE REVIEW:

By: Carmel J Angelo____________________________
Risk Management

CARMEL J. ANGELO, Chief Executive Officer

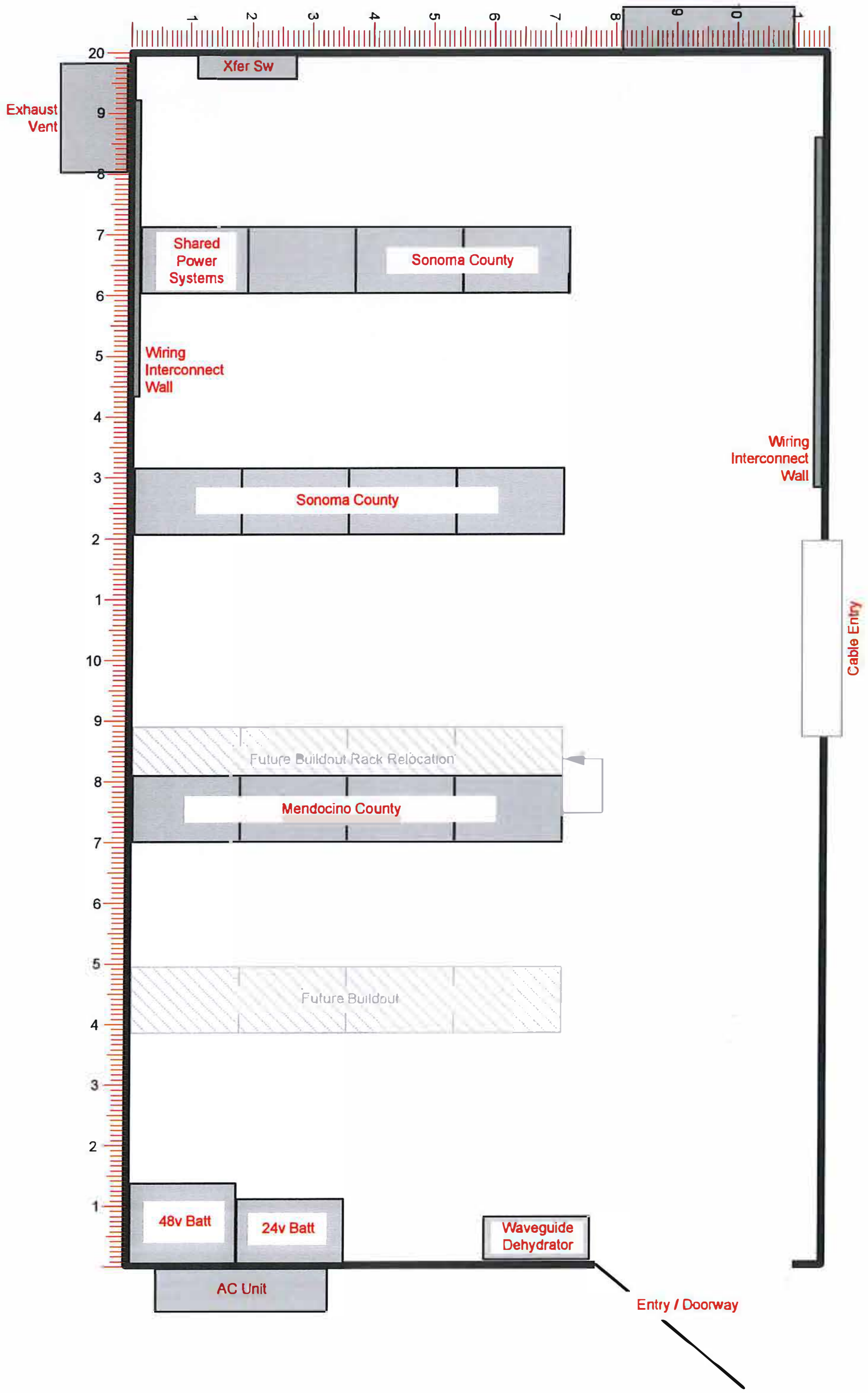
By: Janelle Rau____________________________
PURCHASING AGENT

FISCAL REVIEW:

By: Janelle Rau____________________________
Deputy CEO/Fiscal

EXHIBIT A

Fishrock Communications Facility



SONOMA COUNTY SHERIFF'S OFFICE
Telecommunications Bureau
2796 Ventura Ave.
Santa Rosa, CA 95403
707-565-2839
707-565-6018 Fax

ATTACHMENT A

Equipment Inventory by Location: FISHROCK

Equip ID	Description	Manufacturer	Model #	Serial #	Type	System
RS10134	PRESELECTOR VHF	TELEWAVE	TPCP-1544CSP	1129	ANTSYS	
RS10135	COMBINER VHF	TELEWAVE	M108-150-3TMSP	10018	ANTSYS	
RS10161	FLATPACK	ELTEK	241114.300	061671029196	PWRSYS	24V SYSTEM
RS10163	FLATPACK	ELTEK	241114.300	061671029372	PWRSYS	24V SYSTEM
RS10164	FLATPACK	ELTEK	241114.300	061671029195	PWRSYS	24V SYSTEM
RS10296	SURVEILLANCE CAMERA	NETWORK CAMERA	IPCAMW80	0002D103DD3B	ALRM S	
RS10302	CISCO 7200 VXR ROUTER	CISCO	7204VXR	74211576	NETWOR	LAN
RS10325	MASTR III	MA/COMM	SXUMCX	98775478	BSU	UHF MED
RS10333	MASTR III	MA/COMM	SXVMCX	98775689	BSV	CTRL4
RS10506	T1 LINE EXTENDER	DCB	DCB T-EXTENDER	32900688	NETWOR	LAN
RS10647	MASTR III	HARRIS CORPORATION	SXHMCX	987762220	BSV	CTRL2
RS10775	SECURE TERMINAL SERVER 16 PORT	BLACK BOX	LES7164A	1102F23028	ALRM S	
RS10786	DC-DC CONVERTER,	WILMORE	1502-24-13-30-M3	041136019	PWRSYS	24V TO 12V
RS10857	RSU	TAIT	T805-26-8301	13155045	SIMUL	
RS10858	RSU	TAIT	T805-26-8301	13155046	SIMUL	
RS12441	MICROWAVE RADIO	HARRIS	CONSTELLATION 6MHS	A84388B1	UWAV	TO OAKRIDGE
RS12462	MASTR III	COM-NET ERICSSON	SXUMCX	98775908	BSU	SO5

ATTACHMENT A

Equip ID	Description	Manufacturer	Model #	Serial #	Type	System
RS12590	CHANNEL BANK	ZHONE	IMACS/600	9549172	CHNL B	
RS12594	XLI REFERENCE OSC.	SYMMETRICOM	1510-602	0924U16973	GPSREF	
RS13046	RSU	TAIT			SIMUL	CTRL2
RS13119	INVERTER	MAJORPOWER	MAJORSINE1000-48-2U	E5114800513WO	PWRSYS	DC-AC
RS14505	DC-DC CONVERTER	WILMORE	SERIES 1500	060933825	PWRSYS	24V TO 12V
RS14509	RECEIVE DIST PANEL	TELEWAVE	TWR4-150	2436	ANTSYS	
RS14525	DUAL PASS CAVITY - UHF	TELEWAVE	TWPC-4504-2	7558	ANTSYS	
RS14526	COMBINER HYBRID UHF	TELEWAVE	TW450-2HRB1	11953	ANTSYS	
RS14593	MASTR III PA	MACOM	EA101292V12	050640376	BSV	REDCOM
RS1740	PRESELECTOR UHF	TELEWAVE	TPCP-4644	771	ANTSYS	
RS3117	RECEIVE DIST PANEL	TELEWAVE	TWR8-450	484	ANTSYS	
RS3372	MASTR III	COM-NET ERICSSON	SXHMCX	0629976	BSV	REDCOM
RS3384	MASTR III	COM-NET ERICSSON	SXUMCX	0629988	BSU	SO1
RS3385	MASTR III	COM-NET ERICSSON	SXUMCX	0629989	BSU	SO2
RS3397	MASTR III	COM-NET ERICSSON	SXUMCX	0779016	BSU	SO3
RS3398	MASTR III	COM-NET ERICSSON	SXUMCX	0779017	BSU	SO4
rs4038	DUPLEXER UHF	Decibel Products	DB4076W-A	D14140-2	ANTSYS	UHF MED
RS9271	BATTERY 12V				PWRSYS	48V SYSTEM
RS9278	CATALYST 2960 SERIES SI	CISCO	CATALYST 2960 SERIES SI	FCQ1611X0A2	NETWOR	LAN
RS9279	BATTERY 12V				PWRSYS	48V SYSTEM
RS9288	BATTERY 12V				PWRSYS	48V SYSTEM

ATTACHMENT A

Equip ID	**Description**	**Manufacturer**	**Model #**	**Serial #**	**Type**	**System**
RS9289	BATTERY 12V				PWRSYS	48V SYSTEM
RS9352	DUPLEXER - 800 MHZ	TXRX SYSTEMS	28-89-01A	56569-D1	ANTSYS	MDC
RS9353	INPUT FILTER - 800 MHZ	DECIBEL PRODUCTS	DB4259S18RWT	D78768-1-9	ANTSYS	MDC
RS9501	PARAGON/PD BASE STATION #9	DATARADIO	T881-10-0200	13041775	BS8	MDC
RS9502	DR4800 BASE STATION DATA LINK CONTROLLER	DATARADIO	BDD-88X-1007001 SXB	12652	BS8	MDC
RS9801	ALARM MODULE	AI BADGER		20431780	ALRM S	

County of Sonoma Agenda Item Summary Report

Agenda Item Number: 31
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: 4/5

Department or Agency Name(s): General Services' Facilities Development and Management

Staff Name and Phone Number:
Mark DeBacker: 707-565-3915

Supervisorial District(s):
All

Title: Board of Supervisors/County Administrator's Office Lobby Security Upgrades

Recommended Actions:

Adopt a Resolution authorizing budgetary transfer of $48,150 in FY 18/19 General Fund Facilities ACO/Shelter fund dollars and $148,862 from General Fund Contingencies to provide funds necessary for the CAO Lobby Security project for a total of $197,012.

Executive Summary:

The Board and County Administrator have expressed the need for additional security within the Board chambers during Board Meetings and within their office spaces. The first phase of the project to screen those attending meetings in the Board Chambers has been completed. The second phase of the project will provide substantive security improvements to the reception area of the Administrative Building suites shared by the Clerk of the Board, the County Administrator's Office (CAO) and the Board of Supervisors. By improving security features in the waiting area, staff is also able to address employee space needs by adding 3-4 new workstations and file storage.

For the second phase, several design options for a visitor vestibule were developed. General Services provided these for the County Administrator's review and the proposed configuration combines elements of two of the proposed options.

General Services is requesting authority to transfer available funding in the General Fund Facilities ACO/Shelter fund and requests additional funding from General Fund Contingencies to enable the project to proceed.

Discussion:

The FY 18/19 – FY 22/23 Five Year Capital Improvement Plan (CIP) and the adopted County's Capital Budget adopted by your Board did not include funding for the two security projects recently requested by the Board and County Administrator.

The County had previously studied the options for security improvements to the Administration Building and Board chambers in November 2016. At the time, the projects did not progress due to the lack of funding. These projects were re-evaluated following the recent request by the Board.

Board of Supervisors/County Administrator's Office Improvements
The Preliminary Estimate for the secure vestibule is $197,012. This delivers a more efficient use of space as well as a ceiling-high glass barrier wall with pass-through windows and a controlled-access door into the Board and CAO office area. This project will move the entrance to the office, reducing the existing waiting area space, but enlarging the staff space sufficiently to add 3-4 additional workstations and file storage. The glass partition will be made of tempered glass, as required by current codes. The glass wall will include a panel-sized, vinyl County Seal graphic. A remote lockdown control for the outer (Hallway) doors was also added to the scope, to further improve security for staff and those in the waiting area.

The requested action transfers $48,150 from the Facility ACO fund to the Board of Supervisors/County Administrator's Office Security Upgrade project. Additional funding in the amount of $148,862 will be required from the General Fund contingency to complete the office security portion of the project. In total, the project's cost is estimated to be approximately $197,012.

An implementation schedule has been developed to include design, permits, Job Order construction, systems furniture installation, moving services and ISD workstation configuration. In an effort to minimize disruption, after hours and evening work will be requested where possible, but some level of disruption is to be expected. If funding is approved, design would begin in early January, with construction beginning (following design and permit approval) approximately February 25. Construction and furniture installation is expected to be complete, with staff in place, by end of March 2019. This is an aggressive schedule for which we would seek support from the Board and county staff in limiting furniture customization and expediting design approval and permit review. For comparison, permit review for a similar project took twelve weeks to be completed. General Services staff will be requesting, with Board support, over-the-counter permits/expedited review in order to maintain the proposed timeline.

Prior Board Actions:

August 7, 2018 – Board approved funding and installation of the visitor screening program for regular Board meetings.

Strategic Plan Alignment	Goal 4: Civic Services and Engagement

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses			
Additional Appropriation Requested	$197,012		
Total Expenditures	**$197,012**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance	$48,150		
Contingencies	$148,862		
Total Sources	**$197,012**		

Narrative Explanation of Fiscal Impacts:

Transfer General Fund monies in the amount of $48,150 from the Facilities ACO/Shelter fund and $148,862 from General Fund contingencies to provide funds necessary for the CAO Lobby Security project, for a total of $197,012.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

One of the programmatic requirements for this project is to allow accommodation of additional, previously-hired staff utilizing the space created by moving the reception area further toward the entry. The project itself does not include a staff impact.

Attachments:

Attachment 1: Resolution
Attachment 2: Concept Study Sketches

Related Items “On File” with the Clerk of the Board:
None.

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018 Resolution Number: ________________

☑ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing Budgetary Transfer from General Fund into Capital Projects 2018-19 Adopted Budget, In the Amount of $197.012.

Whereas, the Board of Supervisors has adopted a Final Budget for the Capital Projects Department, and

Whereas, the Government Code allows for adjustments to the Final Budget during the Fiscal Year,

Now, Therefore, Be It Resolved that the County Auditor-Controller is hereby authorized and directed to make all necessary operating transfers and the following budgetary adjustments:

Fund	Department	Account	Amount
Financing Sources			
10515	**21040100**	**Fund Balance**	**$48,150**
21137	**40104600**	**47102**	**$197,012**
Financing Uses			
10515	**21040100**	**57012**	**$48,150**
10005	**16021300**	**55011**	**($148,862)**
10005	**16020200**	**57012**	**$148,862**
21137	**40104600**	**54405**	**$197,012**

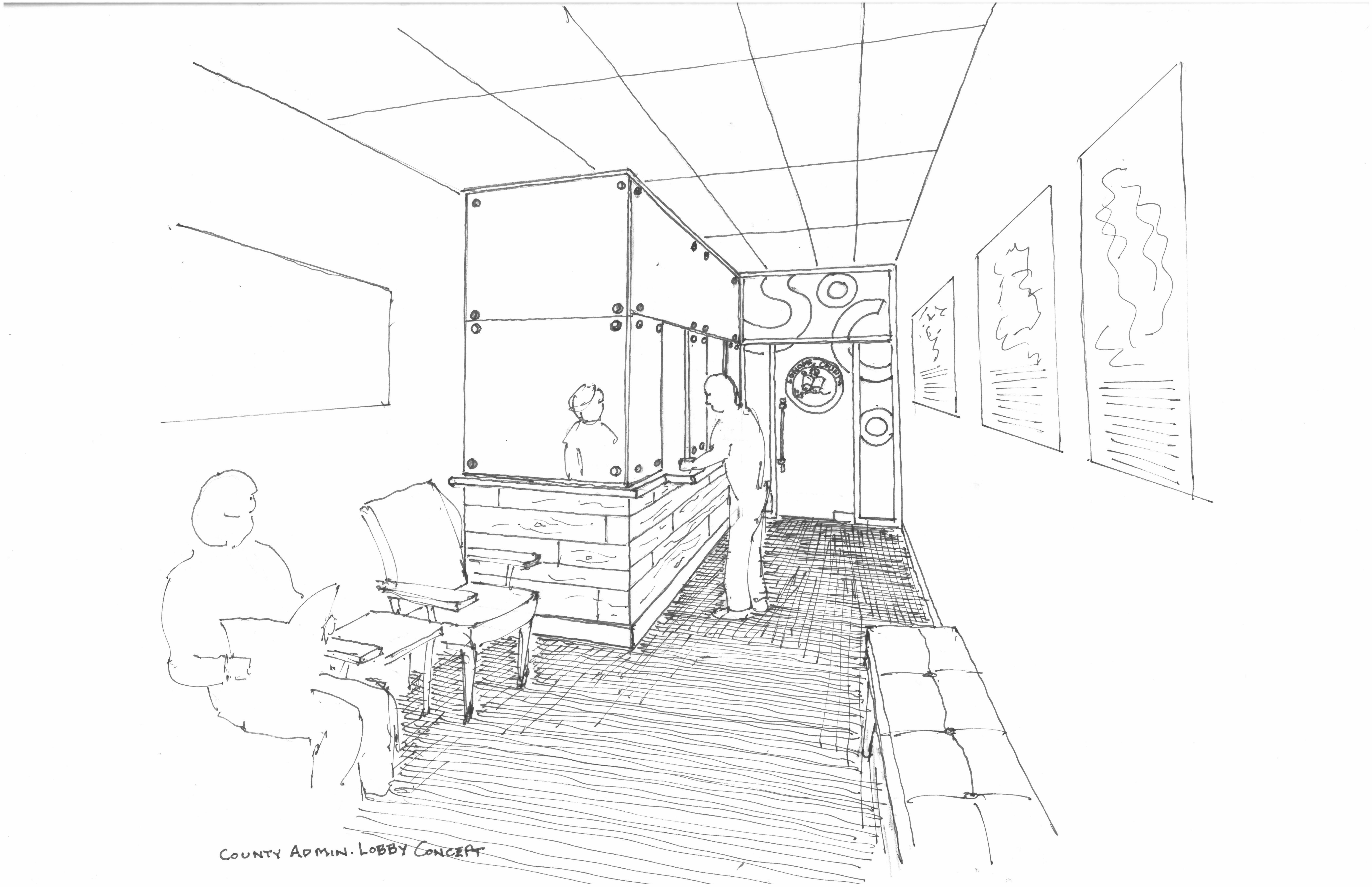
Resolution #
Date:
Page 2

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.



COUNTY ADMIN. LOBBY CONCEPT

COUNTY OF SONOMA

B.O.S. ADMIN. LOBBY REMODEL

575 ADMINISTRATION DRIVE

CONCEPT STUDY

SANTA ROSA, CALIFORNIA

AXIA architects

11.15.2018

Floor Plan
1/2" = 1'-0"

COUNTY OF SONOMA

B.O.S. ADMIN. LOBBY REMODEL

575 ADMINISTRATION DRIVE

CONCEPT STUDY

SANTA ROSA, CALIFORNIA

AXIA architects
11.15.2018

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 32
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: 4/5

Department or Agency Name(s): General Services

Staff Name and Phone Number:	**Supervisorial District(s):**
Marc McDonald: 565-3468	3rd

Title: Preparatory Actions Regarding Disposition of Chanate Campus

Recommended Actions:

Consider multiple actions regarding existing easements and certain uses on the Chanate Campus:

A) Authorize the Director of General Services to execute a Termination of Easements and Agreement to terminate and release that certain Hospital Utilities Easement recorded as Instrument No. 1996-0023213, on the basis that said easements granted therein are no longer necessary, as the anticipated hospital uses on the affected lands did not come to fruition.

B) Authorize the Director of General Services to take all actions necessary to relocate a portion of an access easement to the existing as-built location on adjacent County owned lands, as well as authority to execute any and all instruments necessary to vacate a portion of the existing access easement, executing a certificate of acceptance with respect to the vacated easement, and deeding the relocated easement, which instruments shall be in a form approved by County Counsel.

C) Authorize the Director of General Services to enter into agreements with Sprint Spectrum L.P., Sutter Medical Center of Santa Rosa, and McMahon/Oliphant Properties and/or their respective successors in interest to effectuate the removal from title any continuing reference to the expired agreements with these entities regarding the Chanate Campus, including executing a certificate of acceptance with respect to any reconveyance to the County related to same.

D) Adopt a Resolution authorizing $15,000 from General Fund contingencies to provide funds necessary for the relocation of an existing easement requiring a legal description and plat. (4/5th vote required)

Executive Summary:

In anticipation of disposition of the Chanate Campus as surplus property (which item is coming before the Board at this same hearing as a regular agenda item), Staff recommends Board approval to terminate old easements related to former hospital uses, which are no longer necessary and to relocate a misaligned easement. The effect of these actions will present potential purchasers with clearer title to lands acquired from the County.

In 1996, the County executed mutual utilities and driveway easements to adjacent properties to facilitate development of a health care campus on the Chanate property. The health care campus was never realized therefore, these easements are no longer needed. Staff recognizes that retention of these easements may impair potential use, development and value of the Chanate Campus. Therefore, Staff recommends Board approval to terminate these easements.

The boundaries of the recorded easement which provides access to the Chanate Office Condominiums does not coincide with the boundaries of the driveway used to access the Condominiums. The boundaries of the recorded easement runs through the eastern part of the Public Health Lab, and its parking lot and landscaping. Staff requests Board approval to take all appropriate and necessary actions to prepare a new easement agreement which reflects the actual road location and current access rights.

There are other matters of public record that relate to expired agreements which should be removed from title to the Chanate Campus property in order to facilitate the orderly disposition of the property. These matters involve agreements with Sprint, Sutter Medical Center and McMahon/Oliphant Properties which were previously terminated or expired. This item seeks to authorize the Director of General Services to enter into agreements and take actions necessary and appropriate to clear those matters upon approval of County Counsel.

This Board item relates to other agenda items currently before the Board, namely “Access Easement to Sonoma Water for Piner Creek Reservoir” and “Disposition of Chanate Campus”.

Discussion:

Termination of Hospital Utilities Easement

The County of Sonoma as Declarant executed a hospital utilities and driveway easement with an allocation of costs for maintenance in 1996, when other hospital related uses were anticipated for the Chanate Hospital Area and when the County anticipated conveying county lands to third parties for these medical and hospital related uses. Those additional anticipated medical and hospital related uses did not come to fruition eliminating the need for the Hospital Easements agreement. Additionally, Sutter Hospital operations at Chanate ceased in 2014, and to that end, the County and Sutter executed that certain Agreement to Terminate dated July 16, 2014; thereafter the County and Sutter Hospital parties signed and recorded a Memorandum of Lease Termination recorded April 14, 2018 to create actual notice of public record. The County General Services Department supports the termination of the hospital easements for reasons including, that said easements are no longer needed and allowing them to remain would likely conflict with future use and development of the property by successor parties after a surplus property disposition. Although Sonoma Water (previously known as Sonoma County Flood Control and Water Conservation District) was mentioned in the Hospital Easements, it was not a party to that agreement and it did not accept any benefits or burdens thereunder. This is confirmed by the fact that there was no certificate of acceptance signed by Sonoma Water attached to the Hospital Easements. The County is the only party to the Hospital Easements.

Board approval is requested to authorize the Director of General Services to execute a Termination of Easements and Agreement (in form attached hereto) to terminate and release these easements intended to serve hospital related uses.

Relocation of Access Agreements
Staff further requests Board approval to take all appropriate and necessary actions to relocate an easement of record to the actual location of the as-built road which provides physical access to the County property including the parking lot behind the former hospital (APN 173-130-038). This will likely require a survey and legal description and an amendment to an existing easement interest affecting the County parcel APN 180-090-001 and the owners of an adjacent parcel to the north. This ministerial action of siting the easement to the actual road location used by all parties will give effect to the original intent of the easement and allow the disposition of the Chanate property to proceed with certainty. It will not result in any change to the use of underlying property, and will improve the clarity of the chain of title to the greater Chanate property going forward. Staff is requesting a transfer of contingency funds in order to cover the survey and legal description costs anticipated with this activity.

Removal of Other Encumbrances
There are other matters of public record which show in title reports depicting the condition of title to the Chanate Campus; those matters refer to licenses, leases or easements that are expired and should be removed from title. The removal of these items from title will facilitate the orderly disposition of the Chanate Campus property and avoid negative impacts on value. This item seeks to authorize the Director of General Services Department to enter into agreements with Sprint Spectrum/Sutter Medical Center of Santa Rosa to remove that certain Memorandum of Agreement between Sprint and Sutter, recorded as Instrument 2003-143069, for telecommunications, access and utilities related to the former hospital use, and that certain Memorandum of Lease between County and McMahon/Oliphant Properties recorded as Instrument 1993-0141390, which expired over a decade ago.

The County General Services Department recommends this Termination of Hospital Easements; relocation of the access easement to the as-built location to facilitate continued operation of the Public Health Lab, all in preparation for the disposition of the Chanate campus; and taking other actions necessary to clear encumbrances to title which negatively impact the Chanate Campus property.

Prior Board Actions:

October 16, 2018: the Board adopted an Ordinance to rescind its approval of the Disposition and Development Agreement with Chanate Community Development Partners, LLC.

July 11, 2017: the Board adopted Ordinance No. 6205 authorizing the Development and Disposition Agreement (“DDA”) to sell land known as the Chanate Campus to Chanate Community Development Partners, LLC.

February 2, 2016: the Board authorized staff to issue an RFP to identify a developer to work with the County and the City of Santa Rosa for the development of the Chanate property.

August 11, 2015: the Board directed Staff to develop a Request for Proposals (RFP) to solicit a master developer to work with the County to plan for development of the property.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$0		
Additional Appropriation Requested	$15,000	▨	▨
Total Expenditures	$15,000		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies	$15,000		
Total Sources	$15,000		

Narrative Explanation of Fiscal Impacts:

Staff is requesting the transfer of General Fund contingencies in the amount of $15,000 to provide funds necessary for a licensed surveyor to prepare a legal description and plat for the relocation of the existing easement recorded at Book 3401 Page 644 to the as-built road location.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment 1: Termination Agreement
Attachment 2: Termination Agreement Legal Description
Attachment 3: Access Easement Book 3401 Page 644
Attachment 4: Relocated Driveway Easement Depiction
Attachment 5: Budget Resolution

Attachment 6: Memorandum of Agreement between Sprint and Sutter 2001 Attachment 7: Memorandum of Lease between County and McMahon/Oliphant Properties 1993
Related Items “On File” with the Clerk of the Board:

RECORDING REQUESTED BY:

COUNTY OF SONOMA

AND WHEN RECORDED MAIL THIS DEED
AND, UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

County of Sonoma
Board of Supervisors
575 Administration Dr., Room
100A
Santa Rosa, CA 95403
Attn.: Clerk

THE UNDERSIGNED GRANTOR DECLARES **Record free per Gov. Code 6103 and 27383.**

DOCUMENTARY TRANSFER TAX IS $0.00 computed on full value of property conveyed.

TERMINATION OF EASEMENTS AND AGREEMENT

THIS TERMINATION OF EASEMENTS AND AGREEMENT (this “Termination”) dated December ____, 2018, is made by **the COUNTY OF SONOMA**, a political subdivision of the State of California (herein “**County**”) with respect to the following facts, recitals and intentions.

WHEREAS, County, as Declarant and owner of certain affected parcels (more particularly described as *Lands of Declarant* at Exhibit A, attached hereto and incorporated herein by this reference and hereinafter “*Lands of Declarant”*) described and conveyed certain private utility and private driveway easements (more particularly described as *Easements* at Exhibit B, attached hereto and incorporated herein by this reference) for the benefit of the *Lands of Declarant* and established said easements together with a plan for allocation of costs for the benefit of said lands, under that certain *COMMUNITY HOSPITAL - Private Utility and Private Driveway Easements and Maintenance Agreement* dated March 15, 1996, which was recorded March 15, 1996, as Instrument No. 1996-0023213 (the “Hospital Easements”);

WHEREAS, certain hospital-related uses contemplated at the time **County** declared the Hospital Easements have concluded, including that the former lease between **County** and Sutter West Bay Hospitals (aka Medical Center of Santa Rosa) for hospital purposes, which was previously terminated by said parties pursuant to an unrecorded Agreement to Terminate dated July 16, 2014, a Memorandum of said Lease Termination was recorded April 18, 2018, as Instrument No. 2018-026036;

WHEREAS, the other intended additional medical and hospital-related uses anticipated at the time **County** declared the Hospital Easements never came to fruition;

WHEREAS, County confirms and has determined therefore that the need for the Hospital Easements no longer exists due to the fact that all the hospital and medical related uses contemplated at the time for the *Lands of Declarant* have ceased and that there is no longer any need for a common plan of utility and driveway easements or any allocation of costs and expenses therefor;

WHEREAS, there is no intention of **County** by this Termination, to vacate any public roads, easements or other interests recorded prior to the recordation of the Hospital Easements; and

WHEREAS, **County** agrees and confirms that this Termination is executed for the purpose of setting forth upon the public record that the Hospital Easements, including without limitation all equitable servitudes declared and easements granted thereunder, are hereby terminated, null and void, of no further force or effect and are no longer covenants or servitudes running with the aforementioned lands.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, **County** intending to be legally bound hereby, agrees as follows:

1. **County** hereby terminates the Hospital Easements, and affirms that the Hospital Easements, including but not limited to any and all declarations, equitable servitudes, easements and all other covenants and agreements of **County** thereunder, are no longer necessary or beneficial, and **County** affirms the same are null and void, of no further force or effect, terminated, and are no longer binding servitudes or covenants running with the *Lands of Declarant*.

IN WITNESS WHEREOF, **County** has executed this Termination Agreement by its officers pursuant to a duly authorized by that certain Board Resolution 18- _____ approved as of the day and year first above written.

County of Sonoma:

Executed by the County of Sonoma this ________ day of ________________________, 20_____,pursuant to authority granted by Agenda Item No. ______ dated __________________________, 20____:

Attest:

By: ________________________________
David Rabbitt
Chair, Board of Supervisors

By: ________________________________
Clerk, Board of Supervisors

APPROVED AS TO FORM FOR COUNTY

____

Deputy County Counsel

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of _______________)

On ______________________before me___________________________________,
Date Here Insert Name and Title of the Officer

personally appeared ____
Name(s) of Signer(s)

____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_________________________________
Signature of Notary Public

Place Notary Seal Above

____

EXHIBIT "A"
LANDS OF DECLARANT

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.& M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEING ALL THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002848, OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL 2

BEING ALL THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002849, OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL 3

BEING ALL THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002850, OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL 4

BEING ALL THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002851, OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL 6

BEING ALL THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002853, OFFICIAL RECORDS OF SONOMA COUNTY.

PARCEL 7

LOT 1 AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER JULY 1, 1993, IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, INCLUSIVE.

1159.78\generic.wpc
3/15/96

EXHIBIT "A"
(CONTINUED)
ADJOINING LANDS OF OTHERS

PARCEL 8

BEING ALL THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, BY QUITCLAIM DEED, DATED APRIL 11, 1961, AND RECORDED IN BOOK 1817 OF OFFICIAL RECORDS, AT PAGE 872 SONOMA COUNTY RECORDS.

EXHIBIT "B"
EASEMENT DESCRIPTIONS

ALL THAT CERTAIN REAL PROPERTY SITUATED IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.&M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT "A"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002848, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING A STRIP OF LAND 16.00 FEET WIDE, LYING CONTIGUOUS TO AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CITY OF SANTA ROSA CONTROL MONUMENT G-488 LYING ON THE CENTERLINE OF CHANATE ROAD AT THE SOUTHWESTERLY END OF THAT CERTAIN COURSE SHOWN AS NORTH 69°40'36" EAST 305.22 FEET ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS, THENCE ALONG SAID CENTERLINE OF CHANATE ROAD NORTH 69°40'36" EAST 37.50 FEET; THENCE NORTH 20°19'24" WEST 29.00 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913, LYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R., THE **TRUE POINT OF BEGINNING**; THENCE NORTH 19°18'22" WEST 78.02 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 8°42'57" EAST 80.51 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 30°34'50" WEST 214.45 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913, LYING AT THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA BY GRANT DEED RECORDED JANUARY 11, 1996 UNDER DOCUMENT NO. 1996-0002851, SONOMA COUNTY RECORDS, THE TERMINATION OF THIS DESCRIBED LINE; THE EASTERLY SIDELINE TO LENGTHEN OR SHORTEN AS APPROPRIATE TO INTERSECT THE BOUNDARY OF SAID LANDS OF THE COUNTY OF SONOMA.

EASEMENT "B"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002848, OFFICIAL RECORDS OF SONOMA COUNTY, BEING A STRIP OF LAND OF VARYING WIDTH LYING ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST EASTERLY CORNER OF THOSE CERTAIN LANDS CONVEYED TO THE COUNTY OF SONOMA BY DEED RECORDED IN BOOK 2490 OF

EXHIBIT "B"
(CONTINUED)

OFFICIAL RECORDS, AT PAGE 896, SONOMA COUNTY RECORDS, BEING ALSO THE MOST SOUTHERLY CORNER OF LOT 56 AS DESIGNATED AND SHOWN ON THAT CERTAIN MAP ENTITLED "COBBLESTONE", FILED IN BOOK 280 OF MAPS, AT PAGES 45 THROUGH 49 S.C.R. AND BEING MONUMENTED BY A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 37°05'57" EAST 110.29 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 5°36'10" WEST 99.97 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 37°58'01" EAST 101.83 FEET TO THE **TRUE POINT OF BEGINNING** OF THE CENTERLINE HEREBY DESCRIBED; THENCE, WITH SAID STRIP OF LAND BEING 30 FEET IN WIDTH, LYING 15 FEET ON BOTH SIDES OF SAID CENTERLINE SOUTH 60°14'30" WEST 95.31 FEET; THENCE WITH SAID STRIP OF LAND BECOMING 20 FEET IN WIDTH, LYING 10 FEET ON BOTH SIDES OF SAID CENTERLINE, SOUTH 27°52'07" WEST 26.63 FEET; THENCE SOUTH 29°38'25" WEST 115.96 FEET; THENCE SOUTH 31°22'06" EAST 38.64 FEET TO A POINT LYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R., THE TERMINATION OF THIS DESCRIBED LINE; THE SIDELINES TO LENGTHEN OR SHORTEN AS APPROPRIATE TO INTERSECT THE BOUNDARY OF SAID LANDS OF THE COUNTY OF SONOMA.

EASEMENT "C"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002850, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA, BEING ALSO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS DESIGNATED AND SHOWN UPON CITY OF SANTA ROSA PARCEL MAP NO. 373, FILED IN BOOK 339 OF MAPS, AT PAGES 44 AND 45, S.C.R., THENCE SOUTH 89°16'56" EAST 232.62 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THE **TRUE POINT OF BEGINNING**; THENCE NORTH 63°04'24" EAST 136.65 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 34°00'29" EAST 77.43 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 2°40'29" EAST 22.71 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 61°39'21" EAST 145.53 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 17°18'24" WEST 135.61 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R.; THENCE ALONG SAID

EXHIBIT "B"
(CONTINUED)

LINE NORTH 69°40'36" EAST 73.53 FEET; THENCE LEAVING SAID LINE SOUTH 20°19'24" EAST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH WHOSE RADIUS POINT BEARS SOUTH 20°19'24" EAST 25.00 FEET DISTANT; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A SUBTENDED ARC OF 86°59'18" A DISTANCE OF 37.96 FEET; THENCE SOUTH 17°18'42" EAST 130.13 FEET; THENCE SOUTH 57°09'53" WEST 198.51 FEET; THENCE SOUTH 34°00'29" WEST 75.85 FEET; THENCE SOUTH 63°04'24" WEST 143.13 FEET; THENCE NORTH 26°55'36" WEST 25.00 FEET TO THE POINT OF BEGINNING.

EASEMENT "D"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002850, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002849, OFFICIAL RECORDS OF SONOMA COUNTY, THENCE NORTH 17°18'24" WEST 135.61 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R.; THENCE ALONG SAID LINE NORTH 69°40'36" EAST 73.53 FEET; THENCE LEAVING SAID LINE SOUTH 20°19'24" EAST 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH WHOSE RADIUS POINT BEARS SOUTH 20°19'24" EAST 25.00 FEET DISTANT; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A SUBTENDED ARC OF 86°59'18" A DISTANCE OF 37.96 FEET; THENCE SOUTH 17°18'42" EAST 130.13 FEET; THENCE SOUTH 57°09'53" WEST 51.89 FEET; THENCE NORTH 17°18'42" WEST 34.51 FEET TO THE POINT OF BEGINNING.

EASEMENT "E"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002851, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING A STRIP OF LAND 16.00 FEET WIDE, LYING CONTIGUOUS TO AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CITY OF SANTA ROSA CONTROL MONUMENT G-488 LYING ON THE CENTERLINE OF CHANATE ROAD AT THE SOUTHWESTERLY END OF THAT CERTAIN COURSE SHOWN AS NORTH 69°40'36" EAST 305.22 FEET ON CITY OF

EXHIBIT "B"
(CONTINUED)

SANTA ROSA PARCEL MAP NO. 511 FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS, THENCE ALONG SAID CENTERLINE OF CHANATE ROAD NORTH 69°40'36" EAST 37.50 FEET; THENCE NORTH 20°19'24" WEST 29.00 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913, LYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R., THE **TRUE POINT OF BEGINNING**; THENCE NORTH 19°18'22" WEST 78.02 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 8°42'57" EAST 80.51 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 30°34'50" WEST 214.45 FEET TO A ½ INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913, LYING AT THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA BY GRANT DEED RECORDED JANUARY 11, 1996 UNDER DOCUMENT NO. 1996-0002851, SONOMA COUNTY RECORDS, THE TERMINATION OF THIS DESCRIBED LINE; THE WESTERLY SIDELINE TO LENGTHEN OR SHORTEN AS APPROPRIATE TO INTERSECT THE BOUNDARY OF SAID LANDS OF THE COUNTY OF SONOMA

EASEMENT "F"

BEING A PORTION OF LOT 1 AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED JULY 1, 1993 IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 120 FEET OF SAID LOT 1, DESIGNATED AS "PRIVATE ACCESS AND UTILITY EASEMENT" ON SHEET 2 OF SAID MAP, EXCEPTING THEREFROM ALL THAT PORTION LAYING WITHIN THE DESIGNATED BUILDING SITE AS SHOWN ON SHEET 3 OF SAID MAP; TOGETHER WITH ALL THAT PORTION OF SAID LOT 1 LAYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID BUILDING SITE.

EASEMENT "G"

BEING A PORTION OF LOT 1 AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED JULY 1, 1993 IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "D" AND PARCEL "E" AS DESIGNATED AND SHOWN ON SHEET 2 OF SAID MAP AND THE EASEMENT TABLE THEREON

EASEMENT "H"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE

EXHIBIT "B"
(CONTINUED)

COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002850, OFFICIAL RECORDS OF SONOMA COUNTY, BEING A STRIP OF LAND 15.00 FEET WIDE, LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LYING ON THE EASTERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, SAID POINT BEING ALSO THE WESTERLY TERMINUS OF LINE NO. 11, AS DESIGNATED AND SHOWN ON SHEET 2 OF CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED JULY 1, 1993 IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, S.C.R., THENCE ALONG THE WESTERLY EXTENSION OF SAID LINE NO. 11, SOUTH 77°47'23" WEST 282.84 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA, THE TERMINATION OF THIS DESCRIBED CENTERLINE; THE SIDELINES OF SAID STRIP OF LAND TO LENGTHEN OR SHORTEN AS APPROPRIATE TO INTERSECT THE BOUNDARY OF SAID LANDS OF THE COUNTY OF SONOMA.

EASEMENT "I"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO THE COUNTY OF SONOMA, BY GRANT DEED DATED JANUARY 11, 1996 AND RECORDED UNDER DOCUMENT NO. 1996-0002853, OFFICIAL RECORDS OF SONOMA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED JULY 1, 1993 IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS, THENCE ALONG THE EASTERLY LINE THEREOF NORTH 18°40'38" WEST 5.51 FEET; THENCE LEAVING SAID LINE SOUTH 62°10'07" EAST 236.92 FEET TO A POINT LAYING ON THE NORTHERLY LINE OF THE LANDS OF SONOMA COUNTY WATER AGENCY, DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED IN BOOK 1817 OF OFFICIAL RECORDS, AT PAGE 872, SONOMA COUNTY RECORDS; THENCE ALONG SAID LINE SOUTH 42°38'37" WEST 2.23 FEET; THENCE SOUTH 83°10'28" WEST 37.77 FEET; THENCE NORTH 62°10'07" WEST 215.38 FEET TO A POINT LAYING ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID LINE NORTH 63°13'43" EAST 24.34 FEET TO THE POINT OF BEGINNING.

EASEMENT "J"

BEING A PORTION OF LANDS CONVEYED BY THE COUNTY OF SONOMA TO SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY QUITCLAIM DEED DATED APRIL 11, 1961, AND RECORDED IN BOOK 1817 OF OFFICIAL RECORDS, AT PAGE 872, SONOMA COUNTY RECORDS, AND BEING A STRIP OF LAND 15.00 FEET WIDE, LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE:

EXHIBIT "B"
(CONTINUED)

COMMENCING AT THE MOST EASTERLY CORNER OF LOT 1, AS DESIGNATED AND SHOWN ON CITY OF SANTA ROSA PARCEL MAP NO. 511, FILED JULY 1, 1993, IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 63°13'43" WEST 24.34 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LANDS OF SONOMA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 62°10'07" EAST 215.39 FEET; THENCE NORTH 83°10'28" EAST 33 FEET, MORE OR LESS, TO A POINT LYING ON THE CENTERLINE OF AN EXISTING SANITARY SEWER, THE **TRUE POINT OF BEGINNING** OF THE LINE HEREBY DESCRIBED; THENCE LEAVING SAID NORTHERLY BOUNDARY AND RUNNING ALONG SAID SANITARY SEWER CENTERLINE SOUTH 67° EAST 110 FEET, MORE OR LESS, TO A POINT LYING ON THE CENTERLINE OF THAT CERTAIN SANITARY SEWER EASEMENT CONVEYED BY THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, BY DEED RECORDED IN THE OFFICE OF THE SONOMA COUNTY RECORDER UNDER SERIAL NO. E-84378, THE TERMINATION OF THIS DESCRIBED LINE; THE SIDE LINES TO LENGTHEN OR SHORTEN AS APPROPRIATE TO INTERSECT SAID NORTHERLY BOUNDARY.

BASIS OF BEARINGS: THE CENTERLINE OF CHANATE ROAD IS TAKEN AS NORTH 69°40'36" EAST 305.22 FEET BETWEEN CITY OF SANTA ROSA CONTROL MONUMENTS G488 AND G489, AS SHOWN AN PARCEL MAP NO. 511, FILED IN BOOK 510 OF MAPS, AT PAGES 25 THROUGH 27, SONOMA COUNTY RECORDS.

ALL ABOVE CALLED FOR IRON PIPES WERE SET DURING A SURVEY REQUESTED BY THE COUNTY OF SONOMA, IN JANUARY 1996. SAID SURVEY IS TO BE FILED IN THE OFFICE OF THE SONOMA COUNTY RECORDER WITHIN NINETY DAYS OF THE DATE HEREIN SUBSCRIBED.

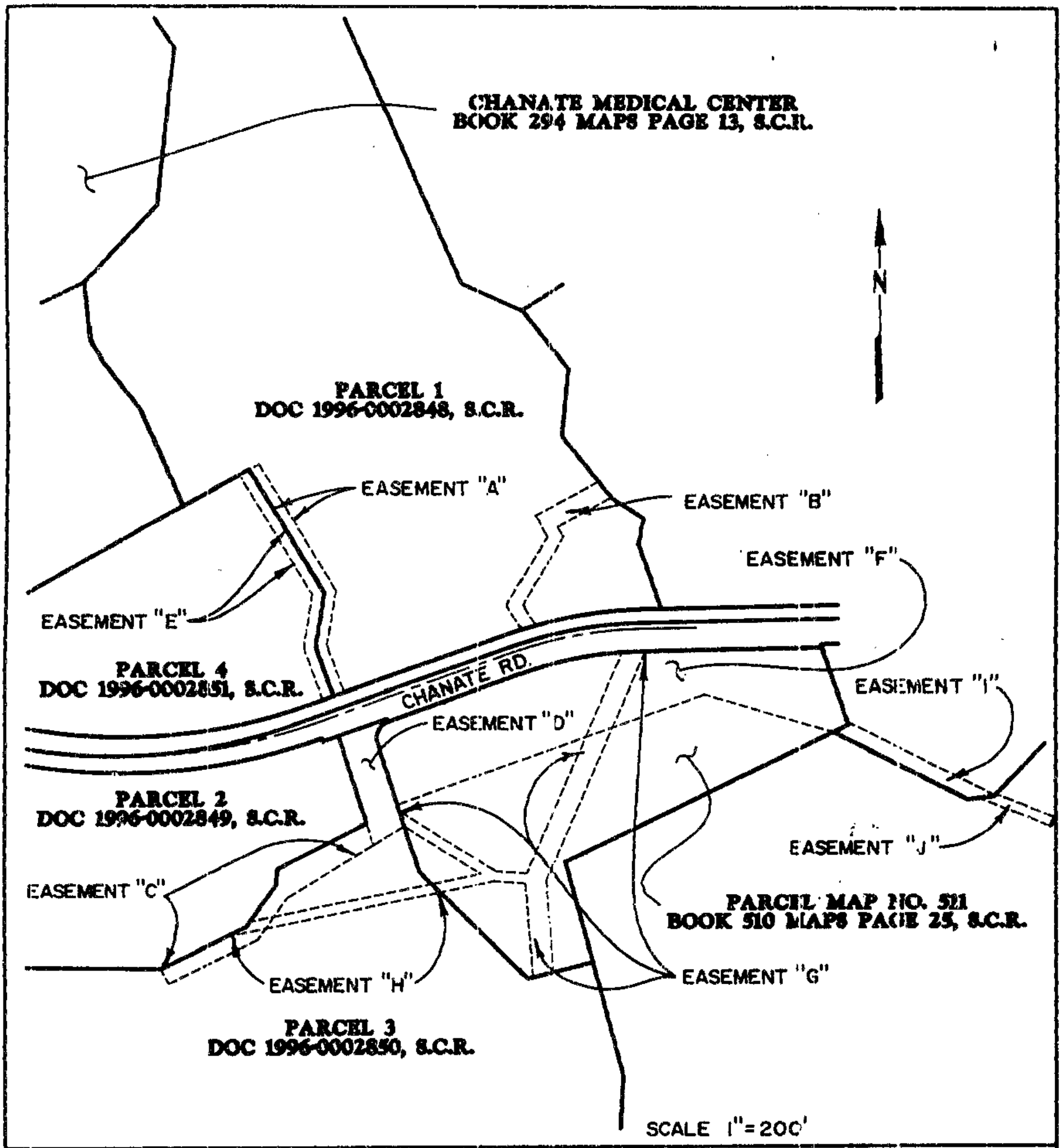
LEROY E. CARLENZOLI
CIVIL NO. 17913

PREPARED BY:
CARLENZOLI AND ASSOCIATES

LEROY E. CARLENZOLI
R.C.E. 17913
EXP. 6/30/97

3-15-96
DATE

1159 78\generic.wpd
3 15/96



DATE
FEBRUARY 1996

DRAWN BY
FF/AB

JOB NO.
1159.78A

COUNTY OF SONOMA

EASEMENT PLAN

CARLENZOLI
AND
ASSOCIATES
Engineers—Surveyors—Planners

365A TESCONI CIRCLE, SANTA ROSA, CA 95401
(707) 542-6465 FAX (707) 542-1645

Escrow No.

Recording requested by

MAIL TAX STATEMENT TO:

When recorded mail to:

Chanate Corporation
175 Airport Boulevard
Santa Rosa, California 95401

RECORDED AT REQUEST OF
S T G CO
AT 30 MIN. PAST 10 AM
Sonoma County, California
RECORDER
BOOK 3401 PAGE 644
MAY 2 5 1978
OFFICIAL RECORDS
FEES $ 6.00 PD.
T 06632

GRANT DEED

For value received JAMES LAIER, an unmarried man and JEFFERSON DAVIS, a married man dealing with his sole and separate property

GRANT....S..to CHANATE CORPORATION, a California corporation

all that real property situate in the County of Sonoma, State of California, described as follows:

Per Exhibit "A" attached hereto and made a part hereof by reference.

DOCUMENTARY TRANSFER TAX
PAID $ 275.00

DOCUMENTARY TRANSFER TAX $ 275.00
☒ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE.
the undersigned Grantors declare
Signature of declarant or agent determining tax-firm name.

James Laier
James Laier

Jefferson Davis
Jefferson Davis

STATE OF CALIFORNIA
County of Sonoma } ss.

On May 22, 1978, before me Kathleen R. Matovich, a Notary Public, in and for said County and State, personally appeared James Laier and Jefferson Davis known to me to be the personS whose nameS subscribed to the within instrument, and acknowledged to me that They executed the same.

Kathleen R. Matovich
Notary Public

OFFICIAL SEAL
KATHLEEN R. MATOVICH
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My comm. expires MAR 2, 1980
442-C Los Cositas Crt., Santa Rosa, CA 95404

(This space for Official Notarial Seal)

EXHIBIT "A"

PARCEL ONE:

Being a portion of the Nielsen Tract, in Secton 11, T. 7N. R. 8 W., M.D.M., as described in the Decree of Distribution recorded in Book 1525 of Official Records, page 38, Sonoma County Records, and particularly described as follows:

Beginning at a 3/4" steel pin marking the corner to sections 1, 2, 11, 12, T. 7 N., R. 8 W.; thence South 89° 44' 07" West, 1320 feet, more or less, to a 3/4" pin; thence South 1° 27' 40" East, along line of stone fence, 554.04 feet to a 3/4" pin; thence South 1° 15' East 120.38 feet to a 3/4" pin; thence South 27° 01' West 92.9 feet to a 3/4" pin; thence South 43° 14' East 120.79 feet to a 3/4" pipe set in concrete; thence South 56° 20' East, 176.82 feet to a 3/4" pipe set in fence corner; thence South 56° 20' East, 65.4 feet; thence South 49° 46' East, 209.22 feet; thence South 43° 30' East, 120.12 feet; thence South 25° 05' East, 155.98 feet to a 3/4" pin at the northwesterly corner of the land of the County of Sonoma; thence along the lines of the land of the County of Sonoma, South 24° 01' East, 329.64 feet to a 3/4" pin, South 55° 18' East, 36.88 feet to a 3/4" pin, and North 53° 42' 30" East, 748.35 feet to a 3/4" pin; thence North 0° 59' 10" West 1255.52 feet to the point of beginning.

EXCEPTING THEREFROM the lands described in deed from James Laier, et al, to the County of Sonoma, recorded October 16, 1970 in Book 2490 of Official Records, page 896, under Recorder's Serial No. L-82829, Sonoma County Records.

PARCEL TWO:

That portion of Section 11, Township 7 North, Range 8 West, M.D.M., more particularly described as follows, to-wit:

Beginning at a point in the center of a 20 foot road which bears South 35° 11' East, a distance of 527.69 feet from the northwesterly corner of the tract of land conveyed to Julius C. Nathanson and Rufus Hawley by deed recorded in Book 305 of Deeds, at page 100, Sonoma County Records; thence North 55° 11' East 593.71 feet; thence South 56° 20' East 65.35 feet; thence South 49° 46' East, 209.22 feet; thence South 43° 30' East, 120.12 feet; thence South 24° 27' East 155.10 feet; thence South 57° 33' West 456.05 feet; thence South 62° 07' West, 267.96 feet, to the center line of said 20 foot roadway; thence along said roadway center line North 31° 59' East, 79.20 feet, North 11° 42' West, 50.16 feet, North 52° 03' West 98.34 feet, North 35° 11' West 312.49 feet to said point of beginning.

EXCEPTING THEREFROM the southwesterly 10 feet lying within the boundary of said 20 foot roadway.

PARCEL THREE:

A right of way for general road purposes over a strip of land 20 feet in width, the center line of which is described as follows:

Beginning at the northwesterly corner of said tract of land conveyed to Julius C. Nathanson and Rufus W. Hawley by deed recorded in Book 305 of Deeds, at page 100, Sonoma County Records; thence South 35° 11' East, 840.18 feet; thence South 52° 03' East 98.34 feet; thence South 11° 42' East, 50.16 feet; thence South 31° 59' West, 79.20 feet.

PARCEL FOUR:

An easement along a county private driveway for driveway and access purposes, over, along and across a strip of land of various widths extending from Chanate Road to Engineer's Station 20+43.44 B.C., as shown on a map entitled "Public Health Parking Facilities, Property Line Map", dated February 1977, and on file in the office of the Sonoma County Department of Public Works, which said strip of land is described as follows:

Beginning at Engineer's Station 'C' 10+03.10 P.O.T., a strip of land lying 16 feet each side of the following described centerline as shown on the above said map; thence from said point of beginning N. 28° 53' 39" W., 190.61 feet to Engineer's Station 11+93.76 B.C.; thence curving to the left from a tangent which bears N. 28° 53' 39" W., with a radius of 500 feet, through an angle of 1° 54' 34" for a distance of 16.66 feet to Engineer's Station 12+10.42 E.C.; thence N. 30° 48' 13" W., 266.75 feet to Engineer's Station 14+77.17 B.C.; thence curving to the left from a tangent which bears N. 30° 48' 13" W., with a radius of 500 feet, through an angle of 5° 13' 43" for a distance of 45.63 feet to Engineer's Station 15+22.80 E.C.; thence N. 36° 01' 56" W., 76.42 feet to Engineer's Station 15+99.22 B.C.; thence curving to the right from a tangent which bears N. 36° 01' 56" W., with the radius of 100 feet, through an angle of 72° 06' 28", for a distance of 128.85 feet to Engineer's Station 17+25.07 E.C.; thence N. 36° 04' 32" E., 84.38 feet to Engineer's Station 18+09.45 B.C.; thence curving to the left from a tangent which bears N. 36° 04' 32" E., with a radius of 100 feet, through an angle of 31° 36' 09" for a distance of 55.16 feet to Engineer's Station 18+64.61 E.C.; thence N. 4° 28' 23" E., 5.81 to Engineer's Station 18+70.42 P.O.T. at which point said easement is left N. 85° 31' 37" W., 41.10 feet; thence N. 5° 21' 05" E., 173.04 feet; thence S. 85° 31' 37" E., 38.44 feet to Engineer's Station 20+43.44 B.C.; thence continuing S. 85° 31' 37" E., 16.00 feet; thence S. 4° 28' 23" W., 178.83 feet to a point 16.00 feet right of Engineer's Station 18+64.61 E.C.,

Basis of Bearing: Solar Observation

Excepting from the above those portions conveyed by the following:

(a) Deed from James Laier, et al, to the County of Sonoma, recorded July 29, 1977 in Book 3268 of Official Records, page 803 under Recorder's Serial No. S-33460, Sonoma County Records.

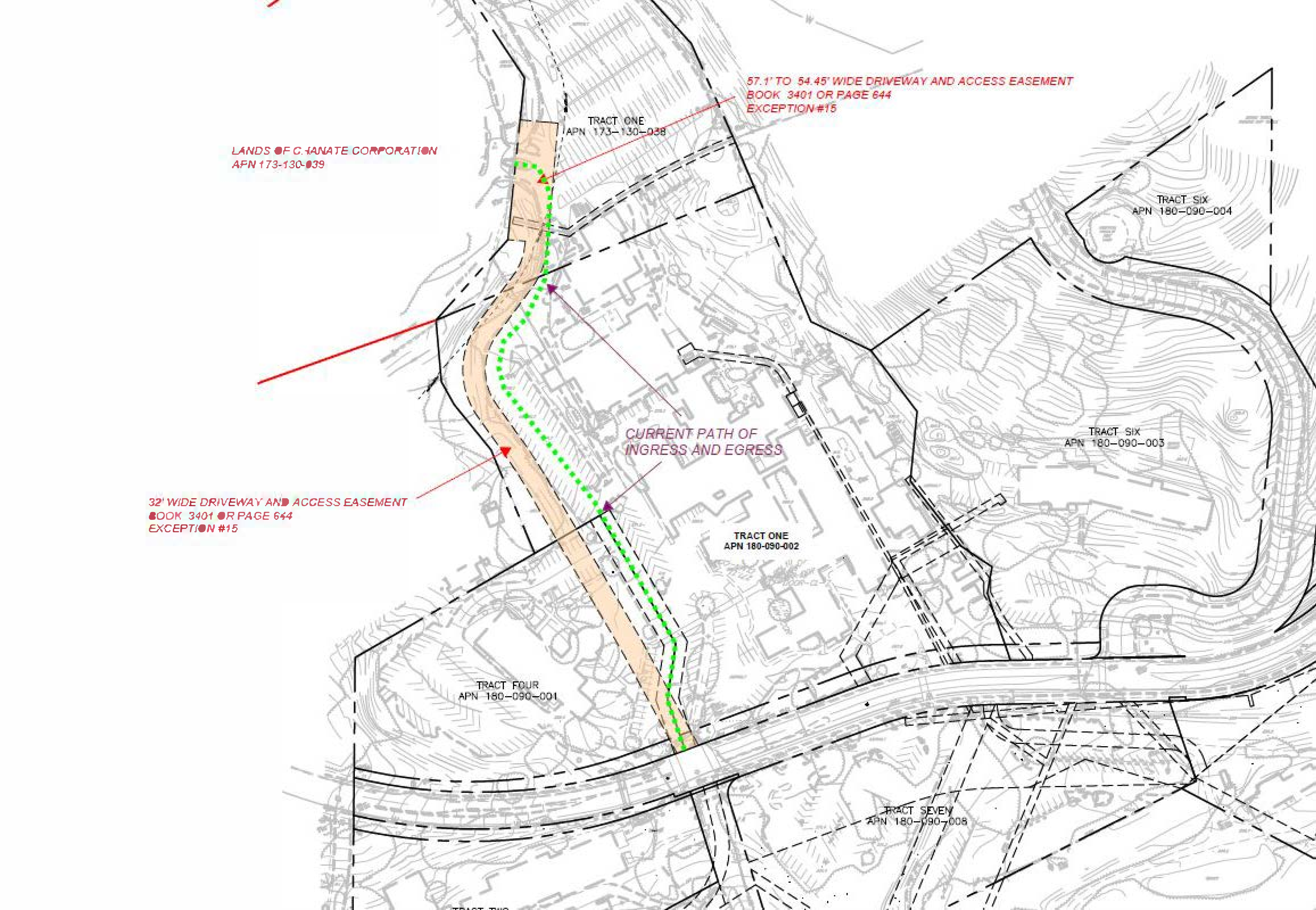
(b) Deed from James Laier, et al, to the City of Santa Rosa, recorded January 5, 1978 in Book 3338 of Official Records, page 138 under Recorder's Serial No. S-72293, Sonoma County Records.

Portion of A.P. No. 42-071-15
A.P. No. 42-081-27

EXHIBIT "B"

Beneficiary shall, by the acceptance of this Deed of Trust, and provided that no Notice of Default under the terms hereof then appears of record, and at the request of Trustors, grant partial reconveyances from the lien or charge of said Deed of Trust on any one or more of the lots shown on the Parcel Map, to be applied toward the payment of the principal amount of Note secured by said Deed of Trust, of such sum for each lot as may be agreed upon between trustor and beneficiary prior to close of escrow, plus interest at the rate of ten percent (10%) per annum on the unpaid principal balance of such Note. It is the intention of the parties that the amount to be paid for the reconveyance of each lot shall be spread with uniformity through each of the lots set forth on the parcel map, after considering the value of such lots and the protection of the security of the holders of the Deed of Trust.

END OF DOCUMENT


57.1' TO 54.45' WIDE DRIVEWAY AND ACCESS EASEMENT
BOOK 3401 OR PAGE 644
EXCEPTION #15
TRACT ONE
APN 173-130-038
LANDS OF CHANATE CORPORATION
APN 173-130-039
TRACT SIX
APN 180-090-004
CURRENT PATH OF INGRESS AND EGRESS
TRACT SIX
APN 180-090-003
32' WIDE DRIVEWAY AND ACCESS EASEMENT
BOOK 3401 OR PAGE 644
EXCEPTION #15
TRACT ONE
APN 180-090-002
TRACT FOUR
APN 180-090-001
TRACT SEVEN
APN 180-090-008

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018

Resolution Number: ________________

☑ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing Budgetary Transfer from General Fund to the General Services 2018-19 Adopted Budget, In the Amount of $15,000

Whereas, the Board of Supervisors has adopted a Final Budget for the General Services on June 14, 2018,

Whereas, the Government Code §29125 allows for transfers and appropriations revisions to the Adopted Budget during the Fiscal Year,

Now, Therefore, Be It Resolved that the County Auditor-Controller is hereby authorized and directed to make the following budgetary adjustments:

<u>Financing Uses:</u>

GENERAL FUND (10005): GENERAL SERVICES REAL ESTATE (21020300), OPERATING TRANSFER – WITHIN FUND (47101)	$15,000

<u>Financing Sources:</u>

GENERAL FUND (10005), APPROPRIATIONS FOR CONTINGENCIES (16021300), APPROPRIATIONS FOR CONTINGENCIES (55011)	($15,000)
GENERAL FUND (10005), OTHER GENERAL GOVERNMENT (16020200), TRANSFERS OUT – WITHIN A FUND (57012)	$15,000
GENERAL FUND (10005): GENERAL SERVICES REAL ESTATE (21020300), OTHER CONTRACT SERVICES (51803)	$15,000

Supervisors:

Resolution #
Date:
Page 2

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Sprint Spectrum L.P.
4683 Chabot Drive, Suite 100
Pleasanton, CA 94588
Attn: Property Specialist - Sonoma
County: SF-33-XC-645(A)

2003143069
OFFICIAL RECORDS OF
SONOMA COUNTY
EEVE T. LEWIS

GENERAL PUBLIC
07/14/2003 10:24 AGM
RECORDING FEE: 25.00

7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is made and entered into as of March 19th, 2001, by and between Sutter Medical Center of Santa Rosa, a California non-profit public benefit corporation ("**Sutter**") and SPRINT SPECTRUM L.P., a Delaware limited partnership ("**SSLP**").

WITNESSETH:

That Sutter hereby subleases to SSLP and SSLP hereby subleases from Sutter a portion of that certain real property (the "**Property**") in the State of California, in the unincorporated area of the County of Sonoma, commonly known as A.P.N. 180-090-002, a legal description of which is shown in Exhibit A attached hereto and incorporated herein by reference, under the terms and conditions of the unrecorded PCS Site Agreement by and between Owner and SSLP dated March 19th, 2001 and incorporated herein by reference (the "**Agreement**") for an initial term of five (5) years, and two (2) subsequent optional extension terms of five (5) years each, pursuant to the terms of the Agreement. The Agreement provides for grant of an easement for rights of access to the Property and to electrical and telephone facilities serving the Property.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the day and year first above written.

Signature Page Follows

SSLP: SPRINT SPECTRUM L.P.,
a Delaware limited partnership

By: ______________________
~~Lawrence Doherty~~ Bordonaro, Cal
Title: Regional Director of Site
Development

SUTTER: SUTTER MEDICAL
CENTER OF SANTA ROSA, a
California non-profit public benefit
corporation

By: ______________________
Print Name: M. Jill Hagel
Its: Chairman of the Board/President/
Vice President/ [✓ CAO]
(CIRCLE ONE)

By: ______________________
Print Name: Timothy P Heavey
Its: Secretary/Assistant Secretary/ CIO
Chief Financial Officer/Assistant
Treasurer
(CIRCLE ONE)

ACKNOWLEDGMENTS ATTACHED

STATE OF CALIFORNIA)
) ss.
COUNTY OF SONOMA)

On this 8th day of MARCH, 2001, before me, DAVID E. GURLEY, a Notary Public in and for said State and County, personally appeared MS JILL MAGRI, ~~personally known to me (or~~ proved to me on the basis of satisfactory evidence) to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DAVID E. GURLEY
COMM. # 1285444
Comm. Exp. NOV. 25, 2004

Witness my hand and official seal

David E. Gurley
Notary Public in and for said State and County

STATE OF CALIFORNIA)
) ss.
COUNTY OF SONOMA)

On this 8th day of MARCH, 2001, before me, DAVID E. GURLEY, a Notary Public in and for said State and County, personally appeared TIMOTHY HEARING, ~~personally known to me (or~~ proved to me on the basis of satisfactory evidence) to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DAVID E. GURLEY
COMM. # 1285444
Comm. Exp. NOV. 25, 2004

Witness my hand and official seal

David E. Gurley
Notary Public in and for said State and County

STATE OF CALIFORNIA)
) ss.
COUNTY OF Alameda)

On this 22 day of March, 2001, before me, Heather March, a Notary Public in and for said State and County, personally appeared Cal Bordonaro, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

HEATHER MARCH
COMM. #1294761
My Comm. Exp. Feb. 20, 2005

Witness my hand and official seal

Heather March
Notary Public in and for said State and County

STATE OF CALIFORNIA)
) ss.
COUNTY OF ______________)

On this ___ day of ____________, 2001, before me, ________________________________, a Notary Public in and for said State and County, personally appeared ____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal

____
Notary Public in and for said State and County

EXHIBIT A
TO
MEMORANDUM OF AGREEMENT

LEGAL DESCRIPTION OF OWNER'S PROPERTY

Site Name: Pine Creek **Site Number: SF-33-XC-645(A)**

Description of Owner's Property:

The real property situated in the unincorporated area of the County of Sonoma, State of California, particularly described as:

[Legal Description Attached Consisting of 2 Pages]

Owner Initials ______

SSLP Initials ______

ALL THAT CERTAIN REAL PROPERTY SITUATE IN SECTION 11, TOWNSHIP 7 NORTH, RANGE 8 WEST, M.D.B.& M., CITY OF SANTA ROSA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS CONVEYED TO THE COUNTY OF SONOMA BY DEEDS RECORDED IN THE OFFICE OF THE SONOMA COUNTY RECORDER IN BOOK 52 OF DEEDS, PAGE 435, BOOK 478 OF OFFICIAL RECORDS, PAGE 402, BOOK 2490 OF OFFICIAL RECORDS, PAGE 896, BOOK 3252 OF OFFICIAL RECORDS, PAGE 767, AND BOOK 3268 OF OFFICIAL RECORDS, PAGE 803, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 2490 OF OFFICIAL RECORDS, PAGE 896, SONOMA COUNTY RECORDS, BEING ALSO THE MOST SOUTHERLY CORNER OF LOT 56 AS DESIGNATED AND SHOWN ON THAT CERTAIN MAP ENTITLED "COBBLESTONE", FILED IN BOOK 280 OF MAPS, AT PAGES 45 THROUGH 49, S.C.R., SAID CORNER BEING MONUMENTED WITH A 1/2 INCH DIAMETER IRON PIPE TAGGED R.C.E. 17913; THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF THE COUNTY OF SONOMA AND SAID LOT 56, NORTH 64° 16' 33" WEST 95.74 FEET;T HENCE NORTH 22° 47' 42" WEST 279.64 FEET; THENCE NORTH 24° 02' 43" WEST 155.94 FEET; THENCE NORTH 42° 25' 04" WEST 120.07 FEET; THENCE NORTH 48° 37' 12" WEST 209.32 FEET; THENCE NORTH 55° 11' 33" WEST 11.67 FEET TO A 3/4 INCH IRON PIPE MONUMENT, MARKED CSSC, LOCATED AT THE MOST NORTHERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 3268 OF OFFICIAL RECORDS, PAGE 803, S.C.R.; THENCE LEAVING THE BOUNDARY OF SAID LOT 56 AND RUNNING ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF THE COUNTY OF SONOMA AND LOT 1 AS DESIGNATED AND SHOWN ON THAT CERTAIN MAP ENTITLED "CHANATE MEDICAL CENTER, AN OFFICE CONDOMINIUM", FILED IN BOOK 294 OF MAPS, AT PAGES 13 THROUGH 15, S.C.R., SOUTH 56° 18' 14" WEST 149.91 FEET; THENCE SOUTH 33° 31' 55" EAST 240.00 FEET; THENCE SOUTH 5° 50' 05" WEST 234.00 FEET; THENCE SOUTH 41° 45' 06" WEST 155.32 FEET TO A 3/4 INCH DIAMETER IRON PIPE LOCATED AT THE MOST WESTERLY CORNER OF SAID LANDS OF THE COUNTY OF SONOMA DESCRIBED IN BOOK 3268 OF OFFICIAL RECORDS, PAGE 803, S.C.R.; THENCE ALONG THE COMMON BOUNDARY BETWEEN SAID LANDS OF THE COUNTY OF SONOMA AND THOSE CERTAIN LANDS DESIGNATED AND SHOWN WITHIN THE BORDER OF "NEILSON ESTATES", FILED JANUARY 13, 1994 IN BOOK 519 OF MAPS, AT PAGES 1 THROUGH 5, SONOMA COUNTY RECORDS, SOUTH 4° 55' 58" EAST 88.97 FEET; THENCE SOUTH 29° 14' 48" EAST 37.37 FEET; THENCE SOUTH 39° 04' 13" EAST 84.60 FEET; THENCE SOUTH 22° 57' 49" EAST 160.76 FEET TO THE MOST EASTERLY CORNER OF SAID "NIELSON ESTATES", THENCE ALONG THE NORTHERLY LINE OF SAID LANDS OF THE COUNTY OF SONOMA

Owner Initials

SSLP Initials

DESCRIBED IN BOOK 52 OF DEEDS, AT PAGE 435, NORTH 59° 50' 08" EAST 108.50 FEET TO A 1/2 INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE LEAVING SAID LINE SOUTH 30° 34' 50" EAST 214.45 FEET TO A 1/2 INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 8° 42' 57" WEST 80.51 FEET TO A 1/2 INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE SOUTH 19° 18' 22" EAST 78.02 FEET TO A 1/2 INCH DIAMETER IRON PIPE TAGGED R.C.E. 17913, LAYING ON THE NORTHERLY LINE OF CHANATE ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED FROM THE COUNTY OF SONOMA TO THE CITY OF SANTA ROSA, RECORDED IN BOOK 2978 OF OFFICIAL RECORDS, AT PAGE 533, S.C.R.; THENCE ALONG SAID LINE NORTH 69° 40' 36" EAST 267.72 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 574.00 FEET, THROUGH A SUBTENDED ARC OF 19° 06' 06" A DISTANCE OF 191.36 FEET; THENCE NORTH 88° 46' 42" EAST 29.39 FEET TO A 1/2 INCH DIAMETER IRON PIPE TAGGED R.C.E. 17913; THENCE LEAVING SAID LINE NORTH 19° 02' 26" WEST 101.96 FEET TO A 1/2 INCH IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 9° 58' 44" EAST 38.84 FEET TO A 1/2 INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 56° 18' 57" WEST 53.26 FEET TO A 1/2 INCH DIAMETER IRON PIPE TAGGED R.C.E. 17913; THENCE NORTH 37° 58' 01" WEST 119.08 FEET TO A 1/2 INCH DIAMETER IRON PIPE TAGGED R.C.E. 17913; THENCE NORTH 5° 36' 10" EAST 99.97 FEET TO A 1/2 INCH DIAMETER IRON PIPE, TAGGED R.C.E. 17913; THENCE NORTH 37° 05' 57" WEST 110.29 FEET TO THE POINT OF BEGINNING.

A.P. NO. 180-090-002

Owner Initials

SSLP Initials

CHICAGO TITLE COMPANY #22156047

2

1993 0141390
OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON
AT REQUEST OF: CHICAGO TITLE
11/03/1993 08:00:00
FEE: $ 11.00 PGS: 3
TT : $ .00
PAID

RECORDING REQUESTED BY AND
AFTER RECORDING, RETURN TO:

County of Sonoma
Department of General Services
~~County Administration Center~~
~~575 Administration Dr.~~
~~Room 116A~~
~~Santa Rosa, CA 95403-2881~~
2300 County Center Drive, Suite A200
Santa Rosa, CA 95403
Attn: David Kronberg

MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is made and entered into as of this 7th day of May, 1993, by and between the County of Sonoma, Landlord, and McMahon/Oliphant Properties, Tenant.

For good and adequate consideration, Landlord leases the Premises described herein to Tenant, and Tenant hires them from Landlord for the term and on the provisions contained in that certain unrecorded lease dated May 7th, 1993, including a provision that LANDLORD may elect to terminate this agreement if the Lease has not commenced in accordance with this paragraph on or before eight months after the execution hereof.

The term shall begin on the date specified in a MEMORANDUM OF LEASE COMMENCEMENT duly executed by Landlord's authorized agent and recorded in the County of Sonoma, California and shall continue for sixty (60) years, until the date specified in said MEMORANDUM OF LEASE COMMENCEMENT, unless earlier terminated, or unless extended as provided for in the lease.

The Premises consist of approximately 4.06 acres of land in the City of Santa Rosa, County of Sonoma, shown as Lot 1 on Parcel Map No. 511 (tentative), dated February, 1992, attached hereto as Exhibit A; Recorded July 1, 1993, in Book 510, of Maps, at Pages 25-27, Sonoma County Records.

This memorandum is not a complete summary of the Lease; provisions in this memorandum shall not be used in interpreting the Lease provisions. In the event of conflict between this memorandum and other parts of the Lease, the other parts shall control.

Dated:

TENANT,
MCMAHON OLIPHANT
PROPERTIES,
a California partnership

By

Dated: 5/7/93

LANDLORD,
THE COUNTY OF SONOMA,
a political subdivision
of the State of
California

By
Chairperson
Sonoma County Board
of Supervisors

ATTEST:

Eeve T. Lewis
EEVE T. LEWIS, County
Clerk and ex-officio
Clerk of the Board of
Supervisors

STATE OF CALIFORNIA)
)
COUNTY OF SONOMA)

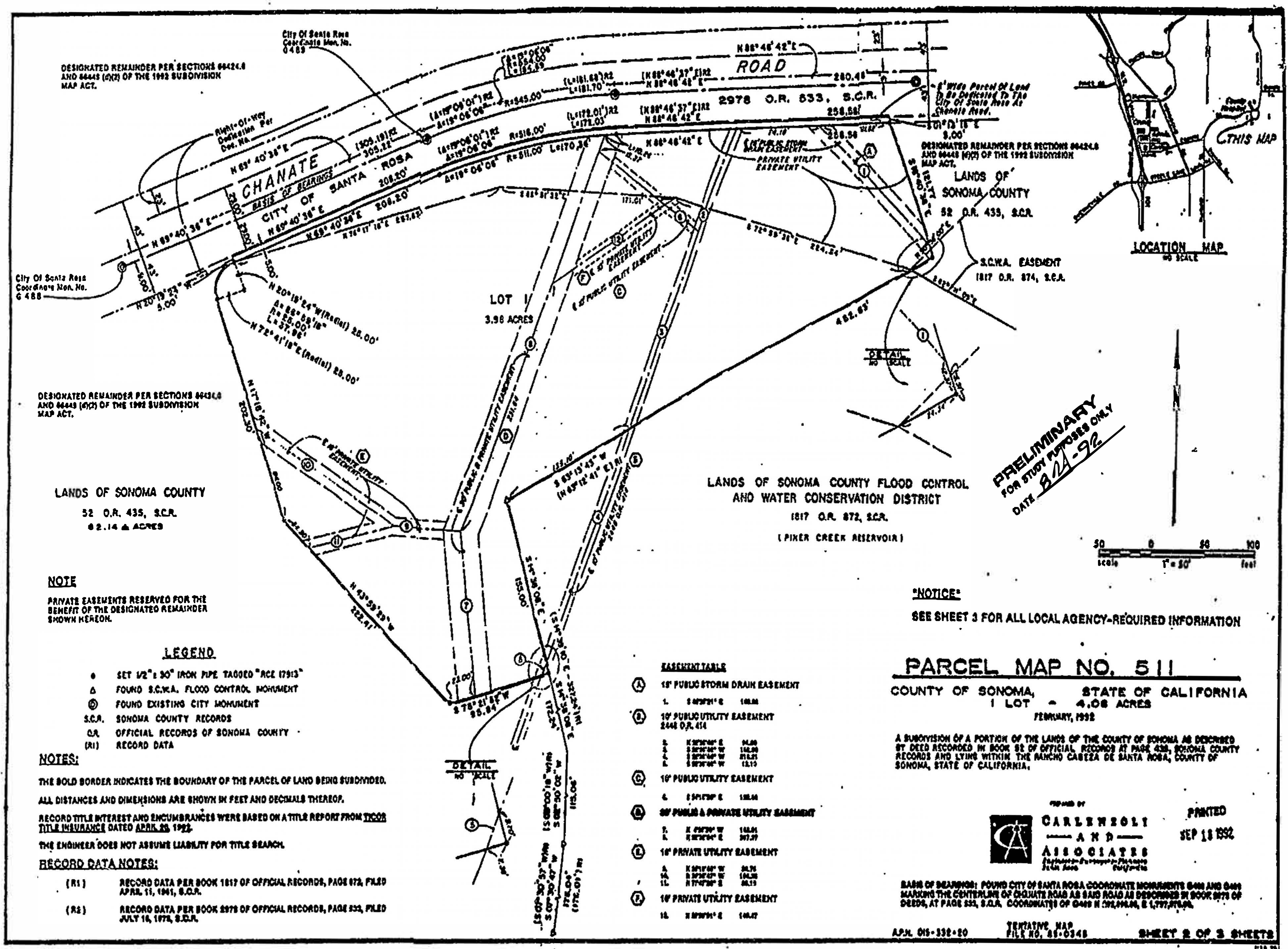
On 5/7/93, before me Earleen M. Morrissey, Notary Public, personally appeared James L. Harberson personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

EARLEEN M. MORRISSEY
My Commission Expires Nov. 25, 1994

Witness my hand and official seal.

Earleen M Morrissey
Signature of Notary

EXHIBIT "A"



NOTE

PRIVATE EASEMENTS RESERVED FOR THE BENEFIT OF THE DESIGNATED REMAINDER SHOWN HEREON.

LEGEND

●	SET 1/2" x 30" IRON PIPE TAGGED "RCE 17913"
△	FOUND S.C.W.A. FLOOD CONTROL MONUMENT
◎	FOUND EXISTING CITY MONUMENT
S.C.R.	SONOMA COUNTY RECORDS
O.R.	OFFICIAL RECORDS OF SONOMA COUNTY
(R1)	RECORD DATA

NOTES:

THE BOLD BORDER INDICATES THE BOUNDARY OF THE PARCEL OF LAND BEING SUBDIVIDED.

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

RECORD TITLE INTEREST AND ENCUMBRANCES WERE BASED ON A TITLE REPORT FROM TICOR TITLE INSURANCE DATED APRIL 20, 1992.

THE ENGINEER DOES NOT ASSUME LIABILITY FOR TITLE SEARCH.

RECORD DATA NOTES:

(R1)	RECORD DATA PER BOOK 1817 OF OFFICIAL RECORDS, PAGE 872, FILED APRIL 11, 1961, S.C.R.
(R2)	RECORD DATA PER BOOK 2978 OF OFFICIAL RECORDS, PAGE 533, FILED JULY 16, 1975, S.C.R.

EASEMENT TABLE

Ⓐ	15' PUBLIC STORM DRAIN EASEMENT	
1.	[illegible]	[illegible]
Ⓑ	10' PUBLIC UTILITY EASEMENT 2446 O.R. 414	
2.	[illegible]	[illegible]
3.	[illegible]	[illegible]
4.	[illegible]	[illegible]
5.	[illegible]	12.15
Ⓒ	10' PUBLIC UTILITY EASEMENT	
6.	[illegible]	[illegible]
Ⓓ	30' PUBLIC & PRIVATE UTILITY EASEMENT	
7.	[illegible]	[illegible]
8.	[illegible]	[illegible]
Ⓔ	10' PRIVATE UTILITY EASEMENT	
9.	[illegible]	[illegible]
10.	[illegible]	[illegible]
11.	[illegible]	[illegible]
Ⓕ	10' PRIVATE UTILITY EASEMENT	
12.	[illegible]	[illegible]

"NOTICE"

SEE SHEET 3 FOR ALL LOCAL AGENCY-REQUIRED INFORMATION

PARCEL MAP NO. 511

COUNTY OF SONOMA, STATE OF CALIFORNIA
1 LOT - 4.06 ACRES
FEBRUARY, 1992

A SUBDIVISION OF A PORTION OF THE LANDS OF THE COUNTY OF SONOMA AS DESCRIBED BY DEED RECORDED IN BOOK 52 OF OFFICIAL RECORDS AT PAGE 435, SONOMA COUNTY RECORDS AND LYING WITHIN THE RANCHO CABEZA DE SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA.

PREPARED BY
CARLENZOLI
— AND —
ASSOCIATES
[illegible]

PRINTED
SEP 18 1992

BASIS OF BEARINGS: FOUND CITY OF SANTA ROSA COORDINATE MONUMENTS G469 AND G488 MARKING THE CENTERLINE OF CHANATE ROAD AS SAID ROAD AS DESCRIBED IN BOOK 2978 OF DEEDS, AT PAGE 533, S.C.R. COORDINATES OF G469 N [illegible], E [illegible].

A.P.N. 015-332-20
TENTATIVE MAP FILE NO. 85-0348
SHEET 2 OF 3 SHEETS

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 33
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): General Services

Staff Name and Phone Number:
Caroline Judy, General Services, 707-565-8058

Supervisorial District(s):

Title: License Amendment for 2300 County Center Drive, Suite A100, Santa Rosa

Recommended Actions:

A) Authorize the General Services Director to execute a Third Amendment to the License Agreement with U.S. Congressman Mike Thompson 5th Congressional District of California for 1,060 sq. ft. of office space located at 2300 County Center Drive, Suite A100, Santa Rosa to extend the term through January 2, 2021, at no change in rent of $927 per month ($0.87 per sq. ft.), for the proposed 2-year extension.

B) Make findings pursuant to Government Code Section 25526.6 that the subject property located at 2300 County Center Drive, Suite A100, Santa Rosa, is not needed by the County, the Agreement serves a public purpose, and that use by Congressman Mike Thompson will not interfere with the use of the premises by County.

Executive Summary:

This item seeks Board approval to authorize the General Services Director to execute an amendment to extend the term of the License Agreement ("Agreement") with U.S. Congressman Mike Thompson 5th Congressional District of California. The Agreement is for use of 1,060 sq. ft. of office space at 2300 County Center Drive, Suite A100, Santa Rosa. The term of the Agreement expires January 2, 2019, and rent is $927 per month ($.87 per sq. ft.). Rent would remain at $927 per month for the proposed two-year extension period.

Furthermore, staff requests that the Board make findings pursuant to Government Code Section 25526.6 that the subject property located at 2300 County Center Drive, Suite A100, Santa Rosa, is not needed by the County, the Agreement serves a public purpose, and that use by Congressman Mike Thompson will not interfere with the use of the premises by County. Congressman Thompson uses this office to meet with constituents, and to provide agency and referral assistance for Social Security and Medicare, the Internal Revenue Service and tax issues, student loans, veterans' resources and benefits, and small-businesses.

Discussion:

On February 3, 2013, County executed a license agreement ("Agreement"), with U.S. Congressman Mike Thompson California 1st Congressional District ("Licensee"), to use approximately 1,060 sq. ft. of office space at 2300 County Center Drive, Suite A100, Santa Rosa ("Premises") for a two-year term that commenced on January 3, 2013 and expired on January 2, 2015. On January 3, 2015, the County executed an amendment to the Agreement, which extended the term through January 2, 2017, and increased the rent from $900 per month to $927 per month (3%), effective the 2nd year of the two-year extension period. On January 3, 2017, the County executed a second amendment to the Agreement, which extended the term through January 2, 2019, and held the rent flat at $927 per month.

The Agreement expires January 2, 2019, and the Licensee has requested an additional two-year extension of the term effective January 3, 2019 through January 2, 2021. Rent for the proposed two-year extension period would remain at $927 per month ($0.87 per sq. ft.), which is below fair market value for the Santa Rosa area. Fair market office rent within a mile from this location ranges from $1.47 to $2.15 per sq. ft., plus utilities. The rent for the Premises would not be increased and would be held flat at $927 per month for the proposed two-year extension.

Public Interest. Government Code Section 25526.6 allows the County Board of Supervisors to grant or otherwise convey an easement, license or permit for use to the state, or to any county, city, district or public agency or corporation, or to any public utility corporation any real property of the County, upon a finding by the Board that the conveyance is in the public interest and that the interest in land will not substantially conflict or interfere with the use of the property by the County. Staff suggests that granting of the term extension to the Licensee serves public purposes, as the Licensee is a public agency (California 5th Congressional District). There is no other proposed use for the Premises at this time, and use by the Licensee will not interfere with the use of the premises by County.

Staff requests that your Board authorize the General Services Director to execute the proposed amendment to extend the term of this Agreement through January 2, 2021.

Prior Board Actions:

12/13/16—Authorized the General Services Director to execute a Second Amendment to License

Strategic Plan Alignment Goal 4: Civic Services and Engagement

The proposed extension of the Agreement with U.S. Congressman Mike Thompson provides office space for Congressional staff to meet at a location that is accessible and known to constituents in Sonoma County, as well as a revenue stream for the County of Sonoma for the lease rent.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	11,124	11,124	5,562
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal	11,124	11,124	5,562
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**11,124**	**11,124**	**5,562**

Narrative Explanation of Fiscal Impacts:

FY18-19: Rent for July 2018 through June 2019 = 12 months X $927/per month = $11,124.
FY19-20: Rent for July 2019 through June 2020 = 12 months X $927/per month = $11,124.
FY20-21: Rent for July 2020 through December 2021 (expires 01/02/21) = 6 months X $927/per month = $5,562.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Attachment 1: Copy of proposed amendment

Related Items "On File" with the Clerk of the Board:

None.

THIRD AMENDMENT TO REVOCABLE LICENSE AGREEMENT

This Third Amendment ("Third Amendment"), dated as of____________________, 2018 ("Effective Date"), is by and between the **COUNTY OF SONOMA**, a political subdivision of the State of California (hereinafter the "County"), and **U.S. CONGRESSMAN MIKE THOMPSON CALIFORNIA 5th CONGRESSIONAL DISTRICT** ("Licensee"). All capitalized terms used herein shall, unless otherwise defined, have the meaning ascribed to those terms in the Agreement (as defined below). County and Licensee are sometimes collectively referred to herein as the "parties" and singularly, a "party."

RECITALS

WHEREAS, Licensee and Licensor entered into that certain Revocable License Agreement dated February 3, 2013 ("Original Agreement"), for use of a portion of the building commonly known as the La Plaza West Building ("Building") and being further described as APN 180-260-055; and

WHEREAS, Licensee and Licensor entered into that certain First Amendment to Revocable License Agreement dated January 13, 2015 ("First Amendment"), to extend the term and revise the consideration; and

WHEREAS, Licensee and Licensor entered into that certain Second Amendment to Revocable License Agreement dated January 3, 2017 ("Second Amendment), to extend the term and revise the consideration; and

WHEREAS, the Original Agreement as amended by the First Amendment and Second Amendment is hereafter referred to as the "Agreement"; and

WHEREAS, the Agreement expires on January 2, 2019; and Licensee and Licensor desire to amend the Agreement in order to: 1) extend the term, 2) specify consideration; and 3) provide for certain other terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the continued use of the Premises, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto mutually agree as follows:

AGREEMENT

1. The foregoing recitals are true and correct and are hereby incorporated and made a part of this Third Amendment.

2. Effective as of the Effective Date of this Third Amendment, the Agreement is modified as follows:

A. Section 4 of the Agreement is hereby deleted in its entirety and replaced with the following:

"4. Term. The term of this Agreement ("Term") shall commence on **January 3, 2019** ("Commencement Date"), and shall expire at midnight on **January 2, 2021**, unless earlier terminated in accordance with Section 23 below."

B. Section 5 of the Agreement is hereby deleted in its entirety and replaced with the following:

"5. Consideration. In consideration of this Agreement, Licensee agrees to pay to County the following: For the period of January 3, 2019 through January 2, 2021, the sum of Nine Hundred Twenty-Seven and No/100 Dollars ($927.00) per month. All fees due hereunder shall be paid by Licensee on the 20th day of each calendar month in arrears, without notice, demand or offset to the County of Sonoma, General Services Department, Attn: Real Estate Manager, 2300 County Center Drive, Suite A220, Santa Rosa, California, or at such other place or places as may from time to time be designated by County."

C. Exhibit D-2 is hereby replaced with Exhibit D-3 (the District Office Lease Attachment for the 116th Congress), attached hereto and by this reference made a part hereof.

3. Except to the extent the Agreement is specially amended or supplemented hereby, the Agreement and the attached District Office Lease Attachment for the 116th Congress, together with exhibits, is, and shall continue to be, in full force and effect, and nothing contained herein shall be construed to modify, invalidate or otherwise affect any right of Licensee arising thereunder.

4. This Third Amendment shall be governed by and construed under the internal laws of the State of California, and any action to enforce the terms of this Third Amendment or for the breach thereof shall be brought and tried in the County of Sonoma.

LICENSEE HAS CAREFULLY READ AND CONSIDERED THE TERMS AND CONDITIONS SET FORTH IN THIS THIRD AMENDMENT AND HEREBY AGREES THAT LICENSEE SHALL BE BOUND BY ALL SAID TERMS AND CONDITIONS.

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the Effective Date.

Licensor: **U.S. CONGRESSMAN MIKE THOMPSON CALIFORNIA 5th CONGRESSIONAL DISTRICT**

By:______________________________________
Name:____________________________________
Title:_____________________________________
Date:_____________________________________

Licensee: **COUNTY OF SONOMA**, a political subdivision of the State of California

By:______________________________________
Caroline Judy, Director
General Services Department

The General Services Director, is authorized to execute this Third Amendment, pursuant to the Board of Supervisors' Summary Action dated ______________________, 2018.

APPROVED AS TO FORM
FOR LICENSEE:

____
Elizabeth Coleman With
Deputy County Counsel

____
Marc McDonald, Real Estate Manager
General Services Department

County of Sonoma
Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 34
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): General Services

Staff Name and Phone Number:	**Supervisorial District(s):**
Mike Volatile: 707-565-1957	All

Title: Sonoma Raceway Communication Tower and Vault Construction Contract Award

Recommended Actions:

Authorize the Chair to execute a construction contract with Alta Engineering Group for the construction of the Sonoma Raceway Communications Tower and Vault, in the amount of $882,540 on terms and conditions contained in the approved plans, specifications, and contracting documents, and in form approved by County Counsel.

Executive Summary:

Background
The County of Sonoma maintains a network of wireless communication facilities that provides voice radio and wireless data communication for essential services, including the 911 dispatch system, emergency fire services, emergency medical response services, law enforcement, and other first responders, public safety and public works agencies. The Sonoma Raceway Tower and Vault will augment services for the southern areas of the County. The General Services Department manages the construction and maintenance of communication tower assets and is responsible for negotiating licenses or leases associated with equipment located on the towers. The department works with Federal, State, County law, fire, EMS and special districts and commercial entities to ensure the radio and wireless communication network serves the needs of the public.

The Board of Supervisors approved the Radio Infrastructure Communications Improvement program in 2012 as part of a broad effort to strengthen the interoperability of public safety communications in the Bay Area. The program was authorized and initially funded by the Board of Supervisors through the adoption of FY 2011-12 Capital Budget with Communication Program. This project was funded in the FY 2017-18 Capital Improvement Plan (CIP) and approved to go to bid by the Board of Supervisors on May 8, 2018. This project was originally bid in June 2018, however, extenuating circumstances including an over-budget bid, bid protest, and potential impacts to native species, caused cancellation of the contract award. In response, the project scope was reduced in order to receive bids that were within budget.

Project Description

The scope of the Sonoma Raceway project is to erect an 80' self supporting communications tower with all County required antennas, supports, and cabling which will terminate in to a new 18' X 25' pre-engineered metal communications equipment vault. The project includes all necessary site access, screen landscaping, electrical power and emergency generator support as required. The project site is located on lands owned by the Sonoma Raceway. This new facility will be a part of the essential services network supported for improved public safety. The Sheriff's Telecommunications Bureau has reviewed the specifications and found them satisfactory to meet their needs for this project.

Discussion:

Public Bid

A Notice Inviting Bids for the Sonoma Raceway Communications Tower and Vault Project was advertised on October 8, 2018. The Construction Drawings and Specifications were made available on October 8, 2018 through the County of Sonoma Supplier Portal, the North Coast Builders Exchange, and at the Facilities Development and Management office, located at 2300 County Center Drive, Suite A220, Santa Rosa, CA. A mandatory pre-bid meeting and site walk was held at 10:00 AM on Tuesday, October 16, 2018, which was attended by six potential bidding parties. Four Addenda to the Construction Documents were released during the bid period. The public bid opening was held at 2:00 PM on Tuesday, November 13, 2018.

Bid Results

Four (4) contractors submitted bids for the Sonoma Raceway Tower and Vault Project. The bid results were as follows:

Bid Date: November 13, 2018

Bidders Name	Base Bid
CWS Construction Group	$995,850
A.E. Nelson Construction	$966,400
L.D. Strobel Co. Inc.	$903,282
Alta Engineering Group	$882,540

After review of Alta Engineering Group's bid and the scope of work, the evaluation panel determined that Alta Engineering Group is the lowest responsive and responsible bidder in conformance with Public Contract Code Section 20128, and that the bid represents a reasonable price and good value to the County. Staff recommends that the Board award the contract to Alta Engineering Group in the amount of $882,540.

Schedule

Work is scheduled to begin in January 2019 and be completed by June 2019.

Radio Infrastructure Program Funding

Radio Infrastructure improvement project priorities are established in the CIP and funding is based on the Board-adopted annual Capital Budget. From FY 2006-07 to FY 2018-19, a total of $8.7 million has been budgeted for Radio Infrastructure improvement projects, and $6.8 million has been spent to-date. Completed projects include towers and related supporting infrastructure and equipment at Mt. Jackson, Siri, Meyers Grade, Moonraker and Sonoma Raceway (formerly known as Sears Point Raceway and Infineon Raceway). Historically, the General Fund has been the primary source of funding for the Radio Infrastructure program, although there was a contribution of $1,650,000 in Tobacco Securitization allocated in FY 2011-12.

Sonoma Raceway Tower Project

The Sonoma Raceway Tower project was established in the FY 2011-12 Capital Budget as part of the overall $1.4 million Radio Infrastructure – Various Communication Towers program. Initially $35,250 was allocated to start the Sonoma Raceway Tower design in FY 2011-12. The Sonoma Raceway Tower project progressed through CEQA and design phases, utilizing additional approved funding of $204,874 allocated in FY 2012-13. The Radio Infrastructure program funding was reassigned through Board-approved Capital Budgets in FY 2014-15 and FY 2015-16 to other priority communications projects, resulting in a decrease of $130,177 to the Sonoma Raceway Tower budget. In FY 2017-18 the construction phase of the Sonoma Raceway Tower was prioritized for funding by the Board during the Capital Budget process and subsequently received a $1.2 million General Fund allocation.

The budget description below includes the multi-year work on the project. The total project budget is $1,309,879, allocated into the following budget categories:

Construction	$882,540
Architect/Engineering	$135,740
Other Consultants	$49,058
Permits/Fees	$25,000
Project Management	$120,000
Special Inspections	$45,000
Project Contingency	$52,541
Total Project Cost	**$1,309,879**

The County General Services Department uses several different methodologies to develop project budget cost estimates. In the case of communications towers the FY 2018-19 Sonoma Raceway Tower construction budget estimate was based upon our prior experience constructing four communications sites (Mt. Jackson, Siri, Meyers Grade, and Moonraker), all of which were completed on time and under budget.

At this time, staff is recommending the award of a construction contract to Alta Engineering Group, the lowest responsive and responsible bid, in the amount of $882,540. The cost of the proposed contract is within the project budget with funding already appropriated, and has been reviewed and approved by the Sheriff's Office for project construction.

Prior Board Actions:

6/14/2018 – Adoption of FY 2018-19 Capital Budget
5/8/2018 – Approval of construction plans and specifications and contracting documents. Approval of CEQA Notice of Exemption.
12/11/2012 – Authorization to hire Stantec for design consulting services
6/25/2012 – Adoption of FY 2011-12 Capital Budget with Communications Program

5/15/2011 – Accept report on FY 2012-2017 County of Sonoma Capital Project Plan

Strategic Plan Alignment	Goal 3: Invest in the Future

The new tower and equipment vault at the Sonoma Raceway site will provide needed improved capabilities for emergency response communications along the County's southern areas with enhanced coverage from the higher tower and better location. The facility further aligns with the goal of promoting a Safe and Caring Community, by ensuring timely improvements to the County's communications network promoting the safety and connectivity of the community.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$1,072,126		
Additional Appropriation Requested			
Total Expenditures	**$1,072,126**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance	$1,072,126		
Contingencies			
Total Sources	**$1,072,126**		

Narrative Explanation of Fiscal Impacts:

The overall project budget for the Sonoma Raceway Tower is $1,309,879. Of that amount, $237,753 was spent in Fiscal Years 2011-12 and 2017-18. The balance remaining of $1,072,126 was included in the FY 2018-19 Communications Towers Capital Project budget; no additional appropriations are needed.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:
None.
Related Items “On File” with the Clerk of the Board:
None.

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 35
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:

Ellen Bauer, 565-4418; Kim Caldewey, 565-6671

Supervisorial District(s):

Title: Dental Transformation Initiative Agreement Amendments

Recommended Actions:

Authorize the Director of Health Services to execute amendments to agreements with seven community health centers to support the implementation of standardized caries (cavities) risk assessments and onsite community dental workers, increasing the total amount by $164,082 to reflect enhanced services, resulting in a new not-to-exceed amount of $1,580,974 through December 31, 2020.

Executive Summary:

This item requests authority to execute amendments to seven services agreements that support the Department of Health Services' Dental Health Program. The agreements are funded by the Dental Transformation Initiative Local Dental Pilot Project grant, including supplemental grant funding, from the California Department of Health Care Services to develop and implement the *Cavity-Free Sonoma* project from 2017 through 2020.

Discussion:

On May 9, 2017 the Board approved a grant from the Department of Health Care Services to fund implementation of *Cavity-Free Sonoma*, a four-year pilot project developed by the Sonoma County Dental Health Network partners. *Cavity-Free Sonoma* supports the vision of achieving 75 percent of five year olds being cavity-free by 2020. *Cavity-Free Sonoma* implementation includes contracting with local clinics to 1) support the implementation of the Centers for Medicare and Medicaid Services' standard caries (cavities) risk assessment, which is a tool used to identify individual risk for dental disease; 2) develop treatment plans and protocols based on standardized caries risk assessments; and 3) employ clinic-based community dental health workers to provide culturally competent, language-appropriate client centered services. *Cavity-Free Sonoma* implementation began in 2017 and will continue through 2020.

Agreements with Community Health Centers

In support of the implementation of *Cavity-Free Sonoma*, the Board approved agreements with seven local community health centers in August 2017. Services include standardized caries risk assessments, treatment plans, and protocols at these dental health provider organizations. Each partner organization employs a community dental health worker who ensures caries risk assessment completion and provides culturally competent, language-appropriate client centered services. Services provided by community dental health workers, in addition to conducting caries risk assessments, include conducting motivational interviews with parents and caregivers, coordination of chronic disease treatment, and assisting with downloading and usage of the mobile dental health application. At each clinic a project supervisor coordinates efforts of the community dental health worker(s); participates in the *Cavity-Free Sonoma* steering committee; ensures training for clinic staff on caries risk assessment procedures, performs program coding and data reporting; oversees data collection; participates in quality assurance and quality improvement process activities; and reports on project progress. Each clinic is required to provide quarterly and yearly data and progress reports. The following table provides a list of clinics that participate in the Cavity-Free Sonoma project and the requested increase to funding for each fiscal year of each clinic's agreement.

In October 2018 the Department of Health Services was awarded supplemental Dental Transformation Initiative Local Dental Pilot Project grant funding in the amount of $592,151. Additional funding will be used to promote, improve, and evaluate the project, including the following proposed additional funding amounts to the community health centers. With the additional funding, community health centers will provide additional supervisory support for project implementation; increase Community Dental Health Worker salaries by eight percent in calendar year 2019 and by three percent in calendar year 2020; and provide increased data collection and reporting activities for project evaluation.

Clinic	FY 17-18 ($)	FY 18-19 ($)	FY19-20 ($)	FY20-21 ($)	Total ($)
Alliance Medical Center	0	4,055	8,164	4,109	16,328
Coppertower/Alexander Valley Healthcare	0	3,243	6,509	3,265	13,017
Petaluma Health Center	0	8,111	16,329	8,218	32,658
Santa Rosa Community Health Centers	0	8,111	16,329	8,218	32,658
Sonoma County Indian Health Project, Inc.	0	4,155	8,364	4,211	16,730
Sonoma Valley Community Health Center	0	4,128	8,301	4,173	16,602
West County/Russian River Health Center	0	14,865	18,044	3,180	36,089
Totals	0	46,668	82,040	35,374	164,082

Total agreement funding, including the proposed increased funding, is shown in the below table.

Clinic	FY 17-18 ($)	FY 18-19 ($)	FY 19-20 ($)	FY 20-21 ($)	Total
Alliance Medical Center	43,824	56,512	62,196	31,489	194,021
Coppertower/Alexander Valley Healthcare	23,693	30,977	35,078	17,760	107,508
Petaluma Health Center	83,850	109,833	121,102	61,378	376,163
Santa Rosa Community Health Centers	83,850	109,833	121,102	61,378	376,163
Sonoma County Indian Health Project, Inc.	44,923	59,245	65,109	32,967	202,244
Sonoma Valley Community Health Center	43,824	56,585	62,333	31,553	194,295
West County/Russian River Health Center	23,693	42,599	46,613	17,675	130,580
Totals	347,657	465,584	513,533	254,200	1,580,974

Prior Board Actions:

On April 17, 2018 the Board authorized execution of an amendment to an agreement with Sonoma County Indian Health Project to increase the contract maximum by $7,819.

On August 1, 2017 the Board authorized the Director of Health Services to execute agreements with seven community health centers to support the implementation of standardized Caries Risk Assessment and integrating Community Dental Health Workers at clinic sites.

On May 9, 2017 the Board authorized a grant agreement with the California Department of Health Care Services to accept $3,507,767 in revenue to implement the DTI LDPP project for the period of May 15, 2017 through December 31, 2020.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

This action supports overall health, including the healthy development of children, by reducing the burden of dental disease among low-income children.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	46,668	82,040	35,374
Additional Appropriation Requested			
Total Expenditures	**46,668**	**82,040**	**35,374**
Funding Sources			
General Fund/WA GF			
State/Federal	46,668	82,040	35,374
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**46,668**	**82,040**	**35,374**

Narrative Explanation of Fiscal Impacts:

Funding for the agreement amendment is from the California Department of Health Care Services' Dental Transformation Initiative Local Dental Pilot Project grant. The FY 18-19 budget included $46,668 for these amendments. Amounts for future years will be included in the appropriate fiscal year budgets.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

None

Related Items "On File" with the Clerk of the Board:

None

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 36
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:
Barbie Robinson, 565-7876
Christine Sosko, 565-6521

Supervisorial District(s):

Title: Safe Drug and Sharps Disposal Update

Recommended Actions:

Approve Health Services' participation in a mail-back pilot program for the take-back of drugs through a partnership with the California Product Stewardship Council, utilizing Statewide Medicine Disposal Grant funding from the Department of Health Care Services, Substance Use Disorder Compliance Division.

Approve continuation of Department of Health Services staff working with the Safe Medicine Disposal Collaborative Partners to develop a comprehensive safe drug and sharps disposal program in the interim until Senate Bill 212 is fully implemented and the program can be taken over by the manufacturers.

Executive Summary:

California's Senate Bill 212, which is the first law in the nation to establish a comprehensive, producer-funded take-back program to provide safe and convenient disposal options for both home generated pharmaceutical drugs and sharps waste, was passed on September 30, 2018. This law and statewide program are scheduled to be fully implemented within three to four years.

This item provides an overview of the existing safe drug and sharps disposal programs in Sonoma County and provides recommendations for the path forward. In the interim, to build a stronger, more comprehensive collection program, Health Services is recommending participation in a mail-back pilot program through a partnership with the California Product Stewardship Council and California Department of Health Care Services and ongoing coordination with Safe Medicine Disposal Collaborative Partners.

Discussion:

Extended Producer Responsibility is a general category of laws used to ensure consumer products do not create an undue burden to society and ensures that all stages of a consumer product's life, from design to disposal, does not significantly contribute towards environmental issues such as pollution and waste, or towards human or animal harm. Extended Producer Responsibility policies place the responsibility on the producers and manufacturers for developing, managing, and funding the full life cycle of their products, including the final disposal stage. California has enacted Extended Producer Responsibility legislation for items such as mercury thermostats, paint, carpet, and mattresses.

In 2017, California's Senate Bill 212 was introduced by Senator Hannah-Beth Jackson in response to the growing problems of prescription drug abuse, accidental poisonings, and the detection of pharmaceutical products in California waters. Senate Bill 212 was signed into law on September 30, 2018 and will be the first law in the nation to establish a comprehensive, producer-funded take-back program to provide safe and convenient disposal options for both home generated pharmaceutical drugs and sharps waste.

<u>Senate Bill 212 Requirements</u>

1) Enforcement and regulation shall be the responsibility of the California Department of Resources Recycling and Recovery (CalRecycle). By January 1, 2021 CalRecycle is required to adopt regulations and establish a program implementation date.
2) Manufacturers of sharps and pharmaceutical drugs will be required to establish, fund, and promote a statewide take-back system for these products with an estimated full implementation date of June 2022.
3) Manufacturers may participate individually, as a group, or through a stewardship organization operating under a stewardship plan approved by CalRecycle.
4) Manufacturers will be required to provide comprehensive public education to promote consumer participation in the take-back system.
5) Preempts future local ordinances or those adopted on or after April 18, 2018.

<u>Convenience Standards for Drugs</u>

1) Requires one bin for every 50,000 people and a minimum of five medication bins in each county.
2) Any retail pharmacy, hospital, clinic with an on-site pharmacy, or law enforcement agency will have the ability to opt in and serve as a collection site.
3) Retail pharmacies will be required to serve as collection sites for covered drugs and will be required to have at least one location or 15% of their store locations, whichever is greater, in the county serve as authorized collectors. Retail pharmacies will be exempt from this requirement if they operate their own adequate voluntary program.
4) Individuals who are homeless, disabled, home-bound, or are home health care workers will be able to request prepaid, preaddressed mailing envelopes and containers for the proper disposal of medications and sharps.
5) Sharps will be collected through a mail-back program only, where consumers will receive a sharps container and mail-back kit at time of purchase.
6) Mandates producers of needles reimburse local governments for any needles they collect and dispose. Household Hazardous Waste facilities will get reimbursed for the disposal costs of sharps waste.

Senate Bill 212 is estimated to be implemented three to four years from now. In the interim, Health Services is seeking Board approval to participate in a mail-back pilot program for the take-back of drugs through a partnership with the California Product Stewardship Council, utilizing Statewide Medicine Disposal Grant funding through the Department of Health Care Services, Substance Use Disorder Compliance Division.

Health Services is also seeking Board approval to continue to work with the Safe Medicine Disposal Collaborative Partners to develop options for creating a more robust take-back program for the collection of unwanted and expired drugs and used sharps. As the interim program develops, Health Services will bring options back to the Board for consideration and approval.

Background:

Currently, there is a considerable need to provide Sonoma County residents with safe and convenient methods for disposal of unwanted medicines and sharps using a sustainable model. Since 2005, local governmental agencies and ratepayer sewer service fees have funded various programs that collect and dispose of expired medicine. In Sonoma County, the Safe Medicine Disposal Program is collectively funded by the following partners: Cities of Cloverdale, Healdsburg, Petaluma and Santa Rosa; Town of Windsor; Russian River Watershed Association; Sonoma Water; and the Sonoma County Waste Management Agency. Approximately $71,600 is spent annually on the collection, handling, and disposal of consumer-generated medications by the program partners and $21,400 for consumer-generated sharps paid by the Sonoma County Waste Management Agency.

Since the current Safe Medicine Disposal Program began in 2007, the amount of medications collected has continued to grow annually, starting with 3,135 pounds in 2008 to over 16,108 pounds in 2016. These programs have collected more than 123,000 pounds of pharmaceutical drug waste since their inception. Each year, the demand increases for more collection bins and bin locations. Based on our estimates, less than thirty percent of unwanted prescription drugs are being disposed of through these programs.

In 2012, Alameda County became the first local government in the United States to adopt an ordinance requiring pharmaceutical producers to design, fund, and operate a safe medicine collection and management program. Alameda County’s ordinance has become a model for other jurisdictions. The pharmaceutical industry filed a lawsuit attempting to block implementation. After the Ninth Circuit Court of Appeals upheld the ordinance in 2015, multiple other localities have enacted similar ordinances, without legal challenge, including the California counties of Marin, Santa Clara, Santa Cruz, Santa Barbara, San Mateo, Contra Costa, and Tehama; the City and County of San Francisco; the California cities of Santa Cruz, Scotts Valley, Watsonville, and Capitola; and the San Luis Obispo Integrated Waste Management Authority for the areas of San Luis Obispo County and the seven incorporated cities.

California counties and cities have since passed Extended Producer Responsibility ordinances covering both drugs and sharps while others, with existing Extended Producer Responsibility ordinances for drugs, have passed separate ordinances for sharps. The counties of Alameda, Santa Clara, Santa Cruz, Tehama; the Cities of Santa Cruz, Scotts Valley, Watsonville, and Capitola; as well as the San Luis Obispo Integrated Waste Management Authority have all passed Extended Producer Responsibility laws to address the problem of consumer generated sharps waste.

Between September 2015 and January 2016, the Executive Director and Chair of the Russian River Watershed Association visited city and town councils throughout Sonoma County to deliver a presentation about options for improving and expanding the regional safe collection and disposal of unused and expired medications. In response, all nine incorporated town and city councils signed letters of conceptual support for a countywide Extended Producer Responsibility program for pharmaceutical waste.

Since then, Russian River Watershed Association, Sonoma Water, Sonoma County Waste Management Agency, Health Services, and the cities of Santa Rosa and Petaluma formed a Safe Medicine Disposal Collaborative to study and further develop the safe drug and sharps disposal program for Sonoma County.

Health Services and Sonoma Water staff and other Collaborative members gathered stakeholder input and comments through meetings and discussions about the proposed safe drug and sharps disposal program. Key stakeholders included Medtronic, California Life Sciences, California Retailer Association, interested retail pharmacies, Kaiser, St. Joseph Health System, Redwood Community Health Coalition, Health Action's Committee on Healthcare Improvement, North Bay Watershed Association, Maternal Child and Adolescent Health Advisory Board, Sonoma County Prevention Partnership, and the Alcohol and Other Drug Advisory Board. In addition, the Collaborative received feedback from staff of the County Regional Parks Department, City of Santa Rosa Parks and Recreation Department, Courts, Sheriff's Office, and concerned residents.

Staff has been closely tracking the movement of Senate Bill 212, including keeping updated on the proposed amendments. Staff became aware that preemption language was added to Senate Bill 212, where future local ordinances or those adopted on or after April 18, 2018 would be preempted to ensure consistency and predictability for manufacturers.

The California Product Stewardship Council is a 501(c)(3) nonprofit organization and conducts research and provides education, assistance, and advocacy for local governments on producer responsibility policy in California. The California Product Stewardship Council has been greatly involved in assisting in producer responsibility effort in Sonoma County over the years. In response to the passage of Senate Bill 212, California Product Stewardship Council was in contact with Sonoma County, Los Angeles County, and Tehama County to discuss possible local solutions for take-back, since the passage of Senate Bill 212 had a great impact on local efforts in these counties.

California Product Stewardship Council recently informed Health Services staff of their plan to apply for grant funding through the Department of Health Care Services Substance Use Disorder Compliance Division to fund an interim Drug Take Back Program for California counties. The California Product Stewardship Council grant proposal included a mail-back envelope pilot project to enhance existing take back programs in three types of counties: rural, suburban, and an urban area. The counties selected would receive drug take-back envelopes to be distributed to homebound or disabled residents who have impediments to using medication disposal bins. Sonoma County was one of the counties selected by California Product Stewardship Council for participation in the pilot project.

The Safe Medicine Disposal Collaborative Partners convened after Senate Bill 212's passage to discuss plans to continue and expand the current Safe Medicine and Sharps Collection Program in the interim three to four years until Senate Bill 212 is fully implemented. The Collaborative Partners were in support of Sonoma County being included in the proposed pilot project and working with California Product Stewardship Council on implementation. In response, the Director of the Health Services submitted a letter to the Department of Health Care Services in support of the California Product Stewardship Council managing the Statewide Medicine Disposal Grant.

On November 9, 2018 the California Product Stewardship Council was notified that they were awarded a total of $3,000,000 for the Medication Assisted Treatment (MAT) Expansion Project 2.0 – Drug Take Back Program. A budget of $400,000 is proposed to be used to cover the mail-back pilot program in the three selected counties. It is still to be determined how the envelopes will be dispersed. If Board approval is given for Health Services to participate in the pilot program, meetings between Health Services' staff and California Product Stewardship Council staff will take place to work out the logistics of the program.

Prior Board Actions:

On September 12, 2017 the Board 1) received an update on the development of a proposal for a Sonoma County Safe Medicine Disposal Ordinance, including the feedback from local jurisdictions and the Safe Medicine Disposal Collaborative partners regarding two key policy options – sharps as covered products and collection site minimum standards and 2) provided direction to Department of Health Services and Sonoma Water staff on returning with a full ordinance as well as on the two key policy options – sharps as covered products and collection site minimum standards.

On October 4, 2016 the Board conducted a study session at which the Board 1) received an informational presentation on the Sonoma County Safe Medicine Disposal Program, the ongoing community needs and resources for safe medicine disposal services, and existing medication Extended Producer Responsibility programs in California and 2) provided direction to staff on next steps for a potential local medication Extended Producer Responsibility ordinance.

On April 1, 2008 the Board adopted a resolution supporting the concept of Extended Producer Responsibility for products in general.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Implementing a consistent, sustainable safe medicine disposal program countywide will protect the public and the environment, contributing to a safer and healthier community.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts directly associated with this item.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1) MAT Expansion Project 2.0 – Drug Take Back Program Award Letter, 2) Support Letter for CPSC to Manage Statewide Medicine Disposal Grant

Related Items "On File" with the Clerk of the Board:

None

State of California—Health and Human Services Agency
Department of Health Care Services

JENNIFER KENT
DIRECTOR

EDMUND G. BROWN JR.
GOVERNOR

November 8, 2018

California Product Stewardship Council
Douglas Kobold, Executive Director
1822 21st Suite 100
Sacramento, CA 95811

Dear Mr. Kobold:

The Department of Health Care Services (DHCS), Substance Use Disorder Compliance Division (SUDCD) has completed review of the applications submitted for the MAT Expansion Project 2.0 – Drug Take Back Program and the application submitted by California Product Stewardship Council on October 25, 2018 has been selected.

DHCS awards California Product Stewardship Council a total of $3,000,000.00 to be used for the services described in the Request for Application (RFA) response and Scope of Work. DHCS' award of California Product Stewardship Council application authorizes the reimbursement of services after your Contract with DHCS is fully executed. Upon execution of your Contract, it is required that California Product Stewardship Council commence services as stated in your RFA response.

If you wish to withdraw your application, please notify DHCS immediately.

DHCS will be in touch shortly regarding your Contract. Should you have any questions, please reach out to the DHCS Project Representative, Janelle Ito-Orille, at (916) 345-7587 or via email at Janelle.Ito-Orille@dhcs.ca.gov.

Sincerely,

Janelle Ito-Orille
Branch Chief
Substance Use Disorder Compliance Division

Substance Use Disorder Compliance Division
Counselor & Medication Assisted Treatment Section, MS 2603
P.O. Box 997413, Sacramento, CA 95899-7413
(916) 322-6682 fax (916) 440-5230
Internet Address: http://www.DHCS.ca.gov

Sonoma County
DEPARTMENT OF HEALTH SERVICES
Barbie Robinson, MPP, JD – Director

October 23, 2018

Department of Health Care Services (DHCS)
Substance Use Disorder Compliance Division
PO Box 997413
Sacramento, CA 95899

RE: Support for CPSC to Manage Statewide Medicine Disposal Grant

Dear DHCS Substance Use Disorder Compliance Division:

On behalf of Sonoma County Department of Health Services, I am writing in support of the California Product Stewardship Council (CPSC) to manage a two-year statewide program for collection and disposal of unwanted medication.

To date, CPSC has provided instrumental support for 12 cities and counties in California adopting medicine disposal ordinances that shift the responsibility of funding and managing the program to the producers and has supported legislation at the state level, SB 212, to expand safe medicine disposal statewide. Sonoma County has worked with CPSC on a grant project for Household Hazardous Waste (HHW) resulting in successfully recruiting retailers to sell and refill 1 lb. propane gas refillable containers, which saves resources for customers and the County. We know first hand that CPSC is expert at managing grant projects that include retail recruitment with great success.

Specific to this grant, CPSC has worked for years to help educate and advocate for safe medicine disposal in our county. CPSC Senior Advisor Heidi Sanborn presented to 200 people, including a County Supervisor, at a Russian River Watershed conference in July 2014, which led to that supervisor championing a drug take-back ordinance that was on track to be passed right when the devastating fires struck our county in 2017. Sanborn also testified at our public hearing on whether sharps should be included in the ordinance, which led to Board of Supervisors direction to staff to include sharps. Our ordinance was put on hold while fire mitigation was ongoing for a year. We have a countywide task force that has been working many years to reduce drug abuse through safe disposal and have realized we need a sustainable funding source to continue the program. While we are grateful that SB 212 passed, it preempted our county ordinance from being adopted in October 2018. We are grateful to have the opportunity to participate in this grant to greatly expand the areas underserved by safe drug disposal in Sonoma County.

We are eager to be one of the three counties selected to distribute the drug take-back envelopes directed at serving homebound or disabled residents who have impediments to using medication disposal bins. We will do that by using our existing partnerships with organizations that serve homebound and disabled clients, such as:

- Human Services Department (In-Home Support Services)
- Council on Aging
- Hospice and home health care providers
- Redwood Community Health Coalition and their network of community health centers

Sonoma County is committed to our collaboration with CPSC to establish receptacles in our region in areas with highest drug abuse that are now under-served and target homebound and disabled communities with mail-back envelopes. Collaboration will include staff time to assist with local project components and participation in education and outreach through a variety of channels that we use to educate our clients and community.

We are very grateful to your agency for winning the grant that will allow this important work to continue statewide until SB 212 is fully implemented. We strongly encourage you to select the CPSC proposal as they are extremely well positioned to implement it successfully and cost-effectively in California.

Please do not hesitate to contact us with any questions.

Sincerely,

Barbie L. Robinson

Barbie Robinson, Director
Sonoma County Department of Health Services

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 37
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of the County of Sonoma, Board of Directors of the Sonoma County Water Agency, Board of Commissioners of the Community Development Commission, and Board of Directors of the Sonoma County Agricultural Preservation and Open Space District

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Human Resources

Staff Name and Phone Number:	**Supervisorial District(s):**
Cheryl Thibault, Benefits Manager 565-3033	All

Title: Benefits Consulting and Actuarial Services Agreement

Recommended Actions:

Authorize the Director of Human Resources to execute an agreement with The Segal Group, Inc. for employee and retiree benefit consulting, actuarial, and brokerage services for a five year term, from January 1, 2019, through December 31, 2023, with a maximum agreement amount not to exceed $ 1,190,000.

Executive Summary:

Segal Consulting was selected through a Request for Proposal process and was selected after a robust evaluative process. The Segal Group (Segal) has provided benefit and actuarial consulting services to the County of Sonoma since January 2008, and was previously the successful bidder in 2013 and again in the 2018 Request for Proposal process. Segal was determined to provide the most competitive costs with the broadest scope of services, has developed a strong reputation in their actuarial analysis performed for the County, as well pension actuarial services provided through a separate agreement with the Sonoma County Employee Retirement Association (SCERA). Segal's proposal came in with a 4% reduction to the first year's "not to exceed" annual amount of $235,000 for the first three years 2019-2021, and a 2% increase per year thereafter for the five year term through 2023.

Discussion:

Human Resources, Employee Benefits Unit is responsible for management and administration of the County's health and welfare benefit programs for employees, retirees, and their eligible dependents. As part of that responsibility, the County contracts with benefit consultants to assist the County in maintaining benefit programs that are competitively priced, meeting the needs of County employees, retirees, and dependents, and are innovative and comprehensive to attract human resource talent positioning the County as an employer of choice.

The Segal Group (Segal) was selected through a Request for Proposal (RFP) process which was released in July 2018 and widely circulated. A total of six national and regional benefit consulting firms' submitted proposals which were accepted into the review process, and four firms were invited to the interview process. The consultants selected for the interview process included Gallagher Benefits Services, Inc., Keenan and Associates, Rael and Letson, and Segal Consulting. Participating in the interview and selection process were Cheryl Thibault, Employee Benefits Manager; Amanda Thompson, Assistant Auditor-Controller, Treasurer Tax Collector; Gina Javier, Fiscal Services Officer-Human Resources. Because the County's benefits consultants work closely with the Joint Labor Management Benefits Committee (JLMBC), the interview and selection panel included two representatives from the JLMBC, Andre Bercut, Child Support Services Worker II, on behalf of Service Employees International (SEIU), and Lou Maricle, Retiree, formerly employed in the Information Systems Department, on behalf of the Sonoma County Association of Retired Employees (SCARE).

Following an extensive evaluation and due diligence process, The Segal Group was selected. The Segal Group (Segal) has provided benefit and actuarial consulting services to the County of Sonoma since January 2008, was the successful bidder during the 2013 process, and is being recommended again in the 2018 Request for Proposal process. Segal was determined to provide the most competitive costs with the broadest scope of services. More importantly, due to the high level of satisfaction the County and the JLMBC have had with the work and services provided by Segal, the Selection Committee unanimously recommended contracting again with Segal. The recommendation of the Evaluation Committee was also discussed at the JLMBC meeting on October 25, 2018 and all members present supported the recommendation.

The proposed fee arrangement was based upon the initial fees proposed by each of the consulting firms, and further fee clarification and last best final offers solicited from the finalist consultant firms. Initial annual fees for benefit consulting services ranged from $219,000 to $289,000. Segal agreed to provide all requested services at an all-inclusive annual fee not to exceed $235,000 for the first three years 2019-2021, a 2% increase to $240,000 in the fourth year 2022, and another 2% increase to $245,000 in the fifth year through December 31, 2023. Segal also provides a 100% guarantee for any and all work performed that doesn't meet the County's satisfaction. Services are billed only for the services requested and provided by Segal, up to the annual maximum amount, and there is no guaranteed minimum amount of work. The County only pays for requested services completed to the County's satisfaction.

Segal is a national benefits consulting firm and currently is the primary benefits consultant to the counties of Kern, Marin, Santa Clara, San Bernardino, the cities of Bakersfield, Napa, Benicia, and Los Angeles, as well as for the Los Angeles Unified School District and the State of Hawaii. Nationally, the firm provides consultant services to over 400 public sector entities. Based upon their reputation and the quality of work performed previously for the County. Segal has developed a trusting relationship with the County and with labor representatives and is a valuable business partner, whether presenting information as part of labor negotiations, or working on benefit analysis projects with the Joint Labor Management Benefits Committee (JLMBC).

The following outlines some of the primary services to be provided by Segal including: aggressively negotiating benefit premium costs with health plan vendors, consultation on all benefit programs, in depth analysis of current industry comparative cost trends in the public and private sectors, and information on industry best practices. Segal keeps the County appraised on all regional, State, and Federal legislative changes impacting benefits, and have provided the County with invaluable support and analysis of the impacts of the Federal Affordable Care Act. Segal performs actuarial analysis of the County's self-insured plans as well as the Other Post-Employment Benefits (OPEB) valuation. Segal staff also actively participates and provides support to the JLMBC. A complete Scope of Services is outlined in Attachment A.

Based upon the rating structure included in their proposal, we have negotiated a five year agreement from January 1, 2019 through December 31, 2023. Maximum fees payable under this agreement is up to $1,190,000 for benefits consulting, brokerage and actuarial services. All fees are outlined in Attachment B.

Prior Board Actions:

12/19/2017	Approved amendment extending term for one year
12/10/2013	Approved initial agreement with Segal Consulting
01/08/2013	Approved amendment extending term for six months and additional $150,000
05/22/2012	Approved amendment extending term for six months and additional $132,000
12/14/2010	Approved amendment extending term and additional $215,000
02/26/2008	Approved amendment for additional $65,000 actuarial services
01/08/2008	Approved initial agreement term 1/1/08 through 6/30/11, total contract $904,000

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Maintaining competitive and affordable benefits meets the health needs of County employees, retirees, and their eligible dependents.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	245,000	235,000	235,000
Additional Appropriation Requested			
Total Expenditures	**245,000**	**235,000**	**235,000**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	245,000	235,000	235,000
Use of Fund Balance			
Contingencies			
Total Sources	**245,000**	**235,000**	**235,000**

Narrative Explanation of Fiscal Impacts:

Segal's proposal came in with a 4% reduction to projected annual costs over the current year's projected expenditures. Costs associated with benefit consulting and actuarial services provided through this agreement are budgeted in the Employee Benefits Administration Fund 51210, County Health Plan Fund 51215, and Other Post-Employment Benefits (OPEB) Fund 51605.

The Employee Benefits fund is funded by a per employee annual rate charged to GF and non-GF departments. Consulting support to the CHP is funded by employer and employee premiums, with the employer contributions paid by both GF and non-GF departments. Actuarial support to the OPEB fund is funded by 8.8% payroll employer contributions paid by both GF and non-GF departments.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)
Not applicable			

Narrative Explanation of Staffing Impacts (If Required):

Not applicable

Attachments:

Attachment A – Scope of Services
Attachment B – Fee Schedule

Related Items “On File” with the Clerk of the Board:
Sample Agreement for Benefit Consulting Services Sample Business Associate Agreement

Attachment A

The Segal Company

Scope of Services

01/01/2019 to 12/31/2023

1) General Services

General services apply to each of the three types of services for which proposals are submitted. They shall include, but are not limited to, the following:

- Develop a work plan with the County prior to the beginning of each fiscal year, including all requirements necessary to ensure sound program management and fiscal accountability.
- Maintain accessibility to staff and provide assistance and consultation as requested in a timely manner.

2) Benefit Consultation Services

Benefit Consultation Services shall include a comprehensive approach to the following without limitation:

- Thoroughly review each benefit program offered by the County and quickly develop a comprehensive understanding of all benefits provided to County employees and retirees.
- Monitor current claims activity for each program and provide semi-annual reports reflecting budget, paid claims, administrative expenses, loss ratio, and trends. Identify and promptly notify the County when unexpected claims may impact program costs and/or availability of coverage.
- Provide an annual assessment of the County's medical, dental, vision, life, and prescription drug programs. The assessment shall contain an in-depth analysis of current industry comparisons and cost trends from both public and private sector programs. The assessment will identify program inadequacies and problems, as well as offer remedial recommendations. Cost effectiveness and methodologies for increasing benefit values to plan participants must be addressed.
- Upon request, draft and review plan documents, annual enrollment material, summarize plan descriptions, and assist staff in document preparation.
- Provide information and recommendations on best practices relating to the administration of employee benefit programs in the public and private sectors.
- Identify and stay informed of all viable employee benefit options available in the County's immediate geographical area. Additionally, be generally informed as to what is offered by other public employers in California as well as industry trends.
- Continually research and stay abreast of local, state, and federal legislation. Provide regular updates and recommendations of any and all legislation that may impact

benefit programs for public employers in California. Further, timely notify and provide direction to the County regarding pertinent legislation.

- Participate in the Sonoma County Joint Labor Management Benefits Committee meetings.
- Conduct ad-hoc benefits research upon request.
- Consistently maintain professional and productive relationships with vendors and other contacts on the County's behalf.

3) Brokerage Services

Brokerage Services shall include a comprehensive approach to the following, without limitation:

- Lead and/or assist the County in marketing projects to select new vendors utilizing the County's purchasing and procurement practices. This process may include formal presentations to management, the Joint Labor Management Benefits Committee, the Board of Supervisors, and other employee organizations as necessary.
- Assist in obtaining and appointing new vendors and implementing new benefit programs.
- Assess reasonableness of any benefit rate adjustment and/or changes in contract or service provisions.
- Diligently and punctually negotiate reasonable renewal premium rates on the County's behalf.

4) Actuarial Services

Actuarial Services shall include a comprehensive approach to the following, without limitation:

- Prepare an annual actuarial analysis of the County Health Plan and any other self-insured benefit programs provided now or in the future by the County.
- Routinely research, analyze and recommend appropriate premium rate equivalents and reserves.
- Routinely research, analyze and diligently prepare statistical analyses and cost allocations.
- Conduct any and all necessary benefit actuarial evaluations in compliance with law, and accounting standards as established by the Governmental Accounting Standards Board (GASB) such as other post-employment benefits (OPEB) valuations.

- Annually provide an actuarial certification of credible coverage for Medicare Part D the County's prescription plans.

Attachment B

The Segal Company

Fee Schedule

01/01/2019 to 12/31/2023

1. Maximum Fees

For all services provided by the Contractor listed in Exhibit A, Scope of Services, specifically related to 1) General Services, 2) Benefit Consultation Services, 3) Brokerage Services and 4) Actuarial Services, the maximum fees payable under this agreement will not exceed a total of $1,190,000 for the period of January 1, 2019 to December 31, 2023.

A. Not to exceed $235,000 for 2019
B. Not to exceed $235,000 for 2020
C. Not to exceed $235,000 for 2021
D. Not to exceed $240,000 for 2022
E. Not to exceed $245,000 for 2023

2. Hourly Rates

The County will be charged on an hourly basis for services based on the Contractor's professional performing the work, as directed by County. The hourly rates are defined below:

Position	Segal Hourly Rates 01/01/2019 - 12/31/2021	Segal Hourly Rates 01/01/2022 - 12/31/2022	Segal Hourly Rates 01/01/2023 - 12/31/2023
Principle, Senior Vice President	$ 440	$ 455	$ 475
Consultant, Vice President	$ 350	$ 360	$ 375
Health Benefits Manager	$ 350	$ 360	$ 375
Senior Health Benefits Advisor / Consultant	$ 320	$ 330	$ 340
Health Benefits Advisor	$ 275	$ 285	$ 295
Senior Vice President and Consulting Actuary	$ 440	$ 455	$ 470
Consulting Actuary, Vice President	$ 350	$ 360	$ 375
Compliance Consultant	$ 370	$ 380	$ 395
Communications Senior Consultant	$ 320	$ 330	$340

County of Sonoma
Agenda Item
Summary Report

Agenda Item Number: 38
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Human Services

Staff Name and Phone Number:

Susy Marrón	524-2639
Karen Fies	565-6990

Supervisorial District(s):

All

Title: Child Care Planning Council of Sonoma County Membership

Recommended Actions:

1. Approve the re-appointment to the Child Care Planning Council of Sonoma County for a two-year term beginning January 1, 2019, ending December 31, 2020 for the following members: Jason Riggs, Terry Ziegler, Missy Danneberg, Kathleen Kelley, Soledad Figueroa, Lisa Grocott, and Debbie Blanton.
2. Authorize the Director of Human Services to sign the required Certification Statement Regarding Composition of Local Planning Council Membership.

Executive Summary:

Background

The mission of the Child Care Planning Council of Sonoma County is to convene and inspire the community through collaboration, leadership, and advocacy to promote and plan for quality child care and development services for the benefit of all children (primarily birth to 12), their families, and Sonoma County.

The Child Care Planning Council was originally established in 1992 to meet the requirements mandated by the passage of Assembly Bill (AB) 2141, which created local child care and development planning councils to identify local priorities for child care and state preschool expansion funds. The passage of AB 1542, which established the CalWORKs program, also required the County Superintendent and the Board of Supervisors to designate a local child care planning council to establish priorities for state-funded child care and development services and to develop a comprehensive countywide plan for child care. It is this bill that connects CalWORKs, and the Sonoma County Human Services Department, to the Child Care Planning Council. On September 29, 1998, the County Superintendent of Schools and the Board of Supervisors designated the Child Care Planning Council of Sonoma County, which is staffed by the Sonoma County Office of Education.

Discussion:

The Council recommends the appointment and re-appointment of members that meet the legislated membership requirements to the Board of Supervisors and the County Superintendent of Schools to jointly appoint members to the local child care planning council in 5 categories of membership: 1) Consumers, 2) Child Care Providers, 3) Public Agency Representatives, 4) Community Representatives, and 5) Discretionary Appointees of the Board and the Superintendent.

The Child Care Planning Council bylaws allow up to 35 members. Current membership is 21 members. There are usually between 20-25 active members on the Council. As required, the Child Care Planning Council makes every effort to assure that the ethnic, racial and geographic composition is reflective of the county. The CCPC Membership Chair and Committee have been working hard over the last year to increase membership. Openings are posted on the Child Care Planning Council website and the County Boards and Commissions website. Additionally, community recruitment efforts are made on an ongoing basis via press releases, flyers and individual outreach. Members are appointed for two-year terms with half of the members' terms expiring each year.

The Board of Supervisors is requested to re-appoint the following members. These re-appointment recommendations have been made to and approved by the County Superintendent of Schools for the following members:

Jason Riggs, Executive Director of Extended Child Care, Child Care Consumer Seat
Terry Ziegler, Owner/Director of Mt. Taylor Children's Centers, Child Care Provider Seat
Missy Danneberg, Instructor, Sonoma State University and Santa Rosa Junior College, Community Seat
Kathleen Kelley, Early Learning Institute, Community Seat
Soledad Figueroa, River to Coast Children's Services, Discretionary Seat
Lisa Grocott, Community Action Partnership, Discretionary Seat
Debbie Blanton, SCOE Special Education Preschool, Public Agency Seat

The Council will have 13 openings for additional members after these re-appointments are approved.

The Board of Supervisors is also requested to authorize the Director of Human Services to sign the required Certification Statement Regarding Composition of Local Planning Council Membership. This is an annual report that is completed by the Child Care Planning Council and submitted to the California Department of Education.

Prior Board Actions:

November 13: Appoint Stella Gonzalez to the Child Care Planning Council of Sonoma County for a two-year term beginning November 13, 2018, ending December 31, 2020.
June, 2018: Appoint Renee Whitlock-Hemsouvanh to the Child Care Planning Council of Sonoma County and requested authorization for the Director of Human Services to sign the required Certification.
December, 2017: Appoint/reappoint members of the Child Care Planning Council of Sonoma County and requested authorization for the Director of Human Services to sign the required Certification.
September 19, 2017: Appoint/move members of the Child Care Planning Council of Sonoma County.
February 7, 2017: Reappoint members of the Child Care Planning Council of Sonoma County and requested authorization for the Director of Human Services to sign the required Certification Statement

regarding composition of Local Planning Council membership.
November 15, 2016: Appoint member to Sonoma County Child Care Planning Council
November 15, 2016: Accept Comprehensive 2016-2021 Child Care Plan
September 13, 2016: Appoint/move members of the Sonoma County Child Care Planning Council.
January 5, 2016: Appointed/reappointed members of the Sonoma County Child Care Planning Council and approved by-laws which established term of membership.
June 9, 2015: Approved Sonoma County Child Care Planning Council's Funding Priorities by Zip Code.
April 7, 2015: Passed resolutions recognizing Week of the Young Child.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

The mission of the Child Care Planning Council of Sonoma County is to convene and inspire the community through collaboration, leadership and advocacy to promote and plan for quality child care and development for the benefit of all children (primarily birth to 12), their families and Sonoma County.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):
None.
Attachments:
1) Child Care Planning Council of Sonoma County Membership List 2) Certification Statement Regarding Composition of LPC Membership
Related Items “On File” with the Clerk of the Board:

Attachment 1

Child Care Planning Council of Sonoma County

Membership as of Tuesday, November 13, 2018

Membership Category	*# of Seats*	*Name*	*Organization*
Child Care Consumer			
	1	Stella Gonzalez	Boys & Girls Clubs of Central Sonoma
	1	Rebecca Hachmyer	Graduate Student Instructor
	1	Jason Rigss	Extended Child Care
	1	Lorie Siebler	Community Child Care Council (4Cs)
	1	Vacancy	
	1	Vacancy	
	1	Vacancy	
Total Seats	**7**		
Child Care Provider			
	1	Megan Hede	Peek-A-Boo Playhouse
	1	Emma Kerns	Sonoma County YMCA
	1	Cathy Vaugh	Montessori School of Sonoma
	1	Renee Whitlock-Hemsouvanh	Child Family Community, Inc.
	1	Terry Ziegler	Mt. Taylor Children's Centers
	1	Vacancy	
	1	Vacancy	
Total Seats	**7**		
Community			
	1	Carrie Anabo	League of Women Voters
	1	Missy Danneberg	Sonoma State University/Santa Rosa Junior College
	1	Kathleen Kelley	Behavioral Consultation Project/Early Learning Institute
	1	Heather Sweet-Krikac	Social Advocates for Youth
	1	Vacancy	
	1	Vacancy	
	1	Vacancy	
Total Seats	**7**		
Discretionary			
	1	Soledad Figueroa	River to Coast Childrens Services
	1	Lisa Grocott	Community Action Partnership Head Start
	1	Sonya Valiente	SVUSD El Verano Preschool
	1	Margie Vondrak	Retired
	1	Vacancy	
	1	Vacancy	
	1	Vacancy	
Total Seats	**7**		
Public Agency			
	1	Michelle Bendyk	Sonoma County Human Services Department
	1	Debbie Blanton	Sonoma County Office of Education
	1	Alice Hampton	Santa Rosa Junior College
	1	Susan Langer	Sonoma County SELPA
	1	Nanette (Sheri) Schonleber	Sonoma State University
	1	Vacancy	
	1	Vacancy	
Total Seats	**7**		

35 Total Membership **22 Seats Filled** **13 Vacancy**

33313
California Department of Education
Child Development Division
Form CD-3020 (New 12/99)

CERTIFICATION STATEMENT
REGARDING COMPOSITION OF LPC MEMBERSHIP

Return to:
California Department of Education
Child Development Division
Local Planning Council Team
1430 N Street, Suite 3410
Sacramento, CA 95814

Due Date:
Annually on January 20

Please complete all information requested below:

County Name: **Sonoma**	County Coordinator Name and Telephone Number: **Susy Marrón, (707) 524-2639**	
Membership Categories		
20% Child Care Consumers (Defined as a parent or person who receives, or who has received within the past 36 months, child care services.)		
Name of Representative	Address/Telephone Number	Appointment Date and Duration
Stella Gonzalez	**2738 Treetops Way Santa Rosa, CA 95404**	**Seat Appointed November 13, 2018 Expires December 31, 2020**
Rebecca Hachmyer	**37 Averye Way Petaluma, CA 94952 (707) 321-2320**	**Seat Appointed January 1, 2018 Expires December 31, 2019**
Jason Riggs	**1745 Copperhill Pkwy. #5 Santa Rosa, CA 95403 (707) 545-2402**	**Seat Appointed January 1, 2017 Expires December 31, 2018**
Lorie Siebler	**131-A Stony Circle, #300 Santa Rosa, CA 95401 (707) 522-1413, x213**	**Seat Appointed September 19, 2017 Expires December 31, 2019**
20% Child Care Providers (Defined as a person who provides child care services or represents persons who provide child care services.)		
Name of Representative	Address/Telephone Number	Appointment Date and Duration
Megan Hede	**4303 Gilford Lane Rohnert Park, CA 94928 (707) 588-0498**	**Seat Appointed January 1, 2018 Expires December 31, 2019**
Emma Kerns	**2590 Piner Road Santa Rosa, CA 95403 (707)542-9202**	**Seat Appointed December 12, 2017 Expires December 31, 2019**
Cathy Vaughn	**P.O. Box 760 Sonoma, CA 95476 (707) 996-2422**	**Seat Appointed January 1, 2018 Expires December 31, 2019**
Renee Whitlock-Hemsouvang	**3421 Bonita Vista Lane Santa Rosa, CA 95404**	**Seat Appointed June 5, 2018 Expires December 31, 2019**
Terry Ziegler	**190 Arlen Drive Rohnert Park, CA 94928 (707) 793-9020**	**Seat Appointed January 1, 2017 Expires December 31, 2018**
20% Public Agency Representatives (Defined as a person who represents a city, county, or local education agency.)		
Name of Representative	Address/Telephone Number	Appointment Date and Duration
Michelle Bendyk	**222 Capricorn Way, #100 Santa Rosa, CA 95407 (707) 565-7000**	**Seat Appointed September 19, 2017 Expires December 31, 2019**

Debbie Blanton	**8511 Limon Way** **Rohnert Park, CA 94928** **(707) 522-3272**	**Seat Appointed January 1, 2017** **Expires December 31, 2018**
Alice Hampton	**1501 Mendocino Avenue** **Santa Rosa, CA 95401** **(707) 522-2619**	**Seat Appointed January 1, 2018** **Expires December 31, 2019**
Susan Langer	**18606 Riverside Drive** **Sonoma, CA 95476** **(707) 935-6096**	**Seat Appointed September 19, 2017** **Expires December 31, 2019**
Nanette Schonleber	**1801 E. Cotati Avenue** **Rohnert Park, CA 94928** **(707) 664-4015**	**Seat Appointed December 12, 2017** **Expires December 31, 2019**
20% Community Representatives (Defined as a person who represents an agency or business that provides private funding for child care services, or who advocates for child care services through participation in civic or community-based organizations but is not a child care provider or CDE funded agency representative.)		
Name of Representative	Address/Telephone Number	Appointment Date and Duration
Carrie Anabo	**120 Eleventh Street** **Santa Rosa, CA 95401** **(707) 528-4946**	**Seat Appointed January 1, 2018** **Expires December 31, 2019**
Missy Danneberg	**1501 Mendocino Avenue** **Santa Rosa, CA 95401** **(707) 527-4315**	**Seat Appointed November 15, 2016** **Expires December 31, 2018**
Kathleen Kelley	**311 Professional Drive** **Rohnert Park, CA 94928** **(707)591-0170**	**Seat Appointed January 1, 2017** **Expires December 31, 2018**
Heather Sweet-Krikac	**1243 Ripley St.** **Santa Rosa, CA 95401** **(707) 542-3432**	**Seat Appointed January 1, 2018** **Expires December 31, 2019**
20% Discretionary Appointees (Appointed from any of the above categories or outside of these categories at the discretion of the appointing agencies.)		
Name of Representative	Address/Telephone Number	Appointment Date and Duration
Soledad Figueroa	**P.O. Box 16** **Guerneville, CA 95446** **(707) 869-3613**	**Seat Appointed January 1, 2017** **Expires December 31, 2018**
Lisa Grocott	**1300 N. Dutton Ave.** **Santa Rosa, CA 95405** **(707) 544-6911**	**Seat Appointed January 1, 2017** **Expires December 31, 2018**
Sonya Valiente	**18606 Riverside Drive** **Sonoma, CA 95476** **(707) 935-4221**	**Seat Appointed January 1, 2018** **Expires December 31, 2019**
Margie Vondrak	**1436 Mathias Place** **Rohnert Park, CA 94928** **(707) 795-1977**	**Seat Appointed January 1, 2018** **Expires December 31, 2019**

Authorized Signatures		
We hereby verify as the authorized representatives of the county board of supervisors (CBS), the county superintendent of schools (CSS), and the Local Child Care and Development Planning Council (LPC) chairperson that as of December 2009 *(Date)*, the above identified individuals meet the council representation categories as mandated in AB 1542 (Chapter 270, Statutes 1997; California *Education Code* Section 8499.3). Further, the CBS, CSS, and LPC chairperson verify that a good faith effort has been made by the appointing agencies to ensure that the ethnic, racial, and geographic composition of the LPC is reflective of the population of the county.		
Authorized Representative - County Board of Supervisors	Telephone Number	Date
Authorized Representative - County Superintendent of Schools	Telephone Number	Date
Local Child Care Planning Council Chairperson	Telephone Number	Date

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 39
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit Sonoma, Regional Parks

Staff Name and Phone Number:

Amy Lyle, Permit Sonoma x7389
Bert Whitaker, Regional Parks x3064

Supervisorial District(s):

All

Title: Park Setback Interpretation for Cannabis Projects, ORD18-0009

Recommended Actions:

Adopt a Resolution Interpreting Public Parks as referenced in the Cannabis Land Use Ordinance as all existing Federal Recreation Areas, State Parks, Regional Parks, Community Parks, Neighborhood Parks, and Class I Bikeways as designated in the Sonoma County 2020 General Plan.

Executive Summary:

The proposed Resolution would interpret the term “public parks” in the Cannabis Land Use Ordinance to include all existing Federal Recreation Areas, State Parks, Regional Parks, Community Parks, Neighborhood Parks, and Class I Bikeways as designated in the Sonoma County General Plan 2020. This would require that outdoor and mixed light cultivation operations be setback 1,000 feet from any of these sensitive uses, with a potential reduction in the setback with a use permit.

Discussion:

On October 16, 2018, the Board of Supervisors adopted amendments to the Cannabis Land Use Ordinance (“Ordinance”). The Ordinance requires a setback for outdoor and mixed light (greenhouse) cultivation to sensitive uses, including a “school providing education to K-12 grades, a public park, childcare centers, or an alcohol or drug treatment facility.” The setback is 1,000 feet “measured in a straight line from the property line of the protected site to the closest property line of the parcel with the cannabis cultivation use.”

The Ordinance also includes a potential reduction to this setback, with a use permit. Sections 26-88-254(f)(6) and (8) state “this park setback may be reduced with a use permit when it is determined that an actual physical equivalent separation exists due to topography, vegetation or slope, that no offsite impacts will occur, and that the cannabis operation is not accessible or visible from the park.”

Staff's administrative interpretation of "public parks" included Federal Recreation Areas, State Parks, Regional Parks, Community Parks and Neighborhood Parks, but did not included Class I bikeways, also known as off road paved trails. However, at the public hearing on October 16, several Board members clarified that they considered Class I Bikeways to be linear parks and included within the definition of "public parks" as used in the Ordinance because the intent was to protect sensitive populations, environmental resources, and the public's use and enjoyment of such environmental resources.

The Cannabis Ad Hoc Committee (Supervisors Gore and Hopkins) requested staff to review the interpretation of "public park" in light of the General Plan, other relevant laws and policies, and the Board's legislative intent. Following that review, the Ad Hoc Committee and staff are bringing forward a Resolution interpreting public parks within the Cannabis Land Use Ordinance to include existing Class I Bikeways in addition to Federal Recreation Areas, State Parks, Regional Parks, Community Parks and Neighborhood Parks as designated in the General Plan. This would require outdoor and mixed light cultivation operations to comply with a 1,000 ft. setback with a potential reduction in the setback with a use permit.

Sonoma County General Plan

The General Plan recognizes Class I bikeways in two elements, the Circulation Element and the Open Space and Resource Conservation Element. They are considered transportation facilities that "*provide bicycle travel on an all-weather surface within a right-of-way that is for exclusive use by pedestrians, bicyclists and other non-motorized modes."* They are also recognized as a "*preferred facility for recreational activities, especially for children, inexperienced bicyclists, and people with disabilities. These bikeways also offer recreational opportunities for walkers, runners, equestrians, and many other users that prefer or require an off-road facility."*

Existing and proposed Class I Bikeways are designated on General Plan Figure OSRC-4. The Sonoma County Bicycle and Pedestrian Plan (adopted in 2010) provides a map showing the Bikeways distinguishing the existing and proposed Class I bikeways (page 30). The proposed interpretation would require a setback only from existing already constructed Class I Bikeways, not those listed and mapped as proposed.

Similarly, the Open Space and Resource Conservation Element designates existing parks as outdoor recreation areas on General Plan Figures OSRC-5a through 5i. The Public Facilities and Services Element also includes parkland needs and implementation measures and includes in the discussion all parklands in the County including Federal Recreation Areas, State Parks, Regional Parks, Community Parks, and Neighborhood Parks.

Thus the recommended interpretation of public parks is consistent with the General Plan and the Board's legislative intent.

Environmental Determination

This interpretation of the zoning code is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it will not result in any direct or indirect physical change to the environment. The adoption of this interpretation is further exempt from CEQA review pursuant to Sections 15307 and 15308 of the State CEQA Guidelines as an action taken to assure the maintenance, restoration, enhancement, and protection of the environment and natural resources because the setbacks reduce potential impacts of cannabis cultivation and enhance protections of public parks.

Prior Board Actions:

October 16, 2018: Final adoption of the Cannabis Land Use Ordinance Amendments
August 28, 2018: Final adoption of the Cannabis Business Tax and Health Ordinance amendments.
August 7, 2018: A public hearing on the Cannabis Land Use Ordinance was held and straw votes were taken.
April 10, 2018: Resolution of Intention to update existing cannabis land use ordinance.
September 12, 2017: Approval of a Resolution to modify and extend the Temporary Code Enforcement Penalty Relief Program for Land Use Permits for Cannabis Operations.
July 18, 2017: Approval of the appointment of 20 members to serve on the Sonoma County Cannabis Advisory Group for a term of two years.
April 11, 2017: Approval of staffing and budgetary adjustments to implement the Cannabis Program, adoption of the 2017 Cannabis Ad Hoc Committee Charter, and approval of the Advisory Group Selection and Work Plan.
May 23, 2017: Approval of a Resolution establishing the Code Enforcement Temporary Penalty Relief Program.
December 20, 2016: Final adoption of Cannabis Land Use Ordinance.
December 13, 2016: Final adoption of Cannabis Business Tax Ordinance and Cannabis Health Ordinance.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Federal Recreation Areas, State Parks, Regional Parks, Community Parks, Neighborhood Parks, and Class I Bikeways, which function as linear public parks, contribute to the tourism economy, enhance the quality of life for County residents and visitors, conserve unique natural and cultural resources, and may be utilized by sensitive populations for recreation and enjoyment, and thus may be incompatible with outdoor and mixed light cannabis cultivation operations.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

None

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

Attachment A: Board of Supervisors Resolution

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ______________

Date: December 11, 2018

Resolution Number: ______________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Interpreting "Public Parks" as referenced in the Sonoma County Zoning Code, Cannabis Land Use Ordinance (Section 26-88-254) as all existing Federal Recreation Areas, State Parks, Regional Parks, Community Parks, Neighborhood Parks, and Class I Bikeways as designated in the Sonoma County General Plan 2020

Whereas, on December 20, 2016, the Board of Supervisors adopted a series of ordinances to establish a comprehensive local program, to permit and regulate the complete supply chain of medical cannabis uses; and

Whereas, on July 5, 2017, the County of Sonoma began accepting permit applications for cannabis-related businesses in accordance with the newly adopted Medical Cannabis Land Use Ordinance; and

Whereas, on October 16, 2018, the Board of Supervisors adopted amendments to the Cannabis Land Use Ordinance to allow adult use cannabis uses, enhance neighborhood compatibility, add definitions and make other minor amendments; and

Whereas, the Cannabis Land Use Ordinance (Sonoma County Code Section 26-88-254) requires a setback of 1,000 feet between sensitive uses, including public parks, measured in a straight line from the property line of the protected site to the closest property line of the parcel with the cannabis cultivation use, with a potential reduction to the setback allowed with a use permit; and

Whereas, Class I Bikeways are recognized for recreational use within the Sonoma County General Plan; and

Whereas, Federal Recreation Areas, State Parks, Regional Parks, Community Parks, Neighborhood Parks, and Class I Bikeways, which function as linear public parks, contribute to the tourism economy, enhance the quality of life for County residents and visitors, conserve unique natural and cultural resources, and may be utilized by sensitive populations for recreation and enjoyment, and thus may be incompatible with outdoor and mixed light cannabis cultivation operations; and

Attachment A

Whereas, it was the intent of the Board of Supervisors in adopting a setback from public parks to protect these beneficial sensitive uses from potential incompatibility with outdoor and mixed light cannabis cultivation operations; and

Whereas, this interpretation of the zoning code is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines because it will not result in any direct or indirect physical change to the environment. The adoption of this interpretation is further exempt from CEQA review pursuant to Sections 15307 and 15308 of the State CEQA Guidelines as an action taken to assure the maintenance, restoration, enhancement, and protection of the environment and natural resources because the setbacks reduce potential impacts of cannabis cultivation and enhance protections of public parks; and

Now, Therefore, Be It Resolved that the Board of Supervisors finds that the foregoing recitals are true and correct; and

Be It Further Resolved that the Board of Supervisors makes the following findings concerning the interpretation of the zoning code:

1. For purposes of the Cannabis Land Use Ordinance, “public parks” includes existing Federal Recreation Areas, State Parks, Regional Parks, Community Parks, and Neighborhood Parks, and Class I Bikeways as designated in the Sonoma County General Plan 2020 and as shown within the Sonoma County Bicycle and Pedestrian Plan. Outdoor and mixed-light cannabis cultivation shall be subject to setbacks from these sensitive uses as set forth in Sonoma County Code Section 26-88-254(f)(6) & (8). Setbacks shall not be applied from “proposed” parklands and Class I Bikeways that have not yet been constructed.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other materials which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403; and

IN REGULAR SESSION of the Board of Supervisors of the County of Sonoma, introduced, passed, and adopted this eleventh day of December, 2018, on regular roll call of the members of said Board by the following vote:

Supervisors:

Gorin:	Rabbitt:	Zane:	Hopkins:	Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 40
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number:	**Supervisorial District(s):**
Derik Michaelson, 565-3095	1

Title: Replacement Non-Prime Land Conservation Act Contract, Justin M. Faggioli, Trust and Sandra D. Donnell, Trust.

Recommended Actions:

Adopt a Resolution to (a) rescind two existing Non-Prime (Type II) Land Conservation Act contracts on 106.00 acres, and (b) authorize the Chair of the Board of Supervisors to execute a single replacement contract on 106 acres located at 28750 Arnold Drive, Sonoma, CA; PRMD File No. AGP15-0012; APN 068-190-021; Supervisorial District 1.

Executive Summary:

The Sonoma County's Land Conservation Act program assists in the preservation of agricultural and open space lands throughout Sonoma County. In exchange for retaining land in agriculture and/or open space, the landowner receives reduced property taxes. The County has four contract-types available: a) Prime contracts for crop agriculture with a 10 acre minimum parcel size requirement; b) Non-Prime contracts for grazing or hay production with a 40 acre minimum; c) Open Space contracts with a 40-acre minimum, and d) Hybrid contracts with a mix of all of the above, also with a 40-acre minimum.

This action is to replace an existing Non-Prime Land Conservation Act contract with a new individual non-prime (Type II) contract on 106 acres with 68.4 acres currently in use for hay production located off of Arnold Drive (Highway 121). Staff confirms the hay production operation meets the parcel size and income requirements of the County's Uniform Rules for non-prime agricultural use and is eligible for approval of a new replacement Land Conservation Act contract.

Discussion:

Land Conservation Act Program

The Board of Supervisors' 2011 update of the *Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones* ("Uniform Rules") allows the County to execute either a Prime or Non-Prime contract for any eligible land located in an established Preserve. The 2011 Uniform Rules provide that a landowner and the County may mutually agree to rescind an existing land conservation contract and simultaneously enter into a replacement contract or contracts, where the replacement contract or contracts would enforceably restrict the same land. The updated rules also provide that the County implement use of a Land Conservation Plan as part of the required contract for qualifying agricultural uses. Land Conservation Plans show locations of various agricultural, open space, permitted, and compatible land uses on contracted land. Future changes to the Land Conservation Plan may be approved by the Director of Permit Sonoma and recorded on title of the subject parcel.

Background

In 1972, the County entered into a Non-Prime (Type II) Land Conservation Contract on the subject land which will be rescinded and replaced by a new Non-Prime contract under the current proposal. The original contract is located in Agricultural Preserve 2-345 and was recorded on February 14, 1972, under Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder. No expansion of the exiting agricultural preserve is required.

Zoning Designation

The subject parcel is zoned LEA 100 (Land Extensive Agriculture) with a 100 acre density requirement. Applicable combining zones include Z (Accessory Dwelling Unit Exclusion), F2 (Flood Plain), G (Geological Hazard), BH (Biotic Habitat), RC 50/25 (Riparian Corridor, 50 and 25 foot setbacks), SR (Scenic Resources), and VOH (Valley Oak Habitat).

Contract Requirements

Uniform Rules require for approval of a Non-Prime (Type II) Land Conservation Act contract that an eligible parcel be located within an existing Agricultural Preserve, a single legal parcel of at least 40 acres, and within an agricultural zone. The Uniform Rules require that at least 50 percent of the property be in agricultural use and generate on an annual basis no less than $2,000 gross total income per farm operation and $2.50 gross income per acre of production. Lastly, remaining non-agricultural areas may support only compatible uses limited to no more than 15 percent of the property, up to a maximum of five acres.

Contract Compliance

The subject property qualifies for approval of an individual replacement Non-Prime (Type II) Land Conservation contact as supported under Findings (a) through (h) in the attached Resolution (Attachment A). The Findings are summarized below.

- The subject parcel is within an existing agricultural preserve (2-345) and confirmed to be a separate legal parcel consisting of 106 acres and meeting the minimum 40 acre size requirement, identified by Assessor’s Parcel Number 068-190-021;
- The property is zoned LEA (Land Extensive Agriculture) with a 100 acre density compatible with agricultural land uses;
- Approximately 68.4 acres (64.5%) of the total parcel is devoted to commercial hay production and meets the 50 percent requirement for qualifying agricultural use;
- The existing hay production operation generates over $14,000 annually and meets the minimum $2,000 total gross annual income per farm operation and the $2.50 gross income per acre of production requirements set by the Uniform Rules.
- The remaining 37.6 acres is undeveloped.

Staff Recommendation:

Staff recommends the Board approve the request to rescind and replace the existing Non-Prime (Type II) Land Conservation Act Contract with a new replacement Non-Prime contract on a separate legal parcel of 106 acres in size within an Agricultural Preserve 2-345.

Prior Board Actions:

On December 13, 2011, the Board approved the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 11-0678).

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Agricultural Preserves and Land Conservation Act Contracts support agriculture and agribusiness by assisting in the preservation of agricultural land through the incentive of reduced property taxes in exchange for retaining the land in agricultural production.

Fiscal Summary

Expenditures	**FY 16-17 Adopted**	**FY 17-18 Projected**	**FY 18-19 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Approval of replacement Land Conservation Act Contract(s) as proposed means the owner will continue to pay a reduced property tax assessment. On October 24, 2018, the County Assessor's Office verified that for contracted lands undergoing replacement from one contract to another of the same or of similar type, such as proposed, no change in property tax assessments is generally anticipated.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Exhibit A: Draft Board of Supervisors Resolution
Exhibit B: Non-Prime Land Conservation Act Contract

Related Items “On File” with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018

Resolution Number: ____________

AGP15-0012 Derik Michaelson

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving The Request by Justin M. Faggioli, Trust and Sandra D. Donnell, Trust To Rescind The Original Contract And Replace it With a New Replacement Land Conservation Act Contracts And Attached Land Conservation Plan; And Authorize The Chair To Execute The New Land Conservation Act Contract And Land Conservation Plans For Non-Prime Agricultural Land, Located At 28750 Arnold Drive; APN 068-190-021.

Whereas, a request has been made by the property owners, Justin M. Faggioli and Sandra D. Donnell, to authorize the Chair to rescind an existing Non-Prime Land Conservation Act contract on 106.0 acres, and execute a single replacement contract and attached land conservation plan for 68.4 acres of non-prime agricultural use on the same 106 acres, located at 27850 Arnold Drive, Sonoma, CA; Permit Sonoma File Nos. AGP15-0012; APN 068-190-021; Supervisorial District 1; and,

Whereas, the County previously entered into two Land Conservation Contracts with Owner(s) or Owner(s)' predecessors in interest, which were recorded on February 14, 1972, and is identified by Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder;

Whereas, on December 13, 2011, the Board of Supervisors adopted the updated *Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules)* (Resolution No. 11-0678); and,

Whereas, consistent with the *Uniform Rules*, County Counsel has revised the Land Conservation Act Contract form, which now incorporates a Land Conservation Plan identifying the various uses of the contracted land. Future changes to identified land uses require amendment of the Land Conservation Plan. The Board, pursuant to Resolution No. 11-0678, has authorized the Director of Permit Sonoma to approve amendments to executed Land Conservation Plans; and,

Whereas, the Board of Supervisors finds that the subject parcel meets the current requirements of the County's Uniform Rules and is eligible to receive a replacement Non-Prime Land Conservation Act Contract; and,

Now, Therefore, Be It Resolved, that the Board of Supervisors makes the following specific findings concerning the requirements for the replacement Non-Prime Land Conservation Act Contract ("Contract"):

a. Existing Agricultural Preserve. The subject property is located within an existing agricultural preserve (Preserve No. 2-345) as required by the Uniform Rules.

b. Single Legal Parcel. The land proposed for contract replacement is confirmed by deed description as a single legal parcel of 106 acres, identified by Assessor's Parcel Number 068-190-021.

c. Compatible Zoning. Land Extensive Agriculture (LEA) zoning with a 100 acre density limitation currently restricts the subject parcel and is compatible with agricultural land uses.

d. Minimum Parcel Size. The minimum requirement for parcel size for Non-Prime agricultural land is 40 acres under the Uniform Rules. The subject property is 106 acres and therefore conforms to the minimum parcel size requirement.

e. Existing Agricultural Use. In Sonoma County, this means that at least 50 percent of the land is used for qualifying agricultural purposes. The 106 parcel is currently in non-prime agricultural use with 68.4 acres devoted to commercial hay production. The hay production use accounts for 61.5 percent of the total property and therefore meets the 50 percent requirement.

f. Minimum Income. For a Non-Prime (Type II) Land Conservation Act contract, the minimum income requirement for commercial hay production is $2,000.00 per farm operation and $2.50 per gross acre of production. The existing hay production operation annually generates a gross total income of over $14,000 and therefore meets the per operation and per production acre requirements for non-prime agricultural use under the Uniform Rules.

g. Compatible Uses. Non-agricultural uses on contracted land must be listed in the Uniform Rules as compatible uses which are limited to occupying no more than 15 percent of the total property, up to a maximum of five acres, excluding public roads, private access roads, and driveways. The undesignated 37.6 acres remaining on the subject property is currently undeveloped and contains no existing buildings or related improvements.

h. Non-Prime Agricultural Land. Parcels under Non-Prime Land Conservation Act Contracts must devote at least 50 percent of the land to Non-Prime Agricultural land uses. Non-prime agricultural land as defined by County Uniform Rules includes commercial hay production meeting the 50 percent requirement and minimum income qualifications. The subject parcel devotes 68.4 acres of the total property to commercial hay production land which has produced the required minimum income for the last five years and is therefore, considered in use as Non-Prime Agricultural Land under the County's Uniform Rules.

Be It Further Resolved, that the Board of Supervisors hereby grants the request by Justin M. Faggioli and Sandra D. Donnell to rescind and replace the original Non-Prime (Type II) Land Conservation Act contract with a new Non-Prime Land Conservation Act contract on 106.00 acres located within Agricultural Preserve 2-345, and authorize the Chair of the Board to sign a new Non-Prime (Type II) Land Conservation Act Contract for APN 068-190-021.

Be It Further Resolved, that the Clerk of the Board of Supervisors is hereby instructed to record within 20 days and no later than December 31, 2018 (1) this Resolution and Attachment A (the Agricultural Preserve Map) and (2) the associate Land Conservation Act Contract and attached Land Conservation Plan with the Office of the Sonoma County Recorder.

Be It Further Resolved, that the Board of Supervisors finds that the project described in this Resolution is exempt from the requirements of the California Environmental Quality Act by virtue of Section 15317 Class 17 of Title 14 of the California Code of Regulations (CEQA Guidelines) in that the project is within an established Agricultural Preserve and is a replacement of a Land Conservation Act Contract.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin:	Rabbitt:	Zane:	Hopkins:	Gore:

Ayes:	Noes:	Absent:	Abstain:

So Ordered.

Exempt from Recording Fees
Per Gov. Code § 27383

RECORDING REQUESTED BY
AND RETURN TO:

CLERK OF THE BOARD
COUNTY OF SONOMA
575 ADMINISTRATION DRIVE
SANTA ROSA, CA 95403

LAND CONSERVATION CONTRACT

This Contract is made by and between Justin M. Faggioli, Trustee of the Justin M. Faggioli 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest; and Sandra D. Donnell, Trustee of the Sandra D. Donnell 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is dated for convenience as __________________.

RECITALS

Whereas County previously entered into a Land Conservation Contract with Owner(s) or Owner(s)' predecessors in interest, which recorded on February 14, 1972, and is identified by Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder, ("Original Contract"); and

Whereas Owner(s) own(s) certain real property ("Subject Property") located within Sonoma County and presently identified by Assessor's Parcel Number(s): 068-190-021, and more particularly described in the legal description attached to this Contract at Exhibit "A"; and

Whereas Both Owner(s) and County desire to limit/continue to limit the use of the Subject Property to agricultural, open space, and compatible uses in order to discourage premature and unnecessary conversion of the Subject Property to uses incompatible with agricultural and/or open space use, including urban uses, recognizing that the Subject Property has substantial public value as agricultural or open space land and that the preservation of the Subject Property in agricultural production or open space constitutes an important physical, social, aesthetic, and economic asset to County and the State of California; and

OPERATIVE PROVISIONS

Now, therefore, in consideration of the foregoing recitals and the mutual promises contained herein, the substantial public benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner(s) and County agree as follows:

A. RESCISSION OF ORIGINAL CONTRACT

The Original Contract is hereby rescinded as of the date that this Contract takes effect as to the Subject Property. If this Contract does not become effective, then the Original Contract shall remain in full force and effect, as to the Subject Property.

B. REPLACEMENT CONTRACT

1. PURPOSE. This Contract is entered into pursuant to the provisions of the California Land Conservation Act of 1965, Government Code section 51200 et seq. ("Act"), and is subject to all of the provisions of the Act as they may be amended from time to time.

2. SUBJECT PROPERTY.

(a) Owner(s) own(s) the Subject Property, located at 28750 Arnold Drive, Sonoma, and more particularly described in the legal description attached to this Contract as Exhibit "A", and incorporated herein by reference.

(b) The Subject Property is located within established Agricultural Preserve 2-345.

(c) The Subject Property is approximately 106 acres total and comprised of one (1) legal parcel.

3. TERM. This Contract shall be effective on recordation, and shall remain in effect for a term of 10 years. This Contract shall be automatically renewed for a full term on December 31st at the end of each calendar year, unless a Notice of Non-renewal is recorded as provided in Government Code section 51245 and the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), adopted by County Board of Supervisor's Resolution No.11-0678 pursuant to Government Code section 51231, -- to the end that at all times during this Contract, there shall be a 10-year term of restriction unless a Notice of Non-renewal has been recorded.

4. REGULATORY COMPLIANCE & RESTRICTIONS ON USE. During the term of this Contract, and all renewals and extensions thereof, the Subject Property shall not be used for any purpose other than (1) "agricultural use," or "open space use," as those phrases are defined by the Act, and (2) any use determined by County to be a "compatible use" defined and enumerated in the Uniform Rules and shall at all times be in compliance with the Uniform Rules as they may be amended from time to time.

5. LAND CONSERVATION PLAN. The use of the Subject Property shall at all times conform to the Land Conservation Plan, attached to this Contract as Exhibit "B", and made a part of this Contract. If an amendment to the Land Conservation Plan is approved by County and recorded, the amended Land Conservation Plan shall be deemed automatically incorporated into the Contract as though fully set forth herein without the need for a contract amendment, upon the renewal of the Contract.

6. UNIFORM RULES & FEES. Owner(s) and County agree that the Uniform Rules, as they now exist or as they may be amended from time to time, are incorporated by

reference into this Contract as though set out in full and shall be a part of this Contract upon execution and each renewal of this Contract. Owner(s) agree(s) to comply with the Uniform Rules and agree(s) to pay all fees established by County's Board of Supervisors, if any, for the administration of County's agricultural preserve program, and for the processing of applications required by the Uniform Rules.

7. PLANNING AND ZONING. The provisions of this Contract are not intended to limit or supersede the planning and zoning powers of County.

8. CANCELLATION. This Contract may not be cancelled, except pursuant to Government Code sections 51280 through 51287, and the Uniform Rules.

9. RESCISSION. This Contract may not be rescinded, except pursuant to the provisions of the Act and the Uniform Rules, and upon the simultaneous replacement of this Contract with a replacement contract, open space easement, agricultural conservation easement, or other equivalent restriction as allowed by the Act and state law. County may require the rescission and simultaneous replacement of this Contract with a replacement contract as a condition of any proposed subdivision or lot line adjustment affecting the boundaries of the Subject Property.

10. EMINENT DOMAIN. If any action in eminent domain for the condemnation of any land described in this Contract is filed after the execution of this Contract, or if any portion of the Subject Property is acquired in lieu of condemnation, then the provisions of Government Code section 51295 apply.

11. SUCCESSORS IN INTEREST. This Contract, its terms and restrictions, shall run with the land described herein and upon division, to all parcels created therefrom, and shall be binding upon and shall inure to the benefit of all heirs, successors, and assigns of Owner(s). This Contract shall be transferred from County to a succeeding city or a county acquiring jurisdiction over all or part of the Subject Property, except that a succeeding city may opt not to succeed to the rights, duties, and powers of the County under this Contract if the requirements of Government Code section 51243 .5 are met.

12. CERTIFICATE OF COMPLIANCE PARCELS. Owner(s) agree(s) not to apply for or obtain recognition of Certificate of Compliance parcels for all or any portion of the Subject Property for the duration of this Contract, without first obtaining the approval of County's Board of Supervisors, as provided in the Uniform Rules, unless a Notice of Non-Renewal has been recorded for the Contract and there are no more than three years remaining on the Contract's term. County may require replacement contracts for recognized Certificate of Compliance parcels.

13. ENFORCEABLE RESTRICTION. Owner(s) and County intend that the terms, conditions, and restrictions of this Contract conform to the Act, as amended, and that this Contract qualify as an enforceable restriction under the provisions of Revenue and Taxation Code sections 421 through 429, inclusive, and within the meaning of California Constitution, article XIII, section 8.

14. REMEDIES FOR BREACH.

(a) This Contract may be enforced by County in an action filed in the Sonoma County Superior Court for the purpose of compelling compliance or restraining any breach or threatened breach thereof, after providing notice to Owner(s). The notice shall contain a general description of the condition claimed to by County to be a violation and shall contain a reasonable and specific cure period during which the violation is to cease and the Subject Property is to be restored to the condition that existed prior to the violation. Owner(s) agree(s) that County's remedies at law for any violation of the terms of this Contract are inadequate and that County shall be entitled to the injunctive relief described herein, both prohibitative and mandatory, in addition to such other relief, including damages, to which County may be entitled, including specific performance of the terms of this Contract, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

(b) A breach of this Contract that constitutes a violation of the Sonoma County Zoning Code may be enforced by County pursuant to Chapter 1 of the Sonoma County Code.

(c) Without altering the provisions of paragraph 8 (Cancellation), a breach of this Contract that constitutes material breach under Government Code section 51250 may be enforced by County or the State of California pursuant to Government Code section 51250, if the requirements of that Section are met.

(d) If Owner(s) breach(es) this Contract, Owner(s) shall pay County one-half percent (1/2 %) of the restricted assessed value of the land subject to this Contract per day for each day the Contract is in breach as liquidated damages. It is understood and agreed that damages for breach of this Contract by Owner(s) are, and will continue to be, impracticable and extremely difficult to ascertain and determine. Execution of this Contract shall constitute agreement by County and Owner(s) that one-half percent (1/2 %) of the restricted assessed value of the land is the actual damage to County and the general public caused by breach of this Contract by Owner(s), and that such sum is liquidated damages and shall not be construed as a penalty. No damages shall be recoverable if the Owner(s) remedies or has commenced and thereafter diligently pursues such action required to remedy any breach or material breach within sixty (60) days after the date written notice of said breach or material breach is sent to Owner(s) by County. This provision does not impair County's ability to enforce this Contract by injunction or specific performance.

(e) The remedies set forth in this paragraph 14 are not exclusive and are not intended to displace any other remedies available to either party as provided by this Contract or any applicable local, state or federal law.

15. NO WAIVER. Enforcement of the terms of this Contract shall be at the sole discretion of County, or where applicable the State of California, and any forbearance by County or State to exercise its rights under this Contract in the event of any violation or threatened violation by Owner(s) of any term of this Contract shall not be deemed or construed to be a waiver by County or State of such term or of any subsequent violation or threatened violation of the same or any other terms of this Contract. Any failure by County or State to act shall not be deemed a waiver or forfeiture of County's or State's right to enforce any and all of the terms of this Contract in the future.

16. CONSIDERATION. Owner(s) shall not receive any payment from County in consideration of the obligations imposed by this Contract. The parties recognize and agree that the consideration for the execution of this Contract is the substantial public benefit to be derived from this Contract and the advantage that will accrue to Owner(s) as a result of any reduction in the assessed value of the Subject Property due to the imposition of the limitations on the use of the Subject Property contained in this Contract.

17. NOTICE. Notices required to be given under this Contract, or as may otherwise be required by law in connection with the administration of this Contract, shall be made by personal service, or by first-class United States mail, to the parties as follows:

(a) To Owner(s) or successor(s) in interest of Owner(s), at the mailing address shown on the most recent assessment roll for the Subject Property; and

(b) To County, c/o the Clerk of the Board of Supervisors, 575 Administration Drive, Suite 100A, Santa Rosa, California 95403.

IN WITNESS WHEREOF, Owner(s) and County have executed this Contract as of the day and year set forth above.

ATTEST:
Clerk of the Board of Supervisors
Sheryl Bratton

County of Sonoma

By: ____________________
Kay Lowtrip
Chief Deputy Clerk of the Board

By: ____________________
James Gore
Chair, Board of Supervisors

OWNER(S):
Justin M. Faggioli, Trustee of the Justin M. Faggioli 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest; and Sandra D. Donnell, Trustee of the Sandra D. Donnell 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest

By: Trustee
Justin M. Faggioli, Trustee of
The Justin M. Faggioli 2012 Irrevocable
Trust, Dated December 14, 2012

By: S D Donnell, trustee
Sandra D. Donnell, Trustee of The
Sandra D. Donnell 2012 Irrevocable
Trust, Dated December 14, 2012

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin ~~Sonoma~~)

On 5-14-18 before me, Timothy PATRick Solomon (Notary public)
(insert name and title of the officer)

personally appeared JUStin M Fasgioli, ~~Sandra~~,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(i~~es~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TIMOTHY PATRICK SOLOMON
COMM. #2187127
Notary Public - California
Marin County
My Comm. Expires Mar. 19, 2021

Signature Timothy PATRick Solomon (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin ~~Sonoma~~)

On 5-14-18 before me, Timothy Patrick Solomon (Notary Public)
(insert name and title of the officer)

personally appeared Sandra D Donnell,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NR01
TIMOTHY PATRICK SOLOMON
COMM. #2187127
Notary Public - California
Marin County
My Comm. Expires Mar. 19, 2021
NR01

Signature Timothy Patrick Solomon (Seal)

EXHIBIT "A"

The real property which is the subject of this CONTRACT is situated within agricultural preserve 2-345 as shown by map thereof recorded in the November 9, 1971, preserve map book number 4, page 4, in the Office of the County Recorder of Sonoma County, California, and said real property is more particularly described as follows:

See Next Page for Legal Description

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein below is situated in the Unincorporated Area, County of Sonoma, State of California, and is described as follows:

TRACT ONE: (BEING LOT 1)

PARCEL ONE:

BEING A PORTION OF THE LAND OF O. D. DONNELL, JR.,AS DESCRIBED IN THAT DEED RECORDED IN BOOK 540 OF OFFICIAL RECORDS, PAGE 422, SONOMA COUNTY RECORDS, AND BEING A PORTION OF FIELD 4 AS SHOWN ON THAT MAP ENTITLED "LAKEVILLE STOCK FARMS" FILED IN BOOK 50 OF MAPS, PAGES 11, 12 AND 13,SONOMA COUNTY RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF FIELD 4 AS SHOWN ON THE ABOVE MENTIONED MAP, SAID CORNER MARKING THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE NORTHWESTERN PACIFIC RAILROAD COMPANY AS DESCRIBED IN THAT DEED RECORDED IN BOOK 82 OF DEEDS AT PAGE 103, SONOMA COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 24 DEGREES 55 MINUTES 30 SECONDS EAST 584.9 FEET (r); THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 50 MINUTES 00 SECONDS (c), A RADIUS OF 1472.69 FEET (r), AND A LENGTH OF 509.78 FEET(c) (DEED 510.0 FEET); THENCE NORTH 5 DEGREES 05 MINUTES 30 SECONDS EAST 545.00 FEET (r); THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 54 MINUTES 18 SECONDS (c), A RADIUS OF 1597.38 FEET (r), AND A LENGTH OF 694.34 FEET (c) TO A POINT WHICH BEARS NORTH 44 DEGREES 13 MINUTES 41 SECONDS WEST (m) FROM A SET IRON PIPE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "E";THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 44 DEGREES 13 MINUTES 41 SECONDS EAST (m), 27.43 FEET (c) TO SAID IRON PIPE; THENCE CONTINUING SOUTH 44 DEGREES 13 MINUTES 41 SECONDS EAST 566.38 FEET (m) TO A SET IRON PIPE; THENCE SOUTH 82 DEGREES 08 MINUTES 39 SECONDS EAST 593.23 FEET (m) TO A SET IRON PIPE; THENCE CONTINUING SOUTH 82 DEGREES 08 MINUTES 39 SECONDS EAST (m), 56.60 FEET (c) TO THE NORTHWESTERLY LINE OF THE LANDS OF THOMAS VELLA AND ZOLITA VELLA AS DESCRIBED IN THAT QUITCLAIM DEED RECORDED IN BOOK 1827 OF OFFICIAL RECORDS AT PAGE 364, SONOMA COUNTY RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 00 DEGREES 10 MINUTES 23 SECONDS WEST 753.72 FEET (m) (DEED SOUTH 00 DEGREES 35 MINUTES 10 SECONDS WEST); THENCE SOUTH 32 DEGREES 06 MINUTES 23 SECONDS WEST 706.85 FEET (m) (DEED SOUTH 32 DEGREES 31 MINUTES 10 SECONDS WEST 706.85 FEET); THENCE SOUTH 32 DEGREES 40 MINUTES 47 SECONDS EAST 234.16 FEET (m) (DEED SOUTH 32 DEGREES 16 MINUTES EAST 234.16 MINUTES EAST 234.16 FEET); THENCE SOUTH 68 DEGREES 44 MINUTES 47 SECONDS EAST 796.26 FEET (m) (DEED SOUTH 68 DEGREES 20 MINUTES EAST 796.26 FEET) THENCE NORTH 89 DEGREES 35 MINUTES 13 SECONDS EAST (m), 431.10 FEET (c) (DEED WEST 460.57 FEET) TO THE EASTERLY LINE OF SAID FIELD 4; THENCE SOUTH 42 DEGREES 13 MINUTES 00 SECONDS EAST (r), 159.63 FEET (c) (DEED SOUTH 42 DEGREES 13 MINUTES 00 SECONDS EAST 156.8 FEET); THENCE SOUTH 21 DEGREES 28 MINUTES 00 SECONDS EAST 123.20 FEET (r); THENCE SOUTH 9 DEGREES 54 MINUTES 00 SECONDS WEST 562.00 FEET (r); THENCE SOUTH 29 DEGREES 44 MINUTES 00 SECONDS WEST 305.30 FEET (r); THENCE SOUTH 58 DEGREES 14 MINUTES 00 SECONDS WEST 324.60 FEET (r); THENCE SOUTH 57 DEGREES 58 MINUTES 00 SECONDS WEST 356.30 FEET (r); THENCE SOUTH 66 DEGREES 47 MINUTES 00 SECONDS WEST 245.60 FEET (r); THENCE NORTH 33 DEGREES 23 MINUTES 00 SECONDS WEST 529.20 FEET (r); THENCE NORTH 71DEGREES 04 MINUTES 00 SECONDS WEST 184.11FEET (r); THENCE NORTH 5 DEGREES 06 MINUTES 00 SECONDS EAST 545.41 FEET (r); THENCE NORTH 65 DEGREES 26 MINUTES 00 SECONDS WEST 1426.10 FEET (r) TO THE TRUE PINT OF BEGINNING.

ALL SET IRON PIPES ARE 1/2 INCH X 30-INCHES AND ARE TAGGED LS 4483.

EXHIBIT A
(Continued)

PARCEL TWO:

AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES, SAID EASEMENT BEING 60 FEET IN WIDTH AND LYING 60 FEET SOUTHEASTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE ABOVE MENTIONED POINT "E"; THENCE ALONG THE SOUTHEASTERLY LINE OF THE ABOVE MENTIONED RAILROAD RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 46 MINUTES 50 SECONDS (c), A RADIUS OF 1597.38 FEET (r), A LENGTH OF 507.23 FEET (c); THENCE NORTH 38 DEGREES 13 MINUTES 00 SECONDS WEST 80.00 FEET (r) TO A POINT ON THE WESTERLY LINE OF SAID RIGHT-OF-WAY, SAID POINT MARKING THE SOUTHEASTERLY CORNER OF FIELD 10 OF THE ABOVE MENTIONED MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID FIELD NORTH 56 DEGREES 11 MINUTES 50 SECONDS WEST 420.83 FEET (c) (DEED NORTH 56 DEGREES 45 MINUTES WEST 417.81 FEET) TO A POINT ON THE EASTERLY LINE OF THE LANDS OF THE STATE OF CALIFORNIA AS DESCRIBED IN THAT DEED RECORDED IN BOOK 397 OF DEEDS AT PAGE 216, SONOMA COUNTY RECORDS, SAID POINT MARKING THE SOUTHWESTERLY CORNER OF FIELD 10, SAID POINT ALSO MARKING THE TERMINATION OF THE LINE HEREIN DESCRIBED. THE SIDELINE OF THIS EASEMENT IS TO EXTEND OR SHORTEN TO CONFORM TO PROPERTY LINES.

PARCEL THREE:

A RIGHT-OF-WAY FOR GENERAL ROAD PURPOSES OVER AND ALONG THE EXISTING PRIVATE ROAD BETWEEN FIELDS 6 AND 7 AND EXTENDING FROM THE EASTERLY LINE OF THE STATE HIGHWAY, EASTERLY TO THE WESTERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD.

PARCEL FOUR:

AN EASEMENT FOR A PIPELINE ACROSS FIELD 7 AS REFERRED TO IN THE ABOVE MENTIONED DEED TO
O.D. DONNELL, JR. SUCH PIPE TO BE BURIED BELOW PLOW DEPTH AND THE TRENCHES FILLED TO GRADE.

PARCEL FIVE:

SUCH RIGHTS AS MAY HAVE BEEN CONVEYED TO O. D. DONNELL, JR.,TO CROSS THE RIGHT-OF-WAY OF THE NORTHWESTERN PACIFIC RAILROAD BETWEEN FIELDS 10 AND 9, AND BETWEEN FIELDS 10 AND 4, AND JOINT USE OF THAT INTO FIELD 4 FROM THE LANE BETWEEN FIELDS 6 AND 7.

EXCEPTING FROM TRACT ONE (BEING LOT 1) PARCEL ONE ABOVE DESCRIBED THE FOLLOWING:

ALL THAT PORTION,IF ANY, OF THE LANDS OF THOMAS VELLA AND ZOLITA VELLA AS DESCRIBED IN THE QUITCLAIM DEED RECORDED JUNE 5, 1961,IN BOOK 1827 OF OFFICIAL RECORDS AT PAGE 364, SONOMA COUNTY RECORDS.

AND

ALL THAT PORTION,IF ANY, LYING OUTSIDE OF THE BOUNDARIES OF THE MAP ENTITLED "LAKEVILLE STOCK FARMS",FILED IN BOOK 50 OF MAPS AT PAGE 11,SONOMA COUNTY RECORDS.

A.P. No.: 068-190-021

EXHIBIT "B"

LAND CONSERVATION PLAN

EXHIBIT "B"

This Land Conservation Plan is made by and between Justin M. Faggioli, Trustee of the Justin M. Faggioli 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest; and Sandra D. Donnell, Trustee of the Sandra D. Donnell 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is hereby incorporated by reference into the Land Conservation Contract to which it is attached as though fully set forth therein ("Contract").

1. PURPOSE. The purpose of this Land Conservation Plan is to identify the approximate location and acreage of designated uses to which the Subject Property is or may be used during the term of the Land Conservation Contract consistent with the terms of the Land Conservation Contract, the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), and the California Land Conservation Act (Government Code section 51200 et seq.), as they now exist, or as they may be amended from time to time.

2. DEFINITIONS.

a. "Subject Property," shall have the same meaning as the term "Subject Property," as used in the Contract.

b. "Prime Agricultural Use," means the use of "Prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

c. "Non-Prime Agricultural Use," means the use of "Non-prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

d. "Open Space Use," means the use of "Open Space Land for an "Open Space Use," as those phrases are defined in the Uniform Rules.

e. "Compatible Use," shall have the same meaning as the term "Compatible Use," as used in the Uniform Rules.

f. "Undesignated Area," means portion of land under the Contract that is vacant and potentially available for any qualifying agricultural and/or compatible use, consistent with the terms of the Contract, the Uniform Rules, and the Land Conservation Act, as they now exist or as they may be amended from time to time. Use of the "Undesignated Area," for agricultural or compatible use requires amendment of this Land Conservation Plan.

3. DESIGNATED LAND USES. Owner(s) agree to manage and maintain the Subject Property in a manner that ensures that the following designated uses will conform to the identified acreage and location at all times during the term of the Contract and any extensions thereof. Any proposed change to a designated use, acreage, and/or location, requires amendment of this Land Conservation Plan.

Designated Use	Acreage		Location
NON-PRIME AGRICULTURAL USE(S):	68.4±	acres	See Site Plan
UNDESIGNATED AREA:	37.6±	acres	See Site Plan
TOTAL:	106.0±	acres	

4. SITE PLAN. A site plan showing the location of the designated uses described in paragraph 3, above, is attached and incorporated by reference into this Land Conservation Plan. Any proposed change to the Site Plan requires amendment of this Land Conservation Plan.

5. AMENDMENT TO LAND CONSERVATION PLAN.

a. Any change to the acreage or location of the designated uses described in paragraph 3, above, requires written amendment to this Land Conservation Plan, consistent with the Land Conservation Contract, Uniform Rules, and Land Conservation Act, as they now exist or as they may be amended from time to time.

b. Owner(s), or Owner(s) predecessor(s) in interest, may apply to the Permit and Resource Management Department (PRMD) for an amendment of this Land Conservation Plan. With the approval of the Director of PRMD, Owner(s) or Owner(s)' predecessor in interest may designate an agent to file an application for amendment of this Land Conservation Plan on their behalf.

c. The Board of Supervisors, or its designee, shall consider and decide all requests to amend this Land Conservation Plan.

d. All amendments to this Land Conservation Plan are deemed automatically incorporated into the Land Conservation Contract to which it applies, upon approval by the Board of Supervisors or its designee, and upon recordation of the executed amendment with the Sonoma County Recorder's Office.

e. For purposes of property tax assessment, any amendment to the Land Conservation Plan or Land Conservation Contract will be recognized by the Sonoma County Assessor's Office on the January 1st lien date of the year following the year in which the amendment is recorded, consistent with Revenue and Taxation Code sec. 430.5.

6. BREACH. Failure to conform to this Land Conservation Plan is a breach of the Land Conservation Contract to which it is attached and incorporated by reference.

AGREEMENT AND STATEMENT BY OWNER(S):

I/we agree to comply with the provisions of this Land Conservation Plan, as it now exists or as it may be amended from time to time, for the duration of the Land Conservation Contract to which it is attached and incorporated by reference, including any and all renewals or extension of the Land Conservation Contract.

OWNER(S):

Justin M. Faggioli, Trustee of the Justin M. Faggioli 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest; and Sandra D. Donnell, Trustee of the Sandra D. Donnell 2012 Irrevocable Trust, dated December 14, 2012, as to an undivided fifty percent (50%) interest

By: ______________ Trustee
Justin M. Faggioli, Trustee of
The Justin M. Faggioli 2012 Irrevocable
Trust, Dated December 14, 2012

By: SD Donnell trustee
Sandra D. Donnell, Trustee of The
Sandra D. Donnell 2012 Irrevocable
Trust, Dated December 14, 2012

NOTE: Acknowledgments must be attached.

-------------------------------------*County Use Only*---

COUNTY OF SONOMA:
BOARD OF SUPERVISORS or DESIGNEE OF BOARD OF SUPERVISORS

Approved by:

ATTEST:
Clerk of the Board of Supervisors
Sheryl Bratton

County of Sonoma

By: ______________________
Kay Lowtrip
Chief Deputy Clerk of the Board

By: ______________________
James Gore
Chair, Board of Supervisors

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin ~~Sonoma~~)

On 5-14-18 before me, Timothy PATRICK Solomon (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared JUStin M Fasgioli,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TIMOTHY PATRICK SOLOMON
COMM. #2187127
Notary Public - California
Marin County
My Comm. Expires Mar. 19, 2021
NR01

Signature Timothy PATRICK Solomon (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin ~~Sonoma~~)

On 5-14-18 before me, Timothy PATRICK Solomon (NOTARY PUBLIC)
(insert name and title of the officer)

personally appeared Sandra D Donnell,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

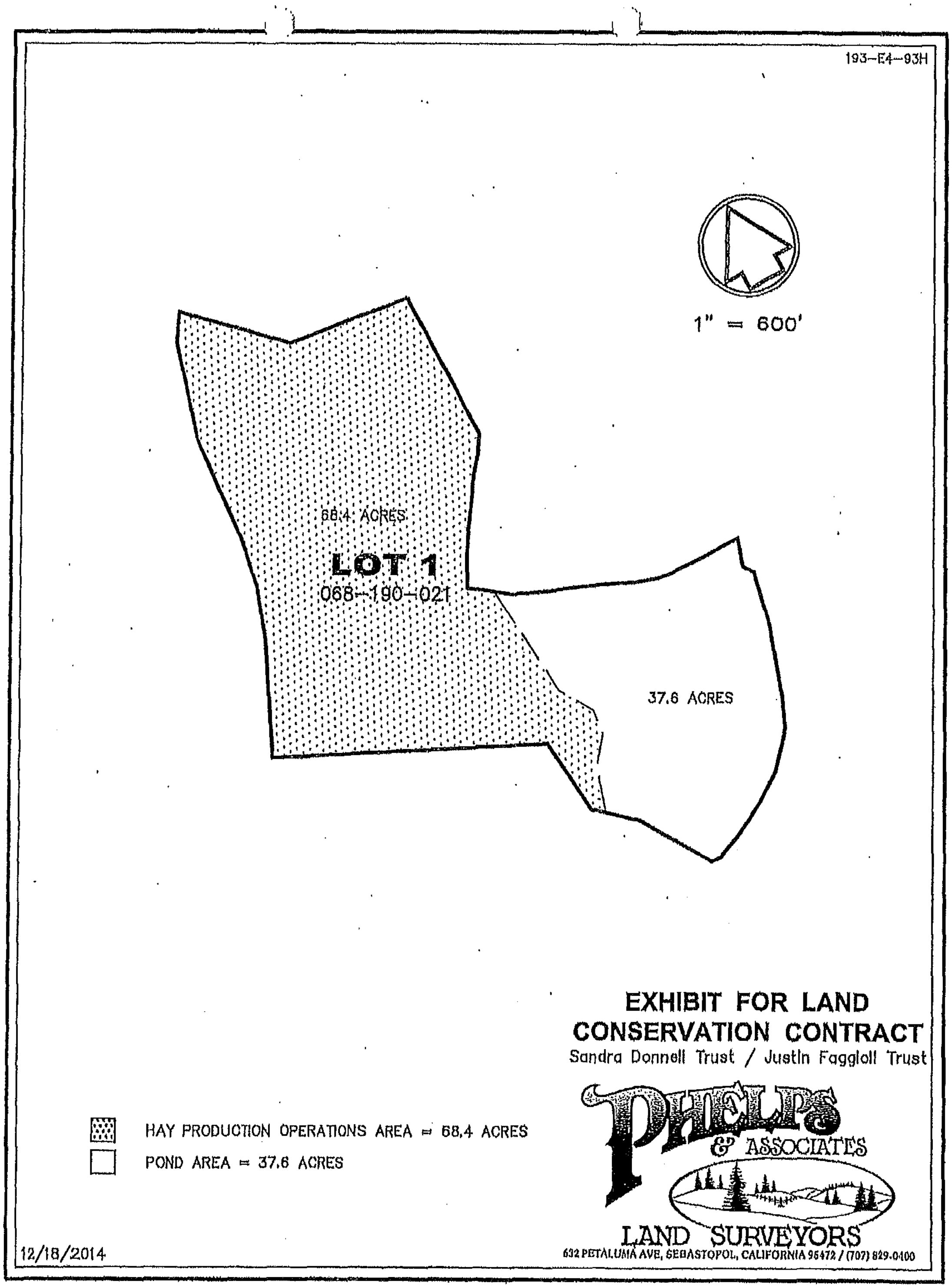
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TIMOTHY PATRICK SOLOMON
COMM. #2187127
Notary Public - California
Marin County
My Comm. Expires Mar. 19, 2021
NR01

Signature Timothy PATRICK Solomon (Seal)

28750 Arnold Drive, Sonoma County
APN 068-190-021



County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 41
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number:
Jennifer Barrett (707) 565-2336

Supervisorial District(s):
District 2

Title: Lagunitas Brewery Solar Array Protective Easement

Recommended Actions:

Authorize the Chair of the Board of Supervisors to accept a protective easement on approximately 13 acres of agricultural land, required as a condition of approval for a .84 megawatt solar array located at 368 Ely Road, Petaluma, APN: 137-011-025.

Executive Summary:

On April 17, 2017 Permit Sonoma approved a permit for a .84 acre solar array on a 20 acre parcel located at 368 Ely Road that would provide power to serve the existing beef and lamb farm and the adjacent Lagunitas Brewing Company located across the railroad tracks within the City of Petaluma. The site is zoned Diverse Agriculture (DA) and has Scenic Resource (SR), Valley Oak Habitat (VOH); Second Unit Exclusion, and Floodplain (F2) combining zones. A condition of approval required dedication of a protective open space easement over the remainder of the site, excluding the farm complex located near Ely Road. The grant and protective easement has been executed by the applicant and is ready for County acceptance.

Discussion:

Protective easements are generally required over agriculturally zoned lands when non-agricultural development is allowed. In this case the easement is protective of additional biotic resource values of existing wetlands in addition to the use of the site for grazing to support the on-site farming operation. The solar array has been constructed on approximately 1 acre of the site near the railroad tracks, with an interconnection that extends underneath the railroad to the Lagunitas Brewery in the City of Petaluma.

Staff Recommendation:

Staff recommends the Board approve the attached resolution authorizing the Chair of the Board of Supervisors to execute the agreement and accept the grant of protective easement.

Prior Board Actions:

None

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The protective easement preserves agricultural land while providing renewable energy to support the adjacent land uses in a sustainable, integrated manner consistent with the Strategic Plan goal to provide economic and environmental stewardship.

Fiscal Summary

Expenditures	**FY 17-18 Adopted**	**FY 18-19 Projected**	**FY 19-20 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

None.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Attachment A: Resolution
Related Items “On File” with the Clerk of the Board:
Deed and Agreement

County of Sonoma
State of California

Item Number: UPE16-0041

Date: December 11, 2018

Resolution Number: ______

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,

Whereas, the Lagunitas Brewery applied for and received permits to install a .84 megawatt solar array on farmland located adjacent to their brewery facility; and

Whereas, the property for the solar array has been historically used to support an agricultural operation and is zoned Diverse Agriculture; and

Whereas, the brewery facility would utilize the power generated from the solar array as a renewable energy resource which is an allowed use in the DA zone; and

Whereas, a condition of approval for the use permit for the commercial solar array requires that a protective easement be recorded on the remainder of the property to sustain the continued agricultural use.

Now, Therefore, Be It Resolved that the Board of Supervises hereby authorizes the Chair of the Board to execute the Deed and Agreement accepting the protective easement.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Attachment A

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 42
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number:

Derik Michaelson, 565-3095

Supervisorial District(s):

1

Title: Replacement Non-Prime Land Conservation Act Contracts, Nancy D Lily Trust

Recommended Actions:

Adopt a Resolution to (a) rescind two existing Non-Prime (Type II) Land Conservation Act contracts on 1,336.36 acres, and (b) authorize the Chair of the Board of Supervisors to execute three new replacement non-prime (Type II) contracts on separate legal parcels covering the same land, located at 27255 and 27675 Arnold Drive, Sonoma, CA; PRMD File Nos. AGP15-0009, -0010 and -0011; Supervisorial District 1.

Executive Summary:

The Sonoma County's Land Conservation Act program assists in the preservation of agricultural and open space lands throughout Sonoma County. In exchange for retaining land in agriculture and/or open space, the landowner receives reduced property taxes. The County has four contract-types available: a) Prime contracts for crop agriculture with a 10 acre minimum parcel size requirement; b) Non-Prime contracts for grazing or hay production with a 40 acre minimum; c) Open Space contracts with a 40-acre minimum, and d) Hybrid contracts with a mix of all of the above, also with a 40-acre minimum.

This action is to replace two existing Non-Prime (Type II) Land Conservation Act contracts with three new individual non-prime contracts on separate legal parcels of 474.36 acres, 308 acres, and 554 acres, located off of Arnold Drive (Highway 121). The properties are currently in "non-prime" use for cattle grazing on 440.46 acres, 284 acres, and 540 acres, and in "prime" use for vineyard production on 32.9 acres, 24 acres, and 11.7 acres. Staff confirms the properties meet the minimum parcel size and income requirements of the County's Uniform Rules and are each eligible to receive a replacement Land Conservation Act contract for prime and non-prime agricultural use.

Discussion:

Land Conservation Act Program

The Board of Supervisors' 2011 update of the *Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones* ("Uniform Rules") allows the County to execute either a Prime or Non-Prime contract for any eligible land located in an established Preserve. The 2011 Uniform Rules provide that a landowner and the County may mutually agree to rescind an existing land conservation contract and simultaneously enter into a replacement contract or contracts, where the replacement contract or contracts would enforceably restrict the same land. The updated rules also provide that the County implement use of a Land Conservation Plan as part of the required contract for qualifying agricultural uses. Land Conservation Plans show locations of various agricultural, open space, permitted, and compatible land uses on contracted land. Future changes to the Land Conservation Plan may be approved by the Director of Permit Sonoma and recorded on title of the subject parcel.

Background

Between 1970 and 1972, the County entered into two Non-Prime (Type II) Land Conservation Contracts on the subject parcels. The original contracts are located in Agricultural Preserve 2-238 and were recorded on February 27, 1970, under Book No. 2447, Page 478, and on February 16, 1972, under Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder. No expansion of the existing agricultural preserve is required.

In 1986, The County issued Administrative Certificates of Compliance recognizing the subject properties as three separate legal parcels of 474.36 acres, 308.00 acres, and 554.00 acres. The certificates refer to the subject properties as Parcels 5, 6 and 7. Parcel 5 is comprised of three APNs, Parcel 6, a single APN, and Parcel 7, two APNs, as referenced below:

PARCEL 5: Contract 1 = 474.36 acres APNs 068-090-010, 068-090-014, 142-121-011
PARCEL 6: Contract 2 = 308.00 acres APN 142-111-003
PARCEL 7: Contract 3 = 554.00 acres APNs 068-080-005, 068-090-012

Zoning Designation

The subject parcels are zoned LEA (Land Extensive Agriculture) with a 100 acre density requirement. Applicable combining zones include Z (Accessory Dwelling Unit Exclusion), G (Geological Hazard), BH (Biotic Habitat), RC 50/50 (Riparian Corridor, 50 foot setbacks), SR (Scenic Resources), and VOH (Valley Oak Habitat).

Contract Requirements

Uniform Rules require for approval of a Non-Prime (Type II) Land Conservation Act contract that an eligible parcel be located within an existing Agricultural Preserve, a single legal parcel of at least 40 acres in size, and within an agricultural-compatible zone. The Uniform Rules require that at least 50 percent of the property be in use for diversified agricultural purposes and annually generate a gross total annual income of $2,000 per farm operation and $2.50 per acre of production for non-prime uses, and $1,000 per planted acre for prime uses. Lastly, the Uniform Rules require that all non-agricultural uses be compatible and limited to no more than 15 percent of the property, up to a maximum of five acres.

Contract Compliance

The subject properties qualify for approval of individual replacement Land Conservation Act Contacts as supported in Findings (a) through (h) of the attached Resolution (Attachment A). The findings are summarized below.

- Each property is within an existing agricultural preserve (2-238) and confirmed to be a separate legal parcel meeting the minimum 40 acre size requirement, consisting of: 474.36 acres for Contract 1, 308 acres for Contract 2, and 554 acres for Contract 3;
- The properties are zoned LEA (Land Extensive Agriculture) with a 100 acre density compatible with agricultural land uses;
- Over 99 percent of each property is devoted to a qualifying agricultural use (Cattle Grazing/ Vineyards) meeting the minimum 50 percent requirement, including cattle grazing on 440.46 acres, 284 acres, and 540 acres, and vineyard production on 32.9 acres, 24 acres, and 11.7 acres;
- Each parcel annually generates a gross total annual income of over $5,000.00 per cattle grazing operation and over $10,000 per planted acre of vineyard production meeting both the minimum non-prime requirement of $2,000.00 gross total income per farm operation and $2.50 gross income per production acre, and the minimum prime use requirement of $1,000 per planted acre;
- Existing non-agricultural uses occupy between 1.0 and 2.2 acres of each parcel and are considered compatible uses as per the Uniform Rules, including one existing residence and two barn structures for Contract 1, no development under Contract 2, and one residence and a detached garage for Contract 3.

Contract Summary

New Contracts	**Contract 1**	**Contract 2**	**Contract 3**
Contract Type:	Non-Prime	Non-Prime	Non-Prime
APNs:	068-090-010, -014, 142-121-011	142-111-003	068-080-005, 068-090-012
Total Acreage:	474.36	308.00	554.00
Agricultural Use:	**473.36**	**308.00**	**551.70**
Land%:	99.7%	100%	99.5%
Prime	Grazing	Grazing	Grazing
Acres:	440.46	283.10	540.00
Income:	$7489	$5,896	$9,183
Non-Prime	Vineyard	Vineyard	Vineyard
Acres:	32.9	24.0	11.7
Income:	$10,347	$13,140	$22,053
Compatible Uses:	Residence, Barns	Undeveloped	Residence, Garage
Acres:	1.0	0.0	2.2
Land%:	0.2%	0%	0.4%
Zoning:	LEA B6 100 Z, SR G RC50/50 VOH	LEA B6 100 Z, SR G VOH	LEA B6 100 Z, SR RC50/50

Staff Recommendation:

Staff recommends the Board approve the request to rescind and replace the existing Non-Prime (Type II) Land Conservation Act Contracts with three new non-prime contracts on three separate legal parcels of 474.36 acres, 308.00 acres, and 554.00 acres in size, located within Agricultural Preserve 2-238.

Prior Board Actions:

On December 13, 2011, the Board approved the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Resolution No. 11-0678).

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Agricultural Preserves and Land Conservation Act Contracts support agriculture and agribusiness by assisting in the preservation of agricultural land through the incentive of reduced property taxes in exchange for retaining the land in agricultural production.

Fiscal Summary

Expenditures	**FY 16-17 Adopted**	**FY 17-18 Projected**	**FY 18-19 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Approval of replacement Land Conservation Act Contract(s) as proposed means the owner will continue to pay a reduced property tax assessment. On October 24, 2018, the County Assessor's Office verified that for contracted lands undergoing replacement from one contract to another of the same or of similar type, such as proposed, no change in property tax assessments is generally anticipated.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Exhibit A: Draft Board of Supervisors Resolution
Exhibit B: Non-Prime Land Conservation Act Contracts

Related Items “On File” with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ______________

Date: December 11, 2018

Resolution Number: ______________

AGP15-0009, -0010 and -00011 Derik Michaelson

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Approving The Request by Nancy D. Lilly, To Rescind The Original Contracts And Replacement then With three New Land Conservation Act Contracts And Attached Land Conservation Plans; And Authorize The Chair To Execute The New Land Conservation Act Contracts And Land Conservation Plans For Non-Prime (Type II) Agricultural Land, Located At 27255 and 27675 Arnold Drive; APNs 142-121-011, 068-090-010 and 068-090-014 (Contract 1), 142-111-003 (Contract 2), and 068-080-005 and 068-090-012 (Contract 3).

Whereas, a request has been made by the property owner, Nancy Lilly to authorize the Chair to rescind two original non-prime (Type II) contracts and replace them with three new Land Conservation Act Contracts with attached Land Conservation Plans for non-prime agricultural land, located 27255 and 27675 Arnold Drive, Sonoma; Permit Sonoma File Nos. AGP15-0009, -0010 and -0011; Supervisorial District 1; and,

Whereas, the County previously entered into two Land Conservation Contracts with Owner(s) or Owner(s)' predecessors in interest, which were recorded on February 27, 1970, under Book No. 2447, Page 478, and on February 16, 1972, under Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder;

Whereas, on December 13, 2011, the Board of Supervisors adopted the updated *Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (Uniform Rules)* (Resolution No. 11-0678); and,

Whereas, consistent with the *Uniform Rules*, County Counsel has revised the Land Conservation Act Contract form, which now incorporates a Land Conservation Plan identifying the various uses of the contracted land. Future changes to identified land uses require amendment of the Land Conservation Plan. The Board, pursuant to Resolution No. 11-0678, has authorized the Director of Permit Sonoma to approve amendments to executed Land Conservation Plans; and,

Whereas, the Board of Supervisors finds that the three subject properties each meet the minimum requirements to receive approval of individual replacement Land Conservation Act Contracts for Non-Prime agricultural use.

EXHIBIT A

Now, Therefore, Be It Resolved, that the Board of Supervisors makes the following specific findings concerning the requirements for three new Non-Prime (Type II) Land Conservation Act Contracts ("Contract"):

a. Existing Agricultural Preserve. The subject properties are each located within the boundaries of an existing agricultural preserve (2-238).

b. Single Legal Parcel. The subject properties are confirmed by deed description as single legal parcels of 474.36 acres, 308.00 acres, and 554.00 acres, identified by APNs 142-121-011, 068-090-010 and 068-090-014 (Contract 1), APN 142-111-003 (Contract 2), and APNs 068-080-005 and 068-090-012 (Contract 3).

c. Compatible Zoning. The properties are zoned LEA (Land Extensive Agriculture) with a 100 acre density compatible with agricultural land uses as required by the Uniform Rules.

d. Minimum Parcel Size: The minimum parcel size requirement for a non-prime contract is 40 acres under the Uniform Rules. The subject properties meet the 40 acre minimum parcel size requirement with a total of 474.36 acres for Contract 1, 308.00 acres for Contract 2, and 554.00 acres for Contract 3.

e. Existing Agricultural Use. The Uniform Rules require that at least 50 percent of the property be in use for agricultural purposes, and for prime use of less than 40 acres, that a minimum of 10 planted acres be in production. The landowner currently devotes over 99 percent of each property to qualifying agricultural uses meeting the 50 percent requirement, including cattle grazing on 440.46 acres, 284 acres, and 540 acres, and vineyard production on 32.9 acres, 24 acres, and 11.7 acres;

f. Minimum Income. The Uniform Rules set a minimum non-prime requirement of $2,000.00 gross total income per farm operation and $2.50 gross income per acre of production, and a minimum Prime use requirement of $1,000 gross income per planted acre. Each parcel currently generates on an annual basis more than $5,000.00 per grazing operation and over $10,000 per planted acre of vineyard production meeting the total gross income requirements per farm operation and production acre for non-prime use, and per planted acre for prime use;

g. Compatible Uses. Non-agricultural uses must be listed in the Uniform Rules as compatible uses occupying no more than 15 percent of the property, up to a maximum of five acres. Existing non-agricultural uses occupy between 1.0 and 2.2 acres of each parcel and are listed in the Uniform Rules as compatible uses. These uses include one existing residence and two barn structures for Contract 1, no development under Contract 2, and one residence and a detached garage for Contract 3.

h. Non-Prime Agricultural Land. Parcels under Non-Prime (Type II) Land Conservation Act Contracts must devote at least 50 percent of the land to any combination of qualifying agricultural uses and/or open space. Qualifying agricultural uses under the Uniform Rules include non-prime land for cattle grazing and 10 or more planted acres of prime vineyard production land not exceeding 40 acres. The three subject parcels each devote over 99 percent of their total land area to a combination of cattle grazing and vineyard production which have each produced the required minimum income for the last five years and meet the minimum required parcel size under the County's Uniform Rules to qualify for a Non-Prime Land Conservation Act contract.

Be It Further Resolved, that the Board of Supervisors hereby grants the request by the property owner to rescind and replace two Non-Prime Land Conservation Act contracts with three new individual Non-Prime (Type II) Land Conservation Act contracts on 474.36 acres, 308.00 acres, and 554.00 acres, respectively, located within Agricultural Preserve 2-238, and authorize the Chair of the Board to sign the new Non-Prime (Type II) Land Conservation Act Contracts for each property as identified by APN(s) 142-121-011, 068-090-010 and 068-090-014 under Contract 1, 142-111-003 under Contract 2, and 068-080-005 and 068-090-012 under Contract 3.

Be It Further Resolved, that the Clerk of the Board of Supervisors is hereby instructed to record the executed contracts and attached Land Conservation Plans with the Office of the Sonoma County Recorder no later than December 31, 2018.

Be It Further Resolved, that the Board of Supervisors finds that the project described in this Resolution is exempt from the requirements of the California Environmental Quality Act by virtue of Section 15317 Class 17 of Title 14 of the California Code of Regulations (CEQA Guidelines) in that the project is within an established Agricultural Preserve and is a replacement of a Land Conservation Act Contract.

Be It Further Resolved, that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based, including the original executed Contract and Land Conservation Plan. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Exempt from Recording Fees
Per Gov. Code § 27383

RECORDING REQUESTED BY
AND RETURN TO:

CLERK OF THE BOARD
COUNTY OF SONOMA
575 ADMINISTRATION DRIVE
SANTA ROSA, CA 95403

LAND CONSERVATION CONTRACT

This Contract is made by and between Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002, ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is dated for convenience as June 29, 2018.

RECITALS

Whereas County previously entered into two Land Conservation Contracts with Owner(s) or Owner(s)' predecessors in interest, which were recorded on February 27, 1970, and is identified by Book No. 2447, Page 478, and on February 16, 1972, and is identified by Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder, ("Original Contract"); and

Whereas Owner(s) own(s) certain real property ("Subject Property") located within Sonoma County and presently identified by Assessor's Parcel Number(s): 142-121-011, 068-090-010, and 068-090-014, and more particularly described in the legal description attached to this Contract at Exhibit "A"; and

Whereas Both Owner(s) and County desire to limit/continue to limit the use of the Subject Property to agricultural, open space, and compatible uses in order to discourage premature and unnecessary conversion of the Subject Property to uses incompatible with agricultural and/or open space use, including urban uses, recognizing that the Subject Property has substantial public value as agricultural or open space land and that the preservation of the Subject Property in agricultural production or open space constitutes an important physical, social, aesthetic, and economic asset to County and the State of California; and

OPERATIVE PROVISIONS

Now, therefore, in consideration of the foregoing recitals and the mutual promises contained herein, the substantial public benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner(s) and County agree as follows:

A. RESCISSION OF ORIGINAL CONTRACT

The Original Contract is hereby rescinded as of the date that this Contract takes effect as to the Subject Property. If this Contract does not become effective, then the Original Contract shall remain in full force and effect, as to the Subject Property.

B. REPLACEMENT CONTRACT

1. PURPOSE. This Contract is entered into pursuant to the provisions of the California Land Conservation Act of 1965, Government Code section 51200 et seq. ("Act"), and is subject to all of the provisions of the Act as they may be amended from time to time.

2. SUBJECT PROPERTY.

(a) Owner(s) own(s) the Subject Property, located at 27255 Arnold Drive, Sonoma, and more particularly described in the legal description attached to this Contract as Exhibit "A", and incorporated herein by reference.

(b) The Subject Property is located within established Agricultural Preserve 2-238.

(c) The Subject Property is approximately 474.36 acres total and comprised of one (1) legal parcel.

3. TERM. This Contract shall be effective on recordation, and shall remain in effect for a term of 10 years. This Contract shall be automatically renewed for a full term on December 31st at the end of each calendar year, unless a Notice of Non-renewal is recorded as provided in Government Code section 51245 and the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), adopted by County Board of Supervisor's Resolution No.11-0678 pursuant to Government Code section 51231, -- to the end that at all times during this Contract, there shall be a 10-year term of restriction unless a Notice of Non-renewal has been recorded.

4. REGULATORY COMPLIANCE & RESTRICTIONS ON USE. During the term of this Contract, and all renewals and extensions thereof, the Subject Property shall not be used for any purpose other than (1) "agricultural use," or "open space use," as those phrases are defined by the Act, and (2) any use determined by County to be a "compatible use" defined and enumerated in the Uniform Rules and shall at all times be in compliance with the Uniform Rules as they may be amended from time to time.

5. LAND CONSERVATION PLAN. The use of the Subject Property shall at all times conform to the Land Conservation Plan, attached to this Contract as Exhibit "B", and made a part of this Contract. If an amendment to the Land Conservation Plan is approved by County and recorded, the amended Land Conservation Plan shall be deemed automatically incorporated

into the Contract as though fully set forth herein without the need for a contract amendment, upon the renewal of the Contract.

6. UNIFORM RULES & FEES. Owner(s) and County agree that the Uniform Rules, as they now exist or as they may be amended from time to time, are incorporated by reference into this Contract as though set out in full and shall be a part of this Contract upon execution and each renewal of this Contract. Owner(s) agree(s) to comply with the Uniform Rules and agree(s) to pay all fees established by County's Board of Supervisors, if any, for the administration of County's agricultural preserve program, and for the processing of applications required by the Uniform Rules.

7. PLANNING AND ZONING. The provisions of this Contract are not intended to limit or supersede the planning and zoning powers of County.

8. CANCELLATION. This Contract may not be cancelled, except pursuant to Government Code sections 51280 through 51287, and the Uniform Rules.

9. RESCISSION. This Contract may not be rescinded, except pursuant to the provisions of the Act and the Uniform Rules, and upon the simultaneous replacement of this Contract with a replacement contract, open space easement, agricultural conservation easement, or other equivalent restriction as allowed by the Act and state law. County may require the rescission and simultaneous replacement of this Contract with a replacement contract as a condition of any proposed subdivision or lot line adjustment affecting the boundaries of the Subject Property.

10. EMINENT DOMAIN. If any action in eminent domain for the condemnation of any land described in this Contract is filed after the execution of this Contract, or if any portion of the Subject Property is acquired in lieu of condemnation, then the provisions of Government Code section 51295 apply.

11. SUCCESSORS IN INTEREST. This Contract, its terms and restrictions, shall run with the land described herein, and upon division, to all parcels created therefrom, and shall be binding upon and shall inure to the benefit of all heirs, successors, and assigns of Owner(s). This Contract shall be transferred from County to a succeeding city or a county acquiring jurisdiction over all or part of the Subject Property, except that a succeeding city may opt not to succeed to the rights, duties, and powers of the County under this Contract if the requirements of Government Code section 51243 .5 are met.

12. CERTIFICATE OF COMPLIANCE PARCELS. Owner(s) agree(s) not to apply for or obtain recognition of Certificate of Compliance parcels for all or any portion of the Subject Property for the duration of this Contract, without first obtaining the approval of County's Board of Supervisors, as provided in the Uniform Rules, unless a Notice of Non-Renewal has been recorded for the Contract and there are no more than three years remaining on the Contract's term. County may require replacement contracts for recognized Certificate of Compliance parcels.

13. ENFORCEABLE RESTRICTION. Owner(s) and County intend that the terms, conditions, and restrictions of this Contract conform to the Act, as amended, and that this Contract qualify as an enforceable restriction under the provisions of Revenue and Taxation Code sections 421 through 429, inclusive, and within the meaning of California Constitution, article XIII, section 8.

14. REMEDIES FOR BREACH.

(a) This Contract may be enforced by County in an action filed in the Sonoma County Superior Court for the purpose of compelling compliance or restraining any breach or threatened breach thereof, after providing notice to Owner(s). The notice shall contain a general description of the condition claimed to by County to be a violation and shall contain a reasonable and specific cure period during which the violation is to cease and the Subject Property is to be restored to the condition that existed prior to the violation. Owner(s) agree(s) that County's remedies at law for any violation of the terms of this Contract are inadequate and that County shall be entitled to the injunctive relief described herein, both prohibitive and mandatory, in addition to such other relief, including damages, to which County may be entitled, including specific performance of the terms of this Contract, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

(b) A breach of this Contract that constitutes a violation of the Sonoma County Zoning Code may be enforced by County pursuant to Chapter 1 of the Sonoma County Code.

(c) Without altering the provisions of paragraph 8 (Cancellation), a breach of this Contract that constitutes material breach under Government Code section 51250 may be enforced by County or the State of California pursuant to Government Code section 51250, if the requirements of that Section are met.

(d) If Owner(s) breach(es) this Contract, Owner(s) shall pay County one-half percent (1/2 %) of the restricted assessed value of the land subject to this Contract per day for each day the Contract is in breach as liquidated damages. It is understood and agreed that damages for breach of this Contract by Owner(s) are, and will continue to be, impracticable and extremely difficult to ascertain and determine. Execution of this Contract shall constitute agreement by County and Owner(s) that one-half percent (1/2 %) of the restricted assessed value of the land is the actual damage to County and the general public caused by breach of this Contract by Owner(s), and that such sum is liquidated damages and shall not be construed as a penalty. No damages shall be recoverable if the Owner(s) remedies or has commenced and thereafter diligently pursues such action required to remedy any breach or material breach within sixty (60) days after the date written notice of said breach or material breach is sent to Owner(s) by County. This provision does not impair County's ability to enforce this Contract by injunction or specific performance.

(e) The remedies set forth in this paragraph 14 are not exclusive and are not intended to displace any other remedies available to either party as provided by this Contract or any applicable local, state or federal law.

15. NO WAIVER. Enforcement of the terms of this Contract shall be at the sole discretion of County, or where applicable the State of California, and any forbearance by County or State to exercise its rights under this Contract in the event of any violation or threatened violation by Owner(s) of any term of this Contract shall not be deemed or construed to be a waiver by County or State of such term or of any subsequent violation or threatened violation of the same or any other terms of this Contract. Any failure by County or State to act shall not be deemed a waiver or forfeiture of County's or State's right to enforce any and all of the terms of this Contract in the future.

16. CONSIDERATION. Owner(s) shall not receive any payment from County in consideration of the obligations imposed by this Contract. The parties recognize and agree that the consideration for the execution of this Contract is the substantial public benefit to be derived from this Contract and the advantage that will accrue to Owner(s) as a result of any reduction in the assessed value of the Subject Property due to the imposition of the limitations on the use of the Subject Property contained in this Contract.

17. NOTICE. Notices required to be given under this Contract, or as may otherwise be required by law in connection with the administration of this Contract, shall be made by personal service, or by first-class United States mail, to the parties as follows:

(a) To Owner(s) or successor(s) in interest of Owner(s), at the mailing address shown on the most recent assessment roll for the Subject Property; and

(b) To County, c/o the Clerk of the Board of Supervisors, 575 Administration Drive, Suite 100A, Santa Rosa, California 95403.

IN WITNESS WHEREOF, Owner(s) and County have executed this Contract as of the day and year set forth above.

ATTEST: Clerk of the Board of Supervisors Sheryl Bratton	County of Sonoma
By: ______________________ Kay Lowtrip Chief Deputy Clerk of the Board	By: ____________________ James Gore Chair, Board of Supervisors

OWNER(S):
Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002 NDL

By: Nancy D Lilly, Trustee
Nancy D. Lilly, Trustee

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On June 29.2018 before me, Patricia Karen Bettinelli
(insert name and title of the officer)

personally appeared Nancy D. Lilly, Trustee,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA KAREN BETTINELLI
COMM. #2228560
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SONOMA
My Comm. Expires FEBRUARY 8, 2022

Signature Patricia Karen Bettinelli (Seal)

EXHIBIT "A"

The real property which is the subject of this CONTRACT is situated within agricultural preserve 2-238, as shown by map thereof recorded in preserve map Book Number 1, Pages 4 & 6 for the contract entered on February 24, 1970, and Book Number 4, Pages 6 & 14 for the contract entered on November 9, 1971, in the Office of the County Recorder of Sonoma County, California, and said real property is more particularly described as follows:

SEE NEXT PAGE FOR DESCRIPTION

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein below is situated in the Unincorporated Area, County of Sonoma, State of California, and is described as follows:

Parcel One:

Being a portion of the lands of O.D Donnell, Jr., as described in that Deed recorded in Book 540 of Official Records, page 422, Sonoma County Records, and being a portion of Fields 16, 24, 25 and 33, as shown upon that certain map entitled "Lakeville Stock Farms", filed in the Office of the County Recorder in Book 50 of Maps, at page 11, Sonoma County Records, said portion being more particularly described as follows:

Beginning at the Northeasterly corner of Field 25 as shown on the abovementioned map; thence South 51° 54' 50" West (m), 28.94 feet (c) to a set iron pipe; thence South 47° 58' 12" West, 1124.12 feet (m) to a set iron pipe; thence South 48° 05' 36" West, 1391.96 feet (m) to a set iron pipe; thence South 25° 16' 55" West, 144.22 feet (m); thence South 42° 51' 49" East, 469.43 feet (m); thence South 67° 15' 49" East, 58.01 feet (m); thence South 26° 27' 49" East, 51.42 feet (m); thence South 54° 33' 49" East, 80.12 feet (m); thence South 5° 09' 11" West, 134.64 feet (m); thence South 35° 07' 49" East, 42.45 feet (m); thence South 57° 26' 49" East, 360.48 feet (m); thence South 36° 11' 49" East, 126.80 feet (m); thence South 42° 34' 11" East, 127.73 feet (m) to a set iron pipe; thence South 57° 02' 19" East, 228.88 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 5° 06' 57", a radius of 1030.00 feet and a length of 91.97 feet (m) to a set iron pipe; thence South 51° 55' 22" East, 312.02 feet (m) to a set iron pipe, said iron pipe hereinafter referred to as Point "H"; thence along a curve to the left having a central angle of 22° 10' 33", a radius of 370.00 feet and a length of 143.21 feet (m) to a set iron pipe; thence South 74° 05' 55" East, 299.20 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 16° 29' 33", a radius of 430.00 feet, and a length of 123.76 feet (m) to a set iron pipe; thence South 57° 36' 22" East, 620.92 feet (m) to a set iron pipe; thence along a curve to the left having a central angle of 35° 30' 50", a radius of 270.00 feet, and a length of 167.36 feet (m) to a set iron pipe; thence North 86° 52' 48" East, 187.19 feet (m) to a set iron pipe; thence along a curve to the left, having a central angle of 28° 10' 03", a radius of 370.00 feet, and a length of 181.90 feet (m) to a set iron pipe; thence North 58° 42' 45" East, 339.97 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 12° 44' 02", a radius of 430.00 feet, and a length of 95.57 feet (m) to a set iron pipe; thence North 71° 26' 47" East, 99.49 feet (m) to a set iron pipe; thence along a curve to the left having a central angle of 39° 10' 17", a radius of 170.00 feet, and a length of 116.22 feet (m) to a set iron pipe; thence North 32° 16' 30" East, 178.86 feet (m) to a set iron pipe; thence North 70° 42' 46" East, 148.32 feet (m) to a set iron pipe; thence South 44° 07' 31" East, 70.00 feet (m) to a set iron pipe; thence continuing South 44° 07' 31" East (m), 30.00 feet (c) to the Northwesterly line of the lands of the State of California as described in that Deed in Book 397 of Deeds, page 216, Sonoma County Records; thence along said Northwesterly line South 27° 58' 00" West (r), 709.24 feet (c) (deed: S28° 01'W); thence along a curve to the right having a central angle of 42° 19' 30" (r), a radius of 720.00 feet (r) (deed: 670.00 feet), and a length of 531.87 feet (r) (deed: length 531.88 feet); thence South 70° 20' 00" West, 378.29 feet (r) (deed: S70° 20' 30"W, 378.29 feet); thence along a curve to the right having a central angle of 4° 00' 49" (c), a radius of 1970.00 feet (r), and a length of 138.00 feet (r) to a point which bears South 52° 08' 19" East, (m) from a set iron pipe, said point being on the Southwesterly line of the abovementioned lands of Donnell; thence along said Southwesterly line North 52° 08' 49" West (m), 30.00 feet (c) (deed: 52° 06'W) to said iron pipe; thence continuing North 52° 08' 49" West, 2309.00 feet (m) (deed: N52° 06"W); thence North 8°41' 49" West, 17.28 feet (m) (deed: N8° 39"W, 17.28 feet); thence North 8° 48' 49" West, 186.71 feet (m) (deed: N8° 46'W, 186.71 feet); thence North 36° 11' 49" West, 100.93 feet (m) (deed: N36° 09"W, 100.93 feet); thence North 57° 26' 49" West, 361.06 feet (m) (deed: N57° 24'W, 361.06 feet); thence North 35° 07' 49" West, 76.29 feet (m) (deed: N35° 05'W, 76.29 feet0; thence North 5° 09' 11" East, 122.20 feet (m) (deed: N5° 12'E, 122.20 feet); thence North 54° 33' 49" West, 51.09 feet (m) (deed: N5° 32'W, 51.09 feet); thence North 49° 40' 49" West, 8.14 feet (m) (deed: N49° 38'W, 8.14 feet); thence North 35° 21' 49" West, 8.50 feet (m) (deed: N35° 19'W, 8.50 feet); thence North 26° 27' 49" West, 36.72 feet (m) (deed: N26° 25'W, 36.72 feet); thence North 67° 15' 49" West, 48.67 feet (m) (deed: N67° 13'W, 48.67 feet); thence North 42° 51' 49" West, 460.35 feet (m) (deed: N42° 49'W, 460.35 feet); thence North 62° 49' 49" West, 270.96 feet (m) (deed: N52° 47"W, 270.96 feet); thence North 48° 01' 49" West, 509.10 feet (m) (deed: N47° 59'W, 509.10 feet); thence North 58° 23' 49" West, 72.00 feet (m) (deed: N58° 21W, 72.00 feet); thence North 75° 23' 49" West, 87.51 feet (m) (deed: N 75° 21'W, 87.51 feet); thence South 89° 00' 11" West, 400.20 feet (m) (deed: S89° 03'W, 400.20 feet); thence North 64° 21' 49" West, 45.37 feet (m) (deed: N64° 19' West, 45.37 feet); thence North 43° 56' 49" West, 79.52 feet (m) (deed: N43° 54'W, 79.52 feet); thence North 26° 21' 49" West, 79.39 feet (m) (deed: N26° 19'W, 79.39 feet; thence North 4° 40' 11" East, 142.70

EXHIBIT A
(Continued)

feet (m) (deed: N4° 43'E, 142.70 feet); thence North 19° 38' 49" West, 25.40 feet (m) (deed: N19° 36'W, 25.40 feet); thence North 57° 32' 49" West, 25.97 feet (m) (deed: N57° 30'W, 25.97 feet); thence South 67° 59' 11" West, 29.87 feet (m) (deed: S68° 02'W, 29.87 feet); thence South 82° 14' 11" West, 16.98 feet (m) (deed: S82° 17'W, 16.98 feet); thence North 61° 29' 49" West, 14.48 feet (m) (deed: N61° 27'W, 14.48 feet); thence South 81° 46' 11" West, 16.70 feet (m) (deed: S81° 49'W, 16.70 feet); thence South 62° 15' 11" West, 23.79 feet (m) (deed: S62° 18'W, 23.79 feet); thence South 45° 26' 11" West, 350.13 feet (m) (deed: S45° 29'W, 350.13 feet); thence South 85° 33' 11" West, 127.97 feet (m) (deed: S85° 36'W, 127.97 feet); thence North 71° 42' 49" West, 213.81 feet (m) (deed: N71° 40'W, 213.81 feet); thence North 29° 44' 49" West, 567.69 feet (m) (deed: N29° 42"W, 567.69 feet"; thence North 76° 36' 49" West, 959.00 feet (m) (deed: N76° 34'W, 959.00 feet); thence South 87° 07' 11" West, 480.18 feet (m) (deed: S87° 10'W, 480.18 feet); thence North 70° 18' 49" West, 129.68 feet (m) (deed: N70° 16'W, 129.68 feet); thence South 75° 42' 11" West, 162.16 feet (m) (deed: S75° 45'W, 162.16 feet); thence South 86° 47' 11" West, 182.81 feet (m) (deed: S86° 50'W, 182.81 feet); thence South 60° 35' 11" West, 78.51 feet (m) (deed: S60° 38'W, 78.51 feet); thence South 60° 20' 08" West, 32.85 feet (m) (deed: S60° 23' W, 52.85 feet); thence South 60° 27' 11" West, 144.50 feet (m) (deed: S60° 30'W, 144.50 feet); thence leaving said Northwesterly line North 25° 03' 38" West, 354.15 feet (,) to a set iron pipe; thence North 18° 42' 09" West, 733.44 feet (m) to a set iron pipe; thence continuing North 18° 42' 09" West, 166.25 feet (m) to a set iron pipe; thence North 45° 20' 53" East, 832.45 feet (m) to a set iron pipe; thence North 45° 24' 29" East, 1418.54 feet (m) to a set iron pipe; thence North 45° 15' 06" East, 708.35 feet (m) to a set iron pipe; thence North 45° 30' 44" East, 1515.46 feet (m) to a set iron pipe; thence North 45° 42' 49" East (m), 29.62 feet (c) to the Northeasterly corner of Field 25; thence along the Easterly line of said Field 25, South 45° 07' 30" East, 1034.84 feet (r); thence South 44° 08' 30" East, 1002.91 feet (r); thence South 44° 13' 00" East, 1174.55 feet (r); thence South 44° 38' 00" East, 1898.01 feet (r) to the true point of beginning. All set iron pipes are ½" x 30" and are tagged LS 4483.

Excepting therefrom that portion thereof conveyed to the State of California for road purposes by Grant Deed recorded September 14, 1994, under Document No. 1994 0106262, Sonoma County Records.

Parcel Two:

An easement for sight distance, said easement being 30 feet in width, and lying contiguous to and 30 feet Westerly of the following described line:

Beginning at the Northeasterly corner of the above described Lot 5, said corner marking the Westerly line of the lands of the State of California as described in that deed recorded in Book 397 of Deeds, page 216, Sonoma County Records; thence North 27° 58' 00" East (r), 455.94 feet (m) to the terminus of the herein described line.

Parcel Three:

An easement for roadway cut, fill and drainage purposes, said easement being 30 feet in width and lying contiguously and 30 feet Northeasterly of the following described line:

Beginning at an angle point in the Northeasterly line of the above described Lot 5, said angle point being formed by the courses South 25° 16' 55" West, 144.352 feet (m) and South 42° 51' 49" East, 469.43 feet (m); thence South 42° 51' 49" East, 469.43 feet (m); thence South 67° 15' 49" East, 58.01 feet (m); thence South 26° 27' 49" East, 51.42 feet (m); thence South 54° 33' 49" East, 80.12 feet (m); thence South 5° 09' 11" West, 134.64 feet (m); thence South 35° 07' 49" East, 42.45 feet (m); thence South 57° 26' 49" East, 360.48 feet (m); thence South 36° 11' 49" East, 126.80 feet (m) to the terminus of the herein described line. The Northeasterly sideline of this easement is to extend or shorten to conform to property lines.

Parcel Four:

A right of way for general road purposes over and along the existing private road along the Southerly line of said Fields 16, 25 and 24, extending from the Westerly line of the State Highway, at the Southeasterly corner of said Field 16, Westerly to the Southwesterly corner of said Field 24 as referred to the abovementioned deed to O. D. Donnell, Jr.

Subject to a right of way within Field No. 16 from its Northeasterly corner to the Southeasterly corner, along the Easterly boundary of that Field, being the Westerly line of he State Highway, for a telephone line of two wires strung on poles, and

EXHIBIT A
(Continued)

the right of maintenance and replacement thereof, and ingress and egress for those purposes, as referred to the in abovementioned deed to O. D. Donnell, Jr.

Also subject to the right to use the water originating in Field No. 16 now piped to a trough in Field No. 7 as reserved in the abovementioned deed to O. D Donnell, Jr., and as further modified in that agreement recorded in Book 555 of Official Records, page 450, Sonoma County Records.

Parcel Five:

Being a portion of the lands of O.D Donnell, Jr., as described in that Deed recorded in Book 540 of Official Records, page 422, Sonoma County Records, and being a portion of Fields 16 and 25, as shown upon that certain map entitled "Lakeville Stock Farms", filed in the Office of the County Recorder in Book 50 of Maps, at page 11, Sonoma County Records, said portion being more particularly described as follows:

Commencing at the Southwesterly corner of Field 10 as shown on the abovementioned map, said corner marking the Southeasterly line of the lands of the State of California as described in that deed recorded in Book 397 of Deeds, page 216, Sonoma County Records; thence North 62° 02' 00" West, 60.00 feet (r) (deed: N61° 59'W, 60.00 feet) to a point on the Northwesterly line of said lands; thence along said line South 27° 58' 00" West (r), 30.37 feet (c) to a point which bears South 44° 07' 31" East, (m) from a set iron pipe, said last mentioned point being the true point of beginning of the lands herein described; thence North 44° 07' 31" West (m), 30.00 feet (c) to said set iron pipe; thence continuing North 44° 07' 31" West, 70.00 feet (m) to a set iron pipe; thence South 70° 42' 46" West, 148.32 feet (m) to a set iron pipe; thence South 32° 16' 30" West, 178.86 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 39° 10' 17", a radius of 170.00 feet, and a length of 116.22 feet (m) to a set iron pipe; thence South 71° 26' 47" West, 99.49 feet (m) to a set iron pipe; thence along a curve to the left having a central angle of 12° 44' 02", a radius of 430.00 feet and a length of 95.57 feet (m) to a set iron pipe; thence South 58° 42' 45" West, 339.97 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 28° 10' 03", a radius of 370.00 feet and a length of 181.90 feet (m) to a set iron pipe; thence South 86° 52' 48" West, 187.19 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 35° 30' 50", a radius of 270.00 feet, and a length of 167.36 feet (m) to a set iron pipe; thence North 57° 36' 22" West, 620.92 feet (m) to a set iron pipe; thence along a curve to the left having a central angle of 16° 29' 33", a radius of 430.00 feet and a length of 123.78 feet (m) to a set iron pipe; thence North 74° 05' 55" West, 299.20 feet (m) to a set iron pipe; thence along a curve to the right having a central angle of 22° 10' 33, a radius of 370.00 feet, and a length of 143.21 feet (m) to a set iron pipe hereinafter referred to as Point "H"; thence North 51° 55' 22" West, 312.02 feet (m) to a set iron pipe; thence along a curve to the left having a central angle of 5° 06' 57, a radius of 1030.00 feet and a length of 91.97 feet (m) to a set iron pipe; thence North 57° 02' 19" West, 228.88 feet (m) to a set iron pipe; thence North 42° 34' 11" West, 127.73 feet (m) to a set iron pipe; thence South 8° 48' 14" East, 194.77 feet (m); thence South 52° 08' 49" East, 732.00 feet (m); thence North 51° 40' 51" East, 25.27 feet (m); thence North 70° 38' 57" East, 49.44 feet (m); thence North 70° 35' 43" East, 21.10 feet (m); thence South 85° 02' 40" East, 75.90 feet (m); thence South 73° 25' 24" East, 45.23 feet (m); thence South 59° 59' 59" East, 151.26 feet (m); thence South 52° 27' 33" East, 85.31 feet (m); thence South 50° 28' 15" East, 778.60 feet (m); thence South 33° 54' 27" West, 140.16 feet (m);t hence South 52° 08' 49" East, 422.68 feet (m) to a point; thence continuing South 52° 08' 49" East (m), 30.00 feet (c) to the Northwesterly line of the lands of the State of California as described in that deed recorded in Book 397 of Deeds, page 216, Sonoma County Records; thence from a tangent which bears North 72° 12' 19" East, along a curve to the left having a central angle of 1° 52' 19" (c), a radius of 1970.00 feet (r) and a length of 64.37 feet (c); thence North 70° 20' 00" East, 378.29 feet (r) (deed: N70° 20' 30"E, 378.29 feet); thence along a curve to the left having a central angle of 42° 19' 30" (r) a radius of 720.00 feet (r) (Deed: 670.00 feet) and a length 531.87 feet (r) (Deed: length 531.88 feet); thence North 27° 58' 00" East, 709.24 feet (c) (deed: N28° 01'E) to the true point of beginning. All set iron pipes are ½" x 30" and are tagged LS 4483.

Note: This description was prepared from data derived through a combination of calculations, field surveys, and record information. Courses that were established from measurements derived from a field survey are followed by the notation (m). Courses that were not surveyed by derived strictly form calculations are followed by the notations (c). Courses that were not surveyed but derived from record information (deeds, maps, highway and railroad drawings) are followed by the notations (r).

A.P. No.: 068-090-010, 068-090-014 and 142-121-011

EXHIBIT "B"

LAND CONSERVATION PLAN

This Land Conservation Plan is made by and between Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002, ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is hereby incorporated by reference into the Land Conservation Contract to which it is attached as though fully set forth therein ("Contract").

1. PURPOSE. The purpose of this Land Conservation Plan is to identify the approximate location and acreage of designated uses to which the Subject Property is or may be used during the term of the Land Conservation Contract consistent with the terms of the Land Conservation Contract, the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), and the California Land Conservation Act (Government Code section 51200 et seq.), as they now exist, or as they may be amended from time to time.

2. DEFINITIONS.

a. "Subject Property," shall have the same meaning as the term "Subject Property," as used in the Contract.

b. "Prime Agricultural Use," means the use of "Prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

c. "Non-Prime Agricultural Use," means the use of "Non-prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

d. "Open Space Use," means the use of "Open Space Land for an "Open Space Use," as those phrases are defined in the Uniform Rules.

e. "Compatible Use," shall have the same meaning as the term "Compatible Use," as used in the Uniform Rules.

f. "Undesignated Area," means portion of land under the Contract that is vacant and potentially available for any qualifying agricultural and/or compatible use, consistent with the terms of the Contract, the Uniform Rules, and the Land Conservation Act, as they now exist or as they may be amended from time to time. Use of the "Undesignated Area," for agricultural or compatible use requires amendment of this Land Conservation Plan.

3. DESIGNATED LAND USES. Owner(s) agree to manage and maintain the Subject Property in a manner that ensures that the following designated uses will conform to the identified acreage and location at all times during the term of the Contract and any extensions thereof. Any proposed change to a designated use, acreage, and/or location, requires amendment of this Land Conservation Plan.

Designated Use	Acreage		Location
PRIME AGRICULTURAL USE(S):	32.90 ±	acres	See Site Plan
NON-PRIME AGRICULTURAL USE(S):	440.46±	acres	See Site Plan
COMPATIBLE USE(S):	1.00±	acres	See Site Plan
TOTAL:	474.36±	acres	

4. SITE PLAN. A site plan showing the location of the designated uses described in paragraph 3, above, is attached and incorporated by reference into this Land Conservation Plan. Any proposed change to the Site Plan requires amendment of this Land Conservation Plan.

5. AMENDMENT TO LAND CONSERVATION PLAN.

a. Any change to the acreage or location of the designated uses described in paragraph 3, above, requires written amendment to this Land Conservation Plan, consistent with the Land Conservation Contract, Uniform Rules, and Land Conservation Act, as they now exist or as they may be amended from time to time.

b. Owner(s), or Owner(s) predecessor(s) in interest, may apply to the Permit and Resource Management Department (PRMD) for an amendment of this Land Conservation Plan. With the approval of the Director of PRMD, Owner(s) or Owner(s)' predecessor in interest may designate an agent to file an application for amendment of this Land Conservation Plan on their behalf.

c. The Board of Supervisors, or its designee, shall consider and decide all requests to amend this Land Conservation Plan.

d. All amendments to this Land Conservation Plan are deemed automatically incorporated into the Land Conservation Contract to which it applies, upon approval by the Board of Supervisors or its designee, and upon recordation of the executed amendment with the Sonoma County Recorder's Office.

e. For purposes of property tax assessment, any amendment to the Land Conservation Plan or Land Conservation Contract will be recognized by the Sonoma County Assessor's Office on the January 1st lien date of the year following the year in which the amendment is recorded, consistent with Revenue and Taxation Code sec. 430.5.

6. BREACH. Failure to conform to this Land Conservation Plan is a breach of the Land Conservation Contract to which it is attached and incorporated by reference.

AGREEMENT AND STATEMENT BY OWNER(S):

I/we agree to comply with the provisions of this Land Conservation Plan, as it now exists or as it may be amended from time to time, for the duration of the Land Conservation Contract to which it is attached and incorporated by reference, including any and all renewals or extension of the Land Conservation Contract.

OWNER(S):
Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002 NDL

By: Nancy D. Lilly, Trustee
Nancy D. Lilly, Trustee

NOTE: Acknowledgments must be attached.

---------------------------------------*County Use Only*---------------------------------------

COUNTY OF SONOMA:
BOARD OF SUPERVISORS or DESIGNEE OF BOARD OF SUPERVISORS

Clerk of the Board of Supervisors Sheryl Bratton	County of Sonoma
By: ________________________	By: ____________________
Kay Lowtrip Chief Deputy Clerk of the Board	James Gore Chair, Board of Supervisors

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On June 29 2018 before me, Patricia Karen Bettinelli
(insert name and title of the officer)

personally appeared Nancy D. Lilly, Trustee,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

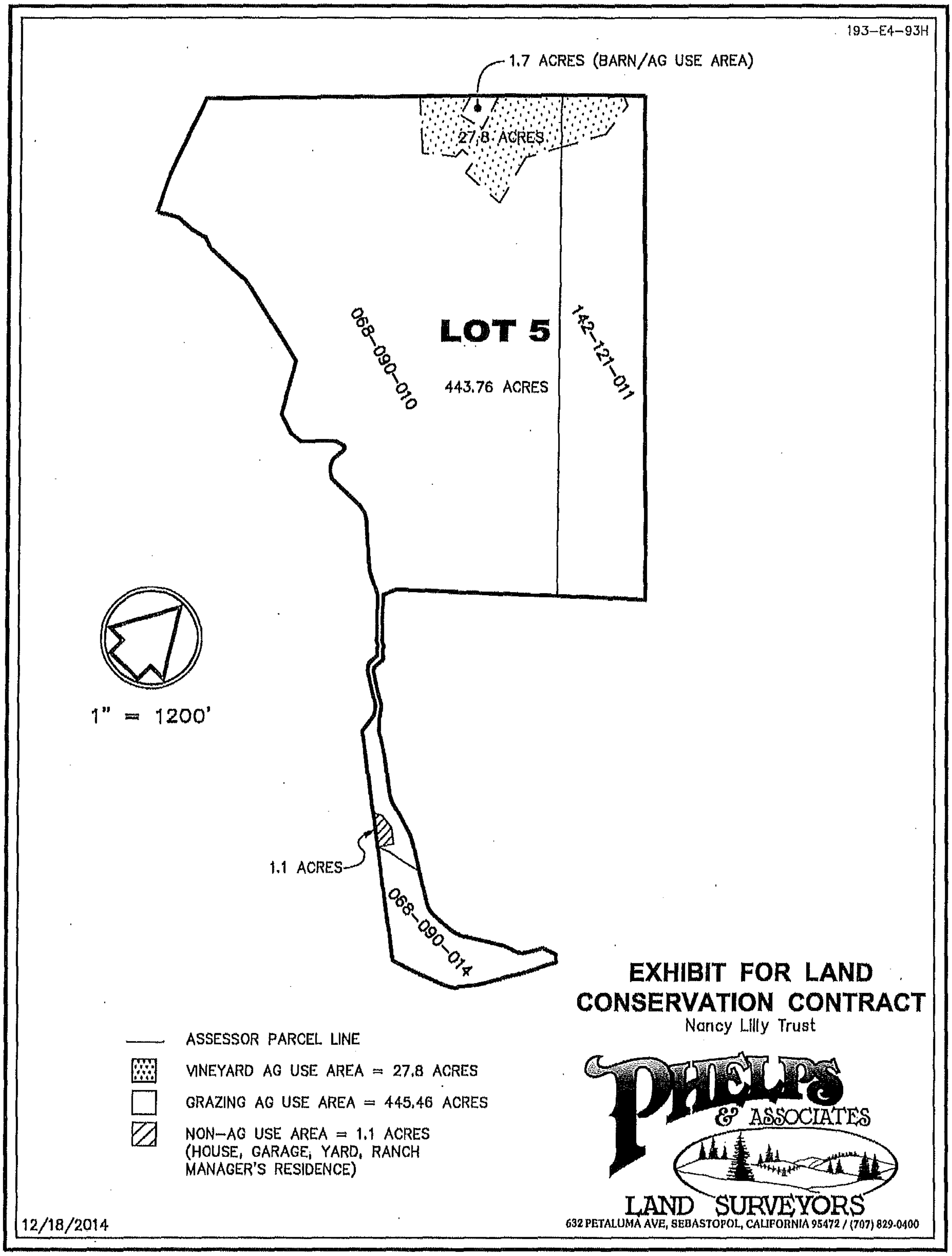
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA KAREN BETTINELLI
COMM. #2228560
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SONOMA
My Comm. Expires FEBRUARY 8, 2022

Signature Patricia Karen Bettinelli (Seal)

Nancy D. Lilly Trust
27255 Arnold Drive, Sonoma County
APN 068-090-010 & -014 and 142-121-011



Exempt from Recording Fees
Per Gov. Code § 27383

RECORDING REQUESTED BY
AND RETURN TO:

CLERK OF THE BOARD
COUNTY OF SONOMA
575 ADMINISTRATION DRIVE
SANTA ROSA, CA 95403

LAND CONSERVATION CONTRACT

This Contract is made by and between Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002, ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is dated for convenience as June 29, 2018.

RECITALS

Whereas County previously entered into a Land Conservation Contract with Owner(s) or Owner(s)' predecessors in interest, which were recorded on February 16, 1970, and is identified by Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder, ("Original Contract"); and

Whereas Owner(s) own(s) certain real property ("Subject Property") located within Sonoma County and presently identified by Assessor's Parcel Number(s): 142-111-003, and more particularly described in the legal description attached to this Contract at Exhibit "A"; and

Whereas Both Owner(s) and County desire to limit/continue to limit the use of the Subject Property to agricultural, open space, and compatible uses in order to discourage premature and unnecessary conversion of the Subject Property to uses incompatible with agricultural and/or open space use, including urban uses, recognizing that the Subject Property has substantial public value as agricultural or open space land and that the preservation of the Subject Property in agricultural production or open space constitutes an important physical, social, aesthetic, and economic asset to County and the State of California; and

OPERATIVE PROVISIONS

Now, therefore, in consideration of the foregoing recitals and the mutual promises contained herein, the substantial public benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner(s) and County agree as follows:

A. RESCISSION OF ORIGINAL CONTRACT

The Original Contract is hereby rescinded as of the date that this Contract takes effect as to the Subject Property. If this Contract does not become effective, then the Original Contract shall remain in full force and effect, as to the Subject Property.

B. REPLACEMENT CONTRACT

1. PURPOSE. This Contract is entered into pursuant to the provisions of the California Land Conservation Act of 1965, Government Code section 51200 et seq. ("Act"), and is subject to all of the provisions of the Act as they may be amended from time to time.

2. SUBJECT PROPERTY.

(a) Owner(s) own(s) the Subject Property, located at 27255 Arnold Drive, Sonoma, and more particularly described in the legal description attached to this Contract as Exhibit "A", and incorporated herein by reference.

(b) The Subject Property is located within established Agricultural Preserve 2-238.

(c) The Subject Property is approximately 308 acres total and comprised of one (1) legal parcel.

3. TERM. This Contract shall be effective on recordation, and shall remain in effect for a term of 10 years. This Contract shall be automatically renewed for a full term on December 31st at the end of each calendar year, unless a Notice of Non-renewal is recorded as provided in Government Code section 51245 and the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), adopted by County Board of Supervisor's Resolution No.11-0678 pursuant to Government Code section 51231, -- to the end that at all times during this Contract, there shall be a 10-year term of restriction unless a Notice of Non-renewal has been recorded.

4. REGULATORY COMPLIANCE & RESTRICTIONS ON USE. During the term of this Contract, and all renewals and extensions thereof, the Subject Property shall not be used for any purpose other than (1) "agricultural use," or "open space use," as those phrases are defined by the Act, and (2) any use determined by County to be a "compatible use" defined and enumerated in the Uniform Rules and shall at all times be in compliance with the Uniform Rules as they may be amended from time to time.

5. LAND CONSERVATION PLAN. The use of the Subject Property shall at all times conform to the Land Conservation Plan, attached to this Contract as Exhibit "B", and made a part of this Contract. If an amendment to the Land Conservation Plan is approved by County and recorded, the amended Land Conservation Plan shall be deemed automatically incorporated into the Contract as though fully set forth herein without the need for a contract amendment, upon the renewal of the Contract.

6. UNIFORM RULES & FEES. Owner(s) and County agree that the Uniform Rules, as they now exist or as they may be amended from time to time, are incorporated by reference into this Contract as though set out in full and shall be a part of this Contract upon execution and each renewal of this Contract. Owner(s) agree(s) to comply with the Uniform Rules and agree(s) to pay all fees established by County's Board of Supervisors, if any, for the administration of County's agricultural preserve program, and for the processing of applications required by the Uniform Rules.

7. PLANNING AND ZONING. The provisions of this Contract are not intended to limit or supersede the planning and zoning powers of County.

8. CANCELLATION. This Contract may not be cancelled, except pursuant to Government Code sections 51280 through 51287, and the Uniform Rules.

9. RESCISSION. This Contract may not be rescinded, except pursuant to the provisions of the Act and the Uniform Rules, and upon the simultaneous replacement of this Contract with a replacement contract, open space easement, agricultural conservation easement, or other equivalent restriction as allowed by the Act and state law. County may require the rescission and simultaneous replacement of this Contract with a replacement contract as a condition of any proposed subdivision or lot line adjustment affecting the boundaries of the Subject Property.

10. EMINENT DOMAIN. If any action in eminent domain for the condemnation of any land described in this Contract is filed after the execution of this Contract, or if any portion of the Subject Property is acquired in lieu of condemnation, then the provisions of Government Code section 51295 apply.

11. SUCCESSORS IN INTEREST. This Contract, its terms and restrictions, shall run with the land described herein, and upon division, to all parcels created therefrom, and shall be binding upon and shall inure to the benefit of all heirs, successors, and assigns of Owner(s). This Contract shall be transferred from County to a succeeding city or a county acquiring jurisdiction over all or part of the Subject Property, except that a succeeding city may opt not to succeed to the rights, duties, and powers of the County under this Contract if the requirements of Government Code section 51243 .5 are met.

12. CERTIFICATE OF COMPLIANCE PARCELS. Owner(s) agree(s) not to apply for or obtain recognition of Certificate of Compliance parcels for all or any portion of the Subject Property for the duration of this Contract, without first obtaining the approval of County's Board of Supervisors, as provided in the Uniform Rules, unless a Notice of Non-Renewal has been recorded for the Contract and there are no more than three years remaining on the Contract's term. County may require replacement contracts for recognized Certificate of Compliance parcels.

13. ENFORCEABLE RESTRICTION. Owner(s) and County intend that the terms, conditions, and restrictions of this Contract conform to the Act, as amended, and that this

Contract qualify as an enforceable restriction under the provisions of Revenue and Taxation Code sections 421 through 429, inclusive, and within the meaning of California Constitution, article XIII, section 8.

14. REMEDIES FOR BREACH.

(a) This Contract may be enforced by County in an action filed in the Sonoma County Superior Court for the purpose of compelling compliance or restraining any breach or threatened breach thereof, after providing notice to Owner(s). The notice shall contain a general description of the condition claimed to by County to be a violation and shall contain a reasonable and specific cure period during which the violation is to cease and the Subject Property is to be restored to the condition that existed prior to the violation. Owner(s) agree(s) that County's remedies at law for any violation of the terms of this Contract are inadequate and that County shall be entitled to the injunctive relief described herein, both prohibitive and mandatory, in addition to such other relief, including damages, to which County may be entitled, including specific performance of the terms of this Contract, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

(b) A breach of this Contract that constitutes a violation of the Sonoma County Zoning Code may be enforced by County pursuant to Chapter 1 of the Sonoma County Code.

(c) Without altering the provisions of paragraph 8 (Cancellation), a breach of this Contract that constitutes material breach under Government Code section 51250 may be enforced by County or the State of California pursuant to Government Code section 51250, if the requirements of that Section are met.

(d) If Owner(s) breach(es) this Contract, Owner(s) shall pay County one-half percent (1/2 %) of the restricted assessed value of the land subject to this Contract per day for each day the Contract is in breach as liquidated damages. It is understood and agreed that damages for breach of this Contract by Owner(s) are, and will continue to be, impracticable and extremely difficult to ascertain and determine. Execution of this Contract shall constitute agreement by County and Owner(s) that one-half percent (1/2 %) of the restricted assessed value of the land is the actual damage to County and the general public caused by breach of this Contract by Owner(s), and that such sum is liquidated damages and shall not be construed as a penalty. No damages shall be recoverable if the Owner(s) remedies or has commenced and thereafter diligently pursues such action required to remedy any breach or material breach within sixty (60) days after the date written notice of said breach or material breach is sent to Owner(s) by County. This provision does not impair County's ability to enforce this Contract by injunction or specific performance.

(e) The remedies set forth in this paragraph 14 are not exclusive and are not intended to displace any other remedies available to either party as provided by this Contract or any applicable local, state or federal law.

15. NO WAIVER. Enforcement of the terms of this Contract shall be at the sole discretion of County, or where applicable the State of California, and any forbearance by County

or State to exercise its rights under this Contract in the event of any violation or threatened violation by Owner(s) of any term of this Contract shall not be deemed or construed to be a waiver by County or State of such term or of any subsequent violation or threatened violation of the same or any other terms of this Contract. Any failure by County or State to act shall not be deemed a waiver or forfeiture of County's or State's right to enforce any and all of the terms of this Contract in the future.

16. CONSIDERATION. Owner(s) shall not receive any payment from County in consideration of the obligations imposed by this Contract. The parties recognize and agree that the consideration for the execution of this Contract is the substantial public benefit to be derived from this Contract and the advantage that will accrue to Owner(s) as a result of any reduction in the assessed value of the Subject Property due to the imposition of the limitations on the use of the Subject Property contained in this Contract.

17. NOTICE. Notices required to be given under this Contract, or as may otherwise be required by law in connection with the administration of this Contract, shall be made by personal service, or by first-class United States mail, to the parties as follows:

(a) To Owner(s) or successor(s) in interest of Owner(s), at the mailing address shown on the most recent assessment roll for the Subject Property; and

(b) To County, c/o the Clerk of the Board of Supervisors, 575 Administration Drive, Suite 100A, Santa Rosa, California 95403.

IN WITNESS WHEREOF, Owner(s) and County have executed this Contract as of the day and year set forth above.

ATTEST:
Clerk of the Board of Supervisors
Sheryl Bratton

By: ______________________
Kay Lowtrip
Chief Deputy Clerk of the Board

County of Sonoma

By: ______________________
James Gore
Chair, Board of Supervisors

OWNER(S):
Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002 NDL

By: Nancy D Lilly, Trustee
Nancy D. Lilly, Trustee

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On June 29, 2018 before me, Patricia Karen Bettinelli
(insert name and title of the officer)

personally appeared Nancy D. Lilly, trustee,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA KAREN BETTINELLI
COMM. #2228560
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SONOMA
My Comm. Expires FEBRUARY 8, 2022

Signature Patricia Karen Bettinelli (Seal)

EXHIBIT "A"

The real property which is the subject of this CONTRACT is situated within agricultural preserve 2-238, as shown by map thereof recorded in preserve map Book No. 4, Pages 6 & 14 for the contract entered on November 9, 1971, in the Office of the County Recorder of Sonoma County, California, and said real property is more particularly described as follows:

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein below is situated in the Unincorporated Area, County of Sonoma, State of California, and is described as follows:

Parcel One:

Being a portion of the lands of O. D. Donnell, Jr., as described in that Deed recorded in Book 540 of Official Records, page 422, Sonoma County Records, and being a portion of Fields 25 and 33, as shown upon the map entitled "Lakeville Stock Farms", filed in the Office of the County Recorder in Book 50 of Maps, at page 11, Sonoma County records, said portion being more particularly described as follows:

Beginning at the most Northerly corner of Field 25 as shown on the abovementioned map; thence South 45° 42' 29" West (m), 29.62' (c) to a set iron pipe; thence South 45° 30' 44" West, 830.37' (m) to a set iron pipe; thence North 44° 07' 31" West, 4998.56' (m) to a set iron pipe; thence North 67° 03' 42" East, 2722.71' (m) to a set iron pipe, said iron pipe being hereinafter referred to as Point "C"; thence North 11° 34' 14" West, 46.92' (m) to a set iron pipe; thence North 107.17' (m) to a set iron pipe; thence North 43° 40' 29" East, 265.12' (m) to a set iron pipe; thence North 8° 19' 10" East, 123.11' (m) to a set iron pipe; thence North 51° 42' 08" West, 213.01' (m) to a set iron pipe; thence North 53° 03' 12" East, 559.59' (m) to a set iron pipe; thence North 27° 31' 46" West, 606.58' (m) to a set iron pipe; thence North 22° 36' 21" West, 461.90' (m) to a set iron pipe; thence North 58° 20' 04" West, 63.03' (m) to a set iron pipe; thence North 18° 14' 30" West, 483.68' (m) to a set iron pipe; thence North 68° 58' 44" West, 121.55' (m) to a set iron pipe; thence North 14° 01' 21" East, 147.47' (m) to a set iron pipe; thence North 22° 36' 21" West, 307.71' (m) to a set iron pipe; thence North 28° 17' 03" West, 90.92' (m) to a set iron pipe, said iron pipe being hereinafter referred to as Point "D"; thence North 62° 41' 19" East, 69.23' (m) to a set iron pipe, said pipe marking the Southwesterly corner of that 20' wide strip of land granted to Dewey Donnell as described in that Deed recorded in Book 1263 of Official Records, page 278, Sonoma County Records, said corner also being on the Northeasterly line of said lands of O.D. Donnell, Jr., and said corner being hereinafter referred to as Point "A"; thence South 22° 36' 21" East, 1598.84' (m) (deed: S22° 50'E), along the Northeasterly line of said lands of Donnell, to a found 1 ¼" iron bar, said bar being shown on the map of Lakeville Stock Farms; thence South 27° 31' 46" East, 4018.79' (m) (deed: S27° 31' 30"E, 4026.3'), to a found 1" iron pipe tagged RE 2439; thence continuing South 27° 31' 46" East, 5.00' (m) to the corner common to Fields 26 and 33; thence North 67° 00' 00" East, 20.00' (r); thence South 44° 42' 00" East, 787.47' (r); thence South 4° 28' 00" West, 380.61' (r); thence South 45° 26' 30" West, 1490.07' (r) to the true point of beginning. All set iron pipes are ½"x 30" and are tagged LS 4483.

Parcel Two:

An easement for roadway and public utility purposes described as follows:

Beginning at the abovementioned Point "A"; thence south 62° 41' 19" West, 69.23' (m) to a set iron pipe; thence North 14° 13' 35" West, 61.73' (m); thence North 62° 10' 11" East, 60.25' (m) to a point on the Northeasterly line of the abovementioned lands of Donnell; thence South 22° 36' 21" East, 40.88' (m) to the Northwesterly corner of the lands of Dewey Donnell as described in that Deed recorded in Book 1263 of Official Records, page 278, Sonoma County Records; thence along the Northerly, Easterly and Southerly line of said lands North 67° 12' 38" East, 980.87' (m) (deed: N67° 20'E, 982.01'); thence South 16° 07' 54" East, 20.13' (m) (deed: S16° 00'E, 20'); thence South 67° 12' 38" West, 978.60' (m) (deed: S67° 20'W, 982.0') to the true point of beginning.

Note: This description was prepared from data derived through a combination of calculations, field surveys, and record information. Courses that were established from measurements derived from a field survey are followed by the notation (m). Courses that were not surveyed by derived strictly form calculations are followed by the notations (c). Courses that were not surveyed but derived from record information (deeds, maps, highway and railroad drawings) are followed by the notations (r).

A.P. No.: 142-111-003

EXHIBIT "B"

LAND CONSERVATION PLAN

This Land Conservation Plan is made by and between Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002, ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is hereby incorporated by reference into the Land Conservation Contract to which it is attached as though fully set forth therein ("Contract").

1. PURPOSE. The purpose of this Land Conservation Plan is to identify the approximate location and acreage of designated uses to which the Subject Property is or may be used during the term of the Land Conservation Contract consistent with the terms of the Land Conservation Contract, the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), and the California Land Conservation Act (Government Code section 51200 et seq.), as they now exist, or as they may be amended from time to time.

2. DEFINITIONS.

a. "Subject Property," shall have the same meaning as the term "Subject Property," as used in the Contract.

b. "Prime Agricultural Use," means the use of "Prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

c. "Non-Prime Agricultural Use," means the use of "Non-prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

d. "Open Space Use," means the use of "Open Space Land for an "Open Space Use," as those phrases are defined in the Uniform Rules.

e. "Compatible Use," shall have the same meaning as the term "Compatible Use," as used in the Uniform Rules.

f. "Undesignated Area," means portion of land under the Contract that is vacant and potentially available for any qualifying agricultural and/or compatible use, consistent with the terms of the Contract, the Uniform Rules, and the Land Conservation Act, as they now exist or as they may be amended from time to time. Use of the "Undesignated Area," for agricultural or compatible use requires amendment of this Land Conservation Plan.

3. DESIGNATED LAND USES. Owner(s) agree to manage and maintain the Subject Property in a manner that ensures that the following designated uses will conform to the identified acreage and location at all times during the term of the Contract and any extensions thereof. Any proposed change to a designated use, acreage, and/or location, requires amendment of this Land Conservation Plan.

Designated Use	Acreage		Location
PRIME AGRICULTURAL USE(S):	24.00±	acres	See Site Plan
NON-PRIME AGRICULTURAL USE(S):	284.00±	acres	See Site Plan
TOTAL:	308.00±	acres	

4. SITE PLAN. A site plan showing the location of the designated uses described in paragraph 3, above, is attached and incorporated by reference into this Land Conservation Plan. Any proposed change to the Site Plan requires amendment of this Land Conservation Plan.

5. AMENDMENT TO LAND CONSERVATION PLAN.

a. Any change to the acreage or location of the designated uses described in paragraph 3, above, requires written amendment to this Land Conservation Plan, consistent with the Land Conservation Contract, Uniform Rules, and Land Conservation Act, as they now exist or as they may be amended from time to time.

b. Owner(s), or Owner(s) predecessor(s) in interest, may apply to the Permit and Resource Management Department (PRMD) for an amendment of this Land Conservation Plan. With the approval of the Director of PRMD, Owner(s) or Owner(s)' predecessor in interest may designate an agent to file an application for amendment of this Land Conservation Plan on their behalf.

c. The Board of Supervisors, or its designee, shall consider and decide all requests to amend this Land Conservation Plan.

d. All amendments to this Land Conservation Plan are deemed automatically incorporated into the Land Conservation Contract to which it applies, upon approval by the Board of Supervisors or its designee, and upon recordation of the executed amendment with the Sonoma County Recorder's Office.

e. For purposes of property tax assessment, any amendment to the Land Conservation Plan or Land Conservation Contract will be recognized by the Sonoma County Assessor's Office on the January 1st lien date of the year following the year in which the amendment is recorded, consistent with Revenue and Taxation Code sec. 430.5.

6. BREACH. Failure to conform to this Land Conservation Plan is a breach of the Land Conservation Contract to which it is attached and incorporated by reference.

AGREEMENT AND STATEMENT BY OWNER(S):

I/we agree to comply with the provisions of this Land Conservation Plan, as it now exists or as it may be amended from time to time, for the duration of the Land Conservation Contract to which it is attached and incorporated by reference, including any and all renewals or extension of the Land Conservation Contract.

OWNER(S):
Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002 NDL

By: Nancy D. Lilly, Trustee
Nancy D. Lilly, Trustee

NOTE: Acknowledgments must be attached.

-------------------------------------*County Use Only*---

COUNTY OF SONOMA:
BOARD OF SUPERVISORS or DESIGNEE OF BOARD OF SUPERVISORS

Clerk of the Board of Supervisors Sheryl Bratton	County of Sonoma
By: ____________________	By: ____________________
Kay Lowtrip Chief Deputy Clerk of the Board	James Gore Chair, Board of Supervisors

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On June 29, 2018 before me, Patricia Karen Bettinelli
(insert name and title of the officer)

personally appeared Nancy D. Lilly, Trustee,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

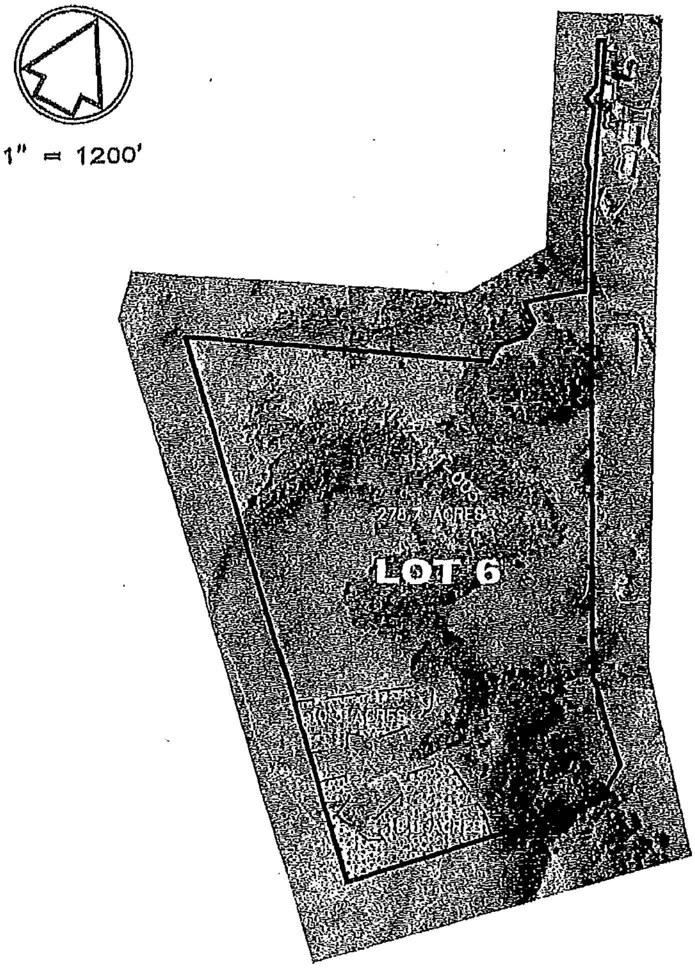
WITNESS my hand and official seal.

PATRICIA KAREN BETTINELLI
COMM. #2228560
My Comm. Expires FEBRUARY 8, 2022

Signature Patricia Karen Bettinelli (Seal)

Nancy D. Lilly Trust
27255 Arnold Drive, Sonoma County
APN 142-111-003

193-E4-93H



▩ VINEYARD AG USE AREA = 29.3 ACRES
☐ GRAZING AG USE AREA = 278.7 ACRES

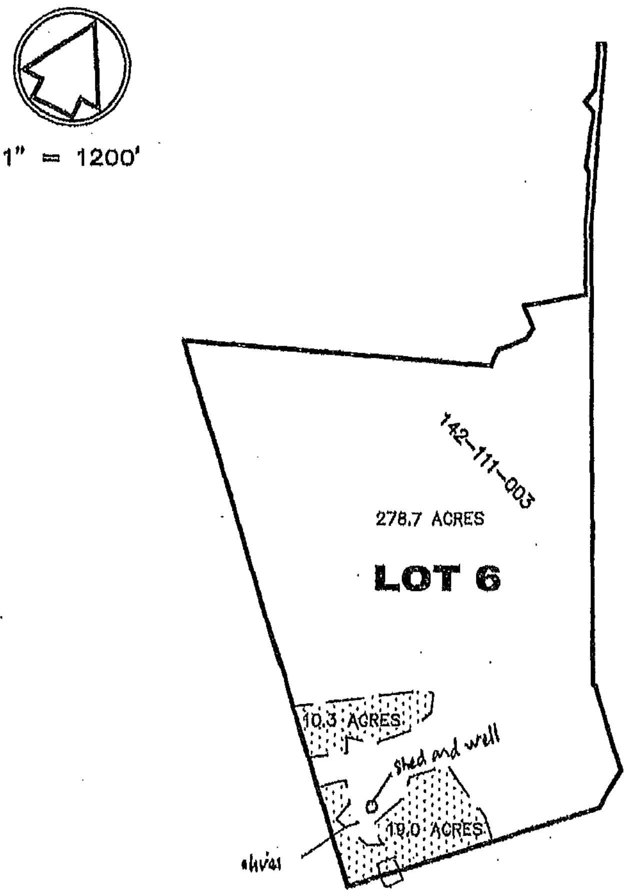
EXHIBIT FOR LAND CONSERVATION CONTRACT
Nancy Lilly Trust

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

12/18/2014

Nancy D. Lilly Trust
27255 Arnold Drive, Sonoma County
APN 142-111-003

193-E4-93H



▨ VINEYARD AG USE AREA = 29.3 ACRES
☐ GRAZING AG USE AREA = 278.7 ACRES

EXHIBIT FOR LAND CONSERVATION CONTRACT
Nancy Lilly Trust

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

12/18/2014

Exempt from Recording Fees
Per Gov. Code § 27383

RECORDING REQUESTED BY
AND RETURN TO:

CLERK OF THE BOARD
COUNTY OF SONOMA
575 ADMINISTRATION DRIVE
SANTA ROSA, CA 95403

LAND CONSERVATION CONTRACT

This Contract is made by and between Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002, ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is dated for convenience as June 29, 2018

RECITALS

Whereas County previously entered into two Land Conservation Contracts with Owner(s) or Owner(s)' predecessors in interest, which were recorded on February 27, 1970, and is identified by Book No. 2447, Page 478, and on February 16, 1972, and is identified by Book No. 2603, Page 126, in the Official Records of the Sonoma County Recorder, ("Original Contract"); and

Whereas Owner(s) own(s) certain real property ("Subject Property") located within Sonoma County and presently identified by Assessor's Parcel Number(s): 068-080-005 and 068-090-012, and more particularly described in the legal description attached to this Contract at Exhibit "A"; and

Whereas Both Owner(s) and County desire to limit/continue to limit the use of the Subject Property to agricultural, open space, and compatible uses in order to discourage premature and unnecessary conversion of the Subject Property to uses incompatible with agricultural and/or open space use, including urban uses, recognizing that the Subject Property has substantial public value as agricultural or open space land and that the preservation of the Subject Property in agricultural production or open space constitutes an important physical, social, aesthetic, and economic asset to County and the State of California; and

OPERATIVE PROVISIONS

Now, therefore, in consideration of the foregoing recitals and the mutual promises contained herein, the substantial public benefits to be derived therefrom, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner(s) and County agree as follows:

A. RESCISSION OF ORIGINAL CONTRACT

The Original Contract is hereby rescinded as of the date that this Contract takes effect as to the Subject Property. If this Contract does not become effective, then the Original Contract shall remain in full force and effect, as to the Subject Property.

B. REPLACEMENT CONTRACT

1. PURPOSE. This Contract is entered into pursuant to the provisions of the California Land Conservation Act of 1965, Government Code section 51200 et seq. ("Act"), and is subject to all of the provisions of the Act as they may be amended from time to time.

2. SUBJECT PROPERTY.

(a) Owner(s) own(s) the Subject Property, located at 27255 Arnold Drive, Sonoma, and more particularly described in the legal description attached to this Contract as Exhibit "A", and incorporated herein by reference.

(b) The Subject Property is located within established Agricultural Preserve 2-238.

(c) The Subject Property is approximately 554 acres total and comprised of one (1) legal parcel.

3. TERM. This Contract shall be effective on recordation, and shall remain in effect for a term of 10 years. This Contract shall be automatically renewed for a full term on December 31st at the end of each calendar year, unless a Notice of Non-renewal is recorded as provided in Government Code section 51245 and the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), adopted by County Board of Supervisor's Resolution No.11-0678 pursuant to Government Code section 51231, -- to the end that at all times during this Contract, there shall be a 10-year term of restriction unless a Notice of Non-renewal has been recorded.

4. REGULATORY COMPLIANCE & RESTRICTIONS ON USE. During the term of this Contract, and all renewals and extensions thereof, the Subject Property shall not be used for any purpose other than (1) "agricultural use," or "open space use," as those phrases are defined by the Act, and (2) any use determined by County to be a "compatible use" defined and enumerated in the Uniform Rules and shall at all times be in compliance with the Uniform Rules as they may be amended from time to time.

5. LAND CONSERVATION PLAN. The use of the Subject Property shall at all times conform to the Land Conservation Plan, attached to this Contract as Exhibit "B", and made a part of this Contract. If an amendment to the Land Conservation Plan is approved by County and recorded, the amended Land Conservation Plan shall be deemed automatically incorporated

into the Contract as though fully set forth herein without the need for a contract amendment, upon the renewal of the Contract.

6. UNIFORM RULES & FEES. Owner(s) and County agree that the Uniform Rules, as they now exist or as they may be amended from time to time, are incorporated by reference into this Contract as though set out in full and shall be a part of this Contract upon execution and each renewal of this Contract. Owner(s) agree(s) to comply with the Uniform Rules and agree(s) to pay all fees established by County's Board of Supervisors, if any, for the administration of County's agricultural preserve program, and for the processing of applications required by the Uniform Rules.

7. PLANNING AND ZONING. The provisions of this Contract are not intended to limit or supersede the planning and zoning powers of County.

8. CANCELLATION. This Contract may not be cancelled, except pursuant to Government Code sections 51280 through 51287, and the Uniform Rules.

9. RESCISSION. This Contract may not be rescinded, except pursuant to the provisions of the Act and the Uniform Rules, and upon the simultaneous replacement of this Contract with a replacement contract, open space easement, agricultural conservation easement, or other equivalent restriction as allowed by the Act and state law. County may require the rescission and simultaneous replacement of this Contract with a replacement contract as a condition of any proposed subdivision or lot line adjustment affecting the boundaries of the Subject Property.

10. EMINENT DOMAIN. If any action in eminent domain for the condemnation of any land described in this Contract is filed after the execution of this Contract, or if any portion of the Subject Property is acquired in lieu of condemnation, then the provisions of Government Code section 51295 apply.

11. SUCCESSORS IN INTEREST. This Contract, its terms and restrictions, shall run with the land described herein, and upon division, to all parcels created therefrom, and shall be binding upon and shall inure to the benefit of all heirs, successors, and assigns of Owner(s). This Contract shall be transferred from County to a succeeding city or a county acquiring jurisdiction over all or part of the Subject Property, except that a succeeding city may opt not to succeed to the rights, duties, and powers of the County under this Contract if the requirements of Government Code section 51243 .5 are met.

12. CERTIFICATE OF COMPLIANCE PARCELS. Owner(s) agree(s) not to apply for or obtain recognition of Certificate of Compliance parcels for all or any portion of the Subject Property for the duration of this Contract, without first obtaining the approval of County's Board of Supervisors, as provided in the Uniform Rules, unless a Notice of Non-Renewal has been recorded for the Contract and there are no more than three years remaining on the Contract's term. County may require replacement contracts for recognized Certificate of Compliance parcels.

13. <u>ENFORCEABLE RESTRICTION</u>. Owner(s) and County intend that the terms, conditions, and restrictions of this Contract conform to the Act, as amended, and that this Contract qualify as an enforceable restriction under the provisions of Revenue and Taxation Code sections 421 through 429, inclusive, and within the meaning of California Constitution, article XIII, section 8.

14. <u>REMEDIES FOR BREACH</u>.

(a) This Contract may be enforced by County in an action filed in the Sonoma County Superior Court for the purpose of compelling compliance or restraining any breach or threatened breach thereof, after providing notice to Owner(s). The notice shall contain a general description of the condition claimed to by County to be a violation and shall contain a reasonable and specific cure period during which the violation is to cease and the Subject Property is to be restored to the condition that existed prior to the violation. Owner(s) agree(s) that County's remedies at law for any violation of the terms of this Contract are inadequate and that County shall be entitled to the injunctive relief described herein, both prohibitive and mandatory, in addition to such other relief, including damages, to which County may be entitled, including specific performance of the terms of this Contract, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

(b) A breach of this Contract that constitutes a violation of the Sonoma County Zoning Code may be enforced by County pursuant to Chapter 1 of the Sonoma County Code.

(c) Without altering the provisions of paragraph 8 (Cancellation), a breach of this Contract that constitutes material breach under Government Code section 51250 may be enforced by County or the State of California pursuant to Government Code section 51250, if the requirements of that Section are met.

(d) If Owner(s) breach(es) this Contract, Owner(s) shall pay County one-half percent (1/2 %) of the restricted assessed value of the land subject to this Contract per day for each day the Contract is in breach as liquidated damages. It is understood and agreed that damages for breach of this Contract by Owner(s) are, and will continue to be, impracticable and extremely difficult to ascertain and determine. Execution of this Contract shall constitute agreement by County and Owner(s) that one-half percent (1/2 %) of the restricted assessed value of the land is the actual damage to County and the general public caused by breach of this Contract by Owner(s), and that such sum is liquidated damages and shall not be construed as a penalty. No damages shall be recoverable if the Owner(s) remedies or has commenced and thereafter diligently pursues such action required to remedy any breach or material breach within sixty (60) days after the date written notice of said breach or material breach is sent to Owner(s) by County. This provision does not impair County's ability to enforce this Contract by injunction or specific performance.

(e) The remedies set forth in this paragraph 14 are not exclusive and are not intended to displace any other remedies available to either party as provided by this Contract or any applicable local, state or federal law.

15. NO WAIVER. Enforcement of the terms of this Contract shall be at the sole discretion of County, or where applicable the State of California, and any forbearance by County or State to exercise its rights under this Contract in the event of any violation or threatened violation by Owner(s) of any term of this Contract shall not be deemed or construed to be a waiver by County or State of such term or of any subsequent violation or threatened violation of the same or any other terms of this Contract. Any failure by County or State to act shall not be deemed a waiver or forfeiture of County's or State's right to enforce any and all of the terms of this Contract in the future.

16. CONSIDERATION. Owner(s) shall not receive any payment from County in consideration of the obligations imposed by this Contract. The parties recognize and agree that the consideration for the execution of this Contract is the substantial public benefit to be derived from this Contract and the advantage that will accrue to Owner(s) as a result of any reduction in the assessed value of the Subject Property due to the imposition of the limitations on the use of the Subject Property contained in this Contract.

17. NOTICE. Notices required to be given under this Contract, or as may otherwise be required by law in connection with the administration of this Contract, shall be made by personal service, or by first-class United States mail, to the parties as follows:

(a) To Owner(s) or successor(s) in interest of Owner(s), at the mailing address shown on the most recent assessment roll for the Subject Property; and

(b) To County, c/o the Clerk of the Board of Supervisors, 575 Administration Drive, Suite 100A, Santa Rosa, California 95403.

IN WITNESS WHEREOF, Owner(s) and County have executed this Contract as of the day and year set forth above.

ATTEST:
Clerk of the Board of Supervisors
Sheryl Bratton

By: ____________________
Kay Lowtrip
Chief Deputy Clerk of the Board

County of Sonoma

By: ____________________
James Gore
Chair, Board of Supervisors

OWNER(S):
Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002 NDL

By: Nancy D Lilly, Trustee
Nancy D. Lilly, Trustee

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On June 29 2018 before me, Patricia Karen Bettinelli
(insert name and title of the officer)

personally appeared Nancy D. Lilly, Trustee,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA KAREN BETTINELLI
COMM. #2228560
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SONOMA
My Comm. Expires FEBRUARY 8, 2022

Signature Patricia Karen Bettinelli (Seal)

EXHIBIT "A"

The real property which is the subject of this CONTRACT is situated within agricultural preserve 2-238, as shown by map thereof recorded in preserve map Book Number 1, Pages 4 & 6 for the contract entered on February 24, 1970, and Book Number 4, Pages 6 & 14 for the contract entered on November 9, 1971, in the Office of the County Recorder of Sonoma County, California, and said real property is more particularly described as follows:

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein below is situated in the Unincorporated Area, County of Sonoma, State of California, and is described as follows:

Parcel One:

Being a portion of the lands of O. D. Donnell, Jr., as described in that Deed recorded in Book 540 of Official Records, page 422, Sonoma County Records, and being a portion of Fields 25 and 33, as shown upon the map entitled "Lakeville Stock Farms", filed in the Office of the County Recorder in Book 50 of Maps, at page 11, Sonoma County records, said portion being more particularly described as follows:

Beginning at the most Northerly corner of Field 25 as shown on the abovementioned map; thence South 45° 42' 29" West (m), 29.62' (c) to a set iron pipe; thence South 45° 30' 44" West, 830.37' (m) to a set iron pipe; thence North 44° 07' 31" West, 4998.56' (m) to a set iron pipe; thence North 67° 03' 42" East, 2722.71' (m) to a set iron pipe, said iron pipe being hereinafter referred to as Point "C"; thence North 11° 34' 14" West, 46.92' (m) to a set iron pipe; thence North 107.17' (m) to a set iron pipe; thence North 43° 40' 29" East, 265.12' (m) to a set iron pipe; thence North 8° 19' 10" East, 123.11' (m) to a set iron pipe; thence North 51° 42' 08" West, 213.01' (m) to a set iron pipe; thence North 53° 03' 12" East, 559.59' (m) to a set iron pipe; thence North 27° 31' 46" West, 606.58' (m) to a set iron pipe; thence North 22° 36' 21" West, 461.90' (m) to a set iron pipe; thence North 58° 20' 04" West, 63.03' (m) to a set iron pipe; thence North 18° 14' 30" West, 483.68' (m) to a set iron pipe; thence North 68° 58' 44" West, 121.55' (m) to a set iron pipe; thence North 14° 01' 21" East, 147.47' (m) to a set iron pipe; thence North 22° 36' 21" West, 307.71' (m) to a set iron pipe; thence North 28° 17' 03" West, 90.92' (m) to a set iron pipe, said iron pipe being hereinafter referred to as Point "D"; thence North 62° 41' 19" East, 69.23' (m) to a set iron pipe, said pipe marking the Southwesterly corner of that 20' wide strip of land granted to Dewey Donnell as described in that Deed recorded in Book 1263 of Official Records, page 278, Sonoma County Records, said corner also being on the Northeasterly line of said lands of O.D. Donnell, Jr., and said corner being hereinafter referred to as Point "A"; thence South 22° 36' 21" East, 1598.84' (m) (deed: S22° 50'E), along the Northeasterly line of said lands of Donnell, to a found 1 ¼" iron bar, said bar being shown on the map of Lakeville Stock Farms; thence South 27° 31' 46" East, 4018.79' (m) (deed: S27° 31' 30"E, 4026.3'), to a found 1" iron pipe tagged RE 2439; thence continuing South 27° 31' 46" East, 5.00' (m) to the corner common to Fields 26 and 33; thence North 67° 00' 00" East, 20.00' (r); thence South 44° 42' 00" East, 787.47' (r); thence South 4° 28' 00" West, 380.61' (r); thence South 45° 26' 30" West, 1490.07' (r) to the true point of beginning. All set iron pipes are ½"x 30" and are tagged LS 4483.

Parcel Two:

An easement for roadway and public utility purposes described as follows:

Beginning at the abovementioned Point "A"; thence south 62° 41' 19" West, 69.23' (m) to a set iron pipe; thence North 14° 13' 35" West, 61.73' (m); thence North 62° 10' 11" East, 60.25' (m) to a point on the Northeasterly line of the abovementioned lands of Donnell; thence South 22° 36' 21" East, 40.88' (m) to the Northwesterly corner of the lands of Dewey Donnell as described in that Deed recorded in Book 1263 of Official Records, page 278, Sonoma County Records; thence along the Northerly, Easterly and Southerly line of said lands North 67° 12' 38" East, 980.87' (m) (deed: N67° 20'E, 982.01'); thence South 16° 07' 54" East, 20.13' (m) (deed: S16° 00'E, 20'); thence South 67° 12' 38" West, 978.60' (m) (deed: S67° 20'W, 982.0') to the true point of beginning.

Note: This description was prepared from data derived through a combination of calculations, field surveys, and record information. Courses that were established from measurements derived from a field survey are followed by the notation (m). Courses that were not surveyed by derived strictly form calculations are followed by the notations (c). Courses that were not surveyed but derived from record information (deeds, maps, highway and railroad drawings) are followed by the notations (r).

A.P. No.: 142-111-003

EXHIBIT "B"

LAND CONSERVATION PLAN

This Land Conservation Plan is made by and between Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002, ("Owner(s)") and the County of Sonoma, a political subdivision of the State of California ("County"), and is hereby incorporated by reference into the Land Conservation Contract to which it is attached as though fully set forth therein ("Contract").

1. PURPOSE. The purpose of this Land Conservation Plan is to identify the approximate location and acreage of designated uses to which the Subject Property is or may be used during the term of the Land Conservation Contract consistent with the terms of the Land Conservation Contract, the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones ("Uniform Rules"), and the California Land Conservation Act (Government Code section 51200 et seq.), as they now exist, or as they may be amended from time to time.

2. DEFINITIONS.

   a. "Subject Property," shall have the same meaning as the term "Subject Property," as used in the Contract.

   b. "Prime Agricultural Use," means the use of "Prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

   c. "Non-Prime Agricultural Use," means the use of "Non-prime Agricultural Land," for one or more "Agricultural Use," as those phrases are defined in the Uniform Rules.

   d. "Open Space Use," means the use of "Open Space Land for an "Open Space Use," as those phrases are defined in the Uniform Rules.

   e. "Compatible Use," shall have the same meaning as the term "Compatible Use," as used in the Uniform Rules.

   f. "Undesignated Area," means portion of land under the Contract that is vacant and potentially available for any qualifying agricultural and/or compatible use, consistent with the terms of the Contract, the Uniform Rules, and the Land Conservation Act, as they now exist or as they may be amended from time to time. Use of the "Undesignated Area," for agricultural or compatible use requires amendment of this Land Conservation Plan.

3. DESIGNATED LAND USES. Owner(s) agree to manage and maintain the Subject Property in a manner that ensures that the following designated uses will conform to the identified acreage and location at all times during the term of the Contract and any extensions thereof. Any proposed change to a designated use, acreage, and/or location, requires amendment of this Land Conservation Plan.

Designated Use	Acreage		Location
PRIME AGRICULTURAL USE(S):	11.70 ±	acres	See Site Plan
NON-PRIME AGRICULTURAL USE(S):	540.10±	acres	See Site Plan
COMPATIBLE USE(S):	2.20±	acres	See Site Plan
TOTAL:	554.00±	acres	

4. SITE PLAN. A site plan showing the location of the designated uses described in paragraph 3, above, is attached and incorporated by reference into this Land Conservation Plan. Any proposed change to the Site Plan requires amendment of this Land Conservation Plan.

5. AMENDMENT TO LAND CONSERVATION PLAN.

a. Any change to the acreage or location of the designated uses described in paragraph 3, above, requires written amendment to this Land Conservation Plan, consistent with the Land Conservation Contract, Uniform Rules, and Land Conservation Act, as they now exist or as they may be amended from time to time.

b. Owner(s), or Owner(s) predecessor(s) in interest, may apply to the Permit and Resource Management Department (PRMD) for an amendment of this Land Conservation Plan. With the approval of the Director of PRMD, Owner(s) or Owner(s)' predecessor in interest may designate an agent to file an application for amendment of this Land Conservation Plan on their behalf.

c. The Board of Supervisors, or its designee, shall consider and decide all requests to amend this Land Conservation Plan.

d. All amendments to this Land Conservation Plan are deemed automatically incorporated into the Land Conservation Contract to which it applies, upon approval by the Board of Supervisors or its designee, and upon recordation of the executed amendment with the Sonoma County Recorder's Office.

e. For purposes of property tax assessment, any amendment to the Land Conservation Plan or Land Conservation Contract will be recognized by the Sonoma County Assessor's Office on the January 1st lien date of the year following the year in which the amendment is recorded, consistent with Revenue and Taxation Code sec. 430.5.

6. BREACH. Failure to conform to this Land Conservation Plan is a breach of the Land Conservation Contract to which it is attached and incorporated by reference.

AGREEMENT AND STATEMENT BY OWNER(S):

I/we agree to comply with the provisions of this Land Conservation Plan, as it now exists or as it may be amended from time to time, for the duration of the Land Conservation Contract to which it is attached and incorporated by reference, including any and all renewals or extension of the Land Conservation Contract.

OWNER(S):
Nancy D. Lilly, Trustee of the Nancy D. Lilly Separate Property Living Trust, dated November 13, 2002 NDL

By: Nancy D. Lilly Trustee
Nancy D. Lilly, Trustee

NOTE: Acknowledgments must be attached.

-------------------------------------*County Use Only*-------------------------------------
COUNTY OF SONOMA:
BOARD OF SUPERVISORS or DESIGNEE OF BOARD OF SUPERVISORS

Clerk of the Board of Supervisors Sheryl Bratton	County of Sonoma
By: ______________________	By: ______________________
Kay Lowtrip Chief Deputy Clerk of the Board	James Gore Chair, Board of Supervisors

NOTE: Acknowledgments must be attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sonoma)

On June 29, 2018 before me, Patricia K Bettinelli
(insert name and title of the officer)

personally appeared Nancy D. Lilly, Trustee,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICIA KAREN BETTINELLI
COMM. #2228560
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SONOMA
My Comm. Expires FEBRUARY 8, 2022

Signature Patricia Karen Bettinelli (Seal)

Nancy D. Lilly Trust
27255 Arnold Drive, Sonoma County
APN 068-080-005 & 068-090-012

193-E4-03H

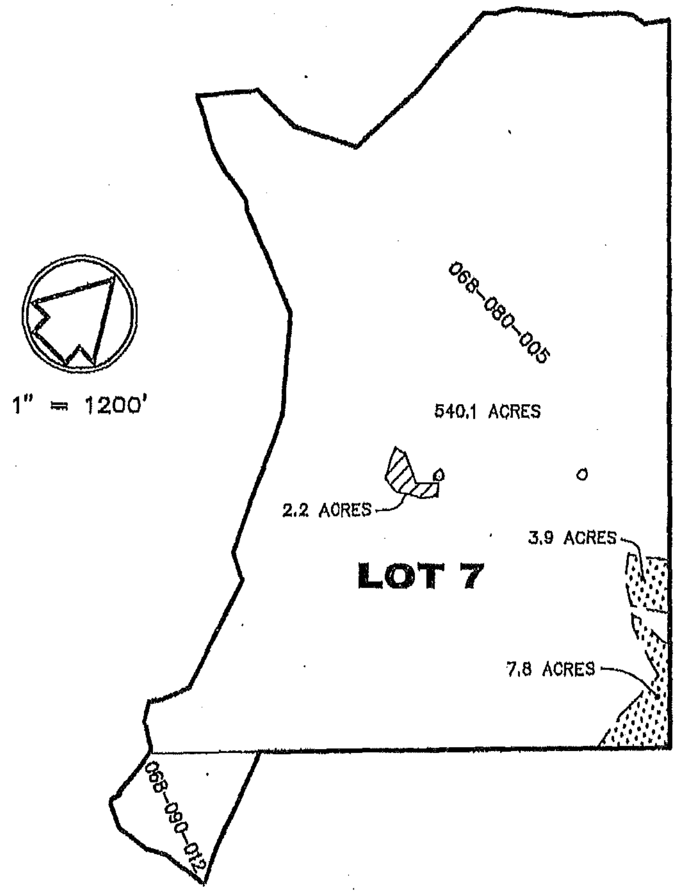


EXHIBIT FOR LAND CONSERVATION CONTRACT
Nancy Lilly Trust

—— ASSESSOR PARCEL LINE
░ VINEYARD AG USE AREA = 11.7 ACRES
☐ GRAZING AG USE AREA = 540.1 ACRES
▨ NON-AG USE AREA = 2.2 ACRES (HOUSE, GARAGE, YARD)
Lilly Residence
o (DOMESTIC) WELL

12/18/2014

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 43
(This Section for use by Clerk of the Board Only.)

To:	Board of Supervisors		
Board Agenda Date:	December 11, 2018	**Vote Requirement:**	Majority
Department or Agency Name(s):	Probation Department, Sheriff's Office		
Staff Name and Phone Number:	Christine Williams, 565-2145 Sharon Post, 565-1119	**Supervisorial District(s):**	Countywide
Title:	Grants from the Justice and Mental Health Collaboration Program and Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness Program		

Recommended Actions:

Accept $750,000 revenue from the Bureau of Justice Assistance's "Justice and Mental Health Collaboration Program" for services through December 31, 2021.

Accept $750,000 revenue from the Bureau of Justice Assistance's "Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness" program for services through December 31, 2021.

The two grants will serve similar purposes of helping people with mental health and substance use disorders receive treatment and avoid unnecessary incarceration.

Executive Summary:

Members of the Mentally Ill Offender Task Force, comprising representatives from the Probation Department, the Sheriff's Office, and the Department of Health Services, submitted two grant applications to the Bureau of Justice Assistance in May 2018, both of which were successful. Sonoma County has been awarded $750,000 for each of the two proposed projects, which provide three years of funding to address individuals in the criminal justice system who have mental health and substance use disorders. The goals are to reduce unnecessary incarceration, provide treatment and services to improve offender outcomes, and increase public safety. This report recommends that the Board accept both $750,000 grants.

Discussion:

Justice and Mental Health Collaboration Program

In 2016, the Board accepted a $250,000 grant from the Bureau of Justice Assistance's Justice and Mental Health Collaboration Program to develop and implement strategies that divert some people with mental illness from incarceration. In the two years since, the Mentally Ill Offender Task Force overseeing the grant deployed funding toward a behavioral health clinician to identify incarcerated individuals who may be suitable for diversion and treatment services upon returning to the community. Additionally, the Task Force used grant funds to conduct a sequential intercept mapping exercise that identified "intercept points" where people with mental illness contact the criminal justice system, and identified potential alternatives to incarceration as well as opportunities for various county departments to handle these cases collaboratively. The sequential intercept map helped identify gaps in our mental health and justice systems, along with strategies to address the gaps, which in turn informed the projects proposed here.

The 2018 Justice and Mental Health Collaboration Program grant will build upon the 2016 grant by providing the supports that participants need to be successful in the community. Specifically, the grant will fund 1) an eight-bed supported housing facility for use by individuals on pretrial release with mental illness or substance use disorders, 2) courses such as Moving On Female Empowerment Program, Seeking Safety, and Acceptance and Commitment Therapy, and 3) an evaluation to determine whether the program is achieving its objectives. The grant allows a planning period through June 30, 2019, during which the Mentally Ill Offender Task Force will determine details such as the housing location and the measures upon which the evaluation will focus.

All grant funds will pass through to outside organizations, which have been selected or will be selected through open request for proposals processes. As an in-kind match, the County will provide the following services:

Probation Department: Administrative duties, working with an outside organization to evaluate process and outcomes data, and providing community supervision to program participants. Additionally, Probation will deliver Cognitive Behavioral Intervention courses to pretrial participants with mental illness or substance use disorders. This is the evidence-based course currently provided to offenders at the Sonoma County Day Reporting Center.

Sheriff's Office: Review history of violence and perform pretrial risk assessments of potential participants, although the passage of Senate Bill 10 may affect how risk assessments are performed. This review will identify individuals who are likely to make required court appearances and not pose public safety risks.

Department of Health Services: Provide a Behavioral Health Clinician at the Main Adult Detention Facility. This existing position will continue to screen potential candidates for the pretrial release and provide a warm hand-off for prospective candidates to intensive case management.

Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness

Similar to the program above, the Improving Reentry program will focus on treatment and protecting public safety while avoiding unnecessary incarceration. However, this program is different in that it will focus exclusively on individuals with co-occurring substance abuse and mental illness, will treat convicted offenders rather than pretrial defendants, and will begin treating individuals while they are still incarcerated.

The Improving Reentry grant will primarily fund outside organizations for 1) integrated treatment for inmates with co-occurring substance abuse and mental illness, focused on preparing inmates transitioning to the community, 2) case management which coordinates with jail discharge planning staff to provide participants a warm handoff to peer navigation and treatment services upon reentering the community, and 3) evaluation to determine whether the program is achieving its objectives. Additionally, the Probation Department and Sheriff's Office will perform project coordination and management duties, such as ensuring that programs are serving the intended populations, supporting the Mentally Ill Offender Task Force in developing a sustainability plan, refining protocols for reviewing case plans and sharing information, and fulfilling the grant's administrative requirements. The grant allows a planning period through September 30, 2019, during which the Mentally Ill Offender Task Force will determine details such as case management strategies and the measures upon which the evaluation will focus.

Aside from administrative duties, all grant funds will pass through to outside organizations, all of which currently provide similar services after having been selected through open request for proposals processes. Unlike the grant above, the Improving Reentry grant has no match requirement.

Conclusion

In issuing each of these grants, the Bureau of Justice Assistance recognizes that communities such as Sonoma County have high-risk populations with mental health and substance use disorders who enter the criminal justice system and then receive inadequate treatment, only to recidivate and continue the cycle. These programs aim to break the cycle by collaboratively identifying individuals needing treatment, engaging a broad range of community services, and thoroughly addressing criminogenic risks. The intended outcomes are reduced recidivism and improved public safety and public health. Additionally, as both grants fund program evaluations, we expect to receive data that will inform decisions about continuing the programs after the grants expire.

Prior Board Actions:

November 15, 2016: Board accepted funds from the 2016 Justice and Mental Health Collaboration Program

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Providing more treatment for mentally ill and drug-abusing defendants and offenders is expected to improve public health and decrease recidivism, resulting in a safer community.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses Probation Budgeted Expenses Sheriff	$152,129 $78,690	$295,615 $332,004	$302,256 $339,306
Additional Appropriation Requested			
Total Expenditures	$230,819	$627,619	$641,562
Funding Sources			
General Fund/WA GF			
State/Federal	$230,819	$627,619	$641,562
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	$230,819	$627,619	$641,562

Narrative Explanation of Fiscal Impacts:

Probation and Health Departments

Federal funds of $750,000 from the Justice and Mental Health Collaboration Program will be appropriated throughout the three-year project. Funding begins on January 1, 2019. Appropriations for FY 18-19 will be included in second quarter Consolidated Budget Adjustments from the Probation Department. Adjustments will be fully offset by grant revenue.

Sheriff's Office

Federal funds of $750,000 from the Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness Program will be appropriated throughout the three-year project. Sonoma County is eligible for funding as of October 1, 2018. Appropriations for FY 18-19 will be included in second quarter Consolidated Budget Adjustments from the Sheriff's Office. Adjustments will be fully offset by grant revenue.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Attachment A: Bureau of Justice Assistance award letter for “Justice and Mental Health Collaboration Program” grant Attachment B: Bureau of Justice Assistance award letter for “Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness” grant
Related Items “On File” with the Clerk of the Board:

U.S. Department of Justice

Office of Justice Programs

Office of the Assistant Attorney General *Washington, D.C. 20531*

September 26, 2018

Ms. Sheryl Bratton
County of Sonoma
575 Administration Drive, Room 104A
Santa Rosa, CA 95403-2871

Dear Ms. Bratton:

On behalf of Attorney General Jefferson Sessions III, it is my pleasure to inform you that the Office of Justice Programs has approved your application for funding under the FY 18 Justice and Mental Health Collaboration Program in the amount of $750,000 for County of Sonoma.

Enclosed you will find the Grant Award and Special Conditions documents. This award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of all interim audit findings, and the maintenance of a minimum level of cash-on-hand. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action as appropriate.

If you have questions regarding this award, please contact:

- Program Questions, NiKisha Love, Program Manager at (202) 616-8241; and
- Financial Questions, the Office of the Chief Financial Officer, Customer Service Center (CSC) at (800) 458-0786, or you may contact the CSC at ask.ocfo@usdoj.gov.

Congratulations, and we look forward to working with you.

Sincerely,

Matt Dummermuth

Matt Dummermuth
Principal Deputy Assistant Attorney General

Enclosures

OFFICE FOR CIVIL RIGHTS

Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW
Washington, DC 20531

Tel: (202) 307-0690
TTY: (202) 307-2027
E-mail: askOCR@usdoj.gov
Website: www.ojp.usdoj.gov/ocr

OCR Letter to All Recipients

September 26, 2018

Ms. Sheryl Bratton
County of Sonoma
575 Administration Drive, Room 104A
Santa Rosa, CA 95403-2871

Dear Ms. Bratton:

Congratulations on your recent award. In establishing financial assistance programs, Congress linked the receipt of federal funding to compliance with federal civil rights laws. The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) is responsible for ensuring that recipients of financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW) comply with the applicable federal civil rights laws. We at the OCR are available to help you and your organization meet the civil rights requirements that come with DOJ funding.

Ensuring Access to Federally Assisted Programs

Federal laws that apply to recipients of financial assistance from the DOJ prohibit discrimination on the basis of race, color, national origin, religion, sex, or disability in funded programs or activities, not only in employment but also in the delivery of services or benefits. A federal law also prohibits recipients from discriminating on the basis of age in the delivery of services or benefits.

In March of 2013, President Obama signed the Violence Against Women Reauthorization Act of 2013. The statute amends the Violence Against Women Act of 1994 (VAWA) by including a nondiscrimination grant condition that prohibits discrimination based on actual or perceived race, color, national origin, religion, sex, disability, sexual orientation, or gender identity. The new nondiscrimination grant condition applies to certain programs funded after October 1, 2013. The OCR and the OVW have developed answers to some frequently asked questions about this provision to assist recipients of VAWA funds to understand their obligations. The Frequently Asked Questions are available at https://ojp.gov/about/ocr/vawafaqs.htm.

Enforcing Civil Rights Laws

All recipients of federal financial assistance, regardless of the particular funding source, the amount of the grant award, or the number of employees in the workforce, are subject to prohibitions against unlawful discrimination. Accordingly, the OCR investigates recipients that are the subject of discrimination complaints from both individuals and groups. In addition, based on regulatory criteria, the OCR selects a number of recipients each year for compliance reviews, audits that require recipients to submit data showing that they are providing services equitably to all segments of their service population and that their employment practices meet equal opportunity standards.

Providing Services to Limited English Proficiency (LEP) Individuals

In accordance with DOJ guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). See U.S. Department of Justice, Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 67 Fed. Reg. 41,455 (2002). For more information on the civil rights responsibilities that recipients have in providing language services to LEP individuals, please see the website https://www.lep.gov.

Ensuring Equal Treatment of Faith-Based Organizations and Safeguarding Constitutional Protections Related to Religion

The DOJ regulation, Partnerships with Faith-Based and Other Neighborhood Organizations, 28 C.F.R. pt. 38, updated in April 2016, prohibits all recipient organizations, whether they are law enforcement agencies, governmental agencies, educational institutions, houses of worship, or faith-based organizations, from using financial assistance from the DOJ to fund explicitly religious activities. Explicitly religious activities include worship, religious instruction, or proselytization. While funded organizations may engage in non-funded explicitly religious activities (e.g., prayer), they must hold them separately from the activities funded by the DOJ, and recipients cannot compel beneficiaries to participate in them. The regulation also makes clear that organizations participating in programs funded by the DOJ are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. Funded faith-based organizations must also provide written notice to beneficiaries, advising them that if they should object to the religious character of the funded faith based organization, the funded faith-based organization will take reasonable steps to refer the beneficiary to an alternative service provider. For more information on the regulation, please see the OCR's website at https://ojp.gov/about/ocr/partnerships.htm.

SAAs and faith-based organizations should also note that the Omnibus Crime Control and Safe Streets Act (Safe Streets Act) of 1968, as amended, 34 U.S.C. § 10228(c); the Victims of Crime Act of 1984, as amended, 34 U.S.C. § 20110(e); the Juvenile Justice and Delinquency Prevention Act of 1974, as amended, 34 U.S.C. § 11182(b); and VAWA, as amended, 34 U.S.C. § 12291(b)(13), contain prohibitions against discrimination on the basis of religion in employment. Despite these nondiscrimination provisions, the DOJ has concluded that it may construe the Religious Freedom Restoration Act (RFRA) on a case-by-case basis to permit some faith-based organizations to receive DOJ funds while taking into account religion when hiring staff, even if the statute that authorizes the funding program generally forbids recipients from considering religion in employment decisions. Please consult with the OCR if you have any questions about the regulation or the application of RFRA to the statutes that prohibit discrimination in employment.

Using Arrest and Conviction Records in Making Employment Decisions

The OCR issued an advisory document for recipients on the proper use of arrest and conviction records in making hiring decisions. See Advisory for Recipients of Financial Assistance from the U.S. Department of Justice on the U.S. Equal Employment Opportunity Commission's Enforcement Guidance: *Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964 (June 2013*), available at https://ojp.gov/about/ocr/pdfs/UseofConviction_Advisory.pdf. Recipients should be mindful that the misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. In light of the Advisory, recipients should consult local counsel in reviewing their employment practices. If warranted, recipients should also incorporate an analysis of the use of arrest and conviction records in their Equal Employment Opportunity Plans (EEOPs) (see below).

Complying with the Safe Streets Act

An organization that is a recipient of financial assistance subject to the nondiscrimination provisions of the Safe Streets Act, must meet two obligations: (1) complying with the federal regulation pertaining to the development of an EEOP (see 28 C.F.R. pt. 42, subpt. E) and (2) submitting to the OCR findings of discrimination (see 28 C.F.R. §§ 42.204(c), .205(c)(5)).

Meeting the EEOP Requirement

An EEOP is a comprehensive document that analyzes a recipient's relevant labor market data, as well as the recipient's employment practices, to identify possible barriers to the participation of women and minorities in all levels of a recipient's workforce. As a recipient of DOJ funding, you may be required to submit an EEOP Certification Report or an EEOP Utilization Report to the OCR. For more information on whether your organization is subject to the EEOP requirements, see https://ojp.gov/about/ocr/eeop.htm. Additionally, you may request technical assistance from an EEOP specialist at the OCR by telephone at (202) 616-1771 or by e-mail at EEOPforms@usdoj.gov.

Meeting the Requirement to Submit Findings of Discrimination

If in the three years prior to the date of the grant award, your organization has received an adverse finding of discrimination based on race, color, national origin, religion, or sex, after a due-process hearing, from a state or federal court or from a state or federal administrative agency, your organization must send a copy of the finding to the OCR.

Ensuring the Compliance of Subrecipients

SAAs must have standard assurances to notify subrecipients of their civil rights obligations, written procedures to address discrimination complaints filed against subrecipients, methods to monitor subrecipients' compliance with civil rights requirements, and a program to train subrecipients on applicable civil rights laws. In addition, SAAs must submit to the OCR every three years written Methods of Administration (MOA) that summarize the policies and procedures that they have implemented to ensure the civil rights compliance of subrecipients. For more information on the MOA requirement, see https://ojp.gov/funding/Explore/StateMethodsAdmin-FY2017update.htm.

If the OCR can assist you in any way in fulfilling your organization's civil rights responsibilities as a recipient of federal financial assistance, please contact us.

Sincerely,

Michael L. Alston
Director

cc: Grant Manager
Financial Analyst

U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

Grant

PAGE 1 OF 12

1. RECIPIENT NAME AND ADDRESS (Including Zip Code)
County of Sonoma
575 Administration Drive, Room 104A
Santa Rosa, CA 95403-2871

2a. GRANTEE IRS/VENDOR NO.
946000573

2b. GRANTEE DUNS NO.
080126444

3. PROJECT TITLE
Sonoma County Justice and Mental Health Collaboration

4. AWARD NUMBER: 2018-MO-BX-0008

5. PROJECT PERIOD: FROM 01/01/2019 TO 12/31/2021
BUDGET PERIOD: FROM 01/01/2019 TO 12/31/2021

6. AWARD DATE 09/26/2018

7. ACTION
Initial

8. SUPPLEMENT NUMBER
00

9. PREVIOUS AWARD AMOUNT $ 0

10. AMOUNT OF THIS AWARD $ 750,000

11. TOTAL AWARD $ 750,000

12. SPECIAL CONDITIONS
THE ABOVE GRANT PROJECT IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS AS ARE SET FORTH ON THE ATTACHED PAGE(S).

13. STATUTORY AUTHORITY FOR GRANT
This project is supported under FY18(BJA - JMHCP) 34 USC 10651; Pub. L. No. 115-141, 132 Stat 348, 422

14 . CATALOG OF DOMESTIC FEDERAL ASSISTANCE (CFDA Number)
16.745 - Criminal and Juvenile Justice and Mental Health Collaboration Program

15. METHOD OF PAYMENT
GPRS

AGENCY APPROVAL

16. TYPED NAME AND TITLE OF APPROVING OFFICIAL
Matt Dummermuth
Principal Deputy Assistant Attorney General

17. SIGNATURE OF APPROVING OFFICIAL
Matt Dummermuth

GRANTEE ACCEPTANCE

18. TYPED NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL
Sheryl Bratton
County Administrator

19. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

19A. DATE

AGENCY USE ONLY

20. ACCOUNTING CLASSIFICATION CODES

FISCAL YEAR	FUND CODE	BUD. ACT.	OFC.	DIV. REG.	SUB.	POMS	AMOUNT
X	B	MO	80	00	00		750000

21. TMOUGT0971

OJP FORM 4000/2 (REV. 5-87) PREVIOUS EDITIONS ARE OBSOLETE.

OJP FORM 4000/2 (REV. 4-88)

SPECIAL CONDITIONS

1. Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Failure to comply with any one or more of these award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or a certification or assurance related to conduct during the award period -- may result in the Office of Justice Programs ("OJP") taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. The Department of Justice ("DOJ"), including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

2. Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2018 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2018 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2018 award.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at https://ojp.gov/funding/Part200UniformRequirements.htm.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.333.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

SPECIAL CONDITIONS

3. Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at https://ojp.gov/financialguide/DOJ/index.htm), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

4. Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

5. Required training for Point of Contact and all Financial Points of Contact

Both the Point of Contact (POC) and all Financial Points of Contact (FPOCs) for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

In the event that either the POC or an FPOC for this award changes during the period of performance, the new POC or FPOC must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after-- (1) the date of OJP's approval of the "Change Grantee Contact" GAN (in the case of a new POC), or (2) the date the POC enters information on the new FPOC in GMS (in the case of a new FPOC). Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at https://www.ojp.gov/training/fmts.htm. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

6. Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

SPECIAL CONDITIONS

7. Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope grant adjustment notice (GAN) to eliminate any inappropriate duplication of funding.

8. Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at https://www.sam.gov/. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at https://ojp.gov/funding/Explore/SAM.htm (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

9. Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient)-- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" (2 CFR 200.79) within the scope of an OJP grant-funded program or activity, or 2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

10. All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP web site at https://ojp.gov/funding/Explore/SubawardAuthorization.htm (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.

SPECIAL CONDITIONS

11. Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed $150,000

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, $150,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed $150,000)), and are incorporated by reference here.

12. Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

13. Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

14. Requirement for data on performance and effectiveness under the award

The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

15. OJP Training Guiding Principles

Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at https://ojp.gov/funding/Implement/TrainingPrinciplesForGrantees-Subgrantees.htm.

SPECIAL CONDITIONS

16. Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

17. Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

18. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

19. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

20. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38, specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of the regulation, now entitled "Partnerships with Faith-Based and Other Neighborhood Organizations," is available via the Electronic Code of Federal Regulations (currently accessible at https://www.ecfr.gov/cgi-bin/ECFR?page=browse), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.

SPECIAL CONDITIONS

21. Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

22. Compliance with general appropriations-law restrictions on the use of federal funds (FY 2018)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general provisions" in the Consolidated Appropriations Act, 2018, are set out at https://ojp.gov/funding/Explore/FY18AppropriationsRestrictions.htm, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

23. Reporting Potential Fraud, Waste, and Abuse, and Similar Misconduct

The recipient and any subrecipients ("subgrantees") must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award -- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by-- (1) mail directed to: Office of the Inspector General, U.S. Department of Justice, Investigations Division, 1425 New York Avenue, N.W. Suite 7100, Washington, DC 20530; and/or (2) the DOJ OIG hotline: (contact information in English and Spanish) at (800) 869-4499 (phone) or (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline.

SPECIAL CONDITIONS

24. Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

SPECIAL CONDITIONS

25. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

26. Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

27. Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

28. The recipient agrees to submit to BJA for review and approval any curricula, training materials, proposed publications, reports, or any other written materials that will be published, including web-based materials and web site content, through funds from this grant at least thirty (30) working days prior to the targeted dissemination date. Any written, visual, or audio publications, with the exception of press releases, whether published at the grantee's or government's expense, shall contain the following statements: "This project was supported by Grant No. 2018-MO-BX-0008 awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice." The current edition of the DOJ Grants Financial Guide provides guidance on allowable printing and publication activities.

29. The recipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

PROJECT NUMBER	2018-MO-BX-0008	AWARD DATE	09/26/2018

SPECIAL CONDITIONS

30. Any Web site that is funded in whole or in part under this award must include the following statement on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a Web-based service, including any pages that provide results or outputs from the service:

"This Web site is funded [insert "in part," if applicable] through a grant from the [insert name of OJP component], Office of Justice Programs, U.S. Department of Justice. Neither the U.S. Department of Justice nor any of its components operate, control, are responsible for, or necessarily endorse, this Web site (including, without limitation, its content, technical infrastructure, and policies, and any services or tools provided)."

The full text of the foregoing statement must be clearly visible on the home page. On other pages, the statement may be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

31. Justification of consultant rate

Approval of this award does not indicate approval of any consultant rate in excess of $650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

32. Recipient understands and agrees that it must submit quarterly Federal Financial Reports (SF-425) and semi-annual performance reports through GMS (https://grants.ojp.usdoj.gov), and that it must submit quarterly performance metrics reports through BJA's Performance Measurement Tool (PMT) website (https://bjapmt.ojp.gov/). For more detailed information on reporting and other requirements, refer to BJA's website. Failure to submit required reports by established deadlines may result in the freezing of grant funds and High Risk designation.

33. FFATA reporting: Subawards and executive compensation

The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of $25,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at https://ojp.gov/funding/Explore/FFATA.htm (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

This condition, including its reporting requirement, does not apply to-- (1) an award of less than $25,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

34. Applicants must certify that Limited English Proficiency persons have meaningful access to the services under this program(s). National origin discrimination includes discrimination on the basis of limited English proficiency (LEP). To ensure compliance with Title VI and the Safe Streets Act, recipients are required to take reasonable steps to ensure that LEP persons have meaningful access to their programs. Meaningful access may entail providing language assistance services, including oral and written translation when necessary. The U.S. Department of Justice has issued guidance for grantees to help them comply with Title VI requirements. The guidance document can be accessed on the Internet at www.lep.gov.

SPECIAL CONDITIONS

35. Cooperating with OJP Monitoring

The recipient agrees to cooperate with OJP monitoring of this award pursuant to OJP's guidelines, protocols, and procedures, and to cooperate with OJP (including the grant manager for this award and the Office of Chief Financial Officer (OCFO)) requests related to such monitoring, including requests related to desk reviews and/or site visits. The recipient agrees to provide to OJP all documentation necessary for OJP to complete its monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by OJP for providing the requested documents. Failure to cooperate with OJP's monitoring activities may result in actions that affect the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to award funds; referral to the DOJ OIG for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

36. Recipient understands and agrees that, to the extent that substance abuse treatment and related services are funded by this award, they will include needed treatment and services to address opioid abuse reduction.

37. The recipient may incur obligations, expend, and draw down funds in an amount not to exceed $150,000 for the sole purpose of completing the planning and implementation guide. The grantee is not authorized to incur any additional obligations, make any additional expenditures, or drawdown any additional funds until BJA has reviewed and approved the grant recipient's completed Planning and Implementation Guide and has issued a Grant Adjustment Notice (GAN) removing this condition.

38. With respect to this award, federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the award recipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. (An award recipient may compensate an employee at a higher rate, provided the amount in excess of this compensation limitation is paid with non-federal funds.)

This limitation on compensation rates allowable under this award may be waived on an individual basis at the discretion of the OJP official indicated in the program announcement under which this award is made.

39. Recipient integrity and performance matters: Requirement to report information on certain civil, criminal, and administrative proceedings to SAM and FAPIIS

The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this OJP award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management (known as "SAM"), to the designated federal integrity and performance system (currently, "FAPIIS").

The details of recipient obligations regarding the required reporting (and updating) of information on certain civil, criminal, and administrative proceedings to the federal designated integrity and performance system (currently, "FAPIIS") within SAM are posted on the OJP web site at https://ojp.gov/funding/FAPIIS.htm (Award condition: Recipient Integrity and Performance Matters, including Recipient Reporting to FAPIIS), and are incorporated by reference here.

SPECIAL CONDITIONS

40. The recipient is authorized to incur obligations, expend, and draw down funds for travel, lodging, and per diem costs only, in an amount not to exceed $15,000, for the sole purpose of attending a required OJP conference associated with this grant award. The grantee is not authorized to incur any additional obligations, or make any additional expenditures or draw downs until the awarding agency and the Office of the Chief Financial Officer (OCFO) has reviewed and approved the recipient's budget and budget narrative, and a Grant Adjustment Notice (GAN) has been issued to remove this special condition.

41. Recipient acknowledges that it may not obligate, expend or drawdown grant funds until it has submitted all delinquent reports for grants funded by OJP, including 1) financial reports (Federal Financial Report FFR-425); 2) semiannual progress reports; 3) annual performance reports; or 4) final reports. Recipients are encouraged to contact their BJA grant manager with questions concerning these delinquent reports. All reports must be submitted electronically. Only after all of these delinquent reports have been submitted will OJP issue a Grant Adjustment Notice to remove this condition.

42. Withholding of funds: Disclosure of pending applications

The recipient may not obligate, expend, or draw down any award funds until: (1) it has provided to the grant manager for this OJP award either an "applicant disclosure of pending applications" for federal funding or a specific affirmative statement that no such pending applications (whether direct or indirect) exist, in accordance with the detailed instructions in the program solicitation, (2) OJP has completed its review of the information provided and of any supplemental information it may request, (3) the recipient has made any adjustments to the award that OJP may require to prevent or eliminate any inappropriate duplication of funding (e.g., budget modification, project scope adjustment), (4) if appropriate adjustments to a discretionary award cannot be made, the recipient has agreed in writing to any necessary reduction of the award amount in any amount sufficient to prevent duplication (as determined by OJP), and (5) a Grant Adjustment Notice has been issued to remove this condition.

U.S. Department of Justice

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Memorandum To: Official Grant File

From: Orbin Terry, NEPA Coordinator

Subject: Categorical Exclusion for County of Sonoma

The primary purpose of Justice and Mental Health Collaboration Program (JMHCP) is to increase public safety by facilitating collaboration among the criminal justice, juvenile justice, and mental health and substance abuse treatment systems to increase access to mental health and other treatment services for those individuals with mental illness or co-occurring mental health and substance use disorders. Jurisdictions are eligible to apply for collaborative county approaches to reducing the prevalence of individuals with mental disorders in jail, strategic planning for law enforcement and mental health collaboration, and implementation and expansion funding through JMHCP.
None of the following activities will be conducted whether under the Office of Justice Programs federal action or a related third party action:

(1) New construction.
(2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including property (a) listed on or eligible for listing on the National Register of Historic Places, or (b) located within a 100-year flood plain, a wetland, or habitat for an endangered species.
(3) A renovation which will change the basic prior use of a facility or significantly change its size.
(4) Research and technology whose anticipated and future application could be expected to have an effect on the environment.
(5) Implementation of a program involving the use of chemicals.

Additionally, the proposed action is neither a phase nor a segment of a project which when reviewed in its entirety would not meet the criteria for a categorical exclusion. Consequently, the subject federal action meets the Office of Justice Programs' criteria for a categorical exclusion as contained in paragraph 4(b) of Appendix D to Part 61 of Title 28 of the Code of Federal Regulations.

U.S. Department of Justice
Office of Justice Programs

Bureau of Justice Assistance

GRANT MANAGER'S MEMORANDUM, PT. I: PROJECT SUMMARY

Grant

PROJECT NUMBER

2018-MO-BX-0008

PAGE 1 OF 1

This project is supported under FY18(BJA - JMHCP) 34 USC 10651; Pub. L. No. 115-141, 132 Stat 348, 422

1. STAFF CONTACT (Name & telephone number)

NiKisha Love
(202) 616-8241

2. PROJECT DIRECTOR (Name, address & telephone number)

David Koch
Chief of Probation
575 Administration Drive
Santa Rosa, CA 95403
(707) 565-2732

3a. TITLE OF THE PROGRAM

CATEGORY 3: IMPLEMENTATION AND EXPANSION

3b. POMS CODE (SEE INSTRUCTIONS ON REVERSE)

4. TITLE OF PROJECT

Sonoma County Justice and Mental Health Collaboration

5. NAME & ADDRESS OF GRANTEE

County of Sonoma
575 Administration Drive, Room 104A
Santa Rosa, CA 95403-2871

6. NAME & ADRESS OF SUBGRANTEE

7. PROGRAM PERIOD

FROM: 01/01/2019 TO: 12/31/2021

8. BUDGET PERIOD

FROM: 01/01/2019 TO: 12/31/2021

9. AMOUNT OF AWARD

$ 750,000

10. DATE OF AWARD

09/26/2018

11. SECOND YEAR'S BUDGET

12. SECOND YEAR'S BUDGET AMOUNT

13. THIRD YEAR'S BUDGET PERIOD

14. THIRD YEAR'S BUDGET AMOUNT

15. SUMMARY DESCRIPTION OF PROJECT (See instruction on reverse)

The Bureau of Justice Assistance’s (BJA) Justice and Mental Health Collaboration Program (JMHCP) supports cross-system collaboration to improve responses and outcomes for individuals with mental illnesses (MI) or co-occurring mental illness and substance abuse (CMISA) who come into contact with the justice system. JMHCP is authorized by the Mentally Ill Offender Treatment and Crime Reduction Act of 2004 (MIOTCRA) (Public Law 108-414), the Mentally Ill Offender Treatment and Crime Reduction Reauthorization and Improvement Act of 2008 (Public Law 110-416), and as amended by the 21st Century Cures Act (Public Law 114-255). JMHCP seeks to increase public safety by facilitating collaboration among the criminal justice, mental health, and substance abuse treatment systems to increase access to mental health and other treatment services for individuals with MI or CMISA. The program promotes officer and public safety through the coordination of system resources for people who are accessing multiple services including hospital emergency departments, jails, and mental health crisis services. JMHCP promotes cross-discipline training for justice and treatment professionals; and facilitates communication, collaboration, and the delivery of support services among justice professionals, and treatment and related service providers. In addition, projects funded through JMHCP must address opioid abuse reduction.

The recipient will use funds to increase public safety and reduce recidivism among high risk people with MI and CMISA. After BJA approves the recipient's "Planning and Implementation Guide," the recipient will implement one or more law enforcement, prosecution, court-based, corrections, parole and/or probation initiative. Allowable implementation activities include: training for criminal justice, mental health, and substance abuse treatment personnel; screening, assessment, and information sharing processes to identify individuals with MI or CMISA in order to appropriately inform decision making and prioritize limited resources and identify needed capacity; specialized caseloads for people on community supervision with more significant mental health needs and higher risk of reoffending; case management and service coordination including evidence-based treatment models that are tailored to meet the assessed mental health, substance abuse, and criminogenic needs of the target population; case management and service coordination housed inside police agencies; evidence-based or promising mental health treatment practices shown to improve clinical outcomes for people with serious mental illnesses; and/or information sharing within and across criminal justice and behavioral health treatment agencies to make eligibility determinations, and ensure direct connections to treatment services in the community.

CA/NCF

U.S. Department of Justice

Office of Justice Programs

Office of the Assistant Attorney General *Washington, D.C. 20531*

September 29, 2018

Chief David Koch
County of Sonoma
575 Administration Drive
Room 104A
Santa Rosa, CA 94503-2871

Dear Chief Koch:

On behalf of Attorney General Jefferson Sessions III, it is my pleasure to inform you that the Office of Justice Programs has approved your application for funding under the FY 18 Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness in the amount of $750,000 for County of Sonoma.

Enclosed you will find the Grant Award and Special Conditions documents. This award is subject to all administrative and financial requirements, including the timely submission of all financial and programmatic reports, resolution of all interim audit findings, and the maintenance of a minimum level of cash-on-hand. Should you not adhere to these requirements, you will be in violation of the terms of this agreement and the award will be subject to termination for cause or other administrative action as appropriate.

If you have questions regarding this award, please contact:

- Program Questions, Jennifer Lewis, Program Manager at (202) 305-8064; and

- Financial Questions, the Office of the Chief Financial Officer, Customer Service Center (CSC) at (800) 458-0786, or you may contact the CSC at ask.ocfo@usdoj.gov.

Congratulations, and we look forward to working with you.

Sincerely,

Matt Dummermuth

Matt Dummermuth
Principal Deputy Assistant Attorney General

Enclosures

OFFICE FOR CIVIL RIGHTS
Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW
Washington, DC 20531

Tel: (202) 307-0690
TTY: (202) 307-2027
E-mail: askOCR@usdoj.gov
Website: www.ojp.usdoj.gov/ocr

OCR Letter to All Recipients

September 29, 2018

Chief David Koch
County of Sonoma
575 Administration Drive
Room 104A
Santa Rosa, CA 94503-2871

Dear Chief Koch:

Congratulations on your recent award. In establishing financial assistance programs, Congress linked the receipt of federal funding to compliance with federal civil rights laws. The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) is responsible for ensuring that recipients of financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW) comply with the applicable federal civil rights laws. We at the OCR are available to help you and your organization meet the civil rights requirements that come with DOJ funding.

Ensuring Access to Federally Assisted Programs

Federal laws that apply to recipients of financial assistance from the DOJ prohibit discrimination on the basis of race, color, national origin, religion, sex, or disability in funded programs or activities, not only in employment but also in the delivery of services or benefits. A federal law also prohibits recipients from discriminating on the basis of age in the delivery of services or benefits.

In March of 2013, President Obama signed the Violence Against Women Reauthorization Act of 2013. The statute amends the Violence Against Women Act of 1994 (VAWA) by including a nondiscrimination grant condition that prohibits discrimination based on actual or perceived race, color, national origin, religion, sex, disability, sexual orientation, or gender identity. The new nondiscrimination grant condition applies to certain programs funded after October 1, 2013. The OCR and the OVW have developed answers to some frequently asked questions about this provision to assist recipients of VAWA funds to understand their obligations. The Frequently Asked Questions are available at https://ojp.gov/about/ocr/vawafaqs.htm.

Enforcing Civil Rights Laws

All recipients of federal financial assistance, regardless of the particular funding source, the amount of the grant award, or the number of employees in the workforce, are subject to prohibitions against unlawful discrimination. Accordingly, the OCR investigates recipients that are the subject of discrimination complaints from both individuals and groups. In addition, based on regulatory criteria, the OCR selects a number of recipients each year for compliance reviews, audits that require recipients to submit data showing that they are providing services equitably to all segments of their service population and that their employment practices meet equal opportunity standards.

Providing Services to Limited English Proficiency (LEP) Individuals

In accordance with DOJ guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). See U.S. Department of Justice, Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 67 Fed. Reg. 41,455 (2002). For more information on the civil rights responsibilities that recipients have in providing language services to LEP individuals, please see the website https://www.lep.gov.

Ensuring Equal Treatment of Faith-Based Organizations and Safeguarding Constitutional Protections Related to Religion

The DOJ regulation, Partnerships with Faith-Based and Other Neighborhood Organizations, 28 C.F.R. pt. 38, updated in April 2016, prohibits all recipient organizations, whether they are law enforcement agencies, governmental agencies, educational institutions, houses of worship, or faith-based organizations, from using financial assistance from the DOJ to fund explicitly religious activities. Explicitly religious activities include worship, religious instruction, or proselytization. While funded organizations may engage in non-funded explicitly religious activities (e.g., prayer), they must hold them separately from the activities funded by the DOJ, and recipients cannot compel beneficiaries to participate in them. The regulation also makes clear that organizations participating in programs funded by the DOJ are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion, religious belief, a refusal to hold a religious belief, or a refusal to attend or participate in a religious practice. Funded faith-based organizations must also provide written notice to beneficiaries, advising them that if they should object to the religious character of the funded faith based organization, the funded faith-based organization will take reasonable steps to refer the beneficiary to an alternative service provider. For more information on the regulation, please see the OCR's website at https://ojp.gov/about/ocr/partnerships.htm.

SAAs and faith-based organizations should also note that the Omnibus Crime Control and Safe Streets Act (Safe Streets Act) of 1968, as amended, 34 U.S.C. § 10228(c); the Victims of Crime Act of 1984, as amended, 34 U.S.C. § 20110(e); the Juvenile Justice and Delinquency Prevention Act of 1974, as amended, 34 U.S.C. § 11182(b); and VAWA, as amended, 34 U.S.C. § 12291(b)(13), contain prohibitions against discrimination on the basis of religion in employment. Despite these nondiscrimination provisions, the DOJ has concluded that it may construe the Religious Freedom Restoration Act (RFRA) on a case-by-case basis to permit some faith-based organizations to receive DOJ funds while taking into account religion when hiring staff, even if the statute that authorizes the funding program generally forbids recipients from considering religion in employment decisions. Please consult with the OCR if you have any questions about the regulation or the application of RFRA to the statutes that prohibit discrimination in employment.

Using Arrest and Conviction Records in Making Employment Decisions

The OCR issued an advisory document for recipients on the proper use of arrest and conviction records in making hiring decisions. See Advisory for Recipients of Financial Assistance from the U.S. Department of Justice on the U.S. Equal Employment Opportunity Commission's Enforcement Guidance: *Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964 (June 2013*), available at https://ojp.gov/about/ocr/pdfs/UseofConviction_Advisory.pdf. Recipients should be mindful that the misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. In light of the Advisory, recipients should consult local counsel in reviewing their employment practices. If warranted, recipients should also incorporate an analysis of the use of arrest and conviction records in their Equal Employment Opportunity Plans (EEOPs) (see below).

Complying with the Safe Streets Act

An organization that is a recipient of financial assistance subject to the nondiscrimination provisions of the Safe Streets Act, must meet two obligations: (1) complying with the federal regulation pertaining to the development of an EEOP (see 28 C.F.R. pt. 42, subpt. E) and (2) submitting to the OCR findings of discrimination (see 28 C.F.R. §§ 42.204(c), .205(c)(5)).

Meeting the EEOP Requirement

An EEOP is a comprehensive document that analyzes a recipient's relevant labor market data, as well as the recipient's employment practices, to identify possible barriers to the participation of women and minorities in all levels of a recipient's workforce. As a recipient of DOJ funding, you may be required to submit an EEOP Certification Report or an EEOP Utilization Report to the OCR. For more information on whether your organization is subject to the EEOP requirements, see https://ojp.gov/about/ocr/eeop.htm. Additionally, you may request technical assistance from an EEOP specialist at the OCR by telephone at (202) 616-1771 or by e-mail at EEOPforms@usdoj.gov.

Meeting the Requirement to Submit Findings of Discrimination

If in the three years prior to the date of the grant award, your organization has received an adverse finding of discrimination based on race, color, national origin, religion, or sex, after a due-process hearing, from a state or federal court or from a state or federal administrative agency, your organization must send a copy of the finding to the OCR.

Ensuring the Compliance of Subrecipients

SAAs must have standard assurances to notify subrecipients of their civil rights obligations, written procedures to address discrimination complaints filed against subrecipients, methods to monitor subrecipients' compliance with civil rights requirements, and a program to train subrecipients on applicable civil rights laws. In addition, SAAs must submit to the OCR every three years written Methods of Administration (MOA) that summarize the policies and procedures that they have implemented to ensure the civil rights compliance of subrecipients. For more information on the MOA requirement, see https://ojp.gov/funding/Explore/StateMethodsAdmin-FY2017update.htm.

If the OCR can assist you in any way in fulfilling your organization's civil rights responsibilities as a recipient of federal financial assistance, please contact us.

Sincerely,

Michael L. Alston

Michael L. Alston
Director

cc: Grant Manager
Financial Analyst

U.S. Department of Justice
Office of Justice Programs
Bureau of Justice Assistance

Grant

PAGE 1 OF 12

1. RECIPIENT NAME AND ADDRESS (Including Zip Code)

County of Sonoma
575 Administration Drive Room 104A
Santa Rosa, CA 94503-2871

4. AWARD NUMBER: 2018-RW-BX-0007

5. PROJECT PERIOD: FROM 10/01/2018 TO 09/30/2021

BUDGET PERIOD: FROM 10/01/2018 TO 09/30/2021

6. AWARD DATE 09/29/2018

7. ACTION
Initial

2a. GRANTEE IRS/VENDOR NO.
946000573

8. SUPPLEMENT NUMBER
00

2b. GRANTEE DUNS NO.
080126444

9. PREVIOUS AWARD AMOUNT $ 0

3. PROJECT TITLE
Sonoma County Improved Reentry for Adults with Co-occurring Substance Abuse and Mental Illness

10. AMOUNT OF THIS AWARD $ 750,000

11. TOTAL AWARD $ 750,000

12. SPECIAL CONDITIONS

THE ABOVE GRANT PROJECT IS APPROVED SUBJECT TO SUCH CONDITIONS OR LIMITATIONS AS ARE SET FORTH ON THE ATTACHED PAGE(S).

13. STATUTORY AUTHORITY FOR GRANT

This project is supported under FY18(BJA - SCA Treatment & Justice Collaboration) 34 USC 60521; Pub. L. No. 115-141, 132 Stat 348, 421

14 . CATALOG OF DOMESTIC FEDERAL ASSISTANCE (CFDA Number)

16.812 - Second Chance Act Reentry Initiative

15. METHOD OF PAYMENT

GPRS

AGENCY APPROVAL

16. TYPED NAME AND TITLE OF APPROVING OFFICIAL

Matt Dummermuth

Principal Deputy Assistant Attorney General

17. SIGNATURE OF APPROVING OFFICIAL

Matt Dummermuth

GRANTEE ACCEPTANCE

18. TYPED NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL

David Koch
Chief

19. SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL

19A. DATE

AGENCY USE ONLY

20. ACCOUNTING CLASSIFICATION CODES

FISCAL YEAR	FUND CODE	BUD. ACT.	OFC.	DIV. REG.	SUB.	POMS	AMOUNT
X	B	RW	80	00	00		750000

21. TRWUGT1792

OJP FORM 4000/2 (REV. 5-87) PREVIOUS EDITIONS ARE OBSOLETE.

OJP FORM 4000/2 (REV. 4-88)

PROJECT NUMBER	2018-RW-BX-0007	AWARD DATE	09/29/2018

SPECIAL CONDITIONS

1. Requirements of the award; remedies for non-compliance or for materially false statements

The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Failure to comply with any one or more of these award requirements -- whether a condition set out in full below, a condition incorporated by reference below, or a certification or assurance related to conduct during the award period -- may result in the Office of Justice Programs ("OJP") taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold award funds, disallow costs, or suspend or terminate the award. The Department of Justice ("DOJ"), including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or -unenforceable, such provision shall be deemed severable from this award.

2. Applicability of Part 200 Uniform Requirements

The Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") apply to this FY 2018 award from OJP.

The Part 200 Uniform Requirements were first adopted by DOJ on December 26, 2014. If this FY 2018 award supplements funds previously awarded by OJP under the same award number (e.g., funds awarded during or before December 2014), the Part 200 Uniform Requirements apply with respect to all funds under that award number (regardless of the award date, and regardless of whether derived from the initial award or a supplemental award) that are obligated on or after the acceptance date of this FY 2018 award.

For more information and resources on the Part 200 Uniform Requirements as they relate to OJP awards and subawards ("subgrants"), see the OJP website at https://ojp.gov/funding/Part200UniformRequirements.htm.

Record retention and access: Records pertinent to the award that the recipient (and any subrecipient ("subgrantee") at any tier) must retain -- typically for a period of 3 years from the date of submission of the final expenditure report (SF 425), unless a different retention period applies -- and to which the recipient (and any subrecipient ("subgrantee") at any tier) must provide access, include performance measurement information, in addition to the financial records, supporting documents, statistical records, and other pertinent records indicated at 2 C.F.R. 200.333.

In the event that an award-related question arises from documents or other materials prepared or distributed by OJP that may appear to conflict with, or differ in some way from, the provisions of the Part 200 Uniform Requirements, the recipient is to contact OJP promptly for clarification.

SPECIAL CONDITIONS

3. Compliance with DOJ Grants Financial Guide

References to the DOJ Grants Financial Guide are to the DOJ Grants Financial Guide as posted on the OJP website (currently, the "DOJ Grants Financial Guide" available at https://ojp.gov/financialguide/DOJ/index.htm), including any updated version that may be posted during the period of performance. The recipient agrees to comply with the DOJ Grants Financial Guide.

4. Reclassification of various statutory provisions to a new Title 34 of the United States Code

On September 1, 2017, various statutory provisions previously codified elsewhere in the U.S. Code were editorially reclassified to a new Title 34, entitled "Crime Control and Law Enforcement." The reclassification encompassed a number of statutory provisions pertinent to OJP awards (that is, OJP grants and cooperative agreements), including many provisions previously codified in Title 42 of the U.S. Code.

Effective as of September 1, 2017, any reference in this award document to a statutory provision that has been reclassified to the new Title 34 of the U.S. Code is to be read as a reference to that statutory provision as reclassified to Title 34. This rule of construction specifically includes references set out in award conditions, references set out in material incorporated by reference through award conditions, and references set out in other award requirements.

5. Required training for Point of Contact and all Financial Points of Contact

Both the Point of Contact (POC) and all Financial Points of Contact (FPOCs) for this award must have successfully completed an "OJP financial management and grant administration training" by 120 days after the date of the recipient's acceptance of the award. Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

In the event that either the POC or an FPOC for this award changes during the period of performance, the new POC or FPOC must have successfully completed an "OJP financial management and grant administration training" by 120 calendar days after-- (1) the date of OJP's approval of the "Change Grantee Contact" GAN (in the case of a new POC), or (2) the date the POC enters information on the new FPOC in GMS (in the case of a new FPOC). Successful completion of such a training on or after January 1, 2016, will satisfy this condition.

A list of OJP trainings that OJP will consider "OJP financial management and grant administration training" for purposes of this condition is available at https://www.ojp.gov/training/fmts.htm. All trainings that satisfy this condition include a session on grant fraud prevention and detection.

The recipient should anticipate that OJP will immediately withhold ("freeze") award funds if the recipient fails to comply with this condition. The recipient's failure to comply also may lead OJP to impose additional appropriate conditions on this award.

6. Requirements related to "de minimis" indirect cost rate

A recipient that is eligible under the Part 200 Uniform Requirements and other applicable law to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f), and that elects to use the "de minimis" indirect cost rate, must advise OJP in writing of both its eligibility and its election, and must comply with all associated requirements in the Part 200 Uniform Requirements. The "de minimis" rate may be applied only to modified total direct costs (MTDC) as defined by the Part 200 Uniform Requirements.

SPECIAL CONDITIONS

7. Requirement to report potentially duplicative funding

If the recipient currently has other active awards of federal funds, or if the recipient receives any other award of federal funds during the period of performance for this award, the recipient promptly must determine whether funds from any of those other federal awards have been, are being, or are to be used (in whole or in part) for one or more of the identical cost items for which funds are provided under this award. If so, the recipient must promptly notify the DOJ awarding agency (OJP or OVW, as appropriate) in writing of the potential duplication, and, if so requested by the DOJ awarding agency, must seek a budget-modification or change-of-project-scope grant adjustment notice (GAN) to eliminate any inappropriate duplication of funding.

8. Requirements related to System for Award Management and Universal Identifier Requirements

The recipient must comply with applicable requirements regarding the System for Award Management (SAM), currently accessible at https://www.sam.gov/. This includes applicable requirements regarding registration with SAM, as well as maintaining the currency of information in SAM.

The recipient also must comply with applicable restrictions on subawards ("subgrants") to first-tier subrecipients (first-tier "subgrantees"), including restrictions on subawards to entities that do not acquire and provide (to the recipient) the unique entity identifier required for SAM registration.

The details of the recipient's obligations related to SAM and to unique entity identifiers are posted on the OJP web site at https://ojp.gov/funding/Explore/SAM.htm (Award condition: System for Award Management (SAM) and Universal Identifier Requirements), and are incorporated by reference here.

This condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

9. Requirement to report actual or imminent breach of personally identifiable information (PII)

The recipient (and any "subrecipient" at any tier) must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it (or a subrecipient)-- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" (2 CFR 200.79) within the scope of an OJP grant-funded program or activity, or 2) uses or operates a "Federal information system" (OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to an OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

10. All subawards ("subgrants") must have specific federal authorization

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements for authorization of any subaward. This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a "subaward" (and therefore does not consider a procurement "contract").

The details of the requirement for authorization of any subaward are posted on the OJP web site at https://ojp.gov/funding/Explore/SubawardAuthorization.htm (Award condition: All subawards ("subgrants") must have specific federal authorization), and are incorporated by reference here.

SPECIAL CONDITIONS

11. Specific post-award approval required to use a noncompetitive approach in any procurement contract that would exceed $150,000

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, $150,000). This condition applies to agreements that -- for purposes of federal grants administrative requirements -- OJP considers a procurement "contract" (and therefore does not consider a subaward).

    The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm (Award condition: Specific post-award approval required to use a noncompetitive approach in a procurement contract (if contract would exceed $150,000)), and are incorporated by reference here.

12. Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, subrecipients ("subgrantees"), or individuals defined (for purposes of this condition) as "employees" of the recipient or of any subrecipient.

    The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm (Award condition: Prohibited conduct by recipients and subrecipients related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

13. Compliance with applicable rules regarding approval, planning, and reporting of conferences, meetings, trainings, and other events

    The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable laws, regulations, policies, and official DOJ guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (as that term is defined by DOJ), including the provision of food and/or beverages at such conferences, and costs of attendance at such conferences.

    Information on the pertinent DOJ definition of conferences and the rules applicable to this award appears in the DOJ Grants Financial Guide (currently, as section 3.10 of "Postaward Requirements" in the "DOJ Grants Financial Guide").

14. Requirement for data on performance and effectiveness under the award

    The recipient must collect and maintain data that measure the performance and effectiveness of work under this award. The data must be provided to OJP in the manner (including within the timeframes) specified by OJP in the program solicitation or other applicable written guidance. Data collection supports compliance with the Government Performance and Results Act (GPRA) and the GPRA Modernization Act of 2010, and other applicable laws.

15. OJP Training Guiding Principles

    Any training or training materials that the recipient -- or any subrecipient ("subgrantee") at any tier -- develops or delivers with OJP award funds must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at https://ojp.gov/funding/Implement/TrainingPrinciplesForGrantees-Subgrantees.htm.

PROJECT NUMBER	2018-RW-BX-0007	AWARD DATE	09/29/2018

SPECIAL CONDITIONS

16. Effect of failure to address audit issues

The recipient understands and agrees that the DOJ awarding agency (OJP or OVW, as appropriate) may withhold award funds, or may impose other related requirements, if (as determined by the DOJ awarding agency) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the Part 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

17. Potential imposition of additional requirements

The recipient agrees to comply with any additional requirements that may be imposed by the DOJ awarding agency (OJP or OVW, as appropriate) during the period of performance for this award, if the recipient is designated as "high-risk" for purposes of the DOJ high-risk grantee list.

18. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 42

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 42, specifically including any applicable requirements in Subpart E of 28 C.F.R. Part 42 that relate to an equal employment opportunity program.

19. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 54

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs."

20. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination - 28 C.F.R. Part 38

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable requirements of 28 C.F.R. Part 38, specifically including any applicable requirements regarding written notice to program beneficiaries and prospective program beneficiaries.

Among other things, 28 C.F.R. Part 38 includes rules that prohibit specific forms of discrimination on the basis of religion, a religious belief, a refusal to hold a religious belief, or refusal to attend or participate in a religious practice. Part 38 also sets out rules and requirements that pertain to recipient and subrecipient ("subgrantee") organizations that engage in or conduct explicitly religious activities, as well as rules and requirements that pertain to recipients and subrecipients that are faith-based or religious organizations.

The text of the regulation, now entitled "Partnerships with Faith-Based and Other Neighborhood Organizations," is available via the Electronic Code of Federal Regulations (currently accessible at https://www.ecfr.gov/cgi-bin/ECFR?page=browse), by browsing to Title 28-Judicial Administration, Chapter 1, Part 38, under e-CFR "current" data.

SPECIAL CONDITIONS

21. Restrictions on "lobbying"

In general, as a matter of federal law, federal funds awarded by OJP may not be used by the recipient, or any subrecipient ("subgrantee") at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. 1913. (There may be exceptions if an applicable federal statute specifically authorizes certain activities that otherwise would be barred by law.)

Another federal law generally prohibits federal funds awarded by OJP from being used by the recipient, or any subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Indian tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or subrecipient) would or might fall within the scope of these prohibitions, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

22. Compliance with general appropriations-law restrictions on the use of federal funds (FY 2018)

The recipient, and any subrecipient ("subgrantee") at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, including from various "general provisions" in the Consolidated Appropriations Act, 2018, are set out at https://ojp.gov/funding/Explore/FY18AppropriationsRestrictions.htm, and are incorporated by reference here.

Should a question arise as to whether a particular use of federal funds by a recipient (or a subrecipient) would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP.

23. Reporting Potential Fraud, Waste, and Abuse, and Similar Misconduct

The recipient and any subrecipients ("subgrantees") must promptly refer to the DOJ Office of the Inspector General (OIG) any credible evidence that a principal, employee, agent, subrecipient, contractor, subcontractor, or other person has, in connection with funds under this award -- (1) submitted a claim that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Potential fraud, waste, abuse, or misconduct involving or relating to funds under this award should be reported to the OIG by-- (1) mail directed to: Office of the Inspector General, U.S. Department of Justice, Investigations Division, 1425 New York Avenue, N.W. Suite 7100, Washington, DC 20530; and/or (2) the DOJ OIG hotline: (contact information in English and Spanish) at (800) 869-4499 (phone) or (202) 616-9881 (fax).

Additional information is available from the DOJ OIG website at https://oig.justice.gov/hotline.

PROJECT NUMBER 2018-RW-BX-0007 AWARD DATE 09/29/2018

SPECIAL CONDITIONS

24. Restrictions and certifications regarding non-disclosure agreements and related matters

No recipient or subrecipient ("subgrantee") under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

1. In accepting this award, the recipient--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

SPECIAL CONDITIONS

25. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees)

The recipient (and any subrecipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

26. Encouragement of policies to ban text messaging while driving

Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), DOJ encourages recipients and subrecipients ("subgrantees") to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

27. Requirement to disclose whether recipient is designated "high risk" by a federal grant-making agency outside of DOJ

If the recipient is designated "high risk" by a federal grant-making agency outside of DOJ, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OJP by email at OJP.ComplianceReporting@ojp.usdoj.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

28. The award recipient agrees to participate in a data collection process measuring program outputs and outcomes. The data elements for this process will be outlined by the Office of Justice Programs.

29. Protection of human research subjects

The recipient (and any subrecipient at any tier) must comply with the requirements of 28 C.F.R. Part 46 and all OJP policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

30. Confidentiality of data

The recipient (and any subrecipient at any tier) must comply with all confidentiality requirements of 42 U.S.C. 3789g and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23.

PROJECT NUMBER 2018-RW-BX-0007 AWARD DATE 09/29/2018

SPECIAL CONDITIONS

31. Grantee agrees that assistance funds awarded under this grant will not be used to support any inherently religious activities, such as worship, religious instruction, or proselytization. If the grantee refers participants to, or provides, a non-Federally funded program or service that incorporates such religious activities, (1) any such activities must be voluntary for program participants, and (2) program participants may not be excluded from participation in a program or otherwise penalized or disadvantaged for any failure to accept a referral or services. If participation in a non-Federally funded program or service that incorporates inherently religious activities is deemed a critical treatment or support service for program participants, the grantee agrees to identify and refer participants who object to the inherently religious activities of such program or service to, or provide, a comparable secular alternative program or service.

32. The recipient agrees to cooperate with any assessments, national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this project.

33. Justification of consultant rate

    Approval of this award does not indicate approval of any consultant rate in excess of $650 per day. A detailed justification must be submitted to and approved by the OJP program office prior to obligation or expenditure of such funds.

34. Recipient understands and agrees that it must submit quarterly Federal Financial Reports (SF-425) and semi-annual performance reports through GMS (https://grants.ojp.usdoj.gov), and that it must submit quarterly performance metrics reports through BJA's Performance Measurement Tool (PMT) website (https://bjapmt.ojp.gov/). For more detailed information on reporting and other requirements, refer to BJA's website. Failure to submit required reports by established deadlines may result in the freezing of grant funds and High Risk designation.

35. FFATA reporting: Subawards and executive compensation

    The recipient must comply with applicable requirements to report first-tier subawards ("subgrants") of $25,000 or more and, in certain circumstances, to report the names and total compensation of the five most highly compensated executives of the recipient and first-tier subrecipients (first-tier "subgrantees") of award funds. The details of recipient obligations, which derive from the Federal Funding Accountability and Transparency Act of 2006 (FFATA), are posted on the OJP web site at https://ojp.gov/funding/Explore/FFATA.htm (Award condition: Reporting Subawards and Executive Compensation), and are incorporated by reference here.

    This condition, including its reporting requirement, does not apply to-- (1) an award of less than $25,000, or (2) an award made to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name).

36. Verification and updating of recipient contact information

    The recipient must verify its Point of Contact(POC), Financial Point of Contact (FPOC), and Authorized Representative contact information in GMS, including telephone number and e-mail address. If any information is incorrect or has changed, a Grant Adjustment Notice (GAN) must be submitted via the Grants Management System (GMS) to document changes.

SPECIAL CONDITIONS

37. The recipient agrees to comply with OJP grant monitoring guidelines, protocols, and procedures, and to cooperate with BJA and OCFO on all grant monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide to BJA and OCFO all documentation necessary to complete monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set by BJA and OCFO for providing the requested documents. Failure to cooperate with BJA's/OCFO's grant monitoring activities may result in sanctions affecting the recipient's DOJ awards, including, but not limited to: withholdings and/or other restrictions on the recipient's access to grant funds; referral to the Office of the Inspector General for audit review; designation of the recipient as a DOJ High Risk grantee; or termination of an award(s).

38. The recipient agrees to submit to BJA for review and approval any curricula, training materials, proposed publications, reports, or any other written materials that will be published, including web-based materials and web site content, through funds from this grant at least thirty (30) working days prior to the targeted dissemination date. Any written, visual, or audio publications, with the exception of press releases, whether published at the grantee's or government's expense, shall contain the following statements: "This project was supported by Grant No. 2018-RW-BX-0007 awarded by the Bureau of Justice Assistance. The Bureau of Justice Assistance is a component of the Department of Justice's Office of Justice Programs, which also includes the Bureau of Justice Statistics, the National Institute of Justice, the Office of Juvenile Justice and Delinquency Prevention, the Office for Victims of Crime, and the SMART Office. Points of view or opinions in this document are those of the author and do not necessarily represent the official position or policies of the U.S. Department of Justice." The current edition of the DOJ Grants Financial Guide provides guidance on allowable printing and publication activities.

39. Recipient integrity and performance matters: Requirement to report information on certain civil, criminal, and administrative proceedings to SAM and FAPIIS

    The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this OJP award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management (known as "SAM"), to the designated federal integrity and performance system (currently, "FAPIIS").

    The details of recipient obligations regarding the required reporting (and updating) of information on certain civil, criminal, and administrative proceedings to the federal designated integrity and performance system (currently, "FAPIIS") within SAM are posted on the OJP web site at https://ojp.gov/funding/FAPIIS.htm (Award condition: Recipient Integrity and Performance Matters, including Recipient Reporting to FAPIIS), and are incorporated by reference here.

40. The recipient is authorized to incur obligations, expend, and draw down funds for travel, lodging, and per diem costs only, in an amount not to exceed $15,000, for the sole purpose of attending a required OJP conference associated with this grant award. The grantee is not authorized to incur any additional obligations, or make any additional expenditures or draw downs until the awarding agency and the Office of the Chief Financial Officer (OCFO) has reviewed and approved the recipient's budget and budget narrative, and a Grant Adjustment Notice (GAN) has been issued to remove this special condition.

41. The recipient may incur obligations, expend, and draw down funds in an amount not to exceed $150,000 for the sole purpose of completing the Planning and Implementation Guide within 12 months of the project period start date. The grantee is not authorized to incur any additional obligations, make any additional expenditures, or drawdown any additional funds until BJA has reviewed and approved the grant recipient's completed Planning and Implementation Guide and has issued a Grant Adjustment Notice (GAN) removing this condition.

SPECIAL CONDITIONS

42. With respect to this award, federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the award recipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. (An award recipient may compensate an employee at a higher rate, provided the amount in excess of this compensation limitation is paid with non-federal funds.)

    This limitation on compensation rates allowable under this award may be waived on an individual basis at the discretion of the OJP official indicated in the program announcement under which this award is made.

43. Recipient may not obligate, expend, or drawdown funds until the Bureau of Justice Assistance, Office of Justice Programs has reviewed and approved the Budget Narrative portion of the application and has issued a Grant Adjustment Notice (GAN) informing the recipient of the approval.

U.S. Department of Justice

Office of Justice Programs

Bureau of Justice Assistance

Washington, D.C. 20531

Memorandum To: Official Grant File

From: Orbin Terry, NEPA Coordinator

Subject: Categorical Exclusion for County of Sonoma

Awards under this program will be used to develop reentry programs that target adult offenders with co-occurring substance abuse and mental illness. None of the following activities will be conducted whether under the Office of Justice Programs federal action or a related third party action:

(1) New construction.

(2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including property (a) listed on or eligible for listing on the National Register of Historic Places, or (b) located within a 100-year flood plain, a wetland, or habitat for an endangered species.

(3) A renovation which will change the basic prior use of a facility or significantly change its size.

(4) Research and technology whose anticipated and future application could be expected to have an effect on the environment.

(5) Implementation of a program involving the use of chemicals.

Additionally, the proposed action is neither a phase nor a segment of a project which when reviewed in its entirety would not meet the criteria for a categorical exclusion. Consequently, the subject federal action meets the Office of Justice Programs' criteria for a categorical exclusion as contained in paragraph 4(b) of Appendix D to Part 61 of the Code of Federal Regulations.

U.S. Department of Justice
Office of Justice Programs

Bureau of Justice Assistance

GRANT MANAGER'S MEMORANDUM, PT. I: PROJECT SUMMARY

Grant

PROJECT NUMBER 2018-RW-BX-0007	PAGE 1 OF 1

This project is supported under FY18(BJA - SCA Treatment & Justice Collaboration) 34 USC 60521; Pub. L. No. 115-141, 132 Stat 348, 421

1. STAFF CONTACT (Name & telephone number) Jennifer Lewis (202) 305-8064	2. PROJECT DIRECTOR (Name, address & telephone number) David Koch Chief of Probation 575 Administration Drive Santa Rosa, CA 94503 (707) 565-2732
3a. TITLE OF THE PROGRAM Category 2: Units or components of county or city local government agencies serving adult offenders	3b. POMS CODE (SEE INSTRUCTIONS ON REVERSE)

4. TITLE OF PROJECT

Sonoma County Improved Reentry for Adults with Co-occurring Substance Abuse and Mental Illness

5. NAME & ADDRESS OF GRANTEE County of Sonoma 575 Administration Drive Room 104A Santa Rosa, CA 94503-2871	6. NAME & ADRESS OF SUBGRANTEE
7. PROGRAM PERIOD FROM: 10/01/2018 TO: 09/30/2021	8. BUDGET PERIOD FROM: 10/01/2018 TO: 09/30/2021
9. AMOUNT OF AWARD $ 750,000	10. DATE OF AWARD 09/29/2018
11. SECOND YEAR'S BUDGET	12. SECOND YEAR'S BUDGET AMOUNT
13. THIRD YEAR'S BUDGET PERIOD	14. THIRD YEAR'S BUDGET AMOUNT

15. SUMMARY DESCRIPTION OF PROJECT (See instruction on reverse)

The Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness Program is designed to improve access to and delivery of services to offenders with co-occurring substance abuse and mental illness when they leave incarceration to reenter the community. BJA recognizes that a significant number of these adult offenders are in need of treatment in order to successfully complete their supervision, which in turn will reduce recidivism and promote public safety. Coordination among corrections, substance abuse and mental health treatment providers, correctional health, and parole or probation enables the development of collaborative comprehensive case plans that address criminogenic risk, substance abuse, and mental health needs.

The purpose of the program is to increase corrections systems’ ability to address the needs of offenders with co-occurring substance abuse and mental illness in order to reduce recidivism, and improve public safety and public health.

OJP FORM 4000/2 (REV. 4-88)

The focus of the Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness Program is to provide standardized screening and assessment; collaborative comprehensive case management; and pre-and post-release programming that address criminogenic risk and needs, including mental illness and substance abuse.

Funds will be used towards the Sonoma County Improving Reentry for Adults with Co-occurring Substance Abuse and Mental Illness program. The goal is to strengthen capacity of the criminal justice corrections system to serve the needs of offenders with co-occurring substance abuse and mental illness in order to reduce recidivism and improve public safety/public health. The target population includes individuals with reentering the community from the Sonoma County Main Adult Detention Facility.

CA/NCF

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 44
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Probation Department

Staff Name and Phone Number:
Marcella Chandler, 565-6211

Supervisorial District(s):
Countywide

Title: Restorative Justice Agreement Amendment

Recommended Actions:

Authorize the Chief Probation Officer to amend the Professional Services Agreement with Restorative Resources for the provision of restorative justice services to victims of youth offenders for a rate increase effective January 01, 2019 for the contract term through June 30, 2021, with a new maximum amount of $312,500.

Executive Summary:

The Probation Department requests Board approval to amend the agreement to Restorative Resources to accommodate negotiated 5% to rate increase that was inadvertently missed when the agreement was executed in June 2018. This modest increase is necessary to fund the vital restorative justice services provided to victims and perpetrators of juvenile crime in Sonoma County.

Discussion:

On the June 11, 2018 Board of Supervisors meeting, the Sonoma County Probation Department requested authority for the Chief Probation Officer to execute agreements with various community based organizations for services to clients, with terms beginning July 1, 2018, and ending no later than June 30, 2021, unless otherwise noted. Included were 9 (nine) agreements to provide various services for youth entered in the Juvenile Probation system. Authority was granted, however several months prior to submitting the agreements for Board consideration and approval, a rate increase was negotiated and agreed upon with Restorative Resources; the rate increase was omitted in error from the renewed contract. Restorative Resources and the Probation Department agreed to correct the omission in an Amendment to the agreement, submitted for Board approval today.

Restorative Justice Programs: Restorative Justice is a way of responding to criminal behavior by balancing the needs of the community, victims and offenders. Restorative Justice programs address accountability, competency development and community safety and have the following common features or goals:

- Focus on repair of harm to the victim.

- Provide a process for making amends to the community.
- Provide a process for greater understanding of how the incident affected others.
- Offer a meaningful way for the juvenile to take responsibility for their actions.
- Encourage apology or expressions of remorse.
- Involve the victim and the community in determining the accountability measures.

Prior Board Actions:

Annually, beginning 04/10/07, the Board has authorized agreements for Juvenile Crime Prevention Services Programs.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	100,000	105,000	105,000
Additional Appropriation Requested	2,500		
Total Expenditures	**102,500**	**105,000**	**105,000**
Funding Sources			
General Fund/WA GF			
State/Federal	102,500	105,000	105,000
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**102,500**	**105,000**	**105,000**

Narrative Explanation of Fiscal Impacts:

Total increased costs for FY 18-19 are $2,500, and $5,000 annually for the duration of the contract. The funding source for this contract are Juvenile Justice Crime Prevention Act Funds.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Amendment #1 with Restorative Resources
Related Items "On File" with the Clerk of the Board:

AMENDMENT NO. 1
TO
THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE SONOMA COUNTY PROBATION DEPARTMENT
AND
RESTORATIVE RESOURCES

This Amendment No. 1, is entered into by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and Restorative Resources, a California non-profit corporation (hereinafter "Consultant").

RECITALS

WHEREAS, COUNTY and CONSULTANT entered into an Agreement for the provision of delivering Restorative Justice Services for Sonoma County juvenile offenders effective July 01, 2018 ("the Agreement"); and

WHEREAS, Section 8 of the Agreement provides that the parties may modify or amend the Agreement in writing; and

WHEREAS, in the judgement of the Board of Supervisors, it is necessary and desirable to employ the services of Consultant for the provision of restorative justice for the juvenile offenders and their victims in Sonoma County; and

WHEREAS, the parties wish to amend the Agreement for the purpose of increasing the rates of services beginning January 01, 2019, and increasing the contract limit to reflect reasonable increases in operating costs of Consultant.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

1. 2.1 Payment, shall be amended to read as follows:

2.1 Payment. For all services required and incidental costs incurred hereunder, Consultant shall be paid in accordance with the rates set forth in the estimated budget and Fee Schedule, attached hereto as Exhibit "B2" and incorporated herein by this reference. The amount to be paid to Consultant for all services performed under this Agreement shall not exceed three hundred twelve thousand, five hundred dollars ($312,500). Such amount is not an estimate or minimum guarantee of payment under the Agreement; the amount to be paid under this Agreement shall be made in accordance with the terms set forth herein.

2. All other provisions of the Agreement are unchanged, and shall remain in full force and effect throughout the remaining balance of the term of the Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 on the dates indicated below.

CONSULTANT: Restorative Resources

By: ________________________

Name: ______________________

Title: _______________________

Date: _______________________

COUNTY: COUNTY OF SONOMA

APPROVED AS TO
SUBSTANCE FOR COUNTY:

By: ___________________________

David Koch, Chief Probation Officer

Date: ________________

APPROVED AS TO FORM FOR COUNTY:

By: _______________________________
County Counsel

Date: _______________

CERTIFICATES OF INSURANCE ON
FILE WITH:

____
Marcella Chandler, Department Analyst

EXHIBIT B2

BUDGET / Fee Schedule

Fees encompass all program delivery costs including staff salaries for intake, assessments, groups, fidelity measures, outcome reporting, case management, and quality assurance plan meetings.

Reimbursement for direct service hours: When service targets listed below and all other contract terms are met, consultant shall be paid $8,750 per month. When targets are not met, payments will be prorated as shown below.

Activity	**Service Target**	**Payment when targets are met**	**Prorated payment**
Restorative Conferencing and Accountability Circles	75-110 unduplicated youth per fiscal year *	$8,016/month	$1,040/youth
Restorative Dialogue Groups	34-52 groups per fiscal year	$734/month	$205/group
Total		$8,750/month	

* Cases that are opened, closed or in progress during the period. Including up to 25% unsuccessful cases. Each youth will count once unless a new case is referred for the same youth.

Service target completion will be assessed using the table below. Any shortfall in service targets or payments will be reassessed and corrected at the end of each quarter.

Month	**Minimum Youth Served Target (cumulative)**	**Minimum Groups Delivered Target (cumulative)**
July	6	3
August	12	6
September	19	9
October	25	11
November	31	14
December	37	17
January	43	20
February	49	23
March	56	26
April	62	29
May	68	32
June	75	34

Documentation of Direct Service Hours: Consultant shall provide details, including names of participants and staff, dates and locations of service, for all billable hours in a form to be provided by Probation.

Co-Payment/Fees: Probation will allow Consultant to charge a co-payment or share-of-cost payment to Probation clients referred to this program. Any such client fee, and all related billing, sliding-scale rates, collecting, and reporting procedures, shall be agreed upon by Probation and Consultant. Probation staff shall be notified of any fee (amount, description, and terms) to be charged to a Probation-referred client prior to the client being notified of such fee. Probation staff shall work collaboratively with Consultant to inform client of the program’s fee requirements. Collection and reporting of such fees shall be conducted by Consultant staff. Fees shall be charged in accordance with Probation’s terms. Clients who do not comply with payment of client fees may be returned to Probation as unsuccessful terminations.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:
Johannes J. Hoevertsz 707-565-2231

Supervisorial District(s):
Countywide

Title: Participation in Sonoma County Transit's Fare-Free Program – Unincorporated Area Local Routes 28 and 32.

Recommended Actions:

1. Provide funding to include unincorporated area local transit routes 28 (Guerneville, Monte Rio and Occidental) and 32 (Sonoma Valley and Sonoma) in Sonoma County Transit's Fare-Free program for the period of January 1, 2019 through June 30, 2020 in the amount of $56,925.
2. Approve use of Contingency funds in the amount of $16,743 to fund participation from January – June, 2019.

Executive Summary:

In June 2018, Sonoma County Transit introduced its "Fare-Free" program on Sebastopol local Route 24. The "Fare-Free" program was derived following a City-led community outreach program to identify new ideas for increasing interest in local transit services, boosting Route 24's usage and broadening is demographic user base.

In becoming a "Fare-Free" route, the City of Sebastopol agreed to subsidize fares for all Route 24 riders, thereby enabling all riders to use the local Sebastopol Shuttle without the need to pay a fare, carry the exact change or purchase a pass. Soon after Sebastopol implemented the "Fare-Free" program on its local route, the Town of Windsor and City of Healdsburg followed, expanding the "Fare-Free" program to their respective local routes 66 and 68.

From the period of July through October 2018, ridership on the three "Fare-Free" routes has increased by 53%, with ridership increases in all fare categories (Adult, Senior, Disabled and Youth.)

This request is to provide funding such that the two Sonoma County Transit local routes that operate in unincorporated areas can also become "Fare-Free" routes. These routes include Route 28 which provides local service within the Guerneville, Monte Rio and Occidental communities and Route 32 which serves Sonoma Valley and Sonoma. On November 19th, the Sonoma City Council approved funding to assist with Route 32’s “Fare-Free” program as the route also operates within the City’s incorporated area.

Discussion:

In partnership with the City of Sebastopol, Sonoma County Transit introduced its “Fare-Free” program on Sebastopol local Route 24, in June. The “Fare-Free” program came about as the result of a community-based outreach program, led by the City, in early 2018 to generate interest in and boost ridership on route 24 – “The Sebastopol Shuttle.”

Since establishing the program in Sebastopol, Windsor and Healdsburg also agreed to subsidize all passenger fares on their respective local routes (66 – Windsor Shuttle and 67 – Healdsburg Shuttle). While Sebastopol has committed to funding their participation through this fiscal year, Windsor and Healdsburg have committed to fund their participation through FY 2019-20. Due to the success of the “Fare-Free” program on the Sebastopol Shuttle, it is anticipated that the City will continue participation beyond FY 2018-19.

From the onset, the intent of the “Fare-Free” program has been to encourage interest and promote use of local transit services, expand the user demographic on local routes and to provide an easy to use “Hop-On, Hop-Off” service for all passengers, without the need to worry about having a pass or the correct fare.

To date, the program has met the above objectives and has been well received in each of the three cities now participating:

- **Sebastopol:** Ridership on the Sebastopol Shuttle is up 52% for the July through October period compared with the prior year.
- **Windsor:** Ridership on the Windsor Shuttle increased 87% in September and October, the first two months of implementation of the fare-free program.
- **Healdsburg:** Ridership on the Healdsburg Shuttle increased 32% for the July through October period compared with the prior year.

Overall, cumulative ridership on the three local routes has increased 53% between July and October 2018 compared with the same period in 2017. It should be noted that ridership on these three routes was only slightly impacted by the October 2017 wildfires.

Within the SCT route network, only two local routes operate within unincorporated areas - routes 28 and 32. Below are cost estimates to include these two unincorporated area routes in the “Fare-Free” program.

Route 28 provides local service on weekdays in the River Area communities of Guerneville, Monte Rio and Occidental. As shown on Attachment “A,” Route 28 provided 5,988 passenger trips during FY 2017-18. Based on usage by fare type, Route 28’s fare revenue was $5,564. Based on a projected 30% ridership increase with implementation beginning on January 1, 2019, Route 28’s “Fare-Free” program subsidy for FY 2018-19 is estimated at $3,617.

Allowing for a 20% increase in FY 2019-20, Route 28’s “Fare-Free” subsidy is estimated at $8,680. If ridership falls below projections, the County’s contribution would be less. If ridership exceeds projections, then projections ($3,617 in FY2018-19; $8,680 in FY2019-20) would be the County's maximum contribution during the proposed 18-month period.

Route 32 serves the Sonoma Valley communities of Agua Caliente, Boyes Hot Springs, El Verano and Temelec. Route 32 connects these unincorporated communities with the City of Sonoma and travel destinations such as the Sonoma Marketplace, Maxwell Village, Sonoma Valley Regional Library, Sonoma Valley Hospital, and Sonoma Valley High School, among others. Unlike implementation of the "Fare-Free" program in the other cities, Route 32 serves both incorporated and unincorporated areas. Therefore, contributions from both the City of Sonoma and the County are necessary to introduce the "Fare-Free" program on Route 32.

Due to the larger, geographic area served by Route 32, its overall ridership is higher than the other "Fare-Free" routes. The route operates with two buses on weekdays and one bus on Saturday.

As shown on Attachment "B," Route 32 provided 29,597 passenger trips during FY 2017-18. Based on usage by fare type, Route 32's fare revenue was $30,002. Based on a projected 25% ridership increase with implementation beginning on January 1, 2019, Route 32's "Fare-Free" program subsidy for FY 2018-19 is estimated at $18,751.

On November 19, 2018, the Sonoma City Council approved a 30% contribution towards the Route 32 "Fare-Free" subsidy from January 1, 2019 through June 30, 2020. While the City of Sonoma is funding only a portion of the "Fare-Free" subsidy on its local route, the City's contribution, on a per-capita basis, is consistent with contributions provided by Sebastopol, Windsor and Healdsburg for their "Fare-Free" program participation.

The County's cost to participate in Route 32's "Fare-Free" program is projected at $13,126 for FY 2018-19 (January through June) and $31,502 for FY 2019-20. As noted above on Route 28, if ridership falls below projections, the County's contribution would be less. If ridership exceeds projections, then projections ($13,126 in FY2018-19; $31,502 in FY2019-20) would be the County's maximum contribution during the proposed 18-month period.

As with the "Fare-Free" routes in Sebastopol, Windsor and Healdsburg, if approved, "Fare-Free" promotional graphics would be installed on buses that operate on routes 28 and 32. The County would be credited for the "Fare-Free" program subsidy on Route 28 and share crediting with the City of Sonoma on buses that operate on Route 32. The same would be done on associated local print and digital media marketing efforts and on sctransit.com.

Staff is currently working with the City of Cloverdale and anticipates that Cloverdale will participate in the "Fare-Free" program for its local Route 68 – "The Cloverdale Shuttle," beginning in February 2019.

Prior Board Actions:

None

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

The provision of public transit services assists the County's goals of providing safe, healthy and caring community by providing, environmentally friendly, low-cost mobility options that link all areas of Sonoma County and provide access to major medical, educational and commercial destinations.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses		$40,182	
Additional Appropriation Requested	$16,743		
Total Expenditures	**$16,743**	**$40,182**	
Funding Sources			
General Fund/WA GF		$40,182	
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies	$16,743		
Total Sources	**$16,743**	**$40,182**	

Narrative Explanation of Fiscal Impacts:

Funds for FY 18/19 will be appropriated as part of the Q2 consolidated budget adjustments. FY 19/20 appropriations will be requested as part of the annual budget process.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A & B

Related Items "On File" with the Clerk of the Board:

Sonoma County Transit

Route 28 River Shuttle

Ridership Summaries Fare Projections

Attachment "A"

28

Fiscal Year		Fare Type							
		Adult	Senior	Youth	Disabled	Free	SCT Transfer	Other Transfer	Total
2017-18	Passenger Trips by Fare Type	1,895	2,462	160	900	128	443	0	5,988
	Fares by Passenger Type	$1.50	$0.75	$1.25	$0.75	$0.00	$0.00	$0.00	
	Projected Fare Revenue	$2,843	$1,847	$200	$675	$0	$0	$0	$5,564

Projected Contributions by Entity:

Fiscal Year				Annual Cost	Monthly Cost
2018-19	30%	Ridership Increase		$7,233	$603
		Sonoma County Share:	100%	$7,233	$603
		January - June, 2018 Contribution:			$3,617

Fiscal Year				Annual Cost	Monthly Cost
2019-20	20%	Ridership Increase		$8,680	$723
		Sonoma County Share:	100%	$8,680	$723

Sonoma County Transit

Route 32 Sonoma Shuttle

Ridership Summaries Fare Projections

Attachment "B"

32

Fiscal Year		Fare Type							
		Adult	Senior	Youth	Disabled	Free	SCT Transfer	Other Transfer	Total
2017-18	Passenger Trips by Fare Type	10,805	7,037	4,745	3,447	1,620	1,943	0	29,597
	Fares by Passenger Type	$1.50	$0.75	$1.25	$0.75	$0.00	$0.00	$0.00	
	Projected Fare Revenue	$16,208	$5,278	$5,931	$2,585	$0	$0	$0	$30,002

Projected Contributions by Entity:

Fiscal Year				Annual Cost	Monthly Cost
2018-19	25%	Ridership Increase		$37,502	$3,125
		City of Sonoma Share:	30%	$11,251	$938
		January - June, 2018 Contribution:			$5,625
		Sonoma County Share:	70%	$26,252	$2,188
		January - June, 2018 Contribution:			$13,126
Fiscal Year				Annual Cost	Monthly Cost
2019-20	20%	Ridership Increase		$45,003	$3,750
		City of Sonoma Share:	30%	$13,501	$1,125
		Sonoma County Share:	70%	$31,502	$2,625

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 46
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number:
Johannes J. Hoevertsz 707-565-2231

Supervisorial District(s):
Countywide

Title: Program update on Subsidized Transit Fare Program for Veterans and College Students.

Recommended Actions:

1. Provide funding to continue the College Student Subsidized Fare program from January 1, 2019 thru June 30, 2022 in the amount of $329,243 (County share) and Authorize the Chair to execute a Memorandum of Understanding with Santa Rosa Junior College and Sonoma State University in the amounts up to $444,455 and $80,765, respectively to support the multi-year program.
2. Provide funding for the permanent Veterans Subsidized Fare Program from January 1, 2019 thru June 30, 2022 in the amount of $120,430.
1. Approve the use of Contingency funds in the amount of $43,523 to fund the College Student Subsidized Fare Program and $16,347 to fund the permanent Veterans Subsidized Fare Program from January-June, 2019.

Executive Summary:

This item provides an update on year four of the Subsidized Transit Fare Program for Sonoma County veterans and college students and recommends actions for the Board to consider for continuance through fiscal year 2021-22.

Discussion:

On September 30, 2014, the Board approved funding for Sonoma County Transit to implement a subsidized transit fare pilot-program for eligible college Students and veterans, effective January 1 through December 31, 2015. The approved program established a reimbursement rate for each eligible college student and veteran trip taken on Sonoma County Transit.

Transportation and Public Works (TPW) Transit staff updated the Board of the program on August 18, 2015 and November 17, 2015, and made recommendations for 2016. On November 17, 2015, the Board took action to make the Veterans Subsidized Fare Program (VSFP) permanent effective January 1, 2016 and extended the College Student Subsidized Fare Program (CSSFP) through December 31, 2016. Following a TPW Transit staff report on the 2016 program on December 13, 2016, the Board extended the CSSFP through December 31, 2017. On December 12, 2017, the Board extended the CSSFP through December 31, 2018.

This report provides an update on how the Subsidized Transit Fare Programs have performed in 2018 and provides a recommendation for the CSSFP through June 30, 2022.

Veterans Subsidized Fare Program: The program commenced on January 1, 2015 and provides veterans free use of SC Transit when they display their Veterans Administration identification card or a Sonoma County Veterans identification card, upon boarding a Sonoma County Transit bus.

The program provided 29,912 trips to Veterans in 2015, 38,806 trips in 2016 and 38,891 trips in 2017. It is projected that 35,268 trips will be provided in 2018, a 9.3% decline over 2017. The decrease in ridership can be attributed, in part, to the disruption in travel patterns and displacements of residents caused by the October 2017 wildfires, but more broadly, lower system-wide ridership that Sonoma County Transit and most transit systems in the state are experiencing.

From January through September 2018, 79% of trips taken by veterans were on Sonoma County Transit's main north/south, east/west routes and 11% were on Route 62, which serves the Veterans Outpatient Clinic on Airport Blvd. The remaining 10% were made on various local and intercity routes within the Sonoma County Transit network.

The projected subsidy for the VSFP in 2018 is projected to be $31,415, $4,380 less than the $35,795 that was projected in December 2017. For the remainder of FY 2018-19 (January through June), the estimated subsidy for the VSFP will be $16,347. With a projected 2% ridership growth for FY 2019-20, the subsidy is anticipated at $33,674. Chart III on Attachment "A" illustrates the projected fare subsidy for the Veterans program through FY 2022.

College Student Subsidized Fare Program: Also commencing on January 1, 2015, the CSSFP provides students attending a Sonoma County college unrestricted use of Sonoma County Transit. This includes non-school bound trips, weekend trips and trips during school breaks.

In September 2018, average ridership by college students was 707 on weekdays, 159 on Saturdays, and 116 on Sundays.

In 2018, the ridership split between the two colleges has remained consistent with prior years with SRJC representing 85% and Sonoma State University representing 15% of college student ridership. It's projected that 2018's the overall ridership will increase 1% (1,231 passenger trips) over 2017, resulting in a projected 2018 net general fund subsidy (less contributions from SRJC and SSU) of $107,524. This represents a $2,723 decrease from the $110,247 request made in December 2017 to fund the 2018 CSSFP.

This fall, TPW Transit staff has worked with both SRJC and SSU to establish a multi-year agreement between the colleges and the County. Below is the status of those efforts:

> **Santa Rosa Junior College:** In April 2017, the SRJC student body passed a fee initiative that provides funding to assist with the County's CSSFP and provides financial support for similar programs on Santa Rosa CityBus and Petaluma Transit. With a reliable funding source, SRJC has agreed to a funding commitment effective January 1, 2019 through June 30, 2022. SRJC has committed to funding 60% of the fare subsidy of its student travel between January 1, 2019 and June 30, 2020 and a 62.5% fare subsidy between July 1, 2020 and June 30, 2022. This is an

increased contribution from the SRJC's 55% fare subsidy in 2018. Over the term of the proposed 3.5-year agreement, SRJC is committing a fare subsidy up to $444,455.

Sonoma State University: Following SRJC, SSU has also agreed to increased fare subsidy rates, beginning January 1, 2019. SSU has agreed to funding 60% of the fare subsidy of its student travel between January 1, 2019 and June 30, 2020 and a 62.5% fare subsidy between July 1, 2020 and June 30, 2022. This is an increased contribution from SSU's 55% fare subsidy in 2018. Over the term of the proposed 3.5-year agreement, SSU is committing a fare subsidy up to $80,765.

As shown on Attachment "A – Chart I", the County's contribution over the 3.5-year agreement period is $329,243. The projected cost is $43,523 for the remainder of FY 2018-19 (January through June), $97,589 for FY 2019-20, $93,232 for FY 2021-22 and $94,899 for FY 2021-22.

Since the inception of the CSSFP in 2015, the County's general fund contribution has been reduced each year as contributions from SRJC and SSU have increased. As illustrated on Attachment "A – Chart II," the County's subsidy has been reduced from 100% in 2015 to 45% in 2018. The recommended multi-year agreement with SRJC and SSU further reduces the County's contribution to an average 38.5% contribution rate between January 1, 2019 and June 20, 2022.

Prior Board Actions:

12/12/17 – Provide funding to continue the CSSFP January 1 – December 31, 2019 in an amount up to $110,247 and authorize the Chair to execute a Memorandum of Understanding with SRJC and SSU University in the amounts of $111,308 and $23,438, respectively to support the 2018 program. Approve the use of Contingency funds in the amount of $55,124 to fund the CSSFP and $17,897 to fund the permanent VSFP from January – June, 2018

12/13/16 – Provide funding to continue the CSSFP through December 31, 2017 in an amount up to $236,831 and authorize the Chair to execute a Memorandum of Understanding with SRJC and SSU to accept their financial contributions in the amounts of $30,000 and $19,477, respectively.

11/17/15 – Board approved funding on an annual basis and adopted the VSFP as a permanent program beginning January 1, 2016 and funding the CSSFP through December 31, 2016 in the amount of $218,158 and accept financial assistance from SRJC ($60,000) and SSU ($17,500) for 2016.

08/18/15 – Board received a Mid-Year Report on the 2015 Subsidized Fare Program and Upcoming Implementation of the Regional Clipper Card Fare Payment System on SC Transit.

09/30/14 – Board approved (1) Funding to SC Transit to implement a Subsidized Fare Pilot Program for eligible College Students and Veterans, effective January 1 through December 31, 2015, with an estimated cost of$311,000.

07/29/14 – Board approved development of a Pilot Student Transit Pass Program.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The provision of public transit services at no cost to college students and veterans aligns with the County's goals of providing safe, healthy and caring community.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses		$131,263	$127,916
Additional Appropriation Requested	$59,870		
Total Expenditures	**$59,870**	**$131,263**	
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies	$59,870		
Total Sources	**$59,870**	**$131,263**	**$127,916**

Narrative Explanation of Fiscal Impacts:

The County contribution of $59,870 for January through June 2018 represents $43,523 to fund the CSSFP and $16,347 for the permanent VSFP and will be apportioned during Second Quarter Consolidated Budget Adjustments.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A – Charts I, II, III

Related Items "On File" with the Clerk of the Board:

2019 Memorandum of Understanding agreements with SRJC and SSU

Attachment "A" - Chart I

Proposed Three-Year Funding Program for College Student Subsidized Fare Program

	Santa Rosa Junior College Projections				Sonoma State University Projections				Contribution Summary				
Fiscal Year	SRJC Trips	SRJC Fares	SRJC Contribution	County Contribution	SSU Trips	SSU Fares	SSU Contribution	County Contribution	Total College Trips	Total College Fares	SRJC Contribuiton	SSU Contribuiton	County Contribution
FY 2019*	57,560	$92,097	$55,258	$36,839	10,445	$16,712	$10,027	$6,685	68,005	$108,809	$55,258	$10,027	$43,523
FY 2020	129,063	206,501	123,901	82,600	23,420	37,472	22,483	14,989	152,483	243,973	123,901	22,483	97,589
FY 2021	131,498	210,396	131,498	78,899	23,888	38,221	23,888	14,333	155,386	248,618	131,498	23,888	93,232
FY 2022	133,799	214,078	133,799	80,279	24,366	38,986	24,366	14,620	158,165	253,064	133,799	24,366	94,899
Totals	451,920	$723,072	$444,455	$278,617	82,119	$131,391	$80,765	$50,626	534,039	854,463	$444,455	$80,765	$329,243
			61.5%	38.5%			61.5%	38.5%			52.0%	9.5%	38.5%

*January thru June, 2019

Attachment "A" - Chart II

Summary of Annual Contributions 2015 thru 2018

	College Student Subsidized Fare Program				
Calendar Year	Program Cost	SRJC Contribution	SSU Contribution	County Contribution	County Share
2015	283,570	$0	$0	$283,570	100%
2016	278,385	60,000	17,500	200,885	72%
2017	235,406	70,000	19,006	146,400	62%
2018*	238,585	111,308	20,025	107,252	45%

*projected

Attachment "A" - Chart III

Projected Three-Year Fare Subsidy for Veterans Program

	Veterans Program		
Fiscal Year	Projected Veterans Trips	Projected Uncollected Fares	Projected County Subsidy
FY 2019*	18,163	$16,347	$16,347
FY 2020	37,416	33,674	33,674
FY 2021	38,538	34,684	34,684
FY 2022	39,694	35,725	35,725
Totals	133,811	$120,430	$120,430

*January thru June, 2019

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 47
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number: Johannes J. Hoevertsz, 707-565-2231

Supervisorial District(s): All

Title: Adoption of an Ordinance Revising Speed Limits on Various County Roads

Recommended Actions:

Adopt an ordinance amending Ordinance 664 to establish revised prima facie vehicular speed limits on various portions of County highways.

Executive Summary:

The Department of Transportation and Public Works (TPW) reviews speed limits on County maintained highways in accordance with the California Vehicle Code Sections 22357 and 22358. Staff has performed the Engineering and Traffic Surveys (E&TS) on County highways as required by law, and is recommending setting the speed limits as attached.

Discussion:

Speed limits are set in accordance with the California Vehicle Code (CVC) and the California Manual on Uniform Traffic Control Devices (MUTCD).

Under the CVC and MUTCD, speed limit determinations rely on the premise that a reasonable speed limit is one that conforms to the actual behavior of the majority of drivers. Therefore, agencies are allowed to set a speed limit that is both reasonable and effective by measuring drivers' speeds. Speed limits set by E&TS are set near the 85th percentile speed. The 85th percentile is determined by the speed at or below which 85 percent of the traffic is surveyed to be moving.

The CVC (Section 40802) establishes criteria for radar enforcement of speed limits on certain roadways so as not to create a prohibited “speed trap”. For radar enforcement to be effective, posted speeds must be justified by and established pursuant to a current E&TS.

TPW performed E&TS in accordance with the requirements set forth in the CVC, MUTCD and established traffic-engineering practices. A signed and stamped E&TS report providing background, analysis, and the speed survey data for each revised location is available for review at the Board of Supervisors office. A summary table showing each proposed speed limit location and speed is provided as an attachment to this Summary Report.

The estimated cost of labor and materials to implement the speed limit changes is approximately $80,000. Appropriations are available within the 2018 Road Maintenance Budget and implementation will not have an impact on future projects.

Prior Board Actions:

12 04 18: Adoption of a resolution introducing, reading the title of, and waiving the reading of an ordinance amending Ordinance 664 to establish revised prima facie vehicular speed limits on various portions of County highways.

Various ordinances between 1961 and 2009.

Strategic Plan Alignment	Goal 1: Safe, Healthy, and Caring Community

The establishing of speed limits based on E&TS allows for public safety and for the CHP to provide radar enforcement.

Fiscal Summary

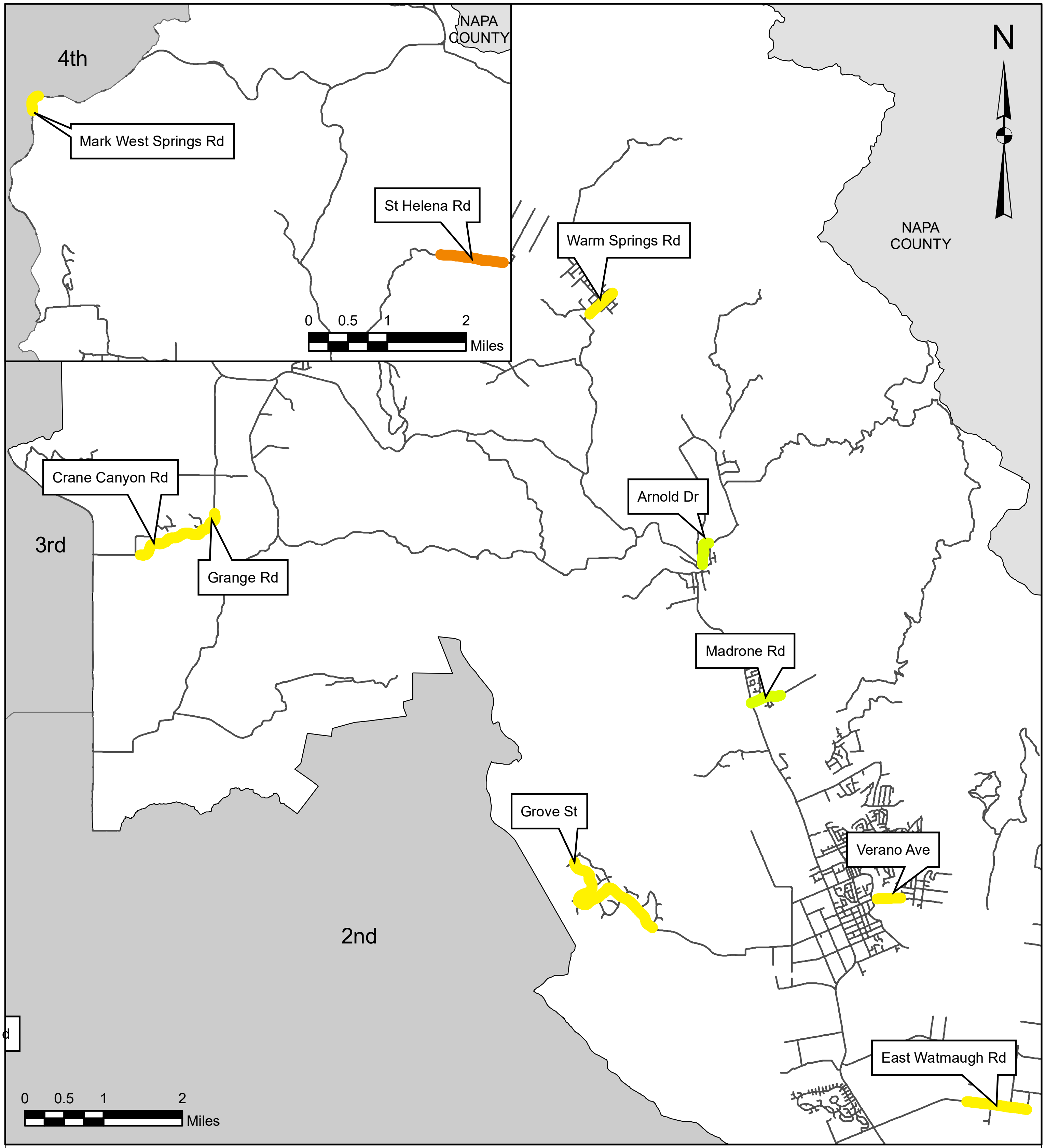
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	$80,000.00		
Additional Appropriation Requested			
Total Expenditures	**$80,000.00**		
Funding Sources			
General Fund/WA GF			
State/Federal	$80,000.00		
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**$80,000.00**		

Narrative Explanation of Fiscal Impacts:

The costs of adjusting the speed limits and replacing the speed limit signs were included in the adopted FY 18-19 Roads Division Maintenance Budget. This project will be funded with Highway Users Tax Account funding.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):
Attachments:
Location Maps, Ordinance, 2018 Speed Limit Summary Table
Related Items “On File” with the Clerk of the Board:
ETS Forms

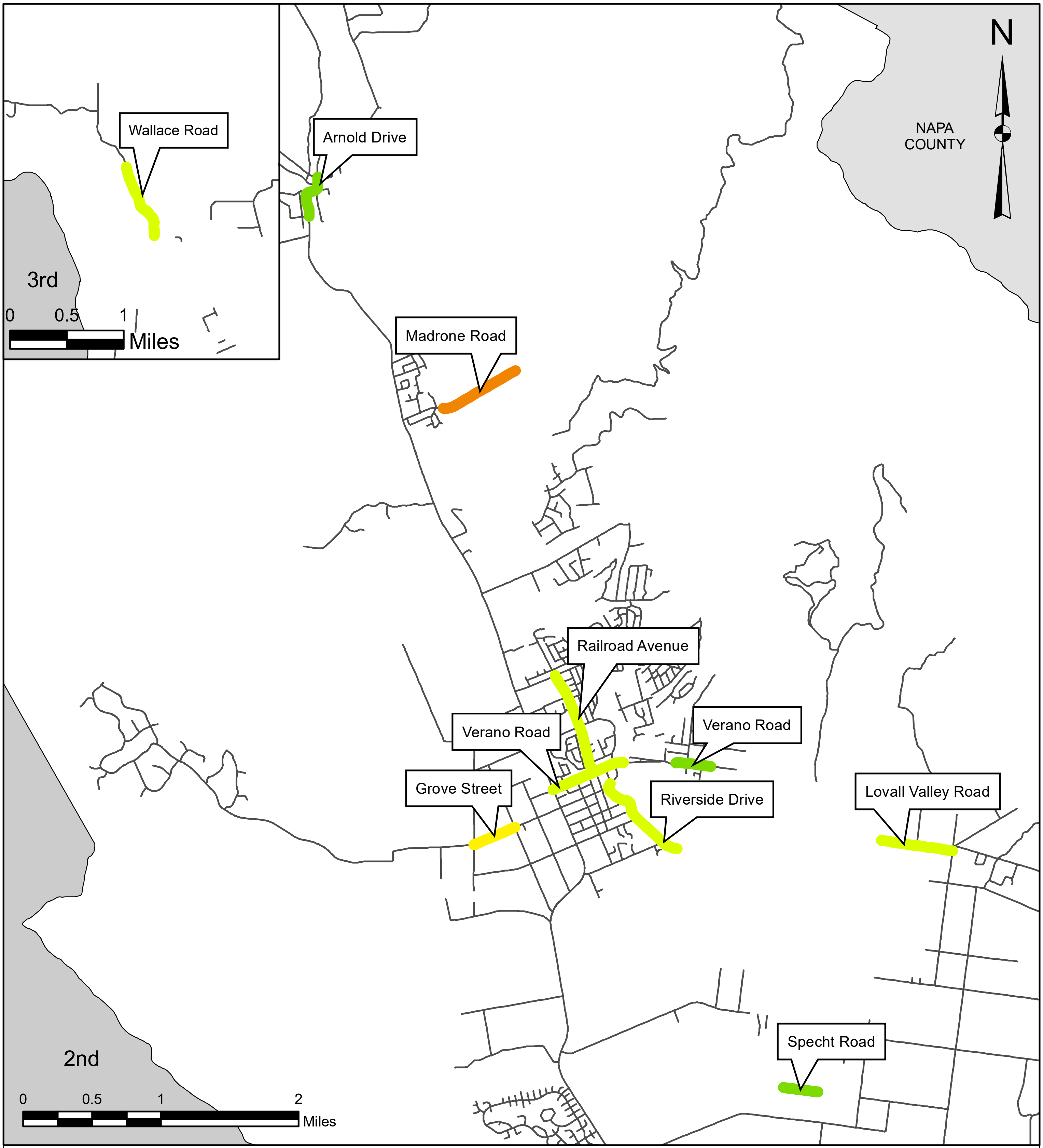


Supervisorial First District

Proposed Speed Limit

🟩 30	🟨 40	🟥 50
🟨 35	🟧 45	— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018

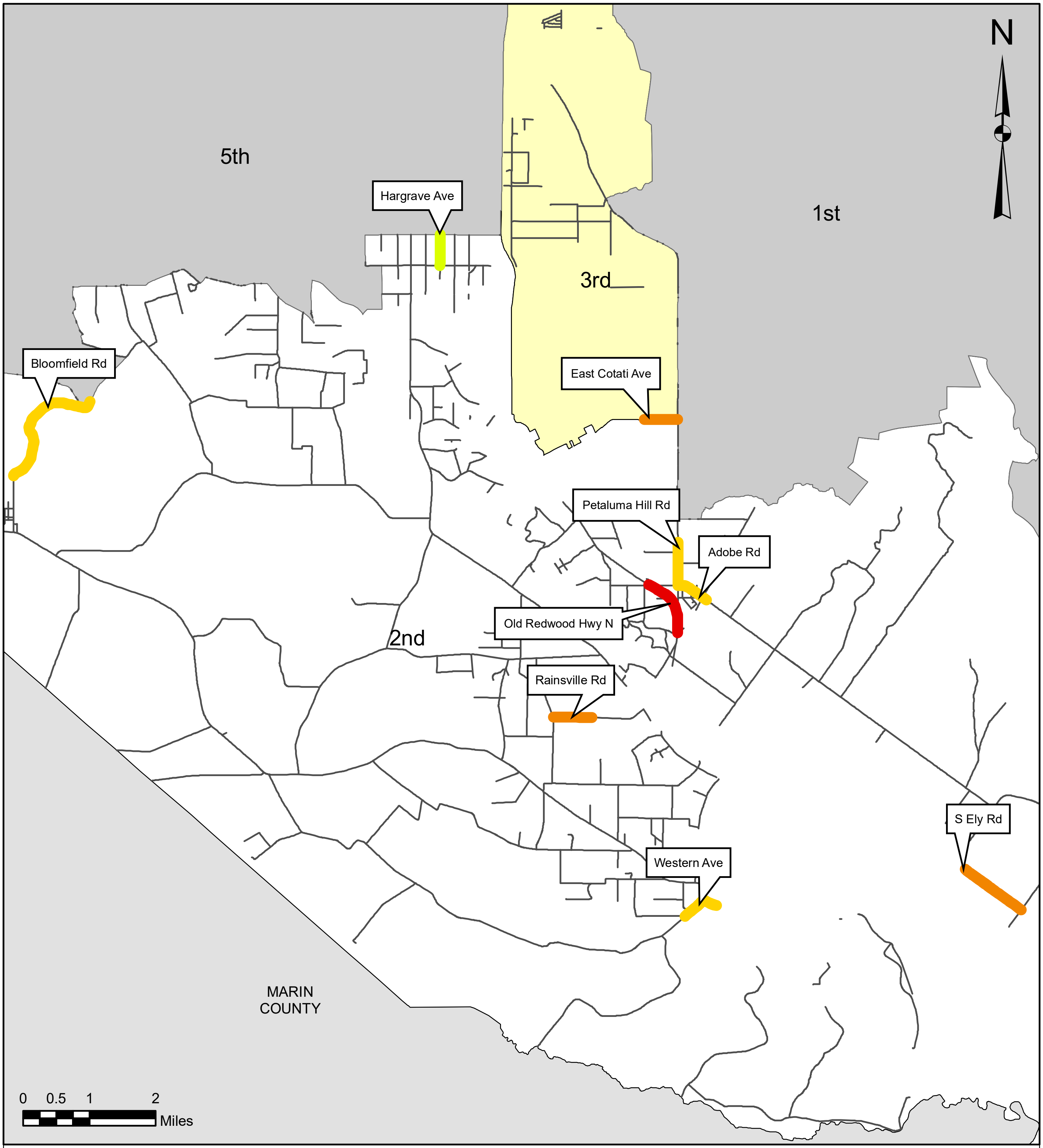


Supervisorial First District Cont.

Proposed Speed Limit

- 🟩 20
- 🟩 25
- 🟩 30
- 🟨 35
- 🟨 40
- 🟧 45
- 🟥 50
- — No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018



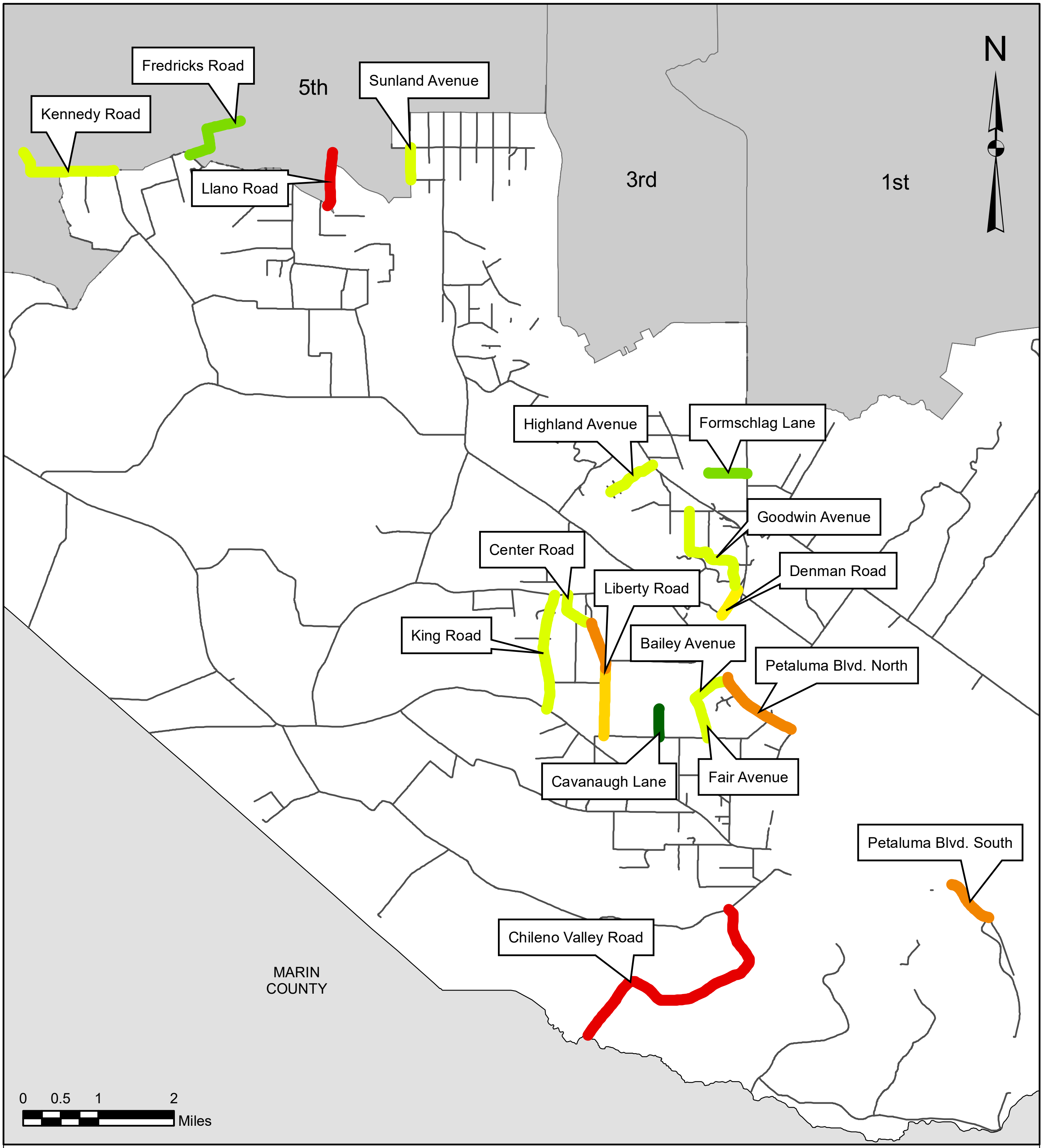
Supervisorial Second & Third Districts

Proposed Speed Limit

🟩 30 🟨 40 🟥 50

🟨 35 🟧 45 — No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018



Supervisorial Second District Cont.

Proposed Speed Limit

🟩 20

🟩 25

🟨 30

🟨 35

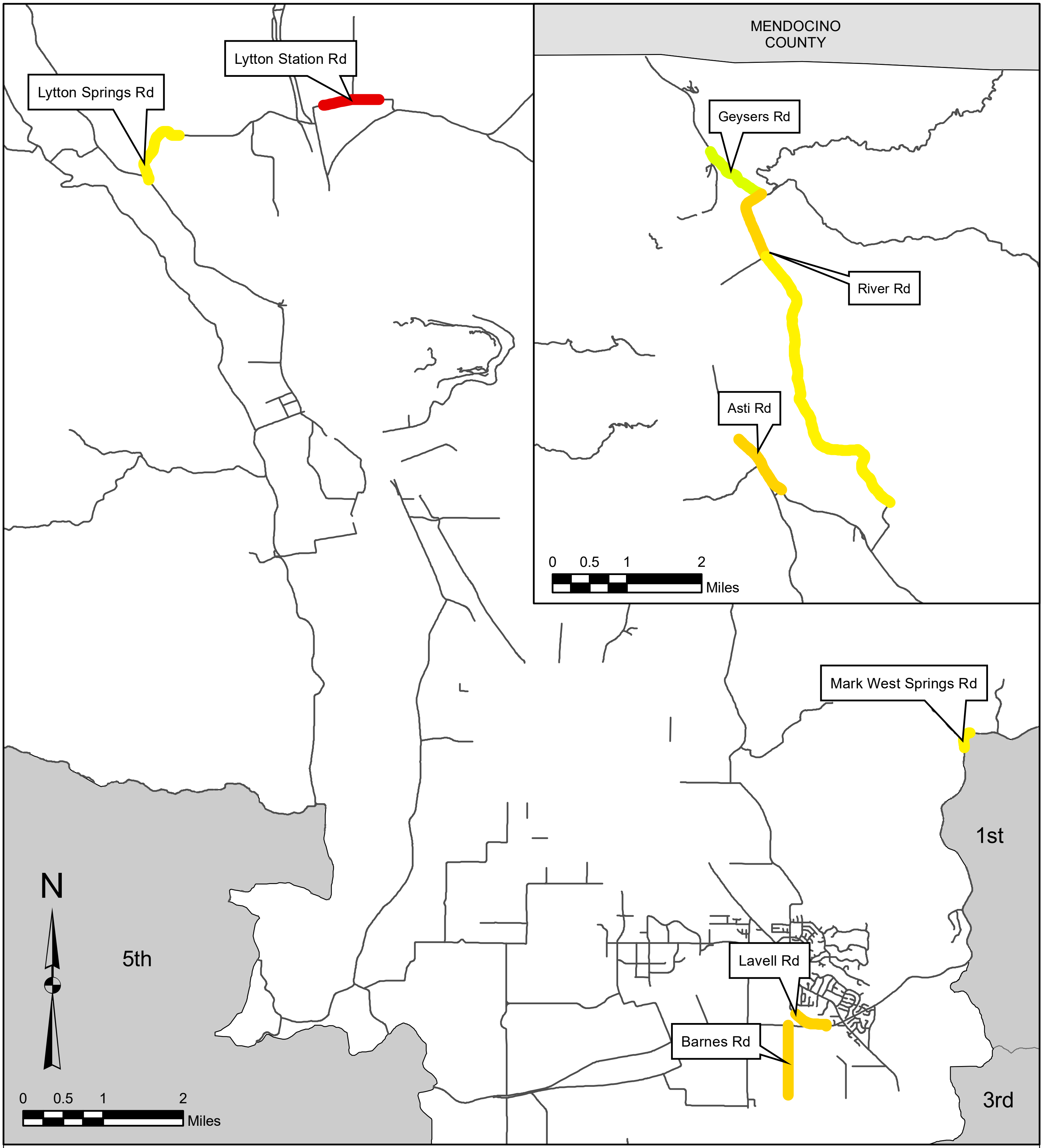
🟧 40

🟧 45

🟥 50

— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018

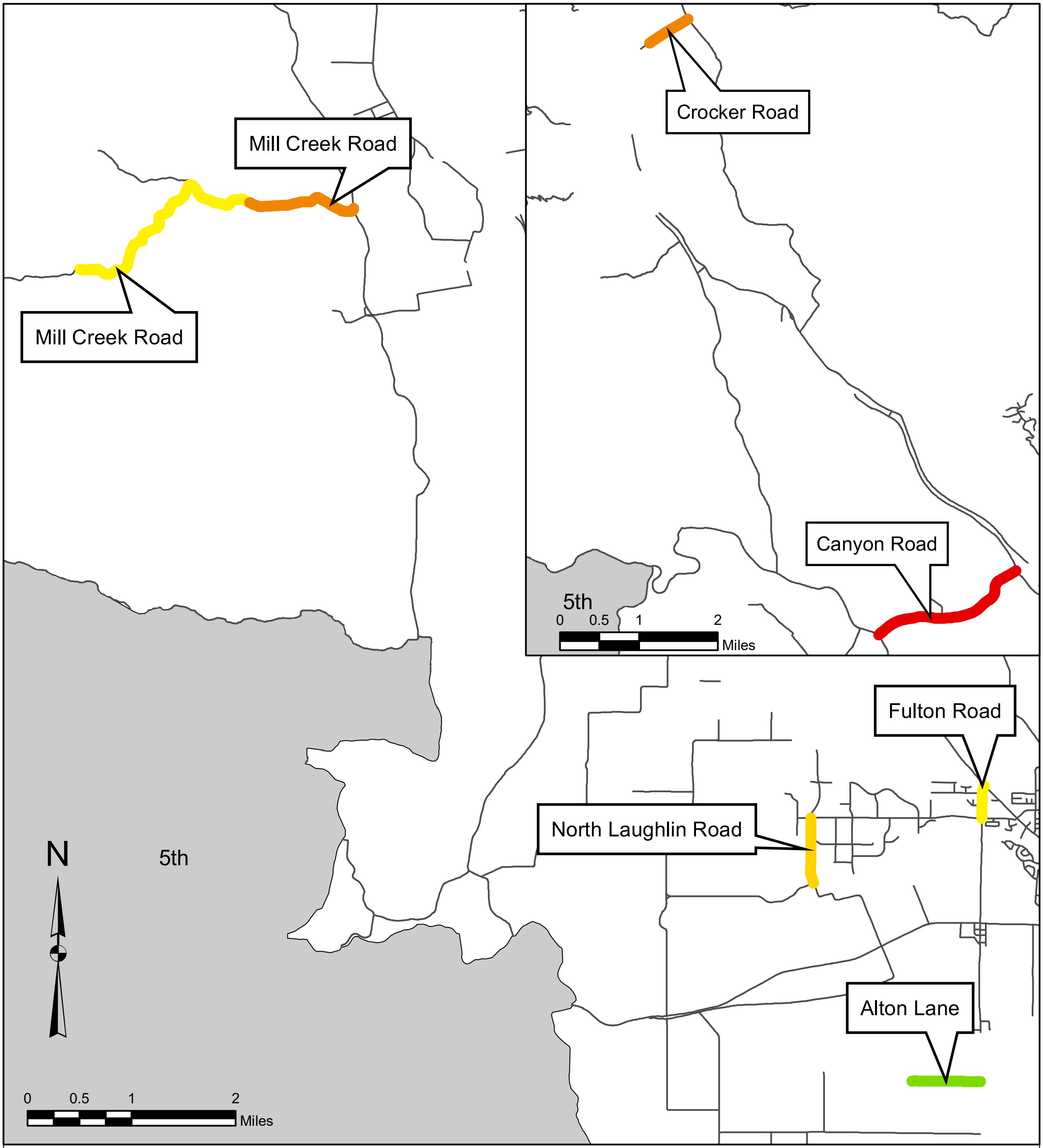


Supervisorial Fourth District

Proposed Speed Limit

🟩 30
🟨 35
🟨 40
🟧 45
🟥 50
— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018

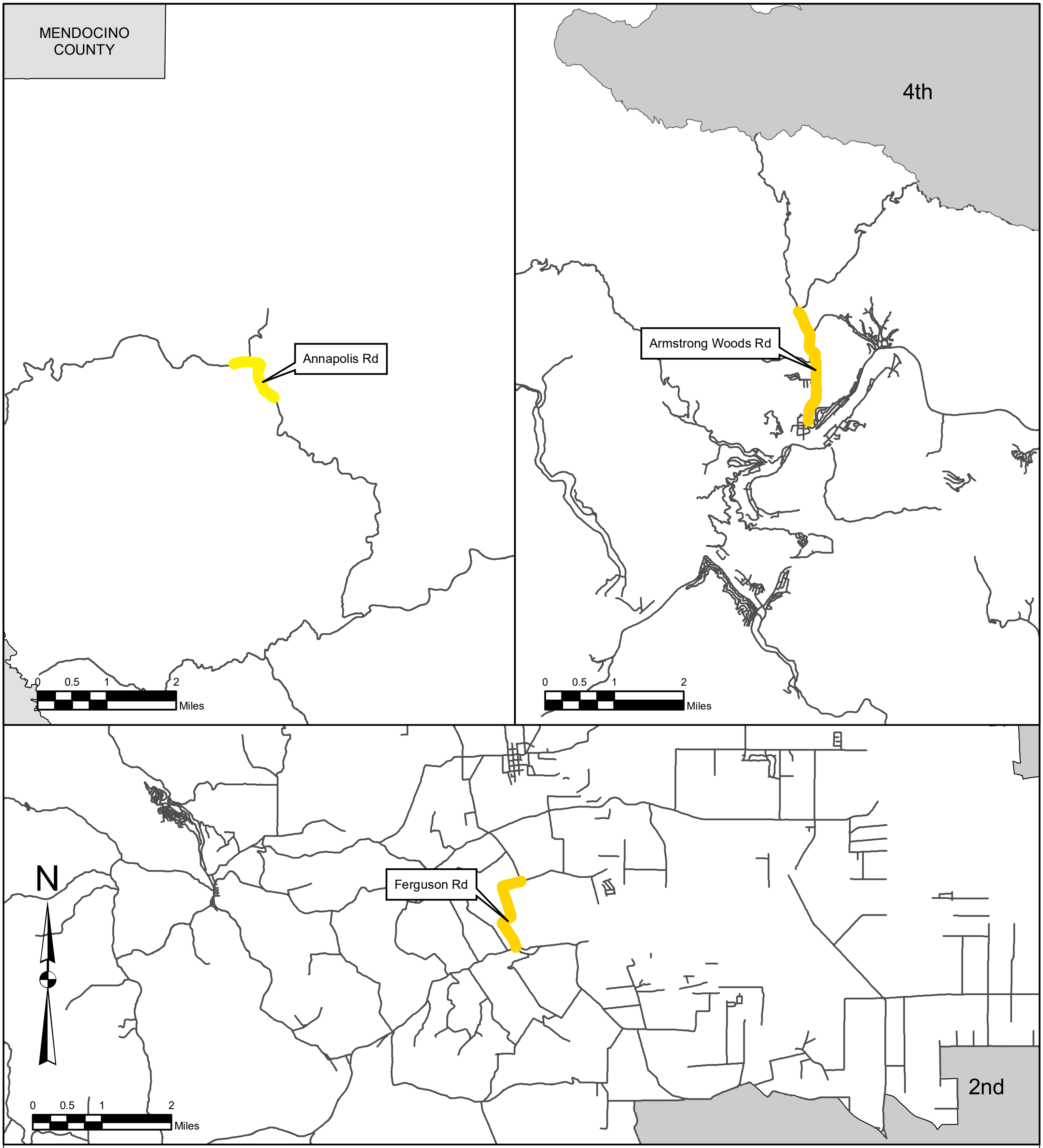


Supervisorial Fourth District Cont.

Proposed Speed Limit

🟩 20
🟩 25
🟨 30
🟨 35
🟨 40
🟧 45
🟥 50
— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018

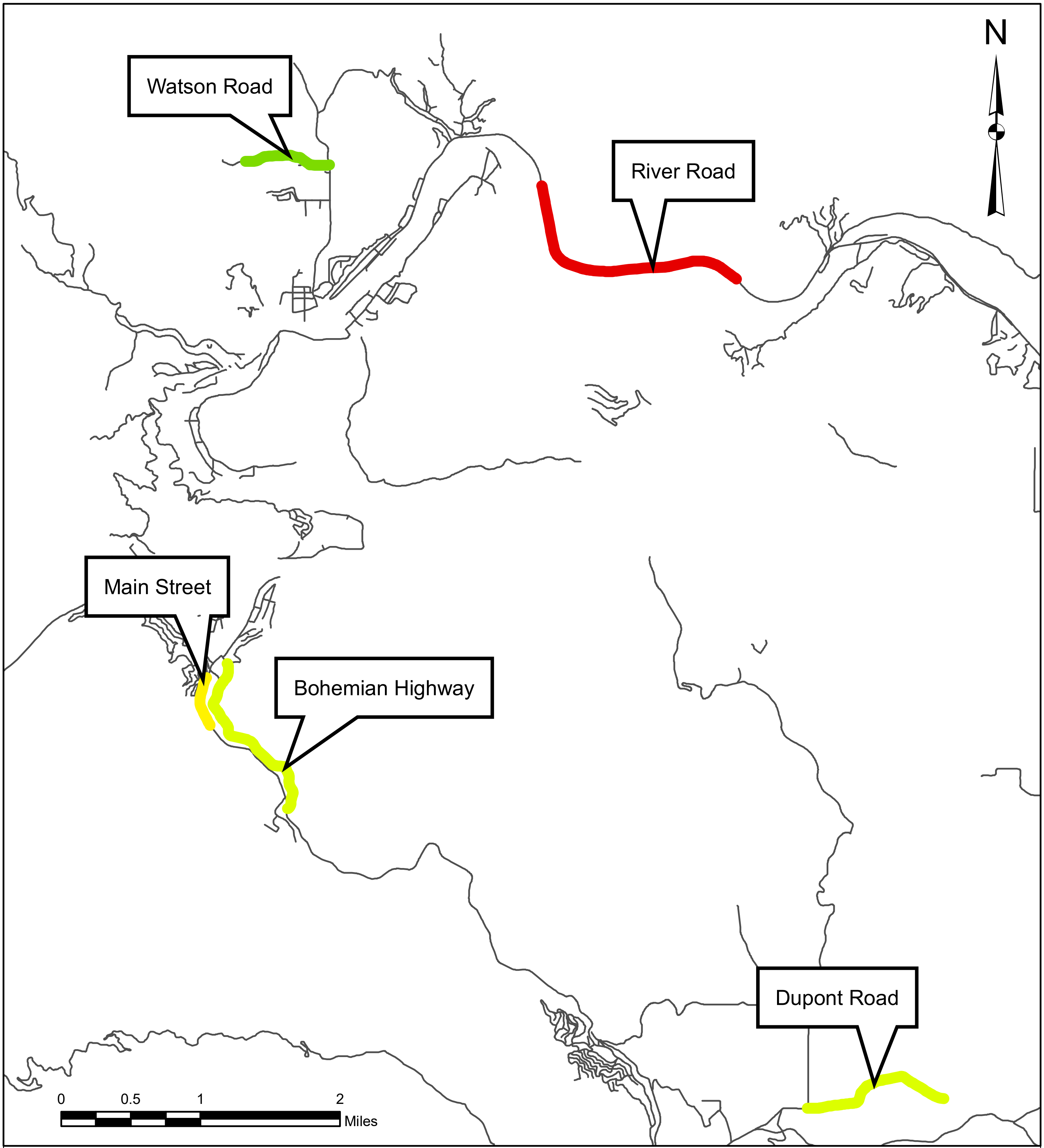


Supervisorial Fifth District

Proposed Speed Limit

🟩 30
🟨 35
🟨 40
🟧 45
🟥 50
— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018

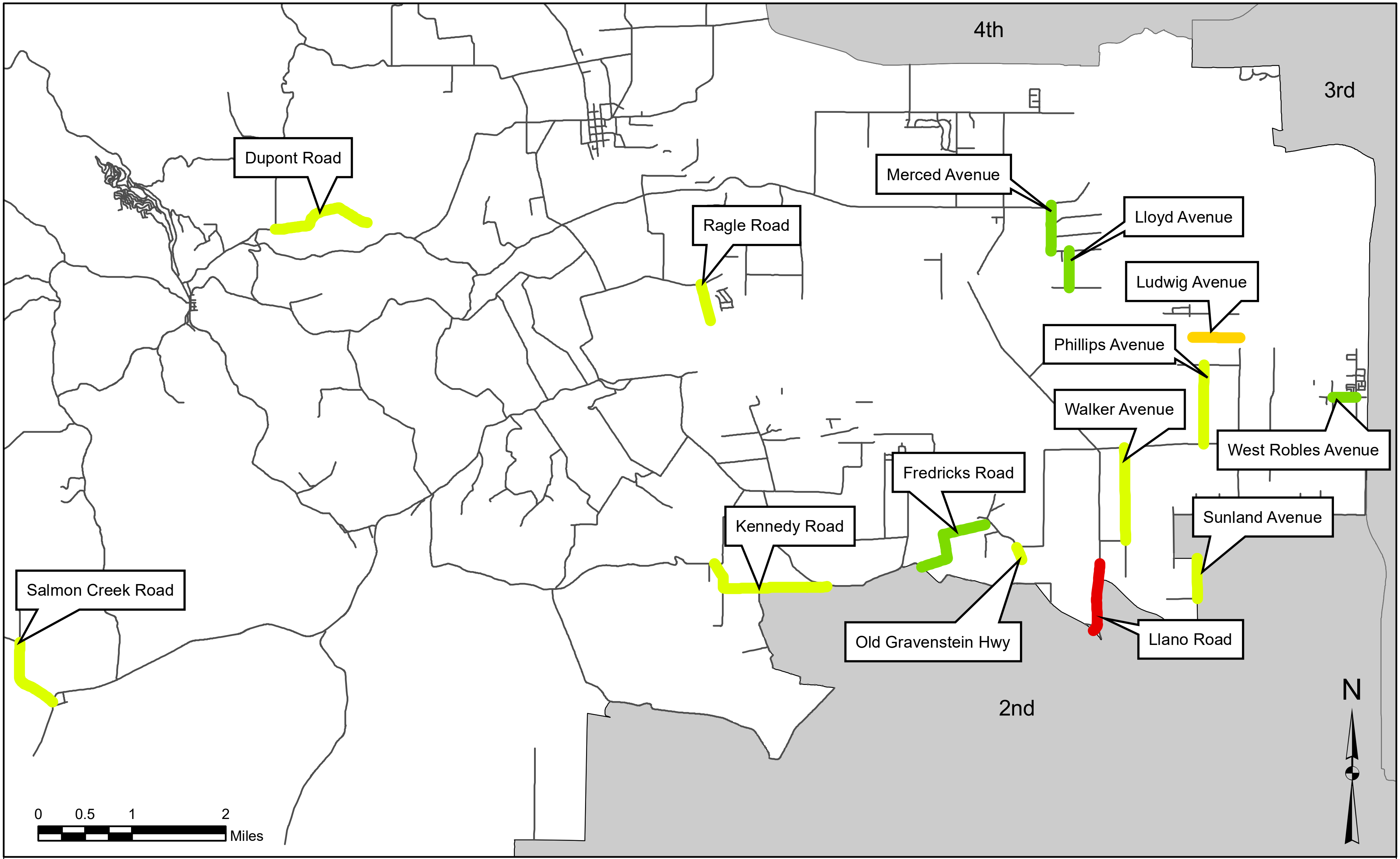


Supervisorial Fifth District Cont.

Proposed Speed Limit

🟩 20
🟨 30
🟧 40
🟥 50
🟩 25
🟨 35
🟧 45
— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018



Supervisorial Fifth District Cont.

Proposed Speed Limit

🟩 20	🟨 30	🟧 40	🟥 50
🟩 25	🟨 35	🟧 45	— No speed limit change

County of Sonoma, Department of Transportation and Public Works - October 2018

ORDINANCE NO. (   )

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING ORDINANCE NO. 664, TO ESTABLISH REVISED PRIMA FACIE VEHICULAR SPEED LIMITS FOR VARIOUS PORTIONS OF COUNTY HIGHWAYS

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I.

Pursuant to the authority provided by California Vehicle Code Section 22358, the Board of Supervisors hereby determines, on the basis of the findings of an Engineering and Traffic Survey completed in compliance with the requirements set forth in the California Vehicle Code and made upon those certain portions of the County highways as set out in this Ordinance, that the speed limit of 65 miles per hour remains more than is reasonable or safe for each portion of the County highway as set out in this Ordinance, and that each such portion of County highway should have a prima facie speed limit as herein designated. The Board further determines that these prima facie speed limits are reasonable and safe and are most appropriate to facilitate the safe and orderly movement of traffic on the portions of the County highways as are herein listed under each of the prima facie speed limits.

Section II.

The following subsections of Ordinances establishing prima facie speed limits on county highways which amended Ordinance 664, or which established duplicate subsections to Ordinance 664, are hereby repealed:

Ordinance 664, Section VIII, Subsection 3, dated May 8, 1961
Ordinance 1214, Section VI, Subsection 37, dated November 10, 1969
Ordinance 1331, Section V, Subsection 4, dated February 8, 1971
Ordinance 1710, Section IV, Subsection 4, dated January 14, 1974
Ordinance 1710, Section VI, Subsection 48, dated January 14, 1974
Ordinance 1710, Section VIII, Subsection 12, dated January 14, 1974
Ordinance 1760, Section VI, Subsection 46, dated April 15, 1974
Ordinance 1965, Section VI, Subsection 53, dated December 1, 1975
Ordinance 2176, Section V, Subsection 6, dated January 17, 1977
Ordinance 2236, Section V, Subsection 8, dated May 23, 1977
Ordinance 2236, Section VI, Subsection 61, dated May 23, 1977
Ordinance 2273, Section VII, Subsection 28, dated August 29, 1977
Ordinance 2306, Section VIII, Subsection 43, dated January 31, 1978
Ordinance 2690, Section VI, Subsection 75, dated October 28, 1980
Ordinance 2807, Section VI, Subsection 83, dated June 9, 1981
Ordinance 2816, Section IV, Subsection 13, dated June 16, 1981
Ordinance 2869, Section V, Subsection 15, dated September 1, 1981
Ordinance 2925, Section VIII, Subsection 46, dated January 12, 1982
Ordinance 2925, Section VIII, Subsection 46, dated January 12, 1982
Ordinance 2969, Section IV, Subsection 17, dated March 30, 1982
Ordinance 3055, Section VII, Subsection 42, dated September 21, 1982

Ordinance 3178, Section VI, Subsection 90, dated July 26, 1983
Ordinance 3262, Section VI, Subsection 94, dated April 3, 1984
Ordinance 3395, Section VII, Subsection 49, dated January 8, 1985
Ordinance 3824, Section VI, Subsection 99, dated February 9, 1988
Ordinance 3985, Section VI, Subsection 23, dated April 11, 1989
Ordinance 4000, Section VI, Subsection 106, dated May 2, 1989
Ordinance 4003, Section VI, Subsection 108, dated May 9, 1989
Ordinance 4140, Section VII, Subsection 67, dated January 30, 1990
Ordinance 4141, Section V, Subsection 29, dated January 30, 1990
Ordinance 4141, Section V, Subsection 29, dated January 30, 1990
Ordinance 4179, Section V, Subsection 30, dated April 10, 1990
Ordinance 4194, Section VI, Subsection 123, dated May 8, 1990
Ordinance 4254, Section VI, Subsection 126, dated August 21, 1990
Ordinance 4254, Section VII, Subsection 73, dated August 21, 1990
Ordinance 4274, Section VI, Subsection 129, dated September 25, 1990
Ordinance 4361, Section VI, Subsection 131, dated April 2, 1991
Ordinance 4365, Section V, Subsection 33, dated April 30, 1991
Ordinance 4385, Section V, Subsection 34, dated June 4, 1991
Ordinance 4444, Section V, Subsection 35, dated October 1, 1991
Ordinance 4457, Section V, Subsection 36, dated October 29, 1991
Ordinance 4521, Section IX, Subsection 21, dated April 7, 1992
Ordinance 4521, Section VI, Subsection 151, dated April 7, 1992
Ordinance 4549, Section V, Subsection 40, dated May 19, 1992
Ordinance 4584, Section VII, Subsection 93, dated September 22, 1992
Ordinance 4658, Section VI, Subsection 156, dated April 13, 1993
Ordinance 4658, Section VI, Subsection 157, dated April 13, 1993
Ordinance 4716, Section VII, Subsection 98, dated September 14, 1993
Ordinance 4775, Section VIII, Subsection 91, dated May 3, 1994
Ordinance 4802, Section VII, Subsection 103, dated July 12, 1994
Ordinance 4854, Section IV, Subsection 83, dated February 14, 1995
Ordinance 5091, Section V, Subsection 52, dated February 10, 1998
Ordinance 5221, Section IV, Subsection 87, dated March 7, 2000
Ordinance 5221, Section IV, Subsection 87, dated March 7, 2000
Ordinance 5328, Section VI, Subsection 190, dated March 12, 2002
Ordinance 5346, Section IV, Subsection 94, dated June 4, 2002
Ordinance 5346, Section VI, Subsection 193, dated June 4, 2002
Ordinance 5394, Section VI, Subsection 199, dated January 7, 2003
Ordinance 5486, Section IV, Subsection 99, dated May 25, 2004
Ordinance 5601, Section VI, Subsection 221, dated October 11, 2005
Ordinance 5611, Section V, Subsection 88, dated December 6, 2005
Ordinance 5663, Section VI, Subsection 224, dated April 25, 2006
Ordinance 5673, Section VIII, Subsection 113, dated July 18, 2006

Ordinance 5840, Section VI, Subsection 231, dated June 9, 2009

SECTION III. TWENTY (20) MILES PER HOUR

The following Subsections to be added to Section III of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of twenty (20) miles per hour on certain highways in the County of Sonoma) to read:

Subsection 6 Cavanaugh Lane (#58015) from Skillman Lane (#57029) to the north end of Cavanaugh Lane. Postmile 10.00 to 10.38.

SECTION IV. TWENTY-FIVE (25) MILES PER HOUR

The following Subsections to be added to Section IV of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of twenty-five (25) miles per hour on certain highways in the County of Sonoma) to read:

Subsection 121 Verano Road (#56017) from State Highway 12 to Sonoma City Limits. Postmile 11.12 to 11.36.
Subsection 122 Arnold Drive (#5603) from Chauvet Road (#66044) to Warm Springs Road (#6602). Postmile 18.16 to 18.50.
Subsection 123 Specht Road (#55026) from State Highway 12 to east end of Specht Road. Postmile 10.00 to 10.24.
Subsection 124 Formschlag Lane (#57060) from the west end of Formschlag Lane to Petaluma Hill Road (#5710B). Postmile 10.00 to 10.24.
Subsection 125 Alton Lane (#78221) from the west end of Alton Lane to Fulton Road (#7804B). Postmile 10.03 to 10.66.
Subsection 126 Fredericks Road (#68057) from Lone Pine Road (#68053) to State Highway 116. Postmile 10.00 to 11.00.
Subsection 127 West Robles Avenue (#68082) from Moorland Avenue (#68085) to Dutton Avenue (#78006A). Postmile 10.11 to 10.35.
Subsection 128 Watson Road (#80127) from West of Guidotti Road (#80128) to Armstrong Woods Road (#8902B). Postmile 10.18 to 10.81.
Subsection 129 Lloyd Avenue (#78023) from Concord Avenue (#78022) to Miles Avenue (#78082). Postmile 10.00 to 10.39.
Subsection 130 Merced Avenue (#78085) from Miles Avenue (#78082) to Occidental Road (#7803). Postmile 10.00 to 10.50.

SECTION V. THIRTY (30) MILES PER HOUR

The following Subsections to be added to Section V of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of thirty (30) miles per hour on certain highways in the County of Sonoma) to read:

Subsection 101 Riverside Drive (#56015) from State Highway 12 to Willow Street (#56044). Postmile 10.00 to 10.73.
Subsection 102 Verano Road (#56017) from Arnold Drive (#5603) to Sonoma Creek Bridge. Postmile 10.19 to 10.74.
Subsection 103 Railroad Avenue (#56047) from Verano Avenue (#56017) to Boyes Boulevard (#56106). Postmile 30.00 to 30.76.
Subsection 104 Lovall Valley Road (#55040A) from East of Fourth Street East (NONCO) to Seventh Street East (#55037). Postmile 10.13 to 10.57.

Subsection 105 Wallace Road (#77067) from north of Santa Rosa city limits to south of Amber Lane (NONCO). Postmile 10.27 to Postmile 10.89.

Subsection 106 Highland Avenue (#58037) from Kelly Lane (#58039) to Old Redwood Highway North (#5712B). Postmile 20.00 to 20.68.

Subsection 107 Goodwin Avenue (#57043) from Elysian Avenue (#57044) to Penngrove Avenue (#57051). Postmile 10.15 to 11.62.

Subsection 108 Center Road (#58019) from Sprauer Road (#58017) to Pepper Road (#58023). Postmile 10.00 to 10.51.

Subsection 109 Kennedy Road (#69005) from Barnett Valley Road (#69011) to Bloomfield Road (#5901). Postmile 10.00 to 10.39.

Subsection 110 Sunland Avenue (#68069) from Wilfred Avenue (#68059) to Millbrae Avenue (#68060). Postmile 10.00 to 10.43.

Subsection 111 Bailey Avenue (#57031) from Fair Avenue (#57030) to Petaluma Boulevard North (#5712A). Postmile 10.00 to 10.52.

Subsection 112 Fair Avenue (#57030) from Skillman Lane (#57029) to Bailey Avenue (#57031). Postmile 10.00 to 10.56.

Subsection 113 King Road (#58020) from Bodega Avenue (#5706A) to Pepper Road (#58023). Postmile 10.00 to 11.55.

Subsection 114 Dupont Road (#70004) from Harrison Grade Road (#7001) to east end of Dupont Road. Postmile 10.00 to 11.11.

Subsection 115 Bohemian Highway (#70126) from Main Street (#6002B) to Bohemian Avenue (#70114). Postmile 18.73 to 20.11.

Subsection 116 Old Gravenstein Highway (#6806) from State Highway 116 to Todd Road (#6807A). Postmile 10.00 to 10.14.

Subsection 117 Salmon Creek Road (#60008) from Tannery Creek Road (#60009) to Bodega Highway (#6904). Postmile 12.91 to 13.73.

Subsection 118 Ragle Road (#69039) from Sebastopol city limits to Mill Station Road (#79007). Postmile 10.00 to 10.41.

Subsection 119 Walker Avenue (#68071) from Meadow Lane (#68072) to Todd Road (#6807A). Postmile 10.39 to 11.38.

Subsection 120 Phillips Avenue (#68088) from Todd Road (#6807A) to Butler Avenue (#68087). Postmile 10.00 to 10.84.

Subsection 121 Arnold Drive (#5603) from Warm Springs Road (#6602) to Gibson Street (#66053). Postmile 18.50-18.84.

Subsection 122 Madrone Road (#6605) from Arnold Drive (#5603) to East of Sonoma Creek Bridge. Postmile 10.00 to 10.40.

Subsection 123 Hargrave Avenue (#68066) from Millbrae Avenue (#68060) to Scenic Avenue (#68061A). Postmile 10.19 to 10.66.

Subsection 124 Geysers Road (#0901A) from River Road (#10008) to South of Preston Road (#20001). Postmile 36.04 to 36.96.

SECTION VI. THIRTY-FIVE (35) MILES PER HOUR

The following Subsections to be added to Section VI of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of thirty-five (35) miles per hour on certain highways in the County of Sonoma) to read:

Subsection 236 Grove Street (#56023) from Carriger Road (#56026) to Orange Avenue (#56025). Postmile 13.18 to 13.50.

Subsection	237	Denman Road (#57041) from Orchard Lane (#57064) to Goodwin Avenue (#57043). Postmile 10.20 to 10.60.
Subsection	238	Mill Creek Road (#99010) from Puccioni Road (NONCO) to west of Mill Creek Lane (NONCO). Postmile 16.43 to 18.60.
Subsection	239	Fulton Road (#7804B) from Airport Boulevard (#8803A) to Old Redwood Highway (#7812). Postmile 15.06 to 15.38.
Subsection	240	Main Street (#6002B) from south of South Street (NONCO) to south of Vine Street (#70070). Postmile 19.63 to 19.99
Subsection	241	Grove Street (#56023) from Sweet William Court (#56166) to East of Canyon Road (#56144). Postmile 9.30 to 11.25.
Subsection	242	Warm Springs Road (#6602) from Mervin Avenue (#76017) to State Highway 12. Postmile 14.75-15.14.
Subsection	243	Crane Canyon and Grange Roads (#6702A & 6702B) from East of Alta Monte Drive (#67016) to West of Guenza Road (#67004). Postmile 10.60 to 11.86.
Subsection	244	East Watmaugh Road (#55021) from State Highway 12 to Silva Road (#55022). Postmile 12.19 to 12.96.
Subsection	245	Verano Avenue (#56017) from Sonoma Creek Bridge to Main Street (#56043). Postmile 10.74 to 11.05.
Subsection	246	Mark West Springs Road (#8801A) from East of Mark West Lodge to East of Leslie Road (#88019). Postmile 15.34.to 15.55.
Subsection	247	Lytton Springs Road (#9903) from Dry Creek Road (#9901) to West of Healdsburg Airport. Postmile 10.00 to 10.90.
Subsection	248	River Road (#1001B) from Washington School Road (#10001) to Crocker Road (#1001A). Postmile 30.00 to 34.24.
Subsection	249	Annapolis Road (#0301) from West of Soda Springs Road (#03001) to West of County Landfill (NONCO). Postmile 17.37 to 18.37.

SECTION VII. FORTY (40) MILES PER HOUR

The following Subsections to be added to Section VII of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of forty (40) miles per hour on certain highways in the County of Sonoma) to read:

Subsection	139	Liberty Road (#58016) from Skillman Lane (#57029) to South of Rainsville Road (#57032). Postmile 10.00 to 10.90.
Subsection	140	North Laughlin Road (#88004) from Laughlin Road (#89001) to Airport Boulevard (#8803A). Postmile 10.00 to 10.64.
Subsection	141	Ludwig Avenue (#78013) from Santa Rosa city limits to Santa Rosa city limits. Postmile 11.92 to 12.40.
Subsection	142	Adobe Road (#5602) from Petaluma Hill Road (#5710B) to East of Bannon Lane (#57053). Postmile 10.42 to 10.90.
Subsection	143	Bloomfield Road (#5901) from North of Blucher Creek Bridge to North of Burnside Road (#6902). Postmile 10.86 to 12.90.
Subsection	144	Petaluma Hill Road (#5710B) from Adobe Road (#5602) to north of Formschlag Lane (#57060). Postmile 10.46 to 11.11.
Subsection	145	Western Avenue (#5705A) from Chapman Lane (#57011) to Petaluma City Limits. Postmile 17.63 to 18.22.
Subsection	146	Barnes Road (#78225A) from Santa Rosa City Limits to River Road (#8802B) Postmile 10.72 to 11.64.

Subsection 147 Lavell Road (#78225B) from Mark West Springs Road (#8801A) to South of Mayfield Drive (#88036). Postmile 11.61 to 12.05.

Subsection 148 River Roads (#10010 & 10008) from Crocker Road (# 1001A) to Geysers Road (#0901A). Postmile 20.00 to 20.99.

Subsection 149 Asti Road (#0902C) from Theresa Drive (#10015) to Cloverdale City Limits. Postmile 13.72 to 14.62.

Subsection 150 Armstrong Woods Road (#8902B) from North of Woodland Drive (#80069) to Sweetwater Springs Road (#8902A). Postmile 10.14 to 11.85.

Subsection 151 Ferguson Road (#69049) from Bodega Highway (#6904) to Mill Station Road (#79007). Postmile 10.00 to 11.31.

Subsection 152 East Cotati Avenue (#6701) from Rohnert Park City Limits to Petaluma Hill Road (#5710B). Postmile 10.49 to 11.00.

SECTION VIII. FORTY-FIVE (45) MILES PER HOUR

The following Subsections to be added to Section VIII of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of forty-five (45) miles per hour on certain highways in the County of Sonoma) to read:

Subsection 118 Madrone Road (#6605) from East of Sonoma Creek Bridge to State Highway 12. Postmile 10.40 to 10.91.

Subsection 119 Liberty Road (#58016) from South of Rainsville Road (#57032) to Center Road (#58019). Postmile 10.90 to 11.53.

Subsection 120 Petaluma Boulevard South (#4702) from Kastania Road (#47003) to Petaluma city limits. Postmile 29.93 to 30.61.

Subsection 121 Petaluma Boulevard North (#4712A) from Petaluma city limits to Petaluma city limits. Postmile 11.09 to 12.22.

Subsection 122 Mill Creek Road (#99010) from west of Mill Creek Lane (NONCO) to Westside Road (#8001). Postmile 18.60 to 19.80.

Subsection 123 Crocker Road (#1001A) from River Road (#1001B) to east of Russian River Bridge. Postmile 34.24 to Postmile 34.80.

Subsection 124 Saint Helena Road (#8701) from East of Calistoga Road (#7703) to Tarwater Road (NONCO). Postmile 12.20 to 13.00.

Subsection 125 South Ely Road (#56004) from Browns Lane (#46005) to Petaluma City Limits. Postmile 10.00 to 11.06.

Subsection 126 Rainsville Road (#6602) from East of Liberty Road (#58016) to West of Wiggins Creek Bridge. Postmile 10.26 to 10.56.

SECTION IX. FIFTY (50) MILES PER HOUR

The following Subsections to be added to Section IX of Sonoma County Ordinance No. 664 (said section establishes a prima facie speed limit of fifty (50) miles per hour on certain highways in the County of Sonoma) to read:

Subsection 37 Chileno Valley Road (#4801) from the Marin County line to Western Avenue (#5705A). Postmile 10.00 to 13.53.

Subsection 38 Llano Road (#6805) from State Highway 116 to North of Laguna Treatment Plant. Postmile 10.00 to Postmile 10.70.

Subsection 39 Canyon Road (#0003) from Dry Creek Road (#9901) to Geyserville Avenue (#0902B)/State Highway 128. Postmile 10.00 to Postmile 12.25.

Subsection 40 River Road (#8802B) from 0.13 miles west of McPeak Road/Korbel Shipping to 0.01 miles west of Hilton Road (NONCO). Postmile 12.41 to 14.20.

Subsection 41 Old Redwood Highway North (#5712B) from Hatchery Road (#57047) to North of Adobe Road (#5602). Postmile 13.72 to 14.63.

Subsection 42 Lytton Station Road (#99035) from West of Hassett Lane (#99038) to West of Alexander Valley Road (#9902). Postmile 11.01 to 11.71.

Section X.

This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

In regular session of the Board of Supervisors of the County of Sonoma, introduced on the 4th day of December, 2018, and finally passed and adopted this 11th day of December, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ___ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore___

Ayes: _____ Noes: _____ Absent: _____ Abstain: ____

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

____
Chair, Board of Supervisors
County of Sonoma

ATTEST:

____
Sheryl Bratton,
Clerk of the Board of Supervisors

SPEED LIMIT SUMMARY TABLE

Road Name	Supervisorial District	Segment Location	New Speed Limit
SECTION III - 20 MPH			
Cavanaugh Lane	2	Skillman Lane to north end of Cavanaugh Lane	20
SECTION IV - 25 MPH			
Verano Road	1	HWY 12 to Sonoma City Limits	25
Arnold Drive	1	Chauvet Road to Warm Springs Road	25
Specht Road	1	HWY 12 to east endof Specht Road	25
Formschlag Lane	2	West end of Formschlag to Petaluma Hill Road	25
Alton Lane	4	West end of Alton Lane to Fulton Road	25
Fredricks Road	5	Lone Pine Road to HWY 116	25
West Robles Avenue	5	Moorland Avenue to Dutton Avenue	25
Watson Road	5	West of Guidotti Road to Armstrong Woods Road	25
Lloyd Avenue	5	Concord Avenue to Miles Avenue	25
Merced Avenue	5	Miles Avenue to Occidental Road	25
SECTION V - 30 MPH			
Riverside Drive	1	HWY 12 to Willow Street	30
Verano Road	1	Arnold Drive to Sonoma Creek Bridge	30
Railroad Avenue	1	Verano Avenue to Boyes Boulevard	30
Lovall Valley Road	1	East of Fourth Street East to Seventh Street East	30
Wallace Road	1	North of Santa Rosa City Limits to south of Amber Lane	30
Highland Avenue	2	Kelly Lane to Old Redwood Highway North	30
Goodwin Avenue	2	Elysian Avenue to Penngrove Avenue	30
Center Road	2	Sprauer Road to Pepper Road	30
Kennedy Road	2 & 5	Barnett Valley Road to Bloomfield Road	30
Sunland Avenue	2 & 5	Wilfred Avenue to Millbrae Avenue	30
Bailey Avenue	2	Fair Avenue to Petaluma Boulevard North	30
Fair Avenue	2	Skillman Lane to Bailey Avenue	30
King Road	2	Bodega Avenue to Pepper Road	30
Dupont Road	5	Harrison Grade Road to east end of Dupont Road	30
Bohemian Highway	5	Main Street to Bohemian Avenue	30
Old Gravenstein Highway	5	HWY 116 to Todd Road	30
Salmon Creek Road	5	Tannery Creek Road to Bodega Highway	30
Ragle Road	5	Sebastopol City Limits to Mill Station Road	30
Walker Avenue	5	Meadow Lane to Todd Road	30
Phillips Avenue	5	Todd Road to Butler Avenue	30
Arnold Drive	1	Warm Springs Road to Gibson Street	30
Madrone Road	1	Arnold Drive to east of Sonoma Creek Bridge	30
Hargrave Avenue	2	Millbrae Avenue to Scenic Avenue	30
Geysers Road	4	River Road to South of Preston Road	30
SECTION VI - 35 MPH			
Grove Street	1	Carriger Road to Orange Avenue	35
Denman Road	2	Orchard Lane to Goodwin Avenue	35

SPEED LIMIT SUMMARY TABLE

Road Name	Supervisorial District	Segment Location	New Speed Limit
Mill Creek Road	4	Puccioni Road to West of Mill Creek Lane	35
Fulton Road	4	Airport Boulevard to Old Redwood Highway	35
Main Street	5	South of South St to south of Vine Street	35
Grove Street	1	Sweet William Court to east of Canyon Road	35
Warm Springs Road	1	Mervin Avenue to HWY 12	35
Crane Canyon & Grange Roads	1	East of Alta Monte Drive to west of Guenza Road	35
East Watmaugh Road	1	HWY 12 to Silva Road	35
Verano Avenue	1	Sonoma Creek Bridge to Main Street	35
Mark West Springs Road	1 & 4	East of Mark West Lodge to east of Leslie Road	35
Lytton Springs Road	4	Dry Creek Road to west of Healdsburg Airport	35
River Road	4	Washington School Road to Crocker Road	35
Annapolis Road	5	West of Soda Springs Road to west of County Landfill	35
SECTION VII - 40 MPH			
Liberty Road	2	Skillman Lane to south of Rainsville Road	40
North Laughlin Road	4	Laughlin Road to Airport Boulevard	40
Ludwig Avenue	5	Santa Rosa City Limits to Santa Rosa City Limits	40
Adobe Road	2	Petaluma Hill Road to east of Bannon Lane	40
Bloomfield Road	2	North of Blucher Creek Bridge to north of Burnside Road	40
Petaluma Hill Road	2	Adobe Road to north of Formschlag Lane	40
Western Avenue	2	Chapman Lane to Petaluma City Limits	40
Barnes Road	4	Santa Rosa City Limits to River Road	40
Lavell Road	4	Mark West Springs Road to south of Mayfield Drive	40
River Roads	4	Crocker Road to Geysers Road	40
Asti Road	4	Theresa Drive to Cloverdale City Limits	40
Armstrong Woods Road	5	North of Woodland Drive to Sweetwater Springs Road	40
Ferguson Road	5	Bodega Highway to Mill Station Road	40
East Cotati Avenue	2 & 3	Rohnert Park City Limits to Petaluma Hill Road	40
SECTION VIII - 45 MPH			
Madrone Road	1	East of Sonoma Creek Bridge to HWY 12	45
Liberty Road	2	South of Rainsville Road to Center Road	45
Petaluma Boulevard South	2	Kastania Road to Petaluma City Limits	45
Petaluma Boulevard North	2	Petaluma City Limits to Petaluma City Limits	45
Mill Creek Road	4	West of Mill Creek Lane to Westside Road	45
Crocker Road	4	River Road to east of Russian River Bridge	45
Saint Helena Road	1	East of Calistoga Road to Tarwater Road	45
South Ely Road	2	Browns Lane to Petaluma City Limits	45
Rainsville Road	2	East of Liberty Road to west of Wiggins Creek Bridge	45
SECTION IX - 50 MPH			
Chileno Valley Road	2	Marin County Line to Western Avenue	50
Llano Road	2 & 5	HWY 116 to North of Laguna Treatment Plant	50
Canyon Road	4	Dry Creek Road to Geyserville Avenue/Hwy 128	50
River Road	5	0.13 miles west of McPeak Road/Korbel Shipping to 0.01 miles west of Hilton Rd	50
Old Redwood Highway North	2	Hatchery Road to north of Adobe Road	50
Lytton Station Road	4	West of Hassett Lane to west of Alexander Valley Road	50

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 48
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:
Supervisor David Rabbitt (707) 565-2241

Supervisorial District(s):
Countywide

Title: Reappointment

Recommended Actions:

Approve the reappointment of Brian Sobel to serve as a public member-at-large of the Golden Gate Bridge, Highway and Transportation District Board of Directors, serving a two year term beginning on January 2, 2019 and ending on December 31, 2020. (Countywide)

Executive Summary:

Discussion:

Prior Board Actions:

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

None

Related Items "On File" with the Clerk of the Board:

None

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: November 13, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:
Supervisor Lynda Hopkins, 565-2241

Supervisorial District(s):
Fifth District

Title: Lower Russian River Municipal Advisory Council Appointments

Recommended Actions:

Appoint five Class A members and their alternates for two year terms and appoint four Class B members and their alternates for initial three year terms to the Lower Russian River Municipal Advisory Council.

Executive Summary:

On September 25th, 2018, the Sonoma County Board of Supervisors created the Lower Russian River Municipal Advisory Council (Council). Today's action will appoint the first members to the Council, using staggered terms.

Discussion:

The Lower Russian River Municipal Advisory Council will represent the best interests of the entire community while acting as a bridge for communication between the County and local residents and businesses on the following topics for the Lower Russian River Area, when they are referred to the Municipal Advisory Council as described in Resolution No. 18-0405 and the Council Bylaws:

1. Use Permit Applications;
2. Rezoning applications;
3. General Plan Amendment Applications;
4. Prioritization of Transportation and Transit Improvements;
5. Health and Human Safety-Net Services;
6. Additional Topics Requested by the District Supervisor.

The Board of Supervisors established the Council with a process that allowed community members to nominate their representatives on the Council. Over the past two months, the Fifth District staff has led the community in an exercise to nominate residents to serve on the Council.

The following five residents and their alternates are recommended for appointment for Class A membership, for a term of two years:

- Lucy Hardcastle as one of the representatives for Forestville, and Gary Harris as the Forestville alternate
- Claudia Sisomphou as the representative for Hacienda, and Chelene Lopez as the alternate
- Jordan Lebovich as one of the representatives for Guerneville, and Ron Redmon as the Guerneville alternate
- Cynthia Strecker as the representative for Monte Rio/Villa Grande, and Kyra Wink as the alternate
- Mike Nicholls as the representative for Cazadero and Duncans Mills, and Terry Gwiazdowski as the alternate;

The following four residents and their alternates are recommended for appointment for Class B membership, for an initial term of three years. After expiration of the initial three year terms, subsequent Class B appointments will also be for two year terms:

- Vesta Copestakes as one of the representatives for Forestville
- Pip Marquez de la Plata as the representative for Rio Nido, and John Uniack as the alternate
- Jeanette Dillman as the representative for Pocket Canyon, and Bruce MacDonell as the alternate
- Jennifer Wertz as one of the representatives for Guerneville

Prior Board Actions:

- Pre-incorporation, the Board established the now-dissolved Windsor Municipal Advisory Council in 1987 (Resolution No. 87-0139).
- The Sonoma County Board of Supervisors and the Sonoma City Council established the Sonoma Valley Citizens Advisory Commission in 1993 (Resolution 93-1552 on 10/12/93; Joint Powers Agreement 98-1281 on 10/6/98; 04-0026 on 1/6/04; 06-0776 on 9/12/06; 14-0086 on 3/11/14).
- The Board created the Dry Creek Valley Citizens Advisory Council in 2012 (Resolution No. 12-0410) and the Mark West Area Citizens Advisory Council in 2016 (Resolution No. 16-0231).
- The Board adopted the Sonoma County Municipal Advisory Council Policies & Procedures on July 18, 2017.
- The Board created the Lower Russian River Advisory Council (Resolution No. 18-0405) and the Sonoma County Coast Municipal Advisory Council on 9/25/2018 (Resolution No. 18-0406).
- The Board updated the Lower Russian River Municipal Advisory Councils on November 13th, 2018.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Goal 4: Civic Services and Engagement is aimed at engaging and encouraging citizen participation in local government, and aligning public services with community needs and desires.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Related Items "On File" with the Clerk of the Board:

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 50
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:
James Gore 565-2241

Supervisorial District(s):
County Wide

Title: Sonoma County Library Commission Appointment

Recommended Actions:

Appoint Dr. Karen Schneider to the Sonoma County Library Commission as the joint City of Santa Rosa /Sonoma County Board of Supervisors representative for a four year term beginning December 11, 2018 and ending August 1, 2022.

Executive Summary:

The Sonoma County Library First Amended and Restated Joint Powers Agreement (Amended JPA) and the formation of the new Library Commission went in effect on August 1, 2014. The Amended JPA requires that each jurisdiction have one seat on the newly formed Library Commission, with an additional seat to be shared between the County of Sonoma and City of Santa Rosa. The initial terms of Commission appointments are staggered between two and four year terms so that there will never be full turnover of the Commission at one time. The joint appointment with the City of Santa Rosa is a four-year term.

The appointment process for the joint City/County seat consisted of making the Board's current five appointees to the Library Commission aware of the opportunity to apply. Following application intake and review, applications were forwarded to the Chair of the Sonoma County Board of Supervisors and the Mayor of the City of Santa Rosa for consideration.

Staff received a total of six applications from interested parties to be considered for the joint City/County seat from both recruitments. Through the months of August through October the Santa Rosa Mayor and the Chair of the Board discussed joint selection of the candidate to recommend to the Santa Rosa City Council and Board of Supervisors.

Dr. Schneider has over three decades of service to public, special, and academic libraries including serving in five senior executive positions. Her experience encompasses all sizes of libraries in all types of settings. She has managed every size of library budget. She serves as the Councilor at Large for the American Library Association and is currently the Dean of the Library at Sonoma State University.

The Santa Rosa City Council will consider appointment of Dr. Schneider as the joint City/County representative on November 27, 2018.

Discussion:

Prior Board Actions:

Appointment of Linda Garcia as joint City/County appointee August 19, 2014; Appointment of Deborah Doyle as the County appointee August 8, 2018

Strategic Plan Alignment Goal 4: Civic Services and Engagement

By making appointments to the Library Commission, community members are able to participate and provide governance for the Sonoma County Library; establish policies; establish and monitor the annual budget and foster the effective use and management of the library.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment 1- Application for Karen Schneider

Related Items "On File" with the Clerk of the Board:

County of Sonoma Agenda Item Summary Report

Agenda Item Number: 51
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Board of Supervisors of Sonoma County

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Department of Health Services

Staff Name and Phone Number:
Barbie Robinson, 565-7876

Supervisorial District(s):

Title: Maternal, Child and Adolescent Health Advisory Board Reappointments

Recommended Actions:

Reappoint Maria Avina, Karla Fittipaldi, Bonnie Hayne, Kate Luciani, Casey McChesney, Jeff Miller, Leah Murphy, Rachel Napoli, Annie Nicol, and Marta Tilling to the Sonoma County Maternal, Child and Adolescent Health Advisory Board for a new term beginning January 1, 2019 and ending December 31, 2020.

Executive Summary:

The Sonoma County Maternal Child and Adolescent Health Program promotes the physical, social, and emotional health of childbearing women, children, adolescents, and their families in Sonoma County. The Program's Advisory Board, created in 1982, as required by state legislation acts in an advisory capacity to the Board of Supervisors through the Department of Health Services. The Sonoma County Maternal, Child and Adolescent Health Advisory Board bylaws specify that members will be appointed by the Board of Supervisors.

Discussion:

The Maternal, Child and Adolescent Health Advisory Board program interacts with community systems as a partner in providing direct safety net services to high risk maternal, child and adolescent populations, as a coordinator of community-wide services and programs, and as a convener of the Maternal, Child and Adolescent Health Advisory Board and other collaborative groups to address emerging health needs in the community. The Maternal, Child and Adolescent Health Advisory Board has been an important vehicle for implementing prevention strategies and coordinating services that benefit the entire community. Partnering with local organizations and individuals is critical to reducing disparities and improving the overall health of women, children and adolescents in Sonoma County.

Reappointments to the Sonoma County Maternal, Child and Adolescent Health Advisory Board

The Sonoma County Maternal, Child and Adolescent Health Advisory Board bylaws specify that at the end of a member's term, members in good standing will be invited to remain on the Advisory Board and, upon their consent, reappointment will be recommended to the Board of Supervisors. The Department of Health Services requests that the Board reappoint the following members to the Sonoma County Maternal, Child and Adolescent Health Advisory Board for a term beginning January 1, 2019 and ending December 31, 2020.

Candidate	Representation
Maria Avina	Community Representative/Parenting
Karla Fittipaldi	Consumer/Parent/Advocate
Bonnie Hayne	Consumer/Parent/Advocate
Kate Luciani	Health Professional/Behavioral Health
Casey McChesney	School Health Professional/Youth Health Educator
Jeff Miller	Health Professional/Health Specialist
Leah Murphy	Health Professional/Nutrition
Rachel Napoli	School Health Professional/Nurse
Annie Nicol	Community Representative/Homeless/Hunger/Poverty
Marta Tilling	Community Representative/Child Health

New Appointments to the Sonoma County Maternal, Child and Adolescent Health Advisory Board (no new member appointments requested at this time)

The Sonoma County Maternal, Child and Adolescent Health Advisory Board bylaws specify that members will be appointed by the Board of Supervisors. When vacancies on the Sonoma County Maternal, Child and Adolescent Health Advisory Board occur, the openings are posted on the County website in accordance with the Maddy Act and replacements are recruited from the community. Following procedures outlined in the bylaws, all applications are reviewed by the Maternal, Child and Adolescent Health Advisory Board Chairperson and Vice-Chairperson, who then make recommendations to the Department of Health Services. Four members have recently resigned from the Advisory Board - Amanda Silva, Camille Rodriguez, Ed Sheffield, and Rebecca Timme. There are no replacement candidates at this time.

A table listing the full Maternal, Child and Adolescent Health Advisory Board membership is provided as Attachment 1.

Prior Board Actions:

On June 5, 2018 the Board of Supervisors appointed the following new member: Stephanie Montez to the Sonoma County Maternal, Child and Adolescent Health Advisory Board for a term beginning July 1, 2018 and ending June 30, 2020.

On December 12, 2017 the Board of Supervisors appointed the following members: Gina Cuclis, Melanie Dodson, Natalie Johnson Loeper, Camille Rodriguez (who has since resigned), Erika Rosebaugh, Jessica Vergara, and Guinevere Zabinsky to the Sonoma County Maternal, Child and Adolescent Health Advisory Board for a term beginning January 1, 2018 and ending December 31, 2019. Camille Rodriguez has since resigned, and all of the seven other members are continuing as board members.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Supporting the Maternal, Child and Adolescent Health Advisory Program aids in promoting the physical, social, and environmental health of childbearing women, children, adolescents and their families in Sonoma County.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts associated with this item.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Maternal, Child and Adolescent Health Advisory Board Membership Composition

Related Items "On File" with the Clerk of the Board:

None

Maternal, Child and Adolescent Health Advisory Board
Membership Composition – December 11, 2018
Attachment 1

Representing (Representation Category; Sub-Category)	Member Name	Appointment	Term Expires
Community Representatives; Child Care and Development	Melanie Dodson	Summ Act #33, 12/12/2017	12/31/2019
Community Representatives; Child Health	Marta Flax Tilling	Pending, 12/11/2018	12/31/2020 (Pending)
Community Representatives; Homeless/Hunger/Poverty	Annie Nicol	Pending, 12/11/2018	12/31/2020 (Pending)
Community Representatives; Parenting	Maria Avina	Pending, 12/11/2018	12/31/2020 (Pending)
Community Representatives; Safety and Prevention of Violence	Vacant		
Community Representatives; Teen Health	Jessica Vergara	Summ Act #33, 12/12/2017	12/31/2019
Community Representatives; Transitional Youth	Vacant		
Consumer/Parent/Advocate	Bonnie Hayne	Pending, 12/11/2018	12/31/2020 (Pending)
Consumer/Parent/Advocate	Karla Fittipaldi	Pending, 12/11/2018	12/31/2020 (Pending)
Elected Officials and/or their Representatives	Gina Cuclis	Summ Act #33, 12/12/2017	12/31/2019
Elected Officials and/or their Representatives	Ed Sheffield (Vacant beginning 1/1/2019)	Summ Act #60, 12/13/2016	12/31/2018
Health Professionals; Behavioral Health	Kate Luciani	Pending, 12/11/2018	12/31/2020 (Pending)
Health Professionals; Health Specialist	Rebecca Timme (Vacant beginning 1/1/2019)	Summ Act #60, 12/13/2016	12/31/2018
Health Professionals; Nutrition	Leah Murphy	Pending, 12/11/2018	12/31/2020 (Pending)
Health Professionals; Oral Health	Erika Rosebaugh	Summ Act #33, 12/12/2017	12/31/2019
Health Professionals; Physical Health	Jeff Miller, M.D.	Pending, 12/11/2018	12/31/2020 (Pending)
Human Services Representatives; Economic Assistance	Guinevere Zabinsky	Summ Act #33, 12/12/2017	12/31/2019
Human Services Representatives; Family, Youth & Children	Stephanie Montez	Summ Act # 24, 06/05/2018	6/30/2020
School Health Personnel; Nurse	Rachel Napoli	Pending, 12/11/2018	12/31/2020 (Pending)
School Health Personnel; Special Education	Natalie Johnson Loeper	Summ Act #33, 12/12/2017	12/31/2019
School Health Personnel; Youth/Adolescent Health Educator	Casey McChesney	Pending, 12/11/2018	12/31/2020 (Pending)

County of Sonoma
Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 52
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Human Services

Staff Name and Phone Number:

Paul Dunaway, 565-3673
Mark Orlando, 565-5950

Supervisorial District(s):

Title: Veterans' Remains Officer for Sonoma County

Recommended Actions:

Adopt a resolution to reappoint Ron Collier as the Veterans' Remains Officer of Sonoma County for a two year term ending December 31, 2020.

Executive Summary:

AB 1644 was signed into law on August 27, 2010. This law changed the California Military and Veterans Code, Sections 940-950 and formalized the requirement for a Veterans' Remains Organization (VRO) to be designated by each county board of supervisors.

Discussion:

Since 2012, through the voluntary effort of Mr. Collier and the agencies assisting him, Sonoma County's has implemented a recognized model program in complying with AB1644.

Ron Collier is the Board appointee serving as the Veterans' Remains Officer for Sonoma County. The volunteer position is required by AB 1644 and the Missing in America Project to ensure that that the remains of indigent/unclaimed Veterans are properly interred in a National/States Veteran Cemetery. Mr. Collier has spent over 783 hours in his volunteer position to review records of over 800 decedents retained at local cemeteries and funeral homes. With the assistance of the Sheriff/Coroner, County Recorder, Vital Statistics and the Public Administrator, 115 Veterans and 5 dependents now have a final resting place in a National Cemetery. Mr. Collier has also identified 17 veterans buried in a local Potter's Grave, provided VA gravestone markers and is in the process of planning a military honors ceremony for these 17 thus ensuring they are never forgotten. In the past, Mr. Collier and the County Veteran Service Officer have made presentations at both the California State Public Administrator/Public Guardian/Public Conservator and County Veteran Service Officer conferences.

Ron Collier was initially appointed by the Board on January 10, 2012 and was reappointed August 11, 2015 and September 12, 2017 as the Sonoma County Veterans' Remains Officer, and is currently serving in the position. There is no formal application process for the position. The original appointment was based on both Mr. Collier's status as the only volunteer for the position and his long standing record of public service as the retired Windsor Fire Department Chief. Mr. Collier single-handedly built the program and developed it as a model program for the entire state.

In the next term, Mr. Collier will continue to work in collaboration with the Sonoma County Veteran Services Officer, Sonoma County Public Administrator and the Sonoma County Sheriff-Coroner to ensure the unclaimed remains of deceased Sonoma County Veterans are properly interred with military honors in a National cemetery.

Mr. Collier has received training from the national director of the "Missing in America Project," a qualified Veterans' Remains Organization (VRO) and is a member of the organization. He is also a member of the American Legion's Military Escort Team. Due to his status from his father serving in World War II in the Army Air Corps, Mr. Collier qualifies to be a member of the Sons of the American Legion. He is a member of Post 111 in Healdsburg.

AB 1644 - Section 942 of the Military and Veterans Code is amended as follows:

> "The board of supervisors of each county shall designate a veteran of the United States military or a member of a Veterans' Remains Organization as defined in Section 951, and who shall cause to be decently interred the body of any veteran or spouse or the eligible dependent of a veteran as defined by the United States Department of Veterans Affairs for compensation purposes who dies in the county. This section shall apply to all indigent, abandoned, or unclaimed veterans and dependents of veterans, including those deceased veterans and dependents of veterans without having sufficient means to defray the expenses of burial, other than moneys paid or due and payable by the United States, pursuant to the World War adjusted compensation act."

The code establishes procedures whereby all (formerly only indigent veterans) unclaimed remains of veterans and veterans' dependents could be identified and designated to a veterans' remains organization (VRO) for proper burial. Under Section 950 of the Military and Veterans Code, the person appointed shall receive no compensation for any duties he may perform in compliance with this article.

Recommendation: Adopt a Resolution to reappoint Ron Collier as Veterans' Remains Officer of Sonoma County for a two-year term ending December 31, 2020. Mr. Collier has agreed to be considered for reappointment for one more term and is recommended for the position by Mark Orlando Sonoma County Veterans Services Officer.

Prior Board Actions:

9/12/2017: Board of Supervisors appointed Ron Collier for a two-year term ending 12/31/2018
8/11/2015: Board of Supervisors appointed Ron Collier for a two-year term ending 12/31/2016
1/20/2012: Board of Supervisors appointed Ron Collier for a two-year term ending 1/31/2014

Strategic Plan Alignment	Goal 4: Civic Services and Engagement

This position ensures that indigent Veterans are properly honored and interred in a National Cemetery.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

None.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None.

Attachments:

Resolution.

Related Items “On File” with the Clerk of the Board:

None.

County of Sonoma
State of California

Date: December 11, 2018

Item Number: ________________

Resolution Number: ________________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing Designating Ron Collier as Veterans' Remains Officer for Sonoma County

Whereas, AB 1644 stipulates that each county's board of supervisors formalize the requirement for a Veterans' Remains Organization to establish procedures for the interment of indigent veterans and their dependents; and

Whereas, Ron Collier was appointed as the County of Sonoma Veterans' Remains Officer in January, 2012 and reappointed in August of 2015 and September 2017; and

Whereas, Ron Collier is a member of the Sons of American Legion, Post 111, in Healdsburg; and

Whereas, Ron Collier is a member of the Legion's Military Escort Team that escorts Sonoma County members of the military who were killed in action and have returned to Sonoma County for burial; and

Whereas, Ron Collier has received training from the national director of the Missing in America Project, a qualified Veterans' Remains Organization; and

Whereas, Ron Collier has established a model program as the Sonoma County Veterans' Remains Officer, and has agreed to continue his service;

Now, Therefore, Be It Resolved that Ron Collier is designated Veterans' Remains Officer of Sonoma County for a two-year term ending December 31, 2020.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma Agenda Item Summary Report Clerk of the Board 575 Administration Drive Santa Rosa, CA 95403	**Agenda Item Number: 53** (This Section for use by Clerk of the Board Only.)
To: Board of Supervisors	
Board Agenda Date: December 11, 2018	**Vote Requirement:** Majority
Department or Agency Name(s): Board of Supervisors	
Staff Name and Phone Number:	**Supervisorial District(s):**
Supervisor Lynda Hopkins 565-2241	Fifth District
Title: Gold Resolution	

Recommended Actions:

Adopt a Gold Resolution recognizing and honoring Zanzara Dancer and Seann Zales for serving free, hot meals to the Guerneville and Lower Russian River area for 35 years.

Executive Summary:

Zanzara Dancer and Seann Zales served free, hot meals to the Guerneville and Lower Russian River area for 35 years.

Discussion:

Prior Board Actions:

None.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Gold Resolution.

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Date: December 11, 2018

Item Number: __________

Resolution Number: __________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, to Honor Zanzara Dancer and Seann Zales and Their Commitment to the Community

Whereas, For 35 years, residents in Guerneville and the Lower Russian River have had access to a free, vegetarian, hot meal cooked and served entirely by husband and wife duo Zanzara Dancer and Seann Zales, two Haight-Ashbury transplants who found their way to Sonoma County; and

Whereas, After receiving a portion of a $250,000 raffle prize in 1983, Zanzara and Seann began a weekly sit-down meal every Wednesday at Monte Rio's old Country Kitchen restaurant, kicking off nearly four decades of providing free meals; and

Whereas, In the early days of the weekly dinners, Zanzara and Seann served nearly 300 people on busy weeks, bringing their children into the kitchen to help cook, clean and learn; and

Whereas, After 16 years, the couple cut back operations to every other Wednesday and moved to the Veterans Memorial Building in Guerneville, where they also offer used clothing, blankets, coasts, sleeping bags, toiletries and more to the 50 to 100 people who would show up; and

Whereas, Zanzara and Seann created more than just an opportunity to receive a hot, nutritious meal for free; they created a weekly, bi-weekly and eventually monthly venue for community, camaraderie, hope and love; and

Whereas, For 35 years, Zanzara and Seann worked tirelessly to get support from the community, garnering help from the Redwood Empire Food Bank, Alvarado Street Bakery, the County of Sonoma, countless volunteers and more;

Now, Therefore, Be It Resolved that the Board of Supervisors of the County of Sonoma honors and celebrates Zanzara Dancer and Seann Zales for their 35 years of altruistic work supporting and helping our county's most vulnerable.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 54
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office

Staff Name and Phone Number:
Sheryl Bratton, 565-3578

Supervisorial District(s):

Title: Department Head Re-appointment/Personal/Professional Services Agreements

Recommended Actions:

A. Adopt a Resolution reappointing Bruce Goldstein as County Counsel for a four year term commencing January 3, 2019 through January 2, 2023; and
B. Authorize the County Administrator to execute the first amendment to the Personal Services Agreement of the General Services Director with an extended term of February 8, 2019 through February 7, 2022;
C. Authorize the County Administrator to execute the Personal Services Agreement appointing the County's new Director of Emergency Management at the "I" step of the position's salary range including eligibility for other County benefits in accordance with Salary Resolution 95-0926 as amended, with the term of December 24, 2018 through December 23, 2021; and,
D. Authorize the County Administrator to execute a Fifth Amendment to the Professional Services Agreement with Jim Colangelo to provide project management, advisory, and administrative services to the Department of Fire and Emergency Services and County Administrator's Office, effective January 1, 2019 through March 31, 2019 for an additional $85,000.

Executive Summary:

Action A re-appoints the incumbent County Counsel, Bruce Goldstein, for a new four-year term, and maintains the current salary and benefits with the exception of adding additional, one-time, non-recurring vacation accrual hours. Action B authorizes the Chair of the Board of Supervisors to extend the Personal Services Agreement for Caroline Judy, General Services Director, for a second, three-year term and maintains the current salary step and benefits.

After a successful nationwide recruitment and extensive selection process, Action C appoints Chris Godley as the new Director of Emergency Management. The position will report to the County Administrator and the Chair of the Board of Supervisors will execute a three-year Personal Services Agreement. The agreement places Mr. Godley at the "I" step of the salary range for the position including eligible benefits and advanced vacation accrual and an initial one-time, non-recurring deposit of vacation accrual hours.

In July 2016, the County entered into a Personal Service Agreement with Jim Colangelo to perform advisory services on countywide fire and emergency response services. In late 2017, Mr. Colangelo's scope of services were increased to act as the Interim Director of the Fire and Emergency Services Department, responsible for reorganizing the Department. As Interim Director, Mr. Colangelo continues to plan the first phase of the Department reorganization – the transition of the Fire Prevention and Hazardous Materials program to Permit Sonoma. Work related to the new Emergency Management Services Department and the countywide Fire Services Deployment Plan is still needed. In Action D, the County Administrator proposes retaining Mr. Colangelo as Interim Director for another three-month period and amending the Personal Services Agreement.

Discussion:

County Counsel:
The position of County Counsel serves as the chief legal advisor to the Board of Supervisors. County Counsel incumbent, Bruce Goldstein, was appointed on January 4, 2011. The position is appointed to four-year terms by a resolution of the Sonoma County Board of Supervisors pursuant to Government Code Section 27640 and Section 2-12 of the Sonoma County Code. The Board wishes to re-appoint Mr. Goldstein. Mr. Goldstein is currently paid $236,116 annually. The re-appointment does not change current and existing salary and benefits with the exception of extending Mr. Goldstein a one-time, non-recurring 40 hours of vacation accrual.

General Services Director:
The General Services Director plans, directs and coordinates all activities of the department. In February 2016, Caroline Judy was appointed as the Director. The position reports to and is appointed by the County Administrator. The County Administrator desires to continue the services of Ms. Judy for another three-year term. The amended Personal Services Agreement maintains Ms. Judy's current salary and benefits; current salary is the "I" step of the salary range, which equates to $188,550 per year.

Director of Emergency Management:
The Sonoma Complex Fires of 2017 initiated an evaluation of the County's emergency management department, processes, and systems. One recommended outcome of the evaluation/after actions reports was to establish a new, enhanced Emergency Management Department that is led and managed by a department head position.

In August 2018, the Board of Supervisors established a new position of Director of Emergency Manager and a nationwide recruitment was conducted. The recruitment resulted in 38 applicants. Nine of the most qualified were invited to interview with local community members, emergency management subject matter experts, County department heads, and members of the Sonoma County Board of Supervisors. The County Administrator considered the interview feedback and qualifications of the finalist candidates and has selected Chris Godley to be the Director.

Mr. Godley has over 20 years of emergency management experience and has held management and director level positions in Marin County, the City of San Jose, and a private emergency management consulting firm Tetra Tech (formerly Leidos). Mr. Godley was also uniquely qualified. Shortly after the 2017 Sonoma Complex Fires Mr. Godley was hired to act as the Interim Emergency Management Director. He has led the after action evaluation process and been instrumental in making recommendations to the County on how to improve the emergency management program and disaster readiness efforts.

The Director of Emergency Management will report to the County Administrator. The Personal Services Agreement is for a three-year term and places Mr. Godley at the “I” step of the salary range, which is $167,658. Mr. Godley will receive benefits pursuant to the County’s Salary Resolution 95-0926. In addition, Mr. Godley is recommended to be placed at the 10-years of service accrual rate for Vacation Accrual per Section 22.3 of the Salary Resolution, and upon commencement of the term of employment, receive a one-time deposit of 40 vacation hours as soon as administratively feasible.

Fire and Emergency Services Administrator

The Fire and Emergency Services Department is dedicated to protecting the life and property of Sonoma County residents and visitors, and the environment of the County. The Department has 25.25 FTE and a FY 18-19 budgeted expenditures totaling $10.5 million. The Department delivers Hazardous Materials Services for approximately 1,400 businesses; manages and supports fire and emergency response services in County Service Area #40; provides fire prevention services through code enforcement inspections and plan review; and coordinates emergency management services in the County’s operational area. The Department reports directly to the County Administrator.

A major component of the Department’s responsibility is the assessment of fire services and the County’s role with the many fire districts and agencies that provide fire services throughout the County. To assist the County Administrator and the Board of Supervisors on an assessment of countywide fire services, the County established the initial consulting agreement with Jim Colangelo, who has extensive experience in city, county, and state government executive work including public safety and Local Agency Formation Commissions.

The initial Agreement for Professional Services was for a term July 1, 2016 through June 30, 2017 for a total cost not to exceed $49,995. Since that time, the County has authorized four additional amendments to Mr. Colangelo’s contract that have extended both the term and cost of the contract, as well as changes in services to meet the needs of the County following the 2017 Wildfires. A summary of the approved amendments are as follows: Amendment #1 extended the term to October 31, 2017, and increased the cost to $99,000 and the primary duties were in relation to planning and negotiations with the Fire Advisory Council; Amendment #2 increased the scope of work to include Interim Director, extended the term to January 31, 2018, and increased the cost by an additional $100,000, for a total not-exceed of $199,000; Amendment #3 continued services as the Interim Director, extended the term to June 30, 2018, and increased the cost by an additional $150,000, for a total not-to-exceed of $349,000; Amendment #4 continued services at the Interim Director, extended the term to December 31, 2018, and increased the cost by an additional $170,000.

The proposed Amendment #5 would authorize Mr. Colangelo to continue acting as Interim Director through March 31, 2019 for an additional $85,000. During this time, Mr. Colangelo will oversee the transition of the Fire Inspection services to Permit Sonoma (separate item on December 11 agenda); transition the Emergency Management functions to a newly created Emergency Management Department; dissolve the remaining fire operations activities currently managed by the Department; and continue to facilitate the countywide Fire Services Project and Deployment Plan. Once the activities of the Department have been fully transitioned and/or dissolved, a sixth amendment reducing Mr. Colangelo's activities to those related to the Fire Services Project is expected.

Prior Board Actions:

- September 14, 2010 Resolution to appoint B. Goldstein as County Counsel; September 16, 2014 Resolution to re-appoint B. Goldstein
- February 9, 2016 Authority to County Administrator to execute Personal Services Agreement with C. Judy
- June 11, 2018, Authority to County Administrator to execute a Fourth Amendment to Professional Services Agreement with Jim Colangelo

Strategic Plan Alignment Goal 3: Invest in the Future

Appointing qualified and competent Directors that oversee County departments and services results in effective administration and management of the organization and enables the County to meet its strategic priorities and needs of the community.

Fiscal Summary

Expenditures	**FY 17-18 Adopted**	**FY 18-19 Projected**	**FY 19-20 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Ongoing annualized salary and benefit costs associated with existing positions are already incorporated into each respective department's budget. These actions do not increase any budgeted expenses.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

1. Resolution Re-Appointing County Counsel
2. First Amendment for Personal Services Agreement, General Services Director
3. Personal Services Agreement, Director of Emergency Management
4. Fifth Amendment to Professional Services Agreement, Jim Colangelo

Related Items "On File" with the Clerk of the Board:

Agreement for Personal Services Agreement – General Services Director – Caroline Judy

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018

Resolution Number: ____________

☐ 4/5 Vote Required

Resolution of The Board Of Supervisors Of The County Of Sonoma, State Of California, Reappointing Bruce Goldstein to the Office of County Counsel, for a four year term commencing January 3, 2019 (Government Code Section 27640, et seq.)

Whereas, the Office of County Counsel will become vacant on January 2, 2019, at the conclusion of the term of County Counsel Bruce Goldstein; and

Whereas, Bruce Goldstein has completed his second term as County Counsel with distinction;

Now, Therefore, Be It Resolved that, pursuant to California Government Code section 27640 and Section 2-12 of the Sonoma County Code, this Board of Supervisors reappoint Bruce Goldstein to the Office of County Counsel of the County of Sonoma for the terms of four years commencing on January 3, 2019, and ending on January 2, 2023.

Be It Further Resolved that he shall continue to receive his current salary and all existing benefits, and shall be entitled to all benefits or changes in salary provided by Salary Resolution 95-0926 for the position of County Counsel and generally to all County department heads.

Be It Further Resolved that he shall receive an additional, one-time, non-recurring 40 hours of vacation accrual which shall be deposited as soon as administratively feasible after the start of the new term on January 3, 2019.

Supervisors:

Gorin:
Rabbitt:
Zane:
Hopkins:
Gore:

Ayes:
Noes:
Absent:
Abstain:

So Ordered.

FIRST AMENDMENT TO AGREEMENT FOR PERSONAL SERVICES

DIRECTOR OF GENERAL SERVICES

This First Amendment to the Agreement for Personal Services by and between, the County of Sonoma, a political subdivision of the State of California (hereinafter "COUNTY") and Caroline Judy (hereinafter called "EMPLOYEE") is entered into this ___ day of December 2018. COUNTY and EMPLOYEE shall collectively be referred to as the "Parties."

RECITALS

WHEREAS, COUNTY and EMPLOYEE entered into a personal services agreement (the "Agreement") for the position of Director of General Services of the County of Sonoma dated February 8, 2016; and

WHEREAS, the Parties desire to enter into a First Amendment to the Agreement to extend EMPLOYEE's term for a period of three (3) years ending on February 8, 2021.

NOW, THEREFORE, for good and valuable consideration, the Parties hereby agree as follows:

AGREEMENT

1. NOW, THEREFORE, BE IT AGREED by and between the Parties that the term of employment provided for in the Agreement shall be extended for a period of three years ending on February 8, 2021.

2. Except as set forth in Paragraph 1 above, all other provisions in the Agreement as modified by the First and Second Amendments to Agreement shall remain in full force and effect.

ATTEST:

____
Clerk of the Board

COUNTY OF SONOMA

By____________________________
Sheryl Bratton
County Administrator

EMPLOYEE

____
Caroline Judy

AGREEMENT FOR PERSONAL SERVICES

DIRECTOR OF EMERGENCY MANAGEMENT

This Agreement is made this ___ day of ___________ by and between the County of Sonoma, a political subdivision of the State of California (hereinafter "COUNTY") and Chris Godley (hereinafter called "EMPLOYEE").

WITNESSETH:

WHEREAS, COUNTY and EMPLOYEE are desirous of entering into a personal services agreement for the position of Director of Emergency Management;

WHEREAS, EMPLOYEE acknowledges that by accepting the position of Director of Emergency Management, he will be an at-will employee, and that, as such, his position will be in the unclassified service under the Sonoma County Civil Service System.

NOW, THEREFORE, BE IT AGREED by and between the parties as follows:

1. Term of Employment. COUNTY hereby employs EMPLOYEE in the position of Director of Emergency Management for a period of three (3) years, commencing on December 24, 2018, and ending on December 23, 2021, subject, however, to termination as herein provided.

2. Duties. EMPLOYEE shall perform the duties of Director of Emergency Management as set forth in the County job specification, attached hereto as Exhibit A, as it now provides or may hereafter be amended, and such other duties as may be prescribed by the COUNTY.

3. Compensation.

(a) EMPLOYEE's salary shall be set at the "I" step of the salary range for the position of Director of Emergency Management as set forth in the Sonoma County Salary Resolution 95-0926 ("Salary Resolution"). Any provisions of the Salary Resolution regarding merit increases or step advancements, including Sections 7.18 and 7.19, are not applicable or made part of this Agreement. EMPLOYEE may advance in the salary range at the Board's discretion, and if the Board determines that EMPLOYEE is eligible for advancement based upon annual performance evaluations. In addition, EMPLOYEE shall be placed at the 10-years of service accrual rate for Vacation Accrual per Section 22.3 of the Salary Resolution, and upon commencement of the term of employment, EMPLOYEE will receive a one-time deposit of 40 vacation hours as soon as administratively feasible.

(b) Except as herein provided, EMPLOYEE shall be entitled to the same fringe benefits generally available to COUNTY department heads, as specified in the Salary Resolution.

4. Performance review.

The County Administrator shall review EMPLOYEE's performance on an annual basis. If the County Administrator provides EMPLOYEE with a satisfactory or better performance evaluation, EMPLOYEE may be eligible to advance in the salary range pursuant to Section 3. (a) of this agreement.

5. Expiration and Non-renewal. At the expiration of the term of this Agreement, EMPLOYEE's employment shall automatically terminate, unless otherwise mutually extended by the parties.

6. Termination. EMPLOYEE shall serve at the will and pleasure of the County Administrator and may be terminated at the will of the County Administrator with or without cause as set forth herein. EMPLOYEE expressly waives and disclaims any right to any pre-termination or post termination notice and hearing.

(a) Termination without cause:

Severance. Termination of EMPLOYEE's employment without cause may be effected by the COUNTY giving sixty (60) days' prior written notice to EMPLOYEE. Upon such termination, EMPLOYEE shall be entitled to additional salary, and any other compensation allowed under the County of Sonoma Salary Resolution, equal to that which would accrue during ninety (90) calendar days following termination and to be computed by the COUNTY Auditor-Controller at the rate applicable on the day of termination plus the cash equivalent of all accumulated vacation as of the day of termination. In addition to the foregoing, EMPLOYEE shall also be entitled to be compensated for any floating holiday balance or any other compensation or benefits as allowed by the Sonoma County Salary Resolution, as it may be amended from time to time. EMPLOYEE's health benefits and the COUNTY's portion of the premium contribution shall continue to remain in effect for a period of ninety (90) calendar days from date of termination. EMPLOYEE's acceptance of said severance pay shall constitute a final settlement and satisfaction of all claims of EMPLOYEE against the COUNTY arising out of his employment.

(b) Termination with cause:

County Administrator may terminate EMPLOYEE's employment for just cause at any time by giving notice of employment discrepancies and an opportunity to respond to such discrepancies prior to termination. Notice is accomplished by County Administrator depositing a written notice in the United States mail that is addressed to EMPLOYEE at EMPLOYEE's last known address. After termination for just cause has been affected, EMPLOYEE shall have no further rights under this Agreement or to continued employment with the COUNTY. Just cause includes those grounds set forth in the Sonoma County Civil Service Rules, Rule 10.3 and may include, but is not limited to, unauthorized absence, conviction of a felony or of any criminal act involving moral turpitude; hostile and discourteous treatment of employees; mismanagement of County funds; conduct which brings discredit to the County; disorderly conduct; incapacity due to mental or physical disability to the extent permitted by law; willful concealment or misrepresentation of material facts in applying for or securing employment; willful disregard of a lawful order from a duly constituted authority; willful disregard of a County or departmental policy and/or laws regarding the confidentiality of records; using, being in possession of, or being under the influence of alcohol, narcotics, intoxicants, drugs, or hallucinatory agents while on County property or in vehicles during working hours or reporting to work under such conditions, or abuse of alcohol or drugs while in County uniform (possession and proper use of drugs prescribed by a licensed physician and appropriate possession of unopened alcoholic beverages are not prohibited by this section); negligence or willful damage to public property or waste or theft of public supplies or equipment; refusal to comply with a proper directive to undergo a medical examination as issued by an appointing authority; falsification of any records, such as medical forms, time cards or employment applications, or making material dishonest work-related statement to other employees at work or committing perjury; unauthorized use of County vehicles and equipment; conviction of driving under the influence, reckless driving, or hit-and-run driving whether on or off the job, in a County vehicle; unauthorized possession of weapons or explosives on County premises; willful carelessness or violation of safety rules and regulations which jeopardize the safety of others and/or which could result in bodily injury to others or damage to County property; and sexual harassment of or unlawful discrimination against another employee or applicant for employment. Any other just cause not set forth above, must be of similar egregious conduct.

(c) Statement of Reasons for Termination.

The COUNTY ADMINISTRATOR and EMPLOYEE will, within a reasonable period of time, not to exceed 10 working days, attempt to agree on a mutually acceptable statement as to the reasons for termination. If the parties cannot mutually agree to an acceptable statement of the reasons for termination within the time period set forth above, the County Administrator, in her sole discretion, publish its reasons for termination. In such event, publication shall consist of filing the reasons with the Clerk of the Board. A copy of the statement shall be made for EMPLOYEE and kept for him in the office of the Board's Clerk. Within ninety (90) days following the announcement of termination, EMPLOYEE may present a written response to the County Administrator which will be maintained as a public record. The parties agree that other than as provided above, they will not make any other public statement concerning EMPLOYEE's termination.

(d) Administrative Leave.

Upon receiving a specific complaint or charge brought against EMPLOYEE by another person or employee, the County Administrator may place EMPLOYEE on administrative leave when, in the sole opinion of the County Administrator, EMPLOYEE's temporary removal from office would be in the best interests of COUNTY. The administrative leave will commence on the County Administrator's delivery to EMPLOYEE's office of a written notice to that effect. Upon the delivery of the notice to EMPLOYEE's office, performance of EMPLOYEE's job duties under this Agreement are suspended but all other provisions of this Agreement shall remain in full force and effect. COUNTY and EMPLOYEE agree that COUNTY will incur damages, if, during the period of administrative leave, EMPLOYEE performs or attempts to perform any of the duties provided in paragraph 2, or in any other way interferes with the administration or operation of the Emergency Management Department. COUNTY and EMPLOYEE agree that the measurement of these damages would be difficult and speculative and accordingly further agree that if EMPLOYEE performs or attempts to perform any of the duties provided in job specification for the position of Director of Emergency Management, or in any other way interferes with the administration or operation of the Department that COUNTY's duties to compensate EMPLOYEE under the Agreement are discharged for each day during which EMPLOYEE engages in such non-cooperation and/or interference. The administrative leave and the suspension of job duties shall terminate on the County Administrator's delivery to EMPLOYEE's office of a written notice to that effect.

7. Resignation by Employee.

(a) EMPLOYEE may terminate his employment at any time by delivering to the County Administrator his written resignation. Such resignation shall be irrevocable and shall be effective not earlier than sixty (60) calendar days following delivery, unless waived by the County Administrator. With the approval of the County Administrator, a resignation may be rescinded at any time prior to the effective date of the resignation. At the request of the County Administrator or with its approval, the originally scheduled date of retirement may be extended for any agreed upon period of time.

(b) From the date upon which EMPLOYEE either resigns or is notified of the COUNTY's intention to terminate the Agreement until the actual date upon which the resignation, termination or expiration becomes effective, EMPLOYEE shall continue to devote his full time attention and effort to the duties anticipated hereunder and shall perform the same in a professional and competent manner. If requested, EMPLOYEE shall assist COUNTY in orienting EMPLOYEE's replacement and shall perform such tasks as are necessary to effect a smooth transition in the leadership of the COUNTY. These tasks may also include providing information or testimony regarding matters which arose during EMPLOYEE's term as Director of Emergency Management.

(c) EMPLOYEE acknowledges, understands and warrants that EMPLOYEE shall have no further right or claim to employment after the expiration of the term of this Agreement. Except as provided herein, no other document, handbook, policy, resolution or oral or written representation shall be effective or construed to be effective to extend the term hereof or otherwise grant EMPLOYEE any right or claim to continued employment with COUNTY.

8. No assignability. EMPLOYEE shall not, during the term of this Agreement, make any assignment or delegation of any of its provisions without the prior written consent of COUNTY.

9. Compliance with Law. EMPLOYEE shall, during his employment hereunder, comply with all laws and regulations applicable to such employment. Any act or omission of

EMPLOYEE constituting a public offense involving moral turpitude or a withholding of labor is a material breach of this Agreement relieving COUNTY of any and all obligations hereunder. Such act or omission shall constitute sufficient grounds for EMPLOYEE's termination with cause pursuant to this Agreement.

10. Merger. This writing is intended both as the final expression of the Agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement, pursuant to Section 1856 of the Code of Civil Procedure. No modification of this Agreement shall be effective unless and until such modification is evidenced by a writing signed by both parties.

11. No Representations or Warranties on Tax or Retirement Issues. EMPLOYEE acknowledges and agrees that the COUNTY has not made any representations or warranties regarding tax consequences or retirement compensation pertaining to his salary and benefits. EMPLOYEE further acknowledges and agrees that the Sonoma County Employees' Retirement Association ("SCERA") makes the final determination on what is deemed "final compensation" for purposes of calculating retirement benefits.

12. Conflict of Interest. EMPLOYEE covenants that he presently has no interest and will not acquire any interest, direct or indirect, that represents a financial conflict of interest under state law or that would otherwise conflict in any manner or degree with the performance of his duties required under this Agreement. EMPLOYEE shall comply with all state and local conflict of interest laws or policies, including, but not limited to, Government Code section 1090, the Political Reform Act and requirements promulgated by the Fair Political Practices Committee, the County's policies on incompatible offices and conflicts of interest, and any Departmental policies on conflicts of interest. EMPLOYEE shall also complete and file a "Statement of Economic Interest" with the County, disclosing EMPLOYEE's financial interests, as required by the County's Conflict of Interest Code.

ATTEST:	COUNTY OF SONOMA
______________________________ Clerk of the Board	By____________________________ County Administrator
	EMPLOYEE
	______________________________ Chris Godley

EXHIBIT A to Personal Services Agreement with Chris Godley

DIRECTOR OF EMERGENCY MANAGEMENT

Director of Emergency Management

Definition

Under administrative direction, plans, coordinates, and manages the activities of the County's emergency management program; ensures appropriate systems, processes, protocols, and training are in place for the full scope of possible emergencies and disasters; coordinates continuity of operations programs; promotes and coordinates emergency management activities with local agencies and districts and the State and Federal organizations in keeping with the overall Sonoma County Emergency Management Program; promotes public awareness and preparedness for emergencies and disasters; manages the staff directly assigned to the program; and performs related duties as required.

Distinguishing Characteristics

This position serves as the department head and is responsible for the accomplishment of the County's Emergency Management Department's mission and objectives, and is responsible for the accomplishment of the County's Emergency Management Program's mission and objectives. During times of declared emergency or disaster, pursuant to the Sonoma County Code on Civil Defense and Disaster, Chapter 10, the position will work under and closely with the Director of Emergency Services.

Considerable independent judgment is exercised in the administration of the Department's programs and services. Work is performed with a maximum amount of independence and trust within established policies and procedures set forth by the County Administrator, the Board of Supervisors, and Sonoma County Code, Chapter 10 – Civil Defense and Disaster. The Position will work collaboratively with local agencies and state and federal organizations to carry out the mission and responsibilities of the department.

This job class is not within the Classified Civil Service under the provisions of the County of Sonoma Civil Service Ordinance No. 305A, as amended. The incumbent is appointed by the County Administrator and considered an "at will" employee.

Typical Duties

Duties include, but are not limited to, the following:

Plans, organizes, and directs the overall activities and programs associated with the Department, including the implementation of a comprehensive, county-wide emergency management program, a master County Continuity of Operations Plan, and a disaster recovery plan; works with the Sonoma County Operational Area Emergency Council regarding the

Operational Area Emergency Plan.

Oversees the establishment and maintenance of a communication process and appropriate systems and equipment for alerting the public, governmental entities, officials, disaster partners, etc.

Establishes and maintains an effective emergency operations center including staff training, staffing and internal procedures; plans mobilization of materials and human resources to meet emergencies; responds to emergency situations and/or activates the County Emergency Operation Center and serves as Incident Commander, as needed.

Ensures the development and execution of training, tests and exercises to determine adequacy of emergency and disaster preparations.

Works collaboratively with representatives of various state, county, city and other agencies; coordinates services with other organizations and agencies and develops mutual assistance programs were appropriate; develops and administers grants and contracts with various agencies dealing with emergency services.

Evaluates current programs and methods; considers proposed alternative programs and methods to provide maximum utilization of allocated funds; secures matching funds and other available assistance.

Participates in advisory committees or other related groups; represents the County and speaks before public bodies, groups, organizations and the public on matters pertaining to the department’s activities and services.

Oversees a public information program to encourage emergency preparedness; may give presentations before various groups; attends emergency preparedness meetings of local, county, state and federal officials; meets with and advises citizen groups regarding the County’s emergency management programs.

Directs and reviews the work of staff; establishing sound hiring practices; manages staff training and performance; ensures that in-service training programs are developed and implemented; oversees the program’s human resources functions; reviews staff recommendations and determines departmental needs for staff and other resources.

Determines departmental budget priorities and makes recommendations to the County Administrator and Board of Supervisors; directs the preparation of the annual budget; establishes controls and measurement tools for the delivery of services and cost controls; ensures that budget expenditures are properly controlled in order to conform with approved funding; seeks additional funding sources.

Provides advice and guidance to departments on special conditions and operating requirements for departments with specialized emergency and disaster response and recovery roles.

May participate in response to related program activities throughout the County.

Performs related duties as assigned.

Knowledge and Abilities

Thorough knowledge of: the principles and practices of emergency management; the laws, rules and regulations governing the establishment and maintenance of emergency services systems; the modern equipment and systems utilized in emergency management including the California Incident Command System (ICS), State emergency Management System (SEMS), State Response Information Management System (RIMS), and Geographic Information Systems (GIS), or equivalent systems; conditions leading to major emergencies, their effects, mitigation, response lines, resource requirements, damage assessment, recovery methods, and safety and survival procedures; operation of an emergency operations center.

Considerable knowledge of: Federal and state policies and guidelines for emergency services and assistance; federal and state emergency services programs and funding procedures; principles and practices of public administration, financial and budget management and personnel management; the principles and practices of supervision and training; the principles and practices related to program management; research methodology, basic statistics and report writing; training methods; group dynamics, communications methods, and public relations techniques; modern office methods and procedures; written and oral communication, including language mechanics, syntax and English composition.

Ability to: effectively plan, organize, direct, coordinate, administer, and supervise the activities of an emergency management program; supervise, train, and evaluate the work of subordinates; formulate and implement county-wide emergency plans; identify training needs and ensure comprehensive emergency preparedness and training program to diverse agencies and organizations, and the public; establish and maintain effective working relationships; analyze emergency situations and implement effective courses of action; analyze administrative problems, reach practical conclusions and institute effective changes; prepare and direct the preparation of comprehensive written reports and oral presentations; ensure proper compliance with all facets of emergency management; understand, interpret and apply rules, regulations, legislation, and ordinances; work under significant pressure, be subject to extended work hours, and be on-call in case of emergencies.

Minimum Qualifications

Education and Experience: Any combination of education and experience which would provide the opportunity to acquire the knowledge and abilities listed herein. Normally, a Bachelor's Degree in emergency management, public safety, business or public administration, or a closely related field, and five years of experience managing and coordinating a governmental civil defense, disaster, and/or emergency management program.

License: Possession of a valid driver’s license at the appropriate level including special endorsements, as required by the State of California, may be required depending upon assignment to perform the essential job functions of the position.

Exhibit A

FOURTH AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

This serves as a Fourth Amendment to Agreement ("Fourth Amendment") between the County of Sonoma, a political subdivision of the State of California (hereinafter "County"), and Jim Colangelo, an individual (hereinafter Consultant").

Recitals

Whereas, County and Consultant entered into an Agreement for Professional Services to perform designated management consulting services for County from July 1, 2016 to June 30, 2017;

Whereas, a First Amendment to Agreement was entered into between the parties to extend the term to October 31, 2017, for additional compensation; and

Whereas, a Second Amendment to Agreement was entered into between the parties to extend the term to January 31, 2018, for additional compensation, and modified Scope of Work; and

Whereas, a Third Amendment to Agreement was entered into between the parties to extend the term to June 30, 2018, for additional compensation; and

Whereas, a Fourth Amendment to Agreement was entered into between parties to extend the term to December 31, 2018, for additional compensation; and

Whereas, in the judgment of the County Administrator it is necessary and desirable to further amend the Agreement to extend the term to March 31, 2018, for additional compensation and to continue projects related to the Scope of Work.

Now, therefore, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties hereto agree as follows:

1. Section 2., <u>Payment,</u> of the Agreement, is further amended to read:

   "For all services and incidental costs required hereunder, Consultant shall be paid on a per hour basis in accordance with the budget set forth in Exhibit A, provided, however, that toal payments to Consultant for work through June 30, 2017, shall not exceed Ninety Nine Thousand Dollars ($99,000). For all work performed by Consultant on or after August 1, 2017 through January 31, 2018 total payments to consultant shall not exceed an additional sum of One Hundred Thousand Dollars ($100,000). For all work performed by Consultant on or after February 1, 2018, through June 30, 2018, total payments to consultant shall not exceed an additional One Hundred Fifty Thousand Dollars ($150,000). For all work performed by Consultant on or after July 1, 2018 through December 31, 2018, total payments to consultant shall not exceed an additional $170,000. Additionally, for all work performed by Consultant on or after January 1, 2019 through March 31, 2019, total payments to consultant shall not exceed an additional $85,000."

2. Section 3., Term of Agreement, of the Agreement as revised in the Amendment to Agreement is revised as follows:

   "The term of this Agreement shall be from July 1, 2016 to March 31, 2019, unless terminated earlier in accordance with the provisions of Article 4 of the Agreement."

3. Exhibit A, "Scope of Work," shall be amended commencing on the effective date of the Fourth Amendment, as attached hereto and incorporated herein as though set forth in full.

4. In all other respects, the terms and conditions of the Agreement shall remain in full force and effect.

CONSULTANT:

Dated: ________________________ By:_____________________________________
James Colangelo

COUNTY OF SONOMA:

Dated: ________________________ By:_____________________________________
Sheryl Bratton
County Administrator

APPROVED AS TO FORM:

Dated: ________________________ By:_____________________________________
Name:
County Counsel

"Exhibit A"
Scope of Work

Jim Colangelo for scope of work for the Fire Services Project

Consultant will provide:

- Facilitate meetings of the Fire Services Strategic Leadership Group.

- Provide support for the Fire Services Strategic Leadership Group including but not limited to preparation of Requests For Proposals, reports to the Board of Supervisors, and other documents.

- Advise the County on issues involving district formations, annexations, and consolidations;

- Conduct negotiations on behalf of the County with relevant entities regarding tax transfers and other necessary agreements related to district formations, annexations, and consolidations.

- Draft Memorandums of Understanding or other necessary documents associated with district formations, annexations, and consolidations.

- Assist in researching and writing final report to the Board of Supervisors, as determined necessary by the Board.

- Provide other advice and research related to Fire Services, LAFCO processes, or related areas as requested.

Additionally, commencing August 1, 2017, the following additional terms shall apply:

- Consultant shall prepare a management review of the Fire and Emergency Services ("FES") Department. The management review report shall include the following details:

    - Analysis of compliance with County policies and procedures;
    - Determination of appropriate staffing levels in regards to current and future workloads;
    - Analysis of organization structure to enhance efficiencies and effectiveness;
    - Analysis of financial structures to ensure accurate reporting of data and chain of custody;
    - Analysis of Operations Division to determine appropriate level of service to the Volunteer Fire Companies.

Exhibit A

  - The final management review report shall be due two weeks following written comments from the County Administrator on the draft management review report.

- Consultant's work shall include overseeing the department during the interim period while the County prepares and completes a formal recruitment process for a permanent director.

- Consultant shall retain the independent discretion to control how the work required under the Scope of Work is done.

- Contractor shall set his own hours but shall not bill more than 32 hours in any week.

- Consultant is not prohibited from taking other jobs from other businesses during the term of the contract so long as the other work does not give rise to a conflict of interest. However, this Agreement shall be the only source of payments for consulting work for County by Consultant during the term of the Agreement.

- Draft agenda's for Fire Services Strategic Leadership Group meetings shall be provided at least seven (7) days in advance of the meeting. All other work shall be provided on a timely basis as determined at the time of assignment.

- Cost: Effective July 1, 2018, Consultant shall be paid on a per hour basis at a rate of $200 per hour to perform all services under this agreement. For the period through July 31, 2017, travel will be reimbursed at $125 per hour, not to exceed 3 hours for any one-way trip. Commencing August 1, 2017, Consultant shall not charge for travel time. Total payments under this contract shall be made pursuant to Section 2 of the Agreement, as amended, for all services rendered. Consultant shall not be entitled to any additional payment for any expenses incurred in completion of the services."

County of Sonoma Agenda Item Summary Report

Agenda Item Number: 55
(This Section for use by Clerk of the Board Only.)

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

To: Board of Directors, Sonoma County Water Agency

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Water Agency

Staff Name and Phone Number:

Michael Thompson, 521-1863
Lynne Rosselli, 524-3771

Supervisorial District(s):

All

Title: Biological Opinion Phase 3 Letter of Credit Second Amendment and Notice of Extension

Recommended Actions:

Authorize the Sonoma County Water Agency's General Manager to undertake actions necessary for a Second Amendment and Notice of Extension of a standby Letter of Credit in the amount of $12,765,840 as described in the Memorandum of Agreement with California Department of Fish and Wildlife, including execution of an agreement with U.S. Bank for such a Letter of Credit in substantially the form presented to this Board of Directors, following review and approval by County Counsel as to form.

Executive Summary:

The National Marine Fisheries Service and California Department of Fish and Wildlife are requiring the Sonoma County Water Agency (Sonoma Water) to undertake projects in the Russian River and its tributaries in order to protect endangered salmon and steelhead in the river system. As part of implementation, Sonoma Water is required to provide assurance that it has adequate funding to complete these projects. This agenda item requests authorization for Sonoma Water's General Manager to undertake actions necessary for a Second Amendment and Notice of Extension of a standby Letter of Credit from U.S. Bank in the amount of $12,765,840 for Phase 3 Biological Opinion activities related to coho salmon, as proof of available funding. It also requests authorization for the General Manager to execute an agreement with U.S. Bank for such a Letter of Credit in substantially the form presented to this Board of Directors, following review and approval by County Counsel as to form.

Discussion:

On September 24, 2008, the National Marine Fisheries Service issued its Biological Opinion and Incidental Take Statement under the federal Endangered Species Act. The Sonoma County Water Agency's (Sonoma Water) water supply and flood control operation and maintenance activities in the Russian River Watershed were considered to likely affect three species of fish listed under the Endangered Species Act: Central California Coast steelhead, Central California Coast coho salmon, and California Coastal Chinook salmon. Biological Opinion implementation activities include monitoring and management of the Russian

River estuary, and monitoring, management, and construction of habitat enhancement projects in Dry Creek, and the tributaries to Dry Creek. The Biological Opinion provides an Incidental Take Statement for the taking of listed salmonids that is likely to occur as a result of the implementation activities. Pursuant to the Incidental Take Statement, taking that is incidental to and not intended as part of Sonoma Water's activities as it implements the provisions of the Biological Opinion is not considered to be prohibited under the Endangered Species Act.

On November 9, 2009, Sonoma Water requested and received a Consistency Determination from the California Department of Fish and Wildlife (Department of Fish and Wildlife). The Consistency Determination provides Sonoma Water with incidental take coverage under the California Endangered Species Act for the same Russian River activities as does the Biological Opinion under the federal Endangered Species Act. Under the Consistency Determination and state law, Sonoma Water is required to provide assurances that it will have adequate funding to implement and comply with the Biological Opinion and the Department of Fish and Wildlife Incidental Take Statement as it pertains to coho-related activities. Financial security provisions required under the Consistency Determination are guided by a Memorandum of Agreement approved by the Board of Directors (Board) and signed by Sonoma Water's General Manager and Department of Fish and Wildlife on October 5, 2009.

To comply with the Consistency Determination and the terms of the Memorandum of Agreement, Sonoma Water is required to obtain a standby Letter of Credit for each phase of work in the principal amounts set forth in the agreement. The Department of Fish and Wildlife's ability to draw on the standby Letter of Credit is subject to a number of conditions. Most importantly, the Department of Fish and Wildlife must give Sonoma Water written notice of any alleged default by Sonoma Water in its Biological Opinion obligations, as well as an opportunity to cure any such default. If the Department of Fish and Wildlife draws on the standby Letter of Credit, it must use all proceeds to complete coho-related work under the Biological Opinion. The phases of work and the standby Letter of Credit requirements for each phase are summarized below.

Phase 1 from 2009 to 2014: A standby Letter of Credit with North Coast Bank for $7,770,280 was approved by Sonoma Water's Board on September 22, 2009. The standby Letter of Credit was secured by a certificate of deposit held by North Coast Bank. Phase 1 work included Biological Opinion activities in the Russian River estuary, Russian River tributaries, and the Coho Salmon Captive Broodstock Program, as well as construction of mile 1 and design of miles 2 and 3 of the Dry Creek Habitat Enhancement Project. Sonoma Water completed Phase 1 Biological Opinion activities in 2014, and on January 9, 2015, the Department of Fish and Wildlife executed a Certificate of Cancellation of the Phase 1 standby Letter of Credit with North Coast Bank as contemplated by the Memorandum of Agreement.

Phase 2 from 2015 to 2016: A standby Letter of Credit with U.S. Bank for $8,700,000 for a 2 year period was approved by Sonoma Water's Board on December 9, 2014 for Phase 2 Biological Opinion activities. Security for the standby Letter of Credit is described in detail below. Phase 2 added construction of miles 2 and 3, and planning and initial design of miles 4 through 6 of the Dry Creek Habitat Improvement Project as well as monitoring and maintenance of completed work. Phase 2 construction work is complete and monitoring is ongoing.

Phase 3 (2017-2022): A first amended standby Letter of Credit with U.S. Bank for $12,765,840 and notice of extension for a 2 year period (2017-2018) was approved by Sonoma Water's Board on December 13, 2016 for Phase 3 Biological Opinion activities. While the principal amount increased pursuant to the requirements of the Memorandum of Agreement, the terms and rates for the standby Letter of Credit remained unchanged. Phase 3 added completion of construction of miles 4 through 6 of the Dry Creek Habitat Improvement Project as well as monitoring and maintenance of completed work. The first amended standby Letter of Credit expires on December 30. 2018. The Biological Opinion is in effect until October 2023. Sonoma Water is required to provide a standby Letter of Credit through the term end date. U.S. Bank offers a maximum term of three years for a standby letter of Credit. Staff recommend that the Board approve a second amended agreement for a three year term.

The U.S. Bank standby Letter of Credit is secured by a first lien in favor of the bank on Sonoma Water's U.S. Treasury Separate Trading of Registered Interest and Principal of Securities (STRIPS) held by Sonoma Water's debt service fund to repay the U.S. Army Corps of Engineers for the cost of constructing and maintaining Warm Springs Dam. Sonoma Water's investment in U.S. Treasury STRIPS as of June 30, 2018, was $17,265,402. At the time the standby Letter of Credit is executed, Sonoma Water is required to maintain pledged security of $17,400,000 during the three-year term.

In the case of the first amended standby Letter of Credit, Sonoma Water maintained STRIPS, investments, and cash in amounts that exceeded the pledged security requirement. In the past, as STRIPS matured, they were deposited in the Warm Springs Dam Fund and expended on Biological Opinion projects and Warm Springs Dam debt service. Since matured STRIPS were not reinvested historically, their value now has fallen below the required $17.4 million required for the standby Letter of Credit.

Based on cash flow and investment models prepared by the County Auditor Controller's Office and Treasury, and their recommendation, Sonoma Water will request that Treasury purchase investments using $500,000 in cash from the Warm Springs Dam debt service fund and reinvest maturing STRIPS to meet the standby Letter of Credit collateral requirement. Investments will earn interest at current favorable rates. Debt payments to the U.S. Army Corps of Engineers are approximately $6.3 million per year and will terminate in 2035. The average cash balance in the Warm Springs Dam fund, which receives all revenue from the $6.7million Warm Springs Dam-Russian River Project "override" property tax, is projected to be $29 million over the remaining 4 years of the Biological Opinion through 2023. The cash flow and investment models demonstrate that maintaining the required standby Letter of Credit pledged security of $17,265,402 in STRIPS reinvested as they mature, and $500,000 in cash from the Warm Springs dam debt service fund will not affect Sonoma Water's ability to meet all of its obligations including Biological Opinion project costs and Warm Springs Dam debt service costs and coverage.

Issuance and maintenance fees for the second amended standby Letter of Credit will remain the same, calculated at 55 basis points per annum ($70,212 per year) on the total amount of the standby Letter of Credit. In the event of default, an additional 100 basis points above the current pricing level would be assessed. Events of default include inability to maintain pledged security $17.4 million, inability to maintain 1.15 times Water Transmission System debt service coverage, non-payment of debt obligations, and any levy or proceeding against Sonoma Water property. Water Transmission System debt coverage is included because Dry Creek Habitat Enhancement miles 4 through 6 will be funded by the Water

Transmission System. Based on past performance and current fiscal policies and controls, a default event is highly unlikely.

Should the Department of Fish and Wildlife need to draw on this Letter of Credit due to failure of Sonoma Water to fulfill its obligations under the Biological Opinion, any drawn portions would be charged at the Bank's prime rate plus 5%, which today would be 10.25%. This would be charged until all amounts were repaid. Sonoma Water will also pay the Bank's legal and administrative costs associated with the development of the necessary documents to effect this standby Letter of Credit, up to $5,000.

On October 24, 2014, the Sonoma County Debt Advisory Committee reviewed and approved the Phase 2 Letter of Credit and subsequent phases of the Letter of Credit with U.S. Bank, provided the terms and conditions remained unchanged, and following review and approval by County Counsel.

Staff recommends Board approval of a second amended standby Letter of Credit with U.S. Bank for $12,765,840 and notice of extension for a 3 year period (2019-2021) for ongoing Phase 2 and Phase 3 coho-related work under the Biological Opinion.

Prior Board Actions:

12/13/2016:	Authorized the General Manager to undertake actions necessary to procure a standby Letter of Credit in the amount of $12,765,840, including execution of an agreement with U.S. Bank for such a Letter of Credit.
12/09/2014:	Authorized the General Manager to undertake actions necessary to procure a standby Letter of Credit in the amount of $8,606,560, including execution of an agreement with U.S. Bank for such a Letter of Credit.
09/22/2009:	Authorized the General Manager to execute a Memorandum of Agreement between the Sonoma County Water Agency and California Department of Fish and Wildlife regarding implementation of financial assurances for a Consistency Determination.
09/22/2009	Approved purchase of a certificate of deposit in the amount of $7,770,280 and authorized the General Manager to execute an Agreement for a standby Letter of Credit with North Coast Bank.
09/22/2009:	Approved submission of a written request to California Department of Fish and Wildlife for a Determination of Consistency with the California Endangered Species Act for listed coho salmon.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

County Goal 2: Economic and Environmental Stewardship: Protect the Water Agency's existing water rights and our clean, high-quality water supply, and improve system resiliency by continuing to develop alternative supplies.

This item achieves this goal by ensuring that the Water Agency meets its obligations for implementation of the Biological Opinion.

Water Supply Goals and Strategies, Goal 2: Protect water quality, improve scientific understanding of our existing water supply, and continue implementation of the Russian River Biological Opinion.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	52,508	70,212	70,212
Additional Appropriation Requested	22,704		
Total Expenditures	**75,212**	**70,212**	**70,212**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	52,508	70,212	70,212
Use of Fund Balance	22,704		
Contingencies			
Total Sources	**75,212**	**70,212**	**70,212**

Narrative Explanation of Fiscal Impacts:

Funding is from the Warms Springs Dam Special Revenue Fund. Additional appropriations are required to process this expense. The current appropriation of $52,508 was budgeted to cover Letter of Credit annual expenses but should have been $70,212. With Board approval, appropriations for 2018/2019 in the amount of $22,704 including $5,000 for issuance costs will be made in the next quarterly consolidated budget adjustments. The value of the Letter of Credit remains the same. Appropriations of $70,212 will be programmed in subsequent fiscal years per Agreement with U.S. Bank.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)
N/A			

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

Attachment A: Memorandum of Agreement.

Related Items "On File" with the Clerk of the Board:

Amended Agreement with U.S. Bank.

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
Bay Delta Region
Post Office Box 47
Yountville, California 94599
(707) 944-5500
http://www.dfg.ca.gov

***ARNOLD SCHWARZENEGGER**, Governor*
***DONALD KOCH**, Director*

ORIGINAL DOCUMENT
SONOMA COUNTY WATER AGENCY
To POOLE, GRANT, BADER
MANNING, SHOPE, VAIL
OCT - 5 2009

CF/45-0-21 California Department of Fish and Game
(Memorandum of Agreement [MOU] Regarding
Implementation of Financial Assurances)

October 1, 2009

Randy Poole
General Manager/Chief Engineer
Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, California 95403-9019

Attention: David Manning, Principal Environmental Specialist

Dear Mr. Poole:

Subject: Memorandum of Agreement Between Sonoma County Water Agency and California Department of Fish and Game Regarding Implementation of Financial Assurances for a Consistency Determination

Enclosed are two original copies of the subject Memorandum of Agreement (MOA). Please sign both copies and return one fully executed original as soon as possible to the address listed below. The Department of Fish and Game needs the fully executed agreement either before the Sonoma County Water Agency submits the request for a Consistency Determination or concurrent with its submission.

Please return to:

Department of Fish and Game
Attention: Kathy Geary
Post Office Box 47
Yountville, California 94599

Please note that on page 2, section 1.1 of the MOA, an error in the written dollar amount was corrected to match the numerical amount ($7,770,280) which was verified as the correct amount.

If you have any questions, please contact Dan Wilson, Environmental Scientist, at (707) 944-5534; or Richard Fitzgerald, Senior Environmental Scientist, at (707) 944-5568.

Sincerely,

Charles Armor
Regional Manager
Bay Delta Region

Enclosures

MEMORANDUM OF AGREEMENT BETWEEN SONOMA COUNTY WATER AGENCY AND CALIFORNIA DEPARTMENT OF FISH AND GAME REGARDING IMPLEMENTATION OF FINANCIAL ASSURANCES FOR A CONSISTENCY DETERMINATION

This Memorandum of Agreement ("MOA") between Sonoma County Water Agency ("SCWA") and the State of California, acting by and through the California Department of Fish and Game, ("CDFG") is entered into and effective on the date of the last signature below.

Purpose

A. On September 24, 2008, the National Marine Fisheries Service ("NMFS") issued its biological opinion and incidental take statement ("ITS") regarding SCWA's operation and maintenance activities in the Russian River Watershed (the "Russian River Project") in accordance with the authority of NMFS under the federal Endangered Species Act, 16 U.S.C. § 1531, et seq. ("ESA"). The ITS covers three species of fish listed under ESA, Central California Coast steelhead (*Oncorhynchus mykiss*), Central California Coast coho salmon *(O. kisutch*), and California Coastal Chinook salmon (*O. tshawytscha*). The ITS serves as the basis for the Consistency Determination by CDFG with respect to coho salmon (*O. kisutch*), which is listed under the California Endangered Species Act, Fish and Game Code § 2050, et seq. ("CESA").

B. An applicant for a Consistency Determination must ensure adequate funding to carry out the terms of the ITS. This MOA is intended to provide a mechanism to ensure such adequate funding. Pursuant to this MOA, CDFG shall be the beneficiary of a letter of credit ("Letter of Credit") pursuant to a Consistency Determination based upon the ITS and its associated requirements and supporting documentation.

C. This purpose of this MOA is to ensure adequate funding, and this MOA shall not be construed to alter or amend the ITS or any of its associated requirements.

NOW THEREFORE, IT IS MUTUALLY AGREED THAT:

1. <u>Financial Security Under the BO.</u> The BO provides as follows:

> *SCWA shall provide security (Security), in a form and an amount to be approved by DFG, to cover all costs of monitoring and management of the Russian River estuary, and for monitoring, management and construction of habitat enhancement projects in Dry Creek, and the tributaries to Dry Creek, as specified in Sections [X 2.1.1], [X 2.2-2.4], [X 3.1.1 and 3.1.2] and Section [X 4.3] (coho broodstock smolt program) of this Biological Opinion.*
>
> *SCWA shall provide Security in three stages: (1) Stage 1 shall cover years 1-6 (2009-2013) and shall be provided to DFG prior to receiving take authorization for coho*

> *salmon from DFG (i.e., prior to issuance of a consistency determination); (2) Stage 2 shall cover years 7-9 (2014-2016) and shall be provided to DFG no later than January 1, 2013; and (3) Stage 3 shall cover years 10-15 (2017-2022) and shall be provided to DFG no later than January 1, 2016. Table 34 sets forth the monitoring, management, and construction activities included in each of the three Security/funding stages.*

To meet the obligation of SCWA to provide financial security with respect to Stage One activities, within fifteen (15) calendar days of the date on which SCWA sends its request for a Consistency Determination for the Russian River Project, SCWA shall provide CDFG with a Letter of Credit substantially in the form of Exhibit A, to be utilized by CDFG in accordance with the terms of and subject to the limitations set forth in this MOA. The parties intend that SCWA will provide financial security with respect to Stage Two and Stage Three activities through MOAs and Letters of Credit that are substantially similar in form to this MOA and the Letter of Credit attached hereto as Exhibit A, and in amounts to be mutually agreed upon (with the current estimates of such amounts being $8,606,560 for Stage Two and $12,765,840 for Stage Three).

1.1 Form and Amount of the Credit. The Principal Sum of the Letter of Credit shall be in the amount of Seven Million Seven Hundred and Seventy Thousand Two Hundred Eighty Dollars ($7,770,280). Said Principal Sum may be reduced from time to time in accordance with the provisions of Section 4. The Letter of Credit must be issued by a financial institution chartered by the United States or State of California, or by an insurance firm authorized to operate in the State of California and subject to the jurisdiction of the State of California in the conduct of its business.

1.2 Term of Letter of Credit. Notwithstanding the approved 15-year term of the ITS, SCWA shall maintain the Letter of Credit on an annual basis, and if the Consistency Determination is withdrawn, SCWA shall maintain the Letter of Credit for 365 days following the effective date of the withdrawal of the Consistency Determination.

1.3 Replacement of the Letter of Credit. If the issuer of the Letter of Credit becomes insolvent, files for bankruptcy, begins dissolution proceedings under State law, or otherwise becomes unable to provide reasonable assurances of its ability to honor the Letter of Credit, SCWA shall: (a) within ten (10) days from the date SCWA becomes aware such circumstances exist, provide notice to CDFG of this occurrence; and (b) within sixty (60) days from the date SCWA becomes aware such circumstances exist, secure a replacement Letter of Credit. SCWA shall notify CDFG when a replacement Letter of Credit is in place. Upon receipt of such notice, CDFG shall execute and submit a Certificate of Cancellation for the prior Letter of Credit within five (5) business days.

1.4 Cancellation of Letter of Credit. To cancel the Letter of Credit, CDFG shall execute a Certificate of Cancellation that shall be substantially in the form in Exhibit B hereto. Within 365 days following the withdrawal of the Consistency Determination, CDFG shall complete any determination with respect to a Determination of Inconsistency, if any, and cancel the Letter of Credit if it is still in effect. CDFG shall cancel the Letter of Credit on or before the termination or expiration of this MOA.

2. CDFG Participation in Letter of Credit. If, pursuant to California Fish and Game Code section 2080.1, CDFG issues and maintains a Consistency Determination based upon NMFS's ITS and its associated requirements and supporting documentation, CDFG shall be the beneficiary of a Letter of Credit subject to the conditions and limitations contained in this MOA.

2.1 Designation as Beneficiary. In accordance with the terms of this Section 2, CDFG may, subject to the limits of CDFG authority, draw upon the Letter of Credit, for all or any portion of the amount of the Letter of Credit, if CDFG determines that implementation of the ITS is no longer consistent with those provisions of California Fish and Game Code section 2050, et seq. authorizing incidental take of coho salmon due to a material failure on the part of SCWA to carry out the terms of Sections 2.1.1, 2.2-2.4, 3.1.1, 3.1.2, or 4.3 of the ITS ("draft Determination of Inconsistency"). In this event, CDFG may draw on the Letter of Credit, subject to the terms of and in the manner provided below, and using the form in Exhibit A hereto.

2.2 Notice of Inconsistency. Prior to making a demand on the Letter of Credit, CDFG shall provide SCWA and NMFS written notice of and justification for the draft Determination of Inconsistency and shall allow SCWA a sixty (60) day opportunity to consult with CDFG on the merits of the determination and/or negotiate a cure acceptable to CDFG. For purposes of this MOA, a draft Determination of Inconsistency by CDFG shall not constitute a Determination of Inconsistency by CDFG unless expressly provided in writing by CDFG to SCWA and NMFS in accordance with the notice provisions of this MOA.

2.2.1 Contents of Written Notice. The written notice of and justification for a draft Determination of Inconsistency must contain (a) an identification of the specific term or terms of the ITS that CDFG claims that SCWA has failed to carry out, (b) an explanation of the basis for CDFG's determination that implementation of the ITS by SCWA is no longer consistent with those provisions of California Fish and Game Code section 2080, et seq. authorizing incidental take of coho salmon (*O. kisutch*), and (c) an identification of the specific actions required by SCWA to cure the claimed deficiency.

2.2.2 Consultation. CDFG shall meet with SCWA regarding any Notice of Inconsistency within ten (10) days of any SCWA request for a meeting. Subject to Sections 2.2.3 and 2.4, CDFG and SCWA shall reasonably cooperate to negotiate, develop, and agree upon a plan to cure the claimed failure of SCWA to carry out the specified terms of the ITS.

2.2.3 Cure Plan. If CDFG and SCWA agree on a cure plan within sixty (60) days of SCWA's receipt of CDFG's written notice of inconsistency, then CDFG shall withdraw the written notice. The cure plan shall not require SCWA to perform any activities other than those necessary to cure a then-existing failure of SCWA to carry out the specified terms of the ITS as identified in the written notice of and justification for the draft Determination of Inconsistency.

2.3 Emergency Procedures. In the event of an "Emergency," as defined in herein, CDFG may include within the written notice and justification of the draft Determination of Inconsistency a declaration of an Emergency and explanation of the basis for such a declaration of an Emergency. Under a Declaration of an Emergency, SCWA shall be provided with notice as provided in Section 2.2 and 2.2.1 and a ten (10) day opportunity to consult with CDFG on the merits of the draft Determination of Inconsistency and/or negotiate a cure acceptable to CDFG. "Emergency" means a sudden, unexpected occurrence, which poses a clear and imminent danger of a take of coho salmon that is not contemplated by the ITS.

2.4 <u>Consultation with NMFS on a Determination of Inconsistency.</u> If CDFG and SCWA have not agreed upon a cure plan with respect to the circumstances giving rise to a draft Determination of Inconsistency within forty-five (45) days of SCWA's receipt of written notice from CDFG (or within five (5) days of initiation by written notice of an Emergency), CDFG shall notify NMFS of the circumstances resulting in the draft Determination of Inconsistency and the manner, means, and appropriate draw amount necessary to cure the claimed failure of SCWA to carry out the specified terms of the ITS. The draw amount shall not exceed the amount necessary to fund activities necessary to cure the then-existing failure of SCWA to carry out the specified terms of the ITS, as identified in the written notice of and justification for the draft Determination of Inconsistency. In the event there is a disagreement between CDFG and NMFS regarding any proposed draw on the Letter of Credit by CDFG, CDFG shall give notice to SCWA of such a disagreement, and CDFG shall make good-faith efforts to meet and confer with appropriate staff at NMFS to resolve such disagreement through informal consultation within thirty (30) days of such notice. If NMFS and CDFG are unable to resolve the disagreement, CDFG may draw on the Letter of Credit after providing notice to the NMFS and SCWA that the consultation is concluded. The decision by CDFG to draw on the letter of credit must be approved by the Regional Manager of CDFG's Bay Delta Region or a higher CDFG official.

2.5 <u>Beneficiary's Use of Sums Drawn on the Letter of Credit.</u> If CDFG draws on the Letter of Credit, all sums derived from the Letter of Credit shall be used by CDFG solely for purposes relating to the activities set forth in Sections 2.1.1, 2.2-2.4, 3.1.1, 3.1.2, or 4.3 of the ITS and, in particular, to cure the then-existing failure of SCWA to carry out the specified terms of the ITS as identified in the written notice of and justification for the draft Determination of Inconsistency. If CDFG's draw on the Letter of Credit and subsequent expenditure of those funds to cure the then-existing failure of SCWA to carry out the specified terms of the ITS leaves insufficient funds to secure completion of the project to which the draw related, SCWA shall, within fifteen (15) days, increase the amount of the Letter of Credit in an amount sufficient to secure completion of the project to which the draw related. Upon final completion of the activity, CDFG shall consent to a reduction in the Letter of Credit pursuant to Section 4 of this MOA.

3.e <u>Conversion of Letter of Credit to a Bond.</u> Conversion of the Letter of Credit to a Bond ise permissible if SCWA and CDFG agree Security in the form of a Bond is appropriate.e

4.e <u>Reduction in Principal Sum of Letter of Credit.</u> Upon completion of each of thee components of the activities set forth in Sections 2.1.1, 2.2-2.4, 3.1.1, 3.1.2, or 4.3 of the ITS toe the reasonable satisfaction of CDFG, CDFG shall consent to a corresponding reduction in thee amount of the Principal Sum of the Letter of Credit. CDFG shall evidence its consent to suche reductions by executing and forwarding to SCWA and the Issuer of the Letter of Credit ae

"Consent to Reduction in Principal Sum of Letter of Credit" substantially in the form attached as Exhibit B.

5. Effective Date and Term of the MOA. Unless extended by written amendment or sooner terminated, this MOA shall become effective as of the date of last signature below, and shall remain in force during the term of the ITS and through the date that is 365 days after the effective date of a Determination of Inconsistency (a withdrawal of the Consistency Determination) by CDFG.

6. Termination. This MOA may be terminated by either party upon providing twelve (12) months written notice to the other party. When the MOA terminated while CDFG is still a beneficiary, and provided there is no other security agreement acceptable to CDFG, the Consistency Determination may be withdrawn at CDFG's discretion. Upon termination of this MOA, CDFG shall immediately cancel the Letter of Credit. In the event CDFG determines that the continued take of coho salmon associated with the Russian River Project would jeopardize the continued existence of the species, CDFG shall terminate this MOA and cancel the Letter of Credit immediately, and shall provide SCWA with written notice by personal delivery, facsimile, and/or email as soon as possible.

7. Notice. All notices provided under this MOA shall be in writing and sent by first-class mail or comparable method of distribution to the other party. For purposes of this MOA, a notice shall be effective seven (7) days after the date on which it is mailed.

8. Authorized Representatives. All communications, notices, and contacts made under this MOA shall be directed to the following individuals. Any party may designate new authorized representatives by providing written notice to the other parties:

For SCWA:
General Manager/Chief Engineer
Sonoma County Water Agency
404 Aviation Boulevard
Santa Rosa, CA 95403

For NMFS:
Supervisor, Protected Resources Division
Santa Rosa Area Office
National Marine Fisheries Service
777 Sonoma Avenue, Room 325
Santa Rosa, CA 95494

For CDFG:
Regional Manager
Department of Fish and Game
7329 Silverado Trail
Napa, CA 94558

9. Modification, Amendment, or Extension. This MOA may be modified, amended, or extended by mutual written consent of the signatory parties.

10. No Alteration of Existing Agreements. This MOA does not constitute an amendment to the ITS. This MOA is a ministerial action for the implementation of the financial assurances provided in the ITS.

11.a Compliance with Law. All activities undertaken pursuant to this MOA must be ina compliance with all applicable state and federal laws and regulations.a

12.a No Third-Party Beneficiaries. This MOA shall not create any right or interest in the a public, or any member of the public, as a third-party beneficiary of this MOA and shall nota authorize any non-party to maintain a suit at law or in equity pursuant to this MOA.a

13.a Signatory Authority. Each signatory to this MOA certifies he or she is authorized toa execute this MOA and to legally bind the party he or she represents, and such party shall be fullya bound by the terms hereof upon such signature without any further act, approval, or authorizationa of such party.a

14.a Counterparts. This MOA may be signed in any number of counterparts, and eacha executed copy shall have the same force and effect as an original instrument as if all thea signatory parties to all of the counterparts had signed the same instrument.a

15.a Assignment. The duties, rights, and obligations under this MOA and any associateda Letter of Credit may be assigned to a new party upon the express written consent of CDFG anda SCWA.a

16.a Entire Agreement. This MOA sets forth the entire agreement and process of the Parties a with respect to the subject matter discussed herein, and it supersedes any other agreements ona this subject matter whether oral or in writing.a

APPROVAL

Randy Poole
General Manager/Chief Engineer
Sonoma County Water Agency

10/5/09
Date

Charles Armor
Regional Manager
Bay Delta Region
California Department of Fish and Game

10/1/09
Date

STANDBY LETTER OF CREDIT
Providing Financial Assurances For
CONSISTENCY DETERMINATION

North Coast Bank- CONFIDENTIAL

STANDBY LETTER OF CREDIT NO. [redacted]

DATE:

ISSUING BANK
North Coast Bank
90 S E Street, Suite 110
Santa Rosa, CA 95404

TO BENEFICIARY:

California Department of Fish and Game
7329 Silverado Trail
Napa, California, 94558
Attention: Regional Manager

Dear Sir or Madam:

1. At the request and on the instructions of our CUSTOMER, Sonoma County Wat Agency ("PERMITTEE"), we hereby establish in favor of the BENEFICIARY, California Department of Fish and Game ("CDFG"), this Irrevocable Standby L Credit ("CREDIT") in the Principal Sum of $7,770,280.

2. We are advised this CREDIT is established for the benefit of the BENEFICIAR pursuant to CDFG's consistency determination based on the biological opinion a incidental take statement approved by the National Marine Fisheries Service on September 24, 2008.

3. We are further advised this CREDIT is intended by the PERMITTEE and the BENEFICIARY to serve as a security device for the performance by PERMITTEE of its obligations under the biological opinion and incidental take statement that is the basis for CDFG's consistency determination.

4. The BENEFICIARY shall be entitled to draw upon this CREDIT by presentation of a duly executed CERTIFICATE OF DRAWING in the same form as Attachment A hereto, at our office located at North Coast Bank, 90 S E Street, Santa Rosa, CA 95404.

("ISSUER").

5.e The CERTIFICATE OF DRAWING shall be completed and signed by the "Authorizede Representative" of the BENEFICIARY as defined in paragraph 12 below. Presentatione by the BENEFICIARY of a completed CERTIFICATE OF DRAWING may be made ine person or by registered mail, return receipt requested.e

6.e Upon presentation of a duly executed CERTIFICATE OF DRAWING as provided above,e payment in immediately available funds shall be made to the BENEFICIARY in thee manner provided on the CERTIFICATE OF DRAWING.e

7.e Funds may be drawn in one or more drawings not to exceed the Principal Sum in anye calendar year.e

8.e If a demand for payment does not conform to the terms of this CREDIT, the ISSUERe shall provide the BENEFICIARY with prompt notice the demand for payment was note made in accordance with the terms of this CREDIT, state the reasons therefore, and awaite further instructions.e

9.e Upon being notified the demand for payment was not made in conformity with thee CREDIT, the BENEFICIARY may correct any such non-conforming demand fore payment prior to the expiration of the CREDIT.e

10.eAll drawings under this CREDIT shall be paid with ISSUER'S funds. Each drawinge honored by ISSUER hereunder shall reduce the Principal Sum provided as CREDIT for ae calendar year. By paying to the BENEFICIARY an amount demanded in accordancee herewith, ISSUER makes no representations as to the correctness of the amounte demanded.e

11.eBENEFICIARY shall cancel this CREDIT by providing ISSUER with a CERTIFICATEe OF CANCELLATION, which (i) shall be in the form of Attachment B hereto; (ii) shalle be completed and signed by the Authorized Representative of the BENEFICIARY ase defined in Paragraph 12 below; and (iii) shall be accompanied by the surrender of thise CREDIT.

12.eThe "Authorized Representative" is the Regional Manager of the Bay Delta Region of thee California Department of Fish and Game, or the Regional Manager's designee.e

13.eCommunications with respect to this CREDIT shall be in writing and addressed to Northe Coast Bank, 90 S E Street, Santa Rosa, CA 95404 with reference made to this CREDITe number.e

14.eThis CREDIT shall expire on the earlier of (a) cancellation by BENEFICIARY pursuante to Paragraph 11 or (b) December 31, 2014.e

15. This CREDIT is subject to and governed by Article 5 of Uniform Commercial Code of the State of California.

THEREFORE, North Coast Bank has executed and delivered this Irrevocable Standby Letter of Credit to the BENEFICIARY as of this ____ day of __________, 2009.

Exhibit A
Attachment A

CERTIFICATE OF DRAWING

ISSUER	CUSTOMER
North Coast Bank, 90 S E Street, Santa Rosa, CA 95404	Sonoma County Water Agency

IRREVOCABLE LETTER OF CREDIT NO. ______

BENEFICIARY: California Department of Fish and Game
7329 Silverado Trail
Napa, California 94558
Attention: Regional Manager

The undersigned, as a duly authorized representative of the BENEFICIARY, the California Department of Fish and Game ("CDFG"), hereby certifies to issuer that:

1.a CDFG has made a Determination of Inconsistency and demand for payment after compliancea with the standards and procedures set forth in the Memorandum of Agreement betweena Sonoma County Water Agency and CDFG, dated ________, 2009; anda

2.a The undersigned is an Authorized Representative under the terms of the above-referenceda CREDIT with authority to present this CERTIFICATE OF DRAWING as the sole means ofa demanding payment on the CREDIT; anda

3. The BENEFICIARY is therefore making a drawing under the above-referenced CREDIT ina the amount of $ ____________________; and

4.a The BENEFICIARY directs that the drawing be paid to and deposited in the account of:a California Department of Fish & Game, North Coast Bank; Account Number:a__________.

5.a The amount demanded does not exceed the Principal Sum; anda

6.a Sums received shall be used by the BENEFICIARY in accordance with the terms of thata certain Memorandum of Agreement between Sonoma County Water Agency and CDFGa dated ______ __ __________, 2009.a

THEREFORE, the undersigned Authorized Representative(s) has executed and delivered this CERTIFICATE OF DRAWING as of the ___ day of ____________, 20___.

California Department of Fish and Game

By ______________________________
Regional Manager

Exhibit A
Attachment B

CERTIFICATE OF CANCELLATION

ISSUER	CUSTOMER
North Coast Bank, 90 S E Street, Santa Rosa, CA 95404	Sonoma County Water Agency

IRREVOCABLE LETTER OF CREDIT NO. ______

BENEFICIARY:
California Department of Fish & Game
7329 Silverado Trail
Napa, California, 94558
Attention: Regional Manager

The undersigned Authorized Representative of the California Department of Fish and Game hereby certifies to issuer that:

1.e The BENEFICIARY hereby requests the above-referenced CREDIT be cancelled.e

2.e The BENEFICIARY hereby surrenders the attached original Letter of Credit to thee Issuer.e

Therefore, the BENEFICIARY has executed and delivered this CERTIFICATE OF CANCELLATION as of the ___ day of ____________, 20___.

California Department of Fish and Game

By ______________________________
Regional Manager

Exhibit B

CONSENT TO REDUCTION IN PRINCIPAL SUM OF LETTER OF CREDIT

ISSUER	CUSTOMER
North Coast Bank, 90 S E Street, Santa Rosa, CA 95404	Sonoma County Water Agency

IRREVOCABLE LETTER OF CREDIT NO. ________

BENEFICIARY:
California Department of Fish & Game
7329 Silverado Trail
Napa, California, 94558
Attention: Regional Manager

The undersigned Authorized Representative of the California Department of Fish and Game hereby certifies to issuer that:

3.a The BENEFICIARY hereby consents to a reduction of $________________ in thea Principal Sum of the above-referenced Letter of Credit.a

4.a The BENEFICIARY hereby acknowledges that from and after the date set forth below,a the new amount of the Principal Sum of the above-referenced Letter of Credit isa $________________.

Therefore, the BENEFICIARY has executed and delivered this CONSENT TO REDUCTION as of the ___ day of ______________, 20___.

California Department of Fish and Game

By ________________________________
Regional Manager

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 56
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors of Sonoma County
Board of Directors of the Sonoma County Water Agency
Board of Directors of the Sonoma County Agricultural Preservation and Open Space District
Board of Commissioners of the Community Development Commission

Board Agenda Date: December 11, 2018

Vote Requirement: Informational Only

Department or Agency Name(s): County Administrator’s Office, Sonoma County Employees’ Retirement Association, Auditor-Controller-Treasurer-Tax Collector

Staff Name and Phone Number:
Nikolas Klein (CAO), 707-565-5312
Julie Wyne (SCERA), 707-565-8103
Amanda Ruch (ACTTC), 707-565-3274

Supervisorial District(s):
Countywide

Title: 2018 State of the Retirement System Report

Recommended Actions:

Receive an informational report on the state of the County’s pension system that highlights annual costs, unfunded liabilities, results from the 2017 annual actuarial valuation, and anticipated impacts from the upcoming 2018 experience study and valuation.

Executive Summary:

The 2018 State of the Retirement System Report is a recurring annual update highlighting Sonoma County’s annual pension costs, unfunded liabilities, and impacts of recent and future actuarial valuations and studies. This update is part of the County’s ongoing efforts to improve accountability and transparency with respect to reporting on the County’s pension costs and liabilities, which is one of the Board’s major pension reform goals. The need for annual pension system reports has been identified and recommended in the FY 2014-15 Sonoma County Grand Jury Report, the July 2016 report of the former Independent Citizens’ Advisory Committee on Pension Matters, and most recently, the September 2018 report of the Board’s Ad Hoc Committee on Pension Reform.

Discussion:

This annual report presents data and information on several topics relevant to the County’s retirement system: annual pension contribution costs, Pension Obligation Bond costs and principal balances, unfunded liabilities, retirement system membership data, average retirement benefits, historical investment returns, 2017 actuarial valuation impact, and a preview of the upcoming 2018 actuarial valuation and experience study. Refer to the attached *2018 State of the Retirement System Report* for details.

Prior Board Actions:

09-11-2018 - Approved Pension Ad Hoc Report Recommendations
07-12-2016 - Received final report of the Independent Citizens Advisory Committee.
06-14-2016 - Pension System Actuarial Valuation Update
01-27-2015 - Received a staff update on Pension Reform efforts initiated in November 2011.

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

Ongoing review of the County's pension costs and long term liabilities ensures the Board and the public are kept apprised of how obligations impact the County's fiscal health. Discussing the annual actuarial valuation of the retirement system with the Board of Supervisors helps improve transparency and public understanding of pension matters.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

None

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):
None
Attachments:
State of the Pension System Annual Report – December 11, 2018
Related Items "On File" with the Clerk of the Board:
None

Sonoma County Board of Supervisors

State of the Pension System
Annual Report – December 11, 2018

Presented by: County of Sonoma, Sonoma County Employees' Retirement Association (SCERA) & Segal Consulting

Presentation Overview

I. Background & Pension System Overview

II. County's Pension Costs

III. County's Pension Liabilities

IV. SCERA Retirement Administrator Update

V. Segal 2017 Actuarial Valuation

VI. Segal 2018 Experience Study Preview

VII. Next Steps

I. Background & Pension System Overview

Background

- Prior pension system updates in January 2015 and June 2016.
- One of the County's primary pension reform goals is to improve accountability and transparency, which includes periodic reports to the Board of Supervisors and public.
- September 2018 Pension Ad Hoc Report reiterated the need for annual pension system updates going forward.
- Both the Citizens' Pension Advisory Committee and Grand Jury recommended that the County present annual pension reports.

Pension System Overview

- The Sonoma County Employees' Retirement Association (SCERA) Board administers the defined benefit pension plan for multiple employers, including the County, Superior Court, SCTA, and Valley of the Moon Fire District.

- Benefits are set by the employers' governing body.

- Employees' pension benefits are funded by contributions from participating employers, employees, and investment earnings.

- Annual actuarial valuations determine contribution rates.

- County pays both contributions to SCERA and Pension Obligation Bond (POB) debt service costs to bondholders.

County’s Pension Obligation Bonds

- POB Debt = Refinanced the County’s Unfunded Liability to an interest rate lower than SCERA’s 8% or 8.25% interest rate assumed at the time of each bond issuance.
- Bond proceeds were deposited in the SCERA pension fund upon issuance.
- County pays debt service to bond holders, not to SCERA, per <u>fixed</u> payment schedules.

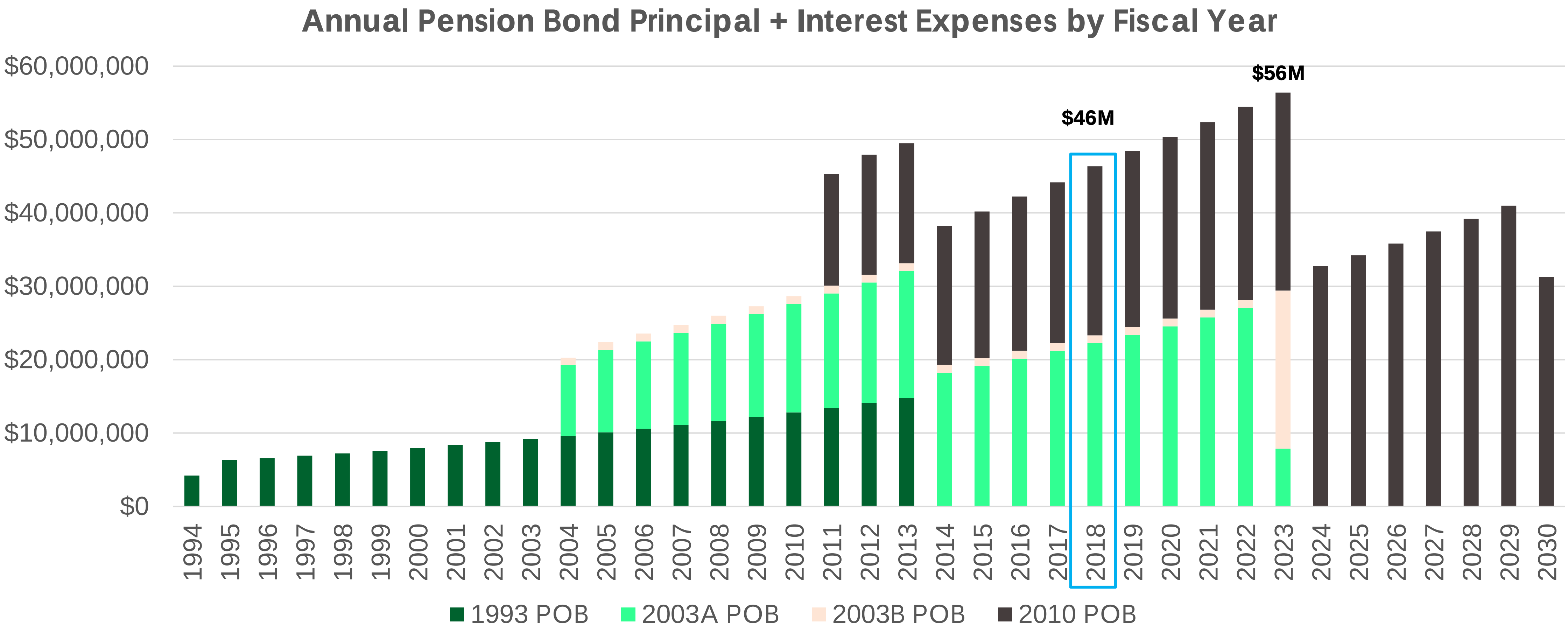
Summary of Pension Obligation Bonds ($ in millions)									
	Bond Information			Total Debt Issuance			Balance as of 6/30/18		
Description	Interest Rate	Term (Years)	Final Maturity (FY)	Principal	Interest	Total	Principal	Interest	Total
Series 1993	6.72%	20	2013	$ 97.4	$ 96.1	$ 193.5	-	-	-
Series 2003A	4.80%	20	2023	$ 210.2	$ 135.9	$ 346.1	$ 97.1	$ 11.4	$ 108.5
Series 2003B	5.18%	20	2023	$ 21.0	$ 20.9	$ 41.9	$ 21.0	$ 4.8	$ 25.8
Series 2010A	5.90%	20	2030	$ 289.3	$ 242.9	$ 532.2	$261.8	$ 117.6	$ 379.4
Grand Total				**$ 617.9**	**$ 495.8**	**$ 1,113.7**	**$ 379.9**	**$ 133.9**	**$ 513.8**

II. County’s Pension Costs

County Pension Costs – Data Assumptions & Sources

- The County's pension contribution, covered payroll, operating revenue, and net pension liability amounts presented in this annual report include:
  - All primary Governmental and Business-Type activities reported in the County's Comprehensive Annual Financial Reports (CAFR), including: County departments, Open Space District; and affiliated agencies such as SCERA, Fair, First 5, Law Library, LAFCO, Waste Management, and Northern Air Pollution Control District.
  - Water Agency as reported in its CAFR and prior year audited financial reports.
  - Community Development Commission as reported in its audited financial reports.
- The County's reported costs <u>exclude</u> the following non-County government entities participating in SCERA's pension plan: Superior Court of Sonoma County, Valley of the Moon Fire Protection District, and Sonoma County Transportation Authority.
- All FY 17-18 information is <u>preliminary</u> pending publication of the audited CAFR.
- Annual expenses and principal balances for Pension Obligation Bonds are based on the County's CAFR and the bonds' respective 20-year fixed payment schedules.

POB Expenses Based on Fixed Payment Schedules



Segal Consulting

County Pension Expenses by Fiscal Year

	FY 14-15	FY 15-16	FY 16-17	FY 17-18
Pension Contribution Expenses [1]				
County of Sonoma	$55,980,924	$56,663,114	$52,980,683	$55,480,438
Accelerated UAAL Payment [2]	$0	$3,553,000	$0	$0
Community Development Commission	$499,498	$636,796	$489,353	$548,624
Sonoma County Water Agency	$3,713,006	$4,481,365	$3,581,629	$3,946,189
Normal Cost Share Reimbursement [3]	$0	$0	$1,917,134	$3,455,349
Total Pension Contribution Expense	**$60,193,428**	**$65,334,275**	**$58,968,799**	**$63,430,600**
Pension Obligation Bonds (POB) Debt Exp.				
2003A POB	$19,147,786	$20,136,014	$21,167,370	$22,243,337
2003B POB	$1,075,200	$1,075,200	$1,075,200	$1,075,200
2010 POB	$19,972,314	$21,013,543	$21,903,048	$23,034,117
Total POB Debt Expense	**$40,195,300**	**$42,224,757**	**$44,145,618**	**$46,352,654**
Total Employer Expense (Pension + POB)	**$100,388,728**	**$107,559,032**	**$103,114,417**	**$109,783,254**

Note 1: *County source data from audited annual financial reports for FY 14-15, FY 15-16 & FY 16-17; FY 17-18 amounts are unaudited as of 11/14/18.*
Note 2: *In FY 15-16, the Board of Supervisors approved a one-time accelerated payment towards outstanding UAAL.*
Note 3: *Under labor agreements negotiated in 2016-17, the County agreed to reimburse legacy employees for their higher normal costs contributions.*

County Pension Expenses – Measurement Ratios

	FY 14-15	FY 15-16	FY 16-17	FY 17-18
Total Employer Expense (Pension + POB)	**$100,388,728**	**$107,559,032**	**$103,114,417**	**$109,783,254**
Total Covered Payroll [1]	$286,842,630	$313,526,539	$320,173,397	$328,766,520
Total Salaries & Benefits [2]	$526,150,477	$551,436,816	$589,853,663	$611,820,469
Total Operating Revenue [1]	$1,031,452,795	$1,067,483,017	$1,103,317,902	$1,129,155,235
Pension Expense as % of Covered Payroll	35.0%	37.5%	35.9%	38.3%
Pension Expense as % of Total Sal. & Benefits (S&B)	19.1%	20.4%	19.6%	20.9%

County's total Pension Expense to total S&B Target is 10% by 2023

Pension Contributions as % of Operating Revenue				
Sonoma County	9.7%	10.1%	9.3%	9.7%
Statewide Average [3 & 4]	8.9%	9.1%	n/a	n/a
National Average [3 & 4]	6.3%	6.5%	n/a	n/a

Note 1: *County source data from audited annual financial reports for FY 14-15, FY 15-16 & FY 16-17; FY 17-18 amounts are unaudited as of 11/14/18.*
Note 2: *Total S&B data from the County's Enterprise Financial System.*
Note 3: *Statewide and national weighted averages for local pension plans sourced from the Public Plans Database (http://publicplansdata.org/) state data for California. Data unavailable for FY 16-17 and FY 17-18.*
Note 4: *It is not clear if Statewide/National data includes local jurisdictions' respective Pension Obligation Bond costs. As a result, the County's pension costs and ratio measures reported here may appear relatively* ***higher****, because they factor in both pension and POB expenses.*

III. County Liabilities

Net Pension Liability vs. Unfunded Actuarial Accrued Liability UAAL

- To comply with Government Accounting Standards, Sonoma County reports its proportionate share of **Net Pension Liability (NPL)** in the Comprehensive Annual Financial Report (CAFR) .
- NPL is the difference between the pension plan's Total Pension Liability and its Fiduciary Net Position, or Market Value of Assets, measured by the price that would be received if assets were sold on a given date.
  - Not the same as **Unfunded Actuarial Accrued Liability (UAAL)**, which is the difference between the pension plan's total liability and its Actuarial Value of Assets, which accounts for recognizing investment gains and losses on a smoothed basis over a 5-year period to help mitigate significant swings year-over-year.
- NPL is required for financial reporting; UAAL is used by the actuary in its annual valuations to determine contribution rates needed to fund the pension plan.

Net Pension Liability vs. UAAL

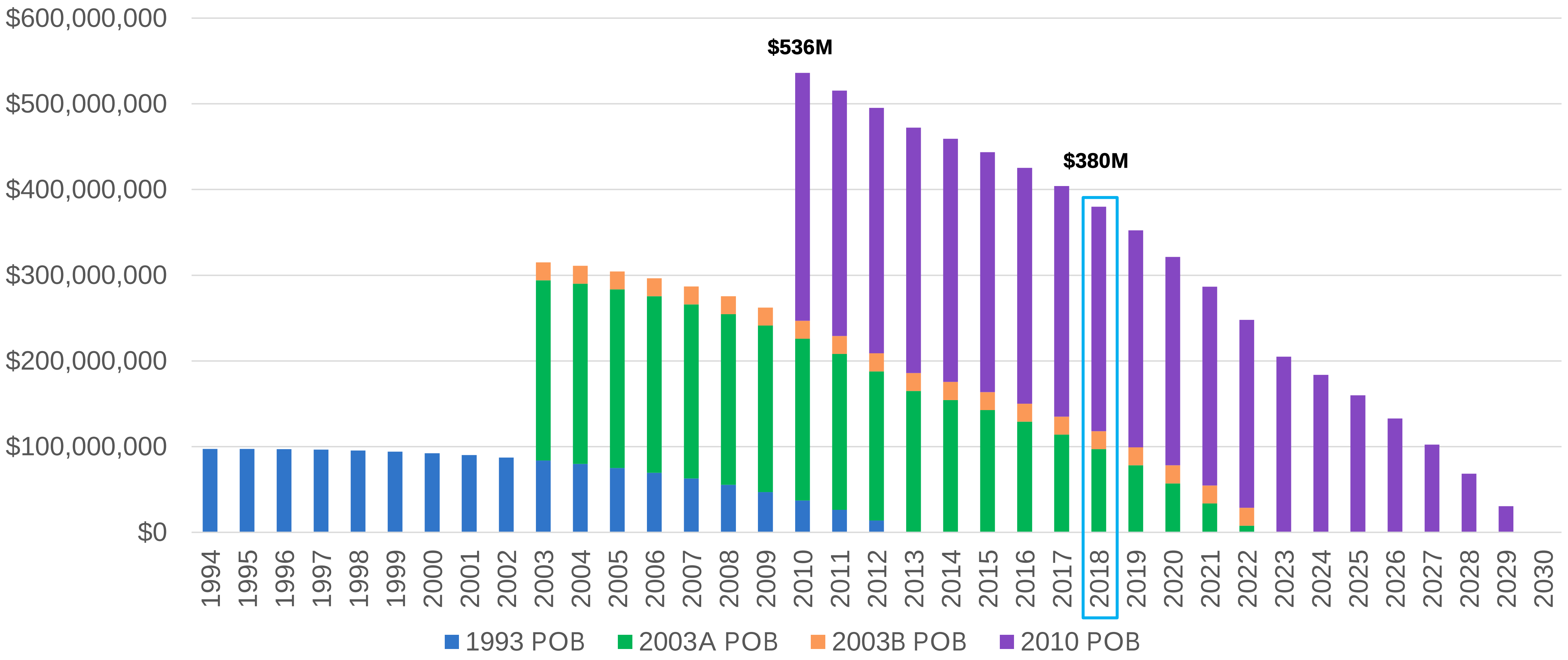
SCERA GAS 68 Report for 6/30/18 Reporting Date ($ millions)

	Amount
SCERA Total Pension Liability	$2,917
SCERA Fiduciary Net Position/Market Value of Assets	$(2,748)
Total Net Pension Liability (NPL) Based on Market Assets Value	**$169**
County's Proportionate Share of NPL (87% of Total)	**$146**

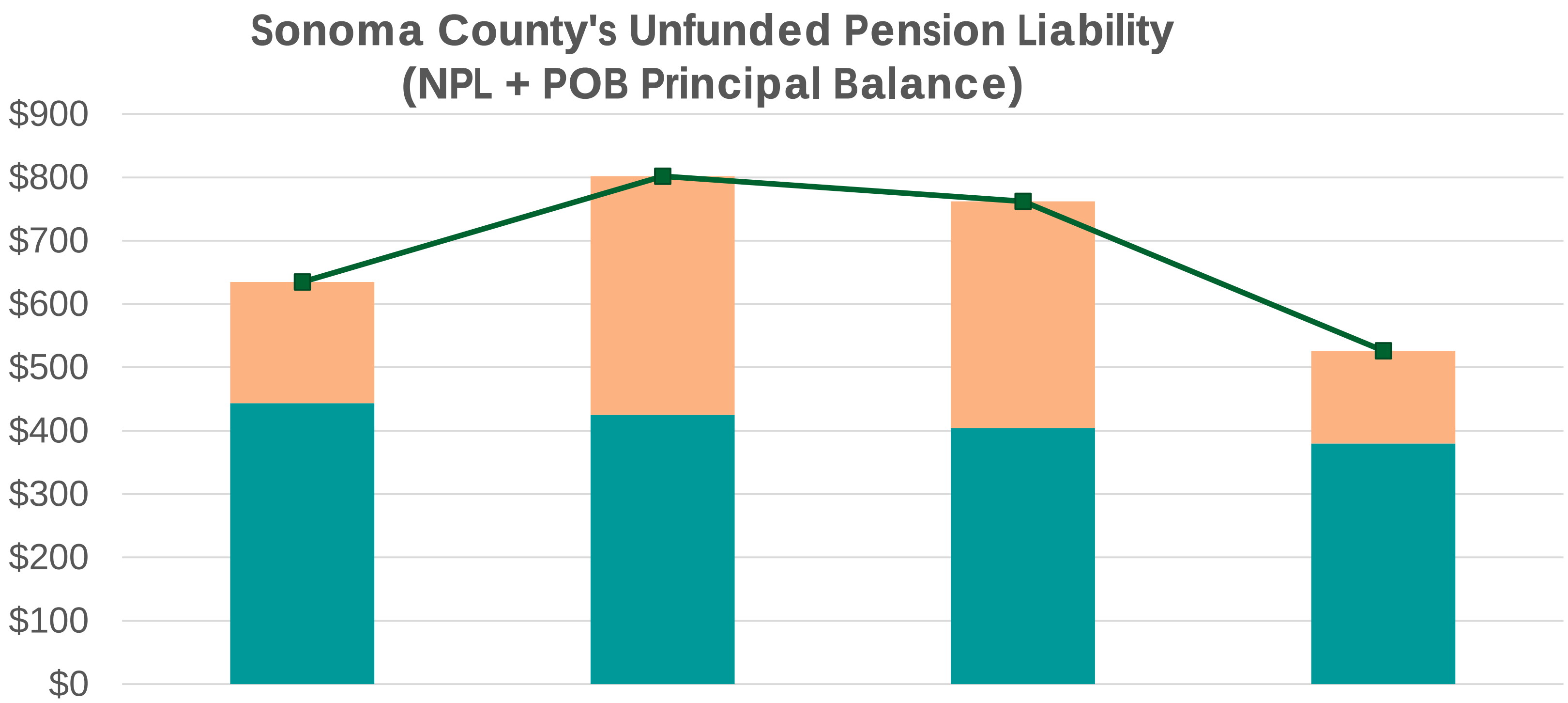
	Amount
SCERA Total Pension Liability	$2,917
Actuarial Valuation of Assets	$(2,557)
Total Unfunded Actuarial Accrued Liability (UAAL)	**$360**
County's Proportionate Share of UAAL (91% of Total)[1]	**$328**

Note 1: *Calculated using the Appendix D "Amortization Schedule for UAAL" data in SCERA's Actuarial Valuation dated 12/31/17.*

Pension Obligation Bonds - Principal Balance by Fiscal Year

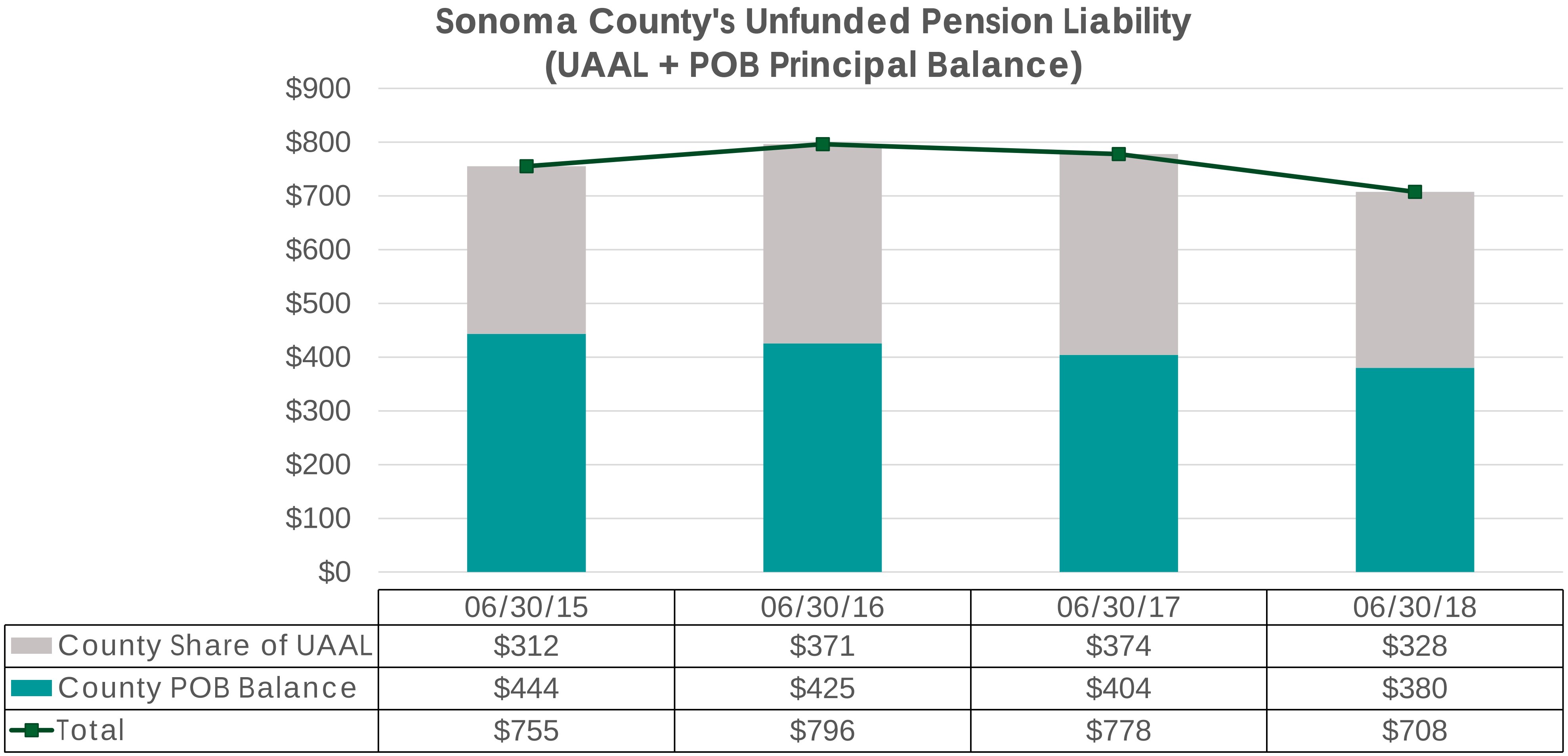


Total Unfunded Pension Liability Based on NPL


Sonoma County's Unfunded Pension Liability
(NPL + POB Principal Balance)

	06/30/15	06/30/16	06/30/17	06/30/18
🟧 County Share of NPL	$191	$376	$358	$146
🟦 County POB Balance	$444	$425	$404	$380
■ Total	$635	$802	$762	$526

Total Unfunded Pension Liability Based on UAAL


Sonoma County's Unfunded Pension Liability
(UAAL + POB Principal Balance)

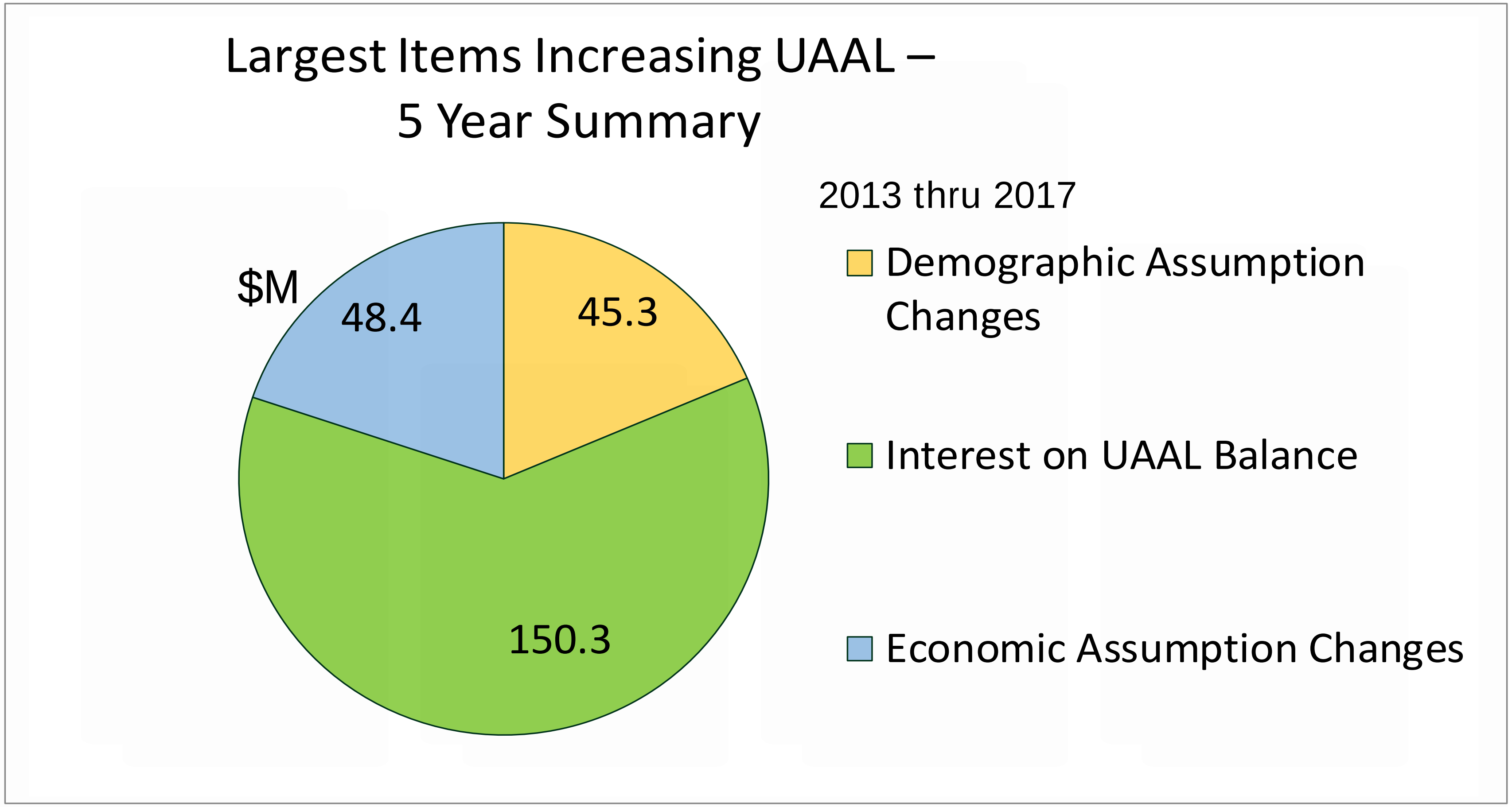
	06/30/15	06/30/16	06/30/17	06/30/18
▨ County Share of UAAL	$312	$371	$374	$328
🟩 County POB Balance	$444	$425	$404	$380
-■- Total	$755	$796	$778	$708

IV. SCERA Administrator Update

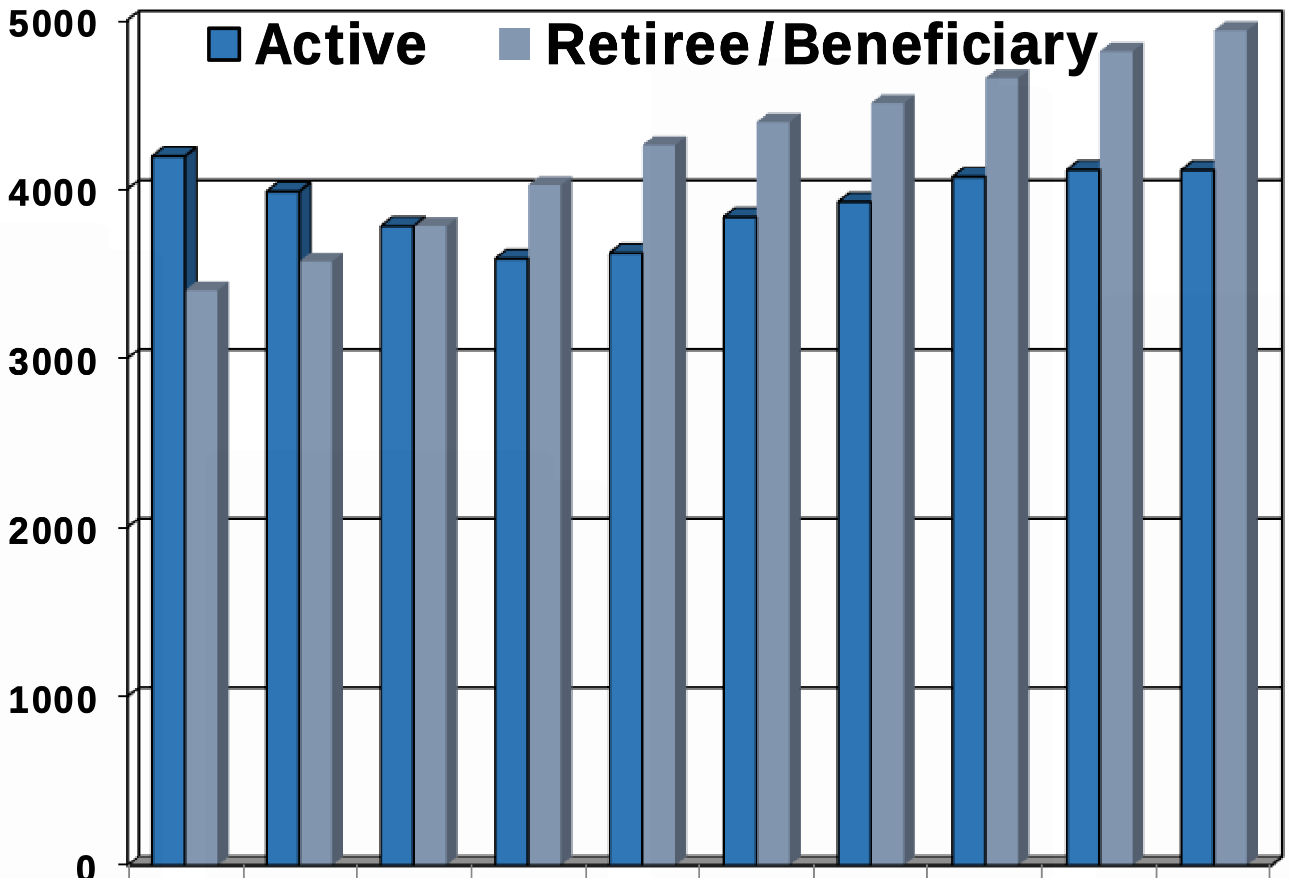
SCERA Actuarial Analysis of Plan Experience

(K$)	2017	2016	2015	2014	2013	5 Year Total
Beginning of the Year UAAL Liability (Surplus)	**$408,227**	**$405,922**	**$343,043**	**$449,443**	**$494,240**	
Source of Actuarial (Gain) Loss: Compensation Increase (Decrease)	4,586	$5,983	$(12,829)	(64,347)	2,926	$(63,681)
Investment Experience recognized	(44,256)	$891	(3,307)	(44,167)	(71,109)	$(161,948)
Other Experience	(3,890)	$(859)	(2,546)	(5,254)	3,491	$(9,058)
Less than/(Greater than) Expected Contributions*	4,568	$4,094	(3,519)	10,343		$15,486
*Listed separately since 2014						
Composite (Gain) Loss for the Year - Total	**$(38,992)**	**$10,109**	**$(22,201)**	**$(103,425)**	**$(64,692)**	**$(219,201)**
Other Items Impacting UAAL: Assumption Change (Economic Assumptions only)			48,372			$48,372
Assumption Change (Demographic Assumptions only)			45,314			$45,314
Interest Accrual on UAAL Balance	28,358	28,249	24,727	32,514	36,447	$150,295
County's Additional UAAL Payment			(3,661)			$(3,661)
Expected employer/member contributions less Normal Cost	(38,036)	(36,053)	(29,672)	(35,489)	(16,552)	$(155,802)
Other Items Impacting UAAL - Total	**$(9,678)**	**$(7,804)**	**$85,080**	**$(2,975)**	**$19,895**	**$84,518**
End of the Year UAAL Liability (Surplus)	**$359,557**	**$408,227**	**$405,922**	**$343,043**	**$449,443**	

SCERA Actuarial Experience



SCERA Membership 2008 to 2017



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
■ Active	4193	3984	3780	3587	3620	3833	3922	4071	4112	4110
■ Retiree/Beneficiary	3399	3570	3780	4021	4258	4394	4506	4653	4812	4936

SCERA Membership as of 12/31/17

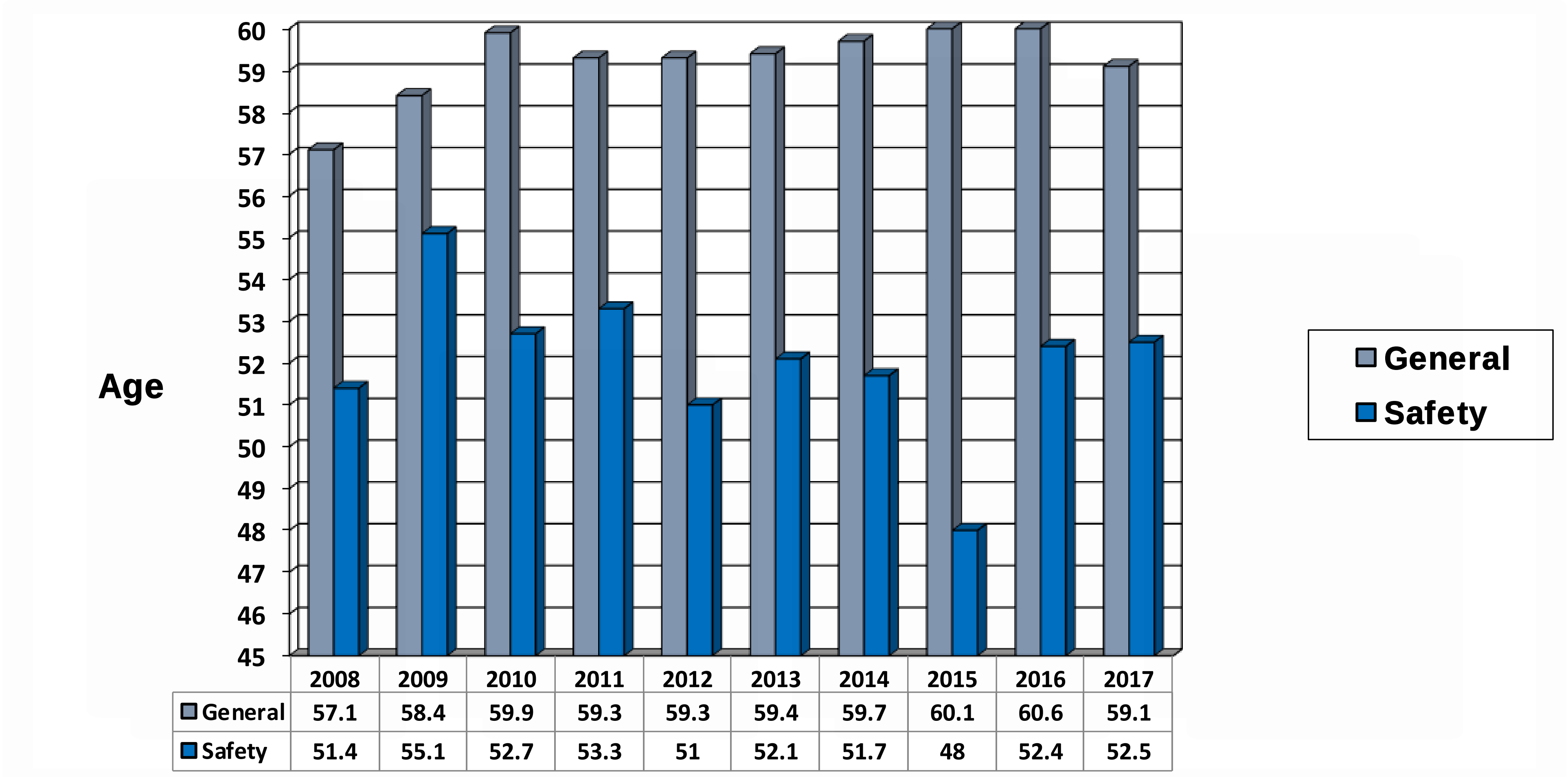
Active		
	General	Safety
Plan A Legacy	2122	541
Plan B PEPRA	1263	184
Total	3385	725

Retiree/Beneficiary		
General	Safety	Total
4063	873	4936

Deferred		
General	Safety	Total
976	205	1181

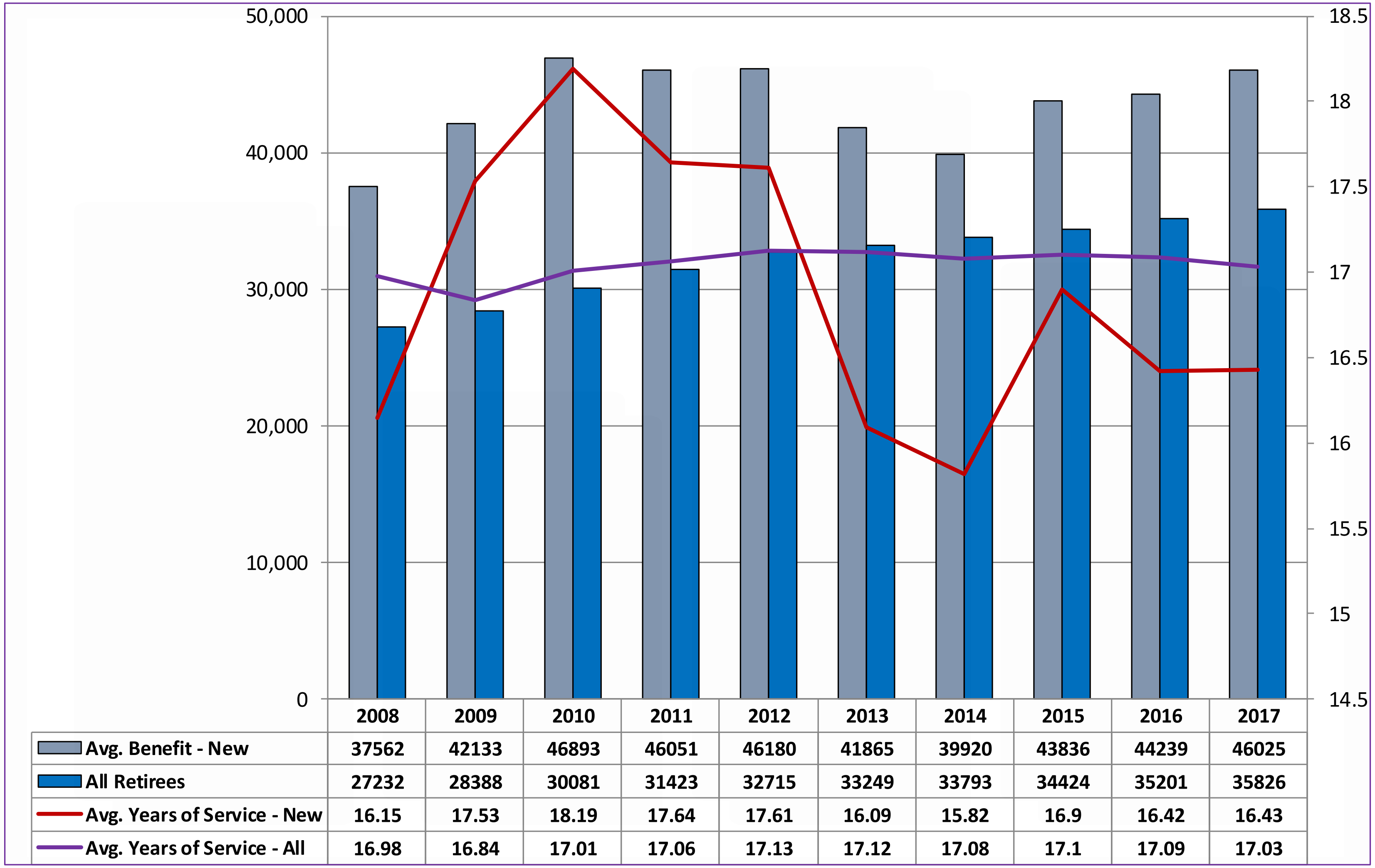
Segal Consulting

SCERA Retirements - Average Retirement Age



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
▨ General	57.1	58.4	59.9	59.3	59.3	59.4	59.7	60.1	60.6	59.1
■ Safety	51.4	55.1	52.7	53.3	51	52.1	51.7	48	52.4	52.5

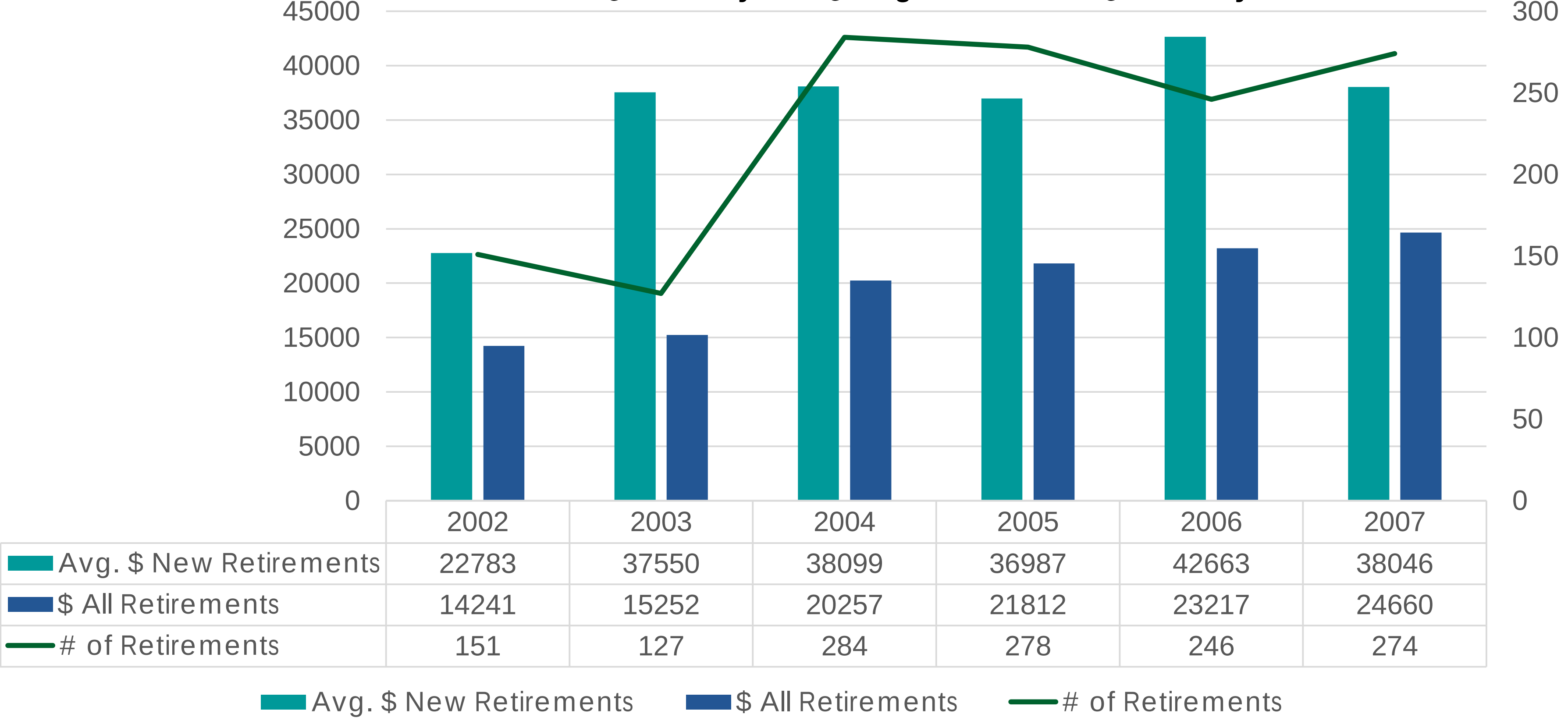
SCERA Average Annual Retirement Benefit



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Avg. Benefit - New	**37562**	**42133**	**46893**	**46051**	**46180**	**41865**	**39920**	**43836**	**44239**	**46025**
All Retirees	**27232**	**28388**	**30081**	**31423**	**32715**	**33249**	**33793**	**34424**	**35201**	**35826**
Avg. Years of Service - New	**16.15**	**17.53**	**18.19**	**17.64**	**17.61**	**16.09**	**15.82**	**16.9**	**16.42**	**16.43**
Avg. Years of Service - All	**16.98**	**16.84**	**17.01**	**17.06**	**17.13**	**17.12**	**17.08**	**17.1**	**17.09**	**17.03**

Segal Consulting

Average Annual Retirement Benefit
Pre and Post Benefit Enhancement 2002 to 2007



July 2003
3 @ 55 safety

June 2004
3% @ 60 general

Feb. 2006
3 @ 50 safety

	2002	2003	2004	2005	2006	2007
Avg. $ New Retirements	22783	37550	38099	36987	42663	38046
$ All Retirements	14241	15252	20257	21812	23217	24660
# of Retirements	151	127	284	278	246	274

SCERA Investment Returns (net of fees)

Calendar year-end information

	Annualized Return 12/31/17	Annualized Return 12/31/16	Annualized Return 12/31/15	Annualized Return 12/31/14	Annualized Return 12/31/13
1 Year	16.4%	8.8%	1.7%	5.6%	19.6%
3 Year	8.8%	5.3%	8.7%	13.0%	11.2%
5 Year	10.2%	9.7%	8.1%	10.3%	12.8%
10 Year	5.7%	4.9%	5.5%	6.2%	6.7%
15 Year	8.1%	6.1%	5.0%	4.8%	5.5%
20 Year	6.4%	6.6%	6.9%	8.1%	7.6%
30 Year	8.7%	8.2%	8.5%	9.2%	9.4%

Sourced from Aon Hewitt Investment Consulting

Contribution Rates

- Employer/Employee contribution rates from 12/31/17 Valuation effective July 2019 (18 month lag)
- Current Employer contribution rates, effective July 2018:

	Employer Rates	
	General	Safety
Legacy	18.95%	28.74%
PEPRA	13.89%	21.94%

	Employee Rates	
	General	Safety
Legacy	11.93%*	12.07%*
PEPRA	10.45%	15.54%
***Average rates**		

Unfunded Actuarial Accrued Liability (UAAL) Major Events in Past 15 Years

Increasing

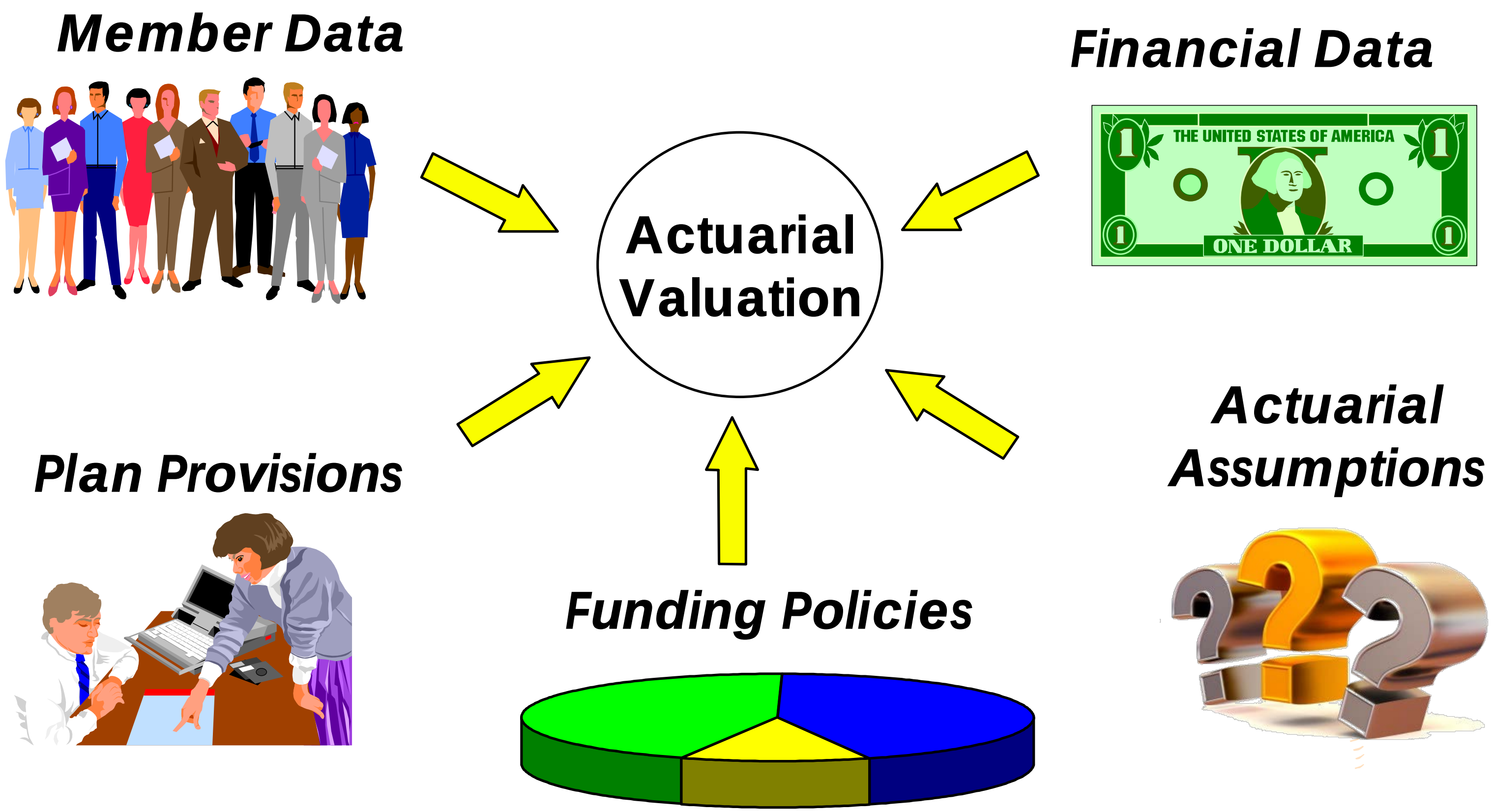
- Safety members: 3% at 55 (2003)
- General Members: 3% at 60 (2004)
- Safety Members: 3% at 50 (2006)
- Financial Market Downturn/"Great Recession" (2008)
- Cash Allowance Benefit (2009)
- Actuarial Assumption Changes 2005, 2008, 2009, 2010, 2011, 2014

Decreasing

- Pension Obligation Bonds Proceeds
  - May 2003 $210M
  - September 2010 $289M
- Public Employees Pension Reform Act – PEPRA (2013)
- County Elimination of Cash Outs in Final Average Salary Calculations (2013, impacted 2012 valuation)
- Additional UAAL Payments

V. Segal – 2017 Actuarial Valuation

What goes into an Actuarial Valuation?



Member Data

Financial Data

Actuarial Valuation

Plan Provisions

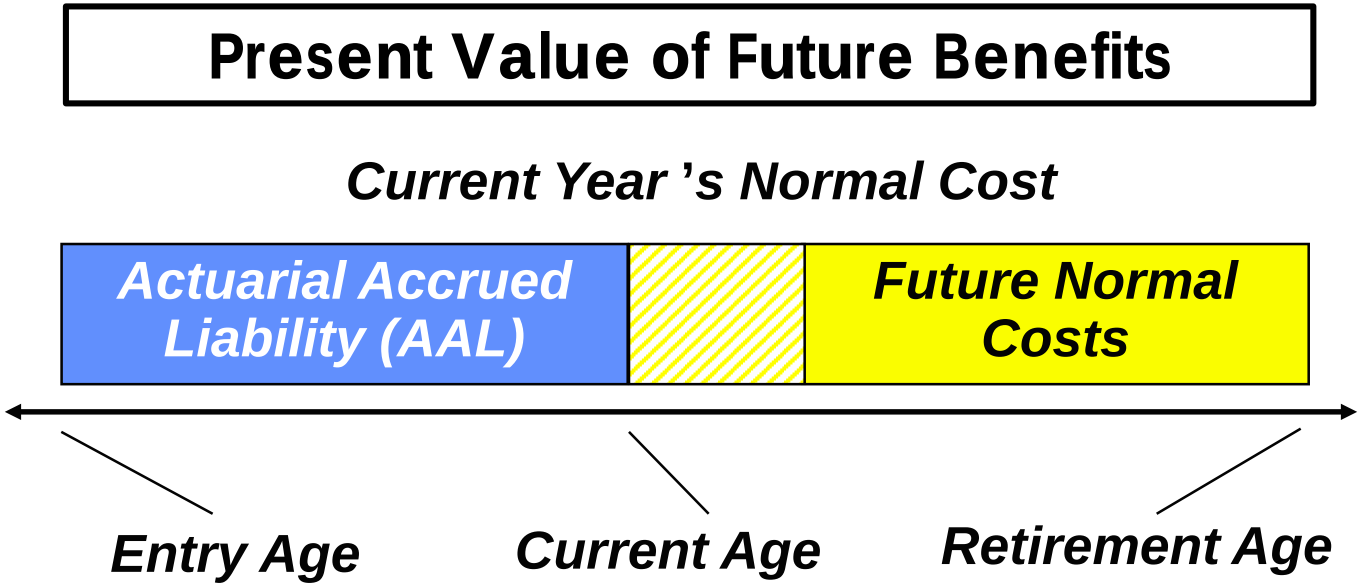
Actuarial Assumptions

Funding Policies

Funding Retirement Benefits – Actuarial Terminology

- **The Normal Cost is the portion of the cost the member's projected benefit allocated to a year of service**—only active members have a current Normal Cost

- **The Actuarial Accrued Liability (AAL) measures the Normal Costs from past years**—for retired members, the AAL is the entire present value of their benefit



Present Value of Future Benefits

Current Year 's Normal Cost

Actuarial Accrued Liability (AAL)

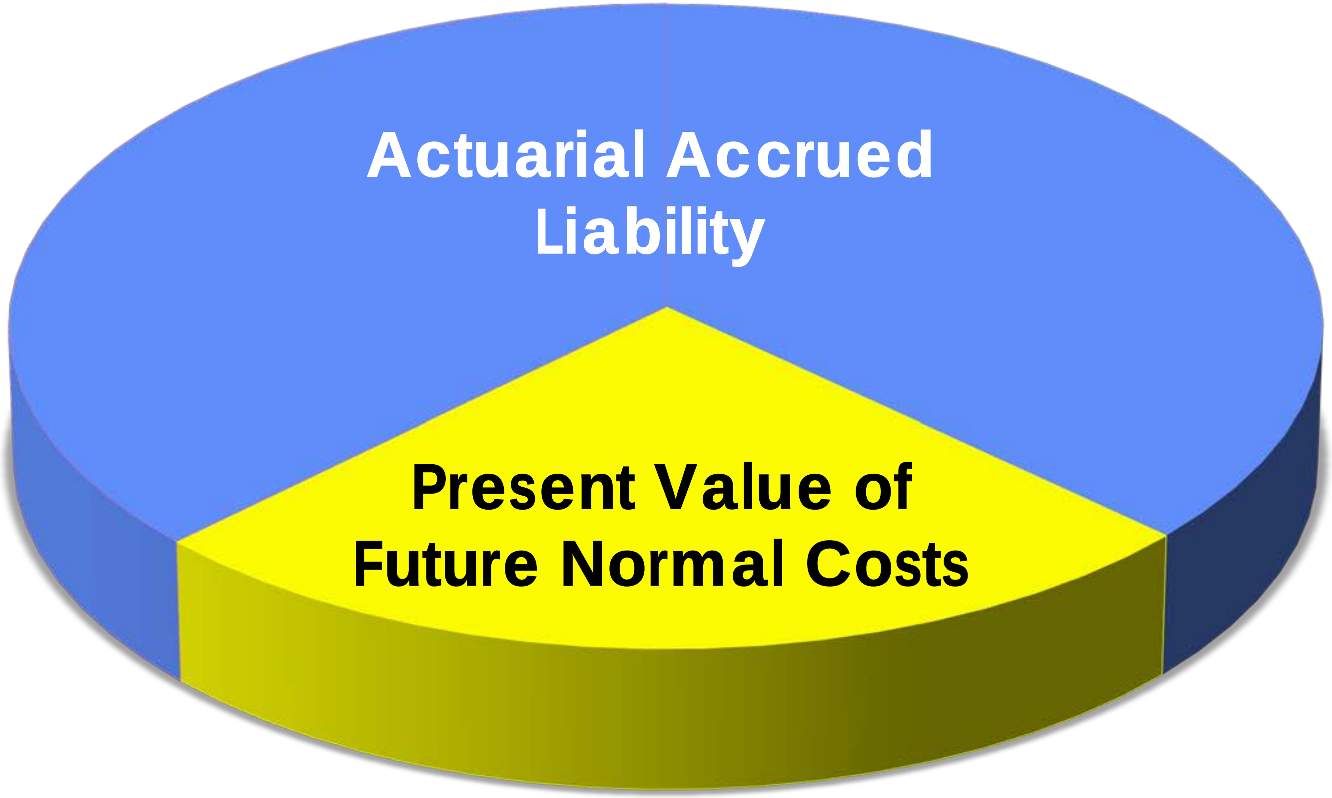
Future Normal Costs

Entry Age

Current Age

Retirement Age

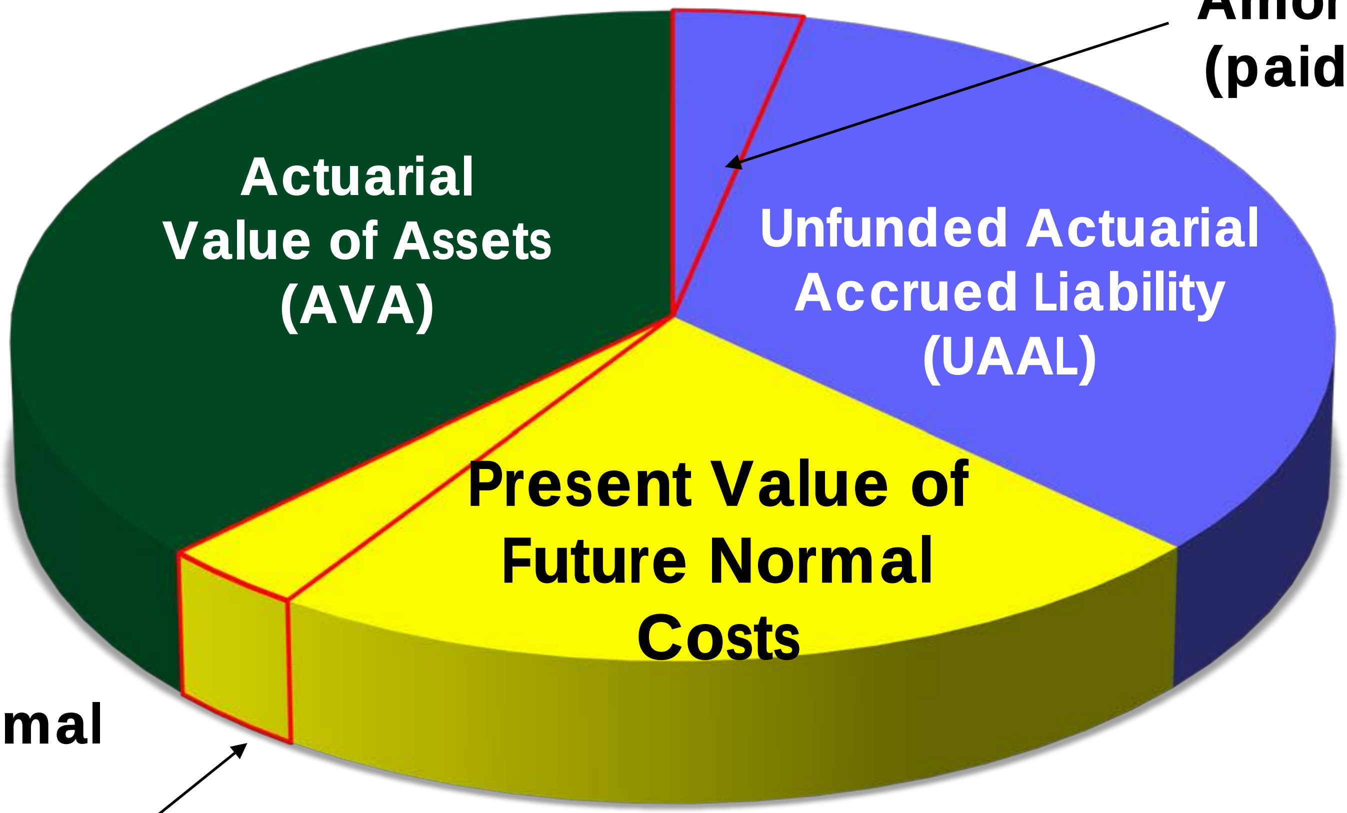
Present Value of Future Benefits – Entire Plan



Actuarial Accrued Liability

Present Value of Future Normal Costs

Funding Retirement Benefits – Contribution Elements



Current Year's Amortization of UAAL (paid by employers)

Current Year's Normal Cost (paid by members and employers)

Purpose of the Actuarial Valuation

- Summarizes the actuarial data used in the valuation
- Analyzes the preceding year's experience
- Determines SCERA's funded status as of December 31, 2017
- Establishes funding requirements for fiscal year 2019 - 2020

Valuation Results ($ in thousands)

	12/31/2017	12/31/2016
Market Value of Assets (MVA)	$2,748,040	$2,414,828
Valuation Value of Assets (VVA)	$2,557,299	$2,399,171
Actuarial Accrued Liability (AAL)	$2,916,856	$2,807,398
Unfunded AAL (AAL less VVA)	$359,557	$408,227
Funded Percentage (VVA Basis)	87.7%	85.5%
Funded Percentage with recognition of deferred gains	94.2%	86.0%

Valuation Results ($ in thousands)

	12/31/2017	12/31/2016
Employer Contributions:		
General Contribution Rate		
(% of payroll)	17.1%	17.8%
Estimated Annual Contribution	$50,438	$52,457
Safety Contribution Rate		
(% of payroll)	26.3%	27.8%
Estimated Annual Contribution	$19,832	$20,939
Total Contribution Rate		
(% of payroll)	19.0%	19.9%
Total Estimated Annual Contribution	$70,270	$73,396

Experience During the Year (continued)

- Investment Experience for year ending December 31, 2017
  - Market Value of Assets earned 16.4%, which is greater than the assumed rate of return of 7.25%
  - Valuation (smoothed) Value of Assets earned 9.1% (more than 7.25%)
    - Deferred investment gains increased from $16M in 2016 valuation to $191M in 2017 valuation

- *If the $191M in deferred gains were recognized immediately:*
  - *Funded ratio would increase from 87.7% to 94.2%*
  - *Average employer contribution rate would decrease from 19.0% to 15.3% of payroll*

Development of Unfunded Actuarial Accrued Liability

		(Amounts in Thousands)
1. Unfunded actuarial accrued liability at beginning of year		$408,227
2. Normal Cost		74,355
3. Expected employer and member contributions		-112,391
4. Interest		28,358
5. Expected unfunded actuarial accrued liability		$398,549
6. Actuarial (gain)/loss due to all changes:		
a. Investment gain	-$44,256	
b. Lower than expected contributions	4,568	
c. Higher than expected salary increases	4,586	
d. Other experience gains	-3,890	
e. Total		-$38,992
7. Unfunded SCERA's actuarial accrued liability at 12/31/2017		**$359,557**

Change in Average Employer Contribution Rates

	Contribution Rate (% of pay)	Estimated Annual Dollar Cost ($000)
Recommended Average Employer Contribution Rate as of December 31, 2016	**19.85%**	**$73,396**
Effect of investment gain	-0.85%	-3,143
Effect of difference between actual and expected contributions	0.09%	333
Effect of difference in actual versus expected individual salary increases	0.09%	333
Effect of decrease in UAAL rate from higher than expected increases in total payroll	-0.03%	-111
Effect of demographic changes	-0.07%	-259
Effect of other experience gains	-0.08%	-279
Total Change	**-0.85%**	**-$3,126**
Recommended Average Employer Contribution Rate as of December 31, 2017	**19.00%**	**$70,270**

VI. Segal – 2018 Experience Study Preview

Actuarial Assumptions for Next Valuation (Dec. 31, 2018)

Actuarial assumptions—two kinds:

- Demographic
  - When benefits will be payable
  - Amount of benefits
  - Developed using experience from January 1, 2015 to Dec. 31, 2017
- Economic
  - How assets grow
  - How salaries and benefits increase

Demographic Assumptions

- **Rates of “decrement”**
  - Termination, mortality, disability, retirement
  - Termination
    - Withdrawal
    - Vested termination

  - Mortality:
    - Before and after retirement
    - Service connected or not
    - Service, disability, beneficiary

- **Other retirement related assumptions**

Economic Assumptions

- Price inflation (CPI)
  - Component of Investment Return, Salary Increases
- Investment return
  - Price inflation
  - Real return, net of administrative and investment expenses
- Salary increases
  - Price inflation
  - Real wage increases (“across the board”)
    - Total payroll assumed to grow at price inflation plus real wage growth
  - Promotional and merit

Selection of Actuarial Assumptions

- Objective, long term
- Recent experience or future expectations
  - Demographic: recent experience
  - Economic: not necessarily!
- System specific or not
  - All assumptions are system specific except price inflation
- Consistency among assumptions
- Desired pattern of cost incidence
  - Good assumptions produce level cost
  - Beware “results based” assumptions!

Always remember

C + I = B + E

Contributions + Investment Income

equals

Benefit Payments + Expenses

- Actuarial valuation determines the current or “measured” cost, not the ultimate cost
- Assumptions and funding methods affect only the timing of costs

Recommended Demographic Assumptions

- Rates of termination, mortality, disability and retirement
  - Small adjustments to the rates
- Mortality Rates
  - Use Mortality table developed by the Society of Actuaries
    - Adjust to reflect experience observed at SCERA
  - Use "generational" approach to anticipate future mortality improvement
    - Each new generation of retirees are expected to live longer than last generation
  - Slightly less future mortality improvement than currently assumed

Economic Assumptions

- Price Inflation (CPI)
  - Investment Return, Salary Increases
- Salary Increases
  - Wage inflation (or payroll growth)
    - Includes price inflation plus "across the board" real wage growth
  - Promotional and merit: based on experience
- Investment Return (Investment Earnings)
  - Components include price inflation, real return, expenses (administrative and investment)
  - Generally based on passive returns

Recommended Economic Assumptions

	12/31/2015 Val'n		Recommended	
	Return	**Pay***	**Return**	**Pay****
Price Inflation	3.00%	3.00%	2.75%	2.75%
Real Wages	n/a	0.50%	n/a	0.50%
Net Real Return	4.25%***	n/a	4.25%***	n/a
Total	**7.25%**	**3.50%**	**7.00%**	**3.25%**

* Total payroll growth. Excludes Merit and Promotion component of assumed individual salary increases, which after 5 years are 0.50% for General and Safety.

** Total payroll growth. Excludes Merit and Promotion component of assumed individual salary increases, which after 15 years are 0.50% for General and 0.75% for Safety.

*** Return is net of investment and administrative expenses

Investment Earnings Assumption

- Comparison with other systems
  - National median is 7.50% but continues to trend down nationwide
  - Most common for California county retirement systems is 7.25%
  - Seven California county retirement system have adopted 7.00%
    - San Mateo is at 6.75% (with 2.50% inflation)
    - San Diego City system is reducing to 6.50%
    - Both San Jose City systems are at 6.875%
  - CalPERS and CalSTRS both approved reduction to 7.00%

Anticipated Impact on Valuation Results

Modeled as of December 31, 2017 for illustration

- **Increase in Actuarial Accrued Liability: $31 million**
- Total increase in average required employer contribution: 1.36% of pay
- Total increase in average member rate: 0.47% of pay
- Impacts vary by cost group
- Proposed changes in economic assumptions account for most of the overall cost impact

VII. Next Steps

Summary

- The Pension Plan is 87.7% funded as of Dec. 31, 2017.
- The 2017 Actuarial Valuation was positive overall, which means the County's contribution costs should remain stable through FY 19-20.
- The County's costs are expected to increase in FY 20-21 due to anticipated adverse impacts from the upcoming 2018 Valuation/Experience Study.
- Annual Pension Bond costs will continue to rise roughly $2M per year, peaking in FY 22-23, before final payment in FY 2029-30.
- The Net Pension Liability portion of unfunded liability has declined over the years, but it is volatile and will likely increase as a result of the 2018 Valuation.

Looking Ahead

- Today's report is informational only; and serves as summary reference for the Board's long term fiscal planning.
- **January 2019 or after:** report to be reviewed by the Citizens' Pension Committee
- **April 2019:** staff will present a new financial policy for Board approval to implement an accelerated approach of making prepayments towards UAAL (September 2018 Pension Ad Hoc Report Recommendation).
- **April – May 2019:** publish Segal's SCERA 2018 Experience Study and Valuation; the rates included therein will impact the County's FY 2020-21 budget.
- **January 2020:** Next "State of the Pension System" Annual Report.

Questions/Discussion

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number:
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors
Directors, Sonoma County Water Agency, Ag Preservation & Open Space, Northern Sonoma County Air Pollution Control District, Community Development Commission

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office

Staff Name and Phone Number:
Niki Berrocal, Deputy County Administrator
707-565-2431

Supervisorial District(s):

Title: FY 2019/20 Budget Development

Recommended Actions:

a. Receive and accept updated FY 2018/19 – FY 2022/23 Five Year General Fund Fiscal Forecast.
b. Review the FY 2019/20 Budget Framework and provide additional direction.
c. Adopt an immediate budget balancing strategy in the form of a hiring freeze on all positions which are not currently under recruitment and have been vacant for longer than nine months as of December 11, 2018.

Executive Summary:

In preparing the budget for FY 2019/20, it is important to review the County's General Fund 5-year fiscal outlook and revisit the 2017 wildfire disaster financial impacts. The County of Sonoma experienced three Presidential Major Disaster declarations in 2017. Fortunately, the County has been able to maintain flexibility in its budgeting approach and the Board has prioritized establishing a Recovery Framework plan, which as a separate item, is being presented today for the Board's adoption. The financial impacts from the 2017 Wildfire disaster will continue to influence the County's fiscal sustainability beyond our five year forecast.

This item provides an updated General Fund fiscal forecast, update on disaster recovery FEMA claim costs, FY 2019/20 budget development, and recommends a hiring freeze on positions that have remained vacant for over 9 months as an initial balancing strategy. Key dates and budget framework are highlighted in the discussion for FY 2019/20 budget development cycle.

Discussion:

As part of the Recovery Framework initiative County departments have already started prioritizing services to support recovery efforts. In parallel, the development for the FY 2019/20 budget cycle is underway and for FY 2019/20, staff anticipates a general fund shortfall of $12.8 million due to no planned State secured property tax backfill at the same time as expenses are anticipated to increase by about 2%. FY 2019/20 budget development is detailed below for additional direction by the Board. FY 2018/19 is being tracked closely as the first year without year-end savings built into the budgeted revenues. Budget pressures and anticipated increases in ongoing staffing costs are a huge consideration in vacancy and recruitment management.

County General Fund 5-Year Fiscal Outlook (Attachment A)

The last fiscal outlook update was presented to the Board on November 13, 2018. The forecast has been updated to true-up one-time property tax backfill with latest information and recognizes the County's anticipated labor changes. Additionally, staff analyzed disaster cost and reimbursement estimates and additional one-time required expense adjustments.

The fiscal outlook is focused on the General Fund as the main area of discretionary funds for the County. The recent California State Legislative Analyst Office released a fiscal outlook that maintains a positive outlook statewide. It doesn't include impacts from the October 2017 wildfires in these forecasts, and given the other economic indicators of slowing activity, staff remains cautiously optimistic and plan for slow growth. The California Assembly Budget Committee "FY 2019-20 Blueprint for a Responsible Budget" indicates that even though the economy is strong, a recession is looming and are planning accordingly (http://budgettrack.blob.core.windows.net/btdocs2019/16.pdf).

As presented to the Board on November 13, 2018, the updated County fiscal forecast assumes improved County General Fund Property Tax revenue growth of 4% for FY 2018/19, and County Administrator's staff projected future increases at 4%; 3.5%; 3%; and 2.5% through FY 2022/23. Modest growth is based on the following factors: (1) recovery focus on rebuilding which will restore assessed values lost during the fire and new housing units mainly within city limits; (2) consideration for the County's low housing inventory limiting sales and transfers; (3) delayed growth from fire recovery; (4) focus on developing affordable housing units; and (5) Proposition 13 limits property valuation assessment to a 2% inflation factor, as long as a properties are not sold or improved. Staff from the Assessor's Office, the Tax Collector's Office, Permit Sonoma, and the County Administrator's office met in early December to review the latest information, and determined that no change should be made to this forecast at this time based on available information.

Overall, the five-year General Fund baseline expenses combined with existing level of strategic investments are projected to outpace expected available funds and revenues, which results in an annual gap of $12.8 million in FY 2019/20; the out years show $22 - $28 million in need annually across FY 2020/21 through FY 2022/23, which does not include new demands for General Fund as discussed below under FY 2019/20 Challenges**.**

Vacancies

There are currently 350 vacancies across the County organization. There are 56 vacancies older than nine months and represents $2.6 million of annualized cost within General Fund budgets and $5.0

million annualized cost for all other funds. Please see Attachment B. It should be noted that some of the savings from these positions may be associated with offsetting revenue or departments may have unfunded positions in their allocation lowering the amount of savings available. Given the current forecast balancing challenge of $12.8 million starting in FY 2019/20 mainly as a result of no anticipated State backfill of secured property tax and updating anticipated staffing cost adjustments, the County Administrator recommends implementing an immediate hiring freeze of all job types, including extra help, for positions vacant over nine months as of December 11, 2018.

Recommended Action: Approve the implementation of a hiring freeze for all current vacancies, including extra help, over nine months as of December 11, 2018, unless approved by the Board of Supervisors.

Disaster Recovery Federal Emergency Management Agency (FEMA) Claim
The disaster impact is currently estimated at $36 million in potentially eligible FEMA claim costs with an additional $5.0 million covered through the County's insurance. The remaining amount of General Fund reimbursement expected over the next fiscal year is $6 million. As part of the updated General Fund Reserve financial policy reference below, the General Fund reimbursement will mostly go toward replenishing General Fund Reserves as well as priority Recovery Framework projects. There are approximately $15 million of permanent projects that are non-General Fund that will be implemented as obligations are approved. There are an estimated $1.9 million of ineligible expenses that were paid through the disaster fund to date. According to some jurisdictions, FEMA reimbursement took on average 18 months to two years after filing the required documentation before they began to receive claim amounts.

General Fund Reserves
The County's current target for discretionary General Fund Reserve level is 16.67% (equivalent to two months) of General Fund operating revenues and is consistent with the Government Finance Officers Association (GFOA) guidance. Based on the adopted FY 2018/19 budget, the County currently has $50.3 million in reserves, which represents 11% of the adopted FY 2018/19 General Fund revenues. Achieving a 16.7% target would require the reserve level to be approximately $76 million. In order to maintain sufficient discretionary reserves in the event of a future disaster, in FY 2018/19, the Board adopted a revised General Fund Reserve policy. The Board adopted a minimum discretionary General Fund Reserve of one month operating revenues or 8.3 %. Additionally, the revised policy requires a replenishment schedule for any draw down on discretionary reserves to help achieve the County's target of 16.67% of operating revenues.

Within the General Fund, the County's discretionary Reserves have a balance of $50.3 million (after using the $2.7 million FY 2018/19 draw down to balance the recommended budget). In FY 2018/19, the Board adopted that $8.5 million be assigned to finance strategic disaster recovery and resiliency investments. Of the $8.5million, the Board has designated $6.8 million for recovery projects and grant matches over the next three years starting in FY 2019/20, and $1.7 million for information technology resiliency. Any draw on the assignments will return for the Board's consideration later in FY 2018/19. The Board also adopted $3.9 million, or 20% of submitted reimbursements to FEMA, be assigned in fund balance as a set aside for FEMA audit reserves as an Office of Inspector General audit is anticipated for a disaster event the size of the 2017 Sonoma Complex Fires.

The table below shows the current discretionary General Fund Reserve balance:

(in millions)		
FY 2018/19 GF Reserve	$	50.3
Recovery Projects Assignment	$	8.5
20% FEMA Audit Reserve Assignment	$	3.9
FY 2018/19 GF Reserve Available Balance	$	37.9
FY 2018-19 GF Minimum Reserve Balance at 8.3%	$	37.8

FY 2019/20 Budget Development

The County Administrator will be recommending a budget that is built on historical actuals with current revenue assumptions. The demands for General Fund dollars are ever increasing as state and federal resources become impacted along with rising recovery needs that must be financed strategically. It is important to recognize that the structural imbalance will stay with the County until on-going revenues match on-going expenditures and one-time revenues are tied to one-time uses or reserves.

Year over year the County has relied on year-end General Fund savings or year-end fund balance to finance the new year's recommended budget. However, in FY 2017/18, the Board approved a financial policy to eliminate year-end balance reliance by FY 2020/21. This means that year end savings buffer are no longer assumed to be available to carry forward and finance future years' costs.

In developing the FY 2019/20 budget, staff assessed revenues available for budgeting, one-time sources and uses, and ongoing needs when developing department General Fund contributions. The total General Fund revenues available for such contributions in FY 2019/20 is $258.7 million. Note that this is less than total projected General Fund revenues because it excludes department-specific revenues such as fees and grants, which may only be used for the approved purpose and because certain obligations budgeted centrally for the County have been removed from this total. One-time revenues and expenditures were removed or added as appropriate. Next, staff considered department average General Fund expenditures from FY 2015/16 and FY 2016/17 to assign a distribution percentage for the available revenues. Unaudited actuals from FY 2017/18 were analyzed and due to the unanticipated costs from the wildfire event used for comparison only. The table below shows impacts to the FY 2019/20 General Fund resulting in a decrease from FY 2018/19 General Fund Contributions of $5.8 million. In addition, Departments operating baseline costs are expected to adjust up due to increased operating costs, including labor, which are assumed to increase by 3% or about $14.3 million for General Fund budgets. The total impact to General Fund departments is estimated at $20.1 million, or 8%, plus any increases to services and supplies. The table below demonstrates FY 2019/20 General Fund contributions and impacts to General Fund departments.

Available General Fund Contributions

Baseline General Fund Available	$ 273,038,006
FY 2019/20 New Ongoing Impacts	$ (14,342,944)
FY 2019/20 Available for Distribution	**$ 258,695,062**
FY 2018/19 Baseline	$ 264,507,144
FY 2019/20 Estimated Wage and Benefit Increases	$ 14,313,300
FY 2019/20 Total Estimated Operations	**$ 278,820,444**
FY 2019/20 Balancing Challenge	$ (20,125,382)
FY 2019/20 Balancing Challenge %	-8%

FY 2019/20 Challenges
The mid-year forecast of current year revenues and expenses and the updated fiscal forecast provide the framework for the development of a balanced budget and discussing upcoming challenges and opportunities. The following challenges represent some of the biggest known impacts to the County's budget for FY 2019/20.

Recovery Framework Projects
Recovery and Resiliency Framework (Framework) impacts to FY 2019/20 are under development. Today, under a separate Board item, the Board will adopt the Framework and provide direction on which projects should be prioritized for implementation. County staff anticipates cost estimates will be brought to the Board for consideration in April 2019. Funding for recovery projects for FY 2019/20 and beyond will be requested through the annual budget process.

In addition, the County has submitted 31 recovery-related grant applications for funding requests totaling almost $51 million. Though the County is unlikely to be awarded all grants requested, at this time the total County General Fund match totals $5.2 million over three years. The $6.8 million assigned in the General Fund Reserves for recovery projects by the Board is available and should be reserved for expected match funds.

Contract services costs associated with the disaster recovery consultant agreement and an anticipated insurance claim administrator contract are currently estimated at $4 – $6 million over the next three years and are not included in the recovery assignment representing a fiscal challenge starting in FY 2018/19. These two consultant contracts may be largely reimbursable from Housing and Urban Development (HUD) Community Development Block Grant - Disaster Recovery (CDBG-DR) fund and the FEMA Public Assistance claim. Both of these efforts are currently being scoped to match the grant award levels and reasonable due diligence.

Labor
The County has commenced a new round of labor negotiations, which is triggered by the first labor agreement extension expiring in February 2019. Multi-year successor labor agreements influenced by the County's fiscal capacity will provide the Board, the public, and employees with a critical tool for fiscal planning. A stable and affordable labor force is instrumental to continue with Recovery progress. Of the

total FY 2018/19 adopted expenditure budget of $1.8 billion, about 40% is made up of salaries and benefits; and 60% is the portion of staffing costs within the County's main operating General Fund.

It is estimated that the County's FY 2019/20 overall operating expenditure budget will increase by about 3% from the FY 2018/19 projected amount. Affording staffing cost changes relies not only on growth of the General Fund post-disaster discretionary revenues such as taxes, but also significantly relies on funding allocations from state and federal sources increasing enough to cover augmented staffing costs.

Sheriff's Office Behavioral Health Inmate Housing Unit

In 2015, the County applied for and received $40 million of SB 863 state grant funding to finance construction of a new Behavioral Health Inmate Housing Unit adjacent to the Main Adult Detention Facility (MADF). The facility will be approximately 33,400 square feet and include 48 cells, with 72 beds. Each housing unit will have individual and group counseling rooms, a medical exam room, a day room, and visiting rooms. In addition to the two housing modules, the facility will have large-group programming space to support those programs that are best provided in a larger group setting. The facility's design is evidence-based, with a focus on providing the best therapeutic environment for these offenders. The highest priority target populations for this facility are those awaiting beds at Napa State Hospital for restoration to competency to stand trial, those receiving restoration to competency services locally, and those diagnosed with severe mental illness. The most acute inmates will be moved into the new facility, thereby freeing up general population space at MADF. It will also allow for closure of Unit 301 at the North County Detention Facility (NCDF), resulting in a net increase of eight beds.

The State funds only help finance construction of the new Behavioral Health Unit; the County is responsible for covering the ongoing staffing and operational costs. The facility is anticipated to open in 2020, and hiring of new staff is expected to occur several months prior to allow time for training and onboarding. The Sheriff's Office is actively developing the most optimal and cost-effective staffing model for the new facility. Current annual estimated cost when fully operational is approximately $6.0 million.

Integrated Justice System

The Integrated Justice System (IJS) provides the County justice partners their primary input, view and management for all Criminal, Civil and Juvenile information. This includes information necessary to make decisions such as whether individuals can be searched in the field, whether they can be arrested on a warrant, when to transport for court appearances, when to release them from custody or transfer to another jurisdiction, and how they should be supervised when placed on probation. IJS currently serves over 2,000 active users including the Sheriff's Office, Sheriff's Detention Facilities, District Attorney, Public Defender, Probation, Superior Court, Child Support Services, and city, state and federal law enforcement agencies.

In March, 2015, the Court notified the County that they would no longer be participating in IJS after implementation of Tyler Odyssey Case Management system. The County's Criminal Justice partners' ability to interface with the Court's new system is critical to mitigate voluminous manual data entry of Court data into the County's information systems.

System modernization and ongoing interface development for all justice partners is estimated at approximately $1 million per year. In addition, with the Courts no longer utilizing Information Systems Department (ISD) services, the impact to ISD revenues and the justice partners' budgets would be approximately $725,000 in FY 2019/20. Combined General Fund demand for the Courts' system change is preliminary estimated at $1.7 million. County Administrator's Office and department staff will continue analysis and discussions with our State Courts partners which will likely refine estimates.

FY 2019/20 Budget Development Framework and Timeline
As we begin budget development for FY 2019/20, there remains an estimated $12.8 million funding gap which must be addressed. Staff will be closely monitoring third quarter estimates, timing of advance payments, and how departments manage their appropriations. Also, in order to ensure the County's long-term fiscal sustainability, the following strategies will be undertaken:

a) Aligning General Fund Contributions
Departments had adjusted targets that align revenues and expenditures with previous years' actual experience starting in FY 2018/19. For FY 2019/20, County Administrator staff have estimated General Fund revenue available for budgeting and will be distributing that amount based on average percentage of General Fund contribution, net of anticipated new needs. Distributing targets based on available revenue is another step toward a structurally balanced budget. To accommodate the shift to actuals, no vacancy savings will be required.

b) Service Inventory
The County Administrator's Office will kick off an assessment of services and identify service level mandates. This exercise will begin with Administrative and Fiscal Services and Development Services functional areas in FY 2019/20 with this information being ready for the April budget workshops. The remaining functional areas (Justice Services, Health and Human, and Natural Resources) will complete their service inventory in FY 2020/21. Service level information will assist departments as functional areas to identify collaboration opportunities.

c) General Fund Add Backs
General Fund departments will be adjusting their fully loaded costs to meet a General Fund contribution based on available revenue and most departments may need to make baseline reductions to meet the target. Staff will be working with the departments to develop proposed add backs which will be brought forward as part of the supplemental budget materials for the Board to consider should ongoing revenues come in higher than estimated. Reductions that may need to be made in order to meet targets should be planned to start at the beginning of the second quarter in FY 2019/20 to allow for procedures for any necessary lay-offs to begin after the Board budget hearings. This approach streamlines the budget process to be as closely aligned as possible with real-time revenue estimates to maximize organization capacity.

d) Functional Area Workshops
These Board workshops will be held on April 9-10, 2019. Departments will work together through the County Administrator's Office to present to the Board as functional areas regarding their FY 2019/20 budgets. It is envisioned there will be a couple of leads per functional area that assist in the coordination of information and proposals. Information to be included for the functional area consideration comes from the County's Recovery Framework, mid-year estimates, service level details (for functional areas completing service inventories), updated fees, and revenue targets. The April functional area workshops are intended to provide more timely input by the Board for departmental budget development.

These April workshops will replace department presentations during the FY 2019/20 budget hearings in June. Instead, Board Members will have the opportunity to inform the County Administrator and the Chair of any questions they would like a department to answer. The Board can request information be addressed by department heads no later than April 19, 2019 and community-based organization (CBO) requests are also due by April 19, 2019 (Attachment C).

The tentative budget development activity timeline is as follows, and dates may be subject to change:

January 10	State Budget Released.
February 26	Quarter 2 Consolidated Budget Adjustments, Midyear Estimates, Contingency Update (Consent)
April 9 - 10	Functional Area Workshops
April 19	Deadline for Board/CBOs Requests (Attachment C)
May 14	Fees and Charges Adjustments – Board Public Hearing
May 10	Governor's State May Revise Budget
May 15	Recommended Budget (Electronic Version)
June 1	Supplemental Budget Documents, Budget Hearing Documents
June 12-21	FY 2019/20 Public Budget Hearings

Conclusion

The County has experienced a slow growth in revenues that is outpaced by the growth in expenditures and creates a structural imbalance. In order to achieve the Board policy of a structurally balanced budget, the FY 2019/20 approach aligns expenses to available revenues, General Fund contributions targets based on actual General Fund used, and new collaboration at the functional area level with a focus on services. The County has been able to maintain flexibility in its budgeting approach and an ability to demonstrate planned recovery for reserves.

Prior Board Actions:

June 15, 2018 Adopt FY 2018/19 Budget and Financial Policies
November 13, 2018 Receive 5-Year Budget Improvement Plan

Strategic Plan Alignment Goal 2: Economic and Environmental Stewardship

The achievement of a structurally balanced budget while planning for recovery supports Goal 2: Economic and Environmental Stewardship.

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A: General Fund Five Year Forecast
Attachment B: Vacancies by Fund
Attachment C: Budget Information Request Form

Related Items "On File" with the Clerk of the Board:

GENERAL FUND ONLY FORECAST

	FY 18-19 Budget	FY 18-19 Projected	FY 19-20 Projected	FY 20-21 Projected	FY 21-22 Projected	FY 22-23 Projected
Taxes	**273,934,468**	**285,374,667**	**287,750,501**	**297,324,324**	**305,868,228**	**313,295,349**
Secured Property Tax	238,526,883	246,415,518	256,272,138	265,241,663	273,198,913	280,028,886
Assumed State Backfill[1]	5,149,900	8,100,591	-	-	-	-
Redevelopment Increment	(11,163,000)	(11,163,000)	(11,609,520)	(12,015,853)	(12,376,329)	(12,685,737)
Residual Property Tax RPTTF	3,000,000	3,000,000	3,120,000	3,229,200	3,326,076	3,409,228
Unsecured Property Tax	5,615,000	5,615,000	5,839,600	6,043,986	6,225,306	6,380,938
Supplemental Property Tax	2,960,000	2,960,000	3,078,400	3,186,144	3,281,728	3,363,772
Documentary Transfer Tax	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Sales Tax	19,830,000	19,843,000	20,279,546	20,725,696	21,181,661	21,647,658
TOT	4,971,415	5,559,288	5,726,067	5,869,218	5,986,603	6,106,335
Other Taxes	44,270	44,270	44,270	44,270	44,270	44,270
Non-Tax Revenues	**186,054,077**	**186,879,695**	**181,560,108**	**180,941,002**	**180,210,050**	**183,016,881**
Licenses/Permits/Franchises	21,223,802	21,223,802	21,223,802	17,723,802	14,223,802	14,223,802
State and Federal Funds	76,895,215	77,626,742	79,424,078	81,263,193	82,988,263	84,750,030
Fines/Forfeitures/Penalties	9,487,718	9,487,718	7,887,718	7,887,718	7,887,718	7,887,718
Use of Money/Property	5,774,584	5,774,584	5,789,021	5,803,493	5,818,002	5,832,547
Charges for Services	47,543,903	47,637,994	48,383,372	49,225,079	50,067,094	50,908,284
Miscellaneous Revenues	3,876,037	3,876,037	3,569,378	3,605,071	3,641,122	3,677,533
Other Financing Sources[2]	19,463,528	19,463,528	14,990,461	15,140,366	15,291,769	15,444,687
Use of reserves	*2,730,951*	*2,730,951*	-	-	-	-
Special Items	292,280	292,280	292,280	292,280	292,280	292,280
Release of SB 90 Audit Reserve	1,497,011	1,497,011	-	-	-	-
Total Sources	**459,988,545**	**472,254,362**	**469,310,609**	**478,265,327**	**486,078,278**	**496,312,230**
Wages & Benefits[3]	**332,264,634**	**341,374,998**	**352,389,389**	**369,821,582**	**379,477,501**	**388,284,483**
Non-Salary & Benefit Expenses	**127,723,910**	**130,879,364**	**129,714,364**	**130,832,275**	**131,789,161**	**136,391,337**
Services & Supplies	119,832,341	120,848,351	119,057,196	119,023,912	118,989,629	122,559,318
Other Charges	24,549,482	24,592,083	25,040,472	25,541,281	26,052,107	26,573,149
Fixed Assets	4,762,038	4,762,038	4,000,000	4,000,000	4,000,000	4,000,000
Other Financing Uses	76,223,034	80,544,600	77,136,818	78,590,404	80,083,981	81,618,792
Roads (ongoing adjt. w/growth)	*15,137,637*	*15,137,637*	*15,440,390*	*15,749,198*	*16,064,181*	*16,385,465*
In Home Support Services	*24,696,857*	*24,696,857*	*25,561,247*	*26,455,891*	*27,381,847*	*28,340,211*
Capital Projects/Facilities Maintenance	*7,966,229*	*12,287,795*	*11,121,683*	*11,121,683*	*11,121,683*	*11,121,683*
Other Transfers	*26,921,190*	*26,921,190*	*23,497,366*	*23,732,340*	*23,969,663*	*24,209,360*
Non-Transfer Other Financing Uses	*1,501,121*	*1,501,121*	*1,516,132*	*1,531,293*	*1,546,606*	*1,562,072*
Reimbursements	(101,169,872)	(101,169,872)	(100,520,121)	(101,323,322)	(102,336,555)	(103,359,921)
Contingencies	3,526,887	1,302,164	5,000,000	5,000,000	5,000,000	5,000,000
Total Uses	**459,988,545**	**472,254,362**	**482,103,753**	**500,653,857**	**511,266,662**	**524,675,820**
Total Surplus (Deficit)[4]	**0**	**0**	**(12,793,144)**	**(22,388,530)**	**(25,188,383)**	**(28,363,591)**

[1] State Backfill includes property tax backfill for FY 2017-18 that was received in FY 2018-19

[2] Other Financing Sources for FY 2018-19 include $2.73 million in use of General Fund Reserves as well as various other one-time transfers in.

[3] Wages and Benefits include $5.8 million in budgeted salary savings to account for vacancies during the year

[4] Prior year savings reserved for labor agreements will offset the 2018-19 projected deficit

Sources:	**FY 19-20 Projected**	**FY 20-21 Projected**	**FY 21-22 Projected**	**FY 22-23 Projected**
Property Tax	4.00%	3.50%	3.00%	2.50%
Redevelopment Increment	4.00%	3.50%	3.00%	2.50%
Residual Property Tax RPTTF	4.00%	3.50%	3.00%	2.50%
Unsecured Property Tax	4.00%	3.50%	3.00%	2.50%
Supplemental Property Tax	4.00%	3.50%	3.00%	2.50%
Documentary Transfer Tax	0.00%	0.00%	0.00%	0.00%
Sales Tax*	2.20%	2.20%	2.20%	2.20%
TOT	3.00%	2.50%	2.00%	2.00%
Other Tax	0.00%	0.00%	0.00%	0.00%
Licenses and Permits	0.00%	0.00%	0.00%	0.00%
State and Federal**	2.50%	2.50%	2.00%	2.00%
Prop 172***	2.20%	2.20%	2.20%	2.20%
Fines	0.00%	0.00%	0.00%	0.00%
Use of Money/Property	0.25%	0.25%	0.25%	0.25%
Other Charges****	1.63%	1.63%	1.63%	1.63%
Miscellaneous	1.00%	1.00%	1.00%	1.00%
Transfers	1.00%	1.00%	1.00%	1.00%
Other Financing Sources	1.00%	1.00%	1.00%	1.00%
Transfers	1.00%	1.00%	1.00%	1.00%
Use of Reserves	No use of reserves assumed after 2018-19.			

*Updated from HDL 5 Year Forecast

**State Prop 172 Public Safety Funding grows at the Sales Tax percentage

***A porition of Prop 172 revenue is allocated to the Fire Service Fund. Assumptions follow the approved model with base level growing at CPI and 50% of growth over CPI allocated to Fire.

****Other Charges include internal and some external charges, and are projected to increase at 1/2 the rate of salary and benefits

Uses: Salary and Benefits	**FY 19-20 Projected**	**FY 20-21 Projected**	**FY 21-22 Projected**	**FY 22-23 Projected**
Total Salary and benefits	3.23%	4.95%	2.61%	2.32%

Uses: Non-Salary and Benefits	**FY 19-20 Projected**	**FY 20-21 Projected**	**FY 21-22 Projected**	**FY 22-23 Projected**
Services and Supplies	3.00%	3.00%	3.00%	3.00%
Other Charges	2.00%	2.00%	2.00%	2.00%
Fixed Assets	0.00%	0.00%	0.00%	0.00%
Transfers (except below)	1.00%	1.00%	1.00%	1.00%
Pavement	2.00%	2.00%	2.00%	2.00%
IHSS	3.50%	3.50%	3.50%	3.50%
Reimbursements	1.00%	1.00%	1.00%	1.00%
Capital Projects/Facilities Maintenance	Includes PY excess property tax growth in the base.			

Vacancies as of 11/9/2018

General Fund

Department	Total Allocation	Total Vacancies	In Recruitment	Not in Recruitment, <9 Months Vacant	Not in Recruitment, >9 Months Vacant
Agriculture/Weights and Measures	36.50	2.00	0.00	1.00	1.00
Auditor-Controller-Treasurer-Tax Collector	103.00	12.00	7.00	5.00	0.00
Board of Supervisors	26.00	0.00	0.00	0.00	0.00
County Administrator's Office	25.20	4.50	3.50	1.00	0.00
County Counsel	44.50	4.25	2.00	1.00	1.25
Clerk-Recorder-Assessor	92.75	8.00	8.00	0.00	0.00
District Attorney's Office	127.75	4.50	2.00	1.00	1.50
Fire and Emergency Services	7.50	4.50	0.00	3.00	1.50
General Services	112.00	9.00	5.00	3.00	1.00
Human Resources	33.00	5.00	3.00	1.00	1.00
Information Systems	116.50	20.00	2.00	11.00	7.00
IOLERO	2.00	1.00	1.00	0.00	0.00
Public Defender's Office	51.00	1.00	1.00	0.00	0.00
Probation	285.00	22.50	14.00	4.00	4.50
Permit Sonoma	133.00	10.00	7.00	3.00	0.00
Regional Parks	87.00	4.00	0.00	3.00	1.00
Sheriff's Office	634.50	28.00	15.00	13.00	0.00
University of California Cooperative Extension	5.00	0.00	0.00	0.00	0.00
General Fund Total	**1922.20**	**140.25**	**70.50**	**50.00**	**19.75**

Other Funds

Department	Total Allocation	Total Vacancies	In Recruitment	Not in Recruitment, <9 Months Vacant	Not in Recruitment, >9 Months Vacant
Community Development Commission	47.50	5.50	4.50	1.00	0.00
Clerk-Recorder-Assessor	18.00	1.50	0.50	0.00	1.00
District Attorney's Office	2.50	0.00	0.00	0.00	0.00
Department of Child Support Services	96.50	12.00	0.20	4.80	7.00
Health Services	571.93	79.27	29.30	37.15	12.82
Economic Development Board	13.50	3.00	1.00	2.00	0.00
Fire and Emergency Services	19.75	7.25	0.00	4.50	2.75
Human Resources	30.00	0.00	0.00	0.00	0.00
Human Services	880.30	62.00	24.00	35.00	3.00
Agricultural Preservation and Open Space Dist	28.50	4.00	0.25	3.75	0.00
Regional Parks	5.00	0.00	0.00	0.00	0.00
Transportation and Public Works	168.00	24.00	9.00	7.00	8.00
Sonoma Water	231.75	10.00	2.00	6.00	2.00
Other Fund Total	**2113.23**	**208.52**	**70.75**	**101.20**	**36.57**
Grand Total	**4035.43**	**348.77**	**141.25**	**151.20**	**56.32**

Note: All numbers refer to Full Time Equivilent positions; partially filled positions are not considered vacancies.

SONOMA COUNTY RECOMMENDED BUDGET

Hearings Begin on June 11, 2019

FY 2019/20 BUDGET INFORMATION REQUEST

Requester's Name: ______________________________

DESCRIPTION OF INFORMATION REQUESTED

Include as much information as possible, and identify the amount and affected department budget.

Requester Signature

Date Received by Clerk of the Board

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 58
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors
Board of Commissioners of the Community Development Commission

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Community Development Commission

Staff Name and Phone Number: Benjamin Wickham, 707-565-7542

Supervisorial District(s): All

Title: Affordable Housing Funding Package

Recommended Actions:

Board of Commissioners:

1. Approve County Fund for Housing (CFH) funding award recommendations
2. Approve Sonoma County Housing Authority recommendations to award Project-Based Vouchers

Board of Supervisors:

3. Adopt Resolution to approve Fiscal Year 2018-19 (FY 18-19) Action Plan Substantial Amendment
4. Approve resolution to join the California Public Finance Agency (CalPFA) Joint Powers Authority (JPA)
5. Adopt a resolution authorizing the Executive Director of the Commission, or her designee, to enter into, execute, and deliver any and all documents required or deemed necessary or appropriate to evidence the loan of No Place Like Home Program (NPLH) funds for one or more projects in Sonoma County

Executive Summary:

The Board of Supervisors has prioritized the need to expand opportunities for affordable housing in Sonoma County, most recently through the Recovery and Resiliency Framework, but also in prior Board-adopted strategic priorities, including the Housing for All Strategic Priority, the Building HOMES Toolbox, the General Plan Housing Element and its support of the Strategic Sonoma Action Plan. The County faces an acute housing shortage which makes the deployment of federal, state and local funding for affordable housing an incredibly important resource.

The Sonoma County Community Development Commission (Commission) and the Sonoma County Housing Authority (Housing Authority) are now bringing forward a series of actions related to the funding and creation of affordable housing opportunities that, combined, will result in substantial new housing resources for residents of Sonoma County. These actions involve: (1) the award of almost $5 million in federal and local funds to support the development of new affordable housing; (2) the award of Project-Based Vouchers (PBV), an important resource that allows the most vulnerable members of our community to have stable, affordable housing, and which serves to stabilize the economics of new and existing affordable multifamily rental housing; (3) approval to enter into joint exercise of powers agreement that will allow the Commission to partner with CalPFA, a statewide joint powers agency that issues tax exempt bonds to for-profit and non-profit developers for projects that provide public benefits, including income restricted units; and, finally (4) adoption of a resolution authorizing the Commission to enter into contracts with the State Department of Housing and Community Development for any No Place Like Home funds that may be awarded in the current competitive round, as required by the application.

The proposed actions before the Board today will lead to the construction and/or acquisition of over 170 affordable rentals and over 60 affordable single-family homes. The award of PBVs will provide housing for 100 vulnerable households; additionally, by joining CalPFA as an Additional Member, developers can access financing provided through the JPA.

Discussion:

1. ***County Fund for Housing:***

Approval of this portion of the agenda item will accelerate development of desperately needed affordable rental housing by providing $4.2 million in loans for the construction of a total of over 170 new housing units throughout Sonoma County. Funding for the loans will be sourced from the County Fund for Housing, which is funded annually with a combination of County Reinvestment and Revitalization Funds and developer in-lieu fees. (*Note: the Renewal Enterprise District (RED) JPA is not currently anticipated to have oversight of CFH awards. That could change down the road, if the JPA Board desires to go down that road, and if both the County and the City of Santa Rosa agree to that level of shared decision-making.)*

On July 10, 2018, the Commission issued a Notice of Funding Availability (NOFA) in the amount of $3 million. (This amount was later amended to $4.2M as the Commission's fiscal department reconciled actual funds received). The Commission received applications requesting a total of $15.4M for 10 eligible housing development projects. All of the applications received by the Commission are designated for worthwhile housing development and rehabilitation projects, meeting County objectives for the use of CFH funding.

In the weeks following the application submittal due date of August 24, 2018, staff from the Affordable Housing team at the Commission carefully reviewed all applications to ensure they are eligible for CFH funding and to rank projects based on the priorities listed in the NOFA. Staff presented their recommendations to the Community Development Committee on October 17, 2018. The Community Development Committee thoroughly reviewed these recommendations, approving the projects recommended for funding while making an adjustment in the amount of funding allocated to Lantana Homes and Boyd Street Apartments. The four development projects recommended for funding were determined to most robustly meet the priorities highlighted in the NOFA:

1. *Serve the maximum number of people at the lowest income threshold*
2. *Leverage public funds to the greatest extent possible*
3. *Expedite the creation of new housing opportunities*

The projects recommended by the Commission and the Community Development Committee for funding are as follows (see attached PowerPoint for a full list of projects applying for CFH funding in this round):

Project Name	**Units**	**Location**	**Housing Type**	**Recommended Funding**
Lantana Place Homes	48	Santa Rosa	Home ownership	$ 500,000
Roseland Village	75	Santa Rosa	Multi-family Rental	$2,000,000
Boyd Street Apartments	47	Santa Rosa	Multi-family Rental	$1,500,000
Living Room	3	Santa Rosa	Special Needs Housing	$ 200,000
Total	173			$4,200,000

Lantana Place Homes: Lantana Place Homes will provide affordable homeownership opportunities for 48 low and moderate income Sonoma County households. At least 25 homes will be designated for households at 80% AMI or lower and all households will be provided down payment assistance. The 48 unit development, located at 2979 Dutton Meadow in Santa Rosa, will consist of 45 three-bedroom, 2.5 bath, two-story attached homes; and 3, three-bedroom, 2-bath, single-story attached homes. The homes will range in size from 1,210 to 1,311 square feet on lots ranging in size from 1,870 to 3,391 square feet.

- *Key basis for funding recommendation:*
  - Lantana Place will provide home ownership opportunities targeted for households that are low- and moderate-income.
  - This development addresses regional housing needs, particularly in view of the large number of single-family homes lost in the 2017 fires.
  - Burbank Housing has a long record of successful affordable housing projects in Sonoma County.
  - The project provides leveraging of County funds at a ratio of 24:1.
  - The development provides an excellent opportunity for collaboration between the County and the City of Santa Rosa, which has committed over $7M in local funds to Lantana Place.

Roseland Village: Roseland Village will provide desperately needed affordable housing to low and very-low income Sonoma County families. Roseland Village is a mixed-use development that will include affordable housing, market rate housing, a retail development, a civic-use building and a public plaza. The $2M in funding requested will be targeted for predevelopment costs of the 75-unit affordable housing community, including design and engineering.

- *Key basis for funding recommendation::*
  - Roseland Village will create 75 new affordable1-,2- and 3-bedroom apartments
  - The Roseland Village affordable housing development is projected to leverage County funds at a ratio of 28:1.
  - The affordable housing project will include resident services providing homework assistance, literacy development, academic enrichment, computer training, vocational and career development, fitness and health education programs, referrals to social services, and volunteer opportunities and training for individuals and families.
  - The developer, MidPen Housing, has extensive experience with comparable developments throughout Sonoma County and the Bay Area. MidPen Housing has established a regional office in Santa Rosa, providing local full-time staff to support the Roseland Village development and ensuring that it will receive focused attention through project completion.

Boyd Street Apartments: This 100% affordable apartment community will provide housing to moderate, low and very low-income individuals and families in Sonoma County. Th proposed project comprises two buildings: a 47-unit, 42,520 square-foot, two-story apartment building; and a 2,100 square-foot Community Center with Leasing Office, Meeting Room, Kitchen, and Common Laundry. The project as envisioned is proposed at the maximum density allowed for this parcel, per the Santa Rosa General Plan. The apartments will consist of 12 3-bedroom units, 30 2-bedroom units, and 5 1-bedroom units. Electric vehicle charging is proposed for 3% of parking stalls.

- *Key basis for funding recommendation:*
  - Boyd Street Apartments will create 46 new units with deep affordability, ranging from Extremely Low at 30% Area Median Income to Moderate Income at 80% Area Median Income.
  - The development is projected to leverage County funds at a ratio of 15:1.
  - DanCo Communities has extensive experience completing affordable housing development projects. DanCo Communties also combines development and construction under one roof, giving the firm greater control over key project economics and planning elements.

Link Lane: The Living Room, Inc., has purchased a 3-bedroom home for the purpose of providing affordable housing to at least 3 individuals. The applicant has a short term note and deed of trust on the property for $379,000 that will be paid off in part using County funds in order to secure full ownership of the property.

- *Key basis for funding recommendation:*
  - All acquisition financing has been identified.
  - The project would provide new affordable housing unit to immediately house homeless women.
  - This new home would provide housing affordable to residents at or below 50% of Area Median Income.
  - The project would provide an affordable unit of permanent supportive housing, a scarce resource in the County

- The project is turn-key ready and would permit the home to immediately become available by winter of 2018.
- The Living Room, Inc. has a proven track record of successfully providing supportive housing for over 25 years.
- The Living Room, Inc. previously received a CFH award of $190,000 last fiscal year; they used $83,000, returning the remaining allocation to the Commission.

2. ***Action Plan Substantial Amendment:*** The Substantial Amendment to the Action Plan will distribute an $130,338 in un-awarded CDBG funds and $425,269 in un-awarded HOME funds and $40,000 in CDBG program income for the following uses:

Duncan Village: **HOME funding: $334,000**. Habitat for Humanity is planning to build 16 homes on the 1.34-acre parcel at 484 Wall Street, Windsor. These homes will provide affordable homeownership to households with incomes ranging from 50% Area Median Income to 80% Area Median Income. Habitat for Humanity prioritizes green and sustainable building methods. The Duncan Village housing development is located within a half mile of the Windsor Town Green, business district, parks, outdoor events, a farmers market, schools, public transportation, grocery stores and the future Windsor SMART Train station. Habitat for Humanity has executed a contract with an off-site construction builder, Healthy Buildings, based in Napa, to help reduce the construction time significantly. Healthy Buildings partially constructs modular units in their warehouse, delivering them to the site once site infrastructure improvements are complete. This method will expedite the delivery of completed homes at Duncan Village.

- *Key basis for recommendation to provide additional federal funding::*
  - Duncan Village will provide 16 new home ownership opportunities for moderate and low-income households
  - The property as designed features a high walkability score
  - With the addition of these funds, Habitat for Humanity projects full occupancy in 2020
  - The entitlement process is projected to be completed prior to the end of the year.

Altamira Apartments: **HOME funding: $91,269; CDBG funding: $91,338**. Satellite Affordable Housing Associates (SAHA) is moving forward with plans to bring Altamira Family Apartments to 20269 Broadway in the City of Sonoma. Altamira will provide 48 affordable apartments for individuals and families earning between 30% - 60% of Area Median Income. In addition to 1-, 2- and 3-bedroom apartments, this multifamily housing development will offer a community room, youth play area, ample outdoor space and a user-friendly landscape to enhance the beautifully designed buildings. An extensive community engagement process helped to evolve the site plan, driving changes to the number of stories, ingress/egress locations and placement of the community building. The project is stronger today based on these revisions and extensive community interaction. These additional funds will strengthen the project, facilitating the development's ability to garner a 9% Low Income Housing Tax Credit (LIHTC) award in the upcoming competitive round.

- *Key basis for recommendation to provide additional federal funding::*
  - Altamira Apartments will provide 48 new units of affordable housing units to extremely-low, and low-income households.

- SAHA has a proven track records of successfully completing affordable housing projects and providing high quality property management and resident services following project completion.
- SAHA has already received approval of entitlements from the City of Sonoma.
- The City of Sonoma has committed financing in the amount of $1,500,000.

Telephone Survey – Precariously Housed Households: **CDBG Funding: $39,000**
Funds will support a second year's survey of the precariously used population to ensure that the future deployment of homeless services dollars for populations impacted by the October 2017 fires is well-informed.

Winter Shelter Expansion: **CDBG funding: $40,000**
The Commission is requesting that $40,000 that is available in program income be made available to fund needed winter shelter expansions and that the board grant authority to award these funds to subrecipients outside of the annual funding cycle. This will provide the needed flexibility to ensure availability of funds to meet immediate needs of those who are experiencing homelessness and are at risk of exposure to the elements during the cold and rainy winter months.

3. *CalPFA JPA:*

The California Public Finance Agency (CalPFA) was originally formed by the Kings County Board of Supervisors and has grown into an entity that provides statewide assistance. It is supported by outside professional administrators located throughout the Bay Area.

By joining CalPFA as an Additional Member, jurisdictions can facilitate developers having access to financing provided through the JPA. Additional Members are non-charter members that can limit the scope of their membership solely for the financing or refinancing of specific projects. CalPFA will not be permitted to issue bonds or notes for any project without obtaining permission from the Board of Supervisors. Other Northern California members include Rohnert Park, Marin County, Antioch, Vallejo, Redwood City, Santa Cruz, and Sunnyvale.

Authorizing Sonoma County to join CalPFA does not constitute consent or approval of any individual project or site. Project specific information will be presented to the Board of Supervisors as a separate action in the future, if the Board approves joining CalPFA.

4. *Project Based Voucher awards:*

The U.S. Department of Housing and Urban Development (HUD) allows Housing Authorities to attach up to 20% of its Section 8 Housing Choice Voucher program funding to specific housing units by project-basing vouchers. In contrast to the tenant-based voucher program, a housing subsidy will remain connected to the unit after a tenant moves out of the unit. The owner must agree to rent the unit to eligible tenants for the duration of the Housing Assistance Payments (HAP) contract which is often up to twenty years.

The Commission made up to 100 Project-Based Vouchers available to property owners and developers through a competitive process in early October. In response to the Request for Proposals (RFP), seven proposals were received, two of which were deemed ineligible due to lack of adequate site control and/or inadequate documentation of secured financing. A panel of three SCCDC employees and one City of Santa Rosa Housing Authority employee reviewed and ranked the proposals in accordance with the criteria outlined within the RFP. Staff are recommending the Executive Director be authorized to award Project Based Vouchers to five projects, for a total of 93 Project Based Vouchers. Project awards will be contingent upon final California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) clearance as well as confirmation that the projects meet all applicable accessibility requirements. A spreadsheet of all applications received and the recommended award of Project Based Vouchers is included as an attachment to this board item. Each of the projects presented for award meet the overall goal of increasing affordable housing stock in the County, providing affordable housing in areas outside of poverty concentration, and providing housing in areas that are transit oriented. Staff are recommending the Board of Commissioners authorize the Executive Director of the SCCDC to commit project based vouchers, enter into an Agreement to enter into a Housing Authority Payment contract, and a Housing Authority Payment contract for each of the following projects.

5. Resolution to accept No Place Like Home funds

The California Department of Housing and Community Development (HCD) released a Notice of Funding Availability on October 15, 2018, for the first competitive funding round of No Place Like Home (NPLH) program funds. The NPLH Program provides deferred payment loans to Counties applying independently or in partnership with housing developers, to finance the development of Permanent Supportive Housing for persons with a serious mental illness who are Homeless, Chronically Homeless, or At-Risk of Chronic Homelessness. NPLH funds may be used to acquire, design, construct, rehabilitate, or preserve Permanent Supportive Housing and to fund capitalized operating subsidy reserves (reserve funds to protect against unforeseen costs and to ensure the project's long-term sustainability).

A total of $56,632,713 is available for 14 medium sized counties, with populations between 200,000 and 750,000. Of those 14 counties, Sonoma County has approximately 15% of the total homeless population and thus can expect to bring at least $8.5 million to Sonoma County through this competition. Applications are due to HCD by January 30, 2019.

In partnership with the Department of Health Services, Behavioral Health Division, the Commission consulted a comprehensive list of projects currently at a stage of development that would enable them to qualify for competitive NPLH funding, to solicit applications. The Commission looked to projects that applied for local County Fund for Housing dollars, for Project Based Section 8 Vouchers and for CDBG and HOME dollars in the most recent funding cycles. The Commission also consulted a list of affordable housing projects identified and put forward by each Sonoma County city or town as being under development and supported by the jurisdiction, but not yet fully funded.

Funding applications require a resolution from the County’s governing board, with the specific language of the attached resolution, authorizing the Commission to receive enter into contracts with the State Department of Housing and Community Development for any No Place Like Home funds that may be awarded in the current competitive round.

Action Requested: The Commission requests that the Board of Supervisors/Board of Commissioners take the following actions:

1) Approve CFH awards in the amounts recommended herein to the projects detailed above to support the creation of affordable housing.
2) Adopt a resolution approving amendments to the FY 18-19 Action Plan as detailed above to support the creation of affordable housing.
3) Adopt the attached resolution authorizing Sonoma County to join the CalPFA JPA.
4) Approve awards of Project Based Vouchers to the development projects detailed above. Authorize the Executive Director to execute all necessary documents to complete the award of these Project Based Vouchers.
5) Adopt the attached resolution authorizing the Commission to accept NPLH housing development funds that may be awarded through the current competitive funding round.

Prior Board Actions:

1. July 10, 2018 - Approved the FY 2018-2019 Action Plan

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

These projects support a safe and healthy community by creating the opportunity for development of housing for persons of various income levels. It also supports economic stewardship and investment in the future by facilitating the creation of new housing for our workforce and for vulnerable members of the community.

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	4,795,607	11,202,400	1,202,400
Additional Appropriation Requested			
Total Expenditures	**4,795,607**	**11,202,400**	**1,202,400**
Funding Sources			
General Fund/WA GF	4,200,000		
State/Federal	595,607	11,202,400	1,202,400
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**4,795,607**	**11,202,400**	**1,202,400**

Narrative Explanation of Fiscal Impacts:

FY18-19 Adopted: Expenditures and funding were already appropriated in FY18-19 for current year County Fund for Housing awards totaling $4.2M. The Action Plan Amendment Resolution also does not require any additional expenditure or funding appropriations. The Action Plan Amendment redirects $170,338 of previously appropriated - but unobligated - CDBG funds for affordable housing development ($130,338) and public services projects ($40,000). The Action Plan Amendment directs $425,269 of previously appropriated HOME funds to affordable housing development *($155,686 unallocated FY 18-19 funds) + ($133,137 in unallocated FY 18-19 CHDO set-aside funds (available for any HOME-eligible project because of the disaster waiver) + ($102,346 in unallocated FY 17-18 CHDO set-aside funds) + ($34,000 in FY 18-19 funds deemed ineligible for the proposed use by HUD)*.

FY19-20 Projected: State of California Department of Housing & Community Development (HCD), No Place Like Home Program (NPLH) competitive grant funding is estimated at $10M. In the NOFA, HCD states its tentative timeline for award announcements is June 2019. Any award would not be received until FY 2019-2020. Based on the overall allocation to 14 medium-sized counties of $56.6 million, of which Sonoma County is the largest and has 15% of the total homeless population, it is reasonable to expect $8-$10 million in awards, if enough high quality and eligible requests are submitted by the deadline of January 30, 2019.

FY19-20 and FY20-21 Projected: The Commission receives roughly $30M annually from the Federal Department of Housing and Urban Development (HUD) to provide rental assistance to households through the Housing Choice Voucher and the Project Based Voucher programs. A portion of these funds, estimated at $1,202,400 (100 vouchers at a value of $1,002 per month) will be used to provide rental assistance subsidies for the project based vouchers being awarded.

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

1) 1. PowerPoint presentation:
    a. Housing development projects recommended to receive CFH funding awards.
    b. Housing development projects recommended to receive HOME and CDBG awards via the Substantial Action Plan Amendment.
    c. Housing development projects recommended to receive Project-Based Vouchers.
2) Amended Action Plan
3) Resolution adopting Action Plan Amendment.
4) Resolution authorizing the Commission to enter a JPA with CalPFA.
5) Resolution regarding Sonoma County’s use of NPLH funds.
6) Ranking of all Project Based Voucher proposals received in response to RFP

Related Items “On File” with the Clerk of the Board:

Affordable Housing Package

SONOMA COUNTY COMMUNITY DEVELOPMENT COMMISSION

DECEMBER 11, 2018

HOUSING CONTINUES TO BE SONOMA COUNTY PRIORITY

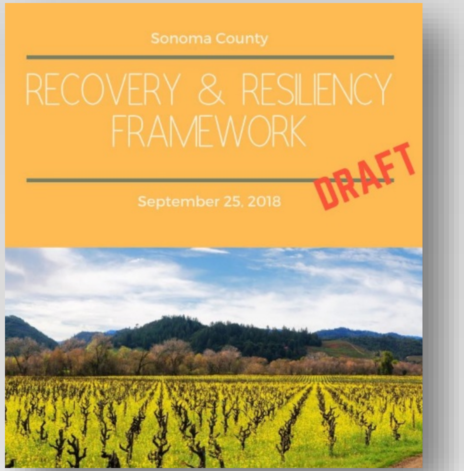
Recovery Framework – 2018

Renewal Enterprise District - 2018

Strategic Sonoma - 2018

Strategic Priorities from 2017
- Strengthening our Safety Net
- Housing for All

Building HOMES Toolbox, 2016



Sonoma County

RECOVERY & RESILIENCY FRAMEWORK

DRAFT

September 25, 2018

IMPACT OF 2017 FIRES ON HOUSING

Real estate market in transition:

- 235% increase in buildable lots from 2017 to 2018
- 16.6% fall in single family home listings

Trends in rent increases and secondary displacement

600 student enrollment decline countywide

- Estimated additional loss by end of school year: 1,000 students

Poorest residents most impacted

Community Development Commission Strategically Using Housing Tools

A. A. **County Fund for Housing** – Gap Financing for development of affordable and workforce housing

B. B. **Project-Based Section 8 Vouchers** – Serving lowest income renters in quality new apartments

C. C. **Federal Funds (CDBG, HOME)** – Allocating unused funds where they are most needed

D. D. **California Public Finance Authority** - Accessing State financing sources for housing preservation

E. E. Positioning the County to access State ***No Place Like Home*** funds to house severely mentally ill people who would otherwise be homeless

F. These actions, taken together, have the potential to create 170 affordable rental homes and 60 affordable single-family homes for Sonoma County residents; additionally, project-based vouchers will be awarded, allowing up to 100 families to afford housing

County Fund for Housing

CFH is: A flexible local tool used to support the creation of affordable rental and ownership housing

County Fund for Housing dollars are issued as long-term, deferred-payment, low-interest loans which are extremely valuable to housing developers in securing other funding sources and leveraging permanent debt

Sources:

- Transient Occupancy Tax
- In-lieu Fees
- Reinvestment and Revitalization Funds

Key policy update in 2017 allowed for strategic use within cities

County Fund for Housing

County Fund for Housing—Units created since inception

FY 2012/13 – FY 2017/2018

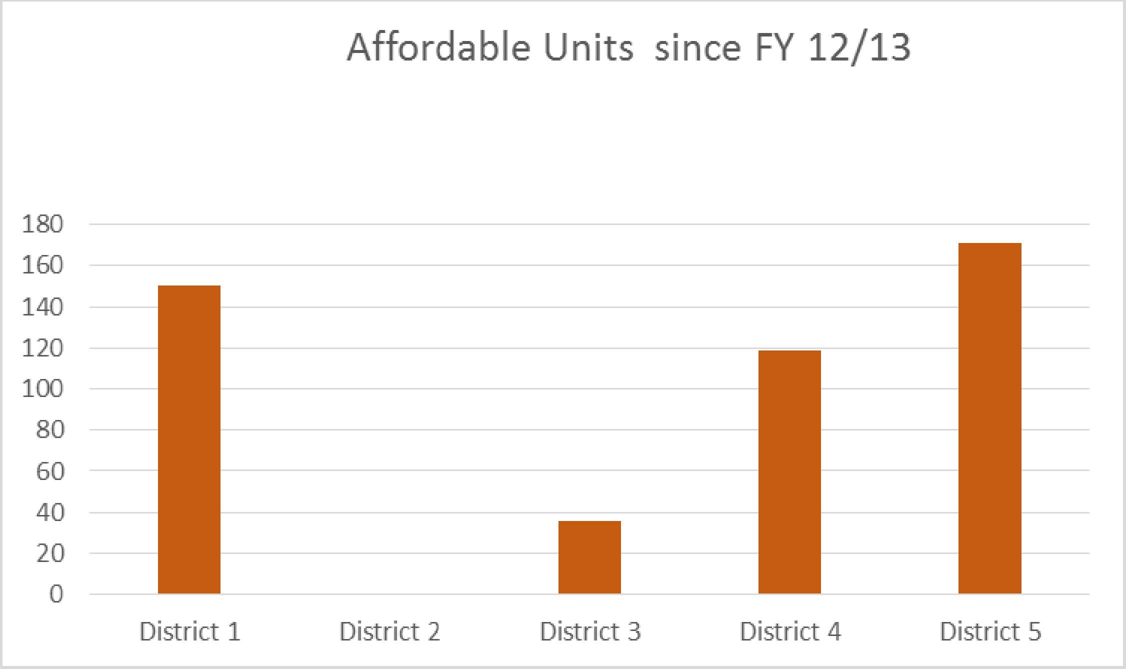
- Total amount awarded: **$16,166,351**
- Affordable homes funded: **476**
- Persons housed: **1500+**

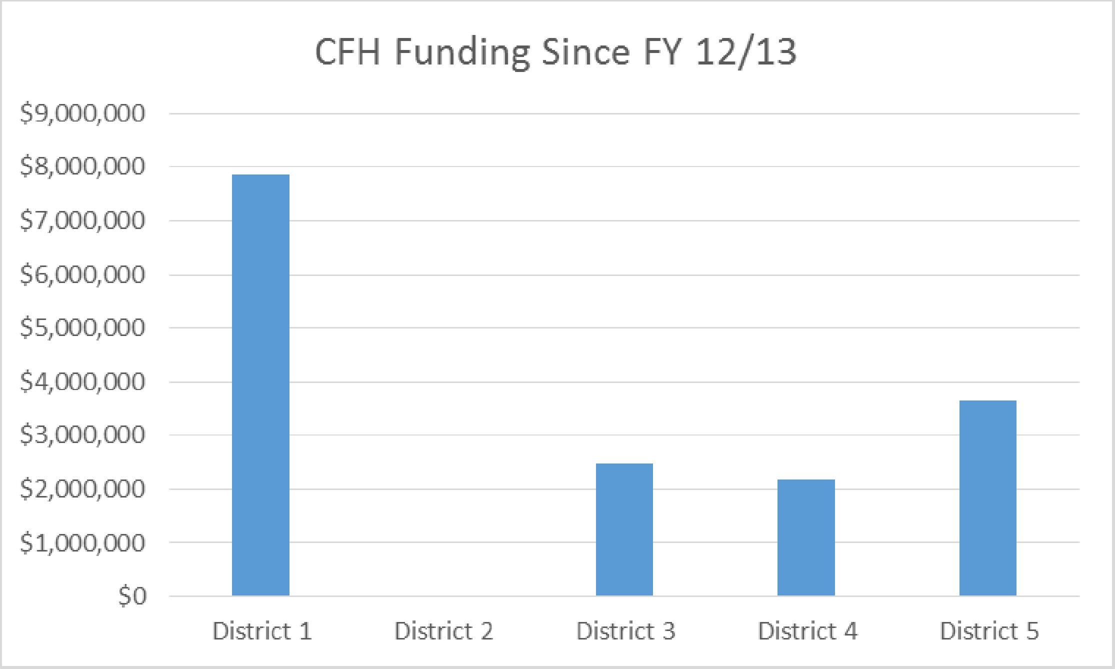
FY 2018/19

- Awards pending: **$4,200,000**
- Projected affordable homes funded: **173**
- Projected number of persons to be housed: **500+**

County Fund for Housing

Historical Funding Awarded / Units Produced by County District



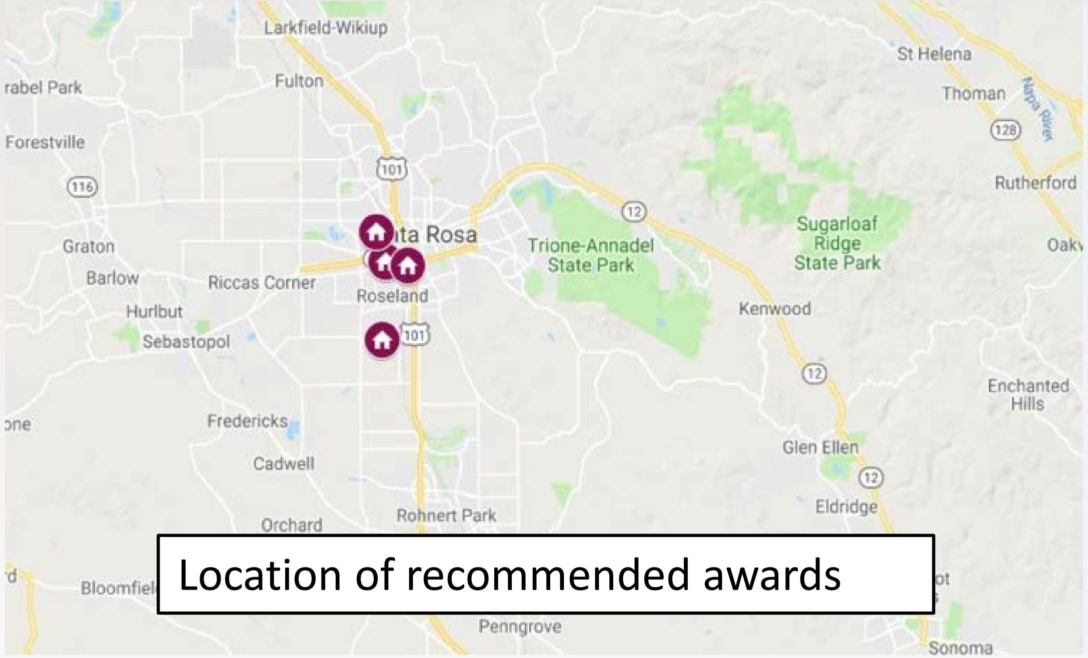


County Fund for Housing Recommendations

$4,200,000 Available

CFH 2018 Policy Priorities

- Serve the maximum number of people at the lowest income threshold
- Leverage public funds to the greatest extent possible
- Expedite the creation of new housing opportunities



Location of recommended awards

FY 2018-19 COUNTY FUND FOR HOUSING

ESTIMATED FUNDS AVAILABLE: $4,200,000

Rank	Project	Sponsor	Housing type	Location	Total Project Cost	Funds requested	Funding Recommended	Number of proposed units
	Ranked and Recommended for Funding							
1	**Lantana Place Homes**	**Burbank Housing**	Affordable single-family	Santa Rosa	$26,200,000	$750,000	**$500,000**	**48**
2	**Roseland Village**	**MidPen Housing**	Multifamily rental	Santa Rosa	$55,500,000	$2,000,000	**$2,000,000**	**75**
3	**Boyd Road Apartments**	**Danco Communities**	Multifamily rental	Santa Rosa	$22,000,000	$4,000,000	**$1,500,000**	**47**
4	**Link Lane**	**Living Room Link Lane**	Special needs housing	Santa Rosa	$400,000	$200,000	**$200,000**	**3**
	Ranked but Not Recommended for Funding							
5	Journey's End	Burbank Housing	Multifamil rental--seniors	Santa Rosa	$57,000,000	$1,000,000	$0	110
6	Duncan Village	Habitat for Humanity	Affordable single-family	Windsor	$6,600,000	$350,000	$0	16
7	Quail Run Apartments	Eden Development	Multifamily rental	Santa Rosa	$93,000,000	$3,000,000	$0	199
	Not Recommended for Funding							
	Verano Family Housing	MidPen Housing	Multifamily rental	Fetters	$44,800,000	$250,000	$0	80
	Valley of the Moon	PEP	Transitional--seniors	Santa Rosa	$4,000,000	$1,500,000	$0	22
	Del Nido Apartments	Eden Development	Multifamily rental	Santa Rosa	$94,700,000	$3,000,000	$0	188/6
	Ineligible Projects							
	Green Valley	Habitat for Humanity	Affordable single-family	Graton	$1,037,000	$70,000	$0	2
					Totals	$16,120,000	$4,200,000	

County Fund for Housing Recommendations

Lantana Place Homes ($500,000)

- 48 low- to moderate-income households
- Minimum of 25 homes designated for 80% AMI
- High leverage – less than $23,000 per unit of County funds
- Collaborates with City of Santa Rosa -- $5,778,793 of City funds previously committed

Roseland Village ($2,000,000)

- 75 affordable apartments
- Key component of mixed-income, mixed-use master redevelopment project

County Fund for Housing Recommendations

Boyd Street Apartments ($1,500,000)

- 47 new units with deep affordability
- Leveraging of 15:1 for every Commission dollar

Link Lane ($200,000)

- Acquisition of a 3-bedroom home for supportive housing
- Below 50% of AMI Affordability
- All acquisition financing has been identified

Federal Funds
HUD Action Plan Amendment

Duncan Village ($350,000)

- 16 new home ownership opportunities for low-income households
- 50% to 80% AMI
- Full occupancy 2020

Altamira Apartments ($182,607)

- 48 new affordable apartments
- Extremely-low to low-income
- $1,500,000 committed from City of Sonoma

Federal Funds
HUD Action Plan Amendment

Precariously Housed Study ($39,000)

- Telephone survey conducted in February to understand the precariously housed population following the October 2017 fires
- Uptick in need for homeless services, predicting increase in upcoming years

California Public Finance Authority

- Established under the Joint Exercise of Powers Act
- Provides Statewide financing assistance for development projects
- Joining the JPA as an Additional Member will allow the issuance of tax exempt bonds by CalPFA within Sonoma County
- CalPFA tax exempt bonds can be issued to for-profit and non-profit developers for projects that provide public benefits, including income restricted units
- Other Northern California members include: Rohnert Park, Marin County, Antioch, Vallejo, Redwood City, Santa Cruz and Sunnyvale

CalPFA

CALIFORNIA
PUBLIC
FINANCE
AUTHORITY

Sonoma County Housing Authority Project-Based Vouchers

HUD allows up to 20% of Section 8 Housing Choice Voicers to be project-based

100 Project-Based Vouchers made available through competitive process in October 2018

- Seven Proposals Received
- Five Proposals Deemed Eligible for Consideration
- 93 Project-Based Vouchers Recommended for Contingent Award to Five Projects

Sonoma County Housing Authority
Project-Based Vouchers

` Project (shown in alphabetical order)	Developer	Location	Number of Project Based Vouchers
Altimira	Satellite Affordable Housing Associates	Sonoma	11
Downtown River Apts	Downtown River Associates, LP	Petaluma	16
Kings Valley Senior Apts	Eden Housing	Cloverdale	22
Palms Inn	Casbar Entrepreneurs, LLC	Santa Rosa	40
Riverfield Homes	Eden Housing	Healdsburg	4
		Total Recommended for Contingent Award	93

No Place Like Home (NPLH)

NPLH Program

NPLH Source:

California passed legislation in 2016 to spend revenue from Proposition 63 on bonds for homelessness prevention housing. In 2018, Proposition 2 authorized the state to use up to $2B in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services. The bonds are repaid by funding from the Mental Health Services Act (MHSA).

NPLH Purpose:

To acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health service. *Counties will be eligible applicants, either solely or with a housing development sponsor. Counties must commit to provide mental health services and help coordinate access to other community-based supportive services.*

NPLH Assistance Type:

Deferred payment loans to counties or their housing development sponsors

No Place Like Home Application

$56,632,713 in Round 1 Competitive Allocation funds are available for 14 medium-sized counties (population ranging from 200K-750K)

Among medium-sized counties, Sonoma County has approximately 15% of the total homeless population—can expect to bring at least **$8.5M** to Sonoma County

Applications are due January 30, 2019

The Commission and Department of Health Services Behavioral Health Division have a comprehensive list of projects that qualify for NPLH funding

No Place Like Home

Sonoma County DHS Commitments

Make mental health services available to the Project's NPLH tenants for a minimum of 20 years

Coordinate the provision or referral to other services, including but not limited to, substance use services

Submit a project-specific supportive services plan developed in partnership with the Project Development Sponsor, supportive service providers, and the property manager

The supportive services plan must describe the services to be made available to NPLH tenants in a manner that is voluntary, flexible, and individualized, so that NPLH tenants may continue to engage with supportive services providers, even as the intensity of services needed may change. Adaptability in the level of services should support tenant engagement and housing retention.

Recommended Actions

Board of Commissioners

1. Approve CFH funding award recommendations
2. Approve Sonoma County Housing Authority recommendations to award Project-Based Vouchers.

Board of Supervisors

1. Adopt Resolution to approve Fiscal Year 2018-19 (FY18-19) Action Plan Substantial Amendment
2. Approve resolution to join the California Public Finance Agency (CalPFA) Joint Powers Authority (JPA)
3. Adopt a resolution authorizing the Executive Director of the Commission, or her designee, to enter into, execute, and deliver any and all documents required or deemed necessary or appropriate to evidence the loan of No Place Like Home Program (NPLH) funds for one or more projects in Sonoma County

Sonoma County

2015 Consolidated Plan

Action Plan

One Year Use of Funds FY 2018-19

Public Review Draft

July 13, 2018

Prepared by:

Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

Table of Contents

Introduction

The FY 2018-19 Action Plan is part of the 2015 Sonoma County Consolidated Plan covering FY 2015-2016 through FY 2019-2020. The Consolidated Plan and Annual Action Plans are required by the U.S. Department of Housing and Urban Development (HUD) in order to receive certain federal housing, homelessness, and community development funds. Pursuant to a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) administers these funds on behalf of the HUD-designated Urban County entitlement jurisdiction, consisting of the County of Sonoma, the Town of Windsor, and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. HUD funds received by the Urban County are Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) program funds. The projects and programs using these funds will be carried out either directly by the Commission or, more frequently, through funding provided to other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

The administration of HOME, CDBG, ESG and certain local funds for public services projects is guided by funding policies set annually by the Commission with input from its advisory committees. The Commission uses a Community Development Committee, an appointed advisory committee made up of representatives from each supervisorial district, Housing Choice Voucher tenants, and a representative from the Human Services Department, and a Technical Advisory Committee, an advisory committee made up of representatives from all Cities and Towns in the Urban County to set these annual policies.

For FY 2018-2019, the policies set aside funds for administration, and for the Commission’s housing rehabilitation and tenant-based rental assistance programs. Recommendations for how to spend the balance of the allocation were made through competitive processes in which eligible projects and programs applied for funding awards to meet the Consolidated Planning goals. The selection and scoring criteria for how goals would be met were set in the annual policies.

The Commission’s advisory committees made funding recommendations based on staff’s review and analysis of the applicant projects and programs in a series of three public hearings held in February and March 2018. Because the FY 2018-19 allocations were not yet known when these hearings were held, recommendations were made using estimates of CDBG, HOME and ESG funds based on the previous year’s allocations. During each public hearing, the committees made contingency plans to identify how any decreases or increases in funding compared to the previous year would be borne by the each applicant project or program.

Since February and March hearings during which funding recommendations and contingency recommendations were made, there have been three important developments that need to be considered in making final funding recommendations for the FY 2018-19 Action Plan:

A. On April 11, 2018, HUD announced that California would receive $124 million in CDBG-DR for recovery from the October 2017 wildfires and $88 million in CDBG-DR for future disaster mitigation, 80% of which will be spent in the most impacted and distressed areas – which include Sonoma County and City of Santa Rosa as well as Ventura County and some other small areas.

These are one-time funds, a portion of which will be available to Sonoma County and the City of Santa Rosa. Strategically leveraging these dollars to optimize their impact on increasing the housing supply and catalyzing future affordable housing and community development projects will be key to the successful use of this post-disaster infusion of resources. It is anticipated that the Federal Register that provides details on how the CDBG-DR funds can be spent and that gives details about the amount of funds that will be allocated to the County of Sonoma will be released in Fall 2018.

B. On April 12, 2018 HUD approved the Commission's requested regulatory waivers and suspensions providing flexibility for spending CDBG, HOME and ESG funds in response to the October 2017 wildfires.

At the time of the public hearings, the Commission had requested waivers and suspensions from HUD in order to address post-disaster needs, but did not know at that time whether these waivers were granted. Most notably for the purposes of allocating funding in this FY 18-19 Action Plan, the waivers and suspensions include:

- Use of CDBG for new housing construction
- Use of up to 40% of CDBG for Public Services instead of the 15% regulatory cap as long as there is a nexus to the fires for any funds spent over the cap
- Suspension of the 15% set-aside of HOME funds for Community Housing Development Organizations

C. On May 1, 2018, HUD released information on the Final allocations of CDBG, HOME and ESG funds that were substantially higher than the previous year's funding allocation.

The additional allocations resulted in the availability of $160,337.40 in CDBG funds above the amount estimated, $186,822 in HOME funds above the amount estimated, and $3,030 in ESG funds above the amount estimated.

Given these developments, rather than follow the contingency recommendations made during the public hearings, Commission staff is recommending to to advisory committees, the public and the Board of Supervisors, the following distribution plan:

1) Utilize $30,000 of the augmentation of CDBG funds, in combination with the waiver allowing more than 15% of funds to be used for Public Services as long as there is a fire nexus, to achieve minimum coverage of the County's geography in funding shelter in every region of the Urban County. The damage caused by the October 2017 fires further limits housing options available for Sonoma County's population experiencing homelessness countywide. This augmentation to support CDBG-eligible expenses in the homeless services system allow local funds to be allocated more broadly to achieve full geographic coverage in all communities impacted by the fires.
2) Use ESG funds, since the increase was small (only 2% more than estimated), augment the ESG awards recommended by the CD Committee.
3) Other than the $30,000 recommended for use in Public Services to achieve access to shelter throughout the Urban County, hold the additional allocated CDBG funds ($130,338) in reserve for allocation in a Substantial Plan Amendment in the Fall of 2018. In Fall 2018, the Federal Register with details about CDBG-DR funds will be available and more will be known about anticipated State funding that can be used for permanent supportive housing and other housing focused projects and programs for people experiencing homelessness. Reserving unallocated CDBG funds until more is known about both of these funding sources will maximize alignment and ability to best leverage limited resources. It is important to note that CDBG funds are not typically usable for new construction of affordable housing. However, with the waivers granted to the County's regular CDBG allocation, and in anticipation that this waiver will be granted for the CDBG-DR funds, the community has a unique opportunity to leverage these funds to substantially ramp up affordable housing production.
4) Hold additional allocated HOME funds ($155,685.75) in reserve for allocation in a Substantial Plan Amendment in the Fall of 2018 to maximize alignment and leverage with anticipated CDBG-DR hazard mitigation funding and anticipated State funding for homelessness described in #3 above.
5) Hold unspent CHDO funds from FY 17-18 ($102,346) and FY 18-19 ($133,137.15) in reserve for allocation in a Substantial Plan Amendment in the Fall of 2018. The CHDO set-aside has been suspended to maximize the flexibility of HOME dollars to provide housing to persons displaced by the October 2017 fires, so these funds can be awarded to any HOME eligible project. Holding these funds in reserve for allocation in a Substantial Plan amendment in the Fall of 2018 will maximize alignment and leverage with anticipated CDBG-DR hazard mitigation funding and anticipated State funding for homelessness described in #3 above.

Priority Setting

Sonoma County has a longstanding history of being a very expensive housing market, especially in comparison to median household incomes. The impact of the October 2017 fires has only exacerbated the cost of housing in the County. Thus, consistent with earlier Consolidated Plans for the Urban County, rental housing affordability and retaining existing affordable housing stock for both renters and homeowners remain top priorities. Given the unique opportunity presented to use CDBG funds for new housing construction, and the ability to leverage HOME dollars with the anticipated CDBG-DR funds, it is likely that for the remainder of the 2015 Consolidated Planning period, funding the development of permanent affordable housing is likely to be the focus of activity.

Due largely to the disparity in housing rents versus household incomes, Sonoma County has experienced an extremely high rate of homelessness. Despite persistent reductions in homelessness since 2011, in 2017 the Sonoma County Continuum of Care estimated that 5.6 out of every 1,000 residents was homeless at any given time. Even before the fires, this rate appeared to be much higher than in most communities in California and the rest of the nation. The funding of homeless intervention and prevention programs make up a large percentage of the "portfolio" of past performance and remains a top objective.

In the past, the Urban County members have prioritized the use of CDBG funds for Americans with Disabilities Act (ADA) retrofit projects, largely the removal of architectural barriers identified in existing public buildings and infrastructure. This use of CDBG funds is highly effective because ADA retrofit projects can generally be successfully scaled, phased, or both based on funding availability. During the last Consolidated Plan period, July 2010 to June 2015, over $3M aggregate in ADA project funds were awarded to 46 different projects sponsored by the eight participating jurisdictions. During the 2015 Consolidated Plan period to date (July 2015 through June 2018), over $1.9 M in aggregate ADA project funds were awarded to 22 different projects sponsored by the eight participating jurisdictions. These projects include sidewalk "curb cuts" and other path-of-travel retrofit projects along roadsides; library, park, and community center restroom ADA renovations; and community facility ADA retrofit upgrades. There are a number of projects proposed in FY 18-19 that continue to meet the needs for ADA upgrades, but the priority is to use funds for the most pressing community needs of affordable housing development and preservation and homeless intervention and prevention programs.

Summary of Citizen Participation Process

A draft of the FY 18-19 Action Plan will be made available to the public from June 13, 2018 – June 20, 2018. A notice was published in the Press Democrat and public service announcements in English and Spanish were sent to local radio stations to announce its availability. The Draft Plan was distributed via email to a broad list of stakeholders. Copies were made available in three public locations: the Sonoma County Community Development Commission, The Board of Supervisor's office, and the Main Branch of the Sonoma County Library. The draft was also available on the Sonoma County Community Development Commission website. Please note that while the comment period is normally 30 days long, a shortened comment period is allowed pursuant to a disaster waiver granted by HUD.

Citizen participation was present throughout the process of drafting the Action Plan. The Commission's two advisory committees review all project proposals and discuss staff recommendations in widely-publicized and well-attended public hearings. During the hearings, the committees took public comment from all applicants and members of the public. Another opportunity for public comment and input will be the public meeting on June 20, 2018 by the Community Development Committee, which also makes recommendations to the Board of Commissioners regarding the committees' funding recommendations.

Lead & Responsible Agencies

The Sonoma County Community Development Commission is the agency charged with administering CDBG, HOME and ESG funding on behalf of the Urban County, a Joint Powers Agreement partnership consisting of the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma.

Consolidated Plan Public Contact Information

Felicity Gasser
Policy and Communications Liaison
Sonoma County Community Development Commission
1440 Guerneville Road, Santa Rosa, CA 95403
707-565-7507
felicity.gasser@sonoma-county.org

Consultation

The Sonoma County Community Development Commission (Commission) houses the Sonoma County Housing Authority and administers all affordable housing finance programs for the County of Sonoma. The Commission also hosts and staffs the Sonoma County Continuum of Care and is the largest funder of homeless services county-wide. Under the direction of the Board of Supervisors, which also serves as the Board of Commissioners, the Commission actively participates in various collective action and community initiatives addressing the needs of lower income members of the community including, but not limited to, Health Action and Upstream Investments. Because of these existing roles, the Commission is well-positioned to consult with private and public agencies about Consolidated Plan matters since the appropriate agency-to-agency relations are already in place.

Throughout the past year, the Commission has consulted with its partners in local government, community-based organizations, and its contracted service providers to ensure effective and equitable service delivery. A partial list of consulted entities includes:

City of Cloverdale
City of Healdsburg
City of Petaluma
City of Rohnert Park
City of Santa Rosa
City of Sebastopol
City of Sonoma
Town of Windsor
Health Action Catalyst Team
Lower Russian River Homeless Task Force
Sonoma County Vet Connect, Inc.
Cloverdale Community Outreach Committee
The Living Room
Verity
YWCA of Sonoma County

COTS
West County Community Services
Community Housing Sonoma County
Community Action Partnership
Catholic Charities
Community Support Network
Reach for Home
Legal Aid of Sonoma County
Petaluma People Services – SHARE Sonoma County
Social Advocates for Youth
Sonoma Overnight Support
Burbank Housing Development Corporation
California Human Development
Fair Housing Advocates of Northern California

FY 2018-19 Recommended Projects

In FY 2018-2019, Sonoma County will receive $1,858,218 in CDBG funds. CDBG funds will be used for housing, public services, micro-enterprise economic development, public improvements, and public facilities. Federal regulations impose a 15 percent maximum cap on funding to be expended for public service activities. Following the October 2017 Sonoma Complex Fire disaster, HUD authorized expenditure for public services of up to 40 percent of CDBG funds as long as additional resources were spent on disaster recovery. Administrative costs are limited to 20 percent of the total CDBG funding and 20 percent of program income received.

In FY 2018-2019, Sonoma County will receive $887,581 in HOME Program funds. HOME funds will be used for new rental and homeownership unit construction, housing rehabilitation, tenant based rental assistance and operating funds for a Community Development Housing Organization (CHDO) Federal regulations require a minimum of 15 percent of each year’s HOME allocation to be set-aside for projects sponsored by CHDOs. However, this CHDO set-aside was waived following the October 2017 fires for up to two years. Operational support for approved CHDOs is allowed as an eligible activity, limited to 5 percent of the total HOME award or $50,000, whichever is less.

In FY 2018-2019, Sonoma County will receive $152,599 in ESG funds. This year, six proposals are recommended for funding—three for homeless shelters and three for rapid re-housing programs.

Meeting Annual Goals and Objectives

The FY 2018-19 Action Plan and the 2015 Consolidated Plan organize community priorities for the use of CDBG, HOME and ESG funds by the Urban County, following the structure provided by HUD regulations by grouping these priorities into three categories: affordable housing, homelessness, and non-housing community development.

The Urban County's Consolidated Plan contains the following broad goals:

1. Affordable Housing: Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely low-income families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2. Homelessness: Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3. Community Development: a) Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

Goals Summary

All funded projects must contribute to one of these broad goals. A summary of how funds are distributed by goal is provided below:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing		Affordable Housing	CDBG: $580,750 HOME: $510,000 ESG: $0 Competitive McKinney-Vento Homeless Assistance Act: $0 Section 8: $32,220,570	Rental units constructed: 48 units Homeowner housing added: 16 units Rental units rehabilitated: 20 units Homeowner housing rehabilitated: 8 household housing units Tenant-based rental assistance/rapid rehousing: 2,836 households assisted Other: CHDO Operating Funds
2	Homelessness	2015	2020	Homeless		Homelessness	CDBG: $214,267 HOME: $0 ESG: $141,154 Competitive McKinney-Vento Homeless Assistance Act: $3,312,364	Public Facility or Infrastructure Activities for Low/Mod Income Housing Benefit: 248 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Tenant-based Rental Assistance/Rapid Re-Housing: 58 households assisted Homeless Person Overnight Shelter: 1,737 Persons Assisted Other: 2,142 Homeless Households reached through Street Outreach and Engagement, including Day Shelter
3	Non-Housing Community Development	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Non-Housing Community Development	CDBG: $547,250 HOME: $0 ESG: $0 Competitive McKinney-Vento Homeless Assistance Act: $0 Section 8: $0	Businesses assisted: 12 businesses assisted Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 72,184 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 50 households assisted

Projects

Below is a detailed list of projects and programs recommended for funding in FY 2018-19.

1	**Project Name**	Satellite Affordable Housing Associates - Altamira Family Apartments
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $ 110,500
	Description	Altamira will provide 48 affordable apartments for individuals and families earning between 30%-60% AMI. In addition to 1-, 2- and 3-bedroom apartments, the development will offer 75 parking spaces, a community room, youth play area, ample outdoor space and bay friendly landscape to enhance the beautifully designed buildings. An extensive community engagement process helped to evolve the site plan – making changes to the number of stories, ingress/egress and placement of the community building. The project is stronger today based on the revisions and community interaction.
	Target Date	May 2020
	Estimate the number and type of families that will benefit from the proposed activities	48 rental units affordable to low-income households
	Location Description	20269 Broadway Sonoma, CA
	Planned Activities	Creation of 48 affordable units, 75 parking spaces, community room, youth play area and an amble outdoor space.

2	**Project Name**	Habitat for Humanity - Duncan Village
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $ 110,500
	Description	Habitat for Humanity is building 16 homes on the 1.34 acre parcel at 484 Wall Street, Windsor. These homes are designed as low-income, low-cost living, homeownership units. There will be a mix of incomes in the neighborhood (50%AMI to 80% AMI). Habitat for Humanity practices green and sustainable building and will be incorporating significant green methods and materials, up to and including solar paneling and grey-water systems. We will include attached duet and detached homes that benefit families, neighborhoods, and the environment. This property has a very high “walkability” score. It is located within a half mile of the Town Green, business district, parks, outdoor events, farmers market as well as multiple school locations, public transportation, grocery stores and the future SMART Train station.
	Target Date	11/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	16 homeownership units affordable to low-income households
	Location Description	484 Wall Street Windsor, CA
	Planned Activities	Construction of 16 homes, designed as low-cost homeownership units.
3	**Project Name**	Community Housing Sonoma County - HOME Operating Funds
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $34,000

	Description	Operating funds will support the CHSC Executive Director in developing existing HOME-funded projects and identifying new opportunities to utilize HOME funds.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Funds will not directly benefit families. Funds are for operating expenses for Community Housing Sonoma County.
	Location Description	Urban County
	Planned Activities	Production of affordable housing for the most vulnerable and hard to serve populations throughout Sonoma County.
4	**Project Name**	Sonoma County Affordable Homes, Inc. - Riverfield Homes
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $197,614
	Description	Sonoma County Affordable Housing Inc., a CHDO and EAH Inc. affiliate is planning interior capital improvements for Riverfield Homes in Healdsburg. The project goal is to preserve the high quality of this 22 year old affordable housing asset for the extended future.
	Target Date	06/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	18 rental units rehabilitated
	Location Description	Riverfield Homes, 1-35 Adeline Way, Healdsburg, CA 95448
	Planned Activities	Interior capital improvements, including kitchen and bathroom rehabilitation, replacing cabinets, appliances, countertops, tubs/showers, toilets and associated fixtures. Unit interiors will be painted and flooring and windows will be replaced.

5	**Project Name**	City of Sebastopol - Park Village
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $135,636
	Description	The City owns the Village Park Mobile Home Park to provide local affordable housing. The City has allocated its own funds together with other sources to pay for a general facility upgrade. Included are plans to refurbish 4 apartments on-site; the grant request is for funds to pay for rehabilitation of two apartments.
	Target Date	12/2018
	Estimate the number and type of families that will benefit from the proposed activities	2 rental units rehabilitated
	Location Description	6665 Sebastopol Avenue, Sebastopol, CA 95472
	Planned Activities	Rehabilitation of two apartments at Village Park Mobile Home Park in the City of Sebastopol.
6	**Project Name**	Sonoma County Community Development Commission - Countywide Housing Rehabilitation
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG $247,500
	Description	Provide low interest loans for housing rehabilitation to legally sited mobile homes, single-family, and multifamily residential properties located within the Urban County
	Target Date	6/30/19
	Estimate the number and type of families that will benefit from the proposed activities	8 homeowner housing units rehabilitated

	Location Description	Urban County
	Planned Activities	CDBG funds will be utilized for low interest loans made for improvements to legally sited owner-occupied or rental mobile homes and single-family properties located within the unincorporated areas of Sonoma County, as well as within the boundaries of the Cites of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma and the Town of Windsor, and the direct delivery expenses associated with the provision of the housing rehabilitation activities to CDBG-eligible owner-occupants and tenants. All properties must be occupied by income-eligible households. Loans to owner-occupants will either be deferred or amortized, depending on the homeowner's ability to repay. All loans to owners of rental structures will be fully amortized and carry affordability restrictions. The CDBG funds may also be used to provide grants to income-qualified owners of mobile homes for the installation of earthquake resistant bracing systems.
7	**Project Name**	Sonoma County Community Development Commission – Tenant Based Rental Assistance
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $255,000
	Description	Tenant-Based Rental Assistance Program
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	11 households
	Location Description	Countywide
	Planned Activities	TBRA is administered similar to the Section 8 Housing Choice Voucher Program. Very low-income applicants are eligible. Assistance can be granted to applicants wishing to reside anywhere within the County of Sonoma. Funds will target homeless persons and households identified by the County

		Homeless Outreach Services Team (HOST) or related County and Commission homelessness program initiatives.
8	**Project Name**	Fair Housing Advocates of Sonoma County – Fair Housing Education and Enforcement
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $70,000
	Description	Bilingual intake coordinator, bilingual housing counselor, and attorneys will provide in-depth, quality fair housing services to people across all federally-protected classes, including persons with disabilities, African-Americans, Latinos, and families with children.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 low/moderate income households
	Location Description	1314 Lincoln Avenue, Suite A, San Rafael CA and 510 Mendocino Avenue, Santa Rosa CA
	Planned Activities	This program seeks to address the absence of an experienced, enforcement-focused fair housing agency in Sonoma County by conducting complaint-based testing for all protected classes and systemic investigations designed to expand on prior investigations revealing national origin, familial status, and race discrimination.
9	**Project Name**	Sonoma County Regional Parks - Gualala Point ADA Retrofit
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $ 165,000

	Description	Removal of barriers to accessibility for persons with disabilities throughout Gualala Point Regional Park. Improvements to day-use facilities including accessible paths, accessible drinking fountains and picnic tables, renovations to restrooms.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	72,184 persons with disabilities
	Location Description	42401 Coast Hwy 1, Sonoma County
	Planned Activities	Removal of barriers, improvements to day-use facilities
10	**Project Name**	California Human Development - Micro-Enterprise Assistance Program
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $ 156,750
	Description	To provide technical assistance and micro loans to locally based micro-enterprises. Major focus will be on minority owned small general contracting firms, construction, electrical, plumbing, drywall etc. that need assistance with working capital needs, to support the rebuilding effort of the North Bay fire victims' homes and businesses.
	Estimate the number and type of families that will benefit from the proposed activities	12 businesses assisted
	Location Description	Urban County
	Planned Activities	Provide technical assistance and micro loans to minority owned small general contracting firms, construction, electrical, plumbing, drywall etc.
	Project Name	City of Cotati – West School Street Path of Travel Upgrades, Phase 3

11	**Goals Supported**	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $85,000
	Description	Phase 3 of the path upgrades along W. School Street is to construct approximately 600 feet of the pathway dependent on available funding. The project is to include planning, engineering and construction of ADA pathway upgrades from Clifford Street to Thomas Page School along W. School Street and Richardson Lane
	Target Date	04/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	880 persons with disabilities
	Planned Activities	The project is to include planning, engineering and construction of 600 feet of ADA pathway upgrades from Clifford Street to Thomas Page School along W. School Street and Richardson Lane.
12	**Project Name**	City of Rohnert Park - Senior Center ADA Improvements
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: $70,000
	Description	The Rohnert Park Senior Center Accessibility Improvements will remove barriers to accessibility and full usage within the Senior Center building and in the adjacent parking area. The project will remove architectural barriers that create inadequate maneuvering space and path-of-travel problems in the building's program areas, restrooms and corridors; address placement of built-in elements and fixtures that create clearance issues; add compliant signage; and address vertical grades on ADA ramps, parking spaces and path-of-travel from the parking lot to the facility.
	Target Date	07/2019

	Estimate the number and type of families that will benefit from the proposed activities	4,669 elderly persons
	Location Description	6800 Hunter Drive, Rohnert Park, CA 94928
	Planned Activities	Removing of barriers to accessibility and full usage within the Senior Center building and in the adjacent parking area.
13	**Project Name**	Community Action Partnership – Sloan Women's Shelter
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $42,231
	Description	Shelter services with intensive case management services with linkages to address barriers to permanent housing and employment.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	96 women and children
	Location Description	141 Stony Circle, Suite 210, Santa Rosa, CA
	Planned Activities	Shelter services include overnight shelter with intensive case management, motivational interviewing, health and well-being screening, and referrals to community providers such as mental health and substance abuse counseling, job readiness, employment services, and financial literacy.
14	**Project Name**	Community Action Partnership – Harold's House Transitional Housing
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $17,596

	Description	Transitional Housing with intensive case management
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	56 women and children
	Location Description	2602 Giffen Avenue, Santa Rosa, CA
	Planned Activities	Participants receive intensive case management services in a low-cost, safe and sober environment. Case management provides needs assessment, goal planning, referrals, family reunification, credit counseling, financial literacy, and early childhood development with priority to Head Start, alcohol and drug recovery support, parent education and job-seeking skills.
15	**Project Name**	Catholic Charities - Family Support Center
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $119,516
	Description	Families at the 138-bed Family Support Center receive emergency shelter, food, clothing, medical and dental care, and implement action plans to overcome homelessness.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	360 persons in families with children
	Location Description	465 A Street, Santa Rosa, CA
	Planned Activities	Supportive services include: overnight shelter; case management providing a foundation for sustained success; hot meals, housing rental counseling; substance abuse recovery; mental health; integrated

		health care; job readiness and employment search; mainstream public benefits; nutrition and diet; computers, internet, telephones and messages; transportation; mail, laundry, clothing, and toiletries
16	**Project Name**	Catholic Charities – Homeless Service Center
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $25,739
	Description	A multi-service day center providing centralized intake and services for Sonoma County's most vulnerable homeless population.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1900 persons, primarily single adults
	Location Description	600 Morgan Street, Santa Rosa, CA
	Planned Activities	Daytime drop-in center with showers, mail service, access to Coordinated Entry and housing, and enrollment in other supportive services.
17	**Project Name**	COTS Street Outreach
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $9,185
	Description	Street outreach to unsheltered persons in all regions of Sonoma County.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	242 single adults
	Location Description	900 Hopper Avenue, Petaluma CA
	Planned Activities	Services will be provided to unsheltered and chronically homeless individuals and families, including many whom have serious persistent mental illness and/or substance use disorders. Outreach staff build trust and connect individuals to Coordinated Entry in order to obtain appropriate housing, shelter, and supportive services, and divert clients away from costly jail and emergency medical facilities.
18	**2018 ESG Awards**	2018 ESG Awards
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: $141,154
	Description	Catholic Charities, Rapid Re-Housing: Housing location, housing-focused case management, and rental assistance to help persons experiencing homelessness to re-enter housing. Catholic Charities, Samuel Jones Hall Emergency Shelter: Large housing-focused emergency shelter for up to 190 single adults at any given time. COTS, Mary Isaak Center Emergency Shelter: 100-bed emergency shelter for single adults COTS, Rapid Re-Housing: Housing location, housing-focused case management, and rental assistance to help persons experiencing homelessness to re-enter housing. Social Advocates for Youth, Dream Center Emergency Shelter: Housing-focused emergency shelter for transition-aged youth (18-24 years of age)

		Social Advocates for Youth, Rapid Housing: Housing location, housing-focused case management, and rental assistance to help youth experiencing homelessness to enter housing—often for the first time.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1283 households Catholic Charities, Rapid Re-Housing: 18 households Catholic Charities, Samuel Jones Hall Emergency Shelter: 600 single adults COTS, Mary Isaak Center Emergency Shelter: 525 single adults COTS, Rapid Re-Housing: 30 households Social Advocates for Youth, Dream Center Emergency Shelter: 100 youth Social Advocates for Youth, Rapid Housing: 10 youth
	Location Description	Catholic Charities, Rapid Re-Housing: 465 A Street, Santa Rosa, CA Catholic Charities, Samuel Jones Hall Emergency Shelter: 4020 Finley Avenue, Santa Rosa CA COTS, Mary Isaak Center Emergency Shelter: 900 Hopper Street, Petaluma, CA COTS, Rapid Re-Housing: 900 Hopper Street, Petaluma, CA Social Advocates for Youth, Dream Center Emergency Shelter: 2447 Summerfield Road, Santa Rosa, CA Social Advocates for Youth, Rapid Housing: 2447 Summerfield Road, Santa Rosa, CA

	Planned Activities	Catholic Charities, Rapid Re-Housing: In combination with $26,723 in local funds as well as approximately $145,000 in State ESG funds, households will be assisted to locate and retain permanent housing. Catholic Charities, Samuel Jones Hall Emergency Shelter: In combination with $24,437 in local funds as well as approximately $135,000 in State ESG funds, Samuel Jones Hall serves the most vulnerable chronically homeless persons, exclusively referred by Coordinated Entry and encampment outreach, and provides housing-focused case management to assist them into housing on a Housing First model. Participants will have access to food, clothing, day services, self-sufficiency training, drug and alcohol counseling, benefits counseling, and other services as needed. Clients may stay up to six (6) months or longer depending on individual need and commitment to achieving goals of finding permanent housing COTS, Mary Isaak Center Emergency Shelter: In combination with approximately $135,000 in State ESG funds, Mary Isaak Center Emergency Shelter will provide overnight accommodations and case management aimed at placing participants in permanent housing. Case management will facilitate participants' ability to find permanent housing and increase income from any source at program exit. Services will provide an array of support including mental health, hot meals, financial management, self-sufficiency training, substance abuse recovery, integrated health care, transportation, and other services as needed. Every effort will be made to place participants in permanent housing as quickly as possible. COTS, Rapid Re-Housing: In combination with approximately $145,000 in State ESG funds, households will be assisted to locate and retain permanent housing. Social Advocates for Youth, Dream Center Emergency Shelter: In combination with $24,187 in local funds and approximately $25,495 in State ESG funding, transition-aged youth will be supported to identify and secure permanent housing through an array of services including counseling, access to food, financial management, self-sufficiency training, and other services as needed. Services address

		emergency needs through client-focused case management with the goal of getting participants housed as rapidly as possible. Social Advocates for Youth, Rapid Housing: In combination with $33,137 in local funds and approximately $ 50,000 in State ESG funds, homeless youthwill be assisted to identify and secure permanent housing opportunities and increase income from any source at program exit. Case management services will include housing location services, counseling, financial assistance, education, and referrals to local agencies that provide housing, benefits, healthcare, and other services as needed.

County of Sonoma
State of California

Date: December 11, 2018

Item Number: ____________

Resolution Number: ____________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, and the Board of Commissioners of the Sonoma County Community Development Commission

Whereas, a condition of receiving housing and community development funds from the U.S. Department of Housing and Urban Development, the Board approved the 2015 Consolidate Plan on May 5, 2015 which describes the community development priorities for the County, and

Whereas, the Board of Commissioners approved the One Year Action Plan for FY 2018-2019 on July 10, 2018 that provides community development funding to be invested in activities that directly support the adopted priorities in the 2015 Consolidated Plan, and

Whereas, The FY 2018-2019 One Year Action Plan intentionally held in reserve $130,338 in Community Development Block Grant (CDBG) funds and $391,269 in Home Investment Partnerships Program (HOME) funds to be awarded under a future substantial amendment, and

Whereas, HUD deemed that $34,000 in HOME funds awarded to Community Housing Sonoma County (CHSC) in the FY 2018-2019 One Year Action Plan was an ineligible use of funds and required that it be reprogrammed, and

Whereas, in the aftermath of the Sonoma Complex Fires, the U.S. Department of Housing and Urban Development has waived certain regulatory requirements for Community Development Block Grant Funds including use of the FY 2017-18, 2018-19 and 2019-20 allocations for new construction, and for the HOME program including a waiver of the set-aside of funds for Community Development Housing Organizations for for FY 2017-18, FY 2018-19, FY 2019-2020, and

Whereas, Habitat for Humanity applied for CDBG & HOME funds in the FY 2018-2019 funding round for Duncan Village homeownership project of 16 homes affordable to low-income households and were not fully funded and would benefit from $334,000 in HOME funds to complete the financing package for the development, and

Whereas, Satellite Affordable Housing Associates applied for CDBG & HOME funds in the FY 2018-2019 funding round for Altamira 47 unit multifamily rental project for extremely low- and very low-income households and were not fully funded and would benefit from $91,338 in CDBG and $91,269 in HOME to complete the financing package for the development, and

Whereas, last year in response to the October 2017 wildfires, the Commission conducted a telephone survey to understand the impacts of the fires on the precariously housed population and potential impacts to the homeless system as part of an enhanced point-in-time Homeless Count, and to continue to track the impacts of the fires, $39,000 in CDBG funds will support a second year's precariously housed study to ensure that the future deployment of homeless services dollars for populations impacted by the fires is well-informed, and

Whereas, on an annual basis the Commission receives and reports on program income from repayment of loans made with Community Development Block Grant Program funds, that in FY 2017-2018 was in the amount of $271,875, and

Whereas, the Commission's annual funding policies direct that fifteen percent (15%) from all CDBG-funded projects will be used for Public Services, as allowed under CDBG regulations, and

Whereas, there is a pressing need for the availability of $40,000 in CDBG to fund a winter shelter expansion to serve people who are experiencing homelessness in Sonoma County who are at risk of exposure during the cold months, and

Now, Therefore, Be It Resolved

The Board of Supervisors of the County of Sonoma and Board of Commissioners of the Sonoma County Community Development Commission approves the proposed FY 2018-19 Amended One Year Action Plan, including the award of $425,269 in previously unawarded FY HOME funds, $130,338 in previously unawarded CDBG funds, and $40,000 in CDBG program income to address recognized affordable housing and homeless system needs.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

RESOLUTION NO. ____________

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA AUTHORIZING THE CITY TO BECOME AN ADDITIONAL MEMBER OF THE CALIFORNIA PUBLIC FINANCE AUTHORITY

WHEREAS, one of the City’s primary goals is to meet the housing needs of its residents by actively supporting housing for all through protection, preservation and production of housing; and

WHEREAS, by joining the California Public Finance Authority (CalPFA) as an additional member, developers can access tax exempt bonds to obtain financing for affordable housing units; and

WHEREAS, CalPFA is a Joint Powers Authority that funds community public benefit projects throughout the state; and

WHEREAS, in order for a developer to access the financing available from CalPFA, the City must be a member of the organization; and

WHEREAS, subsequent to joining CalPFA, any projects within the City limits that apply to access financing must receive approval from the City Council pursuant to the Internal Revenue Code; and

WHEREAS, the City proposes to become an Additional Member of the Authority pursuant to Section 12 of the Joint Exercise of Powers Agreement (the “Agreement”) relating to the California Public Finance Authority.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby authorizes joining CalPFA as an Additional Member for the purpose of obtaining financing or refinancing of specific housing projects.

BE IT FURTHER RESOLVED that Council authorizes the Mayor to execute the Agreement and any associated documents.

IN COUNCIL DULY PASSED this 4th day of September 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:__________________________APPROVED:___________________________
City Clerk Mayor

APPROVED AS TO FORM:

____
City Attorney

Attachment:

- Exhibit A – Joint Exercise of Powers Agreement

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018 Resolution Number: ________________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, and The Board of Commissioners Of the Sonoma County Community Development Commission

IN THE MATTER OF: AUTHORIZATION TO PARTICIPATE IN THE NO PLACE LIKE HOME PROGRAM

Whereas, the State of California, Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability, dated October 15, 2018 (“Initial NOFA”), under the No Place Like Home Program (“NPLH” or “Program”) authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890;

Whereas, the Initial NOFA relates to the availability of approximately $400 million in Competitive Allocation funds under the NPLH Program; and

Whereas, The County of Sonoma is a County and an Applicant, as those terms are defined in the NPLH Program Guidelines, dated July 17, 2017 (“Guidelines”).

Now, Therefore, Be It Resolved, that the Board of Supervisors for the County of Sonoma, also acting as the Board of Commissioners of the Sonoma County Community Development Commission, does hereby determine and declare as follows:

SECTION 1. That the Sonoma County Community Development Commission is hereby authorized and directed to apply for and if awarded, accept the NPLH Program funds, as detailed in the Initial NOFA, up to the amount authorized by the Guidelines and applicable state law.

SECTION 2. That Margaret Van Vliet, the Executive Director of the Sonoma County Community Development Commission, or her designee, is hereby authorized and directed to act on behalf of County in connection with an award of NPLH Program funds, and to enter into, execute, and deliver any and all documents required or deemed necessary or appropriate to evidence the loan of NPLH Program funds, the County's obligations related thereto, and the Department's security therefore. These documents may include, but are not limited to, a State of California Standard Agreement ("Standard Agreement"), a regulatory agreement, a promissory note, a deed of trust and security agreement, and any and all other documents required or deemed necessary or appropriate by the Department as security for, evidence of, or pertaining to the NPLH Program funds, and all amendments thereto (collectively, the "NPLH Program Documents").

SECTION 3. That the Sonoma County Community Development Commission shall be subject to the terms and conditions that are specified in the Standard Agreement; that the application in full is incorporated as part of the Standard Agreement; that any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement; and that the County of Sonoma and the Sonoma County Community Development Commission will use the NPLH Program funds in accordance with the Guidelines, other applicable rules and laws, the NPLH Program Documents, and any and all NPLH Program requirements.

SECTION 4. That the County of Sonoma will make mental health supportive services available to each project's NPLH tenants for at least 20 years, and will coordinate the provision of or referral to other services (including, but not limited to, substance use services) in accordance with the County's relevant supportive services plan, and as specified in Section 202(n)(1) of the Guidelines.

PASSED AND ADOPTED this 11th day of December, 2018, by the following vote:

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Signature of Attesting Officer:

Printed Name and Title of Attesting Officer:

Ranking	Project	Developer	Location	Number of Project Based Vouchers
1	Downtown River Apts	Downtown River Associates, LP	Petaluma	16
2	Riverfield Homes	Eden Housing	Healdsburg	4
3	Altimira	Satellite Affordable Housing Associates	Sonoma	11
4	Palms Inn	Casbar Entrepreneurs, LLC	Santa Rosa	40
5	Kings Valley Senior Apts	Eden Housing	Cloverdale	22
			Total	**93**

Ineligible Projects				
Not Ranked	Verano Family Housing	MidPen Housing	Sonoma	N/A
Not Ranked	Cherry Creek Village	Cherry Creek Cloverdale, LP	Cloverdale	N/A

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 59
(This Section for use by Clerk of the Board Only.)

To: Board of Commissioners of the Community Development Commission

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Sonoma County Community Development Commission

Staff Name and Phone Number: Benjamin Wickham, 707-565-7542

Supervisorial District(s): 5th District

Title: Approval of Developer Selection Recommendation for the property at 2150 West College Avenue, Santa Rosa.

Recommended Actions:

Authorize the Sonoma County Community Development Commission (Commission) to enter into an Exclusive Right to Negotiate Agreement (ERNA) with USA Properties for development of the 2150 West College (Property)

Executive Summary:

This Board item requests approval of the recommendation by the Sonoma County Community Development Commission staff for selection of a qualified developer for the property located at 2150 West College Avenue, Santa Rosa. The Commission engaged in a comprehensive and competitive process which resulted in a group of well-designed and thoughtful development proposals. Based on the results of the proposal review committee, Commission staff recommends that USA Properties be selected as developer, recognizing their proposal best meets the Commission's and the Board's stated goals for this project. Upon approval, the Commission will enter into an Exclusive Right to Negotiate Agreement (ERNA) with the selected developer. The ERNA will govern the implementation of the predevelopment of the project, including entitlements and environmental review. Once the entitlement process is completed, the two parties will negotiate a mutually acceptable Disposition and Development Agreement (DDA).

Discussion:

Background: In line with guidance received from the Board of Commissioners, the Commission has prioritized the production of high-quality new housing to address the vast housing shortage that currently exists in Sonoma County. Both market-rate and affordable dwellings are necessary to meet the needs of thousands of families in Sonoma County. In line with this direction, the Commission obtained Board approval on June 20, 2017 to proceed with the purchase of the Sonoma County Water Agency property at 2150 West College Avenue, Santa Rosa. The purchase was carried out using a forward allocation of $4.2M in County Fund for Housing Trust Fund dollars for the specific purpose of developing affordable and workforce housing. The Commission noted in its Board Item Summary that acquisition and development of the 2150 West College Avenue site supports County policies related to agricultural and open space preservation and greenhouse emission reduction goals by ensuring city-centered development near transportation and public services. On August 29, 2018 the Commission released a Request for Proposals (RFP) seeking a qualified firm to move forward with development of affordable and workforce housing on the site. Seven development proposals were received by the closing date of the RFP on October 2, 2018. An RFP Selection Committee (comprised of representatives from the City of Santa Rosa, community and private-sector members, and employees of the Commission) reviewed and ranked the seven proposals received based on criteria outlined in the RFP materials.

A very important factor in reviewing proposals designed to meet these stated priorities is the overarching need to delivering new housing to the community as expeditiously as possible. Therefore, the RFP Selection Committee was asked to balance these priorities with the need for an expedited process as they reviewed all proposals.

The Committee unanimously approved the top two finalists. The proposers are listed below in the order they were ranked by the RFP Review Committee.

1. **USA Properties**
2. **Satellite Affordable Housing Associates**
3. MidPen Housing
4. EAH Housing
5. Related California
6. Anton Development
7. Burbank Housing

Finalists: The RFP Committee unanimously agreed on the top two finalists (*see attachment 1, 'West College RFP Finalist Comparison*)

Key Considerations in recommendation:
The top two finalists were interviewed by the Commission's Executive Director, Margaret Van Vliet on October 25, 2018. Both USA Properties and SAHA presented well-crafted proposals. The Commission feels that USA Properties should be chosen as developer for the 2150 West College site due to their ability to robustly meet the following priorities, stated in the RFP as follows:

Innovative Economic Partnerships

Sonoma County and the Commission are interested in pursuing innovative models of housing development on County-owned land that provide long-term economic benefits wherever possible. Examples could include (1) the use of a long-term ground lease that is structured to provide residual receipts payments to the Commission after a period of fifteen years; or (2) partnership structures that grant the Commission residual cash flow and/or a minority equity interest in the property over the long-term; or (3) option agreements structured to provide an opportunity for the County or Commission to consider ownership possibilities at natural recapitalization points, such as 20 or 30 years after commencement of operations.

Proposers are encouraged to develop submissions that give consideration to such alternative economic structures, and to achievement of a substantial number of new rental units affordable to low-income families, seniors, and special needs populations (see Affordability, below).

Affordability

The City of Santa Rosa's inclusionary policy establishes that a minimum of 15% of units must be affordable for a period of 55 years to households earning 80 percent of the area median income (AMI) or less. The Commission views this inclusionary percentage as a minimum and will give priority to proposals that can achieve greater levels of affordability, even on mixed income units that are proposed to not carry deed restrictions, without requiring additional local or state competitive funding.

Submissions should explain how affordability will be achieved, including how the $4.2 million investment made by the Commission in the property will be treated within the project economics; the ways in which development and construction costs will be minimized to allow units that are not rent-restricted to meet current market needs; and the methods by which the development will balance the goal of expeditiously bringing units on line with the objective of driving affordability for lower-wage working families and individuals.

Community Process

The Commission expects the selected developer to pro-actively engage the neighborhood surrounding the property, to promote an open communication process, develop an understanding of neighborhood issues, and develop a final project that responds to any pertinent neighborhood concerns. The developer should provide a narrative that describes the planned outreach process and the experience the developer has with this type of process.

- Innovative Economic Partnerships
  - USA Properties presented an innovative economic structure wherein land residual of $2M from the Commission's land donation will be reinvested into the project as an ownership interest in proportionate share with the other equity funding. USA proposes $9.5M in total equity funding (a combination of USA equity and equity from a 4% tax credit allocation). This $2M will potentially provide the Commission with a 29% interest in the partnership. Assuming a 15-year operating hold period, which is projected in USA's economic model, the Commission would receive approximately $3.3M in cash flow from operations and $10.5M upon sale of the property at the end of the partnership. In addition, USA proposes granting the Commission a first right of refusal to purchase the property at the time of sale at the project's fair market value.
- Affordability
  - USA Properties proposed to restrict 35% of the units (approximately 59 units with restricted rents affordable to households earning 30%, 40%, 50%, 80% and 120% of Area Median Income); however, 100% project affordability is proposed to be achieved through innovative design. The remaining unrestricted units will be offered at a rent that is the lowest price point among other newer market-rate projects in the area. The result will be a mixed-income project that provides desperately needed workforce housing. As a part of this financing strategy, no competitive funding will be required, resulting in a greatly expedited project. Many of the funding structures proposed by the other six development firms (including Community Development Block Grant Disaster Recovery (CDBG-DR) funds, Affordable Housing Sustainable Communities (AHSC) grant funds and 9% Low Income Housing Tax Credit funding) may involve a significant risk of substantial

delays if project funding is not secured during competitive funding rounds. USA's innovative proposal to create housing affordability on 65% of the project using strategic design instead of competitive funding will allow the project to move forward without funding contingencies leading to potential delays in housing delivery.

- Community Process
    - USA Properties has spent considerable time reviewing all previous comments from the community, addressing these in the current proposal. In addition, they are currently managing a property in close proximity to the West College development site, providing familiarity with the community. USA Properties proposes town hall style community informational meetings in collaboration with the Commission to gauge the public's initial reaction to the project and begin the conversation with key stakeholders. During these meetings the community will have the opportunity to share their questions, concerns and ideas. A series of second meetings will be held to discuss changes and improvements to the project recommended by USA Properties based on community input. Throughout the Design Review process USA proposes to remain engaged with those living in the surrounding area of the project site using mailers designed to provide accurate, fact-based information, including direct contact information to the project management team at USA Properties for questions.
- Due Diligence
    - USA Properties has done a significant amount of due diligence to deepen their understanding of project economics, entitlements, construction costs and community dynamics. The USA team participated in a pre-application meeting with City of Santa Rosa staff to review input from City departments on the potential project, allowing them to provide additional insight and details into the entitlement process.

Additionally, USA Properties' proposal comprehensively demonstrated their firm's fulfilment of the capacity and experience required by the Commission as stated in the RFP and noted below:

Capacity

The Commission is seeking a developer with substantial financial capacity, access to credit, and real estate development experience. Interested parties should submit financial statements and other evidence of bank relationships sufficient to demonstrate financial strength. These documents will be considered proprietary and will not be subject to disclosure as part of public records.

Track Record with Quality Development Projects

Developers should provide information and descriptions of past development projects, including photographs, sample project data, examples of financial modeling, and how such past projects or buildings have performed since initial construction. Information that clearly demonstrates the ability to execute quickly on this development opportunity should be provided.

Successful Property Management Experience

The Commission is seeking a developer with experience effectively managing its completed properties, whether in-house or in partnership with a qualified third-party property management company. This includes affirmatively marketing available units to historically under-served and non-English speaking populations, demonstrating a clear commitment to the principals of fair housing, and designing lease requirements to ensure that a peaceful and safe environment is maintained for tenants and neighbors of the property.

- Organizational and Team Capacity
    - USA Properties presented an extremely strong and well-rounded team featuring team members with demonstrated experience in the key areas of development finance, development project management, construction management and property management. USA engages all members of its vertically integrated team to ensure successful planning and execution of the project.
- Track Record with Quality Development Projects
    - USA Properties has delivered over 15,000 affordable units with projects deemed worthy of local subsidy and participation. USA Properties is one of the leading public-private housing developers in California with over 1,000 units under construction and another 800 units under entitlements. USA Properties currently has a 100+ unit apartment community under construction in Rohnert Park.
- Successful Property Management Experience
    - USA Properties manages a large portfolio of housing in California consisting of over 11,000 units across 80 apartment communities. The regional property manager assigned to Sonoma County has over 20 years of management experience and is very familiar with the particular dynamics of properties in the Santa Rosa area.

Working from the ranking provided by the RFP review committee, the Commission carefully weighed all of the above factors in reaching a conclusion.

Note regarding CEQA review: *CEQA review is not required in order for the BOS to approve the Commission's recommended developer selection for the following reasons:*

- *By selecting a developer for the West College property the Commission is not committing to any specific project or course of action, or to necessarily move forward with a project of any kind.*
- *The Commission is seeking BOS approval to enter an Exclusive Right to Negotiate Agreement (ERNA); this Agreement will govern the potential implementation of the predevelopment of the project, including entitlements and environmental review. Once an entitlement process is completed, the Commission and USA Properties will negotiate a mutually acceptable Disposition and Development Agreement (DDA).*
- *The ERNA will give the Commission the explicit option to NOT proceed with a development project at 2150 West College, with such a decision not to proceed resulting in no financial loss to the Commission.*

CEQA review and determination will be carried out as part of the entitlement process to be undertaken with the City of Santa Rosa. Sonoma County will formally agree to the CEQA determination at the time entitlements are complete and a mutually acceptable DDA has been negotiated and is brought before the BOS for review and approval

Action Requested: The Commission seeks Board authorization to enter into an Exclusive Right to Negotiate Agreement (ERNA) with USA Properties for development of the 2150 West College property, according to the terms outlined above. The ERNA will govern the implementation of the predevelopment of the project, including entitlements and environmental review. Once the entitlement process is completed, the two parties will negotiate a mutually acceptable Disposition and Development Agreement (DDA).

Prior Board Actions:

03/20/2018: Reject all proposals for development of 2150 West College Avenue.
06/20/2017: Item #31—Authorize a resolution approving the issuance of a one-year note for $4.2 million for the Community Development Commission to purchase the 2150 West College Avenue property; authorize the Executive Director of the Development Commission to issue a Request for Proposal for the development of mixed-income rental housing on the property once purchased.
5/23/17: Item #41—Approval of County Fund for Housing policy change.
2/9/16: Reject All Bids for Purchase of 2150 West College Avenue.
11/17/15: 15-0469 Resolution rescinding December 4 bid date and setting January 26, 2016 for receipt of bids for public sale.
03/18/14: 14-0093 Resolution declaring the 2150 West College Avenue property as surplus.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The project supports a safe and healthy community by creating the opportunity for the development of housing for various income levels. It also supports economic stewardship and investment in the future by facilitating the creation of new housing units for our workforce and for vulnerable populations.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

Entering into and Exclusive Right to Negotiate Agreement (ERNA) does not require the Community Development Commission to expend any funds.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

None

Attachments:

1) West College RFP Finalist Comparison
2) PowerPoint presentation of USA Properties team capacity and development proposal

Related Items "On File" with the Clerk of the Board:

Proposer	Units	Total Project Cost	Affordability Level	Affordable Units	% of total	Style	Funding Amount	Funding Source	Projected Timing	Project Detail	Innovative Equity Structure
USA Properties	168	$47,128,427	30%	2	1%	1 BD	$35.2	Tax-exempt bonds	Lease-up Q3 2021	4% + Bonds;	**Residual cash flow and equity to CDC based on $2M land residual reinvested into project as 21% ownership interest (equity or ground lease capital reduction). Option at 20 years.**
			40%	4	2%	2,3 BD	$4.2	Land value	Demolition at DDA execution	no competitive funding required	
			50%	28	17%	1,2,3 BD	$2.8	4% tax credit equity	Stick-built	65% of total units affordable by design	
			60%	0	0%		$2.5	Deferred developer fee			
			80%	17	10%	1,2,3 BD	$1.7	B-Bond investor			
			120%	8	5%	1,2,3 BD	$0.6	NOI during construction			
		Not restricted	120%	109	65%	1,2,3 BD					
SAHA	173	$80,200,000	30%	40	23%	1,2,3 BD	$39.5	Tax credit equity 9% + 4%	Lease-up Q3 2022, Demolition at DDA execution; modular construction off-site	4% / 9% mixed project	**Long-term ground lease, 50% share of deferred developer fee proceeds; residual receipts from cash flow; option at end of 15-year tax credit period**
			45%	40	23%	1,2,3 BD	$12.3	Permanent Debt			
			50%	43	25%	1,2,3 BD	$12.0	AHSC grant			
			60%	29	17%	1,2,3 BD	$8.6	CDBG-DR, AHP			
			80%	19	11%	1,2,3 BD	$4.2	Land donation			
MidPen Housing	199	$99,000,000	30%	9	5%	1,2,3 BD	$34.1	Tax credit equity 9% (two separate allocations)	Lease-up of family portion Q4 2021; lease-up of senior portion Q4 2022	Two separate 9% projects, financed and completed separately	**Use land value to become join venture partner in workforce portion with an equity share**
			45%	18	9%	1,2,3 BD	$2.1	Land contribution		A third, separate "workforce" project, affordable by design	
			50%	27	14%	1,2,3 BD	$2.0	Infill Infrastructure Grant			
			60%	35	18%	1,2,3 BD	$2.0	AHP			
		Not restricted	120%	108	54%	1,2,3 BD	$15.0	Permanent Debt			

EAH	170	$58,500,000	60%	0	0%		$49.7	Permanent Debt	Phased lease-up Q4 2020 to Q4 2021; modular construction offsite	Conventional debt and equity with local gap funds	**Ground lease payments = 20% of distributable cash, 55-year term, reverts to CDC**
			70%	18	11%	3 BD	$3.8	Sponsor equity		Multiple scenarios	
			109%	57	34%	2 BD	$3.0	SR Fee waivers			
			115%	80	47%	1 BD	$2.0	SR Housing trust fund			
			120%	15	9%	Studio					
Related	150	$67,401,246	30%	10	7%	1,2,3 BD	$31.0	Tax credit equity	Q2 2021 through Q3 2022	4% / 9% mixed project	**Seller carry-back note funded by residual receipts**
			45%	19	13%	1,2,3 BD	$12.8	Permanent debt			
			50%	60	40%	1,2,3 BD	$10.5	Soft debt (local gap)			
			60%	50	33%	1,2,3 BD	$4.2	Land value (seller carry-back)			
			80%	9	6%	1,2,3 BD	$3.4	SR Fee waivers			
							$2.5	Deferred developer fee			
							$1.5	AHP			

2150 West College Avenue Developer Selection

Sonoma County Community Development Commission

December 11, 2018

2150 W COLLEGE BACKGROUND

- **Sonoma County Water Agency** acquired 2150 W College (Property) for its operations center in 1981, and occupied and maintained the facility until 2013.
- **Mar 2014**: BOS declared Property as surplus
- **Jun to Nov 2015**: Bids requested for public sale of Property
- **Feb 2016**: BOS rejected all bids for purchase of Property
- **Jun 2017**: BOS authorized a resolution approving the Community Development Commission to purchase the Property for $4.2M using a Treasury Note arrangement with repayment from the County Fund for Housing
- **Nov 2017**: Commission issued RFP for development of Property
- **Mar 2018**: BOS rejected all proposals for development of Property
- **Aug 2018:** Commission re-issued RFP for development of Property

PROPERTY LOCATION

- 7.46 acres in west Santa Rosa zoned R-3-30
- Adjacent to Public Transit Hub, Finley Center

DEVELOPER SELECTION PROCESS

Request For Proposals (RFP) re-issued on August 29, 2018

Key Criteria and Policy Priorities

- Mix of affordable and market-rate housing
- Ability to expedite development
- Demonstrated development experience with project of this scope
- Maximize leveraging of County funds
- Willingness to entertain alternative financing structures that provide economic returns to the County
- Track record of community engagement, quality, on-time construction, ongoing property management

DEVELOPER SELECTION PROCESS

- 7 high quality proposals received by October 2, 2018
- Review Committee consisting of 7 members ranked proposals based on RFP criteria:

1 USA Properties
2 Satellite Affordable Housing Associates
3 MidPen Housing
4 EAH Housing
5 Related California
6 Anton Development
7 Burbank Housing

- Top 2 development firms were interviewed by Commission
- **Notice of Intent to Award issued by Commission on November 27, 2018**

2150 WEST COLLEGE DEVELOPMENT CONCEPT

USA
PROPERTIES
FUND

TEAM USA

- USA Properties Fund, Inc. (Applicant, Developer, General Partner)
  - Acquisition, Entitlement, Financing, General Contractor, Property Management
- Riverside Charitable Corporation (Co-General Partner)
  - LifeSTEPS (Social Services Provider)
- LPAS (Architect)
- Civil Design Consultants (Civil Engineer)
- Muelrath Public Affairs (Community Outreach Consultant)
- Bocarsly Emden (Legal Counsel)

PROPOSED SITE PLAN

WEST COLLEGE AVENUE APARTMENTS 9/17/2018

2150 WEST COLLEGE AVENUE, SANTA ROSA, CA 95401

PROJECT DATA

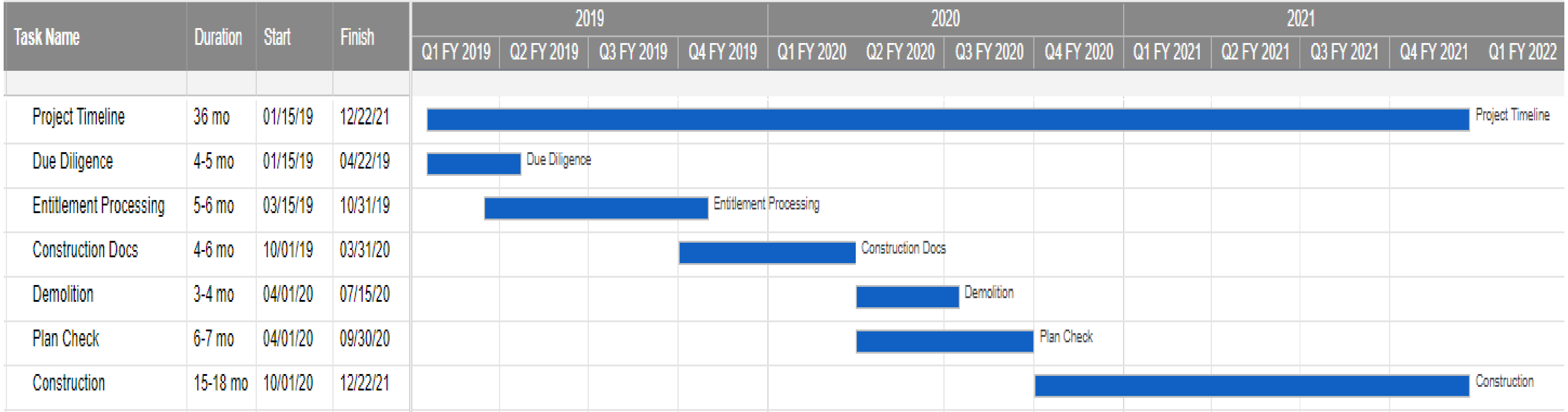
SITE AREA:	7.46 GROSS ACRES		
	5.72 BUILDABLE AREA		
DENSITY:	29.4 DU/BUILDABLE AREA		
NUMBER OF UNITS:	QUAN.	S.F.	MIX
1 BEDROOM:	73 UNITS	622	43%
2 BEDROOM:	81 UNITS	896	48%
3 BEDROOM:	14 UNITS	1130	8%
	168 UNITS	796	100%
TOTAL BEDROOMS	277		

PARKING SUMMARY:

PARKING REQUIRED:		
SANTA ROSA:	347 SPACES	2.07 SPACES/UNIT
CA DENSITY BONUS:	263 SPACES	1.57 SPACES/UNIT
PARKING PROVIDED:	272 SPACES	1.62 SPACES/UNIT
PARKING REDUCTION:	22%	

MASSING MODEL

DEVELOPMENT STRATEGY/TIMELINE



Task Name	Duration	Start	Finish
Project Timeline	36 mo	01/15/19	12/22/21
Due Diligence	4-5 mo	01/15/19	04/22/19
Entitlement Processing	5-6 mo	03/15/19	10/31/19
Construction Docs	4-6 mo	10/01/19	03/31/20
Demolition	3-4 mo	04/01/20	07/15/20
Plan Check	6-7 mo	04/01/20	09/30/20
Construction	15-18 mo	10/01/20	12/22/21

- Due Diligence & Entitlements: 10-12 months
- Plans and Permits: 10-12 months
- Demolition and Construction: 15-18 months

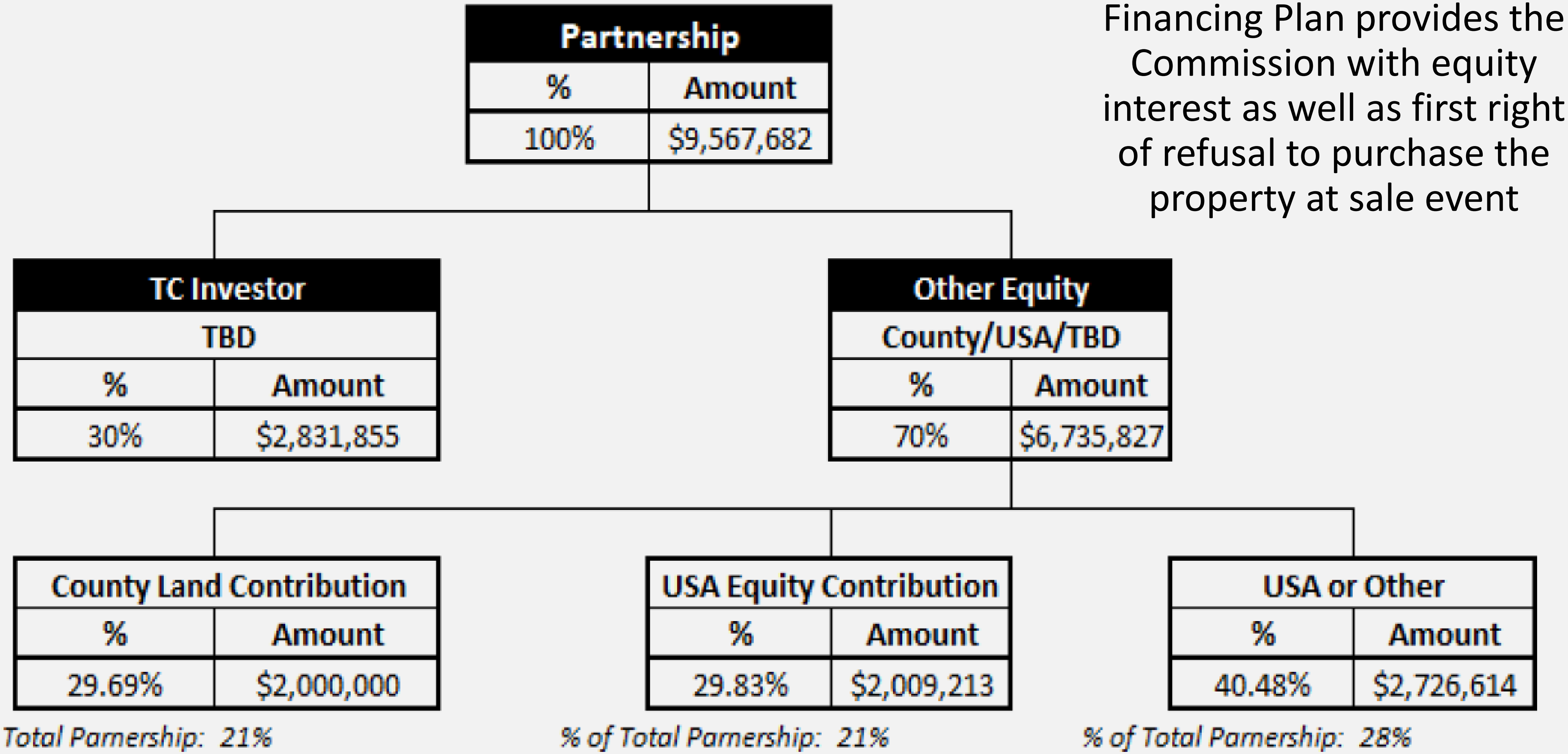
COMMUNITY OUTREACH

Muelrath Public Affairs will assist in the preparation of an engaging public outreach campaign:

- Developer meet-and-greet opportunities
- Direct Mailings to neighborhood residents
- Community informational meetings
- Regular design update communications

INNOVATIVE ECONOMIC PARTNERSHIPS

Financing Plan provides the Commission with equity interest as well as first right of refusal to purchase the property at sale event



Partnership

%	Amount
100%	$9,567,682

TC Investor

TBD

%	Amount
30%	$2,831,855

Other Equity

County/USA/TBD

%	Amount
70%	$6,735,827

County Land Contribution

%	Amount
29.69%	$2,000,000

% of Total Partnership: 21%

USA Equity Contribution

%	Amount
29.83%	$2,009,213

% of Total Partnership: 21%

USA or Other

%	Amount
40.48%	$2,726,614

% of Total Partnership: 28%

MIXED INCOME COMMUNITY

Proposed total of 168 new rental units in West Santa Rosa

- 59 Units Affordable at 30% to 80% AMI, with deed restrictions
- 109 market-rate units affordable by design at 120% AMI
- Housing opportunities for seniors, veterans, homeless and lower-wage working families and individuals
- USA will partner with Riverside Charitable Corporation and LifeSTEPS to bring social services

PROPERTY MANAGEMENT EXPERIENCE

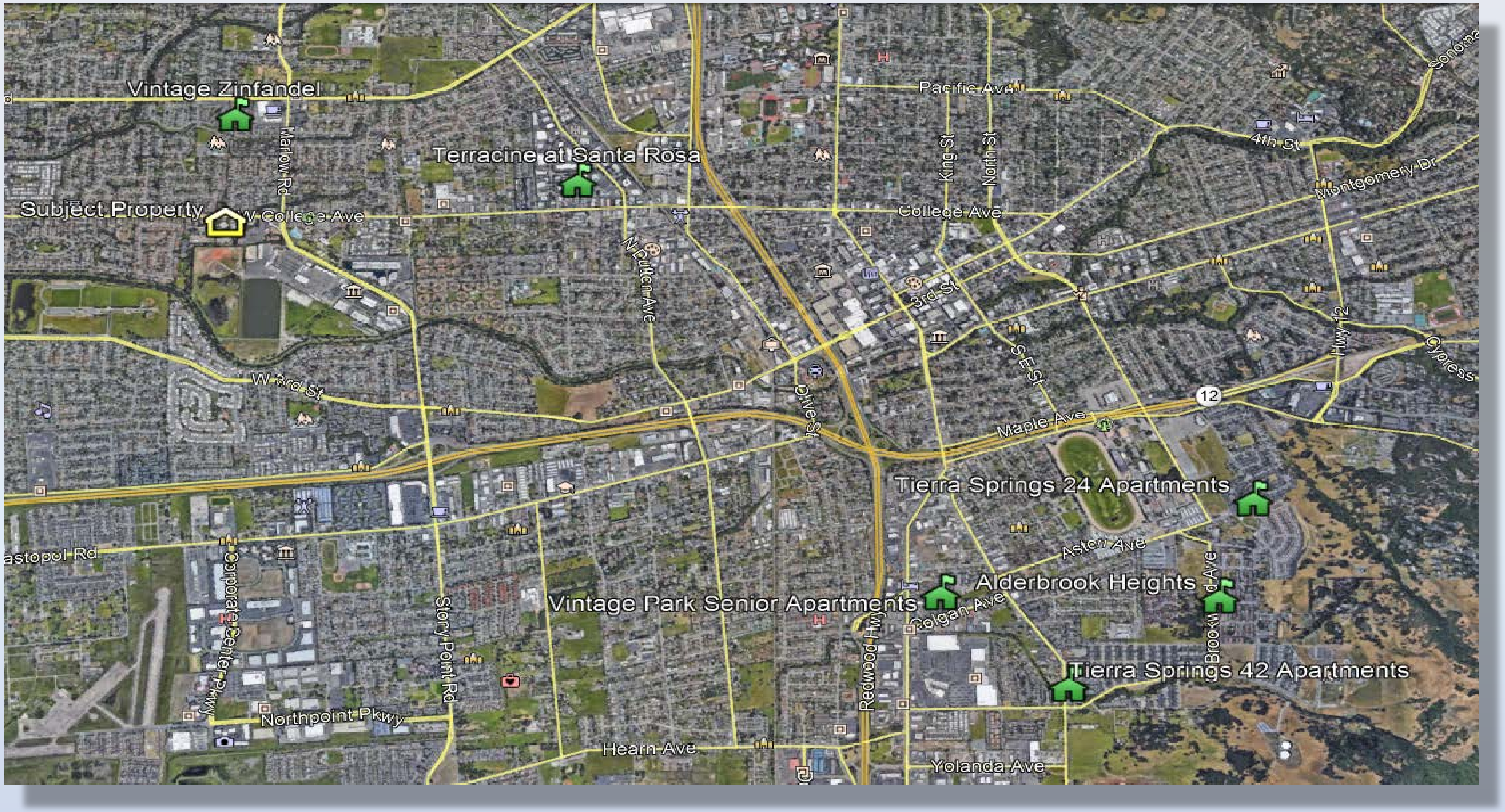
- Provides full-scale professional administration services for USA communities
- Manages all of USA’s projects in Santa Rosa, totaling 446 units
- Employs local management and maintenance crew
- Experience accommodating applicants with housing barriers
- Ability to put a lease-up strategy in place making units available to historically under-served and non-English speaking populations

USA PROJECT IN ROHNERT PARK

Residences at Five Creek, a 135-unit market-rate project under construction in Rohnert Park.

Second phase of 70 units currently being processed.

COMPLETED LOCAL PROJECTS



USA has been a long-term, trusted community partner in Santa Rosa since 1998, currently with 446 units in six apartment communities

PROPOSAL MEETS COUNTY GOALS

USA Properties' Development Concept:

- Maximizes expedited delivery of affordable housing and workforce housing using affordability by design
- Supports collaborative partnership opportunity
- Provides Commission equity opportunity
- Details USA's proven financial capacity
- Demonstrates that USA is a proven community partner
- Includes in-house Property Management team with over 25 years of experience
- Details how vertical integration allows USA to more accurately project development costs and timelines

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 60
(This Section for use by Clerk of the Board Only.)

To: Sonoma County Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: 4/5

Department or Agency Name(s): General Services

Staff Name and Phone Number:

Caroline Judy: 707-565-8058
Marc McDonald: 707-565-3468

Supervisorial District(s):

Countywide

Title: Disposal of the Chanate Campus

Recommended Actions:

A. Adopt a resolution authorizing the issuance of a request for proposals in connection with the possible sale of the Chanate Campus; declaring its intention to consider proposals for the sale of such property and setting a time for a meeting to receive proposals; making certain findings and giving direction to staff.

B. Adopt a resolution authorizing $800,354 from deferred maintenance to provide funds necessary for building hardening, fire watch and security costs (4/5 vote required)

Executive Summary:

On July 11, 2017, the Board adopted Ordinance No. 6205 authorizing the Development and Disposition Agreement ("DDA") to sell land known as the Chanate Campus to Chanate Community Development Partners, LLC as the best option to repurpose the Chanate Campus. On October 16, 2018, the Board rescinded its approval of the DDA in compliance with the Court's finding that the County failed to comply with the California Environmental Quality Act (CEQA) in approving the DDA.

In response to the options and information provided in the October 16, 2018 staff report and public comment regarding the future of the Chanate Campus, the Board directed staff to initiate the process to dispose of the property as surplus and to return to the Board with analysis and options for further consideration.

The California Government Code (the Code) prescribes the process the County must follow to dispose of real property. Section 54220 of the Code requires the County to declare the property as surplus. After the declaration of the property as surplus the County must first offer to sell the property to statutorily designated public agencies or housing sponsors to facilitate the development of affordable housing, parks, or school facilities. If the property is not sold to qualified agencies for purposes described in the Code, then the property may be offered for sale to private parties.

The Board's direction and prior discussions identified three primary objectives for the surplus sale of the Chanate property: 1) Maximize the value of the property sale to enable reinvestment in other County properties, specifically revitalizing the County Government Center; 2) Sell the property expeditiously to reduce the significant ongoing operating costs for security and fire watch; and, 3) Consider means of protecting Parcel J and Rural Cemetery.

The Board further directed staff to return with options and recommendations to structure the sale under two scenarios:

(1) Sale of the Campus to a single purchaser.
(2) Simultaneous sale of the twelve legally defined parcels as illustrated in Attachment 2.

Staff present for Board consideration a third approach:

(3) The simultaneous sale of three defined groups of parcels on the Chanate Campus.

Based upon Board direction a single solicitation will be issued allowing interested parties the opportunity to respond to one or more of the above described alternatives. Staff believes this approach will best support the Board's primary objective to enhance the value received for the sale of the property.

The Board additionally directed staff to explore means to protect Parcel J as open space. In response to Board direction, Parcel J will be excluded from the inventory of properties available for sale as surplus. Recommendations in support of Board direction to protect Parcel J will be brought to the Board for consideration at a later date.

Discussion:

On February 2, 2016, the Board authorized staff to issue a Request for Proposals (RFP) to identify a developer to work with the County and the City of Santa Rosa for the development and sale of the Chanate property. On July 11, 2017, the Board adopted Ordinance No. 6205 authorizing the Development and Disposition Agreement ("DDA") to sell the Chanate Campus to Chanate Community Development Partners, LLC as the best option to repurpose the Chanate Campus.

On July 20, 2018, the Court sustained a challenge to adoption of the Ordinance No. 6205 and ordered the Board to vacate its adoption of the Ordinance on that basis that the County failed to conduct environmental review of the site before approving the DDA and, therefore failed to comply with CEQA.

In compliance with the Court's order the Board voted to vacate Ordinance No. 6205 on October 9, 2018. On October 23, 2018 the Board adopted Ordinance No. 6246 which formally rescinded Ordinance No. 6205. The Board further directed staff to dispose of the property as surplus following California Government Code Section 54220, which prescribes the process for disposal of government surplus property.

Under Government Code 54220, following a declaration of property as surplus the County is required to make an initial offering of the property for sale to: (1) government agencies and nonprofits for the

purpose of developing low to moderate-income housing; (2) government agencies for open-space purposes; and, (3) local school districts for school facilities construction or open-space purposes.
In partnership with the County's Community Development Commission, the General Services Department has established a list of agencies and nonprofits engaged in the development of low to moderate income housing. Staff will send a Notice of Availability of Surplus Land to statutorily designated public agencies and housing sponsors engaged in the development of affordable housing, parks, and schools. The notice will request offers for acquisition of the Chanate Campus.

If no suitable offers are received from the agencies described above, then the property may be offered for sale to private individuals and companies. The County will have no obligation to accept any offer and will reserve the right to reject all offers that it considers unsatisfactory.

Property Value

Staff have proceeded based upon the direction that the Board's objective is to maximize the value to the taxpayer for the sale of the property. Property value is dependent upon many factors including property physical characteristics, access, easements or encumbrances, available infrastructure, market demand, comparable sales, risks associated with the future entitlement processes, use of the property, re-use potential of existing structures or alternatively the costs to demolish the same, and anticipated community support or opposition to possible uses.

Property appraisals use different types of valuation analysis methodologies to determine valuation. The County has conducted two prior property appraisals, the first in 2014 and another in 2016. Both appraisals considered "as improved" valuations with assumptions about the possible number of units, mix of housing types, sizes and quality, in addition to estimated costs to demolish the Chanate Hospital. Additionally, market conditions have changed. Relatively low interest rates, national economic recovery, and pressing needs to replace housing stock lost in the fires will likely influence values for developable land at the Chanate site.

Staff has contracted with an appraisal firm to provide an updated estimate of value for the Chanate property. Delivery of the new appraisal is anticipated in late January. The appraiser has been asked to provide estimates of value for the "Highest and Best Use" of the whole property in its current condition. Staff have provided no assumptions regarding housing unit mix and types. No assumptions regarding demolition costs have been provided. With this information, staff believe the anticipated appraisal will indicate a value that reflects an estimate of the amount the development community would be willing to pay for the whole property, excluding Parcel J. The appraiser was not given instructions to provide estimates of value based on alternate sales strategies.

Other Property Considerations

The Board also directed staff to explore ways to protect Parcel J, a 9.96 acre parcel of undeveloped land as an open space resource situated between Parcel N the Sonoma County Water Authority flood control facility (APN 180-090-007) and Parcel O dedicated to the Sonoma County Agricultural Preservation and Open Space District (APN 180-020-010). County staff, Agriculture Preservation and Open Space staff, and City staff are in discussions regarding models to address Parcel maintenance, and will bring an update to the Board at a later date.

Community and Board comments at the meeting of October 16, 2018 recognized the complexity of the Chanate campus. Total acreage of the site exceeds 80 acres. While significant areas of the property are suitable for development, portions of the property are devoted to flood control, open space and burial grounds. Infrastructure and improvements, many of which were built in the first half of the 20th Century, are in poor condition.

Surplus Sale Strategies

The Board directed staff to dispose of the Chanate property to meet the following goals: 1) Maximize the value of the property sale to enable reinvestment in other County properties, specifically revitalizing the County Government Center; 2) Sell the property expeditiously to reduce the significant ongoing operating costs for security; 3) Consider means of protecting Parcel J and Rural Cemetery.

The Board further directed staff to explore surplus sale strategies ranging from surplus sale of each parcel as a separate transaction to individual purchasers to a surplus sale of the campus as a single transaction to a single developer. Each proposal and each strategy has strengths as well as weaknesses, as discussed more fully below. The Board has the discretion to accept or reject proposals and to determine whether these have met the Board's primary objectives.

(1) Individual Parcels

Staff considers separate sale of each of the twelve Chanate parcels a high risk approach to disposal of the Chanate Campus that will lead to valuations below appraised value. The Chanate property contains twelve parcels. At least two parcels, Parcel 8 and Parcel 9, are not accessible via an existing right of way. The lack of access to these properties will severely affect the development potential for these properties, resulting in low values and potentially no offers for the properties. Other properties are similarly impacted with potentially impaired access to utilities as well as right of way. Staff does not recommend sale of individual parcels.

(2) Single Transaction

Surplus sale of the campus as a single transaction to a single developer is likely to yield the appraised value. The transaction structure will be familiar to the development community. Prospective bidders will be able to employ industry-standard models that reflect the values of affordable housing developers as well as those of the market rate developers. As a result this form of sale will likely yield offers similar to the appraised value.

(3) Parcel Bundles

Given prior Board feedback, staff also recommend surplus sale of the campus in three bundles. Each bundle would be comprised of adjacent parcels consolidated into a unit. Bundle One would be the 20+ acre portion of the Chanate Campus north of Chanate Road. Bundle Two would be the 30+ acre Southeast portion of the Chanate Campus containing the Cemetery and various improvements, including the Norton Center and two wood office buildings. Bundle Three would be the 20+ acre Southwest portion of the Chanate Campus, containing the foundations of the original hospital and various buildings. Interested parties could submit proposals for one or more bundle.

The bundles on the South side of Chanate Road are likely to yield values similar to appraised values. There is a possibility that their relatively smaller size of twenty acres may invite competition from a wider variety of developers, potentially leading to offers above appraised value. The parcels on the North side of the Campus are substantially improved. The substantially improved state of the property, consisting of installed utility infrastructure and buildings with potential for re-use could be considered desirable features of the property. Staff recommends the Board review and potentially accept proposals from developers to purchase the Chanate Campus as three bundled properties.

Parcels excluded from Sale

In all instances parcels excluded from sale will be:

(1) APN 180-090-007 consisting of 26+ acres owned by Sonoma County Water Agency. This parcel is a critical part of the County's flood control infrastructure. Exclusion of this parcel dedicated to flood control from sale will have no impact on potential value.

(2) APN 180-820-010 consisting of 7+ acres owned by Sonoma County Open Space District. This parcel has been deeded to the citizens of the County of Sonoma as a wildlife corridor as a support element of the flood control infrastructure. Exclusion of this parcel dedicated to flood control will have no impact on potential value.

(3) APN 180-020-009 consisting of 1 acre owned by Sonoma County Open Space District. This parcel has been deeded to the citizens of the County of Sonoma in support of flood control and as a wildlife corridor. Exclusion of this parcel dedicated to flood control will have no impact on potential value.

(4) APN 180-090-016 consisting of about 9.96 acres of land owned by Sonoma County and designated as Parcel J. This parcel will be dedicated for public access and use. Exclusion of this parcel dedicated to flood control will have no impact on potential value.

Additional Limitations

The County currently occupies a portion of the Administrative Building in Parcel A as the site for the Public Health Lab and a portion of Parcel G for the County Morgue. These facilities provide a critical service for the Bay Area and must remain operational until a suitable replacement is identified. Purchasers will be required to take possession of the parcel subject to the County's retention of exclusive access to and control of the facilities.

The Public Health Lab is a secure, critical Bay Area facility that is integrated into the current 18,071 square foot Department of Health Services Administration Building. Purchasers will be required to take possession of the parcel subject to the County's retention of exclusive access to and control of the Public

Health Lab in exchange for Fair Market Rent for a term sufficient to allow the County to design and build a replacement facility.

The County Morgue is a 7,550 square foot special use facility operated by the Sheriff's Department. Staff recommends that the successful purchaser be required to take possession of the parcel subject to the County's retention of exclusive access to and control of the County Morgue in exchange for Fair Market Rent for a term sufficient to allow the County to design and build a replacement facility.

Security and Property Maintenance

The County has posted "No Trespassing" signs on the campus and has authorized the City of Santa Rosa Police to arrest trespassers. There have been arrests and convictions as a result of these actions. The fire alarm and suppression systems in the former hospital are not operational due to vandalism. As a community-wide safety measure, the Santa Rosa Fire Department has required the County to maintain a 24 hour 7 day a week Fire Watch on the campus at a cost of $19,000 per month or $228,000 per year. The current monthly cost for the contract security, separate from the Fire Watch program, is $14,000 per month, and covers a limited portion of the campus.

Costs to harden the Hospital and the Chanate Office Building against vandalism have totaled $63,000 to date. Ongoing property management expenses associated with reducing vegetation using goat herds is expected to cost $100,415 per season for Parcels J, E and F, and utilities within all of the vacant buildings are anticipated to cost $73,620 per year.

The departure of the remaining County Department of Health Services operations is scheduled for February 2019. Beginning as early as March, County buildings with the exception of the DHS Administration Building and the Morgue are anticipated to be unoccupied. The loss of County presence on the site has potential to increase the risk of vandalism and consequently security expenses. Beginning in March 2019, contract security costs will double to $28,000 per month to cover the expanded area.

Management of this risk may be mitigated by installing metal mesh over all windows and chain link over doors to deter access by vandals. The metal mesh barrier has successfully deterred vandalism at Chanate Hall. Additionally, fencing needs to be installed at choke points to deter vehicular access to the building. The total cost for hardening of this facility was $63,000. County staff anticipates a need to similarly harden the newly vacant buildings on the South Campus at an additional cost of $287,910 to cover penetrations and $10,000 for fencing at critical access points to deter vehicular access for a total of $297,910. The buildings that need to be hardened include the Family Practice Center, DHS Fiscal, Norton Center, Norton Annex, the old Public Health Clinic and Annex and the Wellness Center.

Staff recommends this investment as it has proven successful in protecting Chanate Hall from vandalism. Staff also recommends extending contract security obligations to newly vacant areas beginning March 2019. The expenses incurred to date and anticipated are summarized in the Fiscal section below.

Current Tenants

Although most of the non-profit tenants of the Chanate properties have relocated two tenants remain; Community Action Partnership and the Bird Rescue Center.

Community Action Partnership (CAP) occupies approximately 21,580 square feet according to terms of a ground lease that expires on January 31, 2023. Upon expiration of the term CAP may remain on the premises on a month-to-month basis terminable by either party on thirty days advance notice. During the hold-over period CAP will be required to pay monthly rent of two-thousand dollars ($2,000). CAP occupancy of approximately one-half acre of land on the Chanate campus will likely impair the Chanate campus sale value. Staff recommends sale of the property subject to the terms and conditions of the current lease.

Bird Rescue Center occupies buildings and one-half acre of land according to the terms of License Agreement that expires on February 15, 2019. The property occupied by Bird Rescue is part of a larger legally defined parcel. Bird rescue pays for utilities, but pays no rent under a license that expires on February 15, 2019. County staff have made significant efforts over the past two years to identify an alternative location. None of the available properties has been satisfactory to Bird Rescue. There is a lack of resources for further support of Bird Rescue's search for alternative space. Bird Rescue occupancy of approximately one-half acre of land on the Chanate campus will likely impair the Chanate campus sale value. Staff recommends this License expire without renewal or extension.

Summary

California Government Code Section 54220 and following prescribes the process for disposal of government surplus property. Following a declaration of property as surplus the County is required to offer the property for sale to: (1) government agencies and nonprofits for the purpose of development of affordable housing; (2) government agencies for open-space purposes; and, (3) local school districts for school facilities construction or open-space purposes. If no offers are received from the agencies described above, then the property can then be offered for sale to private individuals and companies.

Staff will send a Notice of Availability of Surplus land to each agency and non-profit requesting their expression of interest in the acquisition of the surplus property and requesting the submittal of an offer of consideration for the property.

If no suitable offers are received from the agencies described above, then the property may be offered for sale to private individuals and companies.

Staff will evaluate and rank all responses from government agencies and nonprofits for the above described governmental purposes, and, if the property is not sold then a solicitation will be issued to private individuals and companies with the goal of maximizing the dollar value received.

All responses will be evaluated based on the dollar value of proposed consideration, demonstrated ability to deliver full cash value at closing, and experience of the respondent in development of properties for purposes described in the Code.

Responses from agencies and nonprofits are projected to be received in July. Staff will return to the Board after review and evaluation of responses with recommendations to award in September.

Following sale of the property the County will have no role in the planning, permitting and development process. The successful respondent(s) will work with the City of Santa Rosa and the community for visioning, permitting and realization of the long term development and use of the Chanate campus.

Recommendation

Authorize staff to commence the process to dispose of the property as surplus in accordance with State law as prescribed at Section 54220 of the California Government Code under alternative scenarios of: sale of the campus to a single purchaser; or simultaneous sale of three bundles of parcels.

Prior Board Actions:

October 16, 2018: the Board adopted an Ordinance to rescind its approval of the Disposition and Development Agreement with Chanate Community Development Partners, LLC.

July 11, 2017: the Board adopted Ordinance No. 6205 authorizing the Development and Disposition Agreement ("DDA") to sell land known as the Chanate Campus to Chanate Community Development Partners, LLC.

February 2, 2016: the Board authorized staff to issue an RFP to identify a developer to work with the County and the City of Santa Rosa for the development of the Chanate property.

August 11, 2015: the Board directed Staff to develop a Request for Proposals (RFP) to solicit a master developer to work with the County to plan for development of the property.

Strategic Plan Alignment	Goal 3: Invest in the Future

Fiscal Summary

Expenditures	FY 18-19 Adopted	FY 19-20 Projected	FY 20-21 Projected
Budgeted Expenses	$12,556	$362, 035	$0
Additional Appropriation Requested	$800,354		
Total Expenditures	**$812,910**	**$1,362,035**	
Funding Sources			
General Fund/WA GF	$12,556	$0	$0
State/Federal			
Fees/Other			
Use of Fund Balance	$800,354	$362,035	$0
Contingencies			
Total Sources	**$812,910**	**$362,035**	**$0**

Narrative Explanation of Fiscal Impacts:

Based on experience with the closed Chanate Hospital, staff recommends the County invest in additional measures to secure and protect the Chanate campus from vandalism through the anticipated sale of the property in the fall of 2020. Measures recommended range from hardening buildings through blocking vehicular access and establishment of routine fire and safety patrols. These measures and their fiscal impacts are described further below.

County staff anticipates a need to harden newly vacant buildings on the South Campus at a cost of $287,910 to cover penetrations and $10,000 for fencing at critical access points to deter vehicular access, as described above. The buildings that would be hardened in the fashion would be the Family Practice Center, DHS Fiscal, Norton Center, Norton Annex, the old Public Health Clinic and Annex and the Wellness Center. Staff recommends this investment as it has proven successful in protecting Chanate Hall from vandalism.

As outlined in the table below, the County has incurred $195,000 in building hardening, fire watch, and security costs-to-date. Fire Watch expenses have been incurred at the direction of the City of Santa Rosa Fire Department. These services are required for the safety of the community when building fire alarm systems are inoperable. Staff estimates an additional $617,910 in costs for the remainder of the fiscal year to maintain safety and security at Chanate property. Staff will continue working on vegetation management strategies in the current fiscal year, therefore these potential expenses are not included. Staff recommends the use of available Deferred Maintenance fund balance to fund these expenses.

Staff estimates a cost of $362,035 in FY 19-20 to cover fire watch, security, utilities, and property management expenses through October 2019.

Depending on the selected option for surplus, the FY 19-20 estimates may change and if so, General Services will return to the Board during the FY 19-20 budget.

Action	To Date	Remaining 18-19	FY 19-20 (July-Oct)
Building Hardening	$63,000	$297,910	NA
Fire Watch	$76,000	$152,000	$76,000
Security	$56,000	$168,000	$112,000
Utilities	NA	NA	$73,620
Property Management	NA	TBD	$100,415
Total	**$195,000**	**$617,910**	**$362,035**

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)
None			

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment 1: Resolution
Attachment 2: Campus Layout
Attachment 3: Budget Resolution
Attachment 4: Powerpoint Presentation

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018

Resolution Number: ________________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS IN CONNECTION WITH THE POSSIBLE SALE OF THE CHANATE CAMPUS; DECLARING ITS INTENTION TO CONSIDER PROPOSALS FOR THE SALE OF SUCH PROPERTY AND SETTING A TIME FOR A MEETING TO RECEIVE PROPOSALS; MAKING CERTAIN FINDINGS AND GIVING DIRECTION TO STAFF

Whereas, the County of Sonoma currently owns the parcels collectively known and commonly referred to as the Chanate Campus located in Santa Rosa; and

Whereas, the County is authorized to undertake a surplus sale of the Chanate Campus pursuant to Government Code section 54220 *et al.*; and

Whereas, the Board of Supervisors has directed the General Services Director to initiate the surplus property procedures regarding the possible sale of the Chanate Campus; and

Whereas, a notice of surplus government property sale (“Surplus Property Sale Notice”) has been prepared for Board’s consideration; and

Whereas, the Surplus Property Sale Notice sets out the County’s goals for the simultaneous sale of all parcels referred to as the Chanate Campus and maximizing the monetary return for the sale of the property such that said return can be leveraged to consolidate County programs for efficiency of operations and to reduce the number “doors” for public access to services; and

Whereas, responses received to the solicitation of proposals will assist the County in determining whether the sale of the property is feasible and consistent with the County’s goals;

Now, Therefore, Be It Resolved

1. *Truth of Recitals.* The foregoing recitations are true and correct.

2. *Solicitation of Proposals.* Staff shall release the Surplus Property Sale Notice by February 11, 2019, and shall post of copy of the Surplus Property Sale Notice on the Department of General Services website and purchasing portal. Statements of Proposals in response to the Surplus Property Sale Notice shall be due on or before 2:00 pm PST on May 10, 2019.

3. *California Environmental Quality Act ("CEQA").* The sale of property pursuant to the surplus procedures set forth in Government Code section 54220 *et al.* is categorically exempt from CEQA unless the property proposed for sale is located in an "area of statewide, regional, or areawide concern identified in CEQA Guidelines section 15206(b)(4). The Chanate campus is not located in in a critical environmentally sensitive area of statewide, regional, or areawide concern, as identified in said Section 15206(b)(4). Nor do any of general exceptions enumerated in CEQA Guidelines section 15300.2 apply to the proposed surplus sale. Further, the proposed surplus sale does not commit the County to a particular course of action regarding the development of the Chanate campus; rather, the surplus sale procedures offers a process that will help the County determine whether a straightforward surplus sale of the Chanate property is feasible to dispose of this underutilized asset. Thus, the issuance of the Surplus Property Notice soliciting offers to dispose of the Chanate campus does not constitute a "project under CEQA and is excluded from the requirements of CEQA pursuant to CEQA Guidelines sections 15061(b)(3), 15352, and 15378. The Board hereby directs staff to post a notice of exemption.

4. *Declaration of Intent to Accept Proposals.* Pursuant to Government Code Section 54222, the Board declares its intention to consider proposals for the purchase and sale of the Chanate property to the entities and for the purposes described in Sections 54220 and following of the Government Code.

5. *Reservation of Rights.* The Board reserves all rights available to it under applicable law, including without limitation, with or without cause and with or with notice, the right to modify or discontinue the Surplus Property Sale Notice at any time.

Be It Further Resolved

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

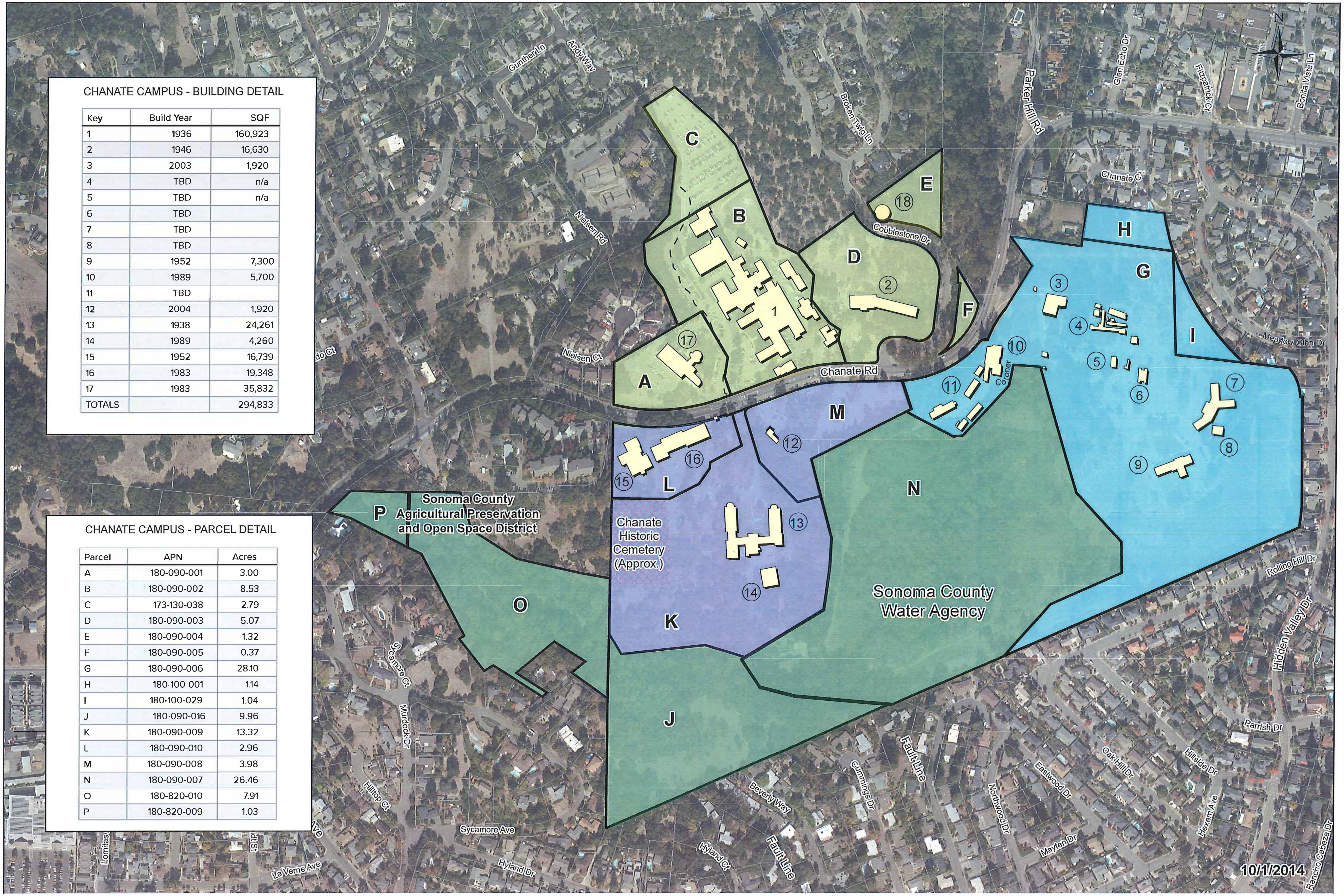
So Ordered.

CHANATE CAMPUS - BUILDING DETAIL

Key	Build Year	SQF
1	1936	160,923
2	1946	16,630
3	2003	1,920
4	TBD	n/a
5	TBD	n/a
6	TBD	
7	TBD	
8	TBD	
9	1952	7,300
10	1989	5,700
11	TBD	
12	2004	1,920
13	1938	24,261
14	1989	4,260
15	1952	16,739
16	1983	19,348
17	1983	35,832
TOTALS		294,833

CHANATE CAMPUS - PARCEL DETAIL

Parcel	APN	Acres
A	180-090-001	3.00
B	180-090-002	8.53
C	173-130-038	2.79
D	180-090-003	5.07
E	180-090-004	1.32
F	180-090-005	0.37
G	180-090-006	28.10
H	180-100-001	1.14
I	180-100-029	1.04
J	180-090-016	9.96
K	180-090-009	13.32
L	180-090-010	2.96
M	180-090-008	3.98
N	180-090-007	26.46
O	180-820-010	7.91
P	180-820-009	1.03



10/1/2014

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018 Resolution Number: ____________

☑ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Authorizing Budgetary Transfer from Capital Projects to the General Services 2018-19 Adopted Budget, In the Amount of $800,354

Whereas, the Board of Supervisors has adopted a Final Budget for the General Services and Capital Projects on June 14, 2018,

Whereas, the Government Code §29125 allows for transfers and appropriations revisions to the Adopted Budget during the Fiscal Year,

Now, Therefore, Be It Resolved that the County Auditor-Controller is hereby authorized and directed to make the following budgetary adjustments:

Financing Uses:

CAPITAL PROJECTS (23027): DEFERRED MAINTENANCE (40803600), FUND BALANCE	$800,354
GENERAL FUND (10005): GENERAL SERVICES FACILITIES OPERATIONS (21020400), TRANSFERS IN – BTW FUNDS (47102)	$800,354

Financing Sources:

CAPITAL PROJECTS (23027): DEFERRED MAINTENANCE (40803600), TRANSFERS OUT – BTW FUNDS (57012)	$800,354
GENERAL FUND (10005): GENERAL SERVICES FACILITIES OPERATIONS (21020400), MAINTENANCE-EQUIPMENT (51061)	$360,910
GENERAL FUND (10005): GENERAL SERVICES FACILITIES OPERATIONS (21020400), OTHER CONTRACT SERVICES (51803)	$439,444

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

Disposal of the Chanate Campus

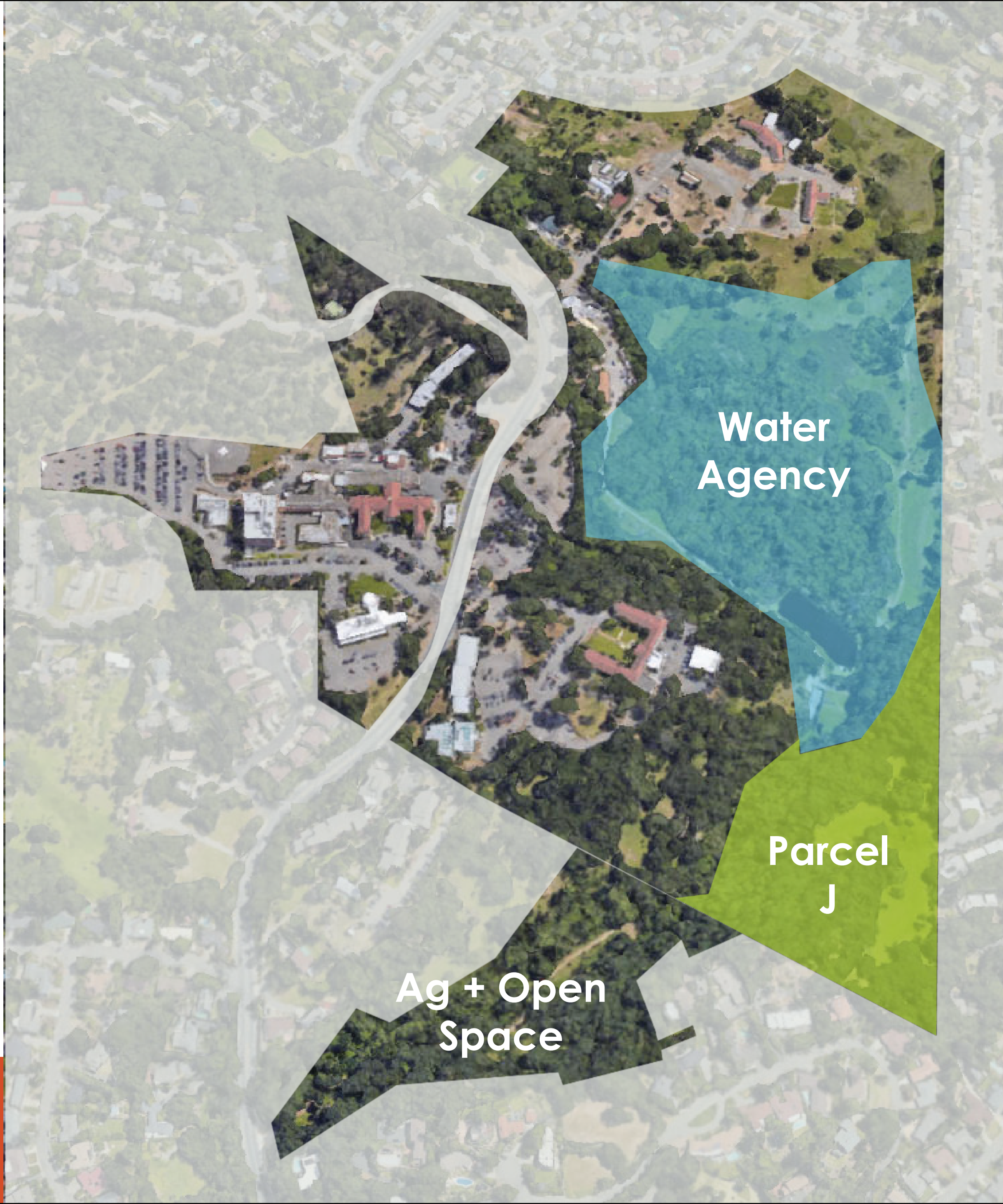
December 11, 2018

CAROLINE JUDY, GENERAL SERVICES DEPARTMENT

SONOMA COUNTY CALIFORNIA 1850

Chanate Property

- 82 acres total
- 12 parcels
- County Morgue and Public Health Lab
- 2 remaining non-profit tenants
- Rural cemetery



Timeline

2014

- **October 25** – Sutter Health turns campus back over to the County
- **2014 through 2017** – Tenants noticed and staff begin to assist with relocation

2015

- **August 11** – Staff presented BOS assessment of Chanate Campus
- **October 14** – Community meeting held to define objectives for property use

2016

- **February 2** – Board authorized staff to issue a Request for Proposals (RFP)
- **July 11** - Board authorized selling the Chanate Campus to Chanate Community Development Partners, LLC

2017

- **2017** – Staff continue to assist tenants with relocation

2018

- **July 20** – Court decision
- **October 23** – Board rescinded DDA and directs staff to surplus

Board Direction

Disposal

Occupants

Protected

Security

Objectives

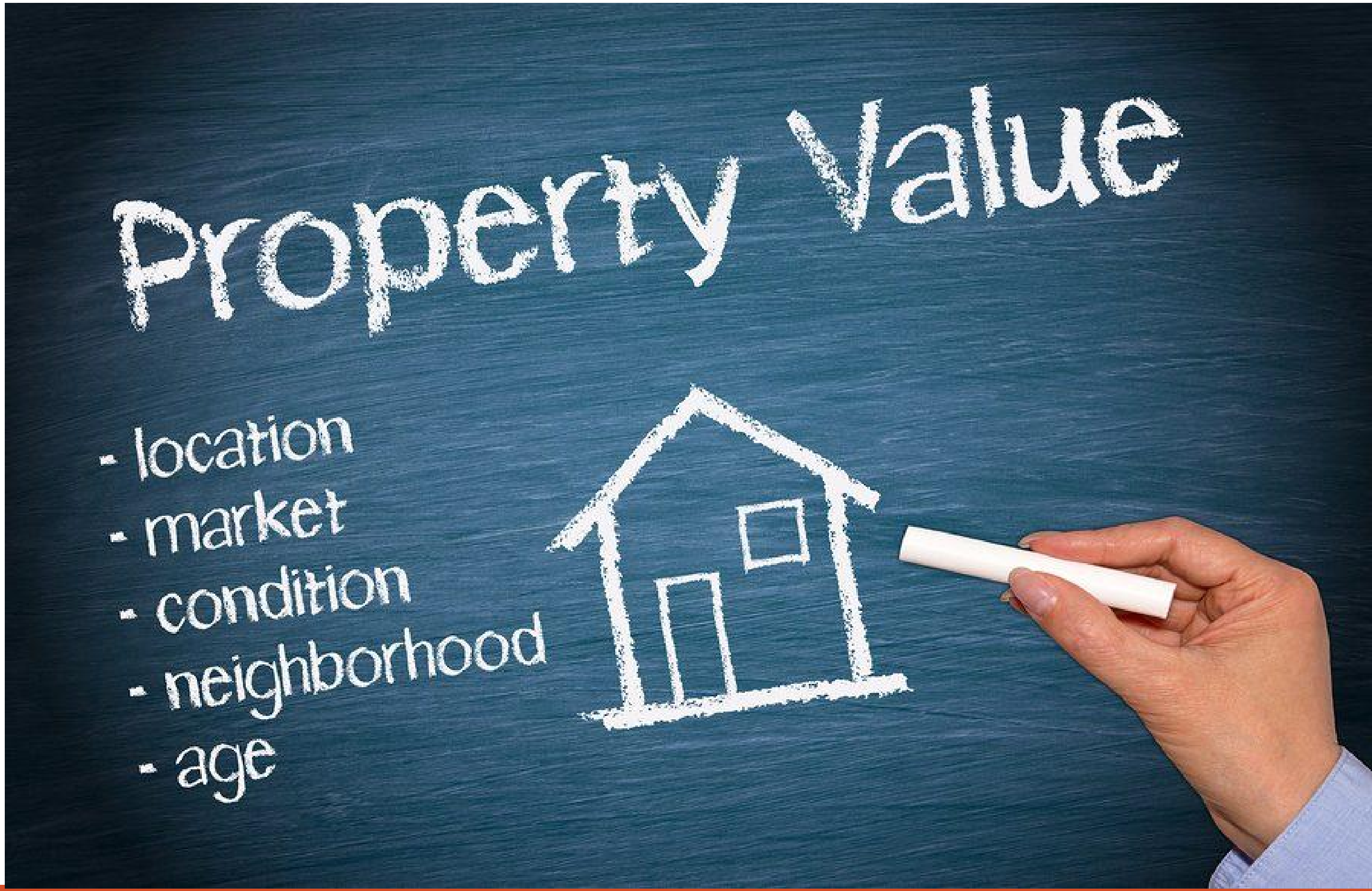
- Maximize value to reinvest in County properties
- Sell Quickly – reduce costs to operate
- Identify potential solutions for current occupants
- Follow Surplus Process CA GC 54220

Surplus Process

1. BOS approves notice, staff advertises
2. Notice sent to designated entities (City, affordable housing providers, schools, and parks)
3. Evaluate submitted designated entities' proposals
4. Bid selection at Board discretion, no obligation to accept any proposals from designated entities
5. If none are satisfactory, notice private parties
6. Evaluation of private proposals and financial abilities
7. Escrow process

Components Driving Value

- Location
- Market
- Unknown conditions
- Neighborhood
- Age
- Access
- Permitting processes
- Etc.



Surplus Disposal Solutions

- Options for Surplus Solutions
  - Single Transaction
  - Twelve Parcels
  - Bundled Parcels

- Structure of surplus solution affects ability to meet Board objectives

Single Transaction

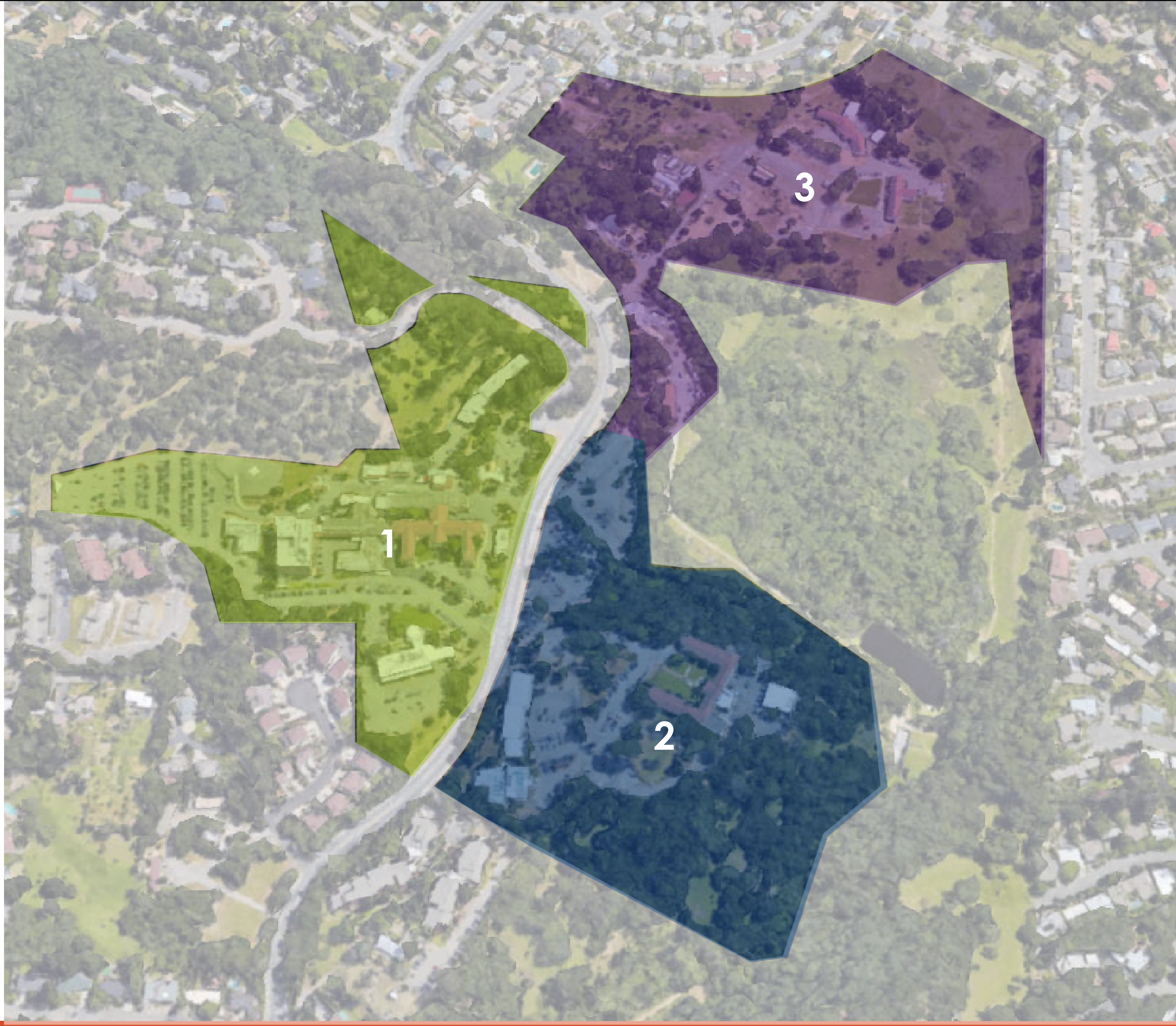
- **Value** – Fewer unknowns, resale potential may offset costs.
- **Speed** – One transaction to negotiate and complete
- **Participation** – Likely limited buyers with financial capability

Twelve Parcels

- **Value** – Several unknowns and risks for developers including recording easements, CEQA
- **Speed** – Up to 12 contracts to negotiate, time to complete CEQA
- **Participation** – May increase participation of smaller qualified buyers

Bundled Parcels

- **Value** – Fewer unknowns, all parcels have access
- **Speed** – Fewer buyers means faster process
- **Participation** – May be more feasible for some qualified buyers



Risks to the County

- Uncertainty and delays reduce value
- Delayed sale process increases ongoing cost of operations
- Partial sale increases likelihood of no sale on north side
- Protracted process requires more staff time and resources

Existing Occupants

- **County Morgue and Public Health Lab**
  - Sell with lease and eventually relocate
- **Community Action Partnership of Sonoma County (CAP)**
  - Unique parcel now, sell with existing lease
- **Bird Rescue**
  - License expires Feb. 2019
  - Opportunity exists to co-locate with Wildlife Rescue

Parcel J

- 9.96 acre parcel of undeveloped land as an open space resource
- Parcel J will be excluded from the sale
- Record conservation easement
- Explore ongoing maintenance options

Rural Cemetery

- Unique parcel currently not protected under State or Federal Historic Site

- Explore ongoing maintenance options

Board Direction Needed:

- **Include in sale with condition to protect cemetery?**

Interim Uses

- **Current:** PG&E staging area for rebuilding
- **Considerations for Potential Future Uses:**
  - No funding to improve infrastructure
  - Uses requiring infrastructure improvements will trigger environmental review
  - Use triggers future relocation benefit
  - Time and resources required to implement

Expenses Spent-To-Date (FY 18-19)

Building Hardening – restrict entrance		$ 63,000
Fire Watch – necessary due to vandalism	(monthly $19,000) x 4	$ 76,000
Security – patrols	(monthly $14,000) x 4	$ 56,000
Total Spent-To-Date		**$ 195,000**

Additional Expenses Anticipated (FY 18-19)

One time expenses		
Additional Building Hardening		$297,910
On-going expenses		
Fire Watch	(monthly $19,000) x 8	$ 152,000
Security	(monthly $14,000) x 4	$ 56,000
	(monthly $28,000) x 4	$ 112,000
	Total Security (8 months)	$ 168,000
Total Ongoing-Costs		$ 320,000
Total Anticipated Costs (One-Time + Ongoing)		**$ 617,910**
Total FY 18-19 Cost (Spent-To-Date + Anticipated)		**$ 812,910**

Staff Recommendation(s)

Disposal Option(s)

- Bundled Parcels
- Single transaction

Sale Conditions

- Lease CAP (2023)
- Lease County Morgue and Public Health Lab
- Include Cemetery

Remove from Sale

- Preserve Parcel J
- Continue to work to identify responsible party for maintenance

Board Request

A. Adopt a resolution authorizing the issuance of a request for proposals in connection with the possible sale of the Chanate Campus; declaring its intention to consider proposals for the sale of such property and setting a time for a meeting to receive proposals; making certain findings and giving direction to staff.

B. Adopt a resolution appropriating $800,354 from available deferred maintenance funds to supplement the FY 2018-19 budget of $12,556 (for a total of $812,910) to complete building hardening, and continue providing fire watch and security costs for existing and newly vacated buildings. (4/5 vote required)

County of Sonoma
Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 61
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): County Administrator's Office

Staff Name and Phone Number:
Michael Gossman, 565-2431

Supervisorial District(s):
All

Title: Recovery and Resiliency Framework Approval and Recovery Ad Hoc Committee

Recommended Actions:

1. Approve the Recovery and Resiliency Framework
2. Create and appoint a Recovery Ad Hoc Committee to provide input on Recovery and Resiliency Framework implementation

Executive Summary:

On December 19, 2017, your Board established the Office of Recovery and Resiliency (Office) with the mission to develop a strategy that addresses the immediate and long-term recovery and resiliency efforts needed to help Sonoma County rebuild and recover from the October 2017 wildfires. The Recovery and Resiliency Framework (Framework) represents the County's long-term vision for a resilient future. A draft of the Framework was presented to your Board on September 25, 2018. This item requests the Board approve the final revised Framework.

This item also requests the Board create a Recovery Ad Hoc Committee to provide input on Framework implementation and appoint two Board members to serve on the Recovery Ad Hoc Committee.

Discussion:

Recovery and Resiliency Framework

The Recovery and Resiliency Framework (Framework) represents the County's long-term vision for a resilient future. It is a foundation for integration of public, private, and non-governmental recovery efforts county-wide, and is informed by community partners and other jurisdictions in the County. The Framework draws from the National Disaster Recovery Framework. It describes core principles for recovery planning and includes key recovery roles and responsibilities for the whole community. Goals and proposed actions that were developed through extensive community and partner engagement are structured around five strategic areas of recovery and resiliency: Community Preparedness and Infrastructure, Housing, Economy, Safety Net Services, and Natural Resources.

Public Comment. Public comment was received on the draft Framework at the September 25, 2018 Board meeting. The draft Framework was then posted for a 30-day period of public review and comment through October 26, 2018. Nineteen emails from community members and organizations were received, reviewed, and incorporated appropriately in the Framework. In addition, Office staff met with community groups and fire survivors to hear their input on the draft Framework. A summary of input received is included as Attachment C.

Summary of High Level Changes. Below is a summary of high level changes made to the draft Framework since the September 25, 2018 Board presentation. A more detailed list is included as Attachment D.

General

- Social Equity has been added as a Core Principle for Recovery and Resiliency Planning.
- A definition of Social Equity is included in the Framework.
- Throughout the Framework, the term “vulnerable populations” was replaced with “individuals with disabilities and others with access and functional needs.”
- Implementation timelines for proposed actions were adjusted in all sections.
- Framework narrative has been revised and edited to simplify language, minimize technical terminology, and generally improve readability.
- A brief Executive Summary was added.
- A Recovery Roles and Responsibilities section was added to identify the different roles that government, nonprofits, private sector, and community members play in recovery.

Community Preparedness

- Added proposed action regarding animals in disaster (training, permitting, evacuation, and food supply)
- Added proposed action related to a countywide Disaster Preparedness Day
- Added proposed action for development of materials/trainings regarding individual, personal emergency preparedness
- Added proposed action related to including undocumented residents
- Added proposed action to identify, catalog, and confirm services needed in a Local Assistance Center
- Added proposed actions to encourage and support local energy systems and microgrids
- Added proposed action to work with remote communities to map housing locations
- Added proposed action to train County workers on federal procurement capabilities and requirements

Housing

- Added narrative regarding implicit bias in the housing industry that tends to keep people of color at a substantial disadvantage in the housing market
- Added and SB35 Regional Housing Needs Assessment targets met by Sonoma County

Economy

- Added proposed actions related to expanding workforce development services and job fairs

- Added creation of "green jobs" focused on vegetation management with Sonoma County Youth Ecology Corps partnership

Safety Net

- Added proposed action to create a plan to ensure resources and services at evacuation centers are accessible to non-English speakers and undocumented residents
- Added proposed actions to address food services needs and coordination during disasters
- Added description of the need for a "one-stop shop" resource

Natural Resources

- Revised opportunities and challenges section to reflect recent legislative changes, ongoing studies, regional organization networking, and funding programs
- In the description of goals, incorporated more explicit reference to burned watersheds' recovery needs
- Updated actions completed to-date including activities recently initiated or completed by various county agencies and partners

Final Framework Documents. The final Framework in English and Spanish are attached to this item as Attachment A. Appendices to the Framework, including public input received at community meetings, a list of community partners, and a list of recovery grant applications submitted, are described in the final Framework document. Framework appendices will be posted to the Office of Recovery and Resiliency website at www.sonomacounty.ca.gov/ORR.

Staff requests the Board's approval of the final Recovery and Resiliency Framework.

Next Steps

Implementation of Key Projects. The Framework Potential Actions List (Appendix A of the Framework) is attached to this item as Attachment A. The list of potential recovery actions is a range of potential future actions that, if implemented, could advance the County toward resilience. They reflect the input received during the County Community Meetings, Board of Supervisors workshops, working group and task force collaboration discussions, and partner convenings.

The County Administrator and Department Heads reviewed the Potential Actions List with Office of Recovery and Resiliency staff to identify key projects. Office of Recovery and Resiliency staff also held three meetings with six fire survivors (block captains) representing supervisor districts directly impacted by the fires. The meetings were organized to provide block captains the opportunity to share their thoughts on the list of projects and to provide their input. One lesson learned through the Framework development process was that community engagement, actively soliciting different perspectives from different segments of the community, should be an ongoing priority throughout recovery. Office staff will continue to reach out to the community as projects in the Framework are implemented.

In addition to potential actions, the Potential Actions List identifies key projects, implementation status, funding status, the primary agency responsible for the proposed action, and the County's role in implementing each action. Of the over 200 potential actions and activities in the Framework, many are completed or underway as part of currently funded County operations. Most are unfunded. Although grant applications have been submitted for some projects and actions, funding is still uncertain for most.

Staff has identified the following as some of the key priority projects/actions:

1) Alert and warning system. A comprehensive program that communicates alerts over many platforms and across all potential sensory, language, and cultural barriers, including tests, assessments, and public outreach campaigns. This project will ensure the County is able to communicate warnings and alerts to all members of the community using every feasible method, to include community members who have sensory, language and/or cultural barriers.

2) Community Preparedness. Programs to empower communities, neighborhoods, and individuals to be better prepared for a disaster. These programs will address a community's unique assets, hazards, and mitigation measures and public education and outreach strategies will ensure the community and individual residents are aware of the available resources, programs and services.

3) Vegetation Management. Modifications to the County fire ordinance that enhance the Vegetation Management Program with incentives, inspection and abatement protocols, and appropriate funding. More effective vegetation management will contribute to lower wildfire hazards to communities and sensitive habitats.

4) 2-1-1. An information and referral service that is available any time of day or night. Expanded 2-1-1 capabilities will be an essential resource during times of disaster to allow timely updates, advisories, and recovery resources. Sonoma County's 2-1-1 model could include client navigation and care coordination across multiple service providers utilizing a shared data system to track service type utilization, follow up services and client outcomes.

With the Board's approval of the Framework and direction on key projects, Department Leads and the Office of Recovery and Resiliency will begin implementation planning with a goal to bring more detailed implementation plans and cost estimates to the Board for consideration in April 2019.

Office of Recovery and Resiliency. During the next phase of work, the Office will further develop a Framework project implementation approach. The approach will establish a shared understanding about how projects will be considered and what criteria will be used to help prioritize projects. It will also describe generally when and by what process these should come forward for Board consideration.

Working with department and project leads to track progress, ensure data collection, identify appropriate systems for tracking activities, and grant administration compliance will also be a focus. The Office will also begin supporting the development of key performance indicators to propose to the Board. Key indicators and metrics will enable the County to measure progress towards recovery and resilience goals. These will be important for reporting progress to the Board and the community and communicating the status of actions to the public.

Ad Hoc Committee

Staff recommends the creation of a Recovery Ad Hoc Committee of two Board members to provide input and guidance to Office staff on Framework implementation during 2019. At its discretion, the Recovery Ad Hoc could seek input from fire survivors and other community groups on implementation, including input on metrics and indicators that measure implementation progress and progress towards recovery and resiliency goals. The Recovery Ad Hoc would provide regular updates to the full Board. The Recovery Ad Hoc Committee would exist for a limited time through December 31, 2019.

Prior Board Actions:

September 25, 2018 - Draft Recovery and Resiliency Framework Update.
June 13, 2018 – Received presentation on Draft Framework.
February 6, 2018 – Established the Office of Recovery & Resiliency staffing; authorized appropriations of $2 million to the Disaster Response & Recovery Fund.
December 19, 2017 – Disaster fiscal update and creation of Sonoma County Office of Recovery and Resiliency.

Strategic Plan Alignment	Not Applicable

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

There are no fiscal impacts for this item.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

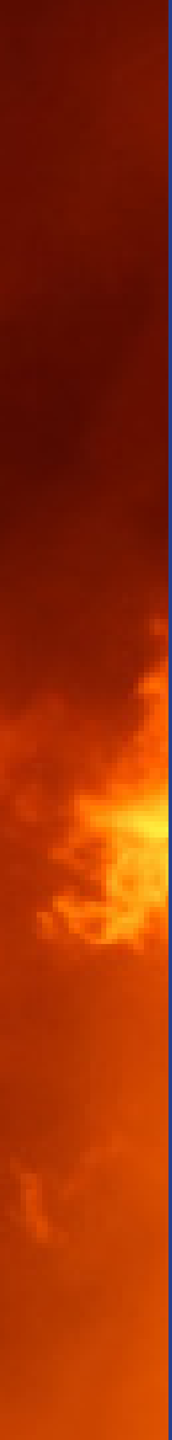
Attachments:

Attachment A: Recovery and Resiliency Framework (English and Spanish versions)
Attachment B: Recovery and Resiliency Framework Potential Action Items
Attachment C: Submitted Public Comment from 9/25/18 – 10/26/18
Attachment D: Summary of Significant Changes from 9/25/18 Draft Framework

Related Items “On File” with the Clerk of the Board:

SONOMA COUNTY

Recovery & Resiliency Framework



Acknowledgements

The County of Sonoma Recovery and Resiliency Framework is the culmination of the dedication, hard work, and expertise of many individuals representing multiple organizations, agencies, jurisdictions and communities in the state and County. Their leadership and participation through various working groups, coordination committees, and task forces were invaluable in shaping the Recovery and Resiliency Framework, a first step in formulating plans for implementation.

The County is especially grateful to the hundreds of community members who participated in the community meetings and surveys and shared many thoughtful and creative ideas.

TABLE OF CONTENTS

THE EVENT

FRAMEWORK OVERVIEW

COMMUNITY ENGAGEMENT

STRATEGIC AREAS OF RECOVERY & RESILIENCY

NEXT STEPS

APPENDICES

Board of Supervisors' Statement

California is experiencing one of the most challenging years in its history, as it battles devastating wildfires across the state. The October 2017 Sonoma Complex Fires event had a profound impact on the Sonoma County community. As we rebuild and heal, we are mindful that even as we focus on future planning in the aftermath of our own fire event, our neighboring counties are dealing with fire containment and response, the displacement of community members, and the reality that recovery will be a long and difficult process.

While we as a County and our people and communities work to rebuild, we are resolved to bounce back from the fires better than before. We have a lot of work to do, but we are committed to becoming stronger and more resilient to future disasters—whatever they may be.

The Recovery and Resiliency Framework represents the County's long-term vision in a resilient future. The Framework also represents a call to action and partnership. Community support and collaboration following the wildfires was a Sonoma County strength. We need to continue proactive, ongoing collaboration before the next disaster strikes, so that we leverage our resources, understand the challenges from many perspectives, effectively manage risks, and capitalize on the many planning efforts already underway.

Our first step to institutionalize this level of collaboration was to establish the Office of Recovery and Resiliency in December 2017. This Office will work with County department heads to lead and coordinate all recovery efforts in the County with a long-term, strategic approach. Under the leadership of the County Administrator, Office of Recovery and Resiliency staff will be focused on ensuring that the County views the work we do to recover through a unified resilience lens.

With the approval of this Recovery and Resiliency Framework, the Office will continue to coordinate with partners to implement prioritized recovery efforts over the next five years. Together, we will create a stronger and more resilient community—one that is ready to adapt to, withstand, and rapidly recover from whatever disaster lies ahead.

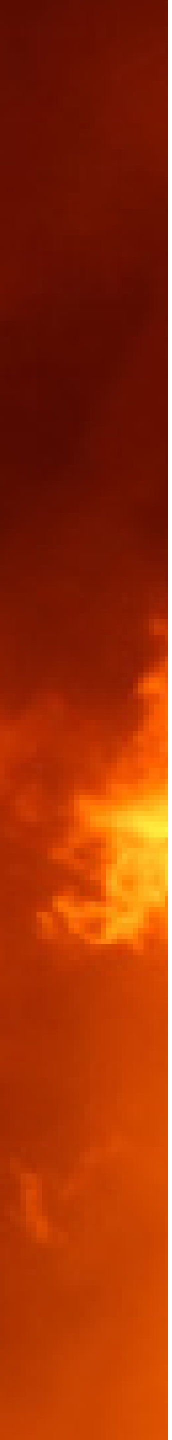
Sincerely,

Sonoma County Board of Supervisors

COUNTY OF SONOMA
BOARD OF SUPERVISORS
575 Administration Drive
Room 100A
Santa Rosa, California 95403

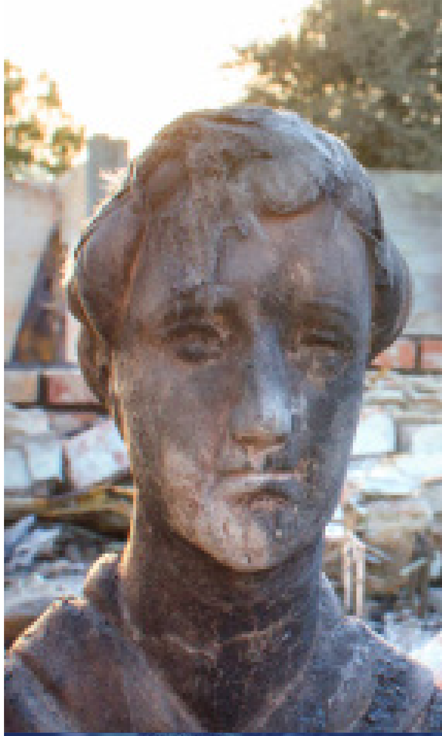
(707) 565-2241
Fax (707) 565-3778

MEMBERS OF THE BOARD
James Gore, Chair
David Rabbit, Vice Chair
Susan Gorin
Shirlee Zane
Lynda Hopkins



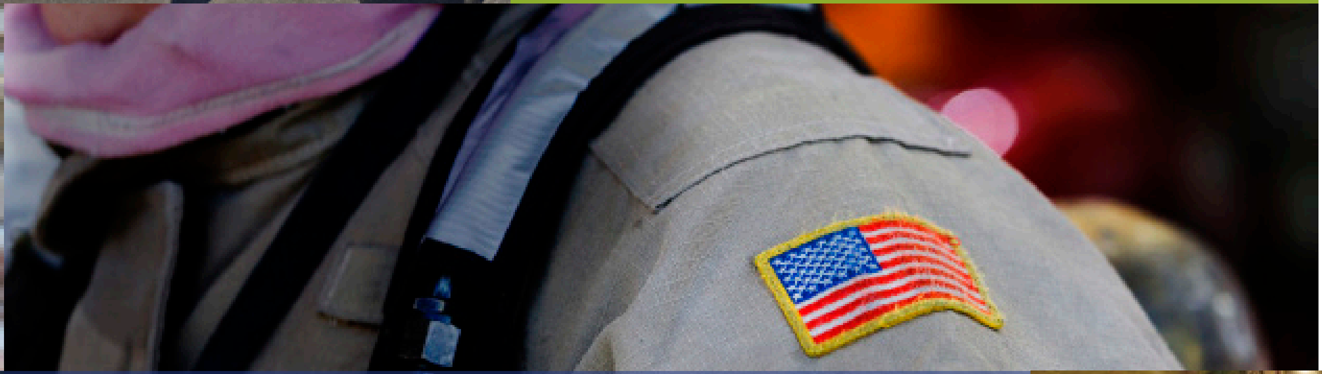
FOREWORD

On October 8, 2017, one of the most destructive wildfires in California history raged through Sonoma County. The fires devastated lives, homes, livelihoods, and the natural landscape and challenged our community's sense of safety and security. The emotional trauma was severe and will continue to have long-lasting effects. But even during those initial days of uncertainty, our community rallied to protect our neighbors, support first responders, safeguard our natural resources, and meet residents' most basic needs. Throughout the fires, we learned that our community is resourceful, strong, and resolute.



> **“It is vital that our whole community continues to talk to each other and find ways to recover together.”**
>
> —COMMUNITY MEMBER

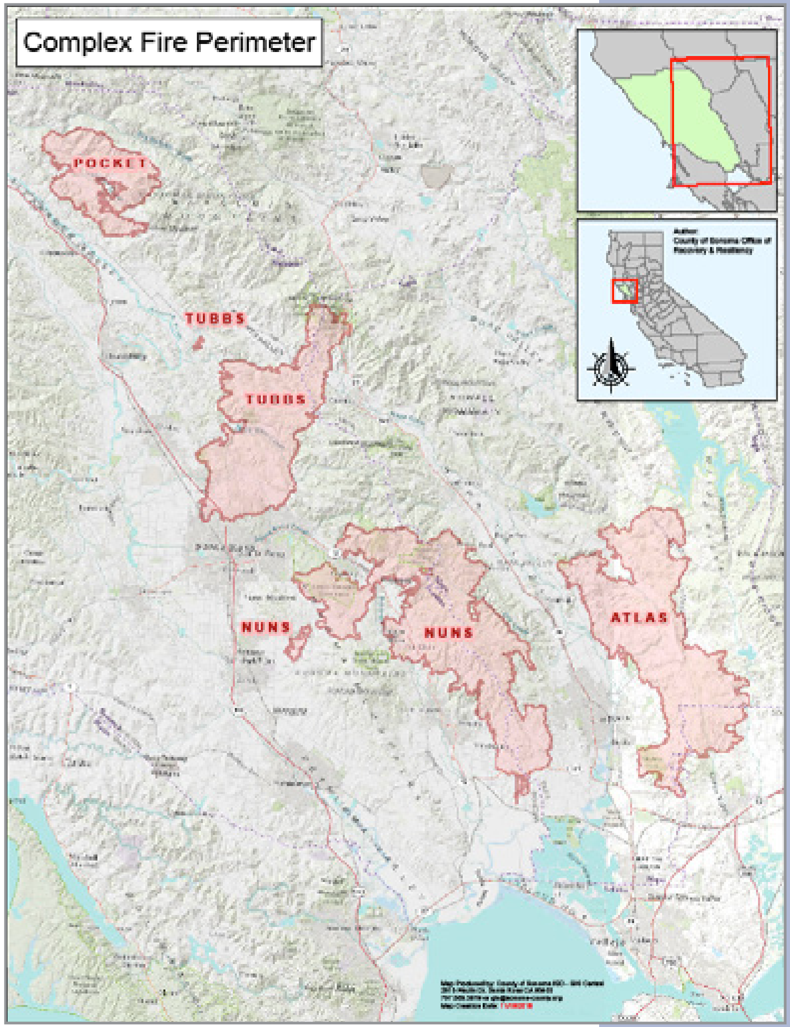
On October 8, 2017, one of the most destructive wildfires **in California history** raged through Sonoma County.



LONG-LASTING EFFECTS

Over a year later, the community continues to heal. Signs of recovery are visible, though there are formidable challenges ahead. County government leaders are committed to improving our ability to ensure access to and delivery of services during future disasters. Disasters are inevitable and we must be prepared the next time disaster strikes. With the help of community partners, we will take actions to recover and become more resilient. Our success depends on our ability to recover from setbacks, adapt to change, and emerge better and stronger than before.

The Sonoma Complex Fires



EXECUTIVE SUMMARY

In December 2017, the County Board of Supervisors established the Office of Recovery and Resiliency to work with County department heads to lead and coordinate recovery efforts in the County. The Office was tasked with taking a long-term, strategic approach, and to develop an integrated framework for recovery that incorporates a long-term vision for a more resilient future.

ABOUT THE FRAMEWORK

The Recovery and Resiliency Framework is a vision for how the County will recover from the October 2017 wildfires, a vision for a resilient future, and an approach to achieve it. It capitalizes on our County's strengths and identifies the investments we need to keep Sonoma strong. The Framework is a foundation for integration of recovery efforts County-wide, and is informed by residents, community partners, County departments, cities and other jurisdictions in the County.

The Framework draws from the structure, functions, roles, and principles in the Federal Emergency Management Agency's *National Disaster Recovery Framework* (NDRF). Like the NDRF, our Framework serves as a platform and forum for the ways the County and community build and sustain recovery capabilities. A focus of the Framework is planning and preparedness before a disaster occurs. That includes coordination with partners, risk mitigation, continuity planning, identifying resources and developing capacity to manage the recovery process.

The Framework is structured around recovery efforts in five strategic areas – Community Preparedness & Infrastructure, Housing, Economy, Safety Net Services, and Natural Resources. Proposed actions are included for each strategic area, though many actions and goals involve multiple areas.

CORE PRINCIPLES FOR RECOVERY & RESILIENCY PLANNING

The ways that we plan for the next disaster, incorporate input, collaborate to build the right capabilities, mitigate threats, care for our citizens, and implement the goals and actions in this Framework are guided by the following core principles:

- Social Equity
- Pre-Disaster Recovery Planning
- Leadership and Local Primacy
- Engaged Partnerships
- Timeliness and Flexibility
- Resilience and Sustainability
- Unity of Effort
- Psychological and Emotional Recovery

RECOVERY ROLES & RESPONSIBILITIES

Successful recovery from a disaster of the magnitude of Sonoma Complex Fires will not be achieved by any one entity. Coordination involving many recovery partners will be needed to optimize resources, improve partnerships, and take advantage of available opportunities. Key roles and responsibilities during recovery include the following:

- Individuals and Households
- Private Sector
- Nonprofit Sector
- Local Government
- State Government
- Federal Government

COMMUNITY ENGAGEMENT

Throughout 2018, the Office of Recovery and Resiliency has engaged the community in a variety of ways to listen to residents' concerns, ideas and suggestions. The Office will continue to engage the community by sharing information, resources, and updates, and will continue to gather community input on the direction and priority of recovery activities. Key strategies used to gather community input into the Framework are: Board workshops; community groups and stakeholder meetings; recovery planning community meetings; an online survey; and input collected by email and through other community surveys.

STRATEGIC AREAS OF RECOVERY & RESILIENCY

Disaster preparedness is a shared responsibility. How we recover and whether we become more resilient depends on the contributions of the whole community. To be prepared, we must identify and prevent threats, protect our citizens, mitigate risks, and build capacity to respond quickly and effectively. The five strategic areas of recovery and resiliency are: Community Preparedness & Infrastructure, Housing, Economy, Safety Net Services, and Natural Resources. This Framework offers a vision and goals for each area, and identifies potential priority actions. The full list of possible actions, including suggestions from the community and community partners, is posted on the Office of Recovery and Resiliency website at www.sonomacounty.ca.gov/ORR.

COMMUNITY PREPAREDNESS & INFRASTRUCTURE

As a result of the devastating fires, individuals, organizations, and communities have come together and strengthened their resolve to make Sonoma County more prepared. There are many challenges, but also many opportunities to build on the collaboration among individuals, community groups, nonprofits, and governmental agencies during the fire response to help further preparedness goals.

Vision: The vision for this area, which is informed by the significant input received from community members of is that Sonoma County residents, communities, and public and non-governmental agencies are prepared to adapt and recover when disaster strikes. This includes having effective warning systems that send emergency notifications to the entire community; ensuring critical infrastructure is protected and operational; and activating situational awareness and systems for decision-making.

Goals: The proposed actions for priority implementation include establishing a first-class comprehensive warning program with innovative technology and state of the art situational awareness; meeting future challenges by redesigning the County Emergency Management Program, providing additional resources, and recommitting to the County's public safety missions; leading, supporting and training community liaisons to build and sustain individual and neighborhood preparedness, including underserved populations; and making County government more adaptable to provide continued services in disasters through comprehensive planning, a more empowered workforce, and improved facilities and technology.

HOUSING

The October 2017 wildfires exacerbated the already severe housing shortage in the County. Post-fire, displaced fire survivors, both homeowners and renters, continue to experience significant housing challenges.

Vision: Sonoma County envisions a housing market that is in balance; is resilient and climate smart at the regional, neighborhood, and homeowner scale; is affordable to area workers and individuals with access and functional needs; is where communities of color and other historically disadvantaged groups, including individuals with limited or no English proficiency and immigrants, have equal and fair access; respects designated community separators and urban growth boundaries; has a diversity of homes located near transit, jobs and services; and is where the economy is vital. To achieve this vision, the County is embracing a new regional approach to produce 30,000 new housing units by 2023.

Goals: Over the next several years, the County will focus on attracting new and expanded sources of capital to incentivize the creation of housing for all income levels; increasing regulatory certainty by changing the County's business model and actively seek opportunities to deepen regional cooperation; supporting rebuilding fire destroyed homes; and exploring the use of County-owned property to attract housing development that aligns with County goals.

ECONOMY

Almost every business that participated in a survey conducted by the County Economic Development Board reported adverse impacts from the fires. Businesses reported direct physical loss, loss of sales, disruptions to power and broadband services, and dislocated workers. Local business leaders provided valuable input into the County's vision that Sonoma County actively partners with local employers to become a resilient, inclusive, and economically diverse community.

Vision: Through public-private partnerships, Sonoma County businesses and residents emerge with greater capacity to address persistent local challenges and are resilient to future disasters.

Goals: The County will continue to focus its efforts on developing and supporting a variety of workforce development efforts that contribute to rebuild efforts, resiliency and long-term economic vitality in Sonoma County. It will also continue to support local businesses to thrive by ensuring access to resources, developing partnerships, and providing entrepreneurial support.

SAFETY NET SERVICES

Safety Net Services refers to services such as behavioral health, assistance with obtaining food and medical benefits, financial assistance, animal services and protection. The need for these services intensified during wildfire response and will continue to be high throughout the long recovery process.

Vision: The vision for this strategic area is that Sonoma County will restore and improve resiliency of health and social services systems, networks, and capabilities to promote equity, independence, and well-being for the whole community.

Goals: Projects proposed to enhance safety net capabilities will aim to enhance core County service capacity to address long-term recovery needs and prepare for future disasters; ensure the post-fire mental health and resiliency needs of the community are met; and build capacity with cross sector partners and community members to improve coordination and communication.

NATURAL RESOURCES

In addition to the tragic loss of life and the destruction of homes, businesses, and public infrastructure from the October 2017 fires, wildlands and working landscapes were also burned. New collaborative efforts are underway during recovery.

Vision: The vision for this strategic area is that Sonoma County's natural resources are healthy and productive. They are managed to support community and watershed resiliency and protect public health and safety, and contribute to enhanced recreational opportunities and economic vitality.

Goals: The primary natural resource goals informed by meaningful collaboration with community partners and agencies are to: reduce forest fuel loads strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects; protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity; and build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.

NEXT STEPS

The collaboration between the community, partners, other agencies and the County during the development of the Framework was an important first step to set all of us on a path to recovery and resiliency. In the next phase, under the leadership of the Board of Supervisors, the Office of Recovery and Resiliency will oversee the implementation of proposed actions, pursue project funding, and develop key indicators to track recovery and resiliency. A list of the proposed actions captured during the development of the Framework is posted at www.sonomacounty.ca.gov/ORR.

THE EVENT

THE SONOMA COMPLEX FIRES

Wildfires erupted across Sonoma County the night of October 8, 2017, eventually sweeping into Santa Rosa. More than 5,300 homes and businesses were destroyed, 24 people died and 110,000 acres burned. Thousands of homes across Sonoma County were incinerated in a matter of hours. Tens of thousands of terrified residents fled for their lives, many with just the clothes on their backs. The blazes officially became known as the **Sonoma Complex Fires**.

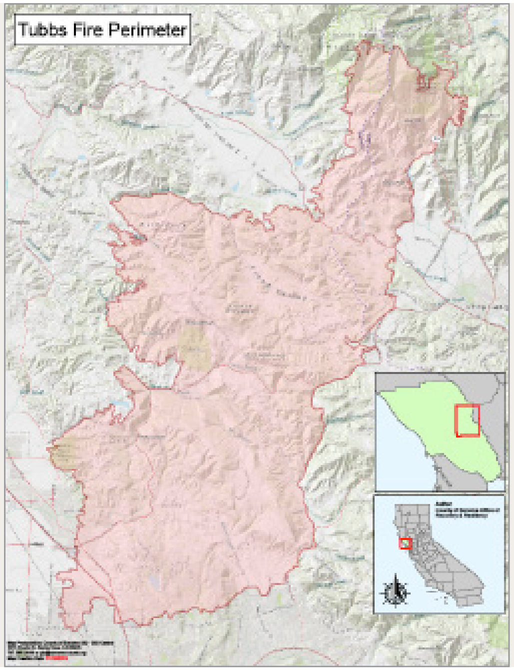
THE SONOMA COMPLEX FIRES

The **Tubbs Fire** was the most destructive in terms of the number of homes destroyed and lives lost. It started near Calistoga and roared west, through the Mark West Springs and Larkfield/Wikiup areas, then raged through Fountaingrove and finally jumped Highway 101 and devastated Coffey Park in northern Santa Rosa. Twenty-two people died and 4,658 homes were destroyed. Five percent of Santa Rosa's housing stock was gone overnight. Nearly 37,000 acres burned. The speed and ferocity of the Tubbs Fire stunned residents and officials. The scenes of utter destruction shocked the state and nation.

Tubbs Fire Overview

MANAGEMENT	ACRES BURNED
Private Ownership	30,160
Non-Profit – Conservation	2,796
State Agency	1,513
Regional Park District	801
County Agency	799
Non-Profit – Land Trust	614
City Agency	50
Federal Agency	41
Water District	33
TOTAL	36,807

The Tubbs Fire



THE SONOMA COMPLEX FIRES

About the same time as the Tubbs Fire, a handful of fires north of the City of Sonoma—the Nuns, Adobe, Norrbom, Partrick, Pressley and Oakmont blazes—erupted. They later combined to become known collectively as the **Nuns Fire**, which burned 56,556 acres in and around the Sonoma Valley, including the communities of Kenwood, Glen Ellen, and Oakmont. The Nuns Fire eventually raced through Trione-Annadel State Park, the Bennett Ridge area and threatened Rohnert Park, destroying 639 homes.

The **Pocket Fire** northeast of Geyserville burned 17,000 acres and three homes.

A vast majority of the area burned was private land. The area burned covered steep mountains, to gentle rolling hills, to flat valley bottoms in urban areas, to urban areas.

Given the swiftness of the fires, entire communities were left without much time to collect their belongings, or plan any kind of strategy to save their property.

Returning home to the destruction was also difficult, because basic things like water, clean air, or power took days to weeks to return.

Nuns Fire Overview

MANAGEMENT	ACRES BURNED
Private Ownership	44,841
State Agency	6,755
County Agency	1,753
Special District	1,457
Non-Profit	1,354
Federal Agency	396
TOTAL	56,556

Pocket Fire Overview

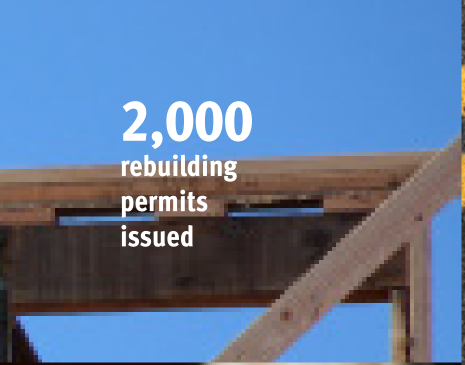
MANAGEMENT	ACRES BURNED
Private Ownership	17,255
Federal	70
State Agency	20
TOTAL	17,345

THE SONOMA COMPLEX FIRES

24 lives were lost and the fire consumed 110,000 acres.

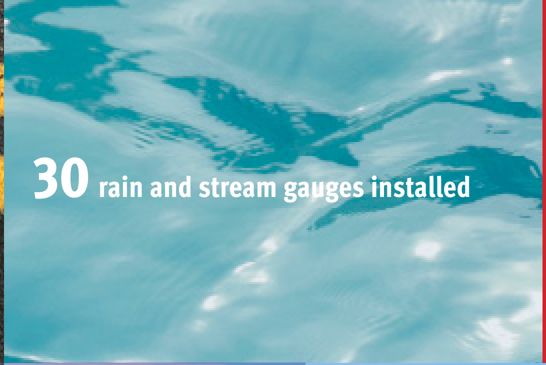
Overall, some 7,000 structures, including homes, commercial buildings, and outbuildings, were destroyed in Sonoma County. Two major hospitals were evacuated and damaged. More than 100,000 residents were evacuated, some for weeks. Thousands of firefighters from across the United States, Canada, and Australia arrived to help local crews battle the blazes on multiple fronts. The fires were finally contained by October 31.

Even as the fires burned, recovery efforts began. The immense task of quickly and safely removing fire debris from over 5,300 properties resulted in more than 2 million tons of debris being hauled away, the largest such operation since the 1906 earthquake in San Francisco.



2,000
rebuilding permits issued

90 miles
of roads cleared



30 rain and stream gauges installed

Over $1.4M
in Disaster CalFresh benefits issued

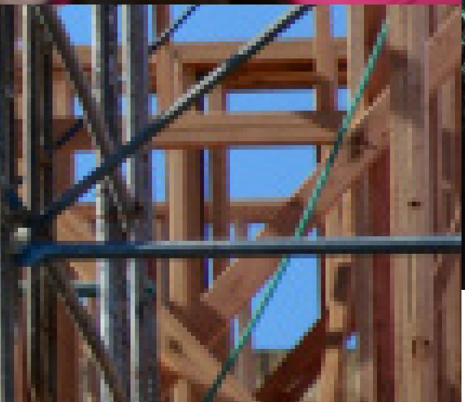
14,022
calls received by Animal Services

43 miles
of wattles placed

2 million
tons of debris removed

4,162
evacuees cared for

21,000+
received counseling from California HOPE



STRONGER TOGETHER

COUNTY & COMMUNITY RESPONSE

Over 950 fire departments and agencies from around the world ultimately responded to the fires. County workers, local police, fire, medical professionals, and volunteers collaborated to evacuate neighborhoods, coordinate shelters, and get food, clothing, supplies and information to displaced residents.

4,162 **evacuees cared for in 43 shelters**

52,372 **callers helped via emergency hotline**

10,000 **masks, 2,562 cots, 2,300 sheets and 1,850 pillows distributed in first 72 hours**

11,204 **residents served at the Local Assistance Centers**

Our community united

41 **County-led community meetings held in first 4 weeks to keep public informed**

4,000+ **replacement documents issued to victims of wildfires**

21,000+ **in-person contacts by California Hope counselors**

14,000+ **calls received by Animal Services to help locate displaced animals**

2 million **tons of fire debris removed through government-sponsored Consolidated Debris Removal program**

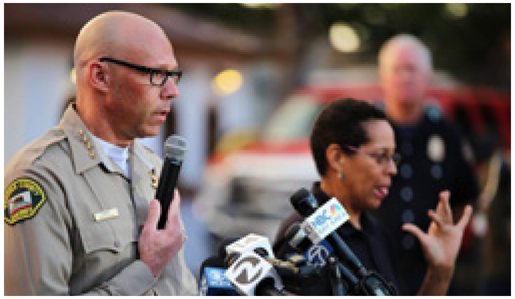
Additional Activities

4,700 people whose income or employment was impacted by fires assisted in filing for disaster unemployment insurance

2,000 rebuilding permits issued by Sonoma County and the City of Santa Rosa as of November 28, 2018

43 miles of wattles ('fiber roll' erosion and sediment control material) placed in burn areas to prevent erosion and protect watersheds

30 rain and stream gauges installed in high-risk areas to predict potential debris flows or flash floods



90 miles of County roads cleared of burned trees and hazardous vegetation

Adopted urgency ordinances to support immediate housing needs, including residential use of recreational vehicles and rental of guest houses

Transitioned recovery support for local companies from the Local Assistance Center to the U.S. Small Business Administration Business Recovery Center

$1.4M+ in Disaster CalFresh benefits for food assistance issued

Multi-agency Watershed Task Force created a Flood Prevention Post-Fire Hazard Assessment map to keep community safe from potential post-fire flooding and debris flows

Formed an inter-departmental Disaster Finance Team to lead the Federal Emergency Management Agency Public Assistance program for the County, coordinating on legal, compliance, and resource issues

FRAMEWORK OVERVIEW

OFFICE OF RECOVERY & RESILIENCY

In December 2017, the County Board of Supervisors established the Office of Recovery and Resiliency to work with County department heads to lead and coordinate all recovery efforts in the County with a long-term, strategic approach, and to develop an integrated framework for recovery from the 2017 wildfires that incorporates a long-term vision for a more resilient future.

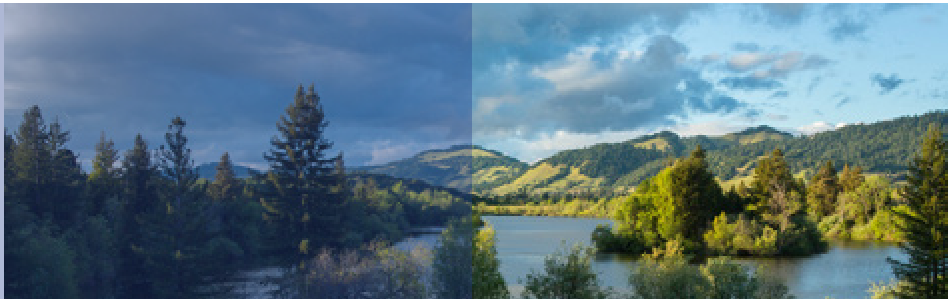
A priority of the Office of Recovery and Resiliency is to develop and leverage relationships with community organizations, private sector leaders, local city and regional leaders, community members, and many others, to work collectively towards recovery and resiliency together. Following the development of this Framework, the Office will work on detailed implementation planning and performance monitoring to ensure accountability.

PURPOSE OF THIS FRAMEWORK

The Recovery and Resiliency Framework represents the Board of Supervisors' call to action. It reflects the community's vision for a resilient future and presents an approach to achieve it. It capitalizes on our County's strengths and identifies the investments we need to keep Sonoma County strong. The Framework is a foundation for integration of public, private, and non-governmental recovery efforts County-wide, and is informed by residents, community partners, County departments, cities, and other jurisdictions in the County.

Our ability to live safely and securely in Sonoma County depends on both County recovery efforts and forward-thinking resiliency measures. The goals and actions outlined here will provide guidance to the County as it makes difficult decisions regarding the use of limited resources, and as it pursues crucially-needed external funding.

The Framework is structured around recovery efforts in five critical strategic areas: Community Preparedness and Infrastructure, Housing, Economy, Safety Net Services, and Natural Resources. These strategic areas are in line with the Recovery Support Functions identified in the Federal Emergency Management Agency's *National Disaster Recovery Framework* and were adopted locally by the Sonoma County Board of Supervisors on December 19, 2017. Each area has its own vision, goals, and proposed actions. Planning includes coordination with partners, risk mitigation, continuity planning, identifying resources and developing capacity to manage the recovery process.



PURPOSE OF THIS FRAMEWORK

The Framework:

- Affirms the County vision for recovery and resilience.
- Outlines a process to engage stakeholders.
- Describes how the Office of Recovery and Resiliency will work with County leaders.
- Explains the relationship between recovery efforts and other strategic planning efforts.
- Promotes inclusive coordination, planning, and proactive communication.
- Encourages the whole community to increase resilience.

The Framework is not:

- A single, exhaustive list of every action needed for the County to achieve resilience.
- Static—what we learn as we review our approach and processes may change our next steps.
- A detailed plan with steps for implementation.
- A replacement for or modification of other related County strategic plans.
- Legally binding on future County actions.

Committed
to the future

A NOTE ABOUT CEQA

The Framework reflects a vision for a resilient future for Sonoma County and all its communities. It incorporates a range of potential future actions that, if implemented, could advance the County toward resilience. However, nothing in the Framework legally binds future County decisions or actions. The Board of Supervisors' approval of the Framework is not a commitment to any particular course of action, and is not a decision to approve, adopt, or fund any of the potential actions identified in this document. For these reasons, approval of the Framework is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15262 of the CEQA Guidelines.[1]

Whether a particular Framework recommendation is implemented in the future depends on a variety of factors. Each proposed action that is advanced for consideration will be reviewed in accordance with normal internal and public processes, including CEQA review, if applicable. Some identified actions may ultimately be rejected or modified through those review processes. Any recommended action that involves amendments to local ordinances would undergo the normal processes required for legislative actions, including but not limited to CEQA review, opportunity for public review and comment, and public hearings. Similarly, while the Framework will likely inform the upcoming General Plan Update process, the new General Plan will be crafted through an entirely separate process that includes comprehensive CEQA review and a robust public process.

> "Resilience is the chief characteristic of sustainability. Which is the moral and strategic imperative of our time."
>
> —COMMUNITY MEMBER

---

[1] Cal. Code Regs., tit. 14, § 15262 provides as follows: A project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or Negative Declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities.

RELATIONSHIP TO OTHER PLANS

Sonoma County's Recovery Framework does not replace or modify existing County plans and strategies. It complements existing plans and builds upon existing state and national recovery frameworks and the significant strategic planning work that was already underway across the County prior to the October 2017 wildfires. The Recovery Framework also builds upon planning efforts initiated during and immediately following the wildfires. Collectively, these plans inform post-disaster recovery and the Recovery Framework. This integrated approach ensures that long-term recovery and resiliency goals are considered through implementation of current and future plan actions, especially when plan actions overlap.

The graphic (right) shows the relationship between existing and ongoing plans and strategies and the post-disaster Framework. Existing and ongoing planning efforts inform development of the Framework and the County's recovery priorities and actions. As proposed actions in the Framework are completed, some ongoing plans and strategies may need to be updated to reflect progress towards recovery goals. The outer arrows represent more than updates to specific actions. They represent the continuous and active coordination, collaboration, and alignment that will position the County to achieve its resilience goals.

Ultimately, the Framework serves as a guide for County leaders as they seek to prioritize actions, identify and allocate resources, and maximize opportunities to achieve recovery and resiliency goals not in isolation, but in conjunction with other County plans and planning efforts.

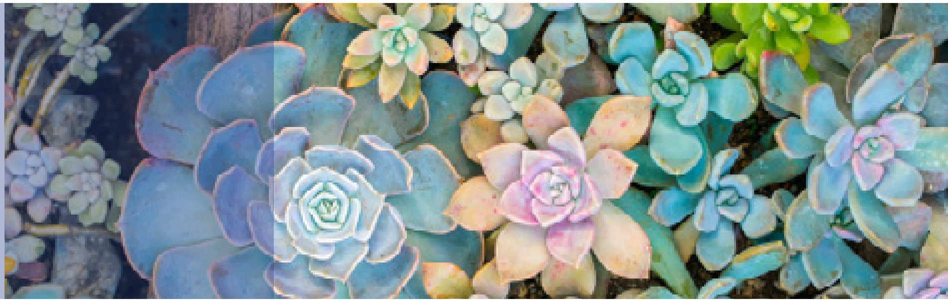
Relationships Among Plans and Strategies

RECOVERY ROLES & RESPONSIBILITIES

Successful recovery from a disaster as significant as the Sonoma Complex Fires will not be obtained by any one entity. Defining roles and responsibilities for recovery partners allows better coordination of opportunities, increased partnerships, and optimized resources. The following roles and responsibilities are adapted from FEMA's *National Disaster Recovery Framework:*

Individuals and Households: Individuals and families need to plan and be prepared to sustain themselves in the immediate aftermath of a disaster. Disaster preparation includes having adequate insurance and maintaining essential levels of supplies, such as medication, food, and water. Resources to help individuals and families prepare are available through websites and publications of various organizations that are active in disasters, including local, State, and Federal agencies.

Private Sector: The private sector plays a critical role in establishing public confidence immediately after a disaster. When the private sector is operational, the community recovers more quickly by retaining and providing jobs and a stable tax base. When local leaders and the business community work together pre-disaster and develop a conceptual recovery plan, the public is more likely to be optimistic about the community's ability to recover post-disaster. For example, local banks can continue to offer accessible loan opportunities to individuals and businesses impacted by the fires. Insurance companies also play a role in preparedness. They can assist in educating community members on risks and reach out to underserved populations to find ways to provide coverage.



Nonprofit Sector: Nonprofits play a significant role in recovery. Nonprofits include voluntary, faith-based and community organizations, charities, foundations and philanthropic groups, as well as professional associations and educational institutions. Nonprofits serve in recovery by providing case management services, volunteer coordination, behavioral health and psychological and emotional support, technical and financial support, and housing repair and construction that meets accessibility and universal design standards. Nonprofits directly supplement and fill gaps where government authority and resources can't, such as through fundraisers and distribution of funds to those in need.

Nonprofit organizations are critical for ensuring participation and inclusion of all members of the impacted community. Many nonprofits act as advocates for a wide range of members of the community such as individuals with disabilities and others with access and functional needs, children, seniors, individuals with limited English proficiency and other underserved populations.

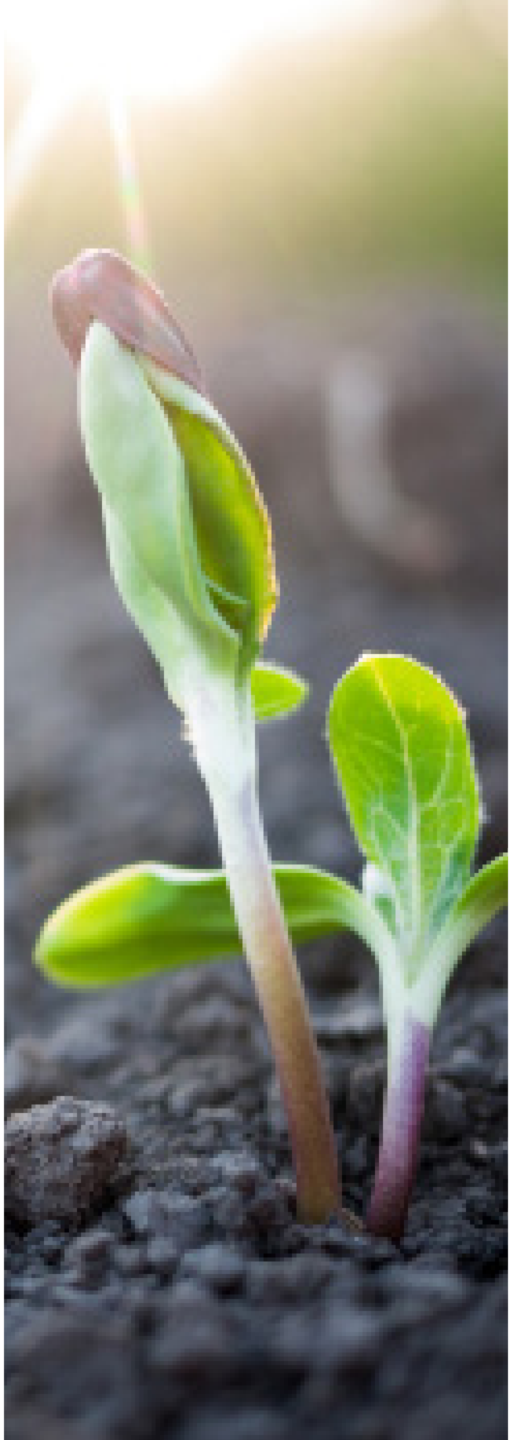
Local Government: Local government has the primary role of planning and managing all aspects of the community's recovery. Since the Sonoma Complex Fires, the County of Sonoma and the City of Santa Rosa have worked closely to coordinate some recovery activities. The City of Santa Rosa is the largest of nine cities within the County of Sonoma, and the City was most affected by the fires.

Local governments lead the community in preparing hazard mitigation and recovery plans, raising hazard awareness and educating the public about available tools and resources to enhance future resilience.

State Government: States lead, manage and drive the overall recovery process and play the central role in coordinating recovery activities that include providing financial and technical support. The State of California oversees regional coordination of recovery, sets priorities and directs assistance where needed. In addition to managing Federally-provided resources, the State may develop programs or secure funding that can help finance and implement recovery projects.

The State of California plays an important role in keeping the public informed through strategic messaging and working with all other stakeholders to provide an information distribution process.

Federal Government: The Federal Government plays a significant facilitative role in the development of urban and rural communities and their social infrastructures, and can leverage needed resources to build and rehabilitate many communities so that they are more disaster resistant and resilient. The Federal Government also plays an important role in providing accessible information to the public and all stakeholders involved in recovery, including information about Federal grants and loans with potential applications to recovery. In coordination with local and State government, the Federal Government is responsible for ensuring that information distributed as well as understood, so that the public, Congress, the private sector and all stakeholders are aware of the process and have realistic expectations of recovery.



CORE PRINCIPLES

The ways that we plan for the next disaster, incorporate input, collaborate to build the right capabilities, mitigate threats, care for our citizens, and implement the goals and actions in this Framework are guided by a set of core principles outlined largely in the *National Disaster Recovery Framework*. Establishing and adhering to these core principles will help ensure that our recovery efforts are consistent with Federal and State recovery partners and best practices in recovery management. The core principles guide the strategies we pursue, our decision-making, processes and practices. In practice, they maximize the opportunity for achieving recovery success. Their more specific definitions have been informed by input from County leadership, partners, and our community.

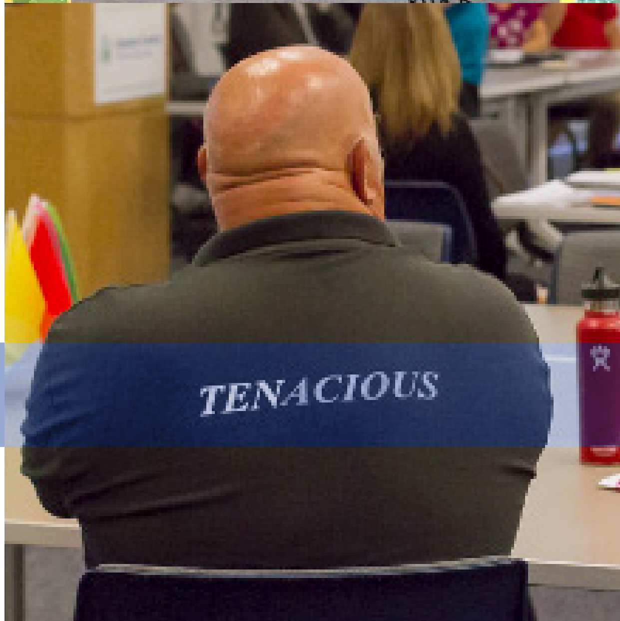
SOCIAL EQUITY

All community members who have suffered or will suffer losses have equal voice in informing recovery efforts. Efforts address historic social and institutional barriers to equitable receipt of services and benefits. All individuals have access to resources that equitably address both their physical losses and psychological health needs.


Dear Police Officer

Thank you for your service to protect our world, city, town, country and state. I pray for you every night. I belivand tust in you Keep going.

Love,



Outcomes reflect our values

While all community members will have access to services needed for recovery and preparedness, we also recognize that individuals with disabilities and others with access and functional needs are disproportionally impacted during a disaster. These include individuals with developmental or intellectual disabilities; vision impairment; hearing impairment; mobility impairments; injuries; and chronic conditions. They may also include older adults or children; those living in institutionalized settings; those who are low income or homeless; individuals with limited English proficiency or who are non-English speaking; undocumented immigrants; and individuals with transportation challenges. To achieve equity, the County will identify and meet the needs of these populations before, during, and after disasters and integrate their needs and input in the recovery planning process.

PRE-DISASTER RECOVERY PLANNING

Recovery is more effective when planning occurs before a disaster. Engaging community partners in the planning process creates common understanding of recovery actions and roles. It builds capacity to lead, plan, and manage future recovery operations. Innovative pre-disaster planning can generate tools and resources that will minimize disaster impacts and support recovery.

LEADERSHIP AND LOCAL PRIMACY

The County plays an important role in planning for and managing aspects of the community's recovery. Cities within the County are important partners and play a role in recovery, though each jurisdiction has unique attributes and needs. Coordinated leadership across all levels of government and sectors of the community is essential throughout the recovery process. The State, regional, and Federal governments support the County and all local governments to reinforce local resources and abilities to promote recovery goals. Businesses also play lead roles in recovery planning. The private sector owns and operates most of the critical infrastructure systems, such as electric power, financial, and telecommunications systems.

Equity is an outcome whereby you can't tell the difference in critical markers of health, wellbeing, and wealth by race or ethnicity, and a process whereby we explicitly value people of color and low-income communities to achieve that outcome.

Adapted from a quote by Yanique Redwood, DC, "What the Heck Does 'Equity' Mean?," Stanford Social Innovation Review (Sep. 15, 2016), available online at the Stanford Social Innovation Review website.

CORE PRINCIPLES

ENGAGED PARTNERSHIPS AND INCLUSIVENESS

Private and nonprofit partners play a critical role in meeting local recovery needs. Engaged partnerships ensure that parties with deployable resources and a role in recovery have a voice in recovery planning. Collaboration helps the County anticipate needs, and understand how to access available resources during and after a disaster. Recovery leaders share clear, effective, accessible, and culturally appropriate communication with partners.

TIMELINESS AND FLEXIBILITY

Timeliness and flexibility are key to minimizing delays and lost opportunities in implementing recovery efforts. Recovery plans, programs, policies, and practices are adaptable to meet unforeseen, unmet, and evolving recovery needs.

RESILIENCE AND SUSTAINABILITY

Pre- and post-disaster planning offers opportunities to reduce risk and contribute to a more sustainable community. This includes assessing and understanding risks that threaten recovery efforts. Resilience is the ability to prepare for and adapt to changing conditions and to withstand and recover rapidly from a disaster. Pre- and post- disaster planning ensures that steps are taken to avoid or reduce risk during the recovery process and that recovery efforts can be leveraged to increase community resilience.

Opportunities exist during rebuilding to promote sustainability like making smart energy choices, improving economic competitiveness, expanding energy-efficient housing choices, and enhancing healthy, safe, and walkable neighborhoods.

CORE PRINCIPLES

UNITY OF EFFORT

Coordinated effort is central to efficient, effective, timely and successful recovery. Coordination allows recovery leaders to identify needs and priorities more effectively, reallocate existing resources, engage community partners, and identify other resources. Unity of effort respects the authority and expertise of participating organizations while coordinating support of common recovery priorities and objectives.

PSYCHOLOGICAL AND EMOTIONAL RECOVERY

Successful recovery addresses the psychological, emotional, and behavioral health needs associated with the disaster and resulting recovery. Behavioral health support provided in recovery includes informing and educating the community about available services, basic psychological support and crisis counseling, assessment, and referral to treatment when needed for more serious mental health issues. Successful recovery acknowledges the linkages between the recovery of individuals, families, social networks, and communities.

COMMUNITY ENGAGEMENT

OVERVIEW

The October 2017 fires reshaped our community both physically and emotionally. As we rebuild and restore our identity as a County, community input on recovery is a County priority. Throughout 2018, the Office of Recovery and Resiliency has engaged the community in a variety of ways to listen to residents' concerns, ideas and suggestions on the five strategic areas of recovery and resiliency. The Office will continue to engage the community by sharing information, resources, and updates. We will continue to gather community input on the direction and priority of recovery activities.

Key strategies used to gather input into the Framework:

Board Workshops: The Board of Supervisors conducted Recovery Workshops to provide pertinent information to the Board and receive initial direction on the Framework. Community stakeholders were invited to attend and provide input.

Workshops Conducted by the Board of Supervisors

February 6	**Housing**
February 13	**Natural Resources & Economic Development**
February 27	**Community Preparedness & Infrastructure**
August 7	**Safety Net Services**

Community Groups and Stakeholder Meetings: The Office met with over 80 community groups and stakeholders to provide updates on progress and gather input on the Framework. Several community groups provided recommendations on behalf of their organizations. Submitted input is available on the Office of Recovery and Resiliency's website at www.sonomacounty.ca.gov/ORR.

Recovery Planning Community Meetings: The County hosted a series of community meetings to share a draft of the Framework that was presented to the Board of Supervisors in June 2018. The goal was to get community feedback on the vision, goals, and proposed actions for each strategic area. Members of the public participated in facilitated, small group discussions and provided input. A total of 306 community members attended these meetings.

Recovery Planning Community Meetings

LOCATION	CITY	DATE	COMMUNITY MEMBERS
Sonoma County Office of Education	Santa Rosa	July 10	65
Sebastopol Center for the Arts	Sebastopol	July 11	60
Petaluma Community Center	Petaluma	July 25	40
Finley Community Center	Santa Rosa	August 2	70
Sonoma Veterans Building	Sonoma	August 8	28
Lawrence Cook Middle School (in Spanish)	Santa Rosa	August 28	40
La Luz Center (in Spanish)	Sonoma	September 5	3

Online Survey: The Office conducted an online survey for community members to provide input into the Framework. A total of 115 responses were submitted.

Email: Since early 2018, community members have been encouraged to submit input to recoveryinfo@sonoma-county.org. Emailed input was considered and reviewed.

Community Surveys: Many organizations and community groups conducted recovery-related surveys since the fires. These efforts inform the County's understanding of community needs, interests and opinions. The Office will continue to compile and analyze surveys and assessments that are relevant to recovery. Survey results are available on the Office of Recovery and Resiliency's website at www.sonomacounty.ca.gov/ORR.

OUTREACH

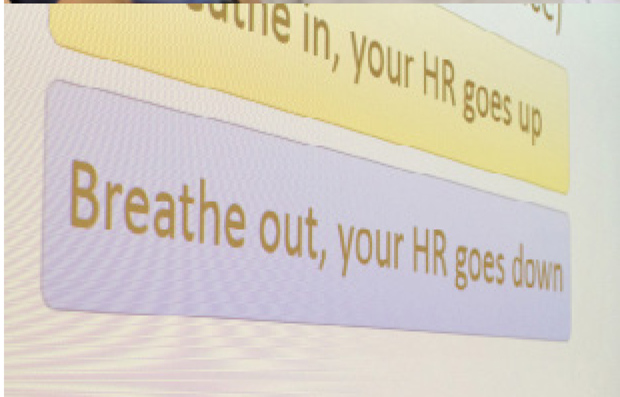
The County engaged in extensive outreach efforts to inform the public of opportunities to provide input on the draft Framework. Outreach was designed to expand participation to a broad cross-section of the community and to seek out diverse voices and perspectives. The Office conducted traditional and grassroots outreach to encourage residents to share their ideas and priorities and worked with community partners to utilize existing structures to broaden our reach, strengthen relationships and improve communication and collaboration. For example, the Office built on the Watershed Collaborative network, a representative group of more than 60 organizations focused on working and natural lands in Sonoma County, by continuing to hold meetings of the collaborative to address recovery issues and solutions to achieve resiliency. A list of the groups engaged during the outreach period is included as Appendix C.

> “The first priority has to be restoring what we lost in order to rebuild our community.”
>
> —COMMUNITY MEMBER

RECOVERY PLANNING: COMMUNITY MEETING FORMAT

The deepest engagement and discussions of the Framework came during the Recovery Planning Community Meetings. County staff worked with community leaders to recruit residents from different segments of the community including individuals with disabilities and others with access and functional needs, including non-English speakers, to ensure all points of view were heard. Over 300 residents participated. The materials and meetings were provided in both English and Spanish. Translation services were provided at every meeting.

> “We should all support local businesses, who chipped in so much during the crisis.”
>
> —COMMUNITY MEMBER



More than 300 residents participated in community meetings.

COMMUNITY INPUT

The County heard consistently from community members that they appreciated opportunities to share their ideas with County staff. The compiled data of all public input from the Recovery Planning Community Meetings and online survey are available on the Office of Recovery and Resiliency's website. In partnership with county departments, Office staff reviewed and analyzed all of the input gathered during stakeholder meetings and submitted via email.

The ideas and concerns expressed by the community in many ways validated the vision and goals in the initial draft Framework. Community members also offered a number of new and innovative approaches to recovery that were incorporated. Each critical recovery area section of this Framework includes a summary of the key themes conveyed by the community. A list of the key themes is included as Appendix D-1. Submitted input is also available on the Office of Recovery and Resiliency's website.

> **"I want to underscore the importance of embedding equity at the beginning of the Framework and connecting it with environmental justice and access to resources, so that those themes are carried across the Framework."**
>
> **—COMMUNITY MEMBER**

Here's What We Heard From the Community

"Make sure we are **bold in our plan** and we talk about **equity**."

"I want to encourage us all to realize that these 4-5 themes in this Framework are **all woven together**."

"Obviously, 'fast tracking' approvals for housing. Be careful not to lose sight, in the short term, of **environmental impacts** in the long term ... don't forget CEQA."

"Regular **controlled burns** in some areas. Manual **fuel reduction** in other areas."

"I am a huge fan of **sirens** as an alert for major emergencies. ... Siren systems were widely used for decades with great success."

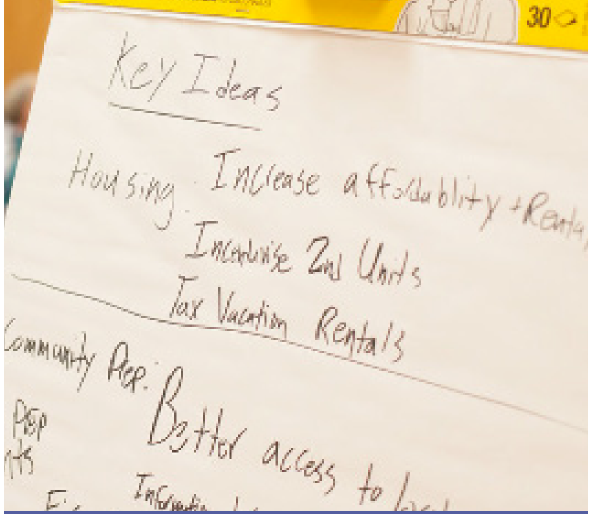
"I urge the City and the County to put together a **'Vulnerable Population Plan'** for future emergencies."

"Smaller groups **(communities)** need to take responsibility for communications."

"Lower fees. **Approve more housing** more quickly."

ONGOING DIALOGUE

Our engagement with the community doesn't stop with the community meetings or the printing of this Framework. The County will continue an ongoing dialogue as recovery continues. Potential engagement opportunities include an online portal to solicit input, as well as more traditional methods, such as community meetings. Community members are always encouraged to share public input at Board of Supervisors' meetings during public comment period.



> **I wish I had been more aware of which of my neighbors needed help evacuating.**
>
> —COMMUNITY MEMBER

Specific opportunities to engage will be shared at: www.sonomacounty.ca.gov/ORR

Communication

What to Do for the Elderly

Clean Water

> **Why don't they have those old metal sirens on posts? It's not fancy, but they work, right?**
>
> —COMMUNITY MEMBER

Community input can be submitted on an ongoing basis by emailing comments to: recoveryinfo@sonoma-county.org

STRATEGIC AREAS OF RECOVERY & RESILIENCY

Strategy Area 1

COMMUNITY PREPAREDNESS & INFRASTRUCTURE

County-wide awareness, infrastructure, systems

Strategy Area 2

HOUSING

Diverse, affordable, accessible places to live

Strategy Area 3

ECONOMY

New jobs, businesses, opportunities

Strategy Area 4

SAFETY NET SERVICES

Care for people who need extra help

Strategy Area 5

NATURAL RESOURCES

Healthy and well-managed land and water

OVERVIEW

Disaster preparedness is a shared responsibility. How we recover and whether we become more resilient depends on the contributions of the whole community. To be prepared, we must identify and prevent threats, protect our citizens, mitigate risks, and build our capacity to respond quickly and effectively.

In this section, we describe five strategic areas of recovery and resiliency, which are critical elements to being prepared. They align with the core capabilities of the *National Disaster Recovery Framework*. While each has its own focus, the five strategic areas of recovery and resiliency – Community Preparedness and Infrastructure, Housing, Economy, Safety Net Services, and Natural Resources – are interdependent. Coordination across strategic areas is required to prevent duplication, share technology, improve training and communication, leverage resources, promote innovation, increase capacity, and resolve challenges.

The County, in collaboration with its many partners, has taken the first steps to define the important linkages across the strategic areas of recovery and resiliency. They are a critical part of the Framework, though there is a lot more work to be done to understand and define how they affect implementation of the proposed actions in this Framework.

Many partners that play a role in achieving the recovery and resiliency vision may participate in varying capacities to implement the proposed actions included in this Framework. The list below shows the range of possible partner roles during implementation. Key partners for all proposed actions will be identified during the implementation planning phase.

ROLE	ROLE EXAMPLES
Lead	Leader, Director, Manager, Administrator, Executive, Principal
Partner	Co-Leader, Task or Phase Manager, Team Member, Planning/Steering Committee Member
Sponsor	Funder, Grantor, Donor, Promoter
Supporter	Data Source, Data Exchange, Data Repository, Technology/Communications Support
Stakeholder	Technical or Policy Advisor, Outside Reviewer, Coach, Beneficiary, User

NOTE ON TIMELINES

2019: Actions have begun or will be completed before the end of 2019

2020: Actions will be completed before the end of 2020

2021+: Actions will be completed no sooner than 2021

Strategy Area 1

COMMUNITY PREPAREDNESS & INFRASTRUCTURE

VISION

Sonoma County residents, communities, public and non-governmental entities are prepared to adapt and recover in a coordinated response when disaster strikes. Effective warning programs and systems provide emergency notifications to the whole community. Sonoma County ensures the safety and security of critical infrastructure, the continuity of financial and other information technology systems and ability to activate situational awareness programs and systems to support decision-making through disaster conditions.

ADAPT

Warning System Testing
September 10th & 12th

Allocated **$500,000** to enhance the County's vegetation management program

Approved **$1.7 million** for improving information technology resiliency

RECOVER

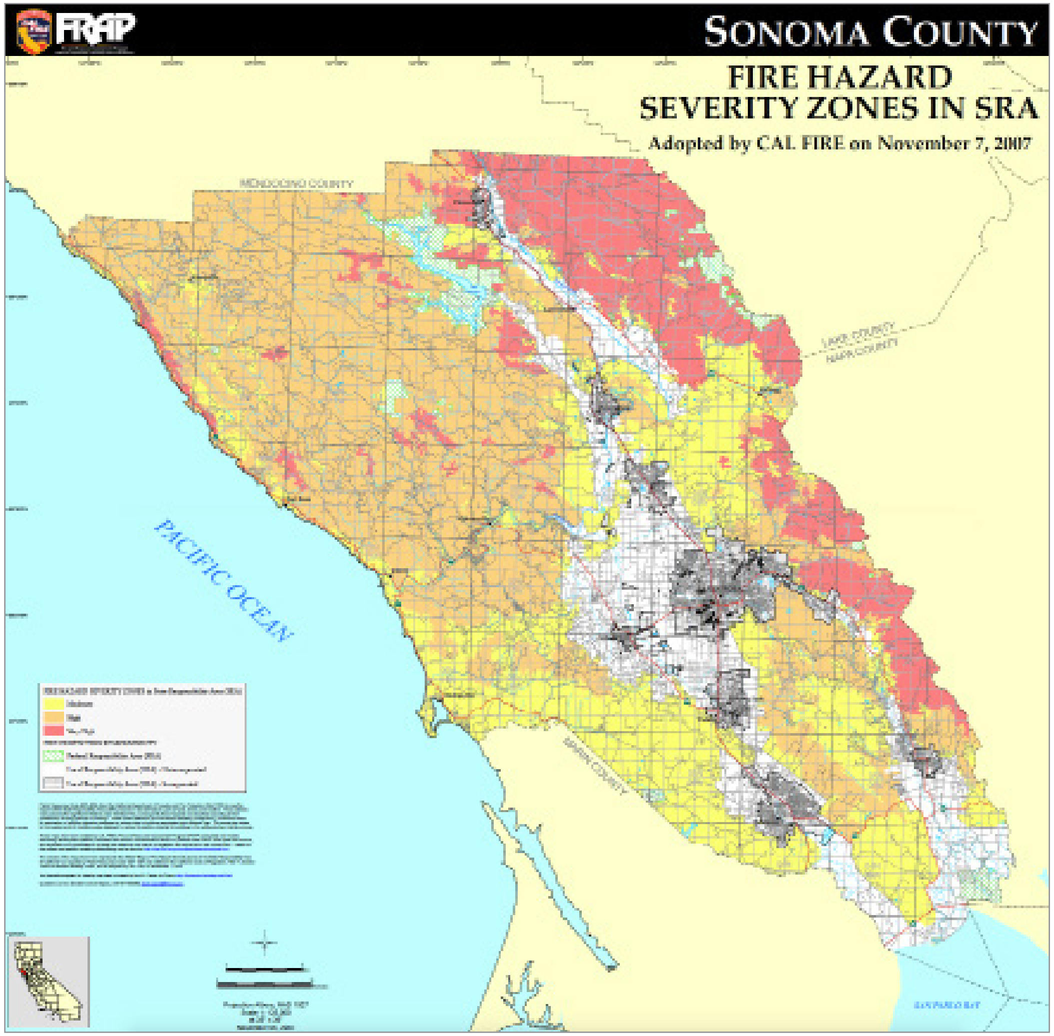
Provided **Chipper Service** prioritized for burn areas

BACKGROUND

The Fire Hazard Severity Zone map (right) identifies very high fire hazard areas, and also breaks down responsibility areas. The designation of the severity zones is based on methods which assessed vegetation, topography, fire history, weather patterns and factors such as the impact of flames, heat, and flying embers. The majority of land in Sonoma County is located in State Responsibility Areas, where CalFire has the responsibility to provide fire protection. CalFire's Fire Prevention Program includes wildland pre-fire engineering, vegetation management, fire planning, education and law enforcement.

The County frequently conducts response and recovery operations for weather and flooding events that endanger local

Fire Hazard Severity Zones



infrastructure, such as public utilities and transportation networks. County emergency personnel manage these events from the Sonoma County Emergency Operations Center (EOC). The EOC provides the communications infrastructure to coordinate response and recovery operations, including public information and warning. Since 2005, the County has activated the EOC for ten events.

During past emergency response activities, the County's technology infrastructure was able to support normal County business operations and systems were able to handle the temporary growth in data volume and demand.

The Board of Supervisors allocated over $14 million to repaving projects through the 2019 construction season and Sonoma County Transportation & Public Works (TPW) was making progress on the Sonoma County Long Term Road Plan. Due to the federally declared winter storm disasters in January and February 2017, resources were re-directed to focus on repairing infrastructure that was damaged or destroyed.

The County partnered with CalFire on a pilot project to perform defensible space inspections in selected high fire risk areas.

The County did not have a comprehensive animal emergency response plan and Animal Services was assigned to Health Services' Department Operations Center.

> **“I grew up in the Midwest and we had a test siren that went off at noon every day. They're loud—they wake you up.”**
>
> —COMMUNITY MEMBER

BACKGROUND

Impact of Fires on Emergency Response Infrastructure. The 2017 wildfires spread rapidly and destroyed essential communications infrastructure. Sonoma County EOC managers struggled to maintain accurate situational awareness. The need for reliable communications systems became more urgent as the fires advanced through heavily populated areas. With 77 cell sites destroyed or damaged and other communications systems not operating, the 9-1-1 system quickly became overwhelmed. It was challenging to alert residents of the fire threat and to evacuate communities in the fire's path.

Although the County's information technology systems were at risk given the proximity of the fire to the County campus, no systems were destroyed. However, the fire challenged a number of our information technology systems. For example, the County's call center and telephone system were inundated with calls far exceeding normal levels. The public-facing websites were overwhelmed by high traffic loads. Geographical mapping systems were unable to process increased network demands.

County roads, and associated signage and traffic signaling, in and around the burn areas were severely damaged, and power and water systems were incapacitated after the floods and fires.

The command center at Animal Services lacked alternate power, and radio malfunction impacted communications and operations during the fires. Response for animal services was hindered by the lack of formal emergency response plans and trained responders. In addition, Animal Services was not in direct communications with the EOC during the fires.

Post-Fire Response. By October 20, 2017, the fires were mostly contained and the County began transitioning from response efforts to the recovery phase. Some recovery operations were transitioned to non-governmental organizations and specialized task forces. The County then began an "after action review" focused on Emergency Operations Center processes and procedures.[2] The County also requested that the California Governor's Office of Emergency Services (Cal OES) review the emergency notification process and response.[3] On February 27, 2018, the Board of Supervisors held a Recovery Workshop on Infrastructure covering emergency alert systems, fire safety, preparing for a more resilient county, fire impacts on infrastructure, and public information and warning.[4]

Within 12 days of the start of the fires, 91 miles (of 116) County roads were re-opened, slopes were stabilized to prevent slides and erosion, and fire-damaged road signs and traffic signal infrastructure were replaced to restore services and access to County roads. Fire-damaged trees along approximately 90 miles of public roads were evaluated and assessed, and those identified as "extreme" or "high" risk in the public right-of-way are being removed. Despite the re-direction of resources to focus on repairing flood-damaged infrastructure, the Sonoma County Transportation & Public Works Department successfully caught up with the pavement preservation projects in 2018.

The County established a multi-departmental Disaster Finance Team to lead the County's FEMA Public Assistance program, which seeks reimbursement for response and recovery costs associated with the fire. The Disaster Finance Team works with FEMA and Cal OES to maximize these reimbursements and comply with federal funding requirements. The County also established a Grant Steering Committee to coordinate County-wide pursuits of external funding for recovery and resiliency goals.

---

[2] Sonoma County Fire & Emergency Services EOC After-Action Report, June 11, 2018.

[3] California Governor's Office of Emergency Services, "Public Alert and Warning Program Assessment for Sonoma County," February 26, 2018.

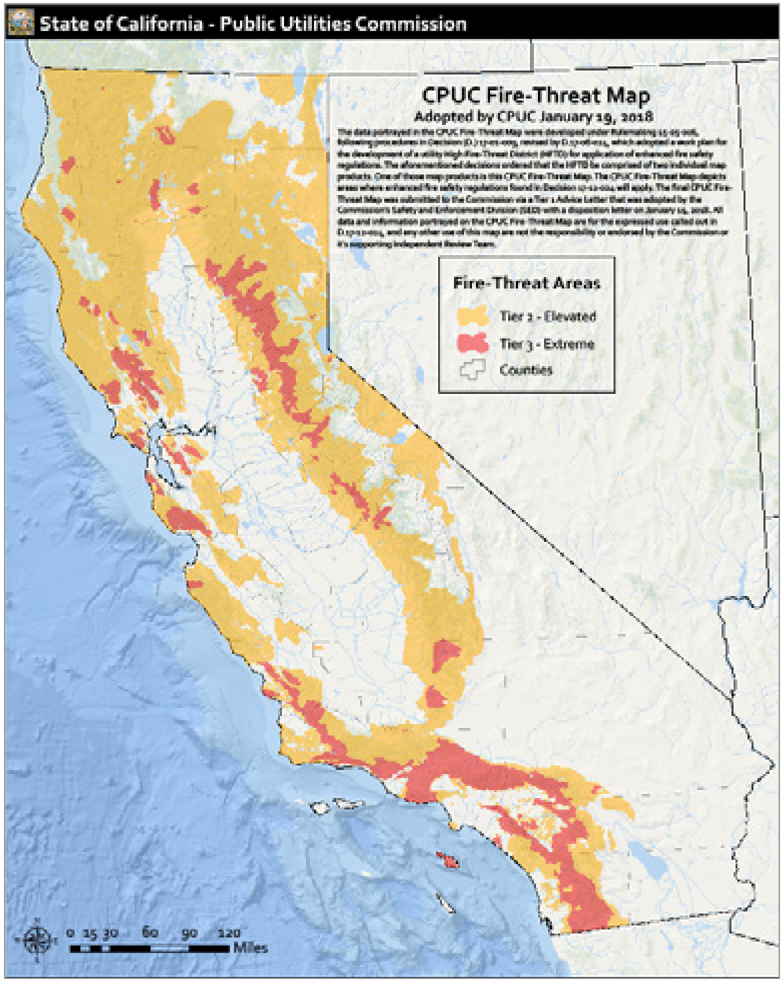
[4] Board of Supervisors' meeting, February 27, 2018, item 22. Item materials found at: www.sonoma-county.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=771

BACKGROUND

Following the fire, Animal Services, the Fairgrounds, and non-governmental agencies have begun to develop formal protocols for animal disaster response, including alternate animal evacuation sites.

In January 2018, the California Public Utilities Commission approved a fire map (right), which identifies much of Northern California at an elevated risk of fire danger.[5] The map is the most current published assessment of fire risk in the State. Sonoma County saw a significant increase in the areas designated as high fire risk. Actions taken by the Commission include requiring utilities to implement new wildlife safety regulations.

CPUC Threat Map



---

5 California Public Utilities Commission, adoption January 19, 2018, CPUC Fire-Threat Map found at http://cpuc.ca.gov/general.aspx?id=6442454972

⚠ CHALLENGES & OPPORTUNITIES

The proposed actions for this strategic area focus on opportunities to strengthen disaster preparedness, prevention, and recovery. These include improving public education, enhancing situational awareness, updating County emergency management and recovery finance policies, processes and procedures, securing County information technology, and maintaining roadways for better evacuation and first responder access.

As a result of the devastating fires, individuals, organizations, and communities have come together and strengthened their resolve to make Sonoma County more prepared. Relationships have been forged that create a deep sense of connection and community. Statistics have shown that the leading indicator for communities recovering quickly from a disaster is how cohesive a neighborhood is, and the degree to which neighbors know neighbors. As the County works to facilitate individual and neighborhood preparedness, the commitment that Sonoma County residents have to each other will prove invaluable. The collaboration among individuals, community groups, nonprofits, and governmental agencies will break down silos and further the goal of prepared communities.

Public alert and warning has become a topic of urgent interest and action among emergency management programs and associations across the country. Public expectations for local government alert and warning services have escalated significantly beyond current industry practices. The County has the opportunity to move forward and serve as a state and national leader in the ongoing conversation regarding alert and warning programs. By developing a truly comprehensive, integrated, and sustainable Community Alert & Warning Program, the County can meet the increasing expectations and challenges of this vital public safety mission for its residents, communities, and visitors.

Several jurisdictions in Sonoma County have developed forms of community notification and warning systems. The potential benefits for consolidating these efforts are significant. Consolidation into one program (or system of systems) would increase responsiveness, reduce operational redundancy, improve adherence to standards, and generate cost savings in procurement

Neighbors who know each other look out for each other

79% of people who use an online forum to connect with their neighbors also **talk to them in person** at least once a month.

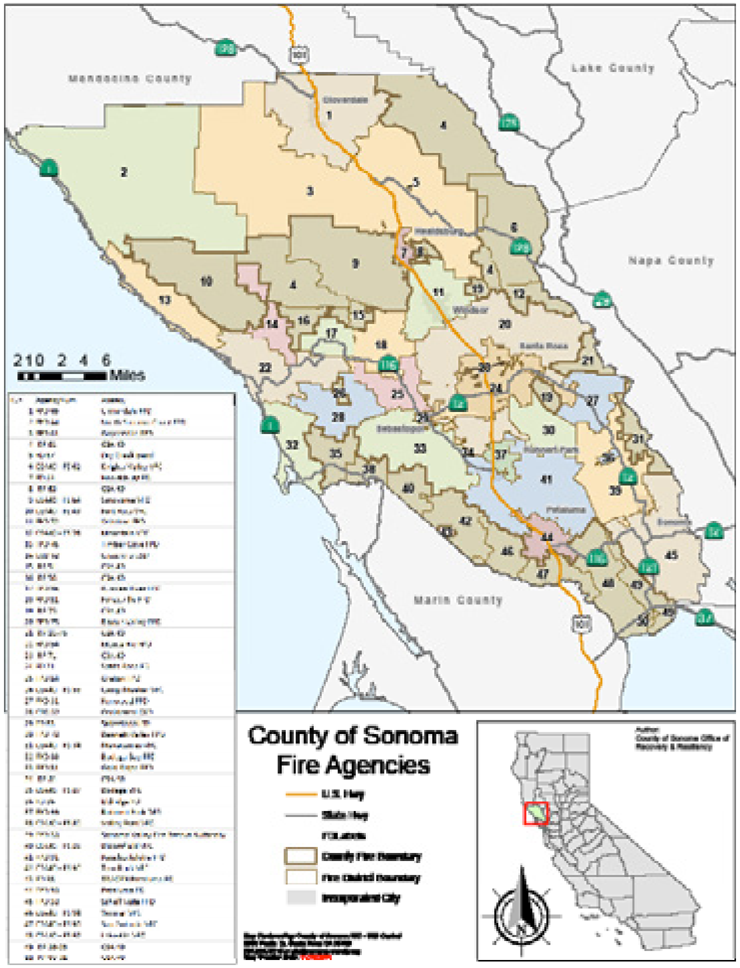
67%+ of homeowners **feel safer** when they know their neighbors.

35% of people **who know their neighbors** reported they've shared information about safety with them.

Source: Pewinternet.com/2009/Reports/18-Social-Isolation-and-New-Technology and administration. The County currently uses CodeRed as its warning software. A more capable and more readily usable software platform would enable faster and more effective delivery of emergency warnings to the public as well as allow for integration of social media systems.

On June 14, 2018, the Board of Supervisors approved additional funding and staffing for emergency management and community preparedness. This will support enhanced resiliency measures including community preparedness programs like community emergency response teams (CERTs), auxiliary communications services, and neighborhood and individual preparedness programs. Additional funding will also support planning and training exercises, and reinforce capacities to coordinate emergency public warning, incident response and recovery. The October 2017 fires gave urgency to the countywide Fire Service Project, creating opportunities for quicker action, but also challenges for increased funding.[6] The fires gave urgency to the countywide Fire Services Project, creating opportunities for more efficiencies, but also challenges for increased funding. The map here (right) shows the many fire districts that exist in Sonoma County.

Sonoma County Fire Districts



---

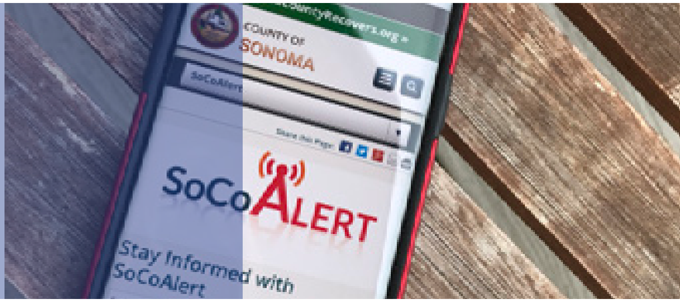
[6] In 2016, the Board of Supervisors established a Fire Services Advisory Council to address fire services in the County, particularly in unincorporated areas, for a more efficient, effective and sustainable fire services system. On August 14, 2018, the Board received a report and recommendations, abolished the Fire Services Advisory Council, moved to implement phases of the recommended plan, and directed staff to pursue funding opportunities to support the plan.

⚠ COMMUNITY INPUT

Community members overwhelmingly agreed with the goals and objectives identified in the draft Framework. Warnings, communication, evacuation, vegetation management, education, and preparedness generated the most comments. Many requested that the County coordinate and work closely with all cities within the County on an alert system and preparedness program. Actions that have been incorporated into the Framework include evacuation and care of large animals in a disaster, hosting an annual Disaster Preparedness Day, and incorporating personal preparedness into the community preparedness program. Many in the community requested objective, measurable metrics be incorporated into any plans that are developed and for status reports to be provided to the Board of Supervisors on a regular basis.

Other jurisdictions within the County expressed a strong desire for greater collaboration on an alert and warning system and training exercises. Joint training exercises could include City-County drills and “all cities” exercises, and possible cross-training for Emergency Operations Center assistance. There were requests for assistance with establishing evacuation routes, a more comprehensive vegetation management program, and advocacy to Cal Fire and CalTrans to increase vegetation management on their properties.

> **“We need something that reaches and wakes everyone. And regular emergency evacuation practice drills... with special preparations for vulnerable populations.”**
>
> **—COMMUNITY MEMBER**



GOALS

1. Establish a first-class, comprehensive warning program with innovative technology and state-of-the-art situational awareness.

2. Meet future challenges by redesigning the County Emergency Management Program, providing additional resources, enhancing external funding capabilities, and recommitting to the County's public safety missions.

3. Lead, support, and train community liaisons to build and sustain individual and neighborhood preparedness, to include individuals with disabilities and others with access and functional needs, and individuals with limited English proficiency or non-English speaking.

4. Make County government more adaptable to provide continued services in disasters through comprehensive planning, a more empowered workforce, and improved facilities and technology.

GOAL C1

Establish a first-class, comprehensive warning program with innovative technology and state-of-the-art situational awareness.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Develop a warning system that communicates alerts over many communication systems and to individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking. Conduct trainings and tests of the system.	🟧		
Establish an online portal that consolidates critical first responders' and community partner information that is accessible to all emergency responders ("Common Operating Picture").	🟧		
Develop protocols and partnerships for communicating critical information to elected officials, government and community leaders, and the public during a disaster so they are fully informed, to include individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking.	🟧		

GOAL C1

Establish a first-class, comprehensive warning program with innovative technology and state-of-the-art situational awareness.

ACTIONS COMPLETED:

- ✓ Completed After Action Report summarizing the Emergency Operations Center (EOC) strengths and challenges during the response phase and initial recovery from the fires, which documents and recommends actions needed to strengthen EOC capabilities and resources.
- ✓ Approved $2.5 million to Fire & Emergency Services Department to support the development and implementation of an enhanced Community Alert & Warning Program, Community Preparedness Program, and Emergency Management Program.
- ✓ Applied for funds through the Hazard Mitigation Grant Program to create a fire early warning camera system by installing fire monitoring cameras at strategic locations throughout the County with associated microwave/tower systems.
- ✓ Sonoma County Water Agency partnered with the University of Nevada, Reno and UC San Diego to install eight fire cameras in Sonoma County in 2018.
- ✓ Applied for funds through the Hazard Mitigation Grant Program to design and install warning sirens in selected locations in the County, and to develop operating, testing and maintenance procedures.
- ✓ Trained County staff in new Integrated Public Alert Warning System.
- ✓ Created 90 character limit Wireless Emergency Alert (WEA) message templates to assist in getting alerts issued faster.
- ✓ Revised policy regarding the use of WEA in life-safety hazard incidents.
- ✓ Created and recorded evacuation messages using SoCoAlert templates for probable community instructions in an emergency.
- ✓ Conducted Alert and Warning System tests on September 10 and 12, 2018.

GOAL C2

Meet future challenges by redesigning the County Emergency Management Program, providing additional resources, enhancing external funding capabilities, and recommitting to the County's public safety missions.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Assess and update overall County emergency procedures, programs, organization, authorities, infrastructure, staffing, equipping, and processes to determine structural changes that would best fit the capacity and needs of the County in a future disaster.	🟧		
Assess and review administrative and functional placement of the Emergency Management Program to inform any recommended changes to the County Emergency Operations Center and/or the County Emergency Management Operations.	🟧		
Expand trainings and drills for countywide emergency managers, mutual aid partners, elected officials, and County staff.	🟧		
Increase the County's capacity and capabilities to pursue and support available grants and external funding opportunities related to disaster recovery, emergency preparedness, hazard mitigation, resiliency, and homeland security.	🟧	🟧	
Facilitate the review and potential reorganization of the Sonoma County Operational Area Emergency Council.	🟧	🟧	

GOAL C2

Meet future challenges by redesigning the County Emergency Management Program, providing additional resources, enhancing external funding capabilities, and recommitting to the County's public safety missions.

ACTIONS COMPLETED:

- ✓ Approved structure and staffing for County's Emergency Management Program and emergency preparedness.[7]
- ✓ Formed a Grants Steering Committee to review all external funding opportunities and coordinated the submission of 22 FEMA Hazard Mitigation Grant Program (HMGP) applications, for a total amount of over $40 million. Through the work of the new committee, the County has designed projects to address identified strategic priorities, and enhanced collaboration across departments and externally.
- ✓ Formed a Disaster Finance Team to maximize federal reimbursements for response and recovery operations through the FEMA Public Assistance program.
- ✓ The Emergency Council developed a committee to conduct an initial assessment of its mission, explore best practices, and provide recommendations to the full Council at its December 2018 meeting.

---

[7] See August 14, 2018 Board of Supervisors meeting, Item No. 44.

GOAL C3

Lead, support, and train community liaisons to build and sustain individual and neighborhood preparedness, to include individuals with disabilities and others with access and functional needs, and individuals with limited English proficiency or non-English speaking.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Collaborate with volunteer, nonprofit and private organizations to establish community working groups to serve as community and neighborhood liaisons.	▨		
Work with community/neighborhood liaisons to identify hazards, risks, mitigation strategies, including evacuation routes.	▨	▨	▨
Develop a Community Response Team Program.	▨		
Update the County fire ordinance to enhance the Vegetation Management Program with incentives, inspection and abatement protocols, and appropriate funding.	▨		
Develop disaster preparedness protocols for pets and livestock safety.	▨		

GOAL C3

Lead, support, and train community liaisons to build and sustain individual and neighborhood preparedness, to include individuals with disabilities and others with access and functional needs, and individuals with limited English proficiency or non-English speaking.

ACTIONS COMPLETED:

✓ Provided chipper services, prioritized for those in burn areas, and to address access routes and defensible space.

✓ Created three additional positions, two dedicated to the County's emergency management program and one dedicated to community preparedness.

✓ Allocated $500,000 to enhance the County's vegetation management program.

GOAL C4

Make County government more adaptable to provide continued services in disasters through comprehensive planning, a more empowered workforce, and improved facilities and technology.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Identify essential infrastructure, services and resources necessary during a disaster and, to the extent possible, have contracts and/or Memorandum of Understandings in place.	■		
Pre-stage critical equipment (i.e. shelter materials, roads equipment, etc.) at strategic, designated sites throughout the County.	■	▨	
Update the County's Continuity of Operations Plan (COOP) assuming that the County will need to function effectively and independently without state or federal resources for at least 72 hours.	■		
Protect County information, data, and communication infrastructure.	■	▨	
Work with federal, state, local, tribal, community and/or private partners to identify, assess, and modify or repair essential transportation infrastructure for critical County response.	■		
Work with private utility providers to identify solutions to harden infrastructure and cope with destroyed utilities in a disaster.	■		

GOAL C4

Make County government more adaptable to provide continued services in disasters through comprehensive planning, a more empowered workforce, and improved facilities and technology.

ACTIONS COMPLETED:

- ✓ Removed thousands of burned trees along County roads that pose risk to safety.
- ✓ Awarded a $1,082,969 grant from CalFire to Transportation and Public Works to assess fire fuel risks and tree mortality within the public right of way on 83 miles of roads in northwestern Sonoma County, and subsequently treat 30 miles of the highest priority areas.
- ✓ Applied for a Hazard Mitigation Grant to purchase and install an onsite generator for the roads.
- ✓ Mapped 4,952 fire-damaged properties, validated parcel data to expedite the Right of Entry process for debris removal, and collected field data to track progress of clearing.
- ✓ With Health Services and Human Services, completed phase one of Access Sonoma data integration project to enable the coordinated delivery of services to displaced fire victims.
- ✓ Implemented new cloud-based public website for emergency information designed for high traffic and optimized for mobile devices, www.SoCoEmergency.org.

GOAL C4

Make County government more adaptable to provide continued services in disasters through comprehensive planning, a more empowered workforce, and improved facilities and technology.

ACTIONS COMPLETED (continued):

✓ Improved data protection:

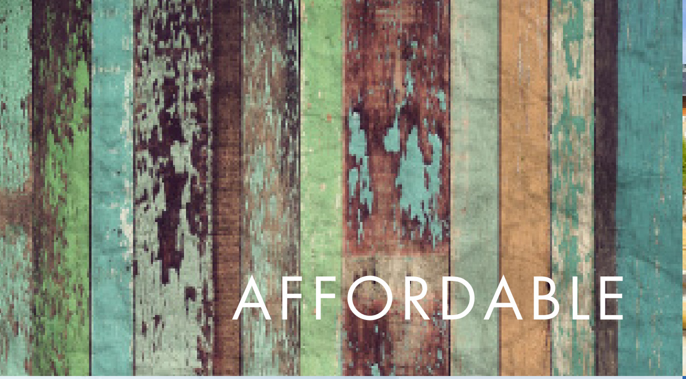
- Approved a memorandum of understanding with Alameda County to share data center space for connectivity equipment to enhance offsite protection of data backups and use site for potential recovery operations
- Approved $1.7 million to improve information technology resiliency and operational capability.
- Established connections to cloud providers and implementing daily replication of critical data.
- Prepared and submitted Hazard Mitigation Grant application to fund improved power infrastructure for County primary data center supporting essential services.

Strategy Area 2

HOUSING

VISION

Sonoma County envisions a housing market that is in balance; is resilient and climate smart at the regional, neighborhood, and homeowner scale; is affordable to area workers and individuals with access and functional needs; is where communities of color and other historically disadvantaged groups, including individuals with limited or no English proficiency and immigrants, have equal and fair access; respects designated community separators and urban growth boundaries; has a diversity of homes located near transit, jobs and services; and is where the economy is vital. To achieve this vision, the County is embracing a new regional approach to produce 30,000 new housing units by 2023.



AFFORDABLE

Permit Resiliency Center issuing **expedited** permits

Applied for Hazard Mitigation Grant Program Home Fire Mitigation to provide **cost share incentives**

Reduced fees
on smaller ADUs to encourage smaller units that are affordable by design

EQUAL ACCESS

BACKGROUND

Despite a lack of housing prior to the fires, the strength of the community was clear: neighborhoods had strong social ties, and people came together to support each other after the fires. Rebuilding quickly and building new affordable housing couldn't be more urgent to restore our community.

Impact of Fires on Housing. The October 2017 fires destroyed approximately 5,143 homes throughout Sonoma County, making this one of the most destructive fires in California history. The housing shortage, already critical before the fires, has become unsustainable. More housing was lost in one night than had been built in the County over the prior seven years.

Those who lost their homes in the fires face many challenges. In addition to their community and individual losses, they must overcome many obstacles as they rebuild their lives. These include: settling into new living arrangements; navigating insurance claims; finding architects; construction planning; obtaining permits; and facing uncertainty about contractor availability. They must determine whether it is possible to rebuild at the same location, size, and quality as the pre-fire home, how to meet new code requirements within available funds, and much more.

Meanwhile, those with insurance worry that their temporary housing funds will run out before their homes are rebuilt. In one survey related to the 2017 fires, 53% of the respondents reported not having settled the dwelling portion of their claim and 66% reported being underinsured on the dwelling portion.[8]

The fires affected 1,596 renter households, and approximately 2,200 renters were directly displaced. The fires also created a secondary wave of displacement through disaster-related market pressures. Renters have also been impacted by the rebuild process. They are often left with little hope of the home they were living in being rebuilt or rented to them at an affordable rate.

---

[8] United Policyholders Six Month Survey

BACKGROUND

Before the fires, many of those seeking new housing could neither find nor afford a decent place to live. The County already had very low vacancy rates—1.8% for rentals and 1% for homeowners[9]—and a housing market study released in April 2018 using pre-fire data estimated that Sonoma County needed 14,634 affordable rental units to meet demand. It also suggested that more than half of Sonoma County renters pay more than what is affordable for housing and that nearly a third spent more than 50% of their income on rent.[10]

The housing shortage also contributed to an increase in the number of people experiencing homelessness. After seven years of declining rates, the 2018 Homeless Count shows a 6% increase in homelessness over 2017. This rate is likely to rise into 2019.

The Homeless Count also shows that an estimated 21,482 people are unstably housed. About half of these individuals report that they are living doubled up, couch surfing, or with no formal lease because of the fires. Roughly 2,363 people are secondarily displaced by the fires because owners whose homes burned in the fires and who now must occupy their rental properties, due to post-fire rent increases, or because of fire-related job loss. Of those who became unstably housed following the fires, 43% were over the age of 55.

Of the 16,666 people who registered for FEMA benefits in Sonoma County, 29% were 65 or older. Many older people are on fixed incomes and will struggle financially to rebuild their homes or find alternative housing in the current rental market.

---

[9] Sonoma County Economic Development Board, County Profile 2017

[10] California Housing Partnership Corporation, Sonoma County's Housing Emergency and Proposed Solutions, April 2018

BACKGROUND

After the fires, home prices in Sonoma County became increasingly out of reach for many potential homebuyers. Median home values reached $681,333, up from $604,380 in the previous twelve months.[11] This is an annual increase of 11%. Rents for undamaged units also rose at an annualized rate of 9.9% in the six months following the fires.[12]

At the same time, Sonoma County employers are finding it increasingly difficult to attract or retain workers due to high housing costs. A recent study found that 8,143 new housing units are needed by 2020 to keep up with projected household employment through that date.[13]

Post-Fire Response. As the County moved from response to recovery, a permitting office to expedite fire rebuilds was quickly put in place. The Resiliency Permit Center provides a "one-stop-shop," with streamlined processes for residential permits related to the 2,264 homes lost in the unincorporated County. The City of Santa Rosa has a similar permit office processing residential permits for the 2,879 homes lost in the city limits.

As of November 13, 2018, 920 housing units have been submitted for review to the County. Of these, 679 units are permitted, 222 are in the review process, and the remainder are completed. In the City of Santa Rosa, 1,365 housing units have been submitted. Of these, 1,073 are permitted, 241 are being reviewed, and the remainder are completed. Combined, the 2,285 housing unit permits issued, under review, and already completed are 44% of the 5,143 housing units lost in the fires countywide.

Building new market-rate and affordable housing countywide has even greater urgency as the County has not kept up with housing demand over the last decade. As this building begins, proper location is an important consideration and there has

---

[11] April 2018 California Association of Realtors

[12] Scott Gerber Sonoma County Apartment Rent Survey, 2017 and 2018

[13] April 2018 Beacon Economics

been a long-standing countywide commitment to avoid sprawl with new development. This has led to the creation of Urban Growth Boundaries and the identification of Priority Development Areas (PDAs) throughout Sonoma County in which most new housing is to occur.

The County's recovery efforts have centered on creating the conditions that attract private-sector developers to rebuild and build new housing for a range of income levels. They have also focused on ensuring that the County and its local government partners have the policies and practices in place to expedite planning, development, and construction.

Examples of these efforts include ensuring stronger coordination between the County and the nine cities to confirm the most appropriate housing locations; identifying County-owned land that can be used for housing and strategically preparing to partner with the development community; identifying changes to land use regulations, processes and procedures to enhance opportunities for innovative and nontraditional housing to encourage a wide range of development; and organizing local sources of financing for maximum incentive and leverage.

> “**AFFORDABILITY. Rental prices have skyrocketed after the fires. The ripple effect of the fires and loss of homes has forced many people out in order to afford a place to live.**”
>
> **—COMMUNITY MEMBER**

CHALLENGES & OPPORTUNITIES

Regional, state, and national political leaders have a strong interest in helping with fire recovery. Similarly, financial institutions, philanthropists, and businesses want to help make a positive difference in the long-term recovery. Positioning the County to work collaboratively with these groups for this common purpose is a chance to dramatically remake the housing landscape.

The greatest opportunity is public, private, and civic sectors sharing the same vision and working in concert to achieve this shared goal. This does not happen by chance or overnight. Instead, it is by the efforts of many working together that the goal will be achieved.

One of the County's challenges is the aspirational goal to build 30,000 housing units countywide. Concerns have been raised about the size of the goal, the location of potential units, and the timing of the delivery of the units. Some believe that this is too many units coming in too quickly, while others believe it is too few units coming in too slowly. Others have concerns about the particulars of the housing units, including how quickly the rebuild units are progressing, how many of the units will be affordable, and whether the units will be located in urban areas near transit, jobs, and other services.

CHALLENGES & OPPORTUNITIES

Within currently approved General Plans countywide, there are roughly 46,000 housing units of capacity, if units are built to full plan capacity. Approximately 16,500 housing units are currently within the development process pipeline countywide. Early analysis shows that after accounting for the 16,500 housing units in the pipeline, the remaining 8,200 new housing units could, in theory, be accommodated within the Priority Development Areas (PDAs) and still leave additional capacity within the PDAs in the County.

A bright spot in the housing data is that Sonoma County is one of only twenty-two jurisdictions statewide to meet its regional housing need targets as assigned by the State. More than 500 other jurisdictions that do not meet Regional Housing Needs Assessment (RHNA) targets are subject to SB35 streamlining requirements. However, the County is still taking the necessary steps to streamline approval processes for infill projects when appropriate. Infill projects are important to reduce climate and service impacts and increase opportunities for workforce housing and other affordable housing, but respect established Urban Growth Boundaries.

The fires affected individuals and households within every socioeconomic status. The devastation did not distinguish by age, race, ethnicity, income, language, employment, education, or living conditions. Yet access to recovery resources, whether financial, physical and emotional, information and guidance, can differ because of individual or household characteristics. Challenges to rebuilding include historic and institutional biases that tend to direct housing resources primarily to white citizens. Implicit bias in the housing industry tends to keep people of color at a substantial disadvantage in the housing market.

Housing reconstruction and new housing construction will require a tremendous increase in the pace of permitting and it is likely that some neighborhoods may oppose any new development near them. Navigating the many opportunities and challenges will require an intentional and thoughtful approach that is balanced yet advances the County's vison for housing.

COMMUNITY INPUT

Housing affordability and availability for both renters and owners was the theme of community input. This was the most common concern. Other concerns included making it easier to rebuild, providing recovery assistance for those in need, having the right location and product type for housing, maintaining or developing higher standards for housing being built, especially the need for housing to be resilient to future disasters, using public land for housing, and creating the ability to have more community engagement around housing issues.

Some key strategies the public identified as important for achieving our housing vision include identifying already entitled housing projects that are not moving forward and finding solutions to get them built, integrating housing strategies across all jurisdictions countywide, incorporating resiliency goals into the General Plan update, providing rental assistance and renter rights information regarding rising rental costs for Spanish speakers, and providing more resources to support the rebuilding efforts for those who lost their homes, both owner occupied and rental occupied.

Many housing-related agencies and service providers and the cities and other governmental jurisdictions also provided input. They identified three key strategies to meet housing needs countywide including taking a focused and unified approach to housing at regional/cross-jurisdictional level, developing risk mitigation funding pools that can provide housing developers with the certainty of funds throughout the full land development process, and sharing resources and data regionally.

The County has heard concerns regarding the gap between the temporary housing arrangements for those displaced by the fires and their permanent housing. This gap cuts across all housing types and incomes. Those displaced by the fires need additional resources to remain housed between now and when permanent housing is available. When insurance funding for additional living expenses and FEMA funding for temporary housing run out, and if new housing units are not yet available, there will be a second wave of crisis for those who lost their housing due to the fires.

COMMUNITY INPUT

The ability of fire survivors to bridge the response to recovery period is critical to the success of our long-term housing solutions. Success requires regional cooperation with public and nonprofit housing agencies, grants and philanthropic organizations, and a sustained disaster case management program for all fire survivors.

Community engagement around housing will continue and increase as required by the use of federal and state funds, and as it relates to the County's Fair Housing and Civil Rights obligations.

> "Housing is NOT affordable for young workers. Younger families are moving to other states to be able to afford to live and enjoy life."
>
> —COMMUNITY MEMBER

GOALS

1. Attract new and expanded sources of capital to incentivize the creation of housing for all income levels.
2. Increase regulatory certainty by changing the County's business model and actively seek opportunities to deepen regional cooperation.
3. Support building and development standards with improved local hazard resiliency and reduced climate impacts.
4. Support rebuilding fire destroyed homes.
5. Explore use of County-owned property to attract housing development that aligns with County goals.

GOAL H1

Attract new and expanded sources of capital to incentivize the creation of housing for all income levels.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Form a Renewal Enterprise District (RED) as a Joint Powers Authority (JPA) to ensure coordination and facilitate pooled financing that supports a regional, shared housing vision.	■	■	
Execute Joint Powers Authority Agreement with the City of Santa Rosa as a two-year pilot.	■		
Coordinate funding and financing strategies with all municipalities seeking to encourage affordable housing.	■		
Pursue legislation to enhance effectiveness of RED JPA and garner State financial support.	■	■	
Engage financial institutions to develop new, more targeted debt and equity projects.	■	■	■
Engage developers to discern true capital needs and tailor available County and City funds to promote quality projects.	■	■	■
Continue to convene an array of institutions to develop new capital structures that mitigate financing risks and incentivize quality projects.	■		
Join the California Public Finance Authority JPA and utilize its available financing tools.	■		
Develop financing tool for ADUs.	■		

GOAL H1

Attract new and expanded sources of capital to incentivize the creation of housing for all income levels.

PROPOSED ACTIONS (continued):	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Secure the maximum amount of federal and state affordable housing funds.	■	■	■
Support California Housing and Community Development Department's Unmet Needs Analysis and Action Plan for deployment of CDBG-DR.	■		
Support passage of local and state housing bonds.	■		
Conduct a robust Assessment of Fair Housing to document needs and opportunities, and ensure findings and recommended actions are incorporated into housing plans going forward.	■		
Engage the business community to consider options for employers to support and invest in new housing.	■	■	■
Deepen relationships with all relevant State agencies, including CalHFA, Strategic Growth Council, and the Tax Credit Allocating Committee.	■	■	■
Assist EDB and Santa Rosa Metro Chamber to organize an Employer Housing Council, as called for in the *Strategic Sonoma* plan.	■	■	■

GOAL H1

Attract new and expanded sources of capital to incentivize the creation of housing for all income levels.

ACTIONS COMPLETED:

✓ City of Santa Rosa and Board of Supervisors have agreed in concept to form the RED JPA.

✓ Federal Reserve Bank of San Francisco convened lenders/financial institutions with the goal of increasing availability of capital for housing development.

✓ Secured $250,000 capacity building funding from Tipping Point to enhance the effectiveness of the County's Community Development Commission.

✓ Secured $1,000,000 start-up funding from Hewlett Foundation for RED JPA.

✓ Received targeted disaster waivers from U.S. Department of Housing and Urban Development that increased flexibility for various housing assistance programs administered by CDC.

✓ Continue to use qualified national consulting firm to assist and position the County to receive CDBG-DR funds, and strategically utilize the funds for unmet needs.

GOAL H2

Increase regulatory certainty by changing the County's business model and actively seek opportunities to deepen regional cooperation.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Identify potential changes to land use regulations, processes and procedures that could reduce the time to complete processes, decrease uncertainty in the approval process and reduce the cost of housing development, including fire recovery permits.	■	■	■
Evaluate and bring forward for consideration multi-family standards, workforce housing combining zone standards near jobs, and other housing initiatives.	■		
Update Specific Plans, fee studies, and other planning documents to support meeting regional housing needs.	■	■	■
Inform the General Plan Update process regarding issues related to housing location and standards, hazard mitigation, and resiliency.	■	■	■
Consider opportunities for modernization and standardization of permitting to make it easier for developers to submit applications countywide.		■	■
Enhance opportunities for innovative and non-traditional building types for a wide range of housing developments.	■	■	■
Develop for consideration additional housing initiatives that may become apparent after the current round of initiatives has been implemented; recurring cycles of regulatory updates allows the regulations to evolve with the needs of the community and market.		■	■
Support regional responses to the need for more and affordable housing that has exacerbated since the fires, including building of new housing units in Priority Development Areas in incorporated cities and coordinating with the Renewal Enterprise District (RED) and the Economic Development Board.	■	■	■

GOAL H2

Increase regulatory certainty by changing the County's business model and actively seek opportunities to deepen regional cooperation.

ACTIONS COMPLETED:

✓ Increased the maximum size of accessory dwelling units (ADUs) to 1,200 square feet.

✓ Reduced fees on smaller ADUs to encourage smaller units that are affordable by design.

✓ Increased the allowable residential floor area in mixed-use projects from 50 percent to 80 percent.

✓ Delayed collection of fees until near occupancy, rather than at permitting.

✓ Allowed small single room occupancy (SRO) projects as a permitted use and removed the existing 30-room limit for larger SRO projects.

✓ Allowed transitional and supportive housing in all zoning districts that allow single-family dwellings.

✓ Analyzed roughly 16,000 possible housing units in the development pipeline countywide. This is being utilized to identify roadblocks and develop solutions where possible.

GOAL H3

Support building and development standards with improved local hazard resiliency and reduced climate impacts.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Build/Rebuild better homes and improve existing homes in Wildland Urban Interfaces (WUI) and other high-risk hazard locations with greater local hazard resiliency.	▨	▨	▨
Facilitate construction hardening techniques appropriate for wildfire/urban interfaces and seismic retrofits for building/rebuilding and existing homes through education and grant programs.	▨	▨	▨
Help property owners navigate vegetation management opportunities through partnership with Fire Safe Sonoma and similar programs.	▨	▨	▨
Advocate for funding opportunities for private property vegetation management to complement creating safe zones around homes in high risk areas.	▨	▨	▨
Build/Rebuild better homes and improve existing homes with improved efficiency and reduced operating costs.	▨	▨	▨
Facilitate climate positive construction techniques for building/rebuilding homes through consultation and project planning assistance from the Energy and Sustainability Division of General Services.	▨	▨	▨
Facilitate rebuilding housing with clean energy improvements for firestorm rebuilds through Sonoma Clean Power grant.	▨		

GOAL H3

Support building and development standards with improved local hazard resiliency and reduced climate impacts.

ACTIONS COMPLETED:

✓ Applied for FEMA Hazard Mitigation Grant Program Home Fire Mitigation grant through CalOES to help perform inspections for compliance to defensible space regulations and identification of structural vulnerabilities which may increase risk of wildfire ignitions; provide cost share incentives to help and inspire property owners to reduce vegetation and mitigate vulnerable building elements that pose risk for wildfire ignition; and provide critical education to the public about wildfire loss prevention and preparedness.

✓ Applied for FEMA Hazard Mitigation Grant Program Seismic Retrofits grant through CalOES to implement permanent improvements to structures at high risk of damage from seismic activities, with a specific focus on soft story buildings where the first story that lacks adequate strength or stiffness to prevent leaning or collapse in an earthquake.

GOAL H4

Support rebuilding fire destroyed homes.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Facilitate expedited permitting process for rebuilding homes destroyed by fires.	■	■	■
Continue to operate Resiliency Permit Center.	■	■	
Explore and develop funding options to assist the rebuilding of homes destroyed in the fires.	■	■	■
Continue to advocate for assistance with insurance issues with the State, as may be appropriate.	■	■	■
Seek Federal, State, and other funding to assist rebuilding gaps for those seeking to rebuild after the fires.	■	■	■
Facilitate and support rebuild navigation to assist those seeking to rebuild homes destroyed in the fires.	■	■	■
Facilitate navigation assistance, including financial advising, insurance claims and rebuilding, for those seeking to rebuild from the fires in partnership with the ROC Sonoma County Recovery Center and with the Health and Human Services Departments (Safety Net).	■	■	■

GOAL H4

Support rebuilding fire destroyed homes.

ACTIONS COMPLETED:

✓ Opened Resiliency Permit Center in February 2018 to expedite rebuild permits.

✓ Permitted more than 650 homes through the Resiliency Permit Center through October 2018

✓ Advocated for insurance reform at the State.

GOAL H5

Explore use of County-owned property to attract housing development that aligns with County goals.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Continue process to evaluate and develop housing on already identified County-owned properties for housing development.	■	■	■
Evaluate the need for construction worker housing and whether opportunities exist on County-owned properties.	■	■	■
Continue Request for Proposal process to develop housing at 2150 West College Avenue.	■	■	
Continue process to develop housing at Roseland Village.	■	■	
Continue efforts to repurpose/sell the Chanate Campus in support of housing goals.	■	■	
Identify and evaluate other potential opportunities for housing on County-owned land not yet identified.	■	■	■
Explore the potential for housing as part of a mixed-use development on the County Administration Center property.	■	■	■
Continue to identify possible housing opportunities on other County-owned land.	■	■	■

GOAL H5

Explore use of County-owned property to attract housing development that aligns with County goals.

ACTIONS COMPLETED:

- ✓ A Request for Proposals (RFP) has been issued by the Community Development Commission for the 2150 West College property.
- ✓ The Community Development Commission has completed a two-part RFP process to identify a master developer to develop Roseland Village for affordable and market-rate housing, and is moving forward with development processes.
- ✓ The County of Sonoma and City of Santa Rosa have issued an informational survey and questionnaire regarding the market viability of the County Administration Center campus or other county-owned sites and/or the downtown City Hall Campus for possible development concepts, including office space, government buildings, mixed-use retail, and housing.

Strategy Area 3

ECONOMY

VISION

Sonoma County actively partners with local employers to become a resilient, inclusive, and economically diverse community. Through public-private partnerships, Sonoma County businesses and residents emerge with greater capacity to address persistent local challenges and are resilient to future disasters.

INCLUSIVE

PUBLIC-PRIVATE PARTNERSHIPS

Outreach encouraging employers to apply for SBA loans

Prompted residents and visitors to #GoSoCo by shopping local to support businesses

LOCAL

BACKGROUND

Sonoma County is home to over 500,000 residents. It has 20,000 businesses employing over 250,000 workers. With an unemployment rate of just 3%, the labor market is effectively at full employment. As such, growth potential of the local economy has become severely constrained by little or no growth in the labor force, partly because of the high cost of housing. The fires have exacerbated the reality that Sonoma County has one of the tightest labor markets in a decade and a severe housing shortage.

Prior to the fires, Sonoma County Economic Development Board (EDB) had begun work on a five-year comprehensive economic development strategy, *Strategic Sonoma*. EDB was completing the research phase of this strategy, which included economic analysis, stakeholder input, and a strengths, weaknesses, opportunities, and threats (SWOT) analysis. A 30-member *Strategic Sonoma* Advisory Group was in place to guide the planning process. The group had participated in workshops to begin forming a strategy. When the fires hit, this effort shifted immediately to begin focusing on recovery needs of the community.

Impact of Fires on the Local Economy. Recognizing the urgent needs of the community after the fires, Sonoma County EDB redirected the work of *Strategic Sonoma* towards creation of the Sonoma County Economic Recovery Plan. Because EDB already had a 30-member *Strategic Sonoma* Advisory Group in place, it was able to transition quickly to focus on recovery.

EDB conducted a survey with local businesses to identify impacts of the fires. The 194 businesses that participated in the Economic Recovery Plan survey shared both good and bad news. Almost every business stated that they had been adversely affected by the fires. Businesses reported direct physical loss, loss of sales, disruptions to power and broadband services, and dislocated workers. Many businesses expressed concerns that the fires worsened challenges like housing, affordability, workforce, transportation, and environmental sustainability.

BACKGROUND

Housing remains a critical concern for the business community. As discussed in the previous section, Sonoma County will need to make significant progress in building development to replace lost housing and meet demands. Forecasts suggest that tax revenues and employment should remain strong following the fires. Continued underbuilding of housing will constrain future job, income, and tax revenue growth.

Post-Fire Situation/Ongoing Efforts. Even before the fires were fully contained, EDB staff started working with partners to ensure that the community received disaster-related benefits from the local, state, and federal government. The department created a temporary Business Recovery Center and continues to serve impacted businesses by providing needed services. This includes assistance with accessing available funding to rebuild, cover payroll, tax credits and incentives, and to help with filing claims. In collaboration with the City of Santa Rosa, the EDB created a Business Recovery Guide featuring a comprehensive list of resources for businesses affected by the fires. The EDB also helped link qualified businesses and workers with available benefits like Disaster Unemployment and Small Business Administration Loans. The City of Santa Rosa, the EDB, and the Santa Rosa Metro Chamber of Commerce formed an outreach team to support the area’s largest employers. The team assisted with workforce issues resulting from the fires and provided customized workshops.

To support small businesses in the weeks after the wildfires and in the run-up to the holiday shopping season, the EDB and the City of Santa Rosa launched the Shop Local campaign “#GoSoCo – All You Need is Local.” The campaign included participation from chambers of commerce countywide and won both a statewide award from the California Association of Local Economic Development and a national award from the International Economic Development Association.

County stakeholders agree with the desire to recover as a more resilient community. The research obtained through the *Strategic Sonoma* process provided a deep understanding of other dynamics at play in the County economy. Issues like housing, workforce, environmental sustainability, and infrastructure emerged as top priorities.

CHALLENGES & OPPORTUNITIES

The wildfires have highlighted the need for EDB to continue its role in countywide economic and workforce development. EDB must also support and prioritize the businesses, employees, and neighborhoods most impacted by the fires. Shortly after the fires, EDB realigned its *Strategic Sonoma* initiative to focus on development of a short-term economic recovery plan. The plan identifies the economic development efforts that will provide the greatest opportunity for the County to recover. The economic recovery plan informs the larger *Strategic Sonoma Action Plan*, which outlines economic development strategies to pursue over the next few years to support local business and creative communities as they work to rebuild and brings back jobs lost going forward.

The challenges before the wildfires, including the tightest labor market in decades and a severe housing shortage, were worsened by the wildfires. The challenge is to ensure that the hundreds of businesses that applied for financial assistance in the wake of the disaster are able to secure technical and financial assistance necessary to rebuild and recover. According to FEMA's past experience with business recovery after a disaster, 40-60% of businesses that close as a result of a disaster never reopen.

COMMUNITY INPUT

Economic recovery was often discussed at the community meetings organized to get input on the Framework. The main themes expressed include support for workforce housing; the need to build sustainable career pathways for employees with a focus on construction; support for local businesses impacted by the fires; and ongoing promotion and advertising of Sonoma County as a tourist destination.

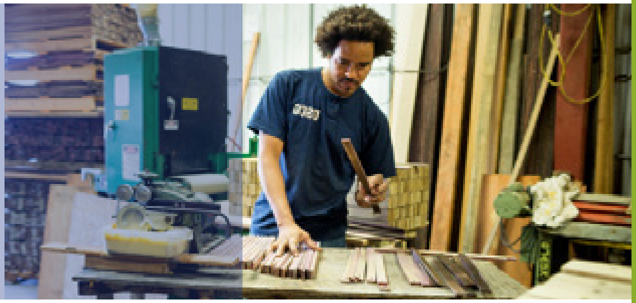
Community members consistently pointed out that the two critical areas of recovery, Housing and the Economy, are intricately linked. It is difficult to envision a healthy and thriving workforce without places for employees to live. Some suggested that leaders from different disciplines work together to create increased housing opportunities for residents in jobs that strengthen the economy. In addition, housing is needed for the local student population.

Community members expressed support for building career pathways and aiding employees in the workforce. One way to address this need is to expand partnerships with educational institutions, including middle schools and high schools, to improve education and training for trade and vocational programs, especially in the construction industry. Participants suggested apprenticeship opportunities, loans, grants, and free educational opportunities as steps to support students. Participants also said that workplace safety and affordable child care were important ways to support the workforce.

Community members support efforts to diversify and expand local business to create jobs and boost the local economy. One suggestion is to expand the economy beyond tourism and the wine industry and to foster and attract new manufacturing and technology companies. Supporting the cannabis industry was also noted as a way to achieve job growth. Some community members stated a need for increased wages given the high cost of living in Sonoma County. Others said that providing better and more affordable transportation options would be a good way to support workers and their families. Community feedback suggested that expanded broadband infrastructure would support local businesses.

The community also discussed strategies for bolstering tourism including advertising to let potential tourists know that Sonoma County is open for business. To house tourists, community members urge hotels to be rebuilt quickly. Rebuilding hotels will also increase job opportunities, especially for those that may have been previously employed by businesses that burned down. Community members also suggest encouraging residents and visitors to shop local, including using local contractors to rebuild.

> “We should reward employers for creating local jobs that pay well enough for employees to buy homes and apartments.”
>
> —COMMUNITY MEMBER



STRATEGY AREA 3

Economy

GOALS

1. Develop and support a high quality and equitable local workforce that contributes to rebuild efforts, resiliency, and long-term economic vitality in Sonoma County.
2. Support local businesses to thrive by ensuring access to resources, developing partnerships, and providing entrepreneurial support.

GOAL E1

Develop and support a high quality and equitable local workforce that contributes to rebuild efforts, resiliency, and long-term economic vitality in Sonoma County.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Create a Sonoma County Cooperative Education Program that combines classroom-based learning with structured work experience to develop a pipeline of skilled graduates into local firms.	🟩		
Establish a Talent Alignment Council comprised of private employers, government bodies, and educational institutions to evaluate current and forecasted talent shortages, as well as strategies for addressing needs and connecting career pathways.	🟩		
Develop a plan to train and recruit new construction workers that includes collaborating with the North Bay Construction Corps, a five-month after school training program for high school seniors interested in construction and the trades.	🟩		
Utilize grant funding from the California Employment Development Department to help train residents for in-demand construction jobs and promote opportunities in both English and Spanish.	🟩	🟩	
Support an Employer Housing Council, to encourage a variety of workforce housing solutions by collaborating with private sector employers and the Renewal Enterprise District to support opportunities for increased workforce housing, especially for construction and associated trade workers.	🟩	🟩	🟩
Continue to partner with and expand the Sonoma County Youth Ecology Corps to potentially include "green jobs" focused on vegetation management.	🟩	🟩	🟩
Establish a formal construction skills training center to support North Bay Construction Corps programming.	🟩	🟩	🟩
Improve transportation options for residents to connect with employers and essential services.	🟩	🟩	

Economy

GOAL E1

Develop and support a high quality and equitable local workforce that contributes to rebuild efforts, resiliency, and long-term economic vitality in Sonoma County.

ACTIONS COMPLETED:

✓ Received $3.2 million in Emergency Additional Assistance grant funding from the California Employment Development Department to assist Dislocated Workers affected by the October wildfires. Grant funding will serve approximately 700 individuals with individualized career services and an additional 200 dislocated workers with reemployment assistance.

GOAL E2

Support local businesses to thrive by ensuring access to resources, developing partnerships, and providing entrepreneurial support.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Assist public and private organizations in Sonoma County in accessing economic recovery loans and work with state and federal agencies, local banks, credit unions, and alternative lenders to support business lending and grants to qualified businesses and provide information in English and Spanish.	🟩		
Support "Open for Business" marketing effort and other targeted marketing efforts to let residents and visitors know that the County is up and running.	🟩	🟩	
Partner with Sonoma County Tourism and other partners to implement an economic recovery marketing campaign.	🟩	🟩	
Expand the GoSoCo campaign and support other shopping local shopping marketing efforts to increase public awareness of the economic benefits of shopping local.	🟩	🟩	
Collaborate closely with the agricultural community to identify specific economic recovery needs and programs.	🟩	🟩	🟩
Expand broadband infrastructure across the county.	🟩	🟩	🟩
Create Sonoma County AgTech Innovation and Manufacturing Alliance initiatives to facilitate local businesses as they work to address common issues.	🟩	🟩	🟩

GOAL E2

Support local businesses to thrive by ensuring access to resources, developing partnerships, and providing entrepreneurial support.

ACTIONS COMPLETED:

- ✓ Outreached to encourage employers to apply for SBA loans to recoup physical and economic damage.
- ✓ Continue to monitor additional resources that come available during recovery, such as the California IBank Disaster/Loan Guaranty Programs, EDA Revolving Loan Funds, and HUD funding and encourage employers to apply.
- ✓ Applied for Economic Development Administration grant to complete the design/engineering for broadband in specific unserved rural areas of the County. This project was developed with the Office of Recovery and Resiliency, Department of Transportation and Public Works, and Information Systems Department. The submitted application is for $605,500 to complete the design, engineering, and feasibility analysis of broadband in select locations.

Strategy Area 4

SAFETY NET SERVICES

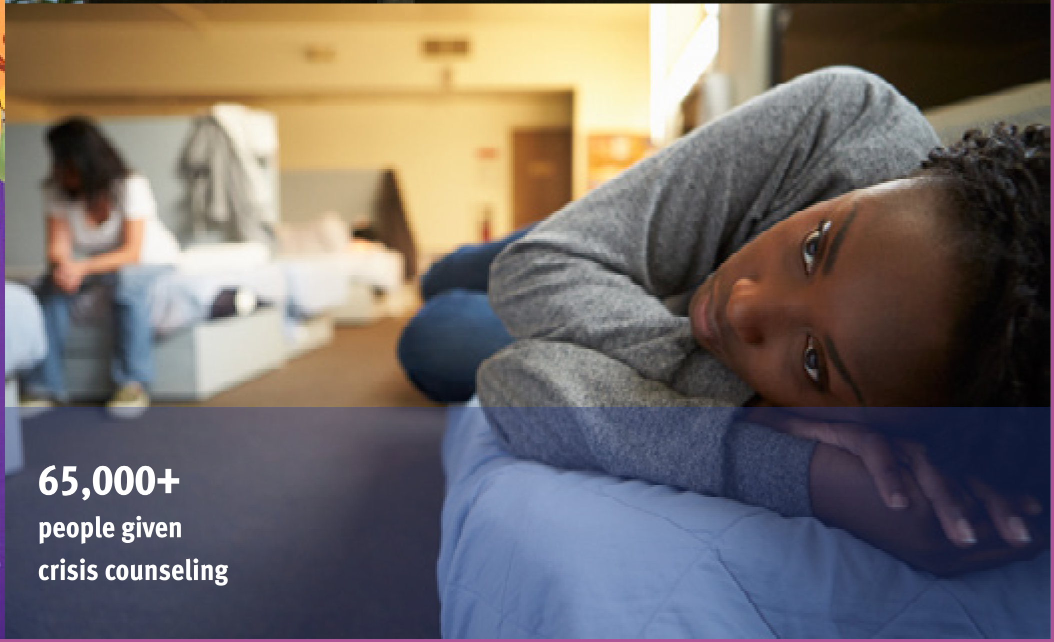
VISION

Sonoma County will restore and improve resiliency of health and social services systems, networks, and capabilities to promote equity, independence, and well-being for the community.

EQUITY

INDEPENDENCE

HEALING



65,000+
people given
crisis counseling

BACKGROUND

Sonoma County departments work together to provide services to meet community needs, especially those of individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking. Safety Net Services refers to services such as behavioral health, assistance with obtaining food and medical benefits, financial assistance, animal services and protection. Safety net service departments provide programs that help the community at-large while providing specialized services for seniors, children and youth, families, people with disabilities, and individuals who are low-income, and the homeless. Safety net services are provided in partnership with community organizations. Prior to the fires, safety net service departments were providing services with lean staffing and resources.

Sonoma County safety net services departments include the Human Services Department, Department of Health Services, Department of Child Support Services, Community Development Commission, Sheriff's Office, Probation Department, Public Defender, and the District Attorney's Office.

Impact of Fires on Safety Net Services. The October 2017 wildfires increased community demand for Safety Net Services staff and resource assistance. To respond to the immediate needs of the community in the wake of the fire, County safety net departments provided a range of services.

Safety net service departments oversaw the management of 41 shelters across the county to shelter displaced individuals and families. Mandatory evacuations during the fires resulted in over 100,000 individuals being displaced from their homes and local shelters served over 4,000 evacuees. Nurses, social workers, and behavioral health professionals from safety net departments provided medical, emotional, and social support to displaced residents and offered extended sheltering services for individuals unable to find housing after fire containment. Emergency Medical Services, within the Department of Health Services, provided response coordination, including assisting with evacuations, medical and health resources in shelters, and repopulating medical facilities. Staff also distributed supplies for displaced children, including diapers and formula to shelters and community organizations to help evacuees in need of these supplies. To support dislocated animals during the fires, Animal Services coordinated large animal sheltering in collaboration with the Sonoma County Fairgrounds and managed over 14,000 calls to aid residents locating displaced animals.

Safety net departments provided services to meet the needs of children, seniors, individuals with disabilities, individuals needing unemployment benefits, and undocumented residents. Safety net department staff coordinated safe and supportive housing for all children who were evacuated from Valley of the Moon Children's home, overseen by the Human Services Department, within one week from the start of the fires. Staff contacted at-risk In-Home Supportive Services recipients, Probation Department clients, and other clients to determine their circumstances and needs and provide them with necessary support. Departments ensured court services continued throughout the response period, including immigration defense services, despite courthouse evacuations. Staff assisted 4,700 individuals with disaster unemployment insurance through JobLink to support individuals whose employment and income were impacted during the fires.

To protect residents, staff investigated over 250 price gouging complaints and prepared to prosecute as needed. Safety net staff also opened two emergency childcare centers for emergency response workers and other community members to allow these individuals to continue working and help with disaster relief efforts.

Throughout the fires, community members were in need of up-to-date information. Safety net service department staff largely helped over 53,000 callers get information through the Emergency Hotline. To support local organizations and service providers serving community members and families, safety net department staff prepared information on impacts of trauma in families and children and shared these critical resources throughout the county. Safety net departments also coordinated the preparation of critical safety information to help evacuees who were returning home.

BACKGROUND

To support property owners who lost their homes to the fires, the Department of Health Services Environmental Health division collected and processed over 4,500 applications for the government sponsored Consolidated Debris Removal program.

In addition to these fire-related services, safety net departments continued to provide core, mandated services while managing full caseloads.

Community-based organizations also played a critical role. Local nonprofits coordinated food collection and distribution, managed donations, and coordinated volunteers. They were key in identifying and meeting the needs of undocumented community members, individuals with disabilities and others with access and functional needs, and individuals with limited English proficiency or non-English speaking.

Post-Fire Situation/Ongoing Efforts. People over 65 years of age and those with physical disabilities were disproportionately represented among the fire fatalities. The fires have increased demands from residents for safety net services, especially within underserved communities.

The Office of Recovery and Resiliency and the Departments of Health and Human Services engaged Harder+Company Community Research to talk to community organizations about post-fire health and human services. Harder+Company set out to identify recovery efforts and opportunities to strengthen partnerships. This information will be used to inform recovery planning and strengthen the network of safety net service providers.

Feedback obtained through these conversations also helped to inform the vision, goals, and activities of the Safety Net Services Recovery Framework.

CHALLENGES & OPPORTUNITIES

It is challenging for safety net service departments to meet the increased demand for services with current staffing levels. These departments will continue to search for opportunities to expand services through innovative funding by partnering with other departments and community organizations.

Harder + Company identified a number of opportunities and challenges to meet community recovery needs. One opportunity is to enhance the 2-1-1 system. The 2-1-1 system was strained by the number of calls it received during the fires. There were not enough call takers to meet demand and up-to-date information was not always available. Other 2-1-1 system models will be evaluated to identify opportunities to improve our local system. This will look at capacity and streamlined access to resources and services during and after a disaster.

Participants also identified the need for a centralized “one-stop-shop” for residents to receive updated information regarding recovery updates and services. This Framework identifies ways to partner with existing resources to expand services to meet community needs. Participants want to see the County work more closely with community-based organizations during recovery planning and to build greater trust and authentic relationships. In developing this Framework, the Office of Recovery and Resiliency met with over 80 community groups and plans to continue expanding that list to foster partnerships.

COMMUNITY INPUT

Acknowledging that many residents continue to struggle with emotional trauma from fires, community members shared the ongoing need to ensure the post-fire mental health and resiliency needs of the community are met. Free mental health services should be expanded, including trauma informed care. Animals and pets could be used for therapy. Creating spaces for healing could help serve mental health needs.

Building partnerships and improving coordination is essential to meeting the safety net services needs of the community. Working together is critical and every organization has a role to play in recovery. They also recommended improving the management of donations, goods, and matching volunteers to organizations looking for help. Participants suggested hosting more community workshops and events to bring people together and increase communication.

Community members also think it is essential to serve individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking, in recovery and disaster preparedness. Individuals who have historically experienced social inequities, including low-income individuals, individuals with disabilities, seniors, and non-English speakers need more attention and services, especially at evacuation shelters. Resources and information need to be culturally sensitive and available in Spanish.

> “We should give priorities to emergencies, so our Latino community has access to resources. So that these resources can be here during time of crisis.”
>
> —COMMUNITY MEMBER

GOALS

1. Enhance core County service capacity to address long-term recovery needs and prepare for future disasters.
2. Ensure the post-fire mental health and resiliency needs of the community are met.
3. Build capacity with cross sector partners and community members to improve coordination and communication.
4. Understand and address social inequities to advance opportunities for all.

GOAL S1

Enhance core County service capacity to address long-term recovery needs and prepare for future disasters.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Enhance capacity to manage disaster shelters with increased training opportunities and collaboration with community volunteer partners and jurisdictions.	■		
Develop a plan to ensure available resources and services at disaster shelter are accessible to non-English speaking and/or undocumented residents.	■		
Explore creation of contingency contracts with eligible food providers to provide healthy and nutritious food services during a disaster.	■		
Consider development of a contingency contract for coordination of food providers during an emergency, including an inventory and mapping of local food resources available throughout the county and nationally during disasters.	■		
Provide re-employment assistance for workers who have lost their jobs because employers' businesses were destroyed or impacted by fires.	■		
Develop a plan to set up emergency childcare facilities to allow emergency responders and community members to continue critical work needs.	■	■	
Continue housing related programs in Health & Human Services, including applying for appropriate housing grants.	■	■	■
Pursue education and outreach opportunities to inform residents about how to prepare for disasters, with a focus on individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking.	■	■	■

GOAL S1

Enhance core County service capacity to address long-term recovery needs and prepare for future disasters.

ACTIONS COMPLETED:

- ✓ The Sonoma County Workforce Investment Board (WIB) applied for and was awarded an Emergency Dislocated Worker Additional Assistance Grant from the California Employment Development Department for 18 months beginning March 1, 2018. This $3.2 million grant allows the WIB and Job Link to provide business-focused assistance in response to layoffs and/or businesses closing, including layoff prevention; and re-employment assistance for workers who have lost their jobs due to the fires.
- ✓ Developed an Urban Shield exercise to test sheltering capabilities on September 6, 2018 to provide hands-on opportunity for staff to set up a shelter, including a special medical needs area.

GOAL S2

Ensure the post-fire mental health and resiliency needs of the community are met.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Continue to provide crisis counseling, available county-wide through California HOPE, for residents affected by the fires.	■	■	
Partner with mental health professional associations, healthcare providers, funders, and nonprofits, to ensure continuity of services.	■	■	
Create a plan that addresses the short- and long-term integration of trauma-informed care in the community throughout various institutions, including schools, behavioral health services, and case management.	■	■	
Create communal healing spaces that open the conversation and destigmatize trauma, including town halls, healing clinics, or community events.	■	■	■

GOAL S2

Ensure the post-fire mental health and resiliency needs of the community are met.

ACTIONS COMPLETED:

- ✓ Received $1 million Initial Services Program grant from the State of California Department of Health Care Services to provide crisis counseling services in the shelters, at home site re-entry, at school re-entry, at the Local Area Assistance Center, and at community Town Halls.
- ✓ The California Department of Health Care Services committed $3.35 million to provide ongoing crisis counseling services (California HOPE).
- ✓ Received $1 million grant from Kaiser Permanente Northern California Community Benefit to continue the California Helping Outreach Possibilities Empowering (HOPE) program, which delivers mental health services targeting those affected by the wildfires in 2017.

GOAL S3

Build capacity with cross sector partners and community members to improve coordination and communication.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Expand “one-stop-shop” opportunities for residents to receive updated information and resources needed for recovery, which includes navigation assistance for financial advising, insurance claims, and rebuilding for those seeking to rebuild from the fires.	■		
Enhance services and capacity of 2-1-1 Sonoma County.	■	■	
Partner with community assessments and surveys and utilize existing community data to inform ongoing recovery priorities.	■	■	
Partner with community providers (hospitals, clinics, skilled nursing facilities, nonprofits, faith-based organizations, etc.) to develop collaborative disaster planning and preparedness efforts.	■	■	
Identify roles and responsibilities of community partners and the County as they relate to recovery activities.	■	■	
Strengthen Accessing Coordinated Care & Empowering Self Sufficiency (ACCESS) Sonoma County Initiative’s capacity to coordinate care delivery.	■	■	■
Develop a technology tool to enable cross-departmental coordination and assessment of improvements in the health, well-being and self-sufficiency of high needs clients as part of the ACCESS Sonoma County Initiative.	■	■	■
Ensure timely access to updates and services for residents who do not speak English by providing translation services and dedicate outreach staff to these communities during a disaster.	■	■	■

GOAL S3

Build capacity with cross sector partners and community members to improve coordination and communication.

ACTIONS COMPLETED:

- ✓ Created ACCESS Sonoma County Initiative to coordinate care delivery. ACCESS consists of a rapid-response, interdepartmental, multi-disciplinary Team (IMDT).
- ✓ Partnered with IBM to develop a multi-departmental database to support the work of ACCESS Sonoma County to identify target populations in need of services and track data metrics for success.
- ✓ Initiated discussions with key community partners including Rebuilding Our Community (ROC) Sonoma County to collaborate on One-Stop-Shop opportunities.

GOAL S4

Understand and address social inequities to advance opportunities for all.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Develop principles and guidelines to launch implementation of performance-based contracting to increase efficiency and effectiveness of safety net service delivery.	■		
Create a comprehensive community needs assessment using a vulnerability methodology that assesses disparities and needs related to health, well-being and self-sufficiency to direct investments, resources, and policy to address unmet needs.	■	■	
Leverage and utilize tools offered by the Government Alliance on Race and Equity (GARE) network to achieve racial equity and advance opportunities for all.[14]	■	■	■

---

[14] The Government Alliance on Race and Equity (GARE) is a national network of government working to achieve racial equity and advance opportunities for all. The Alliance is a joint project of the new Race Forward.

GOAL S4

Understand and address social inequities to advance opportunities for all.

ACTIONS COMPLETED:

✓ Gathered initial feedback from community partners towards development of contracting principles to improve community outcomes, reduce costs, strengthen accountability and create strategies that better incorporate evidence and outcomes into the contracting process.

Strategy Area 5

NATURAL RESOURCES

VISION

Sonoma County’s natural resources and working lands (i.e. soils, streams, groundwater, agricultural and biological resources) are healthy and productive. They are managed to support watershed and community resiliency and protect public health and safety, and contribute to enhanced ecological values, recreational opportunities, and economic vitality.

BALANCED ECOSYSTEMS

Cleared away burned debris and trees in combination with grazing and thinning projects

VITALITY

Rehabilitated over **2,000 acres** of land burned during the fires

HEALTHY GROUND WATER

BACKGROUND

The diverse ecosystems of our landscape continue to attract and shape resident and visitor experiences and support the local economy. The variety of our natural assets and the outstanding scenic beauty of our landscape provide sustenance and resources, and prompt tourism. Still, they also pose challenges and hazards.

Recent trends in rainfall, streamflow, and soil moisture, as well as fire occurrence and patterns, have identified vulnerabilities to our natural resources and communities. These have highlighted the importance of wildfire mitigation, flood prediction, and surface and groundwater supply reliability.

Various local plans, policies, programs and regulations are already in place to minimize exposure of communities, people, and property to hazards. The County Strategic Priority 'Healthy Watersheds' effort was initiated to improve natural resources and watershed conditions. Local Hazard Mitigation Plans for the County and Sonoma County Water Agency

WILDLAND-URBAN INTERFACE (WUI) are areas where homes are built near or among lands prone to wildland fire. The WUI is not a place, per se, but an area that meets a set of conditions.

(Sonoma Water) are in place. The Sonoma County General Plan 2020 Land Use Element recognized limitations to development in areas that are constrained by the natural limitations of the land. The Sonoma County Code on fire safe standards was enhanced to include reduction of hazardous vegetation and combustible material. The Community Wildland fire Protection Plan (CWPP) identified reduction priorities related to Wildland/Urban Interface (WUI) wildfire issues. Fire Safe Sonoma (FSS) worked with the community on education and preparedness efforts. County review and decisions regarding new development and remodels allowed site and structural hazards to be assessed, avoided, or mitigated. These efforts continue to strengthen our communities and prioritize preparedness and resiliency against natural and human-caused hazards in the future.

Impact of Fires on Natural Resources. In addition to the tragic loss of life and the destruction of homes, businesses, and public infrastructure from the October 2017 fires, wildlands and working landscapes were also burned. Several short-term adverse impacts occurred and some potential long-term changes may result, although natural systems often recover adequately with limited assistance.

State agencies formed a Watershed Emergency Response Team (WERT) to conduct an initial rapid assessment of post-fire geologic and hydrologic hazards to life-safety and property (collectively known as Values at Risk or VARS). The immediate focus was on protection of life and property, along with damage that would affect the flow of water, increase erosion and sedimentation and/or the potential for landslides, debris flows, and mudflows. The WERT reports identified over 200 VAR locations within the perimeters of the Nuns and Tubbs fires. Additional VARs were identified and assessed by technical specialists from the California Department of Fish and Wildlife, the California Department of Water Resources, and the North Coast and San Francisco Bay Regional Water Quality Control Boards working in conjunction with local agencies and Cal Fire. This group of technical specialists also evaluated the potential imminent threat to water quality.

BACKGROUND

Wildfire can have profound effects on watershed processes, and may modify the rainfall and runoff factors influencing erosion and sedimentation and stream channels for several years. Wildland fires may have long-term impacts on the biological environment, but there are complex relationships and interactions that make it difficult to predict and understand all effects. Some benefits to fire-adapted or fire-dependent plant species may occur, particularly from low-intensity, frequent burns. Severe, catastrophic fires may result in a complete alteration of the plant species and community. The direct or indirect effects on special status biological species have not been predicted.

Post-Fire Situation/Ongoing Efforts. Lands damaged by the fires and fire suppression efforts will adjust and respond through natural processes. Some areas will need physical rehabilitation and restoration, active management, monitoring and follow-up measures. Such efforts would be targeted to prevent runoff of toxic materials and sediments into drinking water supplies and sensitive habitats; to minimize the threat of flooding, landslides, and other safety hazards; and to facilitate ecosystem recovery that trends toward an improved, more resilient condition.

Sonoma County has been leading the local recovery effort, working closely with other local, State, and Federal agencies to address the overall impacts of the fires, including those to natural resources. The County has been co-leading the Local Agencies Watershed Task Force (WTF), with representation from several County agencies and departments, including Sonoma Water, the Agricultural Preservation and Open Space District (Ag + Open Space), Permit Sonoma, and Sonoma County Regional Parks (Regional Parks).

Ag + Open Space performed and supported response and recovery on their owned lands and easements. It is conducting several fire recovery and resiliency research and planning studies and has integrated these considerations into its programs. Ag + Open Space also provides technical input to winter storm hazard analysis and forest management and stream system condition targets. Ag + Open Space and Sonoma Water fund the Natural Resources specialist working in the Office of Recovery and Resiliency.

BACKGROUND

Sonoma Water coordinated with numerous local state, and federal agencies during response and early recovery, interacting with the Federal Emergency Management Agency (FEMA), leading a study (in partnership with Pepperwood, Ag+Open Space and ORR) conducted by the USGS to characterize post-fire soil conditions, and the National Weather Service (NWS) to improve storm hazard forecasting and alerts. They prepared cautionary signage and mailings during the first post-fire winter. Sonoma Water field staff also worked with Cal Fire during early recovery efforts to removed severely damaged vegetation along public roadways.

Permit Sonoma has overseen storm water quality throughout fire response and as rebuilding proceeds, to support protection of water quality consistent with the MS4 permit. In coordination with other partners in the Watershed Task Force, they have been educating landowners, homeowners and contractors about their responsibilities and the resources and options to help protect streams and water resources.

The Department of Agriculture/Weights & Measures (Agricultural Commissioner) helped secure permission and facilitate special logistics to allow access for essential functions on working lands during the fire evacuations.

University of California Cooperative Extension (UCCE) provided oversight and evaluation of temporary livestock sheltering and performed fire damage assessments related to FSA claims. UCCE immediately initiated and is continuing to research several key post-fire public health, agricultural, and ecosystem concerns.

CHALLENGES & OPPORTUNITIES

Sonoma County has the opportunity to identify and target priority areas for active management of vegetative structure and fuel loadings to address potential wildfire behavior, reduce wildfire losses, ensure firefighter and public safety, and improve landscape resilience to fire, flood, and drought. These efforts will build upon our past investments in data collection, scientific studies, and advanced technology applications. Effective and efficient fuel load reduction and natural lands management that make wise use of financial and human resources requires a clear and objective understanding of forest[15] management issues and priority locations. Active management of public and private land holdings in high priority areas would be key to reducing hazardous fuels in and around communities.

Science-based outreach and education about forest health and forest management will be needed to develop and implement solutions, particularly since the forest lands in Sonoma County are primarily under private ownership. Many private landowners are unaware of the techniques and the resources to implement forest health protection measures. Treatment

WILDLAND-URBAN INTERFACE

The Federal Register provides guiding definitions of various types of Wildland-Urban-Interface (WUI). In general, WUI conditions are where people and their development meet wildland fuels.

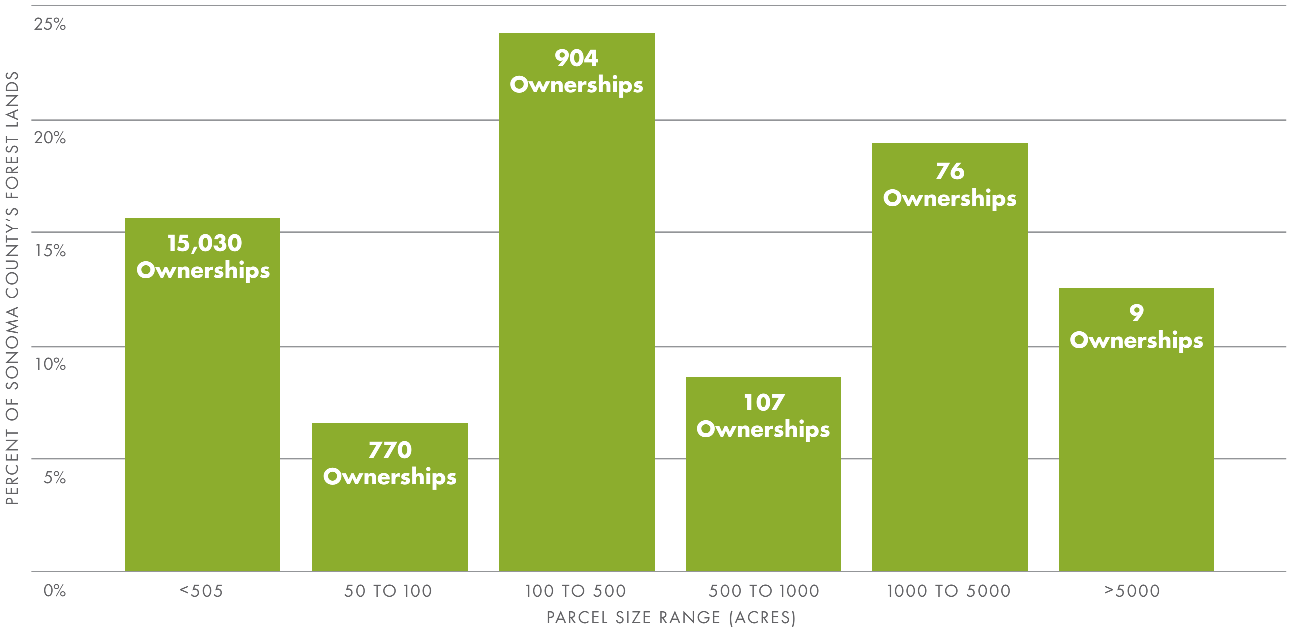
INTERFACE WUI is where the developed community has a clear edge, there are more than three structures per acre and population densities are over 250 people per square mile.

INTERMIX WUI are lands with structures scattered across wildland areas, as few as one per 40 acres, and population densities are low (less than 250 people per square mile).

---

15 Throughout this document, the term “Forest” is used to refer to all woody vegetation types in our vicinity including forests, woodlands, savannas, and shrub land.

methods include combinations of wood product harvesting, mechanical thinning, and grazing, invasive species removal and prescribed burning. Many of these 'private' forested lands are within the 'State Responsibility Area' (see map in Community Preparedness section) where Cal Fire has primary financial responsibility for preventing and suppressing fires. Cal Fire can engage in cooperative projects with private landowners. The County does not have National Forest lands, which limits our options to enter agreements with the federal government to jointly accomplish watershed work.



*Forest lands are defined as those with conifer, mixed-conifer-hardwood, or hardwood forest in the Sonoma County fine-scale vegetation map.

CHALLENGES & OPPORTUNITIES

Sonoma County has large land-holdings, small parcels, home sites, and lots—all of which need to be dealt with differently. While there are many opportunities, "there are no simple solutions to creating a resilient forest, and tradeoffs accompany every form of fuels treatment... There will be needs to identify and make policy and regulatory changes to streamline implementation of the Forest Carbon Plan."[16]

Substantial obstacles to removal of small-diameter trees and brush that are part of excess fuel loads include a lack of economic uses and infrastructure in the region. However, recent actions at the State level are strengthening policy, regulation, and funding support for improved forest health and wildfire prevention within the context of climate change. A Governor's Forest Management Task Force was established in 2018 of state, local, tribal, and federal agencies working in partnership to increase the rate of forest treatments and expand wood product markets by region. They are seeking ways to do this in alignment with the California Forest Carbon Plan. Recent legislation also provides funding for forest health, fire prevention, and fuel reduction over the next five years, reduces barriers for non-industrial fuel treatments related to defensible space, and prompts policy and regulation changes that will support land use decisions forming and maintaining fuel breaks and greenbelts.

There are no simple solutions to creating a resilient forest, and tradeoffs accompany every form of fuels treatment. There will be needs to identify and make policy and regulatory changes to streamline implementation of the Forest Carbon Plan.[16]

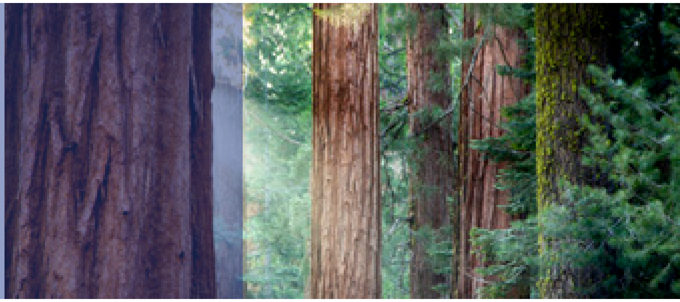
---

[16] Forest Climate Action Team. May 2018. California Forest Carbon Plan: Managing Our Forest Landscapes in a Changing Climate. Sacramento, CA. 178p

COMMUNITY INPUT

The Natural Resources area of the Framework has benefited greatly from outreach from local non-governmental organizations and interest groups. It has also benefited from feedback from the general public. The input received has helped shape our vison statement and focus on key high-level goals. Community comments have been consistent with and supportive of the general goals and proposed actions. The forest fuel load reduction goal was rated very important and the community expressed a desire for effective, science-based decisions and prioritization of actions. The community also supported the need for education on the importance of vegetation management on public and private lands. The public also requested focused outreach in WUIs, use of tribal knowledge, building public trust, and supporting landowner actions. The public also rated stream system enhancements very important. The range of ideas and suggestions included the need to protect and monitor natural and working lands; potential changes to stream setbacks or buffers; desires to link science with land use policies and patterns; engagement with volunteers, community groups, and NGOs in planning and implementation; and financial and regulatory assistance for riparian landowners. Feedback also included a strong desire that science-based public information and education inform decision-making about land use, fuel load reduction, and watershed management. Several suggested phasing such programs in to reduce burden on survivors of the 2017 fires.

> “Sonoma County has large land-holdings, small parcels, home sites, and lots—all of which need to be dealt with differently.”
>
> —COMMUNITY MEMBER



GOALS

1. Reduce fuel loads in forests, woodlands and shrub lands strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects.
2. Assess and support burned watersheds' recovery, and protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity.
3. Build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.

GOAL N1

Reduce fuel loads in forests, woodlands and shrub lands strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Develop strategic, proactive fuel load reduction and landscape resiliency priorities using key criteria (e.g., wildfire risk, public health and safety, water supply needs, economic impacts, and ecosystem sensitivity) using decision-support tools with objective data and expert advisors.	🟦	🟦	
Evaluate options for active management of forests, woodlands and shrub lands on public and private lands for fuel and fire breaks that decrease risks to developed communities.	🟦	🟦	
Strengthen regional forest stewardship to improve leadership, oversight, training, and funding of fuel reduction projects, improve data resources and sharing to support environmental protections and facilitate effective fuel reduction opportunities for landowner and community-based projects.			🟦

GOAL N1

Reduce fuel loads in forests, woodlands and shrub lands strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects.

ACTIONS COMPLETED:

- ✓ Various County agencies and organizations have begun ongoing efforts to support more sustainable local and regional forest management, including:
  - Participating in the Governor's Forest Management Task Force (FMTF), the Rural County Representatives of California (RCRC), and the North Coast Resource Partnership (NCRP). Our participation will elevate our profile, keep us up-to-date on regulatory, funding, and policy issues, and capitalize on lessons learned elsewhere.
  - Engaging independent experts to identify and evaluate organizing options and economic strategies that create and maintain resilient natural and working lands effectively, especially given the high percentage of private forest land ownership in the County.
  - Joining collaborative efforts of local, state, tribal and federal agencies with landowners and community groups to train, test, and implement fuel reduction using a wide range of treatment methods.
- ✓ The Ag + Open Space District initiated several monitoring, research, and preparedness improvement efforts, including a priority focus on fuels reduction for all properties, that build upon existing grazing operations, and is participating in vegetation management discussions throughout the county. They were awarded a National Aeronautics and Space Administration (NASA) grant to evaluate the response of working and natural lands to the fires, including burn severity correlated to vegetation cover type.

GOAL N1

Reduce fuel loads in forests, woodlands and shrub lands strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects.

ACTIONS COMPLETED (continued):

- ✓ Sonoma Water has incorporated consideration of fuel load reduction benefits into the multi-benefit ratings within Storm Water Resource Plans that prioritize potential projects for state funding requests.
- ✓ Regional Parks has expedited grazing and thinning projects to reduce fuel loads, is collaborating with the Mayacama Golf Club on a fuel break, and pursuing funding to allow: improvements to grazing infrastructure; retrofitting to improve fire protection of facilities and emergency access; and, adding fire management in the stewardship plans for each park.
- ✓ The Agricultural Commissioner continues to support invasive species control and management on private lands disturbed by the fires and/or firefighting efforts. It is conducting outreach with pest control businesses to ensure compliance with applicable pesticide regulations within the fire areas during rebuilding and vegetation recovery.
- ✓ UCCE convened several workshops focused on forest and land management strategies to ensure a resilient rural landscape including discussions on potential prescribed fire and grazing programs and specific fire preparedness for home sites and large working parcels. The UC Master Gardeners are partnering with other agencies to apply fire and drought research to our local setting, offer trainings, and facilitate implementation of resilient landscaping principles as the fire-damaged areas recover.

GOAL N1

Reduce fuel loads in forests, woodlands and shrub lands strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects.

ACTIONS COMPLETED (continued):

- ✓ UCCE has pursued studies and funding regarding the influence of varied land management practices on burn severity and fire recovery, and conducted surveys about grazing management, fire science, ecosystem services valuations, and the healthy soil initiative.
- ✓ Easements and acquisition efforts by Ag + Open Space since the 2017 fires included burned parcels within the WUI that have appropriate ecosystem and fire hazard reduction benefits.
- ✓ Under a recently awarded Cal Fire grant, TPW and FES will undertake a project to assess fuel risks and tree mortality along 83 miles of public right of way in northwest Sonoma County, treat 30 high priority miles, and provide chipper services for fuels reduction by private parties.

GOAL N2

Assess and support burned watersheds' recovery, and protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity.

PROPOSED ACTIONS:	**0-1 YEAR THROUGH 2019**	**2-3 YEARS 2020-2021**	**3+ YEARS 2022+**
Assess Mark West Creek and other priority burned watersheds to analytically identify and rank recovery and rehabilitation needs and prepare for possible secondary hazards over the next few winters.	■	■	■
Incorporate fire, flood and drought resiliency considerations in land use decisions involving riparian zones and functional riparian zone protection or enhancement incentives and regulations.		■	■
Prioritize improved resilience of Wildland Urban Interface (WUI) areas to fire and/or other natural hazards in open space land protection acquisitions and easements as well as in community separator designations.		■	■
Improve stream corridor conditions via outreach, training, and voluntary actions modeled on successful stream maintenance and habitat restoration programs, based on scientific studies.	■	■	■

GOAL N2

Assess and support burned watersheds' recovery, and protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity.

ACTIONS COMPLETED:

✓ The ORR has worked directly with quasi-government and nonprofit partners to assist private property owners with containment BMPs to minimize the risk of debris and toxic material runoff to streams and rivers in early 2018. Efforts with erosion and sediment control BMP installations and maintenance have continued as the 2018/19 rainy season approaches.

✓ Ag + Open Space actively assessed, secured, managed and rehabilitated over 2,000 acres of lands it owns that burned. They removed burned structures, infrastructure and hazard trees, replaced burned culverts, and took measures to prevent toxic runoff and protect public safety. They continue to work with easement landowners to support their recovery.

✓ Ag + Open Space is conducting a countywide evaluation of functional riparian corridors that will support analyses of post-fire landslide and flooding potential, the Vital Lands Initiative, and serve as input to groundwater management and salmonid recovery.

✓ Burned debris, hazards, and sediment were removed within the Sonoma Water right of way, and deployed erosion and sediment best management practices (BMPs), performed stream gauging and water quality sampling during the initial rainy season after the fires.

GOAL N2

Assess and support burned watersheds' recovery, and protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity.

ACTIONS COMPLETED (continued):

- ✓ Permit Sonoma is overseeing storm water quality through storm water protection programs for rebuilding areas and areas in the burned zones where construction has not yet begun. They are coordinating with the Regional Boards, receiving and investigating citizen complaints, providing information regarding BMP installation methods to property owners and contractors, and doing water quality testing.
- ✓ Regional Parks cleared burned debris to re-open 33.4 miles of trail for public access, removed 488 hazard trees, repaired scores of damaged culverts, bridges and retaining walls, and installed erosion and sedimentation BMPs including 7,500 feet of wattles and log erosion barriers in the immediate aftermath of the fires. They have stabilized slopes and promoted revegetation in locations vulnerable to catastrophic debris flow.
- ✓ In the immediate aftermath of the fires and during rebuilding, TPW removed fire-damaged drainage infrastructure, including culverts, and installed and maintained temporary BMPs to protect against flooding, erosion and sedimentation.
- ✓ Sonoma Water, Regional Parks, Ag + Open Space have participated as part of the Watershed Task Force to conduct supplemental, post-fire assessments in key stream corridors prior to the onset of the 2018/19 rainy season. The assessments will establish baseline conditions to help us identify priority locations for storm patrols and sites that need BMP installations or maintenance.

GOAL N2

Assess and support burned watersheds' recovery, and protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity.

ACTIONS COMPLETED (continued):

- ✓ Regional Parks is pursuing funding for stabilizing and re-vegetation of Hood Mountain sites that burned or were fire and damaged by fire suppression efforts to prevent flooding, erosion, and debris flows that could damage areas downstream.
- ✓ TPW, Sonoma Water and other members of the Watershed Task Force are working to assess the technical, permitting, and financial feasibility of reusing some of the hazardous burned trees along public right of ways as beneficial large wood components in aquatic habitat restoration projects.
- ✓ The many County family departments, other public agencies, and community partners in the Watershed Task Force and Watershed Collaborative continue to coordinate and implement mitigation, monitoring, rehabilitation and restoration that protects water quality and other natural resources in and downstream of areas burned in the October 2017 fires.
- ✓ Fire-damaged hillsides and stream corridors, along with firefighting scars, are being assessed for their vulnerability to potential secondary fire hazards such as flooding, erosion, and sedimentation. These types of post-fire concerns often worsen during the second or third year after an event. Information to guide landowner preparedness, protect storm water during rebuild, inform storm patrols and support adaptive response is being developed, updated, and distributed widely.

GOAL N3

Build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.

PROPOSED ACTIONS:	0-1 YEAR THROUGH 2019	2-3 YEARS 2020-2021	3+ YEARS 2022+
Nurture community awareness and understanding of our fire-adapted landscape and the value of becoming a resilient fire-adapted community using results of post-fire monitoring and research.		■	■
Continue to collect best available scientific information to inform policy development and county investments that protect watersheds and developed communities from natural disasters.	■	■	■
Consider scientific data about the condition, fire vulnerability, and relative impacts of the 2017 fires on natural and working lands during updates to land use policies, plans, and regulations.		■	■
Improve natural resources hazards and resiliency data management and accessibility between governments, educational institutions, other organizations and the public.	■	■	■

GOAL N3

Build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.

ACTIONS COMPLETED:

- ✓ The Watershed Collaborative, a group of over 60 organizations, convened to collectively capture initial recovery and resiliency priorities, issues, and data needs. As a result of these discussions, Ag + Open Space generated a report *Living in a Fire Adapted Landscape: Priorities for Resilience, Sonoma County Natural and Working Lands.*
- ✓ Ag + Open Space is actively partnering with other County agencies, non-governmental organizations, resource conservation districts and academic organizations on various research projects and funding requests to evaluate factors affecting fire damages and recovery success.
- ✓ Sonoma Water expanded the stream gauge and precipitation monitoring network and led the development of the "One-Rain" web interface. Access to real-time data improves our ability to assist various jurisdictions as we coordinate storm tracking and monitor potential secondary hazards. Sonoma Water is funded to install one X-Band radar, and has applied for HMGP support to additional X-Band radar to improve storm and flood forecasting. These can be linked to other improvements in meteorological data networks that help address permitting conditions for vegetation management via prescribed burning.

GOAL N3

Build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.

ACTIONS COMPLETED (continued):

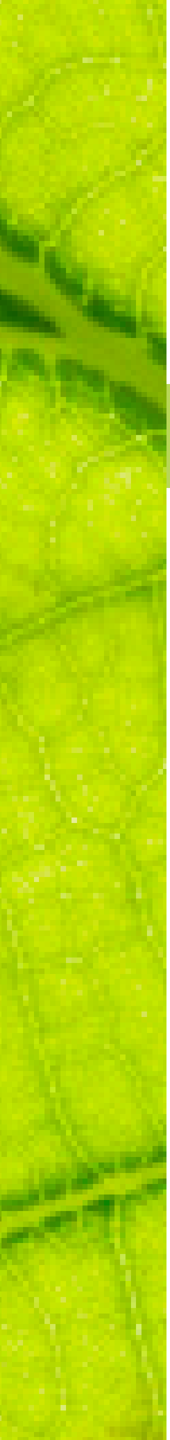
- ✓ Sonoma Water has expanded the water quality monitoring programs (with the U.S. Geological Survey and the Lawrence Livermore National Laboratory) to include research on the risks of potential fire-related toxics and/or impairment filtration naturally provided by the river bed. They are leading studies of post-fire soil, runoff and debris flow hazard changes working with the U.S. Geological Survey, Pepperwood Preserve, California State Parks, and Regional Parks.
- ✓ Sonoma Water started pilot programs such as the FireSmart Lake Sonoma project to gather data, conduct outreach and education, and support landowners with fuel reduction and forest management planning and implementation. These programs, in conjunction with the initial fire camera network, the UCCE prescribed fire and grazing workshops, and potential CWPP development to help protect Lake Sonoma, a critical water source watershed.
- ✓ Regional Parks is pursuing CALFIRE Fire Prevention grant funding to support a comprehensive fire planning effort for all parks and open space preserves in the county.
- ✓ Permit Sonoma has applied for HMGP funding to conduct planning studies and update hazard maps, including site specific studies of the Rodgers Creek Fault zone that will be integrated in the Sonoma County LHMP.

GOAL N3

Build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.

ACTIONS COMPLETED (continued):

- ✓ Regional Parks has provided public access and interpretation tours of burned landscapes, including the Nature Heals series for mental health and community learning. They have installed a fire interpretive trail at Shiloh Ranch Regional Park and are facilitating new monitoring, research and post-fire ecological studies at various sites.
- ✓ The Agricultural Commissioner has gathered agricultural disaster information about the effects of fire on agricultural production and the resilience of agricultural lands. This information will improve our understanding of the role of various land cover and conditions, and potential recovery and rehabilitation needs working lands damaged by the fires.
- ✓ UCCE collaborated with researchers and organized citizen-science projects to verify the safety of backyard garden produce, eggs, and related air-quality during and immediately following the fires. They also quickly developed and distributed several science-based technical guides for landowners and community members potentially affected by the fires.
- ✓ The recent Cal Fire grant award for fuels assessment and reduction in northwest Sonoma County will also support FireSafe Sonoma participation to lead landowner engagement, outreach and coordination in those communities.



NEXT STEPS

OVERVIEW

The collaboration between the community, partners, other agencies and the County during the development of the Framework was an important first step to set all of us on a path to recovery and resiliency. In the next phase, under the leadership of the Board of Supervisors, the Office of Recovery and Resiliency will oversee the implementation of proposed actions. A compiled list of all the proposed actions captured during the development of the Framework is posted on the Office of Recovery and Resiliency website in Appendix A.

FUNDING

Like other local governments, the County faces ongoing funding challenges to maintain the level and quality of basic services provided to County residents. The cost of response activities to ensure public safety and continuity of services during and immediately after the October 2017 fires strained resources further. Federal aid is available and anticipated to at least partially reimburse County general funds for response activities. However, funding for most of the recovery efforts including the intermediate and long-term actions described in this Framework is still to be determined.

With the Presidential Disaster Declaration issued on October 10, 2017, the County of Sonoma became eligible for federal disaster assistance funding through the Federal Emergency Management Agency Public Assistance and Hazard Mitigation Grant Programs, and the U.S. Department of Housing and Urban Development Community Development Block Grant Disaster Recovery program. Some of the actions in the Recovery and Resiliency Framework will be funded by these programs.
The County is also pursuing other disaster recovery funding available through Economic Development Administration, an agency within the U.S. Department of Commerce, and the California Climate Investments Fire Prevention Grant.

Grants Steering Committee. A Grants Steering Committee represented by County departments and County Administrator's Office staff was formed to identify and prioritize projects that are eligible for federal grant funding. A charter to define the purpose of the Grants Steering Committee for disaster recovery grants and other grants is being developed so that there is a clear understanding of the Committee's long-term scope and role.

Departments submitted federal grant pre-applications and a subset of these were deemed eligible for funding. With input from the Board of Supervisors, the Grants Steering Committee is moving forward to apply for funds based on a variety of factors, some that are out of the County's control. One factor is the County's capacity to handle multiple applications and projects given available resources to dedicate to grant efforts. A number of applications for federal funding were submitted prior to publication of this Recovery and Resiliency Framework. Federal grant processes are lengthy and complicated and will take place over the next few years. The Office of Recovery and Resiliency will continue to coordinate federal grant activity with County departments and manage and monitor efforts in different departments to meet key federal grant deadlines and to seek reimbursement when appropriate.

The Office of Recovery and Resiliency will continually investigate funding opportunities and work to leverage available resources to support actions in this Framework. The Office of Recovery and Resiliency has the primary responsibility for tracking and reporting all recovery grant activity to the Board of Supervisors. A grants tracking worksheet will be updated on a regular basis and shared with County leadership. The worksheet will be posted on the Office of Recovery and Resiliency website for public accessibility.

IMPLEMENTATION APPROACH

Board Approval. The Board's approval of the Framework does not authorize appropriations or represent project approval of the proposed actions in the Framework. Like County Capital Improvement Plan projects, proposed recovery projects will be brought to the Board of Supervisors for consideration as part of the annual County budget approval process. Some recovery project requests may occur off cycle, such as those with timelines tied to other sources of funding, like external grants, or those that do not require General Fund appropriations.

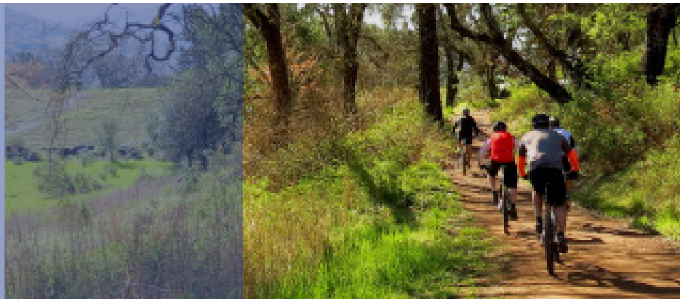
Implementation Planning. Upon the Board's approval of proposed recovery actions, Office of Recovery and Resiliency staff will work closely with department leaders to support the development of more detailed implementation plans. County department leaders will have the most critical role in fully defining and implementing the actions. Many actions will need to be implemented in phases and coordinated with other actions. Some actions will require CEQA review. Timelines will be based on many factors including partner and community input, workforce capacity and availability, funding availability, funding process timelines, and effective coordination with County partners.

NEXT STEPS

Ongoing Coordination. The Office of Recovery and Resiliency and County department leads will set regular, ongoing coordination meetings to ensure continued engagement and alignment with recovery goals. This level of coordination will allow Office of Recovery and Resiliency staff to be informed of project status and any changing circumstances. It will also ensure ongoing coordination with community partners, other agencies, and city leaders by continuing to build relationships and developing a formal plan for optimal, effective interaction. The plan will define where coordination is needed, who should participate, and in what ways coordination is most relevant and productive.

Data Tracking. The Office of Recovery and Resiliency will also partner with department and project leads to track progress, ensure data collection especially for grant reporting compliance, and continually assess workload capacity and other factors critical to project success. In cases where pertinent data is collected by outside organizations, the Office will work with the organization to gain access.

Performance Indicators. Establishing key performance indicators to enable the County to measure progress towards recovery and resilience goals will be a focus in the next phase of Framework development. Some work has already been completed in this area, though some may need to be re-evaluated to apply a resiliency lens. Key indicators and metrics will be used to report progress to the Board of Supervisors and the community.



NEXT STEPS

Reporting on Recovery Action Progress. Communicating the status of actions to the public, Board of Supervisors, and community partners is an important part of ongoing engagement with stakeholders. Proactive reporting also promotes government accountability and transparency. The Office of Recovery and Resiliency will continue to provide updates to the Board of Supervisors at regular Board meetings on the status of recovery efforts and implementation of prioritized actions. These updates will also be posted on the Office of Recovery and Resiliency website. The updates will note key milestones, and highlight unanticipated issues and dependencies, grant and funding information, and organizational effectiveness.

Annually, a more formal progress report on actions will be presented to the Board for review. The report will generally be issued following the County's annual budget process in June to allow the report to reflect new funding approved for Recovery Framework actions. The report will provide a County-wide, cross-department view of progress towards resiliency goals. Changes in risks and challenges will be reflected especially if common issues across departments and projects are observed that suggest changes in policy or strategies.

Updates to the Recovery Framework. The Framework is a living document. As actions are completed and new ideas, constraints, or funding opportunities emerge, the list of Proposed Actions will be updated as needed. When revisions to the list of proposed actions are necessary, Office of Recovery and Resiliency staff will work with departments and other partners to re-prioritize, add or revise actions based on changing dynamics. Once a year and initially after several projects are implemented, the Office of Recovery and Resiliency will jointly review the effectiveness of the implementation process and may recommend improvements to the overall Framework.

The Grants Steering Committee was formed to identify and prioritize projects that are eligible for federal grant funding

APPENDICES

APPENDIX A: POTENTIAL ACTIONS

Visit www.sonomacounty.ca.gov/ORR for the list of potential recovery actions. This list is a range of potential future actions that, if implemented, could advance the County toward resilience. They reflect the input received during the County Community Meetings, Board of Supervisors workshops, working group and task force collaboration discussions, and partner convenings. Implementation of any potential actions may require additional formal review processes.

APPENDIX B: COMPILED & ANALYZED COMMUNITY SURVEYS & NEEDS ASSESSMENTS

Many organizations and community groups conducted recovery-related surveys since the October 2017 wildfires. The data collected through these efforts augments the County's understanding of the community's needs, interests and opinions. Below is a list of surveys and needs assessments that were references for Recovery and Resiliency Framework development.

SoCo Rises Survey

North Bay Fires – Six Month Survey

Sonoma County Resilience Fund Stakeholder Interview

Sonoma County Resilience Fund Listening Sessions

2018 Wildfire Response Survey

Healthcare Foundation Wildfire Mental Health Resource Mapping

Impacts on Schools

Recommendations for Sonoma County Disaster Planning proposed by the Spanish-speaking community

Sonoma County Emergency Food Response Gathering Report

Sonoma County Fire Survivor Survey

First 5 Needs Assessment

Wildfires and Health Outcomes Survey

APPENDIX C: COMMUNITY & OTHER PARTNERS

Many community and other partners provided support and initial input to the Recovery and Resiliency Framework development process. Since early June 2018, the Office of Recovery and Resiliency began tracking the list of groups, businesses, nonprofit organizations, stakeholders and outside agencies and public entities that Office staff have engaged directly. From these discussions, future coordination and collaboration is planned to promote community preparedness and resilience. The list below will be updated at www.sonomacounty.ca.gov/ORR.

A

Ag Innovations
Audubon Canyon Ranch
American Red Cross Bay Area Council

B

Blue Forest Conservation
Burbank Housing

C

Cal Fire
California Department of Fish and Wildlife
California Forest Management Task Force
California Human Development
California Office of Emergency Services
California Native Plant Society
California State Parks
Catholic Charities of Santa Rosa
Chandi Hospitality Group
City of Cloverdale
City of Cotati
City of Healdsburg
City of Petaluma
City of Rohnert Park
City of Santa Rosa
City of Sonoma
Community Action Partnership of Sonoma County
Community Foundation of Sonoma County
Community Soil Foundation
Conservation Corps North Bay
Council on Aging
County of Lake
County of Marin
County of Mendocino
County of Napa
Crop Performance

D

Daily Acts
District 1 Block Captains
District 3 Block Captains
District 4 Block Captains

E

Emergency Council
Enterprise Community Partners
Environmental Science Associates

F

FEMA Office of Civil Rights & Liberties
Fire Safe Sonoma County

G

Goldridge Resource Conservation District
Graton Day Labor
Greenbelt Alliance

H

Habitat for Humanity Sonoma County
HALTER Project
Hanna Boys Center
Hispanic Chamber of Commerce
Hope City
Housing Land Trust of Sonoma County

J

Jackson Family Wines
Jewish Family and Children's Services

K

Kaiser Permanente
Kashia Band of Pomo Indians of Stewarts Point Rancheria
Keysight Technologies

L

La Luz
Laguna de Santa Rosa Foundation
LandPaths
Los Cien

M

Matt Greene Forestry
Medtronic

N

NOAA National Marine Fisheries Service
North Bay Labor Council
North Bay Leadership Council
North Bay Organizing Project
North Bay Trades Council
North Coast Builders Exchange
North Coast Regional Water Quality Control Board

O

Occidental Arts & Ecology Center

P

Pacific Gas & Electric
Pepperwood Preserve
Preserve Rural Sonoma County
Prunuske Chatham, Inc.

R

Rebuild North Bay Foundation
Rebuilding Our Community Sonoma County
Redwood Empire Dispatch Communications
Russian River Confluence
Russian Riverkeepers

S

Salvation Army
San Francisco Bay Regional Water Quality Control Board
San Francisco Estuary Institute
Santa Rosa Junior College
Santa Rosa Metro Chamber
Sierra Club
SoCo Rises
Sonoma County Access and Functional Needs Committee
Sonoma County Alliance
Sonoma County Conservation Action
Sonoma County Farm Bureau
Sonoma County Forest Working Group
Sonoma County Winegrowers
Sonoma Ecology Center
Sonoma Land Trust
Sonoma Media
Sonoma State University
Sonoma Valley Unified

T

Town of Windsor
Tzu Chi

U

United Way of the Wine Country
University of California at Berkeley
University of California Cooperative Extension
University of California, San Diego's Scripps Institution of Oceanography
University of Nevada, Reno's The Nevada Seismology Laboratory
Undocufund
Urban Land Institute

V

Voluntary Organizations Active in Disasters (VOAD)

W

Wildlands Conservancy

COMMUNITY PREPAREDNESS & INFRASTRUCTURE

Response on importance of goals in this area
(1 = Not Important; 5 = Very Important):
Establish a comprehensive warning program: **4.6**
Redesign emergency management program: **4.2**
Build/sustain community preparedness programs: **4.9**
Provide continued County services in a disaster: **4.8**

Theme comments (in order of number of responses):

Warning Systems

- Publicize how community gets warnings
- Sirens, vibrations, multiple languages
- Warnings not using tech equipment (sirens, phone trees, door-to-door, bullhorns)
- Use social media and expand Nixle
- Streamline notifications
- Take responsibility away from County
- Alarm telemetry

Communication During a Disaster

- One-stop resource
- Ensure there are sources for people without technical resources
- Ensure communication in multiple languages, to people with disabilities, and underserved populations
- Work with radio stations
- Publicize where public should go for information
- Use HAM radios

Evacuation Routes

- Multiple routes pre-identified for each address
- Public education and trainings
- Keep established routes clear of vegetation and vehicles
- More traffic controllers in an emergency
- Require developers to provide multiple routes

Vegetation Management

- Enhance County ordinance
- Work across jurisdictions
- Increase enforcement and inspections
- Provide hardened landscape options and funding for property owners to comply
- Require landscape plans for regulatory review

Educate the Public

- Conduct public workshops on what emergency papers will be necessary in a disaster
- Better protected and back-up power supplies
- Shelter locations
- Home inventories
- Differentiate response for different disasters
- How to live in fire hazard area
- How to be self-reliant

Community Emergency Preparedness

- Prepare/coordinate plans/trainings for schools, government, hospitals, and business staff
- Work across jurisdictions and languages
- Work with senior centers, youth groups, schools, churches
- Provide emergency kits to low income residents
- Sponsor neighborhood events and preparedness packages
- Provide training to neighborhood response teams/CERT/ICS
- Provide information and training on COPE/Neighborhood Watch/Know Your Neighbor/Get Ready preparedness programs
- Conduct drills of neighborhoods

Shelters

- Need medical services
- Crisis communication coordinator (one position for all shelters)
- Establish locations pre-disaster
- Need additional facilities
- Pre-disaster locations, staffing, MOUs
- Plans for elderly and people who are ill
- Multiple languages, animal sheltering

Miscellaneous

- Modernize/fully fund EOC, clearly defined roles
- More cell towers
- Archive information on lessons learned from 10/18
- Annually review Recovery Plan
- Link Recovery Plan to County's Hazardous Mitigation Plan
- Designate staff to agencies involved in response/recovery
- More information to outer areas of the County (Sonoma Valley, north of Healdsburg)

HOUSING

Response on importance of goals in this area
(1 = Not Important; 5 = Very Important):
Attract new and expanded funding: **4.29**
Reduce permit processing times for housing construction: **4.27**
Utilize County-owned public property to support appropriate infill development: **4.8**

Theme comments (in order of number of responses):

Affordability/Availability

- Provide more housing/housing availability
- Create affordable housing
- Provide workforce, low-income, and senior housing
- More farmworker housing
- Build student housing
- Find housing projects that are not moving forward and find solutions to what is keeping them from being built
- Concerns that the marketplace won't achieve affordable housing
- Regional communication and collaboration countywide
- Concerns about price gouging
- Concerns about people being dislocated as a secondary effect of the fires
- Provide temporary housing while the fire-damaged homes are rebuilt
- Integrate housing strategies across all jurisdictions countywide
- Provide affordable rental housing, both multi-family and single family
- Concerns about achieving 30,000 units in five years being impractical

Right Location/Right Product

- Build housing based on the already approved General Plans countywide
- Use the General Plan update process to help meet resiliency goals
- Allow smaller housing types
- Provide a range of multi-family housing types
- Convert existing buildings to provide more housing
- Locate housing in urban areas and near transit
- Automobile independence by design
- Locate housing away from fire impacted areas and using that to create job opportunities in other areas of the County
- Consider building smaller homes
- Build housing within city centers
- A balanced approach to housing that is thoughtful
- Build green housing that is climate smart
- Build more ADUs that can be rented
- Allow large lot areas to have in-fill housing in all jurisdictions
- Concerns that there would not be adequate infrastructure such as water and roads for 30,000 units

Lower Cost/Ease to Rebuild

- Having policies that lower housing costs
- Having faster, simpler permitting
- Being more permissive with key housing issues
- Control cost of construction in all jurisdictions
- CEQA reform needed
- Reduce the code standards and “red tape” for disaster recovery rebuilds
- Lowering fees for housing
- Allow tiny homes on wheels
- Concerns about conflicting “safe landscaping” requirements

Maintaining Standards/Higher Standards

- Address key housing issues through stricter regulations
- Increase fees to pay for affordable housing was a strategy
- Maintain CEQA where appropriate
- Regulate vacant housing to create greater occupancies countywide
- Use rent control as a way to achieve affordable housing
- Require insurance to pay 100% of the rebuild cost
- Keep greenbelt separators between communities

HOUSING (continued)

Safety

- Fire and other disaster safety concerns with additional housing
- Rebuilding in WUI concerns for future fires
- Prioritize "fire safe" housing projects
- Gated communities and garage doors where the gates won't open if the power is out is a safety concern

Assistance for those in Need

- Provide rebuilding incentives for low-income people
- Provide more resources to support the rebuilding efforts for those who lost their homes, both owner occupied and rental occupied
- Specifically from the Spanish language sessions, providing rental assistance and renter rights information regarding rising rental costs for Spanish speakers
- Providing rebuilding incentives for homeowners
- Allowing RV parking for affordable housing
- Insurance gap concerns

Capital/Incentives

- Provide new building incentives for a variety of housing types
- Use local financial institutions to raise capital for housing
- Increase homeownership through low interest loans
- Use State funds to provide more housing
- Have the County become an equity partner in housing developments in order to achieve affordable housing
- Use incentives to build fire resilient housing
- Give more incentives to home builders
- Use tourism taxes as a way to achieve affordable housing
- Require the winegrowers to provide affordable housing
- Reconsider holding a County housing bond
- Build "land trust model housing"
- Help with low interest loans for rebuilding for the "missing middle"

Using Public Land

- Identify County-owned land for housing development
- Use County-owned land for different types of housing
- Use the County administration center as a priority before building housing near the airport

Builders/Workforce

- Use small, local builders and local workforce to rebuild
- Work with the highest quality builders who have the best track records
- Create a workforce "RV camp" for rebuild workers on County-owned land

Community Engagement

- Obtain meaningful community input and interaction
- Concerns about NIMBY-ism as a barrier to providing housing
- Educate neighborhoods about the need for housing
- Communicate directly with fire survivors about the rebuilding process
- Work with vulnerable communities and individuals
- The "missing middle" needs advocacy and a voice: they are a population in need
- The community needs to know how to participate in the CDGB-DR process regarding the action plan and State allocation of funds
- Ongoing advocacy for insurance reform

ECONOMY

Support Workforce Housing Solutions

- Housing and the economy are intricately linked; need more housing for the workforce and for students
- Work jointly with housing efforts
- Incentivize people to stay living here by providing tax breaks

Support the Workforce and Build Sustainable Career Pathways

- Partner with educational institutions and increase education/training opportunities for trades/construction/vocational training, including in middle and high school
- Create apprenticeship opportunities
- Provide loans, grants, free educational opportunities
- Ensure safety in workplace – training, proper equipment, etc.

Support Local Businesses

- Diversify the economy (not just tourism/wine)
- Foster the manufacturing industry
- Strengthen wages – it's expensive to live in Sonoma County
- Improve transportation options and make them affordable and accessible to non-English speakers
- Expand and support the cannabis industry, increases job growth
- Expand the local job market
- Encourage manufacturers to move into Sonoma County
- Childcare workers displaced – rebuild childcare facilities quickly to provide jobs and meet needs of children
- Provide more affordable childcare to support workforce
- Create a task force solely to recruit light industry or tech companies that can bring high-paying jobs to this area
- Build broadband infrastructure

Promote Sonoma County and Shop Local

- Use tourism campaign to let people know "Sonoma County is open"
- Rebuild hotels that were burned down to create jobs again
- Encourage residents and visitors to shop local, including using local contractors for rebuilding
- Better communicate the economic impacts of the fires to the community

---

SAFETY NET SERVICES

Ensure the Post-Fire Mental Health and Resiliency Needs of the Community Are Met

- Community members continue to struggle with emotional trauma from fires; expand free mental health services, including trauma informed care
- Use animals for therapy
- Create spaces for healing

Build Partnerships and Coordination Across Sectors

- Strengthen partnerships and coordination with community groups, churches, local/state/federal government, etc.; work together towards recovery – it's not just the County's job
- Improve donation management, volunteers, and communication
- Host more community workshops and events to bring people together
- Create a one-stop shop available to all fire survivors; the LAC is recognized as a great success and could serve as a model for the one-stop shop
- Address animal rescue in recovery plan, including how people manage pets in recovery (for example some people who are renting cannot have their pet with them); keep people with their pets at shelters

Support Needs of Vulnerable Communities

- Underserved communities need more attention and services, including at the evacuation shelters (seniors, language barriers, homeless, undocumented residents, etc.)
- Resources and information need to be available in Spanish and culturally sensitive
- Support students who were displaced
- Make sure masks are widely available, including children's size
- Increase Transient Occupancy Tax (TOT) and use funding for housing and homeless services

NATURAL RESOURCES

Overall/Vision

- Simplify language of vision and imperatives statements for laypersons
- Put forest fuel reduction "separate" and under the preparedness, not in Natural Resources
- Add recreation to the natural resources vision
- Make Framework clearly address interconnectedness and relationships between strategy area issues, e.g. support and express links between land use planning policies, housing, natural resources or fire/climate change, drought, economy
- No specific requests for other major goals or objectives
- "Protect the watershed against the community / Protect the community against the watershed"

Forest Management (rated very important)

- Many contrasting opinions about "forest fuel load management": concerns about potential for ill-informed, widespread clearing of trees and/or loss of habitat, folks that want wildland to stay wild, desire for science-informed decisions and priorities; but, also concerns about how to lower various regulations and barriers to vegetation management and recognition that historic suppression has created large load and much effort is needed
- Lots of comments for better education and outreach about importance and value of vegetation management using all means (from forest product extraction (including lumber and biomass and net carbon storage), mechanical thinning, grazing/browsing by livestock including goats, and prescribed fire) – but some concerns about "logging" as adverse, etc.
- Requests for demonstrations/pilot projects with prescribed fire to improve public confidence/trust
- Request for focused/strategic outreach programs for Wildlife Urban Interfaces
- Increased implementation of prescribed burns, raising the funding of forest rangers, adding duties for veg clearing to sheriff/rangers, using jail crews for labor
- More funding to enforce defensible space, and also noting opportunity to grow local workforce/jobs in related trades
- Emphasis for public-private combination efforts; need for collectives/neighborhood groups, also better fed-state-local government partnerships and interaction with science information
- Concerns that parks/open space are not managing their own vegetation fuel loads and that vacant lots are not being managed
- Concerns about need to clear remaining burned trees in 2017 zones (unsure if about ROW or other areas); worried that replanting will use other species that burn (like the 1960s use of knobcone pine plantings); also, concerns that replanting of forests is needed
- Assess landscape regrowth and "decide" what plant communities we want to encourage and maintain
- Use grant funded support for landowner fuel load management, but also tax structure and even deed restrictions to improve vegetation removal (defensible space) compliance; make sure people know they are responsible for defensible space/tree removals
- Use tribal communities' knowledge on working with fire for healthy ecosystem
- Clarify requirements for landscaping around homes: defensible space (moist and herbaceous?) vs. water conservation (drought tolerant shrubs) and vs. energy conservation (shade trees) suggestions
- Concerns about protecting air quality while doing fuel load reductions; need information on wind, etc.

Stream System Enhancement (rated very important)

- Wording may be confusing in this imperative, some wondered about the connection of water supply/demands and water for firefighting. The connection of stream systems to the other fire related issues isn't clear to some
- Preference on natural controls on erosion, etc. versus hardscape/constructed
- Concerns about burned areas and water quality protection during the next winter season
- Likely need to increase riparian setbacks and natural easements; also to restore and manage parks

NATURAL RESOURCES (continued)

Stream System Enhancement (rated very important, continued)

- Concerns that science guidance would be overwhelmed by political or economic decisions – that stream habitat would be jeopardized; requests for many NGOs to be engaged in policy updates
- Desire to hold growth/community boundaries, limit sprawl and focus densely developed areas
- Range of ideas about greenbelts, open space… requests to maintain and increase protected spaces and decrease conversion of farms to development, but also some uncertainty about quality of vegetation management on open spaces that are "owned" by public agencies
- Potential for working lands (vineyards, grazing pastures as fuel breaks)
- Concern that agricultural diversity is needed for resiliency
- Financial and regulatory assistance needed for stream-side conservation/restoration, especially for small property owners
- Ideas to use volunteers and community groups and adopt-a-stream type efforts for implementation – Youth Corps, Conservation Corps, have school programs for credit too
- Liked the connection to Vital Lands Initiative
- Links to economy noted (as for forest management) for connections to education, job training, and workforce growth in natural/ecological resource management
- Protect and monitor watersheds!

Leveraging Investments (rated very important, but fewer ratings)

- Want potential policies, regulations, funds to better anticipate and reduce the pressure to rebuild (again) housing in path of repeat fire zones, using development transfers or other means set up in advance (realizing we should not further impact recent fire survivors)
- "Limit building within forested areas"
- Similarly, want science-based corridors/breaks across landscape; could this be phased in over time to reduce burden on current owners?
- We need to publicly state the economic benefits of healthy land and water!
- Work with NGOs and community on cooperative natural resource management, with schools too
- Use policy/incentives to protect open space and decrease exposure to fire risks
- Need to identify fire protective corridors in land-use plans
- Use all hazard information to inform land use zoning for "do and don't" housing – build up and not out
- Critical to pull science into decisions and priorities for fuels management in forests and streams
- Ideas that link watershed education in schools about resources, hazards, and preparedness
- Get and use data from other disasters to learn from experience and adopt best practices
- Requests for more education and communication about "disasters"
- Desire to use "Ag + Open Space" funds for fire prevention
- Desire to use MORE/ALL of TOT for infrastructure improvements
- Improve data collection for open space
- Follow through on 2020 General Plan and ordinance/regulation implementation – concerns that there are few consequences for delays and follow-through, but also requests to strengthen land use guidance relative to hazards in the 2030 Gen Plan
- Be sure to use the ideas in the "Living in a fire-adapted landscape" report

Additional

- Concerns about soils impacts from fire
- Concerns about water conservation – requests for metering for ALL (including farms) – wanting to ensure adequate flows in streams and sediment transport
- Ideas to improve water conservation and reuse – to use grey water and recycled water – to return reclaimed water to forest (not streams, "…the ocean doesn't need water")
- Concerns about water allocations and realities in the face of drought and growth.
- Concerns that vineyards, wineries and cannabis use too much water and our sources of pollutants
- Get Chinese Firefighting Robots
- Adopt ordinance to underground power lines in all fire-prone areas of the County

APPENDIX E: ACRONYM GLOSSARY

ABAG: Association of Bay Area Governments

ADU: Accessory Dwelling Units

BMP: Best Management Practices

BRIC: Building Resilient and Inclusive Communities Finance Tool

CalOES: California Governor's Office of Emergency Services

CAL FIRE: California Department of Forestry and Fire Protection

California HOPE: California Helping, Opportunities, Possibilities, Empowerment

CDBG-DR: Community Development Block Grant – Disaster Recovery, U.S. Department of Housing and Community Development

CDC: Community Development Commission

CEQA: California Environmental Quality Act

CERT: Community Emergency Response Team

COOP: Continuity of Operations Plan

COPE: Citizens Organized to Prepare for Emergencies

EMS: Emergency Medical Services

EOC: Emergency Operations Center

FEMA: Federal Emergency Management Agency

GARE: Government Alliance on Race and Equity

HCD: California Department of Housing and Community Development

HUD: U.S. Department of Housing and Urban Development

LAC: Local Assistance Center

MTC: Metropolitan Transportation Commission

NDRF: National Disaster Recovery Framework

NPH: Non-Profit Housing Association of Northern California

RED: Renewal Enterprise District

ROC: ROC Sonoma County – Rebuilding our Community

SBA: Small Business Administration

SCTA: Sonoma County Transportation Authority

SGC: Strategic Growth Council

UCCE: University of California Cooperative Extension

USFS: U.S. Forest Service

VARS: Values at Risk

VOAD: Voluntary Organizations Active in Disaster

WERT: Watershed Emergency Response Team

WUI: Wildland/Urban Interface

F: GUIDE TO RECOVERY & RESILIENCY FRAMEWORK DOCUMENTS ONLINE

This Guide is a list of the documents that are appendices to the Recovery and Resiliency Framework. All documents are posted on the Office of Recovery and Resiliency's website at www.sonomacounty.ca.gov/ORR in pdf format in English and Spanish.

Appendix A: Potential Actions

This list of potential recovery actions is a range of potential future actions that, if implemented, could advance the County toward resilience. They reflect the input received during the County Community Meetings, Board of Supervisors workshops, working group and task force collaboration discussions, and partner convenings.

Appendix B: Compiled & Analyzed Community Surveys & Needs Assessments

Many organizations and community groups conducted recovery-related surveys since the October 2017 wildfires that are listed in Appendix B. The data collected through these efforts augments the County's understanding of the community's needs, interests and opinions.

Appendix C: Community & Other Partners

This appendix is a list of the many community and other partners that provided support and initial input to the Framework development process. Since early June 2018, the Office began tracking the list of groups, businesses, nonprofit organizations, stakeholders, outside agencies, and public entities that Office staff has engaged directly.

Appendix D-1: Community Input Themes

The community's input on the initial draft Framework was received in multiple ways and formats. Community members completed either an online survey, shared written notes at community or stakeholder meetings, or sent comments and input via email or regular mail to the County Administrator's Office. All input and comments were compiled. From the compiled community input, the Office of Recovery and Resiliency generated key themes for each strategic area of recovery and resiliency.

Appendix D-2: Community Meeting Notes from Breakout Group Flipcharts

Table facilitator notes from the recovery planning community meetings were collected and transcribed in table format.

Appendix D-3: Community Worksheet Input

Community worksheets completed by individuals at the Community Meetings or mailed to the County Administrator's Office were captured in table format.

Appendix D-4: Responses to County's Online Survey

Reports based on individual responses to the Survey Monkey questionnaire designed to gather input on the initial draft of the Recovery and Resiliency Framework are included as pdf documents.

Appendix G: Grant Applications Submitted

The most current list of federal, state, and other grant applications submitted for recovery projects.

As a living document, this Framework is a starting point for actions and partnerships surrounding recovery and resiliency.

The shared vision reflected here is a result of the time, dedication, and contributions of many community members, agencies and organizations.

Moving forward, it is imperative that we all continue to work together to become more resilient, and stronger than we were before the fires.

SONOMA COUNTY

Recovery & Resiliency Framework

Sonoma County Administrator's Office
Office of Recovery and Resiliency
575 Administration Drive, Suite 104A
Santa Rosa, CA 95409

(707) 565-2431
Recoveryinfo@sonoma-county.org
www.sonomacounty.ca.gov/ORR

CONDADO DE SONOMA

Marco de Recuperación y Resiliencia

Reconocimientos

El Marco de Recuperación y Resiliencia del Condado de Sonoma es la culminación de la dedicación, el arduo trabajo y la experiencia de muchas personas que representan a múltiples organizaciones, agencias, jurisdicciones y comunidades en el estado y el Condado. Su liderazgo y participación a través de varios grupos de trabajo, comités de coordinación y fuerzas operativas fueron de gran valor para dar forma al Marco de Recuperación y Resiliencia, un primer paso en la formulación de planes para Implementación.

El condado está especialmente agradecido a los cientos de miembros de la comunidad que participaron en las reuniones y encuestas comunitarias y compartieron muchas ideas reflexivas y creativas.

TABLA DE CONTENIDO

EL EVENTO

VISTA GENERAL DEL MARCO

COMPROMISO COMUNITARIO

ÁREAS ESTRATÉGICAS DE RECUPERACIÓN Y RESILIENCIA

PASOS SIGUIENTES

APÉNDICES

Declaración de la Junta de Supervisores

California está experimentando uno de los años más desafiantes en su historia mientras combate los devastadores incendios en todo el estado. Los Incendios del Complejo de Sonoma de octubre de 2017 tuvieron un profundo impacto en la comunidad del Condado de Sonoma. Mientras que reconstruimos y sanamos, estamos conscientes de que aun enfocándonos en la planificación futura después de nuestro propio evento de incendios, nuestros condados vecinos están lidiando con la contención del fuego y la respuesta, el desplazamiento de los miembros de la comunidad, y la realidad de que la recuperación será un proceso largo y difícil. Mientras que nosotros como Condado, nuestra gente y comunidades, trabajamos para reconstruir, estamos resueltos a recuperarnos de los incendios mejor que antes. Tenemos mucho trabajo que hacer, pero estamos comprometidos a ser más fuertes y más resilientes para futuros desastres, sean como fueren.

El Marco de Recuperación y Resiliencia representa la visión a largo plazo del Condado en un futuro resiliente. El Marco también representa un llamado a la acción y asociación. El apoyo y la colaboración comunitaria posterior a los incendios forestales fue una fortaleza del Condado de Sonoma. Necesitamos continuar la colaboración proactiva y continua antes de que ocurra el próximo desastre para que podamos aprovechar nuestros recursos, comprender los desafíos desde muchas perspectivas, gestionar eficazmente los riesgos y capitalizar los muchos esfuerzos de planificación ya en marcha.

JUNTA DE SUPERVISORES DEL
CONDADO DE SONOMA
575 Administration Drive
Room 100A
Santa Rosa, California 95403
(707) 565-2241
Fax (707) 565-3778

MIEMBROS DE LA JUNTA
James Gore, Chair
David Rabbit, Vice Chair
Susan Gorin
Shirlee Zane
Lynda Hopkins

Nuestro primer paso para institucionalizar este nivel de colaboración fue establecer la Oficina de Recuperación y Resiliencia en diciembre de 2017. Esta Oficina trabajará con los jefes de departamentos del Condado para liderar y coordinar todos los esfuerzos de recuperación en el Condado con un enfoque estratégico a largo plazo. Bajo el liderazgo del Administrador del Condado, el personal de la Oficina de Recuperación y Resiliencia se concentrará en garantizar que el Condado vea el trabajo que realizamos para recuperarnos a través de un lente de resiliencia unificada. Con la aprobación de este Marco de Recuperación y Resiliencia, la Oficina continuará coordinando con los socios para implementar esfuerzos de recuperación priorizados durante los próximos cinco años. Juntos, crearemos una comunidad más fuerte y más resiliente, una que esté lista para adaptarse, resistir y recuperarse rápidamente de cualquier desastre que esté por delante.

Sinceramente,

Junta de Supervisores del Condado de Sonoma

REENVIAR

El 8 de octubre de 2017, uno de los incendios forestales más destructivos en la historia de California arrasaron a través del Condado de Sonoma. Los incendios devastaron vidas, hogares, medios de subsistencia y el paisaje natural y desafió el sentido de seguridad de nuestra comunidad. El trauma emocional fue severo y seguirá teniendo efectos duraderos. Pero incluso durante esos días iniciales de incertidumbre, nuestra comunidad actuó para proteger a nuestros vecinos, apoyar a los primeros en responder, salvaguardar nuestros recursos naturales y satisfacer las necesidades más básicas de los residentes. A lo largo de los incendios, aprendimos que nuestra comunidad es ingeniosa, fuerte y resuelta.

> “Es vital que toda nuestra comunidad continúe hablando entre ellos y encuentre maneras de recuperarse juntos.”
>
> —MIEMBRO DE LA COMUNIDAD

El 8 de octubre de 2017, uno de los incendios más destructores

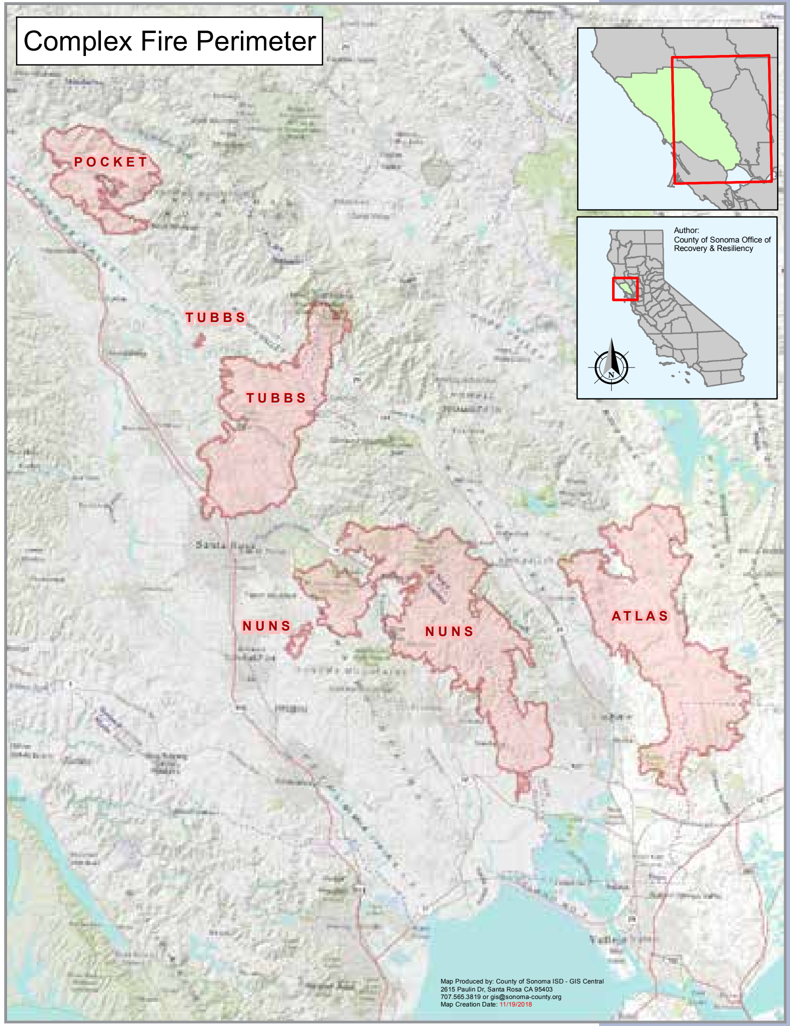
en la historia de California

arrasó el Condado de Sonoma.

EFECTOS DURADEROS

Más de un año después, la comunidad sigue sanando. Los signos de recuperación son visibles, aunque hay desafíos formidables por delante. Los líderes del gobierno del Condado están comprometidos a mejorar nuestra capacidad de asegurar acceso y entrega de servicios durante futuros desastres. Los desastres son inevitables y debemos estar preparados la próxima vez que ocurra un desastre. Con la ayuda de socios comunitarios, tomaremos acciones para recuperarnos y volvernos más resistentes. Nuestro éxito depende de nuestra capacidad para recuperarnos de los reveses, adaptarnos al cambio, y emerger mejores y más fuertes que antes.

Los incendios complejos de Sonoma



Author:
County of Sonoma Office of Recovery & Resiliency

Map Produced by: County of Sonoma ISD - GIS Central
2615 Paulin Dr, Santa Rosa CA 95403
707.565.3819 or gis@sonoma-county.org
Map Creation Date: 11/19/2018

SUMARIO EJECUTIVO

En diciembre de 2017, la Junta de Supervisores del Condado estableció la Oficina de Recuperación y Resiliencia para trabajar con los jefes de departamentos del Condado para liderar y coordinar los esfuerzos de recuperación en el Condado. A la Oficina se le encomendó tomar un enfoque estratégico a largo plazo y desarrollar un Marco integrado para la recuperación que incorpore una visión a largo plazo para un futuro más resiliente.

ACERCA DEL MARCO DE TRABAJO

El Marco de recuperación y resiliencia es una visión de cómo el Condado se recuperará de los incendios forestales de octubre de 2017, una visión para un futuro resiliente, y un enfoque para lograrlo. Capitaliza las fortalezas de nuestro Condado e identifica las inversiones que necesitamos para mantener a Sonoma fuerte. El Marco es una base para la integración de esfuerzos de recuperación en todo el Condado, y es informado por residentes, socios comunitarios, departamentos del Condado, ciudades y otras jurisdicciones en el Condado.

El Marco se basa en la estructura, funciones, roles y principios *Marco Nacional de Recuperación ante Desastres* (NDRF) de la Agencia Federal de Gestión de Emergencias. Al igual que el NDRF, el Marco sirve como plataforma y foro para las maneras en que el condado y la comunidad construyen y sustentan capacidades de recuperación. Un enfoque del Marco es la planificación y la preparación antes de que ocurra un desastre. La planificación incluye la coordinación con los socios, la mitigación de riesgos, la planificación de continuidad, la identificación de recursos y el desarrollo de capacidad para gestionar el proceso de recuperación.

El Marco se estructura en torno a los esfuerzos de recuperación en cinco áreas estratégicas – Preparación e infraestructura de la comunidad, Vivienda, Economía, Servicios de red de seguridad, y Recursos naturales. Las acciones propuestas se incluyen para cada área estratégica, aunque muchas metas de acciones cruzan más que una sola área.

PRINCIPIOS BÁSICOS PARA LA PLANIFICACIÓN DE RECUPERACIÓN Y RESILIENCIA

Las formas que planeamos para el próximo desastre, incorporar aportaciones, colaborar para construir las capacidades correctas, mitigar las amenazas, cuidar a nuestros ciudadanos, e implementar las metas y acciones en este Marco, se guían por el siguiente conjunto de principios básicos:

- Equidad social
- Planificación de la recuperación previa al desastre
- Liderazgo y primacía local
- Sociedades logradas
- Puntualidad y flexibilidad
- Resiliencia y sostenibilidad
- Unidad de esfuerzo
- Recuperación psicológica y emocional

ROLES Y RESPONSABILIDADES DE RECUPERACIÓN

Una recuperación exitosa de un desastre tan importante como los Incendios del Complejo de Sonoma no se logrará por una sola entidad. La coordinación entre muchos socios de recuperación será necesaria para optimizar los recursos, mejorar las sociedades y aprovechar las oportunidades disponibles. Los roles y responsabilidades clave durante la recuperación incluyen los siguientes:

- Personas y hogares
- Sector privado
- Sector sin fines de lucro
- Gobierno local
- Gobierno estatal
- Gobierno Federal

PARTICIPACIÓN DE LA COMUNIDAD

A lo largo de 2018, la Oficina de Recuperación y Resiliencia ha involucrado a la comunidad de diversas maneras para escuchar las inquietudes, ideas y sugerencias de los residentes. La Oficina continuará involucrando a la comunidad compartiendo información, recursos y actualizaciones, y continuará recabando aportaciones comunitarias sobre la dirección y la prioridad de las actividades de recuperación. Las estrategias clave utilizadas para reunir los aportes comunitarios en el Marco son: Talleres de la Junta; reuniones de grupos comunitarios y de partes interesadas; reuniones comunitarias de planificación de la recuperación; encuesta en línea; y aportaciones recolectadas por correo electrónico y a través de otras encuestas comunitarias.

ÁREAS ESTRATÉGICAS DE RECUPERACIÓN Y RESILIENCIA

La preparación para desastres es una responsabilidad compartida. Cómo nos recuperemos y si nos volvemos más resilientes depende de las contribuciones de toda la comunidad. Para estar preparados, debemos identificar y prevenir las amenazas, proteger a nuestros ciudadanos, mitigar los riesgos y crear capacidad para responder rápida y eficazmente. Las cinco áreas estratégicas de recuperación y resiliencia son: Preparación e infraestructura de la comunidad, Vivienda, Economía, Servicios de red de seguridad y Recursos naturales. Este Marco ofrece una visión y metas para cada área, e identifica acciones potenciales de prioridad. La lista completa de posibles acciones, incluyendo sugerencias de la comunidad y socios comunitarios, es publicada en el sitio web de la Oficina de Recuperación y Resiliencia en www.sonomacounty.ca.gov/ORR.

PREPARACIÓN E INFRAESTRUCTURA DE LA COMUNIDAD

Como resultado de los devastadores incendios, personas, organizaciones y comunidades se han unido y fortalecido su determinación de hacer que el Condado de Sonoma esté más preparado. Hay muchos desafíos, pero también muchas oportunidades para apoyarse en la colaboración entre personas, grupos comunitarios, organizaciones sin fines de lucro y agencias gubernamentales durante la respuesta al incendio para ayudar a seguir con las metas de preparación.

Visión: La visión para esta área, que es informada por las aportaciones significativas recibidas de los miembros comunitarios de la Comunidad, es: Los residentes del Condado de Sonoma, las comunidades, las agencias públicas y no gubernamentales están preparados para adaptarse y recuperarse después de que ocurra un desastre. Esto incluye contar con sistemas de alerta eficaces que envíen notificaciones de emergencia a toda la comunidad. Incluye asegurar que la infraestructura crítica esté protegida y operativa. También implica la activación de la conciencia situacional y de los sistemas de toma de decisiones.

Metas: Las acciones propuestas para la implementación prioritaria incluyen establecer un programa de alerta integral de primera clase con tecnología innovadora y conciencia situacional de vanguardia; resolver desafíos futuros rediseñando el Programa de Gestión de Emergencias del Condado, proporcionando recursos adicionales, y comprometiéndose con las misiones de seguridad pública del Condado; liderando, apoyando y capacitando a los enlaces comunitarios para construir y sostener la preparación individual y vecinal, incluyendo a las poblaciones marginadas; y hacer el gobierno del Condado más adaptable para proporcionar servicios continuos en desastres con la planificación integral, una fuerza laboral más empoderada, e instalaciones y tecnología mejoradas.

VIVIENDA

Los incendios forestales de octubre de 2017 exacerbaron la ya severa escasez de vivienda en el Condado. Los sobrevivientes desplazados por los incendios, tanto los propietarios como los inquilinos, continúan experimentando importantes desafíos de vivienda.

Visión: El Condado de Sonoma prevé un mercado de la vivienda que esté en equilibrio; es resistente y climáticamente inteligente en la escala regional, vecinal y de propietarios; que sea asequible para los trabajadores de la zona y las personas con necesidades de acceso y funcionales; que sea donde las comunidades de color y otros grupos históricamente desfavorecidos, incluyendo personas con dominio limitado o no inglés e inmigrantes, tengan un acceso igual y justo; que respete los separadores comunitarios designados y los límites de crecimiento urbano; que tenga una diversidad de casas ubicadas cerca del transporte, empleos y servicios; y que sea donde la economía es vital. Para lograr esta visión, el Condado está adoptando un nuevo enfoque regional para producir 30,000 nuevas unidades de vivienda para 2023.

Metas: Durante los próximos años, el condado se centrará en atraer nuevas y expandidas fuentes de capital para incentivar la creación of viviendas para todos los niveles de ingresos; aumentar la certeza regulatoria al cambiar el modelo de negocio del Condado y buscar activamente oportunidades para profundizar la cooperación regional; apoyar la reconstrucción de las casas destruidas por los incendios; y explorar el uso de propiedades del Condado para atraer el desarrollo de la vivienda que se alinea con las metas del condado.

ECONOMÍA

Casi todos los negocios que participaron en una encuesta realizada por la Junta de Desarrollo Económico del Condado informaron impactos adversos de los incendios. Negocios informaron pérdida física directa, pérdida de ventas, interrupciones a los servicios de electricidad y banda ancha y trabajadores desplazados. Los líderes locales de negocios proporcionaron valiosas opiniones en la visión del condado que el Condado de Sonoma activamente se asocie con empleadores locales para convertirse en una comunidad resiliente, inclusiva y económicamente diversa.

Visión: A través de alianzas públicas y privadas, los negocios y residentes del Condado de Sonoma emergen con mayor capacidad para abordar los desafíos locales persistentes y son resilientes a futuros desastres.

Metas: El Condado continuará centrando sus esfuerzos en desarrollar y apoyar una variedad de esfuerzos de desarrollo de la fuerza laboral que contribuyan a los esfuerzos de reconstrucción, resiliencia y vitalidad económica a largo plazo en el Condado de Sonoma. También seguirá apoyando a los negocios locales para prosperar al asegurar el acceso a los recursos, desarrollar asociaciones y proporcionar apoyo empresarial.

SERVICIOS DE RED DE SEGURIDAD

Servicios de red de seguridad se refiere a servicios como salud conductual, asistencia para obtener beneficios alimenticios y médicos, asistencia financiera, servicios y protección de los animales. La necesidad de estos servicios se intensificó durante la respuesta a los incendios forestales y seguirá siendo elevada durante el largo proceso de recuperación.

Visión: La visión de esta estrategia es que Condado de Sonoma restaurará y mejorará la resiliencia de los sistemas, redes de servicios de la salud y sociales y las capacidades para promover la equidad, la independencia y el bienestar de toda la comunidad.

Metas: Los proyectos propuestos para mejorar las capacidades de red de seguridad apuntarán hacia mejorar la capacidad de los servicios básicos del Condado para abordar las necesidades de recuperación a largo plazo y prepararse para futuros desastres; garantizar que se satisfagan las necesidades de salud mental y de resiliencia de la comunidad posteriores a los incendios; y crear capacidad con socios intersectoriales y miembros de la comunidad para mejorar la coordinación y la comunicación.

RECURSOS NATURALES

Además de la trágica pérdida de vidas y la destrucción de casas, negocios y la infraestructura pública de los incendios de octubre de 2017, las tierras silvestres y los paisajes de trabajo también se quemaron. Durante la recuperación se están realizando nuevos esfuerzos de colaboración.

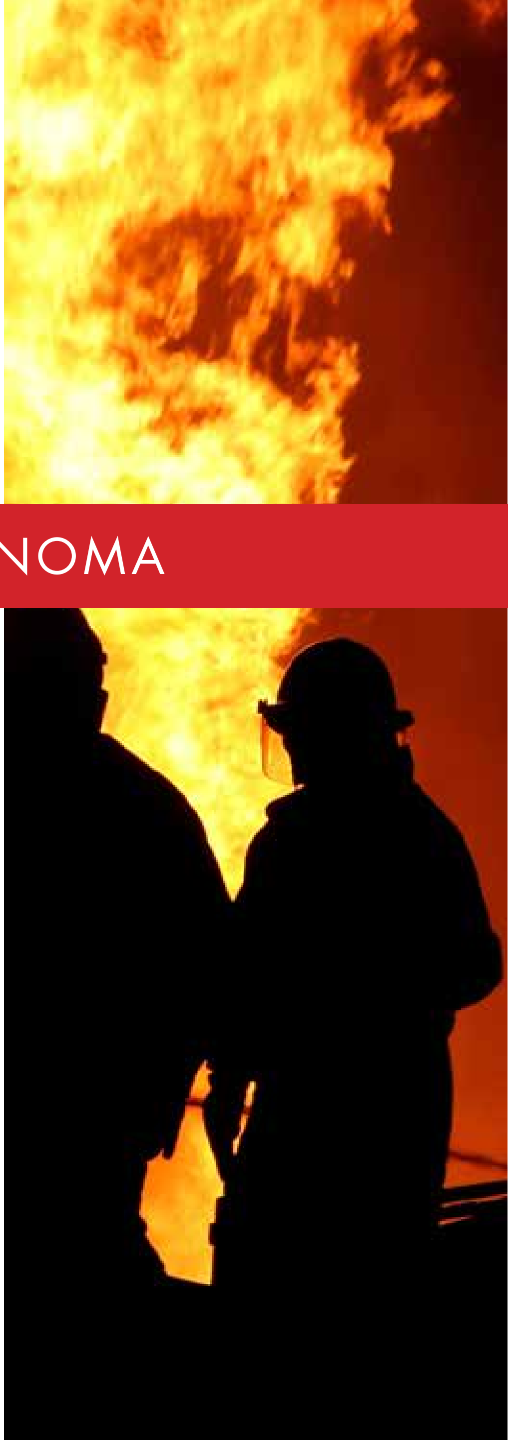
Visión: La visión de esta área estratégica es que Los recursos naturales del Condado de Sonoma sean saludables y productivos. Se administran para apoyar la resiliencia comunitaria y de cuencas y protegen la salud y la seguridad públicas, y contribuyen a mejorar las oportunidades recreativas y la vitalidad económica.”

Metas: TLas metas primarias de recursos naturales informadas por una colaboración significativa con los socios y agencias comunitarias son: reducir estratégicamente las cargas de combustible forestal para reducir los peligros de incendios forestales para las comunidades y hábitats sensibles, mejorar la entrega de recursos y comodidades que la gente necesita, y mover los bosques en una trayectoria de mayor resistencia a la sequía, las enfermedades y los insectos; proteger y mejorar los sistemas de arroyos para reducir el peligro de incendios forestales para las comunidades, apoyar el suministro de agua y tolerancia a la sequía, y proporcionar la atenuación de inundación a la vez de sostener funciones ecológicas y diversidad biológica; y edificar sobre inversiones previas y continuas en adquisiciones de recursos naturales, monitoreo, estudios técnicos y asociaciones para integrar la mejor ciencia disponible en los esfuerzos de alcance, desarrollo de políticas, reglamentos, incentivos y decisiones de planificación del uso de la tierra.

PRÓXIMOS PASOS

La colaboración entre la comunidad, los socios, otras agencias y el Condado durante el desarrollo del Marco fue un primer paso importante para colocar a todos nosotros en un camino hacia la recuperación y la resiliencia. En la siguiente fase, bajo el liderazgo de la Junta de Supervisores, la Oficina de Recuperación y Resiliencia supervisará las implementación de las acciones propuestas, buscará la financiación de proyectos y desarrollará indicadores clave para rastrear la recuperación y la resiliencia. Una lista recopilada de todas las acciones propuestas captadas durante el desarrollo del Marco se publica en el sitio web de la Oficina de Recuperación y Resiliencia en www.sonomacounty.ca.gov/ORR.

EL EVENTO



INCENDIOS DEL COMPLEJO DE SONOMA

Los incendios forestales se desataron en el Condado de Sonoma la noche del 8 de octubre de 2017, eventualmente arrasando en Santa Rosa. Más de 5,300 casas y negocios fueron destruidos, 24 personas murieron y 110,000 acres se quemaron. Miles de casas en el Condado de Sonoma fueron incineradas en cuestión de horas. Decenas de miles de residentes aterrorizados huyeron por sus vidas, muchos de ellos con solo la ropa puesta. Las llamas se conocieron oficialmente como los **Incendios del Complejo de Sonoma**.

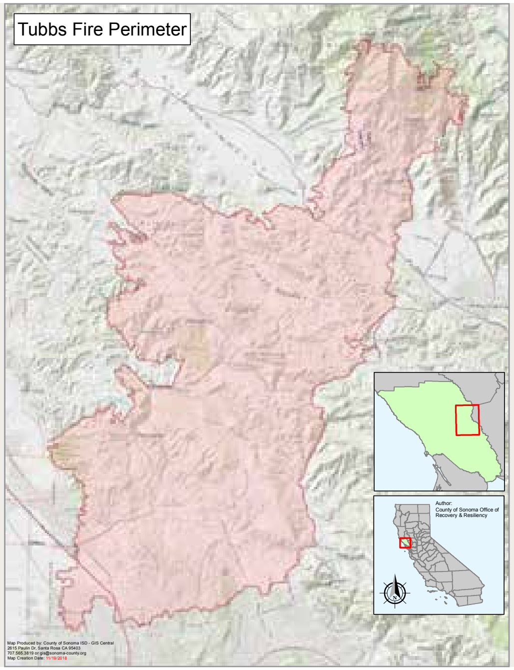
INCENDIOS DEL COMPLEJO DE SONOMA

El **Incendio de Tubbs** fue el más destructivo en términos del número de casas destruidas y vidas perdidas. Comenzó cerca de Calistoga y rugió al oeste, a través de las áreas de Mark West Springs y Larkfield/Wikiup, luego se arrasó a través Fountaingrove y por último saltó la Carretera 101 y devastó Coffey Park en la zona norte de Santa Rosa. Veintidós personas murieron y 4,658 casas fueron destruidas. El cinco por ciento del conjunto de viviendas de Santa Rosa desapareció de la noche a la mañana. Casi 37,000 acres se quemaron. La velocidad y la ferocidad del Incendio de Tubbs aturdió a los residentes y funcionarios. Las escenas de destrucción total escandalizaron al estado y a la nación.

Vista general del incendio de Tubbs

GESTIÓN	ACRES QUEMADOS
Propiedad privada	30,160
Sin lucro – Conservaciones	2,796
Agencia estatal	1,513
Distrito de parques regionales	801
Agencia del condado	799
Sin lucro – Fideicomiso de tierras	614
Agencia de la ciudad	50
Agencia federal	41
Distrito de aguas	33
TOTAL	**36,807**

Incendio de Tubbs



Map Produced by: County of Sonoma ISD - GIS Central
2615 Paulin Dr, Santa Rosa CA 95403
707.565.3819 or gis@sonoma-county.org
Map Creation Date: 11/19/2018

INCENDIOS DEL COMPLEJO DE SONOMA

Aproximadamente al mismo tiempo que el Incendio de Tubbs, un puñado de incendios al norte de la Ciudad de Sonoma—los incendios de Nuns, Adobe, Norrbom, Patrick, Pressley y Oakmont—se desataron. Más tarde se combinaron para convertirse en lo conocido colectivamente como el Incendio de Nuns, que quemó 56,556 acres en el Valle de Sonoma, incluyendo las comunidades de Kenwood, Glen Ellen y Oakmont. El Incendio de Nuns eventualmente arrasó por el Parque Regional Trione-Annadel, el área de Bennett Ridge y amenazó a Rohnert Park, destruyendo 639 casas.

El **Incendio de Pocket** al noreste de Geyserville quemó 17,000 acres y tres casas.

La gran mayoría del área quemada era tierra privada. El área quemada cubrió montañas escarpadas, a suaves colinas, a fondos de valles en áreas urbanas, a áreas urbanas.

Dada la rapidez de la devastación, comunidades enteras se quedaron sin mucho tiempo para recolectar sus pertenencias, o planear cualquier tipo de estrategia para salvar su propiedad.

Volver a la destrucción de la casa también fue difícil, porque cosas básicas como el agua, el aire puro o la energía demoraban de varias semanas en volver.

Vista general del incendio de Nuns

GESTIÓN	ACRES QUEMADOS
Propiedad privada	44,841
Agencia estatal	6,755
Agencia del condado	1,753
Distrito especial	1,457
Sin lucro	1,354
Agencia federal	396
TOTAL	56,556

Vista general del incendio de Pocket Fire

GESTIÓN	ACRES QUEMADOS
Propiedad privada	17,255
Federal	70
Agencia estatal	20
TOTAL	17,345

INCENDIOS DEL COMPLEJO DE SONOMA

24 vidas se perdieron y el incendio consumió 110,000 acres.

En general, unas 7,000 estructuras, incluyendo casas y dependencias, fueron destruidas en el Condado de Sonoma. Dos hospitales principales fueron evacuados y quedaron dañados. Más de 100,000 residentes fueron evacuados, algunos durante semanas. Miles de bomberos de todo Estados Unidos, Canadá, y Australia Llegaron para ayudar a las cuadrillas locales a combatir las llamas en múltiples frentes. Los incendios fueron finalmente contenidos para el 31 de octubre.

Incluso mientras que los incendios ardían, comenzaron los esfuerzos de recuperación. La inmensa tarea de eliminar de forma rápida y segura los escombros de los incendios de más de 5,300 propiedades resultaron en más de 2 millones de toneladas de escombros que fueron retirados, la operación más grande de su tipo desde el terremoto de 1906 en San Francisco.

2,000
permisos de reconstrucción expedidos

90 millas
de caminos despejadas

30 medidores de lluvia y corriente instalados

Más de $1.4M
en beneficios de Desastre de CalFresh emitidos

14,022
llamadas recibidas por los servicios de animales

43 millas
de zarzos colocadas

4,162
evacuados atendidos

2 millones
de toneladas de escombros retirados

21,000+
recibieron consejería de parte de California HOPE

MÁS FUERTES JUNTOS

RESPUESTA DEL CONDADO Y DE LA COMUNIDAD

Más de 950 departamentos de bomberos y agencias de todo el mundo finalmente respondieron a los incendios en el Condado de Sonoma. Trabajadores del Condado, policía local, bomberos, profesionales médicos y voluntarios colaboraron para evacuar vecindarios, coordinar refugios, y obtener alimentos, ropa, suministros e información para los residentes desplazados.

4,162 evacuados atendidos en 43 refugios

52,372 llamantes recibieron ayuda vía línea de emergencia

10,000 máscaras, 2,562 camas portátiles, 2,300 sábanas y 1,850 almohadas se distribuyeron en las primeras 72 horas

11,204 residentes atendidos en los Centros de Asistencia Locales


Our community united

41 reuniones comunitarias conducidas por el Condado celebradas en las primeras 4 semanas para mantener informado al público

4,000+ documentos de reemplazo emitidos a las víctimas de los incendios forestales

21,000+ contactos en persona por los consejeros de California Hope

14,000+ llamadas recibidas por los Servicios para Animales para ayudar a Localizar animales desplazados

2 million de toneladas de escombros de incendio retiradas a través del programa patrocinado por el gobierno de Eliminación de Desechos Consolidada

Actividades adicionales

4,700 personas cuyos ingresos o empleos fueron impactados por los incendios recibieron asistencia en solicitar el seguro de desempleo por desastre

2,000 permisos de reconstrucción emitidos por el Condado de Sonoma y la Ciudad de Santa Rosa a partir de noviembre de 2018

43 millas de zarzos (material de control de erosión y sedimentos de "rollos de fibra") colocados en áreas de incendio para prevenir la erosión y proteger las cuencas

30 medidores de lluvia y corrientes instalados en áreas de alto riesgo para predecir posibles flujos de escombros o inundaciones repentinas

90 millas de caminos del Condado despejados de árboles quemados y vegetación peligrosa

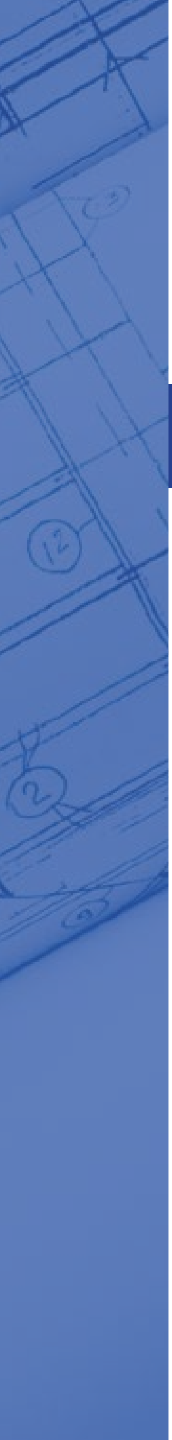
Se adoptó ordenanzas de urgencia para el apoyo de necesidades de vivienda inmediata, incluyendo el uso residencial de vehículos recreacionales y alquiler de casas de huéspedes

Apoyo de recuperación en transición para empresas locales del Centro de Asistencia Local al Centro de Recuperación de Negocios de la Administración de Pequeñas Empresas de Estados Unidos

$1.4 millones+ emitidos en beneficios de Desastres de CalFresh para la asistencia alimentaria

La Fuerza Operativa de Múltiples Agencias de Cuencas creó un mapa de Evaluación de Prevención de Peligros de Inundación Posteriores a los Incendios para mantener a la comunidad a salvo de posibles inundaciones y flujos de escombros después del incendio

Se formó un Equipo intradepartamental de Finanzas de Desastres para liderar el programa de Asistencia Pública de la Agencia Federal de Gestión de Emergencias para el Condado, coordinando asuntos legales, de cumplimiento y de recursos



VISTA GENERAL DEL MARCO

OFICINA DE RECUPERACIÓN Y RESILIENCIA

En diciembre de 2017, la Junta de Supervisores del Condado estableció la Oficina de Recuperación y Resiliencia para trabajar con los jefes del Departamento del Condado para liderar y coordinar todos los esfuerzos de recuperación en el Condado con un enfoque estratégico a largo plazo, y para desarrollar un Marco integrado para la recuperación de los incendios forestales de 2017 que incorpora una visión a largo plazo para un futuro más resiliente.

Una prioridad de la Oficina de Recuperación y Resiliencia es desarrollar y apalancar las relaciones con organizaciones comunitarias, líderes del sector privado, líderes de ciudades locales y regionales, miembros de la comunidad y muchos otros, para trabajar colectivamente hacia la recuperación y resiliencia juntos. Tras el desarrollo de este Marco, la Oficina trabajará en la planificación detallada de la implementación y la supervisión del desempeño para garantizar la rendición de cuentas.

PROPÓSITO DEL ESTE MARCO

El Marco de Recuperación y Resiliencia Marco Representa el llamado a la acción por la Junta de Supervisores. Refleja la visión de la comunidad para un futuro resiliente y presenta un enfoque para lograrlo. Capitaliza nuestras fortalezas e identifica las inversiones que necesitamos para mantener el Condado de Sonoma fuerte. El Marco es una base para la integración de los esfuerzos de recuperación pública, privada y no gubernamental en todo el Condado, y es informado por residentes, socios comunitarios, departamentos del Condado, ciudades y otras jurisdicciones en el Condado.

Nuestra capacidad de vivir con seguridad y de manera segura en el Condado de Sonoma depende tanto de los esfuerzos normales de recuperación del Condado como de las medidas de resiliencia de pensamiento hacia el futuro. Las metas y acciones esbozadas aquí proporcionarán dirección al Condado mientras que toma decisiones difíciles con respecto al uso de recursos limitados, y mientras que persigue financiación externa crucialmente necesaria.

El Marco se estructura en torno a los esfuerzos de recuperación en cinco áreas estratégicas de Preparación e Infraestructura de la Comunidad, Vivienda, Economía, Servicios de Red de Seguridad y Recursos Naturales. Estas áreas estratégicas están alineadas con las Funciones de Apoyo de Recuperación identificadas en el *Marco Nacional de Recuperación ante Desastres* de la Agencia Federal de Gestión de Emergencias y fueron adoptadas localmente por la Junta de Supervisores del Condado de Sonoma el 19 de diciembre de 2017. Cada área tiene su propia visión, metas y acciones propuestas. La planificación incluye la coordinación con socios, mitigación de riesgos, planificación de continuidad, identificación de recursos y desarrollo de la capacidad para administrar el proceso de recuperación.

PROPÓSITO DE ESTE MARCO

El marco:

- Afirma la visión del Condado para la recuperación y la resiliencia.
- Esboza un proceso para involucrar a las partes interesadas.
- Describe cómo funcionará la Oficina de Recuperación y Resiliencia con los líderes del Condado.
- Explica la relación entre los esfuerzos de recuperación y otros esfuerzos de planificación estratégica.
- Promueve la coordinación inclusiva, la planificación, y la comunicación proactiva.
- Alienta a toda la comunidad a incrementar la resiliencia.

El marco no es:

- Una sola lista exhaustiva de todas las acciones necesarias para que el Condado logre la resiliencia.
- Estático—lo que aprendemos cuando revisamos nuestro enfoque y procesos puede cambiar.
- Un plan detallado con pasos para la implementación.
- Un reemplazo o modificación de otros planes estratégicos relacionados del Condado.
- Legalmente vinculante para futuras acciones del Condado.

Comprometidos con el futuro

UNA NOTA ACERCA DE CEQA

El Marco refleja una visión para un futuro resiliente para el Condado de Sonoma y todas sus comunidades. Incorpora una serie de posibles acciones futuras que, si se implementan, podrían hacer avanzar al Condado hacia la resiliencia. Sin embargo, nada en el Marco vincula legalmente las decisiones o acciones futuras del Condado. La aprobación del Marco por la Junta de Supervisores no es un compromiso para ningún curso de acción en particular, y no es una decisión de aprobar, adoptar o financiar ninguna de las acciones potenciales identificadas en este documento. Por estas razones, la aprobación del Marco está exenta de la revisión de la Ley de Calidad Ambiental de California (CEQA) de acuerdo con la Sección 15262 de las Directrices de la CEQA.[1]

Si en el futuro se implementa una recomendación particular del Marco depende de una variedad de factores. Cada acción propuesta que se avance para su consideración será revisada de acuerdo con los procesos internos y públicos normales, incluyendo la revisión de la CEQA, si corresponde. Algunas acciones identificadas pueden ser rechazadas o modificadas en última instancia a través de esos procesos de revisión. Cualquier acción recomendada que implique enmiendas a las ordenanzas locales se sometería a los procesos normales requeridos para las acciones legislativas, incluyendo pero no limitado a la revisión de la CEQA, oportunidad para la revisión pública y comentarios, y audiencias públicas. Del mismo modo, si bien el Marco probablemente informará el próximo proceso de Actualización del Plan General, el nuevo Plan General se elaborará a través de un proceso completamente separado que incluye una revisión integral de la CEQA y un proceso público sólido.

> “La resiliencia es la característica principal de la sostenibilidad. Lo cual es la imperativa moral y estratégica de nuestro tiempo.”
>
> —TRATHEN HECKMAN, EXECUTIVE DIRECTOR, DAILY ACTS

---

[1] Reglamentos del Código de California, Título 14, § 15262 dispone lo siguiente: Un proyecto que implique solamente estudios de viabilidad o planificación para posibles acciones futuras que la agencia, junta o comisión no haya aprobado, adoptado o financiado no requiere la preparación de un EIR o Declaración Negativa, pero sí requiere consideración de factores ambientales. Esta sección no se aplica a la adopción de un plan que tendrá un efecto legalmente vinculante en las actividades posteriores.

RELACIÓN CON OTROS PLANES

El Marco de Recuperación del Condado de Sonoma no sustituye ni modifica los planes y estrategias existentes del Condado. Complementa los planes existentes y se basa en los marcos de recuperación estatales y nacionales existentes y el trabajo significativo de planificación estratégica que ya estaba en marcha en todo el Condado antes de los incendios de octubre de 2017. El Marco de Recuperación también se basa en los esfuerzos de planificación Iniciados durante e inmediatamente después de los incendios forestales. Colectivamente, estos planes informan la recuperación posterior al desastre y el Marco de Recuperación. Este enfoque integrado garantiza que las metas de recuperación y resiliencia a largo plazo se consideran a través de la implementación de las acciones actuales y futuras del plan, especialmente cuando las acciones del plan se superponen.

El gráfico (a la derecha) muestra la relación entre los planes y estrategias existentes y en curso y el Marco posterior al desastre. Los esfuerzos de planificación existentes y en curso informan el desarrollo del Marco y las prioridades y acciones de recuperación del Condado. Mientras se completan las acciones propuestas en el Marco, es posible que sea necesario actualizar algunos planes y estrategias en curso para reflejar el progreso hacia las metas de recuperación. Las flechas externas representan más que las actualizaciones de acciones específicas. Representan la continua y activa coordinación, colaboración y alineación que posicionará al Condado para lograr sus metas de resiliencia.

En última instancia, el Marco sirve de guía para los líderes del Condado a medida que buscan priorizar las acciones, identificar y asignar recursos y maximizar las oportunidades para lograr las metas de recuperación y resiliencia no aisladas, sino en conjunción con otros planes y esfuerzos de planificación del Condado.

Relación entre los planes y las estrategias

ROLES Y RESPONSABILIDADES DE RECUPERACIÓN

La recuperación exitosa de un desastre tan importante como los Incendios del Complejo de Sonoma no será obtenida por una entidad sola. La definición de roles y responsabilidades para los socios de recuperación permite una mejor coordinación de oportunidades, aumento de sociedades y recursos optimizados. Los siguientes roles y responsabilidades se adaptan del *Marco Nacional de Recuperación ante Desastres de la FEMA:*

Personas y hogares: Las personas y las familias necesitan planificar y estar preparadas para mantenerse a sí mismas inmediatamente después de un desastre. La preparación para desastres incluye tener un seguro adecuado y mantener los niveles esenciales de suministros, como medicamentos, alimentos y agua. Los recursos para ayudar a las personas y las familias a prepararse están disponibles a través de sitios web y publicaciones de varias organizaciones que están activas en desastres, incluyendo agencias locales, estatales y federales.

Sector privado: El sector privado desempeña un rol crítico en el establecimiento de la confianza pública inmediatamente después de un desastre. Cuando el sector privado está operativo, la comunidad se recupera más rápidamente reteniendo y proporcionando puestos de trabajo y una base tributaria estable. Cuando los líderes locales y la comunidad empresarial trabajan juntos antes del desastre y desarrollan un plan de recuperación conceptual, es más probable que el público sea optimista acerca de la capacidad de la comunidad para recuperarse después del desastre. Por ejemplo, los bancos locales pueden seguir ofreciendo oportunidades de préstamos accesibles a personas y empresas afectadas por los incendios. Las compañías de seguros también desempeñan un rol en la preparación. Pueden ayudar en la educación de los miembros de la comunidad sobre los riesgos y llegar a las poblaciones desatendidas para encontrar maneras de proporcionar cobertura.

Sector sin fines de lucro: Las organizaciones sin fines de lucro juegan un papel importante en la recuperación. Las organizaciones sin fines de lucro incluyen la organización voluntaria, basada en la fe y la comunidad, organizaciones benéficas, fundaciones y grupos filantrópicos, así como asociaciones profesionales e instituciones educativas. Las organizaciones sin fines de lucro sirven en recuperación proporcionando servicios de gestión de casos, coordinación de voluntarios, salud conductual y apoyo psicológico y emocional, apoyo técnico y financiero, y reparación y construcción de viviendas que cumplen con los estándares de accesibilidad y diseño universal. Las organizaciones sin fines de lucro suplementan directamente y llenan las brechas donde la autoridad y los recursos gubernamentales no pueden, por ejemplo a través de recaudación de fondos y la distribución de fondos a los necesitados.

Las organizaciones sin fines de lucro son críticas para asegurar la participación e inclusión de todos los miembros de la comunidad afectada. Muchas organizaciones sin fines de lucro actúan como defensoras de una amplia gama de miembros de la comunidad, tales como personas con discapacidades y otras con necesidades de acceso y funcionales, niños, personas de la tercera edad, personas con dominio limitado del inglés y otras poblaciones marginadas.

Gobierno local: El gobierno local tiene el rol primordial de planificar y gestionar todos los aspectos de la recuperación de la comunidad. Desde los Incendios del Complejo de Sonoma, el Condado de Sonoma y la Ciudad de Santa Rosa han trabajado estrechamente para coordinar algunas actividades de recuperación. La Ciudad de Santa Rosa es la más grande de nueve ciudades dentro del Condado de Sonoma, y la Ciudad fue la más afectada por los incendios.

Los gobiernos locales dirigen a la comunidad en la preparación de planes de mitigación y recuperación de peligros, aumentando la consciencia y educando al público sobre herramientas y recursos disponibles para mejorar la resiliencia futura.

ROLES Y RESPONSABILIDADES DE RECUPERACIÓN

Gobierno estatal: Los Estados dirigen, administran e impulsan el proceso general de recuperación y desempeñan el rol central en la coordinación de las actividades de recuperación que incluyen la prestación de apoyo financiero y técnico. El Estado de California supervisa la coordinación regional de la recuperación, fija prioridades y dirige la asistencia donde sea necesario. Además de gestionar los recursos proporcionados federalmente, el Estado puede desarrollar programas o asegurar fondos que puedan ayudar a financiar e implementar proyectos de recuperación.

El Estado de California desempeña un rol importante en mantener al público informado a través de la mensajería estratégica y trabajar con todas las demás partes interesadas para proporcionar un proceso de distribución de la información.

Gobierno Federal: El Gobierno Federal desempeña un importante rol facilitador en el desarrollo de las comunidades urbanas y rurales y sus infraestructuras sociales, y puede aprovechar los recursos necesarios para construir y rehabilitar muchas comunidades para que sean más resistentes a los desastres y resilientes. El Gobierno Federal también desempeña un rol importante en proporcionar información accesible al público y a todas las partes interesadas involucradas en la recuperación, incluyendo información sobre subvenciones federales y préstamos con posibles aplicaciones a la recuperación. En coordinación con el gobierno local y estatal, el gobierno federal es responsable de garantizar que la información sea distribuida, así como entendida, de modo que el público, el Congreso, el sector privado y todas las partes interesadas sean conscientes del proceso y tengan expectativas realistas de recuperación.

PRINCIPIOS CENTRALES

Las maneras en que planificamos para el próximo desastre, incorporar las aportaciones, colaborar para crear las capacidades correctas, mitigar las amenazas, cuidar a nuestros ciudadanos, e implementar las metas y acciones en este Marco, se guían por un conjunto de principios básicos esbozados en gran parte en el *Marco Nacional de Recuperación ante Desastres*. Establecer y adherirse a estos principios básicos ayudará a garantizar que nuestros esfuerzos de recuperación sean coherentes con los socios de recuperación federal y estatal y las mejores prácticas en la gestión de la recuperación. Los principios básicos guían las estrategias que perseguimos, nuestra toma de decisiones, procesos y prácticas. En la práctica, maximizan la oportunidad de lograr el éxito de recuperación. Sus definiciones más específicas han sido informadas por aportaciones del liderazgo del Condado, los socios y nuestra comunidad.

EQUIDAD SOCIAL

Todos los miembros de la comunidad que tienen o sufrirán pérdidas tienen igual voz en informar los esfuerzos de recuperación. Los esfuerzos abordan las barreras sociales e institucionales históricas a la recepción equitativa de servicios y beneficios. Todas las personas tienen acceso a los recursos que abordan equitativamente tanto sus pérdidas físicas como sus necesidades de salud psicológica.

Si bien todos los miembros de la comunidad tendrán acceso a los servicios necesarios para la recuperación y la preparación, también reconocemos que las personas con discapacidades

Nuestros resultados reflejan nuestros valores


Dear Police Officer

Thank you for your service to protect our world, city, town, country and state. I pray for you every night. I belivand trust in you Keep going.

Love,

y otras con necesidades de acceso y funcionales están desproporcionadamente afectadas durante un desastre. Estas incluyen personas con discapacidades del desarrollo o intelectuales; deterioro de la visión; deterioro de la audición; impedimentos de movilidad; lesiones y condiciones crónicas. Pueden También incluir adultos mayores o niños; los que viven en entornos institucionalizados; los que son de bajos ingresos o sin hogar; personas con dominio limitado del inglés o que no hablan inglés; inmigrantes indocumentados; y personas con desafíos del transporte. Para lograr la equidad, el Condado Identificará y satisfará las necesidades de estas poblaciones antes, durante, y después de desastres e Integrará sus necesidades y aportes en el proceso de planificación de la recuperación.

PLANIFICACIÓN DE LA RECUPERACIÓN PREVIA AL DESASTRE

La recuperación es más eficaz la planificación ocurre antes de un desastre. Involucrar a los socios comunitarios en el proceso de planificación crea un entendimiento común de las acciones y roles de la recuperación. Crea capacidad para liderar, planificar y gestionar futuras operaciones de recuperación. La planificación innovadora previa a los desastres puede generar herramientas y recursos que minimizarán los impactos del desastre y el apoyo a la recuperación.

LIDERAZGO Y PRIMACÍA LOCAL

El Condado juega un importante papel en la planificación y gestión de los aspectos de la recuperación de la comunidad. Las ciudades dentro del Condado son socios importantes y juegan un papel en la recuperación también, aunque cada jurisdicción tiene atributos y necesidades únicas. El liderazgo coordinado en todos los niveles de gobierno y sectores de la comunidad es esencial durante todo el proceso de recuperación. El gobierno estatal, regional, y federal apoyan al Condado y a todos los gobiernos locales para reforzar recursos y habilidades locales para promover metas de recuperación. Empresas también desempeñan roles de liderazgo en la planificación de la recuperación. El sector privado es propietario y opera la mayoría de los sistemas de infraestructura críticos del Condado, como los sistemas de energía eléctrica, financieros y de telecomunicaciones.

> **La equidad** es un **resultado** por el cual uno no puede distinguir la diferencia en los marcadores críticos de salud, bienestar y riqueza por raza o etnia, y un **proceso** por el cual valoramos explícitamente a las personas de color y las comunidades de bajos ingresos para lograr ese resultado.

Adaptado de una cita por Yanique Redwood, DC, "¿Qué rayos significa 'Equidad'?," Revisión de la innovación social de Stanford (15 de septiembre de 2016), disponible en línea en el sitio web de Revisión de la innovación social de Stanford.

PRINCIPIOS CENTRALES

SOCIEDADES INVOLUCRADAS

Los socios privados y sin fines de lucro juegan un papel fundamental en satisfacer las necesidades locales de recuperación. Las sociedades involucradas garantizan que las partes con recursos desplegables y un rol en la recuperación tienen una voz en la planificación de recuperación. La colaboración ayuda al condado anticipar las necesidades, y comprender cómo acceder a los recursos disponibles durante y después de un desastre. Los líderes de recuperación comparten una comunicación clara, eficaz, accesible y culturalmente apropiada con los socios.

PUNTUALIDAD Y FLEXIBILIDAD

La puntualidad y la flexibilidad son clave para minimizar retrasos y oportunidades perdidas en la implementación de esfuerzos de recuperación. Los planes, programas, políticas y prácticas son adaptables para satisfacer las necesidades de recuperación imprevistas, insatisfechas y en evolución.

RESILIENCIA Y SOSTENIBILIDAD

La planificación antes y después de desastres ofrecen oportunidades para reducir el riesgo y contribuir a una comunidad más sostenible. Esto incluye evaluar y comprender los riesgos que amenazan a los esfuerzos de recuperación. Resiliencia es la capacidad de prepararse y adaptarse a las condiciones cambiantes y resistir y recuperarse rápidamente de un desastre. La planificación antes y después de desastres garantiza que se tomen pasos para evitar o reducir el riesgo durante el proceso de recuperación y que se pueden aprovechar los esfuerzos de recuperación para aumentar la resiliencia de la comunidad.

Existen oportunidades durante la reconstrucción para promover la sostenibilidad como tomar decisiones de energía inteligentes, mejorar la competitividad económica, expandir las elecciones de vivienda con eficiencia de energía, y mejorar los vecindarios sanos, seguros y transitables.

UNIDAD DE ESFUERZO

El esfuerzo coordinado es central para una recuperación eficiente, eficaz, oportuna y exitosa. La coordinación permite a los líderes de recuperación identificar las necesidades y prioridades con mayor eficacia, reasignar los recursos existentes, comprometer a los socios comunitarios e identificar otros recursos. La unidad de esfuerzo respeta la autoridad y la pericia de las organizaciones participantes mientras coordina el apoyo a las prioridades y objetivos comunes de recuperación.

RECUPERACIÓN PSICOLÓGICA Y EMOCIONAL

La recuperación exitosa aborda las necesidades psicológicas, emocionales y de salud conductual asociadas con el desastre y la recuperación resultante. El apoyo a la salud conductual proporcionado en la recuperación incluye informar y educar a la comunidad sobre los servicios disponibles, apoyo psicológico básico y consejería de crisis, evaluación y remisión al tratamiento cuando sea necesario para problemas de salud mental más graves. La recuperación exitosa reconoce los vínculos entre la recuperación de las personas, las familias, las redes sociales y las comunidades.

COMPROMISO COMUNITARIO

VISTA GENERAL

Los incendios de octubre de 2017 transformaron nuestra comunidad tanto física como emocionalmente. A medida que reconstruimos y restauramos nuestra identidad como Condado, el aporte comunitario sobre la recuperación es una prioridad para el Condado. A lo largo del año 2018, la Oficina de Recuperación y Resiliencia ha involucrado a la comunidad de una variedad de formas para escuchar las inquietudes, ideas y sugerencias de los residentes acerca de las cinco áreas estratégicas de la recuperación y resiliencia. La Oficina continuará involucrando a la comunidad mediante el intercambio de información, recursos y actualizaciones. Continuaremos recopilando los aportes de los miembros de la comunidad en cuanto a la dirección y la prioridad que se les asignará a las actividades de recuperación.

Las principales estrategias usadas para recopilar los aportes de la comunidad para este Marco son:

Talleres de la Junta: La Junta de Supervisores llevó a cabo Talleres de Recuperación para brindar información pertinente a la Junta y para recibir orientación inicial en cuánto a este Marco. Se invitó a las partes interesadas de la comunidad a asistir y aportar sus ideas en las siguientes fechas.

Estrategias clave usadas para recolectar aportaciones en el Marco de trabajo

6 de febrero	**Vivienda**
13 de febrero	**Recursos naturales y desarrollo económico**
27 de febrero	**Preparación comunitaria e Infraestructura**
7 de agosto	**Servicios de red de seguridad**

Reuniones con grupos comunitarios y partes interesadas: La Oficina se reunió con más de 80 grupos comunitarios y partes interesadas para brindar actualizaciones sobre el progreso y solicitar sus aportes sobre este Marco. Varios grupos comunitarios hicieron recomendaciones a nombre de sus organizaciones. Los aportes entregados están disponibles en el sitio web de la Oficina de Recuperación y Resiliencia en www.sonomacounty.ca.gov/ORR.

Reuniones comunitarias de planificación de recuperación: El Condado organizó una serie de reuniones comunitarias para compartir un borrador del Marco que se presentó a la Junta de Supervisores en junio de 2018. El objetivo fue obtener comentarios de parte de la comunidad sobre la visión, los objetivos y las acciones propuestas para cada área estratégica. Los miembros del público participaron en discusiones facilitadas en grupos pequeños y dieron sus aportes. Un total de 306 miembros de la comunidad asistieron a estas reuniones.

Reuniones comunitarias de planificación de recuperación

UBICACIÓN	CIUDAD	FECHA	MIEMBROS DE LA COMUNIDAD
Oficina de Educación del Condado de Sonoma	Santa Rosa	10 de julio	65
Centro para las Artes de Sebastopol	Sebastopol	11 de julio	60
Centro Comunitario de Petaluma	Petaluma	25 de julio	40
Centro Comunitario de Finley	Santa Rosa	2 de agosto	70
Edificio de Veteranos de Sonoma	Sonoma	8 de agosto	28
Escuela Lawrence Cook Middle School (en español)	Santa Rosa	28 de agosto	40
Centro La Luz (en español)	Sonoma	5 de septiembre	3

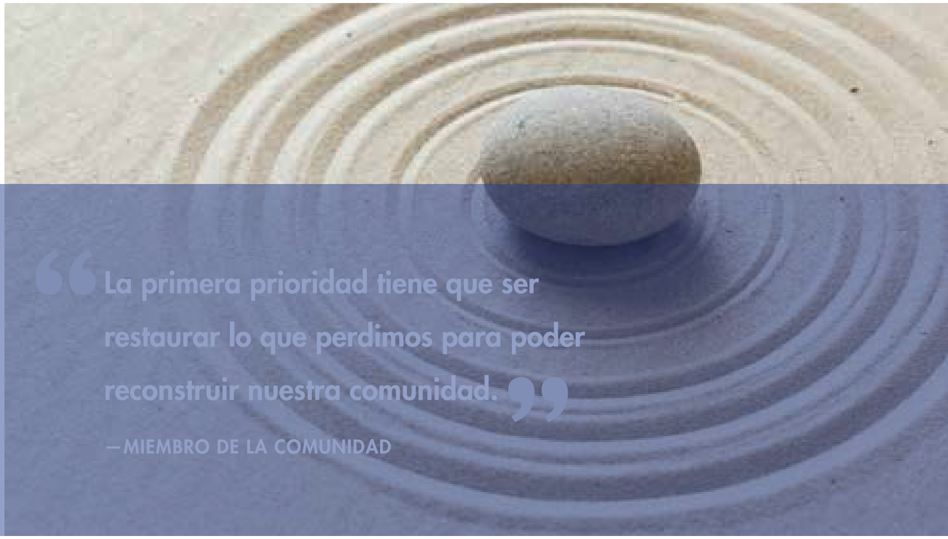
Encuesta en línea: La Oficina llevó a cabo una encuesta por Internet para que los miembros de la comunidad dieran sus aportes acerca del Marco. Se recibieron un total de 115 respuestas.

Correo electrónico: SDesde inicios de 2018, se ha animado a los miembros de la comunidad a que enviaran sus aportes al correo recoveryinfo@sonoma-county.org. Los aportes recibidos por correo electrónico fueron revisados y considerados.

Encuestas comunitarias: Numerosas organizaciones y grupos comunitarios han llevado a cabo encuestas relacionadas con la recuperación posterior a los incendios. Estos esfuerzos informan la comprensión del Condado de las necesidades, intereses y opiniones de la comunidad. La Oficina continuará recopilando y analizando las encuestas y evaluaciones que sean pertinentes para la recuperación. Los resultados de la encuesta están disponibles en el sitio web de la Oficina de Recuperación y Resiliencia en www.sonomacounty.ca.gov/ORR.

ALCANCE

El Condado participó en un extenso esfuerzo de acercamiento comunitario para informarle al público sobre las oportunidades de brindar sus aportes sobre el borrador del Marco. El acercamiento fue diseñado para aumentar la participación a una amplia sección transversal de la comunidad y para buscar las diversas voces y perspectivas. La Oficina llevó a cabo un amplio acercamiento tradicional y tipo grassroots para alentar a los residentes a que compartieran sus ideas y prioridades y trabajó con los socios comunitarios para aprovechar las estructuras existentes a fin de ampliar nuestro alcance, fortalecer las relaciones y mejorar la comunicación y la colaboración. Por ejemplo, la Oficina construyó sobre la Cooperativa de Cuencas Hidrográficas, un grupo representativo de 60 organizaciones enfocadas en las tierras productivas y naturales del Condado de Sonoma, al seguir llevando a cabo reuniones de la Cooperativa para abordar las cuestiones de recuperación y soluciones para lograr la resiliencia. Una lista de los grupos participantes durante este período de acercamiento comunitario se incluye en el Apéndice C.



> “La primera prioridad tiene que ser restaurar lo que perdimos para poder reconstruir nuestra comunidad.”
>
> —MIEMBRO DE LA COMUNIDAD

PLANIFICACIÓN DE LA RECUPERACIÓN: FORMATO DE LA REUNIÓN DE LA COMUNIDAD

El compromiso más fuerte y las discusiones más profundas sobre el Marco se produjeron durante las Reuniones Comunitarias de Planificación de Recuperación. El personal del Condado trabajó con los líderes comunitarios para reclutar residentes de diferentes segmentos de la comunidad, incluyendo a individuos con discapacidades y otros con necesidades de acceso y funcionales, tal como las personas que no hablan inglés, para asegurar que se tomaran en cuenta todos los puntos de vista. Más de 300 residentes participaron en las sesiones. Los materiales y las reuniones se llevaron a cabo tanto en inglés como en español y se ofrecieron servicios de interpretación en todas las reuniones.

> “Todos debemos apoyar a los negocios locales, los cuales contribuyeron tanto durante la crisis.”
>
> —MIEMBRO DE LA COMUNIDAD

APORTES RECIBIDOS

El Condado escuchó de forma constante de los miembros de la comunidad que agradecieron las oportunidades de compartir sus ideas con el personal del Condado. Los datos recopilados de todos los aportes públicos hechos en las reuniones comunitarias de planificación de recuperación y por medio de la encuesta en línea están disponibles en el sitio web de la Oficina de Recuperación y Resiliencia. En colaboración con los departamentos del Condado, el personal de la Oficina revisó y analizó tanto los aportes recopilados durante las reuniones con las partes interesadas como los aportes enviados por email.

Las ideas y las inquietudes expresadas por la comunidad de muchas maneras validaron la visión y los objetivos expresados en el borrador inicial del Marco; sin embargo, los miembros de la comunidad ofrecieron una serie de enfoques nuevos e innovadores hacia la recuperación que también fueron incorporados. Cada sección de un área de recuperación crítica de este Marco incluye un resumen de los temas clave transmitidos por la comunidad. Una lista de los temas clave se incluye en el Apéndice D-1. Los aportes entregados también están disponibles en el sitio web de la Oficina de Recuperación y Resiliencia.

> **Quiero subrayar la importancia de incorporar la equidad al principio del Marco de trabajo y conectarla con la justicia ambiental y el acceso a los recursos, para que esos temas se incluyan en todo el Marco de trabajo. ”**
>
> **—MIEMBRO DE LA COMUNIDAD**

He aquí lo que oímos de parte de la comunidad

"Asegurémonos de ser **audaces en nuestro plan** y hablemos de la **equidad**."

"Quiero animarnos a todos a darnos cuenta de que estos 4-5 temas en este marco de **trabajo se entrelacen todos**."

"Obviamente, dar 'seguimiento rápido' a las aprobaciones de vivienda. Tengan cuidado de no perder de vista, a corto plazo, los **impactos ambientales** a largo plazo... no olvidar CEQA."

"Quemas regulares controladas en algunas áreas. **Reducción manual de combustibles** en otras áreas."

"Soy un gran fanático de las **sirenas** como una alerta para emergencias mayores. ... Los sistemas de sirena fueron ampliamente utilizados por décadas con gran éxito."

"Insto a la Ciudad y al Condado a elaborar un **'Plan de Población Vulnerable'** para futuras emergencias."

"Los grupos más pequeños **(comunidades)** deben asumir la responsabilidad de las comunicaciones."

"Tarifas más bajas. **Aprobar más viviendas** más rápidamente."

DIÁLOGO EN CURSO

Nuestro compromiso con la comunidad no termina con las reuniones comunitarias ni con la impresión de este Marco. El Condado llevará a cabo un diálogo continuo a medida que continúe la recuperación. Posibles oportunidades de participación incluyen un portal de participación en línea para solicitar comentarios, así como métodos de participación más tradicionales, como reuniones comunitarias. Siempre se alienta a los miembros de la comunidad a que compartan sus comentarios en las reuniones de la Junta de Supervisores durante el período de comentarios públicos.

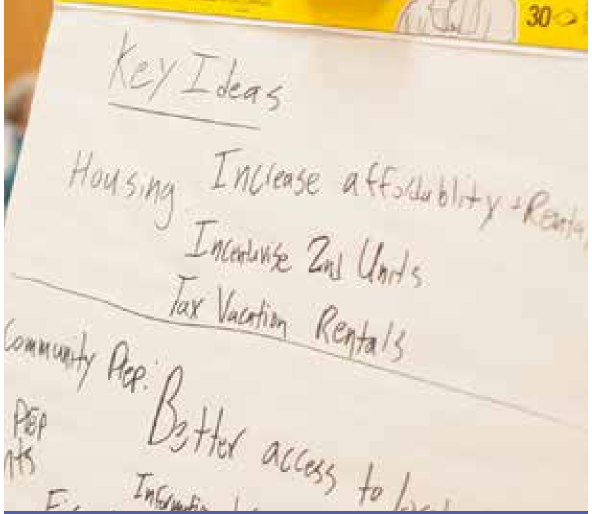
> **“Quisiera haber estado más consciente de cuáles de mis vecinos necesitaban ayuda para evacuar.”**
>
> —MIEMBRO DE LA COMUNIDAD

Comunicación

Qué hacer para los ancianos

Aqua limpia

> **“¿Por qué no tienen esas viejas sirenas de metal en los postes? No es lujoso, pero funcionan, ¿verdad?”**
>
> —MIEMBRO DE LA COMUNIDAD



Se compartirán oportunidades específicas de participación en: www.sonomacounty.ca.gov/ORR

Se pueden enviar sus comentarios en cualquier momento al correo: recoveryinfo@sonoma-county.org

ÁREAS ESTRATÉGICAS DE RECUPERACIÓN Y RESILIENCIA

Área estratégica 1

PREPARACIÓN E INFRAESTRUCTURA DE LA COMUNIDAD

Concientización en todo el condado, infraestructura, sistemas

Área estratégica 2

VIVIENDA

Diversos, asequibles, lugares accesibles para vivir

Área estratégica 3

ECONOMÍA

Nuevos empleos, negocios, oportunidades

Área estratégica 4

SERVICIOS DE RED DE SEGURIDAD

Atención a personas que necesitan ayuda extra

Área estratégica 5

RECURSOS NATURALES

Tierra y agua salubres y bien gestionadas

VISTA GENERAL

La preparación ante los desastres es una responsabilidad compartida. La forma en que nos recuperamos y si nos volvemos más resistentes o no ante futuros desastres depende de las contribuciones de toda la comunidad. Para estar preparados, debemos identificar y prevenir las amenazas, proteger a nuestros ciudadanos, mitigar los riesgos y desarrollar nuestra capacidad de responder de forma rápida y efectiva.

En esta sección, describimos las cinco áreas estratégicas de recuperación y resiliencia, las cuales son elementos fundamentales para lograr la preparación. Se alinean con las capacidades básicas del *Marco Nacional de Recuperación ante Desastres*. Si bien cada uno tiene su propio enfoque, las cinco áreas estratégicas de recuperación y resiliencia (Preparación de la comunidad e infraestructura, Vivienda, Economía, Servicios de la red de protección social y Recursos naturales) son interdependientes. Se requiere la coordinación entre las áreas estratégicas para prevenir la duplicación de esfuerzos, compartir la capacidad tecnológica, mejorar la capacitación y la comunicación, aprovechar los recursos, promover la innovación, aumentar la capacidad y resolver los desafíos.

El Condado, en colaboración con sus socios, ha dado los primeros pasos para identificar los vínculos importantes entre las áreas estratégicas de recuperación y resiliencia. Forman una parte fundamental de este Marco, aunque queda mucho más trabajo por hacer para comprender y definir cómo afectarán la implementación de las acciones propuestas en el mismo.

Muchos de los socios que desempeñan un papel para lograr la visión de recuperación y resiliencia pueden participar de diversas capacidades para implementar las acciones propuestas e incluidas en este Marco. La lista a continuación muestra el rango de posibles roles que asumirán los socios durante la implementación. Los socios clave para todas las acciones propuestas se identificarán durante la fase de planificación de la implementación.

PAPEL	EJEMPLOS
Líder	Líder, Director, Gerente, Administrador, Ejecutivo, Jefe
Socio	Líder conjunto, Gerente de tarea o fase, Miembro del equipo, Miembro del Comité Directivo o de Planificación
Patrocinador	Financiador, Benefactor, Donante, Promotor
Respaldo	Fuente de datos, Intercambio de datos, Almacén de datos, Apoyo tecnológico y de comunicaciones
Parte interesada	Asesor técnico o en políticas, Revisor externo, Entrenador, Beneficiario, Usuario

NOTA SOBRE PLAZOS DE TIEMPO

2019: Las acciones han comenzado o se completarán antes de finales de 2019

2020: Las acciones se completarán antes de finales de 2020

2021+: Las acciones se completarán no antes del 2021

Área estratégica 1

PREPARACIÓN E INFRAESTRUCTURA DE LA COMUNIDAD

VISIÓN

Los residentes, las comunidades y las entidades públicas y no gubernamentales del Condado de Sonoma están preparados para adaptarse y recuperarse en una respuesta coordinada ante cualquier desastre. Programas y sistemas de alerta eficaces permiten enviar notificaciones de emergencia a toda la comunidad. El Condado de Sonoma asegura la seguridad y la protección de la infraestructura crítica, la continuidad de los sistemas financieros y de tecnología de la información y la capacidad de activar programas y sistemas de consciencia situacional para apoyar la toma de decisiones a través del desastre.

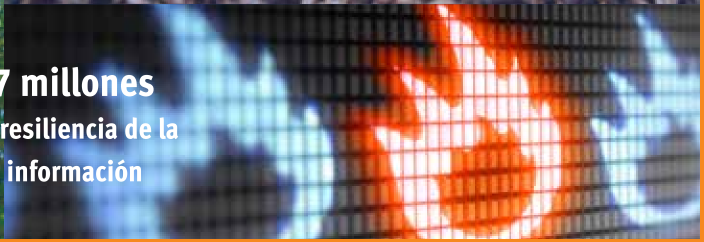
ADAPTARSE

Pruebas del sistema de **alertas**
10 y 12 de septiembre

RECUPERARSE

Se adjudicó **$500,000** para mejorar el programa de gestión de la vegetación del Condado

Se proporcionó **Servicio de Astilladora** priorizado para las áreas de quemado



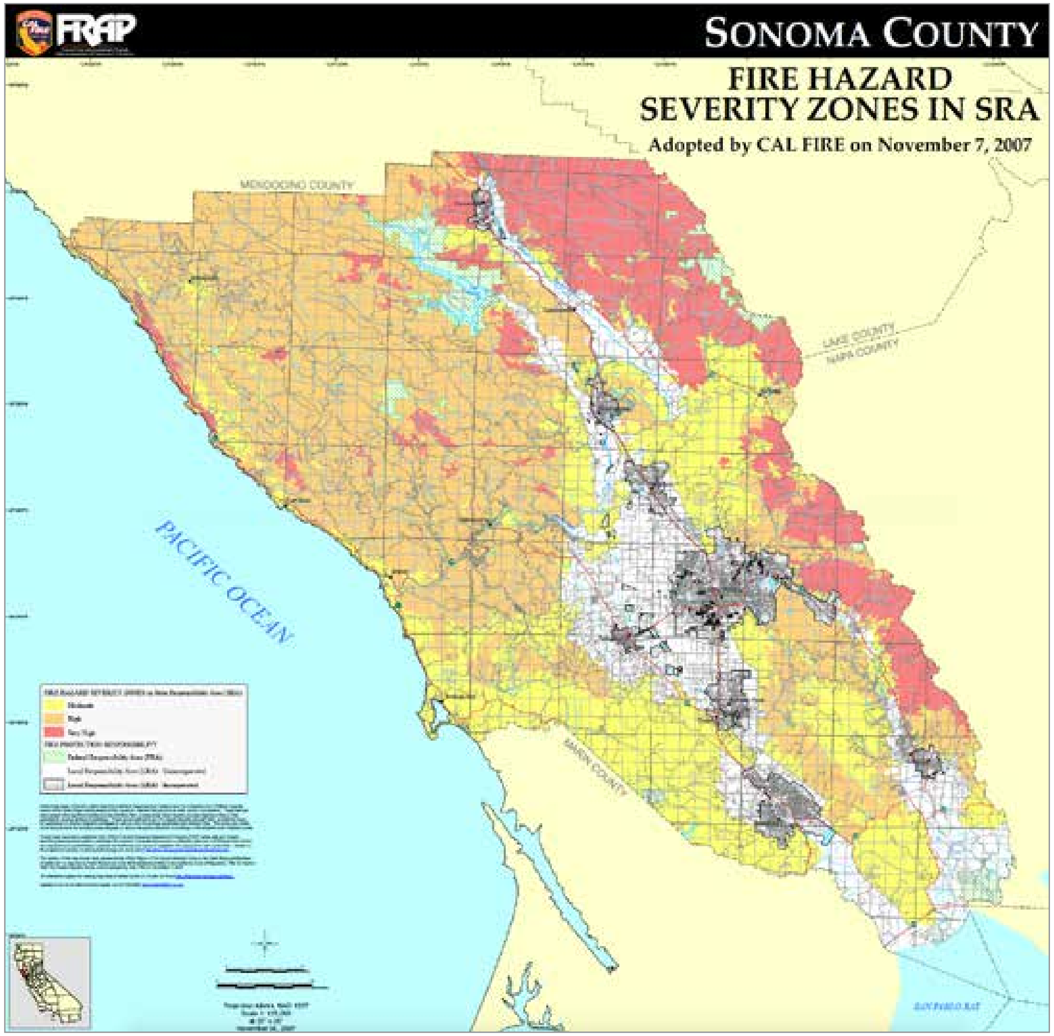
Se aprobó **$1.7 millones** para mejorar la resiliencia de la tecnología de la información

ANTECEDENTES

El mapa de Zonas de Severidad del Riesgo de Incendio (derecha) identifica las áreas de muy alto riesgo de incendio y desglosa las áreas de responsabilidad. La designación de las zonas de severidad se basa en métodos que evaluaron la vegetación, la topografía, el historial de incendios, los patrones climáticos y factores tales como el impacto de las llamas, el calor y las brasas voladoras. La mayoría de las tierras del Condado de Sonoma se encuentran en Áreas de Responsabilidad del Estado, donde CalFire tiene la responsabilidad de proporcionar protección contra incendios. El Programa de Prevención de Incendios de CalFire incluye la ingeniería forestal previa al incendio, el manejo de la vegetación, la planificación para incendios, la educación y el cumplimiento de la ley.

De forma frecuente, el Condado de Sonoma lleva a cabo operaciones de respuesta y recuperación ante eventos climáticos e inundaciones que ponen en riesgo la

Zonas de severidad de peligros de incendio



infraestructura local, tales como los servicios públicos y las redes de transporte. El personal de manejo de emergencias del Condado gestiona estos eventos desde el Centro de Operaciones de Emergencia del Condado de Sonoma (EOC, por sus siglas en inglés). El EOC proporciona la infraestructura de comunicaciones necesaria para coordinar las operaciones de respuesta y recuperación, incluyendo las alertas e información públicas. Desde el año 2005, el Condado ha activado el EOC para diez eventos.

Durante las actividades de respuesta de emergencia anteriores, la infraestructura tecnológica del Condado pudo soportar las operaciones comerciales normales del Condado y los sistemas pudieron manejar el crecimiento temporal en el volumen de datos y demanda.

La Junta de Supervisores asignó más de $14 millones para proyectos de pavimentación hasta finales de la temporada de construcción de 2019 y el Departamento de Transporte y Obras Públicas del Condado de Sonoma (TPW) estaba avanzando en el Plan de Carreteras a Largo Plazo del Condado de Sonoma. Debido a los desastres por tormentas de invierno declarados por el gobierno federal en enero y febrero de 2017, los recursos fueron redirigidos para enfocarse en reparar la infraestructura dañada o destruida.

El Condado se asoció con CalFire en un proyecto piloto para llevar a cabo inspecciones del espacio defendible en ciertas áreas de alto riesgo de incendio.

El Condado no tenía contemplado un plan integral de respuesta de emergencia para animales y Servicios para Animales fue asignado al Centro de Operaciones del Departamento de Servicios de Salud.

> **“Crecí en el medio oeste y teníamos una sirena de prueba que se activaba al mediodía todos los días. Son ruidosas, te despiertan.”**
>
> —MIEMBRO DE LA COMUNIDAD

ANTECEDENTES

Impacto de los incendios en la respuesta de emergencia e infraestructura. Los incendios forestales de 2017 se extendieron rápidamente y destruyeron la infraestructura de comunicaciones esencial. Los gerentes del EOC del Condado de Sonoma lucharon por mantener una consciencia precisa de la situación. La necesidad de sistemas de comunicaciones confiables se hizo más urgente a medida que los incendios avanzaban a través de áreas densamente pobladas. Con la destrucción o el daño de 77 sitios celulares y otros sistemas de comunicaciones inoperables, el sistema 9-1-1 se inundó rápidamente. Fue un desafío alertar a los residentes al riesgo de incendio y evacuar las comunidades en la trayectoria del incendio.

Aunque los sistemas de tecnología de la información del Condado estaban en riesgo dada la proximidad del incendio al campus del Condado, no se destruyó ningún sistema. Sin embargo, el evento de incendio desafió varios de nuestros sistemas de tecnología de la información. Por ejemplo, el centro de llamadas del Condado y el sistema telefónico fueron inundados con llamadas que excedieron los niveles normales. Los sitios web públicos se vieron abrumados por las altas cargas de tráfico. Los sistemas de mapeo geográfico no pudieron procesar las crecientes demandas de la red.

Las calles del Condado y la señalización y los semáforos asociados dentro y alrededor de las áreas quemadas se vieron afectados de forma severa y los sistemas de energía y agua quedaron incapacitados después de las inundaciones y los incendios.

El centro de comando en Servicios para Animales carecía de energía alternativa y el mal funcionamiento de la radio afectó las comunicaciones y las operaciones durante los incendios. La respuesta de servicios para animales se vio obstaculizada por la falta de planes formales de respuesta de emergencia y personal de respuesta capacitado. Además, Servicios para Animales no estuvo en comunicación directa con el EOC durante los incendios.

ANTECEDENTES

Repuesta posterior al incendio. BPara el 20 de octubre de 2017, los incendios fueron contenidos en su mayoría y el Condado comenzó a hacer la transición de los esfuerzos de respuesta a la fase de recuperación. Algunas operaciones de recuperación fueron transferidas a organizaciones no gubernamentales y grupos de trabajo especializados. Posteriormente, el Condado comenzó una “revisión posterior a la acción” enfocada en los procesos y los procedimientos del Centro de Operaciones de Emergencia.[2] Además, el Condado solicitó que la Oficina de Servicios de Emergencia del Gobernador de California (Cal OES, por sus siglas in inglés) revisara el proceso de notificación y respuesta de emergencia.[3] El día 27 de febrero de 2018, la Junta de Supervisores llevó a cabo un Taller de Recuperación sobre la infraestructura que abordó temas como los sistemas de alerta de emergencia, la seguridad en caso de incendio, la preparación para un condado más resiliente, el impacto de los incendios en la infraestructura y las alertas e información públicas.[4]

A los doce días del inicio de los incendios, se reabrieron 91 millas de las 116 carreteras del Condado, se estabilizaron las laderas para evitar los deslizamientos y la erosión y se reemplazó la señalización y la infraestructura de semáforos dañada por el incendio para restaurar los servicios y el acceso a las carreteras del Condado. Los árboles dañados por los incendios a lo largo de aproximadamente 90 millas de carreteras fueron evaluados y aquellos identificados como de riesgo “extremo” o “alto” en el derecho de paso público están siendo eliminados. A pesar de la reasignación de los recursos para enfocarse en la reparación de la infraestructura dañada por las inundaciones, el Departamento de Transporte y Obras Públicas del Condado de Sonoma se puso al día con los proyectos de preservación del pavimento en el año 2018.

---

[2] Sonoma County Fire & Emergency Services EOC After-Action Report [Informe Posterior a la Acción de los Servicios de Emergencia e Incendio del EOC de Sonoma County], 11 de junio de 2018.

[3] Oficina de Servicios de Emergencia del Gobernador de California, “Public Alert and Warning Program Assessment for Sonoma County,” [Evaluación del Programa de Alerta y Advertencia Pública para el Condado de Sonoma], 26 de febrero de 2018.

[4] Reunión de la Junta de Supervisores del 27 de febrero de 2018, artículo 22. Los materiales pueden encontrarse en: www.sonoma-county.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=771

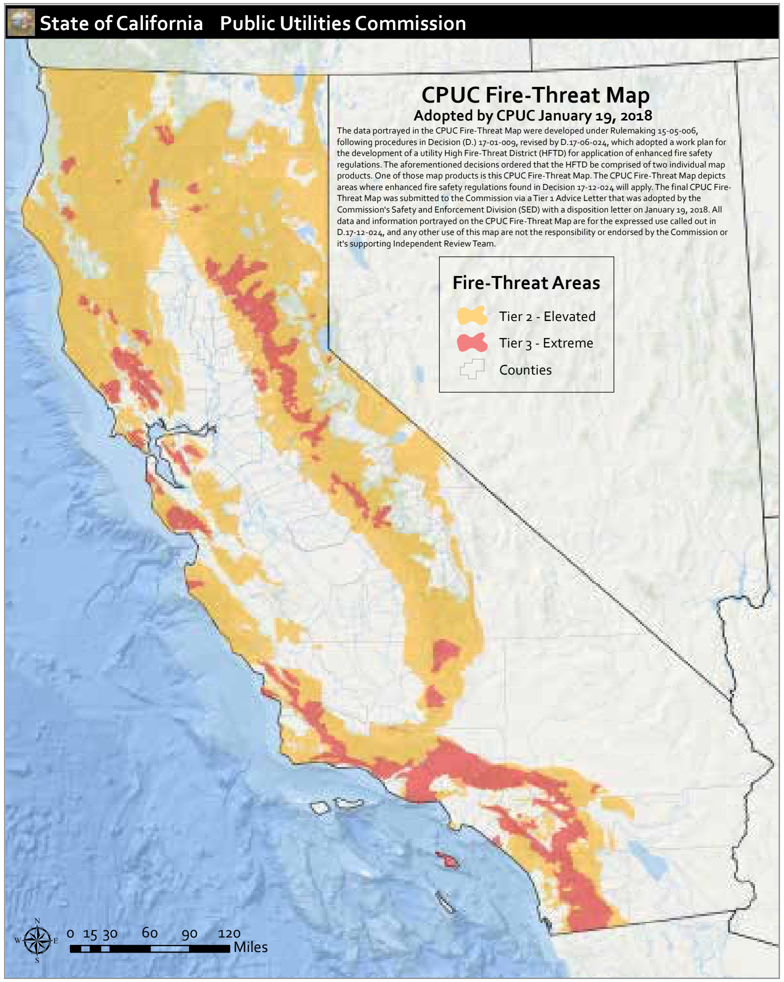
ANTECEDENTES

El Condado estableció un Equipo de Finanzas para Desastres con la participación de múltiples departamentos para dirigir el programa de Asistencia Pública de FEMA del Condado, que busca el reembolso de los costos de respuesta y recuperación asociados con el incendio. El Equipo de Finanzas para Desastres trabaja con FEMA y Cal OES para maximizar estos reembolsos y cumplir con los requisitos de fondos federales. Además, el Condado formó un Comité Directivo de Subvenciones para coordinar la búsqueda de financiamiento externo en todo el Condado para las metas de recuperación y resiliencia.

Following the fire, Animal Services, the Fairgrounds, and non-governmental agencies have begun to develop formal protocols for animal disaster response, including alternate animal evacuation sites.

En enero de 2018, la Comisión de Servicios Públicos de California aprobó un mapa de incendios (derecha) que identifica una gran parte del norte de California con un elevado riesgo de incendio. El mapa representa la evaluación más reciente de las áreas de riesgo de incendio en el Estado. El Condado de Sonoma vio un aumento significativo en las áreas designadas como de alto riesgo de incendio. Las medidas adoptadas por la Comisión incluyen requerir que las empresas de servicios públicos implementen nuevas normas de seguridad contra incendios forestales.

Mapa de amenazas CPUC



State of California   Public Utilities Commission

CPUC Fire-Threat Map

Adopted by CPUC January 19, 2018

The data portrayed in the CPUC Fire-Threat Map were developed under Rulemaking 15-05-006, following procedures in Decision (D.) 17-01-009, revised by D.17-06-024, which adopted a work plan for the development of a utility High Fire-Threat District (HFTD) for application of enhanced fire safety regulations. The aforementioned decisions ordered that the HFTD be comprised of two individual map products. One of those map products is this CPUC Fire-Threat Map. The CPUC Fire-Threat Map depicts areas where enhanced fire safety regulations found in Decision 17-12-024 will apply. The final CPUC Fire-Threat Map was submitted to the Commission via a Tier 1 Advice Letter that was adopted by the Commission's Safety and Enforcement Division (SED) with a disposition letter on January 19, 2018. All data and information portrayed on the CPUC Fire-Threat Map are for the expressed use called out in D.17-12-024, and any other use of this map are not the responsibility or endorsed by the Commission or it's supporting Independent Review Team.

---

5 Comisión de Servicios Públicos de California, adoptado el 19 de enero de 2018, Mapa de Riesgo a Incendios de la CPUC, localizado en http://cpuc.ca.gov/general.aspx?id=6442454972

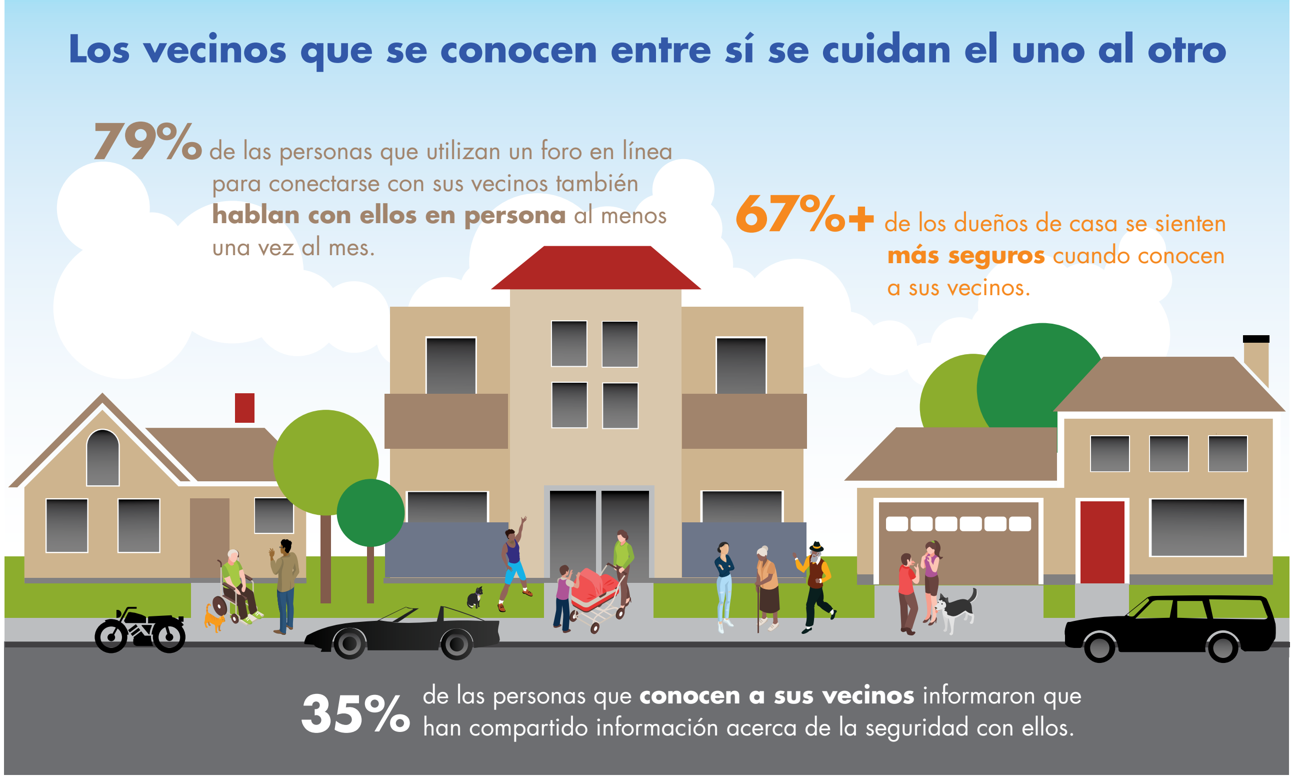
OPORTUNIDADES Y DESAFÍOS

Las acciones propuestas para esta área estratégica se centran en las oportunidades para fortalecer la preparación, prevención y recuperación ante desastres. Estas incluyen mejorar la educación pública, optimizar la consciencia situacional, actualizar las políticas, los procesos y los procedimientos de manejo de emergencias y de financiamiento de recuperación del Condado, proteger la tecnología de la información y mantener las carreteras para una mejor evacuación y acceso para los primeros en responder.

Como resultado de los incendios devastadores, los individuos, las organizaciones y las comunidades se han unido y fortalecido su resolución de hacer que el Condado de Sonoma esté más preparado. Se han forjado relaciones que crean un profundo sentido de conexión y comunidad. Las estadísticas demuestran que el indicador principal para las comunidades en recuperación rápida después de un desastre es cuán cohesivo es el vecindario y el grado en que los vecinos conocen a los demás vecinos. A medida que el Condado trabaja para facilitar la preparación individual y comunitaria, el compromiso que los residentes del Condado de Sonoma tienen entre sí será invaluable. La colaboración entre individuos, grupos comunitarios, organizaciones sin fines de lucro y agencias gubernamentales romperá los obstáculos y promoverá el objetivo de comunidades preparadas.

Las alertas y advertencias públicas se han convertido en un tema de interés y acción urgente entre los programas y las asociaciones de manejo de emergencias en todo el país. Las expectativas públicas para los servicios de alerta y advertencia del gobierno local han subido mucho más allá de las prácticas actuales de la industria. El Condado tiene la oportunidad de avanzar y servir como un líder estatal y nacional en la conversación continua con respecto a los programas de alerta y advertencia. Al desarrollar un Programa de Alerta y Advertencia Comunitaria verdaderamente completo, integrado y sostenible, el Condado puede cumplir con las crecientes expectativas y desafíos de esta misión de seguridad pública fundamental para sus residentes, comunidades y visitantes.

Varias jurisdicciones en el Condado de Sonoma han desarrollado vías de notificación comunitaria y sistemas de alerta. Los beneficios potenciales de consolidar estos esfuerzos son significativos. La consolidación en un solo programa (o sistema de sistemas) aumentaría la capacidad de respuesta, reduciría la redundancia operativa, mejoraría el cumplimiento de las normas y generaría ahorros en cuanto a las adquisiciones y la administración. Actualmente, el Condado utiliza Code Red como su



Los vecinos que se conocen entre sí se cuidan el uno al otro

79% de las personas que utilizan un foro en línea para conectarse con sus vecinos también **hablan con ellos en persona** al menos una vez al mes.

67%+ de los dueños de casa se sienten **más seguros** cuando conocen a sus vecinos.

35% de las personas que **conocen a sus vecinos** informaron que han compartido información acerca de la seguridad con ellos.

Fuente: Pewinternet.com/2009/Reports/18-Social-Isolation-and-New-Technology software de advertencia. Una plataforma más capaz y más fácil de usar permitiría la entrega más rápida y efectiva de las advertencias de emergencia al público y permitiría la integración de los sistemas de redes sociales.

El día 14 de junio de 2018, la Junta de Supervisores aprobó fondos y personal adicionales para el manejo de emergencias y la preparación comunitaria. Esto para apoyar medidas de resiliencia optimizadas, incluyendo programas de preparación comunitaria, tales como equipos comunitarios de respuesta ante emergencias (CERT, por sus siglas en inglés), servicios de comunicaciones auxiliares y programas de preparación individual y de vecindarios. Los fondos adicionales también apoyarán los ejercicios de planificación y capacitación y reforzarán las capacidades de coordinar la alerta de emergencia pública, la respuesta ante incidentes y la recuperación. Los incendios de octubre dieron urgencia al Proyecto de Servicios contra Incendios, creando oportunidades para acciones más rápidas, pero también desafíos en cuanto a la necesidad de fondos adicionales.[6] Los incendios de octubre dieron urgencia al Proyecto de Servicios contra Incendios, creando oportunidades para mayores eficiencias, pero también desafíos en cuanto a la necesidad de fondos adicionales. El mapa a la derecha muestra la reordenación de los distritos que existen en el Condado de Sonoma.

Distritos de Incendios del Condado de Sonoma

---

[6] En 2016, la Junta de Supervisores estableció un Consejo Asesor de Servicios contra Incendios para abordar los servicios contra incendios en el Condado, particularmente en las áreas no incorporadas, para asegurar un sistema de servicios contra incendios más eficiente, efectivo y sostenible. El 14 de agosto de 2018, la Junta recibió un informe y recomendaciones, abolió el Consejo Asesor de Servicios contra Incendios, tomó medidas para implementar fases del plan recomendado y dirigió al personal a que buscara oportunidades de financiamiento para apoyar el plan.

⚠ APORTACIÓN COMUNITARIA

Los miembros de la comunidad afirmaron abrumadoramente las metas y los objetivos identificados en el borrador del Marco. Los temas de las advertencias, la comunicación, la evacuación, el manejo de la vegetación, la educación y la preparación generaron la mayoría de los comentarios. Muchas personas solicitaron que el Condado coordine y trabaje estrechamente con todas las ciudades del Condado en un sistema de alerta y un programa de preparación. Las acciones que han sido incorporadas en el Marco incluyen la evacuación y el cuidado de animales grandes en casos de desastre, la organización de un día anual de preparación para desastres y la inclusión de la preparación personal en el programa de preparación comunitaria. Muchas personas de la comunidad solicitaron que se incorporen métricas objetivas y medibles en los planes que se desarrollen y que se proporcionen informes de estado a la Junta de Supervisores sobre una base regular.

Otras jurisdicciones dentro del Condado expresaron un fuerte deseo de mejorar la colaboración con respecto a un sistema de alerta y advertencia y ejercicios de capacitación. Los ejercicios de capacitación en conjunto podrían incluir simulacros de la ciudad y del Condado, además de ejercicios de "todas las ciudades" y una posible capacitación cruzada para apoyar al Centro de Operaciones de Emergencia. Hubo solicitudes de asistencia para establecer rutas de evacuación, un programa de manejo de la vegetación más integral y para promover que CalFire y CalTrans aumenten el manejo de la vegetación en sus propiedades.

> **"Necesitamos algo que alcance y despierte a todos. Y simulacros regulares de práctica de evacuación de emergencia... con preparaciones especiales para las poblaciones vulnerables."**
>
> **—MIEMBRO DE LA COMUNIDAD**

OBJETIVOS

1. Establecer un programa de advertencia integral de primera clase con tecnología innovadora y consciencia situacional de vanguardia.
2. Enfrentar los futuros desafíos al rediseñar el Programa de Manejo de Emergencias del Condado, proporcionar recursos adicionales, optimizar las capacidades de financiamiento externo y volver a comprometerse con las misiones de seguridad pública del Condado.
3. Dirigir, apoyar y capacitar a los enlaces comunitarios para desarrollar y mantener la preparación individual y del vecindario, incluyendo a las personas con discapacidades y otras necesidades de acceso y funcionales, tales como las personas con dominio limitado del inglés o que no hablen inglés.
4. Hacer que el gobierno del Condado sea más adaptable para proporcionar servicios continuos en situaciones de desastre a través de una planificación integral, una fuerza de trabajo más empoderada y mejores instalaciones y tecnología.

OBJETIVO C1

Establecer un programa de advertencia integral de primera clase con tecnología innovadora y consciencia situacional de vanguardia.

ACCIONES PROPUESTAS:	0-1 AÑO HASTA FINALES DE 2019	2-3 AÑOS 2020-2021	3+ AÑOS 2022+
Desarrollar un sistema de advertencia que comunique las alertas por medio de múltiples sistemas de comunicación y a las personas con discapacidades u otras necesidades de acceso y funcionales, incluyendo a las personas con dominio limitado del inglés o que no hablen inglés. Llevar a cabo capacitaciones y pruebas del sistema.	🟧		
Establecer un portal en línea que consolide la información crítica de los primeros en responder y los socios comunitarios al que tengan acceso todos los equipos de respuesta de emergencia (“Imagen Operativa Común”).	🟧		
Desarrollar protocolos y alianzas para comunicar información crítica a los funcionarios electos, los líderes del gobierno y de la comunidad y al público en general durante un desastre para que estén plenamente informados, incluyendo a las personas con discapacidades u otras necesidades de acceso y funcionales, tales como las personas con dominio limitado del inglés o que no hablen inglés.	🟧		

OBJETIVO C1

OBJETIVOS C1

Establecer un programa de advertencia integral de primera clase con tecnología innovadora y consciencia situacional de vanguardia.

ACCIONES COMPLETADAS:

- ✓ Se completó el informe posterior a la acción que resume las fortalezas y los desafíos del Centro de Operaciones de Emergencia durante la fase de respuesta y la recuperación inicial posterior a los incendios y que documenta y recomienda acciones necesarias para fortalecer las capacidades y los recursos del EOC.
- ✓ Se aprobaron $2.5 millones para el Departamento de Servicios de Emergencia y Contra Incendios para apoyar el desarrollo y la implementación de un Programa de Alerta y Advertencia Comunitaria optimizado, un Programa de Preparación Comunitaria y un Programa de Manejo de Emergencias.
- ✓ Se solicitaron fondos a través del Programa de Subsidios de Mitigación de Riesgos para crear un sistema de cámaras de advertencia temprana contra incendios mediante la instalación de cámaras de monitoreo de incendios en lugares estratégicos en todo el Condado, con los sistemas de microondas y/o las torres asociados.
- ✓ La Agencia de Agua del Condado de Sonoma se asoció con la Universidad de Nevada en Reno y UC San Diego para instalar ocho cámaras de detección de incendios en el Condado de Sonoma en 2018.
- ✓ Se solicitaron fondos a través del Programa de Subsidios de Mitigación de Riesgos para diseñar e instalar sirenas de advertencia en ubicaciones seleccionadas en el Condado y para desarrollar procedimientos de operación, prueba y mantenimiento.
- ✓ Se capacitó al personal del Condado en el nuevo sistema integrado de alerta pública.
- ✓ Se crearon plantillas para los mensajes de Alerta Inalámbrica de Emergencia (WEA) con un límite de 90 caracteres para ayudar a que las alertas se emitan más rápido.
- ✓ Se revisó la política respecto al uso de las WEA en incidentes de riesgo para la seguridad de la vida.
- ✓ Se crearon y grabaron mensajes de evacuación utilizando las plantillas SoCo Alert para posibles instrucciones comunitarias en casos de emergencia.
- ✓ Se realizaron pruebas del Sistema de Alerta y Advertencia los días 10 y 12 de septiembre de 2018.

OBJETIVO C2

Enfrentar los futuros desafíos al rediseñar el Programa de Manejo de Emergencias del Condado, proporcionar recursos adicionales, optimizar las capacidades de financiamiento externo y volver a comprometerse con las misiones de seguridad pública del Condado.

ACCIONES PROPUESTAS:	0-1 AÑO HASTA FINALES DE 2019	2-3 AÑOS 2020-2021	3+ AÑOS 2022+
Evaluar y actualizar los procedimientos, programas, organización, autoridades, infraestructura, personal, equipos y procesos de emergencia del Condado para determinar los cambios estructurales que mejor se ajusten a la capacidad y las necesidades del Condado en un futuro desastre.	🟧		
Evaluar y revisar la colocación administrativa y funcional del Programa de Manejo de Emergencias para informar cualquier cambio recomendado al Centro de Operaciones de Emergencia del Condado y/o las Operaciones del Manejo de Emergencias del Condado.	🟧		
Ampliar las capacitaciones y los simulacros para los gerentes de emergencias en todo el Condado, así como para los socios de ayuda mutua, los funcionarios electos y el personal del Condado.	🟧		
Aumentar la capacidad del Condado de buscar y apoyar subvenciones disponibles y oportunidades de financiamiento externo relacionadas con la recuperación de desastres, la preparación ante emergencias, la mitigación de riesgos, la resiliencia y la seguridad doméstica.	🟧	🟧	
Facilitar la revisión y la posible reorganización del Consejo de Emergencias para las Áreas de Operación del Condado de Sonoma.	🟧	🟧	

OBJETIVO C2

Enfrentar los futuros desafíos al rediseñar el Programa de Manejo de Emergencias del Condado, proporcionar recursos adicionales, optimizar las capacidades de financiamiento externo y volver a comprometerse con las misiones de seguridad pública del Condado.

ACCIONES COMPLETADAS:

- ✓ Se aprobó la estructura y el personal para el Programa de Manejo de Emergencias del Condado y la preparación ante emergencias.[7]
- ✓ Se formó un Comité Directivo de Subvenciones para revisar todas las oportunidades de financiamiento externo y se coordinó la presentación de 22 solicitudes al Programa de Subsidios de Mitigación de Riesgos (HMGP) de FEMA, por un importe total de más de $40 millones. A través del trabajo del nuevo comité, el Condado ha designado proyectos para abordar las prioridades estratégicas identificadas y optimizó la colaboración entre departamentos y externo.
- ✓ Se formó un Equipo de Finanzas para Desastres para maximizar los reembolsos para las operaciones de respuesta y recuperación por medio del programa de Asistencia Pública de FEMA.
- ✓ El Consejo de Emergencias formó un comité para llevar a cabo una evaluación inicial de su misión, explorar las mejores prácticas y dar recomendaciones al Consejo completo en su reunión de diciembre de 2018.

---

[7] Vea la reunión de la Junta de Supervisores realizada el 14 de agosto de 2018, artículo 44.

OBJETIVO C3

Dirigir, apoyar y capacitar a los enlaces comunitarios para desarrollar y mantener la preparación individual y del vecindario, incluyendo a las personas con discapacidades y otras necesidades de acceso y funcionales, tales como las personas con dominio limitado del inglés o que no hablen inglés.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Colaborar con las organizaciones voluntarias, sin fines de lucro y privadas para establecer grupos de trabajo comunitarios para servir como enlaces comunitarios y de vecindarios.	■		
Trabajar con los enlaces comunitarios y/o del vecindario para identificar los peligros, los riesgos y las estrategias de mitigación, incluyendo las rutas de evacuación.	■	▨	▨
Desarrollar un programa de equipos de respuesta comunitaria.	■		
Actualizar la ordenanza contra incendios del Condado para mejorar el Programa de Manejo de la Vegetación con incentivos, protocolos de inspección y reducción y financiamiento apropiado.	■		
Desarrollar protocolos de preparación ante desastres para la seguridad de las mascotas y el ganado.	■		

OBJETIVO C3

Dirigir, apoyar y capacitar a los enlaces comunitarios para desarrollar y mantener la preparación individual y del vecindario, incluyendo a las personas con discapacidades y otras necesidades de acceso y funcionales, tales como las personas con dominio limitado del inglés o que no hablen inglés.

ACCIONES COMPLETADAS:

✓ Se proporcionaron servicios de trituradora, priorizados para aquellas personas en las áreas quemadas, y para abordar las rutas de acceso y el espacio defendible.

✓ Se crearon tres puestos adicionales, de los cuales dos son dedicados al programa de manejo de emergencias del Condado y uno a la preparación comunitaria.

✓ Se asignaron $500,000 para mejorar el programa de manejo de la vegetación del Condado.

OBJETIVO C4

Hacer que el gobierno del Condado sea más adaptable para proporcionar servicios continuos en situaciones de desastre a través de una planificación integral, una fuerza de trabajo más empoderada y mejores instalaciones y tecnología.

ACCIONES PROPUESTAS:	0-1 AÑO HASTA FINALES DE 2019	2-3 AÑOS 2020-2021	3+ AÑOS 2022+
Identificar la infraestructura, los servicios y los recursos esenciales y necesarios durante un desastre y, en la medida que sea posible, establecer contratos y/o Memorándums de Entendimiento.	■		
Colocar con anticipación los equipos críticos (materiales de refugio, equipo de carreteras, etc.) en sitios designados y estratégicos en todo el Condado.	■	▨	
Actualizar el Plan de Continuidad de Operaciones del Condado (COOP) suponiendo que el Condado deberá funcionar de manera efectiva durante al menos 72 horas sin recursos estatales o federales.	■		
Proteger la infraestructura de información, datos y comunicaciones del Condado.	■	▨	
Trabajar con los socios federales, estatales, locales, tribales, comunitarios y/o privados para identificar, evaluar y modificar o reparar la infraestructura de transporte esencial para la respuesta crítica del Condado.	■		
Trabajar con los proveedores privados de los servicios públicos para identificar soluciones al endurecimiento de la infraestructura y para lidiar con los servicios destruidos en un desastre.	■		

OBJETIVO C4

Hacer que el gobierno del Condado sea más adaptable para proporcionar servicios continuos en situaciones de desastre a través de una planificación integral, una fuerza de trabajo más empoderada y mejores instalaciones y tecnología.

ACCIONES COMPLETADAS:

✓ Se eliminaron miles de árboles quemados a lo largo de las carreteras del Condado que representaron un riesgo para la seguridad.

✓ Se le otorgó una subvención de CalFire al Departamento de Transporte y Obras Públicas por el monto de $1,082,969 para evaluar los riesgos de combustible y mortalidad de árboles a lo largo de 83 millas del derecho de paso público en el noroeste del Condado de Sonoma y, posteriormente, para tratar 30 millas de las áreas de mayor prioridad.

✓ Se solicitó una Subvención de Mitigación de Riesgos para comprar e instalar un generador in situ para Roads.

✓ Se mapearon 4,952 propiedades dañadas por el incendio, se validaron los datos de parcelas para agilizar el proceso de Derecho de Entrada para la eliminación de escombros y se recopilaron datos de campo para monitorear el progreso de la limpieza.

✓ Se completó, junto con los Departamentos de Salud y Servicios Humanos, la primera fase del proyecto de integración de datos Access Sonoma para permitir la entrega coordinada de servicios a las víctimas desplazadas por el incendio.

✓ Se implementó un nuevo sitio web basado en la nube para brindar información de emergencia, diseñado para el alto tráfico web y optimizado para los dispositivos móviles: www.SoCoEmergency.org.

OBJETIVO C4

Hacer que el gobierno del Condado sea más adaptable para proporcionar servicios continuos en situaciones de desastre a través de una planificación integral, una fuerza de trabajo más empoderada y mejores instalaciones y tecnología.

ACCIONES COMPLETADAS (continuación):

✓ Se mejoró la protección de los datos:

- Se aprobó un Memorándum de Entendimiento con el Condado de Alameda para compartir el espacio del centro de datos para el equipo de conectividad a fin de mejorar la protección de las copias de respaldo de datos fuera del sitio y para usar el sitio para potenciales operaciones de recuperación.
- Se aprobaron $1.7 millones para mejorar la resiliencia y la capacidad operativa de la tecnología de la información.
- Se establecieron conexiones con los proveedores de la nube para implementar la replicación diaria de los datos críticos.
- Se preparó y se presentó una solicitud de Subvención de Mitigación de Riesgos para financiar una infraestructura de energía mejorada para el centro de datos primario del Condado, el cual respalda los servicios esenciales.

Área estratégica 2

VIVIENDA

VISIÓN

El Condado de Sonoma visualiza un mercado de vivienda que está en equilibrio, que es resistente y climáticamente inteligente a nivel regional, del vecindario y del propietario, que es asequible para los trabajadores del área y para las personas con necesidades funcionales y de acceso, donde las comunidades de color y otros grupos históricamente desfavorecidos, incluyendo a las personas con dominio limitado o sin dominio del inglés y los inmigrantes, tienen acceso equitativo y justo, que respeta los separadores comunitarios designados y los límites del crecimiento urbano, que tiene una diversidad de hogares ubicados cerca del tránsito, el empleo y los servicios y donde la economía es fundamental. Para lograr esta visión, el Condado adoptará un nuevo enfoque regional para construir 30,000 unidades de vivienda nuevas para el año 2023.

ASEQUIBLES

El Centro de Permisos de Resiliencia que expide permisos **expeditos**

Tarifas reducidas sobre ADU más pequeñas para animar a unidades más pequeñas que sean asequibles por diseño

Se hizo solicitud de mitigación de incendios de casas del Programa de subvenciones de mitigación de peligros para proporcionar **incentivos de participación de costos**

ACCESO IGUAL

ANTECEDENTES

A pesar de la escasez de viviendas antes de los incendios, la fortaleza de la comunidad era evidente. Los vecindarios tenían fuertes lazos sociales y las personas se unieron para apoyarse mutuamente después de los incendios. El reconstruir rápidamente y desarrollar nuevas viviendas asequibles no podría ser más urgente para restaurar nuestra comunidad.

Impacto de los incendios en la vivienda. Los incendios de octubre de 2017 destruyeron aproximadamente 5,143 hogares en todo el Condado de Sonoma, haciendo que fueran de los incendios más destructivos de la historia de California. La escasez de viviendas ya era crítica antes de los incendios y se ha vuelto insostenible. Se perdieron más viviendas en una noche de las que se habían construido en el Condado durante los siete años anteriores.

Las personas que perdieron sus hogares en los incendios enfrentan muchos desafíos. Además de sus pérdidas individuales y comunitarias, deben superar varios obstáculos para reconstruir sus vidas, incluyendo instalarse en nuevas acomodaciones, navegar el proceso de reclamaciones al seguro, encontrar arquitectos, planificar la construcción, obtener los permisos y enfrentar incertidumbre con respecto a la disponibilidad de contratistas. Deben determinar si es posible reconstruir en la misma ubicación, tamaño y calidad que su hogar anterior, cómo cumplir con los requisitos reglamentarios con los fondos disponibles y mucho más.

Mientras tanto, las personas con seguro se preocupan que los fondos para la vivienda temporal se agoten antes de que puedan reconstruir sus hogares. En una encuesta relacionada con los incendios de 2017 que se realizó un año después, el 53% de los encuestados informaron que no se había liquidado la parte correspondiente a la vivienda de su reclamación, mientras que el 66% informaron ser infrasegurados en esa parte.[8]

Los incendios afectaron a 1,596 familias de inquilinos y desplazaron directamente a aproximadamente 2,200 arrendatarios. Los incendios también crearon una ola secundaria de desplazamientos a través de las presiones del mercado relacionadas

---

[8] United Policyholders Six Month Survey (Encuesta semestral de United Policyholders)

con el desastre. A menudo los inquilinos se quedan con pocas esperanzas de que la casa en la que vivían sea reconstruida o alquilada a un precio asequible.

Antes de los incendios, muchas de las personas que buscaban una nueva vivienda no podían encontrar ni pagar un lugar digno para vivir. El Condado ya tenía tasas de vacantes muy bajas: el 1.8% para alquileres y el 1% para propietarios.[9] Un estudio del mercado de vivienda publicado en abril de 2018 utilizando datos previos al incendio estimó que el Condado de Sonoma necesitaría 14,634 unidades de alquiler asequibles para satisfacer la demanda. Además, sugirió que más de la mitad de los inquilinos del Condado de Sonoma pagan más de lo que se considera asequible para la vivienda y que casi un tercio paga más del 50% de sus ingresos en el alquiler.[10]

Además, la escasez de viviendas contribuyó a un aumento en el número de personas que se encontraban sin hogar. Luego de siete años de tasas en declive, el Recuento de Personas sin Hogar de 2018 demuestra un aumento del 6% sobre el año 2017. Es probable que esta tasa aumente aún más en el año 2019.

El Recuento de Personas sin Hogar además indica que un estimado de 21,482 personas están alojadas de manera inestable. Aproximadamente la mitad de estas personas indican que están compartiendo vivienda, haciendo *couchsurfing* (durmiendo en el sofá de un conocido) o que no tienen un contrato formal de alquiler debido a los incendios. Unas 2,363 personas fueron desplazadas de forma secundaria por los incendios, ya sea porque los propietarios regresaron a sus propiedades de alquiler cuando su casa se quemó, por el aumento de la renta después de los incendios o por la pérdida de empleo relacionada con los incendios. De los que llegaron a estar alojados de forma inestable después de los incendios, el 43% tenía más de 55 años de edad.

---

[9] Junta de Desarrollo Económico del Condado de Sonoma, Perfil del Condado 2017

[10] California Housing Partnership Corporation, Sonoma County's Housing Emergency and Proposed Solutions (La emergencia de vivienda del Condado de Sonoma y soluciones propuestas), abril de 2018

De las 16,666 personas que se registraron para los beneficios de FEMA en el Condado de Sonoma, el 29% tenía 65 años o más. Muchas de las personas mayores tienen ingresos fijos y lucharán en términos financieros para reconstruir sus hogares o para encontrar viviendas en el mercado de alquiler actual.

Después de los incendios, el costo de comprar una casa en el Condado de Sonoma se volvió cada vez más inalcanzable para muchos compradores de vivienda potenciales. El valor promedio de un hogar llegó a los $681,333, un aumento de los $604,380 durante los doces meses anteriores.[11] Este representa un aumento anual del 11%. Las rentas por unidades no dañadas también aumentaron a una tasa anualizada de 9.9% en los seis meses posteriores a los incendios.[12]

Al mismo tiempo, los empleadores del Condado de Sonoma lo encuentran cada vez más difícil atraer o retener a sus empleadores debido a los altos costos de la vivienda. Un estudio reciente halló que se necesitan 8,143 nuevas unidades de vivienda para el año 2020 para mantenerse al día con el empleo familiar proyectado hasta esa fecha.[13]

Respuesta posterior al incendio. A medida que el Condado hizo la transición de la respuesta a la recuperación, se estableció rápidamente una oficina para expeditar los permisos de reconstrucción de las casas destruidas en los incendios. El Centro de Permisos de Resiliencia ofrece una "ventanilla única" con procesos simplificados para todos los permisos residenciales relacionados con las 2,264 viviendas perdidas en el Condado no incorporado. La Ciudad de Santa Rosa tiene una oficina de permisos similar que tramita los permisos residenciales para los 2,879 hogares perdidos dentro de los límites municipales.

Al 13 de noviembre de 2018, se han presentado al Condado para su revisión 920 unidades de vivienda. De éstas, se han emitido los permisos para 679 unidades con otras 222 en trámite y las demás ya finalizadas. En la Ciudad de Santa Rosa, se han presentado 1,365 unidades de vivienda, de las cuales 1,073 ya cuentan con permisos, otras 241 están bajo revisión y las demás

---

[11] Asociación de Agentes Inmobiliarios de California, abril de 2018

[12] Scott Gerber Sonoma County Apartment Rent Survey (Encuesta sobre la Renta de Apartamentos en el Condado de Sonoma de Scott Gerber), 2017 y 2018

[13] Beacon Economics, abril de 2018

están finalizadas. En total, los 2,285 permisos emitidos, bajo revisión y finalizados suman al 44% de las 5,143 unidades de vivienda que fueron perdidas en los incendios en todo el Condado.

La construcción de nuevas viviendas asequibles y a tasa de mercado en todo el Condado tiene una urgencia aún mayor, ya que el Condado no ha seguido el ritmo de la demanda de vivienda en la última década. A medida que la construcción comienza, la ubicación adecuada es una consideración importante y hay un compromiso a largo plazo en todo el Condado de evitar la expansión con nuevos desarrollos. Esto llevó a la creación de los Límites de Crecimiento Urbano y la identificación de las Áreas de Desarrollo Prioritario (PDA, por sus siglas en inglés) en todo el Condado de Sonoma, en las que se desarrollará la mayor parte de las nuevas viviendas.

Los esfuerzos de recuperación del Condado se han centrado en crear las condiciones que atraigan a los promotores de desarrollo inmobiliario del sector privado para reconstruir y construir nuevas viviendas para un rango de ingresos. Además, se han enfocado en asegurar que el Condado y sus socios gubernamentales locales tengan las políticas y las prácticas vigentes para agilizar la planificación, el desarrollo y la construcción.

Ejemplos de estos esfuerzos incluyen asegurar una coordinación más fuerte entre el Condado y las nueve ciudades para confirmar los lugares de vivienda más apropiados, identificar los terrenos de propiedad del Condado que puedan usarse para la vivienda y prepararse estratégicamente para trabajar con la comunidad de desarrollo, identificar cambios en los reglamentos, procesos y procedimientos de uso de suelos para mejorar las oportunidades de vivienda innovadora y no tradicional para fomentar una amplia gama de desarrollo y organizar fuentes locales de financiamiento para maximizar los incentivos y el apalancamient.

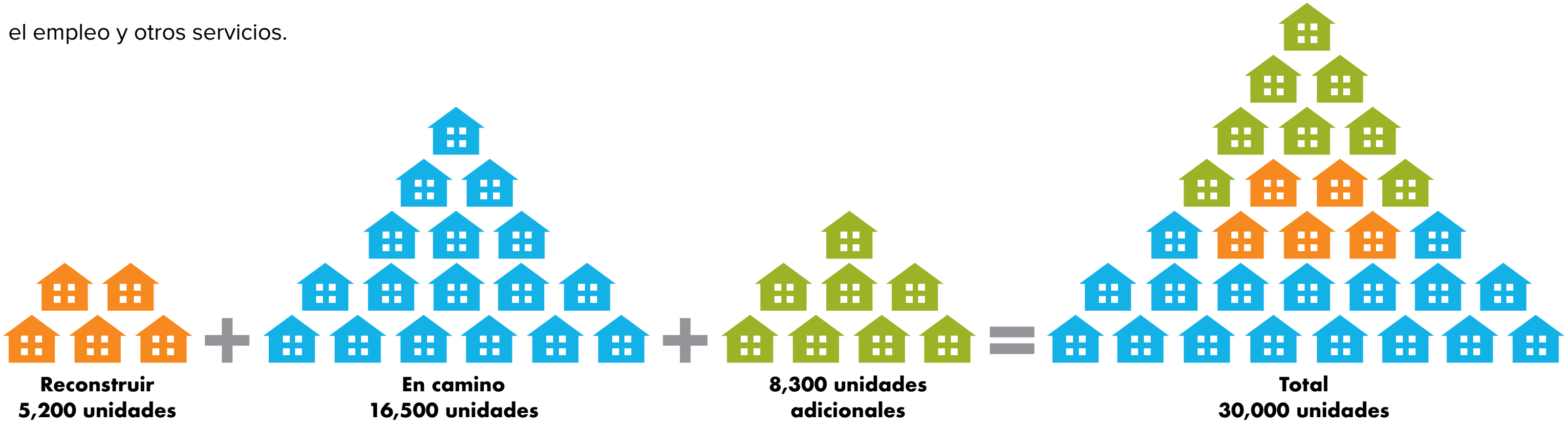
> “**ASEQUIBILIDAD.** Los precios del alquiler se han disparado después de la res. El efecto dominó de la res y la pérdida de casas han forzado a mucha gente a irse para poder pagar por un lugar para vivir.”
>
> —MIEMBRO DE LA COMUNIDAD

OPORTUNIDADES Y DESAFÍOS

Los líderes políticos regionales, estatales y nacionales tienen un gran interés en ayudar con la recuperación posterior al incendio. De igual forma, las instituciones financieras, los filántropos y las empresas quieren ayudar a marcar una diferencia positiva en la recuperación a largo plazo. El posicionar al Condado para trabajar de forma colaborativa con estos grupos para lograr este propósito en común es una oportunidad para transformar dramáticamente el panorama de la vivienda.

La mejor oportunidad es que los sectores público, privado y cívico compartan la misma visión y que trabajen en conjunto para lograr este objetivo común. Esto no ocurre por casualidad ni de la noche a la mañana; más bien es por el esfuerzo de muchos que trabajan en colaboración que se logrará el objetivo.

Uno de los desafíos que enfrenta el Condado es la meta ambiciosa de construir 30,000 unidades de vivienda en todo el Condado. Existen dudas acerca de la magnitud de esta meta, la ubicación de las unidades y el cronograma de entrega de las mismas. Algunos creen que son demasiadas las unidades que se entregarán demasiado rápido, mientras que otros creen que son muy pocas las unidades que se entregarán demasiado lento. Otros tienen preocupaciones con respecto a los detalles de las unidades de vivienda, incluyendo qué tan rápido están progresando las unidades de reconstrucción, cuántas de las unidades serán asequibles y si estarán ubicadas en áreas urbanas cerca del tránsito, el empleo y otros servicios.



OPORTUNIDADES Y DESAFÍOS

Dentro de los Planes Generales actualmente aprobados en todo el Condado, hay una capacidad de aproximadamente 46,000 unidades de vivienda, siempre que se construya a la capacidad total del plan. Actualmente, hay aproximadamente 16,500 unidades de vivienda en alguna etapa del proceso de desarrollo en todo el Condado. Los primeros análisis indican que, tomando en cuenta las 16,500 unidades de vivienda ya en trámite, las 8,500 unidades de vivienda restantes podrían, en teoría, acomodarse dentro de las Áreas de Desarrollo Prioritario y aún dejaría capacidad adicional dentro de las mismas en todo el Condado.

Un punto positivo de los datos de vivienda es que el Condado de Sonoma es una de sólo veintidós jurisdicciones en todo el Estado que cumple con los objetivos de necesidad de vivienda regional asignados por el Estado. Las más de 500 jurisdicciones que no cumplen con los objetivos de la Evaluación de Necesidades de Vivienda Regional (RHNA, por sus siglas en inglés) están sujetas a los requisitos de simplificación de SB35. Sin embargo, el Condado todavía está tomando las medidas necesarias para simplificar los procesos de aprobación de los proyectos de relleno cuando sea apropiado. Los proyectos de relleno son importantes para reducir los impactos climáticos y de servicios y aumentar las oportunidades de viviendas para la fuerza laboral y otras viviendas asequibles, siempre respetando los límites de crecimiento urbano establecidos.

Los incendios afectaron a individuos y hogares dentro de cada nivel socioeconómico. La devastación no distinguió por la edad, raza, etnia, ingresos, idioma, empleo, educación ni condiciones de vida. Sin embargo, el acceso a los recursos de recuperación, ya sean financieros, físicos o emocionales, así como a la información y orientación, puede diferir con base en las características individuales o del hogar. Los desafíos de reconstrucción incluyen la imparcialidad histórica e institucional que tiende a dirigir los recursos de vivienda a los ciudadanos blancos. El sesgo implícito en la industria de la vivienda tiende a mantener a las personas de color con una desventaja importante en el mercado de la vivienda.

La reconstrucción de viviendas perdidas y la construcción de nuevas viviendas requerirán de un gran aumento en el ritmo de la emisión de permisos y es probable que algunos vecindarios se opongan a cualquier nuevo desarrollo cerca de ellos. El navegar las muchas oportunidades y desafíos requerirá un enfoque intencional y reflexivo que sea equilibrado pero que avance la visión del Condado con respecto a la vivienda.

APORTACIÓN COMUNITARIA

La asequibilidad y la disponibilidad de viviendas tanto para inquilinos como para propietarios fue el tema de los aportes comunitarios. Esta fue la preocupación más común. Otras preocupaciones incluyeron facilitar la reconstrucción, brindar asistencia de recuperación para aquellas personas que lo necesiten, tener la ubicación y el tipo de producto adecuados, mantener o desarrollar estándares más altos para la construcción de viviendas, en particular la necesidad de que la vivienda sea resistente ante futuros desastres, usar terrenos públicos para la vivienda y crear la capacidad de tener más participación comunitaria en temas relativos a la vivienda.

Algunas de las estrategias clave que el público identificó como importantes para lograr nuestra visión de vivienda incluyen identificar los proyectos de vivienda que ya cuentan con subsidios pero que no avanzan y encontrar soluciones a lo que impida su construcción, integrar las estrategias de vivienda a través de las jurisdicciones del Condado, incorporar metas de resiliencia en la actualización del Plan General, proporcionar asistencia de alquiler e información sobre los derechos de los inquilinos con relación al aumento de los costos del alquiler para hispanohablantes y proporcionar más recursos para apoyar los esfuerzos de reconstrucción para aquellos que perdieron sus hogares, tanto ocupados por el propietario como por inquilinos.

Muchas de las agencias y los proveedores de servicios relacionados con la vivienda, así como las ciudades y otras jurisdicciones gubernamentales brindaron sus aportes. Identificaron tres estrategias clave para satisfacer las necesidades de vivienda en todo el Condado, incluyendo la adopción de un enfoque unificado y centrado en la vivienda a nivel regional e interjurisdiccional, el desarrollo de fondos de financiamiento para la mitigación de riesgos que puedan asegurar los fondos para los promotores de desarrollo inmobiliario durante todo el proceso de desarrollo de la tierra y compartir los recursos y datos a nivel regional.

APORTACIÓN COMUNITARIA

El Condado ha escuchado preocupaciones con respecto a la brecha entre las acomodaciones temporales para las personas desplazadas por los incendios y su ocupación de viviendas permanentes. Esta brecha abarca todos los tipos de vivienda e ingresos. Las personas que han sido desplazadas por los incendios necesitan fondos adicionales para permanecer alojadas entre ahora y cuando estén disponibles las viviendas permanentes. A medida que se agoten los fondos del seguro para los gastos de vivienda adicionales y el financiamiento de FEMA para la vivienda temporal, y que aún no estén disponibles nuevas unidades de vivienda, habrá una segunda ola de crisis para aquellos que perdieron sus viviendas debido a los incendios.

La capacidad de los sobrevivientes de los incendios de atravesar el período de respuesta y recuperación es fundamental para el éxito de nuestras soluciones de vivienda a largo plazo. El éxito requiere la cooperación regional con agencias de vivienda públicas y sin fines de lucro, subvenciones y organizaciones filantrópicas y un programa sostenido de manejo de casos de desastre que ayude a todos los sobrevivientes de los incendios.

La participación comunitaria en torno a la vivienda continuará y aumentará en conformidad con el uso de los fondos federales y estatales y en lo que respecta a las obligaciones de Vivienda Justa y Derechos Civiles del Condado.

> **“La vivienda NO es asequible para trabajadores jóvenes. Familias jóvenes se están mudando a otros estados para poder pagar para vivir y gozar la vida.”**
>
> **—MIEMBRO DE LA COMUNIDAD**

OBJETIVOS

1. Atraer fuentes de capital nuevas y ampliadas para incentivar la creación de viviendas para todos los niveles de ingresos.
2. Incrementar la seguridad regulatoria al cambiar el modelo de negocios del Condado y buscar activamente oportunidades para profundizar la cooperación regional.
3. Apoyar los estándares de construcción y de desarrollo con una mejora de la resiliencia ante los riesgos locales y la reducción de los impactos climáticos.
4. Apoyo a la reconstrucción de casas destruidas por incendios.
5. Explorar el uso de propiedades del Condado para atraer un desarrollo de viviendas que esté alineado con los objetivos del Condado.

OBJETIVO H1

Atraer fuentes de capital nuevas y ampliadas para incentivar la creación de viviendas para todos los niveles de ingresos.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Formar un Distrito Empresarial de Renovación (RED) como una Autoridad de Facultades Compartidas (JPA) para asegurar la coordinación y facilitar el financiamiento común que apoye una visión de vivienda regional y compartida.	■	■	
Ejecutar un Acuerdo de Autoridad de Facultades Compartidas con la Ciudad de Santa Rosa como un programa piloto de dos años.	■		
Coordinar las estrategias de financiación y recaudación de fondos con todos los municipios que busquen promover la vivienda asequible.	■		
Promover legislación para mejorar la eficacia de RED JPA y obtener el apoyo financiero del Estado.	■	■	
Tratar con las instituciones financieras para desarrollar nuevos proyectos dirigidos a la deuda y el capital.	■	■	■
Tratar con los promotores de desarrollos inmobiliarios para determinar las verdaderas necesidades de capital y adaptar los fondos disponibles del Condado y de la Ciudad para promover proyectos de calidad.	■	■	■
Convocar una amplia gama de instituciones para desarrollar nuevas estructuras de capital que mitiguen los riesgos de financiación e incentiven proyectos de calidad.	■		
Unirse a la Autoridad de Finanzas Públicas de California JPA y utilizar sus herramientas de financiación disponibles.	■		
Desarrollar una herramienta de financiación para las unidades ADU.	■		

OBJETIVO H1

Atraer fuentes de capital nuevas y ampliadas para incentivar la creación de viviendas para todos los niveles de ingresos.

ACCIONES PROPUESTAS (continuación):	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Asegurar el importe máximo de fondos federales y estatales para la vivienda asequible.	■	■	■
Apoyar el Plan de Acción y Análisis de las Necesidades Incumplidas del Departamento de Vivienda y Desarrollo Comunitario de California para la implementación de CDBG-DR.	■		
Apoyar la aprobación de bonos de vivienda locales y estatales.	■		
Llevar a cabo una Evaluación de Equidad de Vivienda robusta para documentar las necesidades y las oportunidades y asegurar que los resultados y las acciones recomendadas estén incorporados en los planes de vivienda para el futuro.	■		
Tratar con la comunidad empresarial para considerar opciones para que los empleadores apoyen e inviertan en nuevas viviendas.	■	■	■
Fortalecer las relaciones con todas las agencias estatales pertinentes, incluyendo CalHFA, el Consejo de Crecimiento Estratégico y el Comité de Asignación de Créditos Fiscales.	■	■	■
Ayudar que EDB y la Cámara de Comercio del Área Metropolitana de Santa Rosa organicen un Consejo de Vivienda de Empleadores, tal como se requiere el plan *Strategic Sonoma*.	■	■	■

OBJETIVO H1

Atraer fuentes de capital nuevas y ampliadas para incentivar la creación de viviendas para todos los niveles de ingresos.

ACCIONES COMPLETADAS:

✓ La Ciudad de Santa Rosa y la Junta de Supervisores acordaron en formar el RED JPA.

✓ El Banco de la Reserva Federal de San Francisco convocó a los prestamistas e instituciones financieras con el objetivo de aumentar la disponibilidad de capital para el desarrollo de viviendas.

✓ Se aseguraron $250,000 en fondos de Tipping Point para el desarrollo de capacidades para mejorar la eficacia de la Comisión de Desarrollo Comunitario del Condado.

✓ Se aseguraron $1,000,000 en fondos de iniciación de Hewlett Foundation para el RED JPA.

✓ Se recibieron las exenciones dirigidas por desastre del Departamento de Vivienda y Desarrollo Urbano de EEUU, las cuales mejoraron la flexibilidad para diversos programas de ayuda para la vivienda administrados por CDC.

✓ Continuamos trabajando con la firma consultora nacional calificada para ayudar a posicionar el Condado para recibir los fondos CDBG-DR, cuyo uso estratégico será para satisfacer las necesidades incumplidas.

OBJETIVO H2

Incrementar la seguridad regulatoria al cambiar el modelo de negocios del Condado y buscar activamente oportunidades para profundizar la cooperación regional.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Identificar cambios potenciales en los reglamentos, procesos y procedimientos del uso de suelos que podrían reducir el tiempo para completar los procesos, disminuir la incertidumbre en el proceso de aprobación y reducir el costo del desarrollo de viviendas, incluyendo los permisos de recuperación de los incendios.	▨	▨	▨
Evaluar y presentar para su consideración viviendas para la fuerza laboral de estándares multifamiliares en la zona cerca del empleo y otras iniciativas de vivienda.	▨		
Actualizar los Planes Específicos, los estudios de tarifas y otros documentos de planificación para ayudar a satisfacer las necesidades de vivienda regional.	▨	▨	▨
Informar el proceso de Actualización del Plan General sobre cuestiones relacionadas con la ubicación y los estándares de la vivienda, la mitigación de riesgos y la resiliencia.	▨	▨	▨
Considerar oportunidades para modernizar y estandarizar los permisos para facilitar que los promotores de desarrollo inmobiliario presenten solicitudes en todo el Condado.		▨	▨
Mejorar las oportunidades para los tipos de edificios innovadores y no tradicionales para una amplia gama de desarrollos de vivienda.	▨	▨	▨
Desarrollar iniciativas de vivienda adicionales que puedan llegar a ser evidentes después de la implementación de la ronda actual de iniciativas; los ciclos recurrentes de actualizaciones regulatorias permiten que los reglamentos evolucionen con las necesidades de la comunidad y del mercado.		▨	▨
Apoyar las respuestas regionales a la necesidad de más viviendas asequibles que se ha agravado después de los incendios, incluyendo la construcción de nuevas unidades de vivienda en las Áreas de Desarrollo Prioritario en las ciudades incorporadas y la coordinación con el Distrito Empresarial de Renovación (RED) y la Junta de Desarrollo Económico.	▨	▨	▨

OBJETIVO H2

Incrementar la seguridad regulatoria al cambiar el modelo de negocios del Condado y buscar activamente oportunidades para profundizar la cooperación regional.

ACCIONES COMPLETADAS:

✓ Se aumentó el tamaño máximo de las unidades de vivienda accesorias (ADU, por sus siglas en inglés) a 1,200 pies cuadrados.

✓ Se redujeron las tarifas para las ADU más pequeñas para animar la construcción de unidades más pequeñas que sean asequibles por diseño.

✓ Se aumentó el área de superficie residencial permitida en proyectos de uso mixto del 50 por ciento al 80 por ciento.

✓ Se demoró la recaudación de tarifas hasta la ocupación casi total, en lugar de a la hora de emitir los permisos.

✓ Se permitieron proyectos pequeños de habitación de ocupación individual (SRO) como un uso permitido y se eliminó el límite existente de 30 habitaciones para los proyectos de SRO más grandes.

✓ Se permitió la vivienda de transición y de apoyo en todos los distritos de zonificación que permitan las viviendas unifamiliares.

✓ Se analizaron las aproximadamente 16,000 posibles unidades de vivienda en trámite de desarrollo en todo el Condado. Este análisis se está utilizando para identificar obstáculos y desarrollar soluciones donde sea posible.

OBJETIVO H3

Apoyar los estándares de construcción y de desarrollo con una mejora de la resiliencia ante los riesgos locales y la reducción de los impactos climáticos.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Construir y reconstruir mejores hogares y mejorar las viviendas existentes en las Interfaces Urbano-Rural (WUI, por sus siglas en inglés) y otros lugares de alto riesgo con mayor resiliencia ante los riesgos locales.	▨	▨	▨
Facilitar las técnicas de endurecimiento de la construcción apropiadas para las interfaces urbano-rural y las modificaciones sísmicas para la construcción y reconstrucción y para las viviendas existentes a través de programas de educación y subvenciones.	▨	▨	▨
Ayudar a los propietarios a navegar las oportunidades de manejo de la vegetación a través de la asociación con Fire Safe Sonoma y otros programas similares.	▨	▨	▨
Proponer oportunidades de financiamiento para el manejo de la vegetación en propiedad privada para complementar la creación de zonas seguras alrededor de las casas en áreas de alto riesgo.	▨	▨	▨
Construir y reconstruir mejores hogares y mejorar las viviendas existentes con una eficiencia mejorada y costos operativos reducidos.	▨	▨	▨
Facilitar las técnicas de construcción adecuadas para el clima para la construcción y reconstrucción de viviendas a través de consultas y asistencia en la planificación de proyectos de parte de la División de Servicios Generales de Energía y Sostenibilidad.	▨	▨	▨
Facilitar la reconstrucción de viviendas con mejoras de energía limpia para la reconstrucción de viviendas destruidas en los incendios a través de una subvención de Sonoma Clean Power.	▨		

OBJETIVO H3

Apoyar los estándares de construcción y de desarrollo con una mejora de la resiliencia ante los riesgos locales y la reducción de los impactos climáticos.

ACCIONES COMPLETADAS:

- ✓ Se solicitó subsidio de Mitigación de Incendios en Viviendas del Programa de Subsidio de Mitigación de Peligros de FEMA a través de CalOES a fin de ayudar a realizar las inspecciones del cumplimiento de las reglamentaciones de espacios defendibles y la identificación de vulnerabilidades estructurales que podrían aumentar el riesgo de ignición de incendios forestales; incentivos de costo compartido para ayudar y animar a los dueños de propiedades a reducir la vegetación y mitigar los elementos vulnerables de la construcción que representan riesgo de ignición de incendios forestales; y educación crítica al público sobre prevención de pérdidas y preparación para incendios forestales.
- ✓ Se solicitó subsidio de Acondicionamiento Sísmico del Programa de Subsidio de Mitigación de Peligros de FEMA a través de CalOES a fin de implementar mejoras permanentes a estructuras de alto riesgo de daño por actividades sísmicas, con un enfoque específico en edificios de pisos blandos donde el primer piso carezca de fuerza o rigidez adecuadas para evitar que se ladee o colapse en un terremoto.

OBJETIVO H4

Apoyo a la reconstrucción de casas destruidas por incendios.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Facilitar el proceso acelerado de permisos de reconstrucción de casas destruidas en incendios.	■	■	■
Continuar operando el Centro de Permisos de Resiliencia.	■	■	
Explorar y desarrollar opciones de financiación para ayudar a reconstruir los hogares destruidos en los incendios.	■	■	■
Continuar abogando por asistencia con los asuntos de seguros con el estado, según sea apropiado.	■	■	■
Buscar fondos federales, estatales y otros para ayudar a reconstruir las brechas para aquellos que intentan reconstruir después de los incendios.	■	■	■
Facilitar y apoyar la navegación de la reconstrucción para ayudar a aquellos que intentan reconstruir las casas destruidas en los incendios.	■	■	■
Facilitar la asistencia en la navegación, incluyendo asesoría financiera, reclamaciones de seguros y reconstrucción, para aquellos que intentan reconstruir debido a incendios en asociación con el Centro de Recuperación del Condado de Sonoma ROC y con los Departamentos de Salud y Servicios Humanos (Red de Seguridad).	■	■	■

OBJETIVO H4

Apoyo a la reconstrucción de casas destruidas por incendios.

ACCIONES COMPLETADAS:

- ✓ Se abrió el Centro de Permisos de Resiliencia en febrero de 2018 para agilizar los permisos de reconstrucción.
- ✓ Se otorgó permiso a más de 650 viviendas a través del Centro de Permisos de Resiliencia hasta octubre de 2018.
- ✓ Se abogó por la reforma de los seguros en el estado.

OBJETIVO H5

Explorar el uso de propiedades del Condado para atraer un desarrollo de viviendas que esté alineado con los objetivos del Condado.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Continuar el proceso para evaluar y desarrollar viviendas en propiedades del Condado ya identificadas para la construcción de viviendas.	■	■	■
Evaluar la necesidad de viviendas para trabajadores de la construcción y si existen oportunidades en propiedades del Condado.	■	■	■
Continuar proceso de Solicitud de Propuestas para desarrollar viviendas en 2150 West College Avenue.	■	■	
Continuar el proceso de desarrollo de viviendas en Roseland Village.	■	■	
Continuar los esfuerzos para redefinir/vender el Chanate Campus como apoyo a los objetivos de vivienda.	■	■	
Identificar y evaluar otras oportunidades potenciales para viviendas en terrenos propiedad del Condado aún no identificados.	■	■	■
Explorar el potencial de vivienda como parte de un desarrollo de uso mixto en propiedades del Centro de Administración del Condado.	■	■	■
Seguir identificando posibles oportunidades de vivienda en otras tierras propiedad del Condado.	■	■	■

OBJETIVO H5

Explorar el uso de propiedades del Condado para atraer un desarrollo de viviendas que esté alineado con los objetivos del Condado.

ACCIONES COMPLETADAS:

- ✓ Se ha expedido una Solicitud de Propuestas (RFP) por parte de la Comisión de Desarrollo Comunitario para la propiedad de 2150 West College.
- ✓ La Comisión de Desarrollo Comunitario ha finalizado un proceso de RFP de dos partes para identificar a un constructor principal a fin de desarrollar Roseland Village para viviendas asequibles y a precio de mercado, y está avanzando con los procesos de desarrollo.
- ✓ El Condado de Sonoma y la Ciudad de Santa Rosa han expedido una encuesta informativa y un cuestionario sobre la viabilidad de mercado de los campus del Centro de Administración del Condado u otros predios propiedad del Condado y/o el campus del Ayuntamiento en el centro de la ciudad para posibles conceptos de desarrollo, incluyendo espacio de oficinas, edificios gubernamentales, uso mixto para ventas al detal y vivienda.

Área estratégica 3

ECONOMÍA

VISIÓN

El Condado de Sonoma está activamente asociado con los empleadores locales para lograr una comunidad resistente, inclusiva y económicamente diversa. A través de alianzas público-privadas, los negocios y residentes del Condado de Sonoma emergen con mayor capacidad para enfrentar los persistentes desafíos locales y pueden sobreponerse a futuros desastres.

INCLUSIVO

SOCIEDADES PÚBLICAS Y PRIVADAS

Alcance
que anima a los empleadores a solicitar préstamos de SBA

Se pidió a los residentes y visitantes de #GoSoCo que compren localmente para apoyar a las empresas

LOCAL

ANTECEDENTES

El Condado de Sonoma es el hogar de más de 500.000 residentes. Tiene 20.000 empresas empleando a más de 250.000 trabajadores. Con una tasa de desempleo de sólo el 3%, el mercado laboral está efectivamente a pleno empleo. Como tal, el potencial de crecimiento de la economía local se ha limitado gravemente por poco o ningún crecimiento en la fuerza de trabajo, en parte debido al alto costo de la vivienda. Los incendios han exacerbado el hecho de que el Condado de Sonoma tenga uno de los mercados laborales más restringidos en una década y una grave escasez de vivienda.

Antes de los incendios, la Junta de Desarrollo Económico del Condado de Sonoma (EDB) había comenzado a trabajar en una estrategia de desarrollo económico integral a cinco años, *Strategic Sonoma*. La EDB estaba realizando la fase de investigación de esta estrategia la cual incluía el análisis económico, la participación de los interesados, y un análisis de fortalezas, debilidades, oportunidades y amenazas (SWot). Se constituyó un Grupo Consultivo *Strategic Sonoma* de 30 miembros para guiar el proceso de planificación. El grupo había participado en talleres para comenzar a formar una estrategia. Cuando golpearon los incendios, este esfuerzo se desplazó inmediatamente hacia las necesidades de recuperación de la comunidad.

Impacto de los incendios en la economía local. Reconociendo las necesidades urgentes de la comunidad después de los incendios, la EDB del Condado de Sonoma redirigió el trabajo de *Strategic Sonoma* hacia la creación del *Plan de Recuperación Económica del Condado de Sonoma*. Como la EDB ya tenía conformado el Grupo Consultivo *Strategic Sonoma* de 30 miembros, fue capaz de hacer la transición rápidamente para concentrarse en la recuperación.

La EDB ha realizado una encuesta con las empresas locales para identificar los impactos de los incendios. Las 194 empresas que participaron en la encuesta del Plan de Recuperación Económica compartieron sus buenas y malas noticias. Casi todos los negocios afirmaron que habían sido afectados adversamente por los incendios. Las Empresas reportaron pérdidas físicas directas, pérdida de ventas, interrupciones a los servicios de electricidad y banda ancha y trabajadores transferidos. Muchas empresas expresaron su preocupación de que los incendios empeoraran desafíos como vivienda, asequibilidad, mano de obra, transporte y sostenibilidad medioambiental.

ANTECEDENTES

La vivienda sigue siendo una preocupación crítica para la comunidad empresarial. Como se discutió en la sección anterior, el Condado de Sonoma tendrá que hacer progresos significativos en el desarrollo de la construcción para reemplazar las viviendas perdidas y satisfacer las demandas. Las proyecciones sugieren que los ingresos tributarios y el empleo deben permanecer sólidos después de los incendios. La continuación de la construcción reducida de viviendas limitará el crecimiento futuro del empleo, los ingresos y los ingresos tributarios.

Situación post-incendio/esfuerzos en marcha. Incluso antes de que los incendios estuvieran completamente contenidos, el personal de la EDB comenzó a trabajar con los socios para cerciorarse de que la comunidad recibiera beneficios relacionados con desastres de parte del gobierno local, estatal y federal. El Departamento creó un *Centro de Recuperación de Negocios* temporal y sigue beneficiando a las empresas impactadas proporcionando servicios necesarios. Esto incluye ayuda con el acceso a fondos disponibles para reconstruir, cubrir nóminas, créditos tributarios e incentivos, y para ayudar con la presentación de reclamaciones. En colaboración con la Ciudad de Santa Rosa, la EDB creó una guía de recuperación de negocios con una lista completa de recursos para las empresas afectadas por los incendios. La EDB también ayudó a vincular empresas calificadas y trabajadores con los beneficios disponibles como los Préstamos para Desempleo por Desastres para Administración de Pequeñas Empresas. La Ciudad de Santa Rosa, la EDB, y la Cámara de Comercio Metropolitana formaron un equipo de contacto comunitario para apoyar a los empleadores más grandes de la zona. El equipo asistió con los problemas de fuerza laboral resultantes de los incendios y ofrecieron talleres personalizados.

A fin de apoyar a las pequeñas empresas en las semanas después de los incendios forestales y en el mercadeo hasta la temporada de las compras navideñas, la EDB lanzó la campaña Shop Local “#GoSoCo – Todo lo que necesitas es de aquí. “La campaña incluyó la participación de las cámaras de comercio del Condado y ganó un premio a nivel estatal de la Asociación de Desarrollo Económico Local de California y un premio nacional de la Asociación de Desarrollo Económico Internacional.

Las partes interesadas del Condado están de acuerdo con el deseo de recuperarse como comunidad más resiliente. La investigación obtenida a través del proceso *Strategic Sonoma* proporcionó una comprensión profunda de otras dinámicas en juego en la economía del Condado. Temas como la vivienda, la fuerza laboral, la sostenibilidad ambiental y la infraestructura surgieron como prioridades principales.

OPORTUNIDADES Y DESAFÍOS

Los incendios forestales han resaltado la necesidad de la EDB de continuar su papel en el desarrollo económico y de la mano de obra del Condado. La EDB también debe apoyar y priorizar los negocios, los empleados y los vecindarios más impactados por los incendios. Poco después de los incendios, la EDB realineó su Iniciativa *Strategic Sonoma* para centrarse en el desarrollo de un plan de recuperación económica a corto plazo. El plan identifica los esfuerzos de desarrollo económico que darán mayor oportunidad para que el condado se recupere. El plan de recuperación económica le reporta al Plan de Acción *Strategic Sonoma*, el cual delinea las estrategias de desarrollo económico a seguir en los próximos años para apoyar a las empresas locales y las comunidades creativas a medida que trabajan para reconstruir y traer de vuelta los puestos de trabajo perdidos.

Los desafíos antes de los incendios forestales, incluyendo el mercado laboral más restringido en décadas y una grave escasez de vivienda, empeoraron debido a los incendios forestales. El desafío es asegurar que los centenares de empresas que solicitaron ayuda financiera a raíz del desastre puedan obtener asistencia técnica y financiera necesaria para reconstruir y recuperarse. De acuerdo con la experiencia del pasado de FEMA con la recuperación de negocios después de un desastre, el 40-60% de las empresas que se cierran como resultado de un desastre nunca se reabrirán.

APORTACIÓN COMUNITARIA

La recuperación económica se discutió a menudo en las reuniones comunitarias organizadas para obtener información sobre el Marco de Trabajo. Los temas principales expresados incluyen asistencia para la vivienda de la fuerza laboral; la necesidad de construir rutas profesionales sostenibles para los empleados con un enfoque en la construcción; apoyo a los negocios locales impactados por los incendios; y la promoción y publicidad continua del Condado de Sonoma como destino turístico.

Los miembros de la comunidad señalaron consistentemente que las dos áreas críticas de la recuperación: la vivienda y la economía, están intrínsecamente vinculadas. Es difícil prever una fuerza laboral saludable y próspera sin un lugar para vivir. Algunos sugieren que los líderes de las diferentes disciplinas trabajen juntos para crear mayores oportunidades de vivienda para los residentes en empleos que fortalezcan la economía. Además, la vivienda es necesaria para la población estudiantil local.

Miembros de la comunidad expresaron su apoyo en la formación de rutas profesionales y en ayudar a los empleados en la fuerza laboral. Una forma de abordar esta necesidad es ampliar alianzas con institutos educativos, incluyendo escuelas intermedias y preparatorias, a fin de mejorar la educación y el entrenamiento para los programas de oficios y vocacionales, especialmente en la industria de la construcción. Los participantes sugirieron oportunidades como pasantes, préstamos, subvenciones y oportunidades educativas gratuitas como pasos para apoyar a los estudiantes. Los participantes también dijeron que la seguridad en el trabajo y el cuidado infantil asequible eran formas importantes para asistir a la fuerza laboral.

Los miembros de la comunidad apoyaron los esfuerzos para diversificar y expandir los negocios locales con la finalidad de crear empleos e impulsar la economía local. Una sugerencia es ampliar la economía más allá del turismo y la industria vinícola para fomentar y atraer nuevas empresas de fabricación y tecnología. El apoyo a la industria del cannabis también se observó como una manera de lograr crecimiento del empleo. Algunos miembros de la comunidad manifestaron la necesidad de aumentar los salarios debido al alto costo de vida en el Condado de Sonoma. Otros dijeron que ofrecer opciones mejores y más asequibles de transporte sería una buena manera de apoyar los trabajadores y sus familias. Las opiniones de la comunidad sugirieron que una infraestructura para banda ancha ampliada apoyaría a las empresas locales.

La comunidad también discutió estrategias para impulsar el turismo, incluyendo publicidad para decirle a turistas potenciales que el Condado de Sonoma está abierto para los negocios. Con el objetivo de albergar a los turistas, los miembros de la comunidad urgen que los hoteles sean reconstruidos rápidamente. Eso también aumentará las oportunidades de trabajo, especialmente para aquellos que estaban previamente empleados por empresas que se incendiaron. Los miembros de la comunidad también sugirieron animar a los residentes y visitantes a que comprasen localmente, incluyendo el uso de contratistas locales en la reconstrucción.

> **“Deberíamos recompensar a los empleadores por crear empleos locales que paguen lo suficientemente bien para que los empleados compren casas y departamentos.”**
>
> —MIEMBRO DE LA COMUNIDAD

ÁREA ESTRATÉGICA 3

Economía

OBJETIVOS

1. Desarrollar y apoyar una fuerza laboral local de alta calidad y equitativa que contribuya a reconstruir esfuerzos, resiliencia y vitalidad económica a largo plazo en el Condado de Sonoma.
2. Apoyar a las empresas locales para que prosperen asegurando el acceso a los recursos, desarrollando alianzas y proporcionando apoyo empresarial.

OBJETIVO E1

Desarrollar y apoyar una fuerza laboral local de alta calidad y equitativa que contribuya a reconstruir esfuerzos, resiliencia y vitalidad económica a largo plazo en el Condado de Sonoma.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Crear un Programa de Educación Cooperativa del Condado de Sonoma que combine el aprendizaje en el aula con experiencia de trabajo estructurado para desarrollar un flujo de graduados calificados hacia las firmas locales.	🟩		
Establecer un Consejo de Alineación de Talentos compuesto por empleadores privados, organismos gubernamentales e instituciones educativas para evaluar la escasez de talento actual y pronosticada, así como estrategias para abordar las necesidades y conectar las rutas profesionales.	🟩		
Desarrollar un plan para entrenar y reclutar a nuevos trabajadores de la construcción que incluya colaborar con el North Bay Construction Corps, un programa de entrenamiento de cinco meses después de la escuela para estudiantes de secundaria interesados en la construcción y los oficios.	🟩		
Utilizar la financiación de subvenciones del Departamento de Desarrollo del Empleo de California para ayudar a entrenar a los residentes en trabajos de construcción necesarios y promover oportunidades tanto en inglés como en español.	🟩	🟩	
Apoyar a un Consejo de Vivienda de Empleadores para fomentar una variedad de soluciones de vivienda para la fuerza laboral mediante la colaboración con los empleadores del sector privado y el Distrito de Empresas de Renovación con el objetivo de apoyar las oportunidades de aumentar la vivienda para la mano de obra, especialmente los trabajadores de la construcción y oficios asociados.	🟩	🟩	🟩
Continuar asociándose con y expandiendo el Cuerpo de Ecología Juvenil del Condado de Sonoma para incluir potencialmente "empleos verdes" enfocados en el manejo de la vegetación.	🟩	🟩	🟩
Establecer un centro formal de capacitación en habilidades de construcción para apoyar la programación de North Bay Construction Corps.	🟩	🟩	🟩
Mejorar las opciones de transporte para que los residentes se conecten con empleadores y servicios esenciales.	🟩	🟩	🟩

OBJETIVO E1

Desarrollar y apoyar una fuerza laboral local de alta calidad y equitativa que contribuya a reconstruir esfuerzos, resiliencia y vitalidad económica a largo plazo en el Condado de Sonoma.

ACCIONES COMPLETADAS:

✓ Se recibieron $3.2 millones en fondo de subsidio como Asistencia Adicional de Emergencia del Departamento de Desarrollo del Empleo de California para ayudar a los trabajadores afectados por los incendios forestales de octubre. El fondo de subsidio beneficiará a aproximadamente 700 individuos con servicios profesionales individualizados y a otros 200 trabajadores desubicados con asistencia para reempleo.

OBJETIVO E2

Apoyar a las empresas locales para que prosperen asegurando el acceso a los recursos, desarrollando alianzas y proporcionando apoyo empresarial.

ACCIONES PROPUESTAS:	0-1 AÑO HASTA FINALES DE 2019	2-3 AÑOS 2020-2021	3+ AÑOS 2022+
Ayudar a las organizaciones públicas y privadas del Condado de Sonoma a acceder a préstamos para recuperación económica y trabajar con agencias estatales y federales, bancos locales, cooperativas de ahorro y crédito y prestamistas alternativos para apoyar préstamos de negocios y subvenciones a empresas calificadas y proporcionar información en inglés y español.	🟩		
Apoyar el esfuerzo de mercadeo “Abierto para negocios” y otros esfuerzos de mercadeo focalizados para que los residentes y visitantes sepan que el condado está funcionando.	🟩	🟩	
Asociarse con el Turismo del Condado de Sonoma y otros socios para implementar una campaña de marketing de recuperación económica.	🟩	🟩	
Expandir la campaña GoSoCo y apoyar los demás esfuerzos de marketing de compras locales con el objetivo de aumentar la conciencia pública acerca de los beneficios económicos de las compras locales.	🟩	🟩	
Colaborar estrechamente con la comunidad agrícola para identificar necesidades y programas específicos de recuperación económica.	🟩	🟩	🟩
Expandir la infraestructura de banda ancha en todo el condado.	🟩	🟩	🟩
Crear las Iniciativas de Innovación Sonoma County AgTech y Manufacturing Alliance para facilitar los negocios locales mientras tratan de abordar los problemas comunes.	🟩	🟩	🟩

OBJETIVO E2

Apoyar a las empresas locales para que prosperen asegurando el acceso a los recursos, desarrollando alianzas y proporcionando apoyo empresarial.

ACCIONES COMPLETADAS:

- ✓ Divulgación con el fin de animar a los empleadores a solicitar préstamos SBA para recuperar los daños físicos y económicos.
- ✓ Continuar monitoreando que los recursos adicionales estén disponibles durante la recuperación, como el California IBank Disaster/Loan Guaranty Programs, EDA Revolving Loan Funds, y HUD Funding y animar a los empleadores a hacer la solicitud.
- ✓ Se solicitó subvención de la Administración de Desarrollo Económico para realizar el diseño/la ingeniería para la banda ancha en áreas rurales no atendidas específicas del Condado. Este proyecto fue desarrollado con la Oficina de Recuperación y Resiliencia, Departamento de Transporte y Obras Públicas, y el Departamento de Sistemas de Información. La solicitud presentada es por $605,500 para llevar a cabo el diseño, ingeniería y análisis de viabilidad de la banda ancha en ubicaciones selectas.

Área estratégica 4

SERVICIOS DE RED DE SEGURIDAD

VISIÓN

El Condado de Sonoma restaurará y mejorará la resiliencia de los sistemas de salud y servicios sociales, las redes y las capacidades para promover la equidad, la independencia y el bienestar de toda la comunidad.

Se proporcionó consejería de crisis a 65,000+ personas

ANTECEDENTES

Los departamentos del Condado de Sonoma trabajan juntos para proveer servicios a fin de satisfacer las necesidades de la comunidad, especialmente personas con discapacidades y con necesidades de acceso y funcionales, incluyendo personas con dominio de inglés limitado o que no hablen inglés. Los Servicios de la Red de Seguridad se refieren a servicios como salud conductual, asistencia para obtener beneficios alimenticios y médicos, asistencia financiera y servicios y protección para animales. Los departamentos de los Servicios de la Red de Seguridad ofrecen programas que ayudan a la comunidad en otros sitios a la vez que proporcionan servicios especializados para personas mayores, niños y la juventud, las familias, las personas con discapacidades y las personas de bajos ingresos y desamparados. Los Servicios de la Red de Seguridad se ofrecen en colaboración con organizaciones comunitarias. Antes de los incendios, los departamentos de los Servicios de la Red de Seguridad proporcionaban servicios con poco personal y recursos.

Los departamentos de los Servicios de la Red de Seguridad del Condado de Sonoma incluyen el Departamento de Servicios Humanos, el Departamento de Servicios de Salud, el Departamento de Servicios de Manutención Infantil, la Comisión de Desarrollo Comunitario, la Oficina del Sheriff, el Departamento de Libertad Condicional, el Defensor Público, y el Fiscal de Distrito.

Impacto de los Incendios en los Servicios de la Red de Seguridad. Los incendios forestales de octubre del 2017 aumentaron la demanda comunitaria de los Servicios de la Red de Seguridad y asistencia de recursos. Para responder a las necesidades inmediatas de la comunidad al iniciarse un incendio, los departamentos de la red de seguridad del Condado proporcionaron una variedad de servicios.

Los departamentos de los Servicios de la Red de Seguridad supervisaron la gestión de 41 refugios en todo el condado para dar protección a personas y familias desplazadas. Las evacuaciones obligatorias durante los incendios dieron lugar a más de 100.000 personas desplazadas de sus hogares y los refugios locales beneficiaron a más de 4.000 evacuados. Enfermeras, trabajadores sociales y profesionales de la salud conductual de los departamentos de la red de seguridad proporcionaron apoyo médico, emocional y social para los residentes desplazados y se ofrecieron servicios de refugio extendido para las personas que no pudieron encontrar vivienda después de la contención del incendio. Los Servicios Médicos de Emergencia, en el Departamento de Servicios de Salud, proporcionaron coordinación de respuestas, incluyendo asistencia con evacuaciones, recursos médicos y de salud en los refugios y repoblamiento de las instalaciones médicas. El personal también distribuyó suministros para niños desplazados, incluyendo pañales y fórmulas para los refugios y organizaciones comunitarias a fin de ayudar a los evacuados que necesitasen estos suministros. Para apoyar a los animales desplazados durante los incendios, los Servicios para Animales coordinaron grandes refugios de animales en colaboración con el Recinto Ferial del Condado de Sonoma y manejaron más de 14.000 llamadas para dar asistencia a los residentes en la localización de animales desplazados.

Los departamentos de la red de seguridad proporcionaron servicios para cubrir las necesidades de niños, mayores, personas con discapacidades, personas con necesidad de beneficios de desempleo y residentes indocumentados. El personal del departamento de la red de seguridad coordinó vivienda segura y de apoyo a todos los niños que fueron evacuados de la casa hogar Valley of the Moon Children’s Home, supervisado por el Departamento de Servicios Humanos, una semana después del inicio de los incendios. El personal se puso en contacto con los beneficiarios en riesgo de los Servicios de Asistencia en el Hogar, los clientes del Departamento de Libertad Condicional y otros clientes para determinar sus circunstancias y necesidades y proporcionarles el apoyo necesario. Los departamentos se aseguraron de que los servicios de tribunales continuaran durante el período de respuesta, incluyendo servicios de defensa de inmigración, a pesar de las evacuaciones de tribunales. El personal asistió a 4,700 personas con seguro de desempleo por desastres mediante JobLink para apoyar a las personas cuyo empleo e ingresos fueron impactados durante los incendios.

Para proteger a los residentes, el personal investigó más de 250 quejas por sobreprecio y se preparó para enjuiciar según fuese necesario. El personal de la red de seguridad también abrió dos centros de cuidado infantil de emergencia para trabajadores de respuesta de emergencia y otros miembros de la comunidad a fin de permitir que estas personas siguieran trabajando y ayudando con los esfuerzos de socorro en casos de desastre.

Durante los incendios, los miembros de la comunidad necesitaban información actualizada. El personal del departamento de servicios de la red de seguridad principalmente colaboró con más de 53,000 llamadas que pedían información a través de la línea de emergencia. Con el objetivo de apoyar a las organizaciones locales y proveedores de servicios a beneficiar a los miembros y familias de la comunidad, el personal del departamento de la red de seguridad preparó información sobre los impactos del trauma en las familias y los niños y compartió estos recursos críticos en todo el condado. Los departamentos de la red de seguridad también coordinaron la preparación de información crítica de seguridad con la finalidad de ayudar a los evacuados que regresaban a casa.

Para apoyar a los dueños de propiedades que perdieron sus hogares en incendios, la división de Salud Ambiental del Departamento de Servicios de Saludo recolectó y procesó más de 4,500 solicitudes para el Programa de Eliminación de Desechos Consolidados patrocinado por el gobierno.

Además de estos servicios relacionados con incendios, los departamentos de la red de seguridad continuaron proporcionando servicios básicos y obligatorios y gestionando su carga de casos.

Las organizaciones de base comunitaria también desempeñaron un papel crítico. Organizaciones no lucrativas locales coordinaron la recolección y distribución de alimentos, gestionaron las donaciones y coordinaron a los voluntarios. Fueron claves para identificar y satisfacer las necesidades de los miembros indocumentados de la comunidad, personas con discapacidades y otras con necesidades de acceso y funcionales y personas con dominio de inglés limitado o que no hablasen inglés.

Situación post-incendio/esfuerzos en marcha. Los incendios de octubre de 2017 dieron lugar a una destrucción generalizada y una pérdida significativa de vidas. Las personas mayores de 65 años de edad y con discapacidades físicas estuvieron representados desproporcionadamente entre las fatalidades. Los incendios han aumentado las demandas de los residentes por los servicios de la red de seguridad, especialmente en las comunidades marginadas.

La Oficina de Recuperación y Resiliencia y los Departamentos de Salud y Servicios Humanos participaron en Harder+Company Community Research en charlas a organizaciones comunitarias sobre la salud y los servicios humanos post-incendio. Harder+Company se propuso identificar esfuerzos para la recuperación y oportunidades para fortalecer las alianzas. Esta información se usará para informar sobre la planificación de la recuperación y fortalecer la red de proveedores de servicios de la red de seguridad.

Las opiniones obtenidas a través de estas conversaciones también ayudaron a informar sobre la visión, metas y actividades del Marco de Recuperación de los Servicios de la Red de Seguridad.

OPORTUNIDADES Y DESAFÍOS

Es un reto para los departamentos de los servicios de la red de seguridad satisfacer el aumento de la demanda de servicios con los niveles actuales de personal. Estos departamentos continuarán la búsqueda de oportunidades para expandir los servicios mediante la financiación innovadora asociándose con otros departamentos y organizaciones comunitarias.

Harder + Company identificó varias oportunidades y desafíos para satisfacer las necesidades de recuperación de la comunidad. Una oportunidad es mejorar el sistema 2-1-1. El sistema 2-1-1 fue saturado por el número de llamadas que recibió durante los incendios. No había suficientes operadores para satisfacer la demanda y la información actualizada no estaba siempre disponible. Se evaluarán otros modelos de sistema 2-1-1 para identificar oportunidades de mejoría de nuestro sistema local. Se tomará en cuenta la capacidad y el acceso fluido a los recursos y servicios durante y después de un desastre.

Los participantes también identificaron la necesidad de un puesto centralizado tipo “ventanilla única” para que los residentes reciban información actualizada sobre actualizaciones y servicios de recuperación. Este Marco de Trabajo identifica las formas de asociarse con los recursos existentes para ampliar los servicios y satisfacer las necesidades de la comunidad. Los participantes desean que el Condado trabaje más estrechamente con las organizaciones comunitarias durante la planificación de la recuperación y que conformen una mayor confianza y relaciones auténticas. En el desarrollo de este Marco de Trabajo, la oficina de recuperación y resiliencia se reunió con más de 80 grupos comunitarios y planea continuar expandiendo esa lista para fomentar alianzas.

APORTACIÓN COMUNITARIA

Al reconocer que muchos residentes continúan luchando con los traumas emocionales por los incendios, los miembros de la comunidad compartieron la necesidad constante de asegurarse de que se cubriesen las necesidades de salud mental y resiliencia en la comunidad después del fuego. Los servicios de salud mental gratuitos deben expandirse, incluyendo el cuidado informado de traumas. Pueden utilizarse animales y mascotas para la terapia. Crear espacios para la curación podría ayudar a satisfacer las necesidades de salud mental.

Construir alianzas y mejorar la coordinación es esencial para satisfacer las necesidades de los servicios de la red de seguridad de la comunidad. Trabajar juntos es fundamental y cada organización tiene un papel que desempeñar en la recuperación. También recomendaron mejorar la gestión de donaciones y bienes y voluntarios idóneos para organizaciones que buscan ayuda. Los participantes sugirieron acoger más talleres y eventos comunitarios con el fin de reunir a la gente y aumentar la comunicación.

Los miembros de la comunidad también piensan que es esencial beneficiar las personas con discapacidades y con necesidades de acceso y funcionales, incluyendo individuos con inglés limitado o sin inglés, en la recuperación y preparación para desastres. Las personas que históricamente han experimentado desigualdades sociales, incluyendo las personas de bajos ingresos, individuos con discapacidades, personas mayores y personas que no hablan inglés necesitan más atención y servicios, especialmente en los refugios de evacuación. Los recursos y la información deben ser culturalmente amigables y estar disponibles en español.

> **“Deberíamos dar prioridad a emergencias para que nuestra comunidad latina tenga acceso a recursos. De modo que estos recursos puedan estar aquí durante el tiempo de crisis.”**
>
> —MIEMBRO DE LA COMUNIDAD

OBJETIVOS

1. Mejorar la capacidad esencial de servicios del Condado para atender las necesidades de recuperación a largo plazo y prepararse para futuros desastres.
2. Cerciorarse de que se satisfagan las necesidades de salud mental y resiliencia post-incendio en la comunidad.
3. Fortalecer la capacidad con los socios cruzados del sector y los miembros de la comunidad para mejorar la coordinación y la comunicación.
4. Entender y abordar las desigualdades sociales para promover oportunidades para todos.

OBJETIVO S1

Mejorar la capacidad esencial de servicios del Condado para atender las necesidades de recuperación a largo plazo y prepararse para futuros desastres.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Mejorar la capacidad de gestión de refugios para desastres con mayores oportunidades de capacitación y colaboración con socios y jurisdicciones de voluntarios de la comunidad.	■		
Desarrollar un plan para asegurar que los recursos y servicios disponibles en los refugios para desastres sean accesibles para los residentes que no hablan inglés y/o son indocumentados.	■		
Explorar la creación de contratos de contingencia con proveedores de alimentos elegibles a fin de proporcionar servicios de alimentos saludables y nutritivos durante un desastre.	■		
Tomar en cuenta el desarrollo de un contrato de contingencia para la coordinación de proveedores de alimentos durante una emergencia, incluyendo un inventario y mapeo de los recursos alimenticios locales disponibles en todo el condado y a nivel nacional durante desastres.	■		
Prestar asistencia de reempleo a los trabajadores que han perdido su empleo porque las empresas de sus empleadores fueron destruidas o impactadas por incendios.	■		
Desarrollar un plan para organizar instalaciones de cuidado infantil de emergencia a fin de permitir que los trabajadores de servicios de emergencias y los miembros de la comunidad continúen con su labor en necesidades críticas.	■	■	
Continuar con los programas relacionados con la vivienda en Salud y Servicios Humanos, incluida la solicitud de becas de vivienda apropiadas.	■	■	■
Proseguir con las oportunidades de educación y divulgación para informar a los residentes sobre cómo prepararse para los desastres, con un enfoque en personas con discapacidades y con necesidades de acceso y funcionales, incluyendo individuos con inglés limitado o sin inglés.	■	■	■

OBJETIVO S1

Mejorar la capacidad esencial de servicios del Condado para atender las necesidades de recuperación a largo plazo y prepararse para futuros desastres.

ACCIONES COMPLETADAS:

- ✓ La Junta de Inversiones de la Fuerza Laboral del Condado de Sonoma (WIB) solicitó y recibió un Subsidio de Asistencia Adicional para Trabajadores Desubicados por Emergencias del Departamento de Desarrollo Laboral de California durante 18 meses a partir del 1° de marzo de 2018. Esta subvención de $3.2 millones permite que WIB y Job Link proporcionen asistencia centrada en negocios en respuesta a los despidos y/o cierre de empresas, incluyendo prevención de despidos y asistencia para reempleo a los trabajadores que han perdido sus puestos debido a los incendios.
- ✓ Se desarrolló un ejercicio de Escudo Urbano para probar las capacidades de los refugios el 6 de septiembre de 2018 con el fin de ofrecer oportunidades prácticas para que el personal organizase un refugio, incluyendo un área de necesidades médicas especiales.

OBJETIVO S2

Cerciorarse de que se satisfagan las necesidades de salud mental y resiliencia post-incendio en la comunidad.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Continuar proporcionando asesoría en crisis, disponible en todo el Condado a través de California HOPE, para los residentes afectados por los incendios.	■	■	
Alianzas con asociaciones profesionales de salud mental, proveedores de salud, donantes y organizaciones sin fines de lucro, para asegurar la continuidad de los servicios.	■	■	
Crear un plan que aborde la integración a corto y largo plazo de la atención informada a traumas en la comunidad a través de diversas instituciones, como escuelas, servicios de salud conductual y administración de casos.	■	■	
Crear espacios de curación comunal que ventilen el tema y desestigmaticen el trauma, incluyendo ayuntamientos, clínicas de sanación o eventos comunitarios.	■	■	■

OBJETIVO S2

Cerciorarse de que se satisfagan las necesidades de salud mental y resiliencia post-incendio en la comunidad.

ACCIONES COMPLETADAS:

- ✓ Se recibió una subvención del Programa de Servicios Iniciales por $1 millón del Departamento de Servicios de Atención Médica del Estado de California para prestar servicios de consejería de crisis en los refugios, al reingreso al hogar, al reingreso a la escuela, en el Centro de Asistencia de Área Local, y en los ayuntamientos comunitarios.
- ✓ El Departamento de Servicios de Atención Médica del Estado de California comprometió $3,350,000 para servicios continuos de consejería de crisis (California HOPE).
- ✓ Se recibió una subvención de $1 millón de Kaiser Permanente Northern California Community Benefit para continuar el Programa California Helping Outreach Possibilities Empowering (HOPE), que ofrece servicios de salud mental dirigidos a los afectados por los incendios forestales en octubre de 2017.

OBJETIVO S3

Fortalecer la capacidad con los socios cruzados del sector y los miembros de la comunidad para mejorar la coordinación y la comunicación.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Expandir las oportunidades de “ventanilla única” para que los residentes reciban información actualizada y recursos necesarios para la recuperación, como asistencia de navegación para asesoramiento financiero, reclamaciones de seguros y reconstrucción para afectados que quieran reconstruir por incendio.	▨		
Mejorar los servicios y la capacidad del 2-1-1 del Condado de Sonoma.	▨	▨	
Asociarse con evaluaciones y encuestas comunitarias y utilizar los datos comunitarios existentes para informar sobre las prioridades de recuperación en curso.	▨	▨	
Asociarse con proveedores comunitarios (hospitales, clínicas, centros de enfermería calificados, organizaciones no lucrativas, asociaciones religiosas, etc.) para desarrollar esfuerzos en colaboración de preparación y planificación para desastres.	▨	▨	
Identificar roles y responsabilidades de los socios comunitarios y del Condado en relación con las actividades de recuperación.	▨	▨	
Fortalecer la capacidad de la iniciativa Accessing Coordinated Care & Empowering Self Sufficiency (ACCESS) del Condado de Sonoma con el fin de coordinar la prestación de atención.	▨	▨	▨
Desarrollar una herramienta tecnológica que permita la coordinación y la evaluación entre departamentos de las mejoras en la salud, el bienestar y la autosuficiencia de los clientes con necesidades importantes como parte de la iniciativa ACCESS del Condado de Sonoma.	▨	▨	▨
Asegurar el acceso oportuno a las actualizaciones y servicios para los residentes que no hablan inglés proporcionando servicios de traducción y dedicar personal de extensión a estas comunidades durante un desastre.	▨	▨	▨

OBJETIVO S3

Fortalecer la capacidad con los socios cruzados del sector y los miembros de la comunidad para mejorar la coordinación y la comunicación.

ACCIONES COMPLETADAS:

- ✓ Se creó la iniciativa ACCESS del Condado de Sonoma para coordinar la prestación del servicio de cuidado. ACCESS consiste en un equipo de respuesta rápida, interdepartamental y multidisciplinar (IMDT).
- ✓ Alianza con la IBM para desarrollar una base de datos multi-departamental para apoyar el trabajo de ACCESS en el Condado de Sonoma y así identificar a las poblaciones objetivo que necesiten servicios y hacer seguimiento a la métrica de datos respecto al éxito.
- ✓ Se iniciaron conversaciones con socios clave de la comunidad, como Rebuilding Our Community (ROC) del Condado de Sonoma con el objetivo de colaborar en oportunidades tipo “ventanilla única”.

OBJETIVO S4

Entender y abordar las desigualdades sociales para promover oportunidades para todos.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Desarrollar principios y directrices para poner en marcha la implementación de contratación por desempeño para aumentar la eficiencia y eficacia de la prestación de servicios de la red de seguridad.	■		
Crear una evaluación completa de las necesidades de la comunidad utilizando una metodología de vulnerabilidad que evalúe las disparidades y las necesidades relacionadas con la salud, el bienestar y la autosuficiencia para dirigir las inversiones, los recursos y la política hacia la atención de las necesidades no satisfechas.	■	■	
Aproveche y utilice las herramientas ofrecidas por la red de la Alianza Gubernamental sobre Raza y Equidad (GARE) a fin de lograr la equidad racial y promover las oportunidades para todos.[14]	■	■	■

---

[14] La Alianza Gubernamental sobre Raza y Equidad (GARE) es una red nacional gubernamental que trabaja para lograr la equidad racial y promover las oportunidades para todos. La Alianza es un proyecto conjunto del nuevo Race Forward.

OBJETIVO S4

Entender y abordar las desigualdades sociales para promover oportunidades para todos.

ACCIONES COMPLETADAS:

✓ Reunir las opiniones de los socios comunitarios con el fin de desarrollar principios de contratación y mejorar los resultados comunitarios, reducir los costos, fortalecer la rendición de cuentas y crear estrategias que incorporen mejor la evidencia y los resultados en el proceso de contratación.

Área estratégica 5

RECURSOS NATURALES

VISIÓN

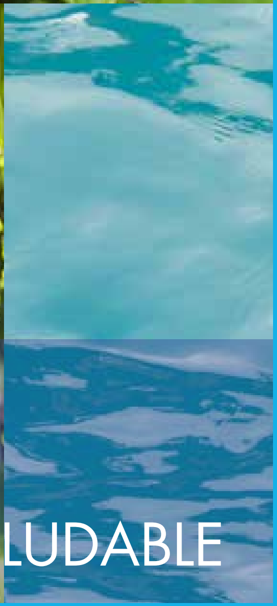
Los recursos naturales y las tierras de trabajo del Condado de Sonoma (es decir, suelos, arroyos, aguas subterráneas, agrícolas y recursos biológicos) son sanos y productivos. Estos son gestionados para dar apoyo a la resiliencia de cuencas y comunidades, proteger la salud y la seguridad pública, y contribuir para mejorar los valores ecológicos, las oportunidades recreativas y la vitalidad económica.

ECOSISTEMAS EQUILIBRADOS

Se eliminaron escombros quemados y árboles peligrosos en combinación con proyectos de pastoreo y adelgazamiento

VITALIDAD

Rehabilitación de más de **2,000 acres** de tierras quemados durante los incendios



AGUA SUBTERRÁNEA SALUDABLE

ANTECEDENTES

Los diversos ecosistemas de nuestro paisaje continúan atrayendo y conformando experiencias para los residentes y visitantes y apoyando la economía local. La variedad de nuestros activos naturales y la belleza escénica excepcional provee sustento, recursos y turismo constante. Sin embargo, también plantea desafíos y peligros.

Las tendencias recientes en precipitación, caudales y humedad del suelo, así como la ocurrencia y los patrones de los incendios, han identificado vulnerabilidades en nuestros recursos naturales y comunidades. Esto ha destacado la importancia de la mitigación de los incendios forestales, la predicción de inundaciones y la fiabilidad de existencia de agua subterránea y superficial.

Se han organizado diversos planes, políticas, programas y regulaciones locales para minimizar la exposición de las comunidades, personas y bienes a los peligros. El esfuerzo County Strategic Priority ‘Healthy Watersheds’ nació para mejorar los recursos naturales y la condición de las cuencas. Están activados Planes Locales de Mitigación de Riesgos

INTERFAZ DE TIERRAS SILVESTRES Y URBANAS (WUI) son zonas donde las casas se construyen cerca o entre tierras propensas a incendios de tierras silvestres. La WUI no es un lugar, en sí, sino un área que cumple con un conjunto de condiciones.

para la Agencia Hídrica del Condado y del Condado de Sonoma (Sonoma Water). El Elemento de Uso de la Tierra del Plan General del Condado de Sonoma 2020 reconoció las restricciones al desarrollo en áreas que están restringidas por las limitaciones naturales de los suelos. El Código del Condado de Sonoma sobre estándares seguros para incendios fue mejorado a fin de incluir la reducción de vegetación peligrosa y material combustible. El Plan Comunitario de Protección contra Incendios Forestales (CWPP) identificó las prioridades de reducción relacionadas con asuntos relativos a incendios forestales en la Interfaz Forestal/Urbana (WUI). Fire Safe Sonoma (FSS) trabajó con la comunidad en los esfuerzos de educación y preparación. El examen y las decisiones del Condado con respecto a nuevos desarrollos y remodelaciones permitieron que los sitios y los peligros estructurales fueran evaluados, evitados o mitigados. Estos esfuerzos continúan fortaleciendo nuestras comunidades y priorizando la preparación y resiliencia contra los peligros naturales y los causados por el ser humano en el futuro.

Impacto de los incendios en los recursos naturales. Además de la trágica pérdida de vidas y la destrucción de los hogares, las empresas y la infraestructura pública por los incendios de octubre del 2017, también se quemaron los paisajes silvestres y de trabajo. Se han producido varios impactos adversos a corto plazo y podrían producirse algunos cambios potenciales a largo plazo, aunque los sistemas naturales a menudo se recuperan adecuadamente con asistencia limitada.

Las agencias estatales formaron un Equipo de Respuesta de Emergencia para Cuencas (WERT)a fin de llevar a cabo una evaluación rápida inicial de los riesgos geológicos e hidrológicos post-incendios para la vida y las propiedades (colectivamente conocidos como Valores en Riesgo o VARS). El enfoque inmediato se centró en la protección de la vida y la propiedad, junto con los daños que afectarían el flujo de agua, el aumento de la erosión y la sedimentación y/o el potencial de deslizamientos, flujos de escombros y lodo. Los reportes de WERT identificaron más de 200 sitios VAR dentro de los perímetros de los incendios de Nuns and Tubbs. Otros VARs fueron identificados y evaluados por especialistas técnicos del Departamento de Pesca y Vida Silvestre de California, el Departamento de Recursos Hídricos de California, y las Juntas de Control de Calidad del Agua Regional de la Costa Norte y de la Bahía de San Francisco en conjunto con agencias locales y Cal Fire. Este grupo de especialistas técnicos también evaluó la posible amenaza inminente a la calidad del agua.

Los incendios forestales pueden tener efectos profundos en los procesos de las cuencas, y pueden modificar factores de precipitación y escorrentía que podrían influir en la erosión y sedimentación y los canales de corrientes durante varios años. Los incendios forestales pueden tener impactos a largo plazo en el ambiente biológico, pero hay relaciones e interacciones complejas que dificultan predecir y comprender todos los efectos. Algunas de las ventajas de las especies de plantas adaptadas al fuego o que dependen del fuego pueden darse, particularmente por quemaduras frecuentes de baja intensidad. Los incendios severos y catastróficos pueden provocar una alteración completa de las especies vegetales y de la comunidad. Los efectos directos o indirectos en especies biológicas de estatus especial no han sido pronosticados.

Situación post-incendio/esfuerzos en marcha. Las tierras dañadas por los incendios y los esfuerzos de supresión del fuego se ajustarán y responderán a través de procesos naturales. Algunas áreas necesitarán rehabilitación y restauración físicas, gestión activa, supervisión y medidas de seguimiento. Estos esfuerzos estarían orientados a prevenir la escorrentía de materiales tóxicos y sedimentos a los suministros de agua potable y los hábitats sensibles; a minimizar la amenaza de inundaciones, los derrumbes y otros peligros de seguridad; y a facilitar una recuperación de ecosistemas que tienda hacia una condición mejorada y más resistente.

El Condado de Sonoma ha estado liderando el esfuerzo de recuperación local, trabajando estrechamente con otras agencias locales, estatales y federales para abordar los impactos globales de los incendios, como las afectaciones a los recursos naturales. El Condado ha sido co-líder del Grupo de Trabajo en Cuencas de Agencias Locales (WTF), con representación de varias agencias y departamentos del Condado, incluyendo Sonoma Water, el Distrito de Preservación Agrícola y Espacio Abierto (AG + Open Space), Permit Sonoma, y los Parques Regionales del Condado de Sonoma (Parques Regionales).

ANTECEDENTES

AG + Open Space realizó y apoyó respuestas y recuperación en sus tierras y servidumbres. Está llevando a cabo varios estudios de investigación y planificación de recuperación de incendios y resiliencia y los ha integrado en sus programas. AG + Open Space también proporciona aportes técnicos al análisis de peligros de tormentas invernales y la gestión forestal y a los objetivos de la condición del sistema de arroyos. AG + Open Space y Sonoma Water financian al especialista de recursos naturales que trabaja en la Oficina de Recuperación y Resiliencia.

Sonoma Water coordinó con varias agencias locales, estatales y federales durante la respuesta y la recuperación temprana, interactuando con la Agencia Federal de Gestión de Emergencias (FEMA), dirigiendo un estudio (en colaboración con Pepperwood, AG + Open Space y ORR) conducido por el USGS para caracterizar las condiciones del suelo post-incendios y el Servicio Meteorológico Nacional (NWS) con el fin de mejorar los pronósticos y alertas de peligros de tormentas. Estos prepararon la señalización de advertencias y los envíos durante el primer invierno post-incendio. El personal de campo de Sonoma Water también trabajó con Cal Fire durante los esfuerzos de recuperación temprana para retirar la vegetación gravemente dañada a lo largo de las carreteras públicas.

Permt Sonoma ha supervisado la calidad de las aguas pluviales durante las respuestas a los incendios y durante la reconstrucción, para que la protección de la calidad del agua sea consistente con el permiso MS4. En coordinación con otros socios en el Grupo de Trabajo de las Cuencas, han estado educando a terratenientes, propietarios y contratistas sobre sus responsabilidades y los recursos y opciones con el objetivo de proteger los flujos y los recursos hídricos.

El Departamento de Agricultura/Pesos y Medidas (Comisionado de Agricultura) ayudó a obtener autorización y facilitar la logística especial para permitir el acceso a las funciones esenciales en las tierras de trabajo durante las evacuaciones por incendios.

La Extensión Cooperativa de la Universidad de California (UCCE) proporcionó supervisión y evaluación de los refugios temporales al ganado y realizó evaluaciones de daños de incendios relacionadas con reclamaciones FSA. La UCCE inmediatamente inició y continúa investigando varios asuntos clave de salud pública, agricultura y ecosistema.

OPORTUNIDADES Y DESAFÍOS

El Condado de Sonoma tiene la oportunidad de identificar y enfocar áreas prioritarias para la gestión activa de la estructura vegetal y las cargas de combustible con el fin de abordar el comportamiento potencial de los incendios forestales, reducir las pérdidas por incendios forestales, garantizar la seguridad de los bomberos y del público, y mejorar la resistencia del paisaje al fuego, las inundaciones y las sequías. Estos esfuerzos se basarán en nuestras inversiones anteriores en recopilación de datos, estudios científicos y aplicaciones tecnológicas avanzadas. La reducción eficaz y eficiente de la carga de combustible y la gestión de las tierras naturales que hagan uso racional de los recursos financieros y humanos requiere una comprensión clara y objetiva de los problemas de gestión de bosques[15] y de las ubicaciones prioritarias. La gestión activa de las tenencias privadas y públicas de tierra en áreas de alta prioridad sería clave para reducir los combustibles peligrosos en las comunidades y sus alrededores.

INTERFAZ DE TIERRAS SILVESTRES Y URBANAS

El Registrador federal provee definiciones para guía de varios tipos de Interfaz de Tierras Silvestres y Urbanas (WUI). En general, las condiciones de la WUI son donde la gente y su desarrollo se encuentran con combustibles de tierras silvestres.

INTERFAZ WUI es donde la comunidad urbanizada tiene un borde claro, hay más de tres estructuras por cada acre y las densidades de población son de más de 250 personas por cada milla cuadrada.

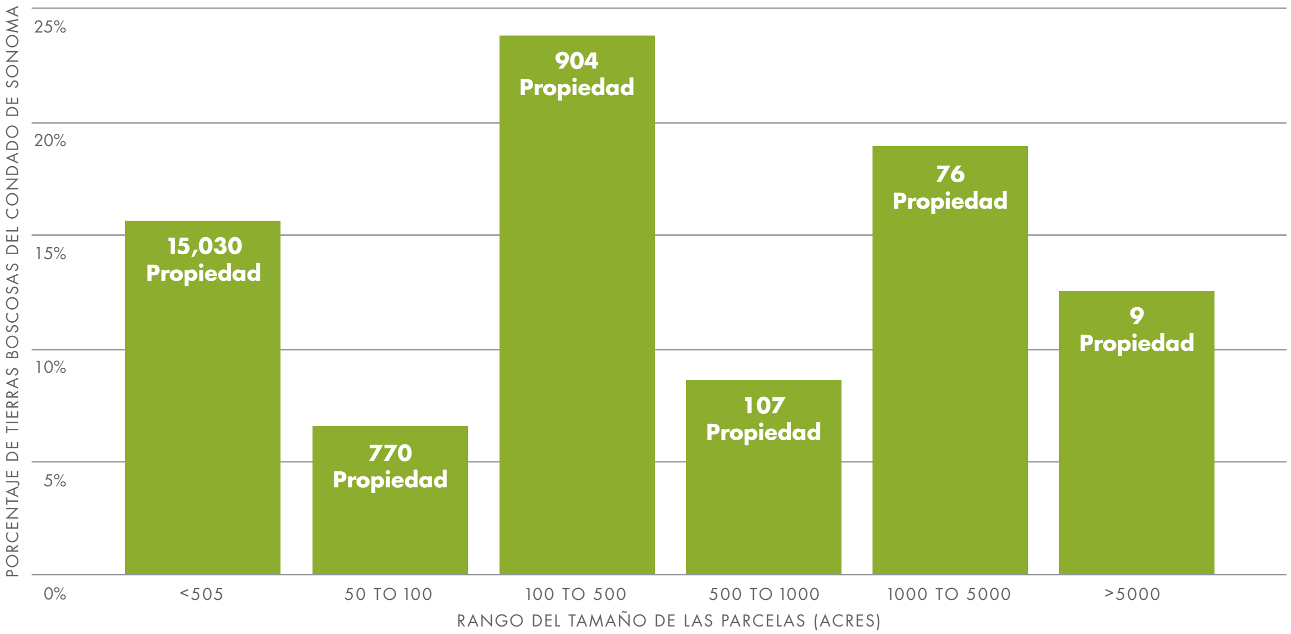
ENTREMEZCLA WUI son tierras con estructuras dispersas a través de áreas silvestres, tan pocas como una por cada cuarenta acres, y las densidades de población son bajas (menos de 250 personas por cada milla cuadrada).

---

[15] A lo largo de este documento, el término 'bosque' se utiliza para referirse a todos los tipos de vegetación leñosa en los alrededores como bosques, arbolados, sabanas y tierras arbustivas.

OPORTUNIDADES Y DESAFÍOS

Se necesitará un programa de alcance y educación con base científica respecto a la salud forestal y el manejo forestal para desarrollar e implementar soluciones, particularmente porque las tierras forestales en el Condado de Sonoma son, principalmente, propiedad privada. Muchos terratenientes privados no son conscientes de las técnicas y los recursos para implementar las medidas de protección de la salud forestal. Los métodos de tratamiento incluyen combinaciones de cosecha de productos de madera, aclarado mecanizado y pastoreo, eliminación de especies invasivas y quema programada de áreas. Muchas de estas tierras forestales “privadas” se encuentran dentro de la “Zona de Responsabilidad del Estado”



*Las tierras forestales se definen como aquellas con bosque de coníferas, maderas mixtas de coníferas o de madera dura en el mapa de vegetación de escala fina del condado de Sonoma.

(véase el mapa en la Sección de Preparación Comunitaria) donde Cal Fire tiene la responsabilidad financiera principal para prevenir y reprimir los incendios. Cal Fire puede participar en proyectos cooperativos con terratenientes privados. El Condado no posee tierras Forestales Nacionales, lo cual limita nuestras opciones para suscribir acuerdos con el gobierno federal con el objeto de realizar conjuntamente el trabajo de cuencas.

Si bien hay muchas oportunidades, “no hay soluciones sencillas para crear un bosque resiliente, y las repercusiones y concesiones acompañan cada forma de tratamiento de combustibles… Habrá necesidad de identificar y hacer cambios normativos y reglamentarios para facilitar la aplicación del Plan de Carbono Forestal”.

Los obstáculos substanciales a la eliminación de árboles de diámetro pequeño y arbustos que son parte del exceso de cargas de combustible incluyen la carencia de usos económicos y de infraestructura en la región. Sin embargo, las acciones recientes a nivel estatal están fortaleciendo la política, la reglamentación y el apoyo a la financiación para mejorar la salud forestal y la prevención de incendios forestales en el contexto del cambio climático. En 2018 se estableció un Grupo de Trabajo para Gestión Forestal de la Gobernación conformado por agencias estatales, locales, tribales y federales trabajando en asociación para aumentar la tasa de tratamientos forestales y expandir los mercados de productos madereros por región. Se buscan maneras de hacer esto en consonancia con el Plan de Carbono Forestal de California. La legislación reciente también proporciona financiación para la salud forestal, la prevención de incendios y la reducción de combustible en los próximos cinco años, reduce los obstáculos para los tratamientos de combustibles no industriales relacionados con el espacio defendible, y provoca cambios de política y regulación que apoyarán las decisiones sobre el uso del suelo formando y manteniendo frenos al combustible y zonas verdes.

No hay soluciones simples para crear un bosque resiliente, y las compensaciones acompañan a cada forma de tratamiento de los combustibles. Habrá necesidades de identificar y realizar cambios de políticas y normativos para simplificar la implementación del Plan de Carbono Forestal.[16]

---

[16] Equipo de Acción Forestal Climatológica. Mayo 2018. Plan de Carbono Forestal de California: Gestión de Nuestros Paisajes Forestales en un Clima Colgante. Sacramento, CA. 178P.

APORTACIÓN COMUNITARIA

El ámbito de Recursos Naturales del Marco de Trabajo se ha beneficiado en gran medida por el alcance de organizaciones no gubernamentales locales y grupos de interés. También se ha beneficiado de las opiniones del público en general. El aporte recibido ha ayudado a dar forma a nuestra declaración de visión y se centra en objetivos clave de alto nivel. Los comentarios de la comunidad han sido coherentes con y de apoyo a los objetivos generales y las acciones propuestas. La meta de reducción de la carga de combustible forestal fue clasificada como muy importante y la comunidad expresó el deseo de tomar decisiones eficaces con base científica y priorizar las acciones. La comunidad también apoyó la necesidad de la educación acerca de la importancia de la gestión de la vegetación en las tierras públicas y privadas. El público también solicitó la divulgación enfocada en WUIs, el uso del conocimiento tribal, la constitución de la confianza pública, y el apoyo a las acciones de los terratenientes. El público también clasificó las mejoras del sistema de corrientes como muy importantes. El abanico de ideas y sugerencias incluía la necesidad de proteger y vigilar las tierras naturales y de trabajo; posibles cambios en las delimitaciones protectoras de las corrientes; deseos de vincular la ciencia con las políticas y patrones del uso del suelo; participación con voluntarios, grupos comunitarios y ONGs en la planificación e implementación; y asistencia financiera y regulatoria para los terratenientes ribereños. Los comentarios también incluían un fuerte deseo de que la información pública basada en la ciencia y con educación diera luces acerca de la toma de decisiones sobre el uso de la tierra, la reducción de la carga de combustible y la gestión de cuencas. Varios sugirieron que se escalonaran esos programas para reducir la carga de los sobrevivientes de los incendios de 2017.

> **“El Condado de Sonoma tiene grandes propiedades, parcelas pequeñas, sitios de viviendas y lotes, todos los cuales deben tratarse de manera diferente.”**
>
> **—MIEMBRO DE LA COMUNIDAD**

OBJETIVOS

1. Reducir las cargas de combustible en los bosques, zonas boscosas y arbustos de manera estratégica para reducir los peligros de incendios forestales en las comunidades y hábitats sensibles, mejorar la entrega de recursos y comodidades que la gente necesita, y mover los bosques en una trayectoria de mayor resistencia a la sequía, a enfermedades e insectos.

2. Evaluar y apoyar la recuperación de cuencas quemadas y proteger y mejorar los sistemas de corrientes para reducir el peligro de incendios forestales a las comunidades, apoyar el suministro de agua y la tolerancia a la sequía y ofrecer atenuación de inundaciones, a la vez que se da sustento a las funciones ecológicas y a la diversidad biológica.

3. Basarse en inversiones previas y continuas en adquisiciones de recursos naturales, monitoreo, estudios técnicos y alianzas para integrar la mejor ciencia disponible en esfuerzos de divulgación, desarrollo de políticas, reglamentos, incentivos y planificación decisiones sobre el uso de la tierra.

OBJETIVO N1

Reducir las cargas de combustible en los bosques, zonas boscosas y arbustos de manera estratégica para reducir los peligros de incendios forestales en las comunidades y hábitats sensibles, mejorar la entrega de recursos y comodidades que la gente necesita, y mover los bosques en una trayectoria de mayor resistencia a la sequía, a enfermedades e insectos.

ACCIONES PROPUESTAS:	0-1 AÑO HASTA FINALES DE 2019	2-3 AÑOS 2020-2021	3+ AÑOS 2022+
Desarrollar la reducción de cargas de combustible estratégicas y proactivas y las prioridades de resiliencia del paisaje usando criterios clave (p. ej., riesgo de incendios forestales, salud pública y seguridad, necesidades de abastecimiento de agua, impactos económicos y sensibilidad de los ecosistemas) usando herramientas de soporte de decisiones con datos objetivos y asesores expertos.	🟦	🟦	
Evaluar opciones para la gestión activa de bosques, tierras boscosas y arbustos en las tierras públicas y privadas para las interrupciones de combustible y fuego que disminuyen los riesgos para las comunidades desarrolladas.	🟦	🟦	
Fortalecer la administración forestal regional para mejorar el liderazgo, la supervisión, la capacitación y financiación de proyectos de reducción de combustible; mejorar los recursos de datos y compartir para dar apoyo a las protecciones medioambientales y facilitar oportunidades efectivas de reducción de combustible para los proyectos de los terratenientes y comunitarios.			🟦

OBJETIVO N1

Reducir las cargas de combustible en los bosques, zonas boscosas y arbustos de manera estratégica para reducir los peligros de incendios forestales en las comunidades y hábitats sensibles, mejorar la entrega de recursos y comodidades que la gente necesita, y mover los bosques en una trayectoria de mayor resistencia a la sequía, a enfermedades e insectos.

ACCIONES COMPLETADAS:

✓ Diversas agencias y organizaciones del Condado han comenzado esfuerzos continuos para apoyar una gestión forestal local y regional más sostenible, tales como:

  – Participar en el Grupo de Trabajo de Gestión Forestal de la Gobernación (FMTF), los Representantes de Condados Rurales de California (RCRC), y la Asociación de Recursos de la Costa Norte (NCRP). Nuestra participación elevará nuestro perfil, nos mantendrá actualizados en temas de reglamentación, financiación y política, y capitalizará respecto a lecciones aprendidas en otros lugares.

  – Involucrar a expertos independientes en la identificación y evaluación de las opciones de organización y estrategias económicas que puedan crear y mantener tierras naturales y de trabajo resilientes de manera efectiva, especialmente teniendo en cuenta el alto porcentaje de propiedad privada de las tierras forestales en el condado.

  – Unir esfuerzos de colaboración de agencias locales, estatales, tribales y federales con terratenientes y grupos comunitarios para entrenar, probar e implementar la reducción de combustible usando una amplia gama de métodos de tratamiento.

✓ El Ag + Open Space District inició varios esfuerzos de monitoreo, investigación y mejoramiento de la preparación, incluyendo un enfoque prioritario en la reducción de combustibles para todas las propiedades, que construya sobre las operaciones de pastoreo existentes, y participe en las discusiones de la gestión de vegetación en todo el condado. Fueron galardonados con una subvención de la Administración Nacional de Aeronáutica y del Espacio (Nasa) para evaluar la respuesta de las tierras de trabajo y naturales a los incendios, incluyendo la severidad de las quemas correlacionada con el tipo de cubierta vegetal.

OBJETIVO N1

Reducir las cargas de combustible en los bosques, zonas boscosas y arbustos de manera estratégica para reducir los peligros de incendios forestales en las comunidades y hábitats sensibles, mejorar la entrega de recursos y comodidades que la gente necesita, y mover los bosques en una trayectoria de mayor resistencia a la sequía, a enfermedades e insectos.

ACCIONES COMPLETADAS (continuación):

- ✓ Sonoma Water ha incluido la consideración de los beneficios de la reducción de la carga de combustible en las calificaciones multi-beneficios dentro de los Planes de Recursos Hídricos Pluviales que priorizan los proyectos potenciales para las solicitudes de financiamiento del estado.
- ✓ Parques Regionales ha facilitado los proyectos de pastoreo y aclarado para reducir las cargas de combustible, está colaborando con Mayacama Golf Club en una pausa de combustible y en la búsqueda de financiación para permitir: mejoras en la infraestructura de pastoreo; retroadaptación para mejorar la protección contra incendios de las instalaciones y los accesos de emergencia; y agregar la gestión de incendios en los planes de administración de los parques.
- ✓ El Comisionado Agrícola continúa apoyando el control y la gestión de especies invasivas en tierras privadas afectadas por los incendios y/o los esfuerzos en la lucha contra incendios. Está llevando a cabo actividades de divulgación con empresas de control de plagas para garantizar el cumplimiento de las normas plaguicidas aplicables en las zonas incendiadas durante la reconstrucción y la recuperación de la vegetación.

OBJETIVO N1

Reducir las cargas de combustible en los bosques, zonas boscosas y arbustos de manera estratégica para reducir los peligros de incendios forestales en las comunidades y hábitats sensibles, mejorar la entrega de recursos y comodidades que la gente necesita, y mover los bosques en una trayectoria de mayor resistencia a la sequía, a enfermedades e insectos.

ACCIONES COMPLETADAS (continuación):

✓ UCCE convocó varios talleres centrados en estrategias de manejo forestal y de tierras con la finalidad de garantizar un paisaje rural resiliente, tales como discusiones sobre potenciales programas de incendios y pastoreo y preparación específica para incendios en los sitios residenciales y las parcelas grandes para trabajo. UC Master Gardeners se está asociando con otras agencias para aplicar sus investigaciones sobre incendios y sequías a nuestro entorno local, ofrecer entrenamientos y facilitar la implementación de principios de paisajismo resilientes a medida que las áreas dañadas por el fuego se recuperen.

✓ UCCE ha llevado a cabo estudios y financiación respecto a la influencia de diversas prácticas de manejo de tierras sobre la severidad de las quemas y la recuperación de los incendios, y llevó a cabo encuestas sobre la gestión del pastoreo, el estudio de los incendios, la valoración de los servicios del ecosistema y la iniciativa de suelo saludable.

✓ Las servidumbres y los esfuerzos de adquisición por parte de AG + Open Space desde los incendios de 2017 incluyeron las parcelas quemadas en los WUI con ecosistema apropiado y beneficios de reducción de riesgos de incendios.

✓ Con una subvención de Cal Fire recientemente otorgada, TPW y FES emprenderán un proyecto para evaluar los riesgos del combustible y la mortalidad de árboles a lo largo de 83 millas de vía pública en el noroeste del Condado de Sonoma, tratamiento de 30 millas de alta prioridad y proporcionar servicios de trituración para reducción de combustibles por parte de entes privados.

OBJETIVO N2

Evaluar y apoyar la recuperación de cuencas quemadas y proteger y mejorar los sistemas de corrientes para reducir el peligro de incendios forestales a las comunidades, apoyar el suministro de agua y la tolerancia a la sequía y ofrecer atenuación de inundaciones, a la vez que se da sustento a las funciones ecológicas y a la diversidad biológica.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Evaluar Mark West Creek y otras cuencas prioritarias quemadas para identificar analíticamente y clasificar las necesidades de recuperación y rehabilitación y prepararse para posibles riesgos secundarios en los próximos inviernos.	■	■	■
Incorporar los factores de resistencia al fuego, inundación y sequía en las decisiones sobre el uso del suelo en las zonas ribereñas y la protección funcional de las zonas ribereñas o incentivos para mejoría y la reglamentación.		■	■
Priorizar la resiliencia mejorada de las áreas de Interfaz Urbana Forestal (WUI) ante incendios y/o otros peligros naturales en las adquisiciones y servidumbres de protección de tierras en espacios abiertos, así como en las designaciones de separadores comunitarios.		■	■
Mejorar las condiciones del corredor de arroyos a través de actividades de divulgación, capacitación y voluntariado, basadas en estudios científicos, en programas exitosos de mantenimiento y restauración de hábitat.	■	■	■

OBJETIVO N2

Evaluar y apoyar la recuperación de cuencas quemadas y proteger y mejorar los sistemas de corrientes para reducir el peligro de incendios forestales a las comunidades, apoyar el suministro de agua y la tolerancia a la sequía y ofrecer atenuación de inundaciones, a la vez que se da sustento a las funciones ecológicas y a la diversidad biológica.

ACCIONES COMPLETADAS:

✓ ORR ha trabajado directamente con socios cuasi-gobierno y socios sin fines de lucro para ayudar a los terratenientes con BMPs de contención a fin de reducir al mínimo el riesgo de escurrimiento de desechos y de material tóxico a los arroyos y a los ríos en el inicio del 2018. Los esfuerzos contra la erosión y el control de sedimentos, las instalaciones BMP y el mantenimiento han continuado a medida que se acerca la temporada de lluvias 2018/19.

✓ AG + Open Space evaluó, obtuvo, administró y rehabilitó de forma activa más de 2,000 acres de tierras suyas quemadas. Retiraron las estructuras, infraestructuras y árboles de riesgo quemados, substituyeron las alcantarillas quemadas y tomaron medidas para prevenir el escurrimiento tóxico y proteger la seguridad pública. Continúan trabajando con los terratenientes de servidumbres para apoyar en su recuperación.

✓ AG + Open Space está conduciendo una evaluación en el condado de los corredores ribereños funcionales que van a apoyar los análisis de derrumbes post-incendio y el potencial de inundación, la iniciativa Tierras Vitales y servir como contribución a la gestión de las aguas subterráneas y la recuperación de salmónidos.

✓ Se retiraron los escombros quemados, los peligros y los sedimentos en el área de vía pública de Sonoma Water y se implementaron mejores prácticas de manejo de la erosión y los sedimentos (BMPs), se realizó medición y muestreo de los arroyos y de calidad del agua durante la primera temporada de lluvias después de los incendios.

OBJETIVO N2

Evaluar y apoyar la recuperación de cuencas quemadas y proteger y mejorar los sistemas de corrientes para reducir el peligro de incendios forestales a las comunidades, apoyar el suministro de agua y la tolerancia a la sequía y ofrecer atenuación de inundaciones, a la vez que se da sustento a las funciones ecológicas y a la diversidad biológica.

ACCIONES COMPLETADAS (continuación):

✓ Permit Sonoma está supervisando la calidad del agua pluvial mediante los programas de protección de aguas pluviales para reconstruir zonas y las áreas en las zonas quemadas donde la construcción aún no ha empezado. Están coordinando con las Juntas Regionales, recibiendo e investigando las quejas ciudadanas, proporcionando información sobre los métodos de instalación de BMP a propietarios y contratistas, y haciendo pruebas de calidad del agua.

✓ Parques Regionales despejó escombros quemados con el fin de volver a abrir 33.4 millas de sendero para el acceso público, retiró 488 árboles peligrosos, reparó decenas de alcantarillas dañadas, puentes y muros de contención, e instaló Bmps para erosión y sedimentación incluyendo 7500 pies de zarzos y barreras de erosión de troncos inmediatamente después de los incendios. Se han estabilizado laderas y promovido revegetación en localidades vulnerables al flujo catastrófico de desechos.

✓ Inmediatamente después de los incendios y durante la reconstrucción, TPW eliminó la infraestructura de drenaje dañada por el fuego, incluyendo las alcantarillas, e instaló y mantuvo BMPs temporales para proteger contra las inundaciones, la erosión y la sedimentación.

✓ Sonoma Water, parques regionales, Ag + Open Space han participado como parte del grupo de trabajo de la cuenca para llevar a cabo evaluaciones suplementaria después del incendio en corredores de arroyos clave antes del inicio de las lluvias de 2018/19. Las evaluaciones establecerán condiciones de referencia para ayudarnos a identificar ubicaciones prioritarias para las patrullas de tormentas y sitios que necesiten instalaciones o mantenimiento de BMP.

OBJETIVO N2

Evaluar y apoyar la recuperación de cuencas quemadas y proteger y mejorar los sistemas de corrientes para reducir el peligro de incendios forestales a las comunidades, apoyar el suministro de agua y la tolerancia a la sequía y ofrecer atenuación de inundaciones, a la vez que se da sustento a las funciones ecológicas y a la diversidad biológica.

ACCIONES COMPLETADAS (continuación):

- ✓ Regional Parks está buscando financiamiento para la estabilización y revegetación de sitios de Mount Hood que se quemaron o fueron incendiados y dañados por esfuerzos de supresión de incendios para prevenir inundaciones, erosión y flujos de escombros que podrían dañar las áreas aguas abajo.
- ✓ TPW, Sonoma Water y otros miembros del grupo de trabajo de la Cuenca están trabajando para evaluar la viabilidad técnica, de permisos y factibilidad financiera de reutilizar algunos de los árboles quemados peligrosos a lo largo de derechos de paso públicos como componentes de madera grandes beneficiosos en proyectos de restauración de hábitats acuáticos.
- ✓ Los muchos departamentos de la familia del Condado, otros organismos públicos, y socios comunitarios en el grupo de trabajo de la Cuenca y Collaborative Watershed continúan coordinando e implementando mitigación, monitoreo, rehabilitación y restauración que protege la calidad del agua y otros recursos naturales en y aguas abajo de las áreas quemadas en los incendios del 2017 de octubre.
- ✓ Las laderas dañadas por el fuego y los corredores de arroyos, junto con las cicatrices de lucha contra incendios, están siendo evaluados por su vulnerabilidad a posibles peligros secundarios de incendios como inundaciones, erosión y sedimentación. Estos tipos de preocupaciones después del incendio a menudo empeoran durante el segundo o tercer año después de un evento. Información para guiar la preparación de los terratenientes, protección del agua de tormenta durante la reconstrucción, información a las patrullas de tormentas y apoyar la respuesta adaptativa se está desarrollando, actualizando y distribuyendo ampliamente.

OBJETIVO N3

Basarse en inversiones previas y continuas en adquisiciones de recursos naturales, monitoreo, estudios técnicos y alianzas para integrar la mejor ciencia disponible en esfuerzos de divulgación, desarrollo de políticas, reglamentos, incentivos y planificación decisiones sobre el uso de la tierra.

ACCIONES PROPUESTAS:	**0-1 AÑO HASTA FINALES DE 2019**	**2-3 AÑOS 2020-2021**	**3+ AÑOS 2022+**
Nutrir la conciencia comunitaria y la comprensión de nuestro paisaje adaptado al fuego y el valor de convertirse en una comunidad adaptada al fuego resistente utilizando los resultados de la supervisión y la investigación post-incendio.		■	■
Continuar recolectando la mejor información científica disponible para informar el desarrollo de políticas e inversiones en el condado que protegen cuencas y comunidades desarrolladas de desastres naturales.	■	■	■
Considerar los datos científicos sobre el condición, vulnerabilidad al fuego y efectos relativos de los incendios de 2017 sobre tierras naturales y de trabajo durante las actualizaciones de políticas, planes y reglamentos de uso de la tierra.		■	■
Mejorar los peligros de los recursos naturales y la gestión de datos de resiliencia y la accesibilidad entre los gobiernos, Educativo instituciones, otras organizaciones y el público.	■	■	■

OBJETIVO N3

Basarse en inversiones previas y continuas en adquisiciones de recursos naturales, monitoreo, estudios técnicos y alianzas para integrar la mejor ciencia disponible en esfuerzos de divulgación, desarrollo de políticas, reglamentos, incentivos y planificación decisiones sobre el uso de la tierra.

ACCIONES COMPLETADAS:

✓ Collaborative Watershed, un grupo de más de 60 organizaciones, convocado para capturar colectivamente prioridades de recuperación y resiliencia iniciales, cuestiones y necesidades de datos. Como resultado de estas discusiones, el AG + Open Space generó un informe Living in a Fire Adapted Landscape: Priorities for Resilience, Sonoma County Natural and Working Lands *[Vivir en un paisaje adaptado al fuego: prioridades para la resiliencia, tierras naturales y de trabajo del Condado de Sonoma]*.

✓ AG + Open Space se asocia activamente con otras agencias del Condado, organizaciones no gubernamentales, distritos de conservación de recursos y organizaciones académicas en diversos proyectos de investigación y solicitudes de financiación para evaluar los factores que afectan los daños causados por incendios y éxito de recuperación.

✓ Sonoma Water amplió el calibre de arroyo y la red de monitoreo de precipitación y lideró el desarrollo de la Interfaz Web de 'Una Lluvia'. El acceso a datos en tiempo real mejora nuestra capacidad de asistir a varias jurisdicciones a medida que coordinamos el seguimiento de las tormentas y monitoreamos los peligros secundarios potenciales. Sonoma Water se financia para instalar un radar de banda X, y ha solicitado para apoyo de HMGP a otras Radar de banda X para mejorar la previsión de tormentas e inundaciones. Estos puede estar vinculados a otras mejoras en las redes de datos meteorológicos que ayuden a abordar las condiciones de permisos para el manejo de la vegetación mediante quemado prescrito.

OBJETIVO N3

Basarse en inversiones previas y continuas en adquisiciones de recursos naturales, monitoreo, estudios técnicos y alianzas para integrar la mejor ciencia disponible en esfuerzos de divulgación, desarrollo de políticas, reglamentos, incentivos y planificación decisiones sobre el uso de la tierra.

ACCIONES COMPLETADAS (continuación):

✓ Sonoma Water ha ampliado los programas de monitoreo de la calidad del agua (con US Geological Survey y Lawrence Livermore National Laboratory) para incluir la investigación sobre los riesgos de posibles tóxicos relacionados con el fuego y/o filtración por deterioro natural proporcionado por el lecho del río. Están liderando estudios de cambios en el suelo después del incendio, escurrimiento y riesgo de flujo de escombros trabajando con US Geological Survey, Pepperwood Preserve, California State Parks y Regional Parks.

✓ Sonoma Water inició programas piloto como el Proyecto FireSmart de Lake Sonoma para reunir datos, conducir alcances y educación, y apoyo a terratenientes con planificación e implementación de reducción de combustible y manejo forestal. Estos programas, en conjunto con la red de cámaras de fuego inicial, los talleres de fuego y pastoreo prescritos por UCCE, y el potencial desarrollo de CWPP para ayudar a proteger Lake Sonoma, una fuente de agua crítica de la cuenca.

✓ Regional Parks está persiguiendo fondos de subvenciones para la prevención de incendios de CALFIRE para apoyar un esfuerzo de planificación integral de incendios para todos los parques y reservas de espacio abierto en el condado.

✓ Permit Sonoma ha solicitado fondos de HMGP para realizar estudios de planificación y actualizar mapas de riesgos, incluyendo estudios específicos del sitio de la zona de fallas de Rodgers Creek que será integrado en el Condado de Sonoma LHMP.

OBJETIVO N3

Basarse en inversiones previas y continuas en adquisiciones de recursos naturales, monitoreo, estudios técnicos y alianzas para integrar la mejor ciencia disponible en esfuerzos de divulgación, desarrollo de políticas, reglamentos, incentivos y planificación decisiones sobre el uso de la tierra.

ACCIONES COMPLETADAS (continuación):

- ✓ Regional Parks ha proporcionado acceso público y recorridos de interpretación de paisajes quemados, incluyendo la serie de Nature Heals [La naturaleza sana] para la salud mental y el aprendizaje comunitario. Han instalado un sendero de interpretación del fuego en el parque regional de Shiloh Ranch y están facilitando nuevos monitoreos, investigación y estudios ecológicos después del incendio en varios sitios.
- ✓ El Comisionado Agrícola ha reunido información sobre desastres agrícolas acerca de los efectos del fuego sobre la producción agrícola y la resiliencia de las tierras agrícolas. Esta información mejorará nuestra comprensión del papel de varias coberturas y condiciones de la tierra, y la recuperación potencial necesidades de rehabilitación de tierras de trabajo dañadas por los incendios.
- ✓ UCCE colaboró con investigadores y organizó proyectos de ciudadano y ciencia para verificar la seguridad de los productos de jardines traseros, huevos, y la calidad del aire relacionados durante e inmediatamente después de los incendios. También se desarrollaron y distribuyeron rápidamente varias guías técnicas basadas en la ciencia para los terratenientes y miembros de la comunidad potencialmente afectados por los incendios.
- ✓ La concesión reciente de la subvención de Cal Fire para la evaluación y reducción de combustibles en el noroeste del Condado de Sonoma también apoyará a participación de FireSafe Sonoma en liderar el compromiso de los terratenientes, el alcance y la coordinación en esas comunidades.

PASOS SIGUIENTES

VISTA GENERAL

La colaboración entre la comunidad, los socios, otras agencias y el Condado durante el desarrollo del Marco fue un primer importante paso para establecer todos para ponernos a todos en un camino a la recuperación y resiliencia. En la siguiente fase, bajo el liderazgo de la Junta de Supervisores, la Oficina de Recuperación y Resiliencia supervisará la implantación de acciones propuestas. Una lista compilada de todas las acciones propuestas capturada durante el desarrollo del Marco es publicado en el sitio web de la Oficina de Recuperación y Resiliencia en el Apéndice A.

FINANCIACIÓN

Al igual que otros gobiernos locales, el Condado se enfrenta a retos de financiación constantes para mantener el nivel y la calidad de los servicios básicos proporcionados a los residentes del Condado. El costo de las actividades de respuesta para garantizar la seguridad pública y la continuidad de los servicios durante e inmediatamente después de octubre 2017 abrumó los recursos aún más. La ayuda federal está disponible y se prevé que al menos parcialmente reembolsará al Condado fondos generales para Actividades de Respuesta. Sin embargo, los fondos para la mayor parte de los esfuerzos de Recuperación, incluyendo las acciones intermedias y a largo plazo descritas en este Marco están aún por determinarse.

Con la declaración de catástrofe presidencial emitida el 10 de octubre de 2017, el Condado de Sonoma se convirtió en elegible para la financiación de asistencia federal para desastres a través programas de subvenciones de la Agencia Federal de Gestión de Emergencias de asistencia pública y mitigación de riesgos, y el Departamento de Estados Unidos de vivienda y desarrollo urbano y el Programa del bloque de desarrollo comunitario de recuperación ante desastres. Algunas de las acciones en el Marco de Recuperación y Resiliencia serán financiadas por estos programas. El Condado también está persiguiendo otros fondos de recuperación de desastres disponibles a través de la Administración de Desarrollo, una agencia dentro del Departamento de Comercio de los EE.UU., y el Subsidio de prevención de incendios de California Climate Investments.

Comité Directivo. Un Comité Directivo de subvenciones representado por departamentos del Condado y personal de la Oficina del Administrador del Condado fue formado para identificar y priorizar proyectos que son elegibles para fondos federales de subvenciones. Se está elaborando una carta para definir el propósito del Comité Directivo de subvenciones para las subvenciones para la recuperación de desastres y otras subvenciones, de manera que se comprenda claramente el alcance y el papel del Comité a largo plazo.

Departamentos presentaron solicitudes de subvenciones federales previas y un subconjunto de estos se consideró elegible para la financiación. Con el aporte de la Junta de Supervisores, el Comité Directivo de subvenciones está avanzando para solicitar fondos basados en una variedad de factores, algunos que están fuera del control del Condado. Un factor es la capacidad del Condado de manejar múltiples solicitudes y proyectos dados los recursos disponibles para dedicar a los esfuerzos de la concesión. Una serie de solicitudes de financiación federal se presentaron antes de la publicación de este Marco de Recuperación y Resiliencia. Los procesos federales de subvenciones son largos y complicados y se llevarán a cabo en los próximos años. La Oficina de Recuperación y Resiliencia seguirá coordinando la actividad de subvenciones federales con departamentos del Condado y gestionará y supervisará los esfuerzos en diferentes departamentos para cumplir con los plazos clave de las subvenciones federales y solicitar el reembolso cuando proceda.

La Oficina de Recuperación y Resiliencia investigará continuamente las oportunidades de financiación y trabajará para aprovechar los recursos disponibles para apoyar las acciones en este Marco. La Oficina de Recuperación y Resiliencia tiene la responsabilidad primordial de rastrear y reportar toda la actividad de subvenciones de recuperación a la Junta de supervisores. Una hoja de seguimiento de subvenciones se actualizará periódicamente y se compartirá con el liderazgo del Condado. La hoja de cálculo se publicará en el sitio web de la Oficina de Recuperación y Resiliencia para la accesibilidad pública.

ENFOQUE DE IMPLEMENTACIÓN

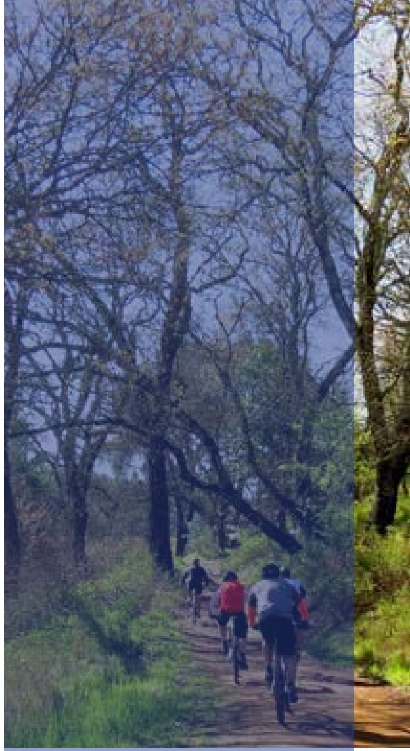
Aprobación de la Junta. La aprobación por la Junta del Marco no autoriza apropiaciones ni representa la aprobación del proyecto de las acciones propuestas en el Marco. Al igual que los proyectos del plan de mejoramiento del capital del Condado, los proyectos de recuperación propuestos serán llevados a la Junta de Supervisores para ser considerados como parte del proceso anual de aprobación del presupuesto del Condado. Algunas solicitudes de proyectos de recuperación pueden ocurrir fuera del ciclo, como las que tienen plazos vinculados a otras fuentes de financiación, como subvenciones externas, o aquellas que no requieren créditos del fondo general.

Planificación de la implementación. Tras la aprobación por la Junta de las acciones de recuperación propuestas, el personal de la oficina de recuperación y resiliencia trabajará estrechamente con los líderes del Departamento para apoyar el desarrollo de planes de implementación más detallados. Los líderes del Departamento del Condado tendrán el papel más crítico en la definición y la implementación completas de las acciones. Muchas acciones deberán implementarse en fases y coordinarse con otras acciones. Algunas acciones requerirán revisión de CEQA . Las líneas de tiempo se basarán en muchos factores que incluyen el ingreso de socios y de la comunidad, la capacidad y disponibilidad de la fuerza laboral, disponibilidad de fondos, plazos de proceso de financiación y coordinación efectiva con los socios del condado.

Coordinación en curso. La oficina de recuperación y resiliencia y los líderes del Departamento del Condado establecerán reuniones regulares y continuas de coordinación para asegurar el compromiso continuo y alineamiento con los objetivos de recuperación. Este nivel de coordinación permitirá que la oficina de recuperación y personal de resiliencia se informe de la situación del proyecto y de cualquier circunstancia cambiante. También asegurará la coordinación continua con los socios comunitarios, otros organismos y los líderes de la ciudad al continuar construyendo relaciones y desarrollando un plan formal para una interacción óptima y efectiva. El plan definirá dónde se necesita la coordinación, quién debe participar y de qué manera la coordinación es más relevante y productiva.

Seguimiento de datos. La oficina de recuperación y resiliencia también se asociará con el Departamento y el proyecto conducirá a un seguimiento del progreso, asegurará la recopilación de datos especialmente para el cumplimiento de informes de subvenciones y evaluará continuamente la capacidad de carga de trabajo y otros factores críticos para el éxito del proyecto . En los casos en que las organizaciones externas recojan los datos pertinentes, la Oficina trabajará con la organización para obtener acceso.

Indicadores de rendimiento. Establecer indicadores clave de desempeño que permitan al Condado medir el progreso hacia la recuperación y los objetivos de resiliencia será un enfoque en la próxima fase de desarrollo del Marco. Algunos trabajos ya se han completado en esta área, aunque algunos pueden necesitar ser reevaluados para aplicar una lente de resiliencia. Se utilizarán indicadores y métricas clave para informar de los progresos realizados a la Junta de supervisores y a la comunidad.

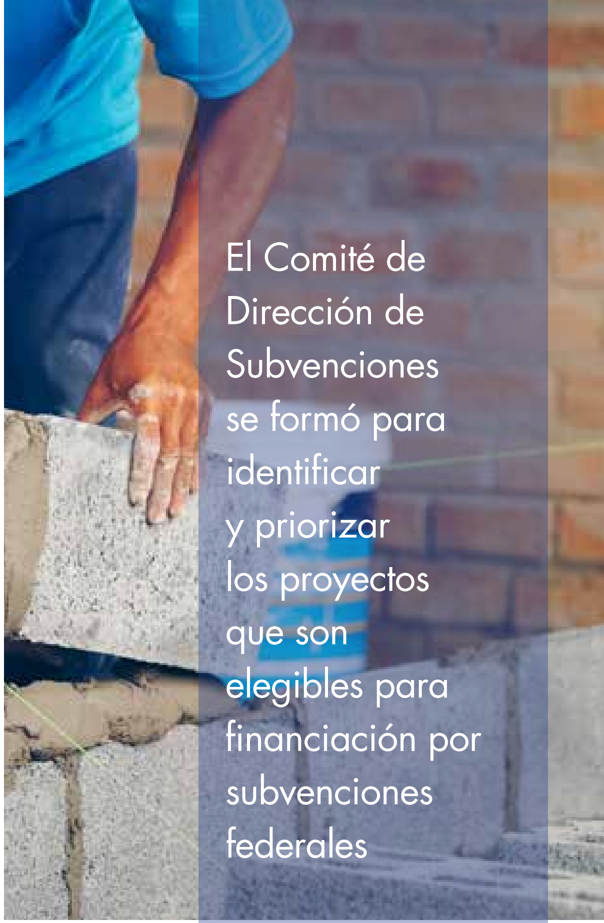


PASOS SIGUIENTES

Informes sobre el progreso de la acción de recuperación. La comunicación del estado de las acciones al público, la Junta de supervisores y los socios comunitarios es una parte importante del compromiso continuo con las partes interesadas. Los informes proactivos también fomentan la responsabilidad y la transparencia del gobierno. La oficina de recuperación y resiliencia continuará proporcionando actualizaciones a la Junta de Supervisores en las reuniones ordinarias de la Junta sobre la situación de los esfuerzos de recuperación y la aplicación de las acciones priorizadas. Estas actualizaciones también se publicarán en el sitio web de la oficina de recuperación y resiliencia. Estas actualizaciones anotarán hitos clave y resaltarán las cuestiones y dependencias no anticipadas, la información sobre subvenciones y financiación y la efectividad organizacional.

Anualmente, se presentará a la Junta un informe de progreso más formal sobre las acciones que se examinarán. En general, el informe se emitirá después del proceso presupuestario anual del Condado en junio para permitir que el informe refleje nuevos fondos aprobados para las acciones del Marco de recuperación. El informe proporcionará una visión a través del Condado del progreso hacia los objetivos de resiliencia en todo el Condado. Los cambios en los riesgos y los desafíos se reflejarán especialmente si se observan problemas comunes entre departamentos y proyectos que sugieran cambios en las políticas o estrategias.

Actualizaciones del Marco. El Marco es un documento vivo. A medida que se completen las acciones y surjan nuevas ideas, limitaciones u oportunidades de financiación, la lista de acciones propuestas se actualizará según sea necesario. Cuando sea necesario realizar revisiones a la lista de acciones propuestas, el personal de la oficina de recuperación y resiliencia trabajará con los departamentos y otros asociados para volver a priorizar, añadir o revisar las acciones basadas en el cambio de la dinámica. Una vez al año e inicialmente después de que se implementen varios proyectos, la oficina de recuperación y resiliencia examinará conjuntamente la efectividad del proceso de implementación y podrá recomendar mejoras al Marco general.



El Comité de Dirección de Subvenciones se formó para identificar y priorizar los proyectos que son elegibles para financiación por subvenciones federales

APÉNDICES

APÉNDICE A: ACCIONES POTENCIALES

Visite www.sonomacounty.ca.gov/ORR para obtener una lista de posibles acciones de recuperación. Esta lista de posibles acciones de recuperación es una serie de posibles acciones futuras que, si se aplican, podrían avanzare al Condado hacia la resiliencia. Reflejan las contribuciones recibidas durante las reuniones comunitarias del Condado, los talleres de la Junta de Supervisores, el grupo de trabajo y las discusiones de colaboración de la fuerza de trabajo, y reuniones de socios. La implementación de cualquier acción potencial puede requerir procesos de revisión formal adicionales.

APÉNDICE B: ENCUESTAS COMUNITARIAS Y EVALUACIONES DE NECESIDADES RECOPILADAS Y ANALIZADAS

Muchas organizaciones y grupos comunitarios realizaron encuestas relacionadas con la recuperación desde los incendios forestales del 2017 de octubre. Los datos recolectados a través de estos esfuerzos aumentan la comprensión del Condado de las necesidades, intereses y opiniones de la comunidad. A continuación se encuentra una lista de encuestas y evaluaciones de necesidades que eran referencias para la recuperación y el desarrollo del Marco de resiliencia.

Encuesta de SoCo rises

North Bay Fires – Encuesta de seis meses

Entrevista del fondo de resiliencia del Condado de Sonoma

Sesiones de escucha del fondo de resiliencia del Condado de Sonoma

Encuesta de respuesta a incendios silvestres de 2018

Mapeo de recursos para la salud mental de la Fundación de atención de salud

Impactos sobre las escuelas

Recomendaciones para la planificación de desastres en el Condado de Sonoma propuestas por la comunidad hispanoparlante

Informe de recolección de respuesta alimentaria de emergencia del Condado de Sonoma

Encuesta sobre sobrevivientes de incendios del Condado Sonoma

Evaluación de las primeras 5 necesidades

Investigación sobre incendios forestales y resultados sanitarios

APÉNDICE C: LA COMUNIDAD Y OTROS SOCIOS

Muchos miembros de la comunidad y otros socios proporcionaron apoyo y contribuciones iniciales al desarrollo del proceso del Marco de Recuperación y Resiliencia. Desde principios de junio de 2018, la Oficina de Recuperación y Resiliencia comenzó el seguimiento de la lista de grupos, empresas, organizaciones sin fines de lucro, partes interesadas y agencias externas y entidades públicas que el personal de oficina ha utilizado directamente. De estas discusiones, la coordinación y la colaboración futura están planeadas para promover la preparación y la resiliencia de la comunidad. La lista a continuación se actualizará en www.sonomacounty.ca.gov/ORR.

A

Ag Innovations
Adubon Canyon Ranch
American Red Cross Bay Area Council

B

Blue Forest Conservation
Burbank Housing

C

Cal Fire
California Department of Fish and Wildlife
California Forest Management Task Force
California Human Development
California Office of Emergency Services
California Native Plant Society
California State Parks
Catholic Charities of Santa Rosa
Chandi Hospitality Group
City of Cloverdale
City of Cotati
City of Healdsburg
City of Petaluma
City of Rohnert Park
City of Santa Rosa
City of Sonoma
Community Action Partnership of Sonoma County
Community Foundation of Sonoma County
Community Soil Foundation
Conservation Corps North Bay
Council on Aging
County of Lake
County of Marin
County of Mendocino
County of Napa
Crop Performance

D

Daily Acts
District 1 Block Captains
District 3 Block Captains
District 4 Block Captains

E

Emergency Council
Enterprise Community Partners
Environmental Science Associates

F

FEMA Office of Civil Rights & Liberties
Fire Safe Sonoma County

G

Goldridge Resource Conservation District
Graton Day Labor
Greenbelt Alliance

H

Habitat for Humanity Sonoma County
HALTER Project
Hanna Boys Center
Hispanic Chamber of Commerce
Hope City
Housing Land Trust of Sonoma County

J

Jackson Family Wines
Jewish Family and Children's Services

K

Kaiser Permanente
Kashia Band of Pomo Indians of Stewart's Point Rancheria
Keysight Technologies

L

La Luz
Laguna de Santa Rosa Foundation
LandPaths
Los Cien

M

Matt Greene Forestry
Medtronic

N

NOAA National Marine Fisheries Service
North Bay Labor Council
North Bay Leadership Council
North Bay Organizing Project
North Bay Trades Council
North Coast Builders Exchange
North Coast Regional Water Quality Control Board

O

Occidental Arts & Ecology Center

P

Pacific Gas & Electric
Pepperwood Preserve
Preserve Rural Sonoma County
Prunuske Chatham, Inc.

R

Rebuild North Bay Foundation
Rebuilding Our Community Sonoma County
Redwood Empire Dispatch Communications
Russian River Confluence
Russian Riverkeepers

S

Salvation Army
San Francisco Bay Regional Water Quality Control Board
San Francisco Estuary Institute
Santa Rosa Junior College
Santa Rosa Metro Chamber
Sierra Club
SoCo Rises
Sonoma County Access and Functional Needs Committee
Sonoma County Alliance
Sonoma County Conservation Action
Sonoma County Farm Bureau
Sonoma County Forest Working Group
Sonoma County Winegrowers
Sonoma Ecology Center
Sonoma Land Trust
Sonoma Media
Sonoma State University
Sonoma Valley Unified

T

Town of Windsor
Tzu Chi

U

United Way of the Wine Country
University of California at Berkeley
University of California Cooperative Extension
University of California, San Diego's Scripps Institution of Oceanography
University of Nevada, Reno's The Nevada Seismology Laboratory
Undocufund
Urban Land Institute

V

Voluntary Organizations Active in Disasters (VOAD)

W

Wildlands Conservancy

PREPARACIÓN E INFRAESTRUCTURA DE LA COMUNIDAD

Respuesta sobre la importancia de de las metas en esta área
(1 = No importante; 5 = Muy importante:
Establecer un programa de alerta integral: **4.6**
Rediseñar el programa de gestión de emergencias: **4.2**
Crear/sostener programas de preparación comunitaria: **4.9**
Proveer servicios continuos del Condado en un desastre: **4.8**

Comentarios del temáticos (en orden de número de respuestas):

Sistemas de alerta

- Publicar cómo recibe alertas la comunidad
- Sirenas, vibraciones, múltiples idiomas
- Las alertas no usan equipos tecnológicos (sirenas, árboles telefónicos, puerta a puerta, megáfonos)
- Usar medios sociales y expandir Nixle
- Simplificar las notificaciones
- Retirar la responsabilidad del Condado
- Telemetría de alarmas

Comunicación durante un desastre

- Recurso de una sola parada
- Asegurar que haya fuentes para gente sin recursos técnicos
- Asegurar la comunicación en múltiples idiomas, para gente con discapacidades y poblaciones con pocos servicios
- Trabajar con estaciones radiales
- Publicar dónde debe ir el público para información
- Usar radios HAM

Rutas de evacuación

- Múltiples rutas pre identificadas para cada dirección
- Educación pública y capacitaciones
- Mantener las rutas establecidas libres de vegetación y vehículos
- Más controladores de tráfico en una emergencia
- Requerir que las constructoras provean múltiples rutas

Gestión de la vegetación

- Mejorar la ordenanza del Condado
- Trabajar en diferentes jurisdicciones
- Aumentar la aplicación y las inspecciones
- Proporcionar opciones de paisaje endurecido y financiación para que los propietarios cumplan
- Requerir planes de paisaje para revisión regulatoria

Educar al público

- Conducir talleres públicos sobre qué papeles de emergencia serán necesarios en un desastre
- Mejor protección y suministros eléctricos de respaldo
- Ubicaciones de refugios
- Inventarios del hogar
- Diferenciar la respuesta para diferentes desastres
- Cómo vivir en áreas de peligro de incendio
- Cómo ser autosuficiente

Preparación comunitaria para emergencias

- Preparar/coordinar planes/capacitaciones para escuelas, gobierno, hospitales y personal de negocios
- Trabajar en diferentes jurisdicciones e idiomas
- Trabajar con centros de ancianos, grupos juveniles, escuelas, iglesias
- Proveer kits de emergencia para residentes de bajos ingresos
- Patrocinar eventos vecinales y paquetes de preparación
- Proveer capacitación a equipos/CERT/ICS de respuesta vecinal
- Proveer información y capacitación sobre programas de preparación COPE/Vigilancia vecinal/Conozca a su vecino/Alístese
- Realizar simulacros de barrios

Refugios

- Se necesitan servicios médicos
- Coordinador de comunicación en crisis (un puesto para todos los refugios)
- Establecer ubicaciones antes del desastre
- Se necesitan instalaciones adicionales
- Ubicaciones pre desastre, personal, MOU
- Planes para ancianos y personas enfermas
- Múltiples idiomas, refugios de animales

Misceláneo

- Modernizar/financiar completamente EOC, funciones claramente definidas
- Más torres celulares
- Archivar información sobre las lecciones aprendidas de 10/18
- Revisar anualmente el Plan de recuperación
- Conectar el Plan de recuperación con el Plan de mitigación de peligros del Condado
- Designar personal a agencias involucradas en respuesta/recuperación
- Más información a las áreas exteriores del Condado (Sonoma Valley, al norte de Healdsburg)

VIVIENDA

Respuesta sobre la importancia de las metas en esta área
(1 = No importante; 5 = Muy importante:
Atraer financiación nueva y expandida, la clasificación de la importancia fu: **4.29**
Reducir los tiempos de procesamientos de permisos para la construcción de viviendas, la clasificación de la importancia fue: **4.27**
Utilizar la propiedad pública del Condado para apoyar el desarrollo de relleno apropiado, la clasificación de la importancia fue: **4.8**

Comentarios del temáticos (en orden de número de respuestas):

Asequibilidad/Disponibilidad

- Proveer más vivienda/disponibilidad de vivienda
- Crear vivienda asequible
- Proveer vivienda para la fuerza laboral, de bajos ingresos y ancianos
- Más vivienda para trabajadores agrícolas
- Construir vivienda para estudiantes
- Hallar proyectos de vivienda que no avanzan y encontrar soluciones a lo que les impide ser construidos
- Preocupaciones de que el mercado no logrará vivienda asequible
- Comunicación regional y colaboración en todo el condado
- Preocupaciones sobre la especulación de precios
- Preocupaciones sobre gente desalojada como efecto secundario de los incendios
- Proveer vivienda temporal mientras se reconstruyen las casas dañadas por los incendios
- Integrar estrategias de vivienda en todas las jurisdicciones a nivel del condado
- Proveer vivienda de alquiler asequible, tanto multifamiliar como unifamiliar
- Preocupaciones sobre el logro de 30,000 unidades que es poco práctico

Ubicación correcta/Producto correcto

- Construir vivienda basada en los ya aprobados Planes Generales a nivel del condado
- Usar el proceso de actualización del Plan General para ayudar a lograr las metas de resiliencia
- Permitir tipos más pequeños de vivienda
- Proveer un rango de tipos de vivienda multifamiliares
- Convertir edificios existentes para proveer más vivienda
- Ubicar viviendas en zonas urbanas y cerca del transporte
- Independencia automotriz por diseño
- Ubicar viviendas lejos de las zonas afectadas por los incendios y usar eso para crear oportunidades de empleo en otras zonas del Condado
- Considerar construir casas más pequeñas
- Construir viviendas dentro de los centros de ciudades
- Un aborde balanceado para vivienda que sea reflexivo
- Construir viviendas verdes que sean climáticamente inteligentes
- Construir más ADU que puedan ser alquiladas
- Permitir zonas de lotes grandes para tener vivienda de relleno en todas las jurisdicciones
- Preocupaciones de que no habría infraestructura adecuada como de aguas y caminos para 30,000 unidades

De menor costo/fácil de reconstruir

- Tener políticas que reduzcan los costos de vivienda
- Tener emisión de permisos más rápida y simple
- Ser más permisivos con cuestiones clave de vivienda
- Controlar el costo de construcción en todas las jurisdicciones
- Se necesita reforma de CEQA
- Reducir los estándares de código y la “burocracia” para reconstrucciones de recuperación de desastres
- Reducción de tarifas para vivienda
- Permitir casas diminutas sobre ruedas
- Preocupaciones sobre requisitos de “paisajes seguros” que tienen conflicto

Mantener los estándares/estándares más altos

- Abordar cuestiones clave de vivienda por medio de regulaciones más estrictas
- El aumento de tarifas para pagar por vivienda asequible fue una estrategia
- Mantener la CEQA según corresponda
- Reglamentar viviendas vacías para crear más ocupaciones a nivel del condado
- Usar control de alquiler como una forma de lograr vivienda asequible
- Requerir seguro para pagar el 100% del costo de reconstrucción
- Mantener separadores de áreas verdes entre las comunidades

VIVIENDA (continuación)

Seguridad

- Preocupaciones de seguridad de incendio y otro desastre con vivienda adicional
- Preocupaciones de reconstruir en WUI para futuros incendios
- Priorizar proyectos de vivienda "a prueba de incendio"
- Comunidades cercadas y puertas de garaje donde las puertas no se abrirán si hay corte de electricidad es una preocupación de seguridad

Asistencia para los necesitados

- Proveer incentivos de reconstrucción para gente de bajos ingresos
- Proveer más recursos para apoyar los esfuerzos de reconstrucción para aquellos que perdieron sus casas, tanto las ocupadas por el dueño y las alquiladas
- Específicamente de las sesiones en español, proveer asistencia de alquiler e información de los derechos de los inquilinos con respecto al aumento de costos de alquiler para los que hablan español
- Proveer incentivos de reconstrucción para los propietarios
- Permitir estacionamiento de RV para vivienda asequible
- Preocupaciones sobre brechas de seguros

Capital/Incentivos

- Proveer incentivos de nueva construcción para una variedad de tipos de vivienda
- Usar instituciones financieras locales para recaudar capital para vivienda
- Aumentar la propiedad de vivienda por medio de préstamos a bajo interés
- Usar fondos del Estado para proveer más viviendas
- Hacer que el Condado se convierta en un socio de equidad en desarrollo de viviendas para lograr viviendas asequibles
- Usar incentivos para construir vivienda resistente a incendios
- Dar más incentivos a constructores de casas
- Usar impuestos del turismo como una forma de lograr viviendas asequibles
- Requerir que los viticultores provean viviendas asequibles
- Reconsiderar la tenencia de un bono de vivienda del Condado
- Construir "viviendas modelo de fideicomiso de tierras"
- Ayuda con préstamos a bajo interés para reconstrucción para los de la "mitad perdida"

Uso de tierras públicas

- Identificar tierras propiedad del Condado para el desarrollo de vivienda
- Usar tierras de propiedad del Condado para diferentes tipos de vivienda
- Usar el centro de administración del Condado como una prioridad antes de construir viviendas cercanas al aeropuerto

Constructores/Fuerza laboral

- Usar pequeños constructores locales y fuerza laboral local para reconstruir
- Trabajar con los constructores de la más alta calidad que tienen las mejores trayectorias
- Crear un "campamento de RV" para los trabajadores de reconstrucción en tierras propiedad del Condado

Participación de la comunidad

- Obtener aportes e interacción comunitaria significativa
- Preocupaciones sobre NIMBY-ism [No en my patio] como una barrera para proveer vivienda
- Educar a los barrios sobre la necesidad de vivienda
- Comunicarse directamente son sobrevivientes de incendios acerca del proceso de reconstrucción
- Trabajar con comunidades y personas vulnerables
- La "mitad perdida" necesita defensa y una voz: ellos son la población necesitada
- La comunidad necesita saber cómo participar en el proceso CDGB-DR con respecto al plan de acción y la distribución del Estado de fondos
- Defensa en curso para la reforma de seguros

APÉNDICE D: TEMAS DE APORTACIONES DE LA COMUNIDAD

ECONOMÍA

Apoyar las soluciones de vivienda de la fuerza laboral

- La vivienda y la economía están estrechamente vinculadas; necesitamos más viviendas para la fuerza laboral y para los estudiantes
- Trabajar en conjunto con los esfuerzos de vivienda
- Incentivar a la gente para que se quede a vivir aquí proporcionando reducciones de impuestos

Apoyar a la fuerza laboral y crear trayectorias profesionales sostenibles

- Asociarse con instituciones educativas y aumentar las oportunidades de educación/capacitación para oficios/construcción/capacitación vocacional, incluyendo en la escuela media y secundaria
- Crear oportunidades para aprendices
- Proveer préstamos, becas, oportunidades educativas gratuitas
- Garantizar la seguridad en el lugar de trabajo – capacitación, equipo apropiado, etc.

Apoyar a los negocios locales

- Diversificar la economía (no solo el turismo/vino)
- Fomentar la industria manufacturera
- Fortalecer los salarios – es caro vivir en el Condado de Sonoma
- Mejorar las opciones de transporte y hacerlas asequibles y accesibles para los que no hablan inglés
- Expandir y apoyar la industria de cannabis; ésta aumenta el crecimiento de empleos
- Expandir el mercado laboral local
- Animar a los fabricantes a mudarse al Condado de Sonoma
- Trabajadores del cuidado de niños desplazados – reconstruir las instalaciones de cuidado de niños rápidamente para proveer empleos y satisfacer las necesidades de los niños
- Proveer cuidado de niños más asequible para apoyar a la fuerza laboral
- Crear una fuerza operativa solamente para reclutar compañías de industria liviana o tecnológicas que puedan traer empleos altamente remunerados a esta área
- Construir infraestructura de banda ancha

Promover el Condado de Sonoma y comprar localmente

- Usar una campaña de turismo para informar a la gente que “el Condado de Sonoma está abierto”
- Construir hoteles que se quemaron para crear empleos de nuevo
- Animar a los residentes y visitantes a comprar localmente, incluyendo usar contratistas locales para reconstruir
- Comunicar mejor los impactos económicos de los incendios en la comunidad

---

SERVICIOS DE LA RED DE SEGURIDAD

Garantizar que se cumplan las necesidades de la comunidad de la salud mental y la resiliencia posteriores a los incendios

- Los miembros de la comunidad continúan luchando con el trauma emocional de los incendios; expandir los servicios de salud mental, incluyendo la atención informada de los traumas
- Usar animales para terapia
- Crear espacios para la sanación

Crear sociedades y coordinación en todos los sectores

- Fortalecer las sociedades y la coordinación con grupos comunitarios, iglesias, gobierno local/estatal/federal, etc; trabajar juntos hacia la recuperación – no es solo el trabajo del Condado
- Mejorar la gestión de las donaciones, voluntarios y la comunicación
- Organizar más talleres y eventos comunitarios para unir a la gente
- Crear una ventanilla única disponible para todos los sobrevivientes de incendios; el LAC está reconocido como un gran éxito y podría servir como un modelo de ventanilla única
- Abordar el rescate de animales en el plan de recuperación, incluyendo cómo la gente maneja los animales en la recuperación (por ejemplo, algunas personas que alquilan no pueden tener su mascota con ellas); mantener a la gente con sus mascotas en los refugios

Apoyar las necesidades de comunidades vulnerables

- Las comunidades desatendidas necesitan más atención y servicios, incluyendo en los refugios de evacuación (ancianos, barreras del idioma, personas sin hogar, residentes indocumentados, etc.)
- Los recursos y la información necesitan estar disponibles en español y ser culturalmente sensibles
- Apoyar a estudiantes desplazados
- Cerciorarse de que las máscaras estén disponibles ampliamente, incluyendo la talla de niños
- Aumentar el Impuesto de Ocupación Transitoria (TOT) y usar la financiación para los servicios de vivienda y para personas sin hogar

RECURSOS NATURALES

General/Visión

- Simplificar el lenguaje de la visión y las declaraciones imperativas para laicos
- Poner la reducción del combustible forestal 'separada' y bajo la preparación, no en Recursos Naturales
- Agregar la recreación a la visión de recursos naturales
- Hacer que el marco de trabajo aborde claramente la interconectividad y las relaciones entre los problemas del área de estrategia, por ejemplo, apoyar y expresar enlaces entre las políticas de planificación del uso de tierras, la vivienda, los recursos naturales o cambio por incendio/climático, sequía, economía
- Ninguna solicitud específica para otras metas u objetivos mayores
- "Proteger la cuenca contra la comunidad/ proteger la comunidad contra la cuenca"

Gestión forestal (clasificado muy importante)

- Muchas opiniones contrastantes sobre la 'gestión de la carga de combustible forestal': preocupaciones acerca del potencial de tala mal informada y generalizada de árboles y/o pérdida de hábitat, gente que quiere que las tierras silvestres se mantengan silvestres, deseo de decisiones y prioridades informadas por la ciencia; pero, también preocupaciones sobre cómo reducir diversas regulaciones y barreras para el manejo de la vegetación y el reconocimiento de que la supresión histórica ha creado una gran carga y se necesita mucho esfuerzo.
- Muchos comentarios para una mejor educación y alcance sobre la importancia y el valor del manejo de la vegetación usando todos los medios (desde la extracción del producto forestal, incluyendo madera y biomasa y almacenamiento de carbono neto, adelgazamiento mecánico, pastoreo/ramoneo del ganado incluyendo cabras y el incendio prescrito) – pero algunas preocupaciones sobre la 'tala' como adversa, etc.
- Solicitudes de demostraciones/proyectos piloto con incendio prescrito para mejorar la seguridad/ confianza del público
- Solicitud de programas de alcance enfocado/ estratégico para las Interfaces Urbanas de la Vida Silvestre
- Implementación incrementada de quemas prescritas, aumento de la financiación de los guardabosques, añadir deberes para la tala de vegetación a los sheriffs/guardabosques, usando cuadrillas de las cárceles para la mano de obra
- Más financiación para la aplicación de espacios defendibles, y también notar la oportunidad para hacer crecer la fuerza laboral/empleos en rubros relacionados
- Énfasis en los esfuerzos combinados públicos y privados; necesidad de grupos colectivos/ vecinales, también, sociedades de gobierno federal/estatal/local e interacción con la información científica
- Preocupaciones de que los parques/espacios abiertos no están manejando sus propias cargas de combustible de vegetación y que los lotes baldíos no están siendo administrados
- Preocupaciones sobre la necesidad de talar los árboles quemados restantes en las zonas de 2017 (inseguridad sobre ROW u otras áreas); preocupación de que la replantación usará otras especies que se queman (como el uso en los 1960 de plantados de Pinus attenuata); también, preocupaciones de que se necesita la replantación de bosques
- Evaluar el nuevo crecimiento de paisajes y 'decidir' qué comunidades de plantas queremos animar y mantener
- Usar el apoyo de subvenciones financiadas para la gestión de la carga de combustible de los dueños de tierras, pero también cobrar impuestos de estructura y hasta restricciones de los títulos de propiedad para mejorar el cumplimiento del retiro de vegetación (espacio defendible); cerciorarse de que la gente sepa que ellos son responsables del espacio defendible/retiros de árboles
- Usar el conocimiento de las comunidades tribales tribal sobre el trabajo con incendios para un ecosistema saludable
- Aclarar los requisitos para los paisajes alrededor de las casas: sugerencias sobre el espacio defendible (¿es húmedo y herbáceo?) versus conservación del agua (arbustos tolerantes a la sequía) y versus conservación de energía (árboles de sombra)
- Preocupaciones sobre proteger la calidad del aire al mismo tiempo que hacer reducciones de carga de combustible; se necesita información sobre el viento, etc.

Mejora del sistema de corrientes (clasificado muy importante)

- La redacción puede ser confusa en esta imperativa, algunos se preguntaron acerca de la conexión del suministro/demandas de agua y el agua para combatir incendios. La conexión de los sistemas de corrientes con los demás problemas relacionados con incendios no está clara para algunos
- Preferencia sobre los controles naturales de la erosión, etc. versus elementos sólidos/construidos
- Preocupaciones acerca de las áreas quemadas y la protección de la calidad del agua durante la próxima estación invernal
- Probablemente sea necesario aumentar los reveses ribereños y las servidumbres naturales; también restaurar y administrar los parques

RECURSOS NATURALES (continuación)

Mejora del sistema de corrientes (clasificado muy importante, continuación)

- Preocupaciones de que la orientación científica se vea abrumada por decisiones políticas o económicas – que se pondría en peligro el hábitat de la corriente; solicitudes para que se dé participación a muchas NGO en las actualizaciones de las políticas
- Deseo de mantener el crecimiento/los límites de la comunidad, limitar la expansión y enfocar áreas densamente urbanizadas
- Gama de ideas sobre franjas verdes, espacio abierto… solicitudes de mantener y aumentar los espacios protegidos y reducir la conversión de fincas a urbanización, pero también cierta incertidumbre sobre la calidad de la gestión de la vegetación en los espacios abiertos que son "propiedad" de agencias públicas
- Potencial de tierras de trabajo (viñedos, pastizales como reducciones por combustible)
- Preocupación de que se necesita diversidad agrícola para la resiliencia
- Se necesita asistencia financiera y reguladora para la conservación/restauración del lado de la corriente, especialmente para dueños de pequeñas propiedades
- Ideas para usar voluntarios y grupos comunitarios y esfuerzos de tipo de adopte una corriente para la implementación – Cuerpo de Jóvenes, Cuerpo de Conservación, tener programas escolares para créditos también
- Gustó la conexión a la Iniciativa de Tierras Vitales
- Se anotaron los enlaces a la economía (para la gestión forestal) para conexiones a la educación, capacitación de empleos y crecimiento de la fuerza laboral en la gestión de recursos naturales/ecológicos.
- ¡Proteger y monitorear; las cuencas!

Aprovechamiento de inversiones (clasificado muy importante, pero con pocas clasificaciones)

- Se quiere posibles políticas, regulaciones, fondos para anticipar y reducir mejor la presión de reconstruir (de nuevo) viviendas en el camino de zonas de incendios repetidos, usando transferencias de desarrollo u otros medios establecidos por adelantado (dándonos cuenta de no debemos afectar más a los sobrevivientes de los incendios recientes)
- "Limitar la construcción dentro de las áreas boscosas"
- De modo similar, se quiere corredores/brechas basadas en la ciencia en todos los paisajes, ¿pero puede ser gradual en el tiempo para reducir la carga de los dueños actuales?
- ¡Necesitamos declarar públicamente los beneficios económicos de tierras y agua saludables!
- Trabajar con NGO y la comunidad en la gestión cooperativa de los recursos naturales, con escuelas también
- Usar políticas/incentivos para proteger el espacio abierto y reducir la exposición a riesgos de incendio
- Se necesita identificar corredores de protección contra incendio en los planes de uso de tierras
- Usar toda la información de peligros para informar la zonificación del uso de tierras para 'hacer y no hacer vivienda – construir y no retirar
- Crítico integrar la ciencia en las decisiones y prioridades para el manejo de combustibles en los bosques y las corrientes
- Ideas que enlazan la educación de las cuencas en las escuelas acerca de los recursos, los peligros y la preparación
- Obtener y usar datos de otros desastres para aprender de la experiencia y adoptar las mejores prácticas
- Solicitudes de más educación y comunicación acerca de 'desastres'
- Deseo de usar fondos de 'Ag + Espacio Abierto' para la prevención de incendios
- Deseo de usar MÁS/TODO TOT para mejoras de la infraestructura
- Mejorar la recolección de datos para espacio abierto
- Dar seguimiento sobre el Plan General de 2020 y la implementación de ordenanzas/regulaciones – preocupaciones de que hay pocas consecuencias para los retrasos y seguimientos, pero también solicitudes de fortalecer la guía del uso de tierras relativa a los peligros en el Plan General de 2030
- Cerciorarse de usar las ideas del informe de ' Vivir en un paisaje adaptado a los incendios'

Adicionales

- Preocupaciones sobre los impactos del suelo de los incendios
- Preocupaciones sobre la conservación del agua – solicitudes de medición para TODOS (incluyendo las fincas) – se quiere asegurar flujos adecuados en las corrientes y el transporte de sedimentos
- Ideas para mejorar la conservación y la reutilización del agua – usar agua gris y agua reciclada – devolver el agua reclamada al bosque (no a las corrientes, "…el océano no necesita agua")
- Preocupaciones sobre la distribución del agua y las realidades frente a la sequía y el crecimiento.
- Preocupaciones de que los viñedos, vinerías y cannabis usan demasiada agua y nuestras fuentes de contaminantes
- Obtener Robots chinos para combatir incendios
- Adoptar una ordenanza para las líneas eléctricas subterráneas en todas las áreas propensas a incendios del Condado

APÉNDICE E: GLOSARIO DE ACRÓNIMOS

ABAG: Asociación de gobiernos del área de la bahía

ADU: Unidades de vivienda accesoria

BMP: Mejores prácticas de gestión

BRIC: Herramienta financiera una para construir comunidades resilientes e inclusivas

CalOES: Servicios de emergencia de la Oficina del gobernador de California

Cal Fire: Departamento de bosques y protección contra incendios de California

California HOPE: Ayuda de California, oportunidades, posibilidades, empoderamiento

CDBG-DR: Subsidio de bloque de desarrollo comunitario – recuperación ante desastres

HUD: Departamento de vivienda y desarrollo comunitario de los Estados Unidos

CDC: Comisión de desarrollo comunitario

CEQA: Ley de calidad ambiental de California

CERT: Equipo de respuesta a emergencias comunitarias

COOP: Plan de continuidad de operaciones

COPE: Ciudadanos organizados para prepararse para emergencias

EMS: Servicios médicos de emergencia

EDC: Centro de operaciones de emergencia

FEMA: Agencia Federal de gestión de emergencias

GARE: Alianza del gobierno sobre la raza y la equidad

HCD: Departamento de vivienda y desarrollo comunitario de California

HUD: Departamento de vivienda y desarrollo urbano de los Estados Unidos

LC: Centro de asistencia local

MTC: Comisión Metropolitana de transporte

NDRF: Marco nacional de recuperación ante desastres

NPH: Asociación de vivienda sin fines de lucro del norte de California

RED: Renovación del distrito empresarial

ROC: ROC Condado de Sonoma-reconstruyendo nuestra comunidad

SBA: Administración de pequeñas empresas

SCTA: Autoridad de transporte del Condado de Sonoma

SGC: Consejo de crecimiento estratégico

UCCE: Extensión Cooperativa de la Universidad de California

USFS: Servicio Forestal de los Estados Unidos

VARS: Valores en riesgo

VOAD: Organizaciones voluntarias activas en desastres

WERT: Equipo de respuesta de emergencia de cuenca

WUI: Interfaz urbano/forestal

APÉNDICE F: GUÍA PARA LOS DOCUMENTOS EN LÍNEA DEL MARCO DE RECUPERACIÓN Y RESILIENCIA

Esta guía es una lista de los documentos que son apéndices del Marco de Recuperación y Resiliencia. Todos los documentos se publican en el Sitio web de la Oficina de Recuperación y Resiliencia en www.sonomacounty.ca.gov/ORR en formato PDF en inglés y español.

Apéndice A: Acciones potenciales

This list of potential recovery actions is a range of potential future actions that, if implemented, could advance the County toward resilience. They reflect the input received during the County Community Meetings, Board of Supervisors workshops, working group and task force collaboration discussions, and partner convenings.

Apéndice B: Encuestas comunitarias y evaluaciones de necesidades recopiladas y analizadas

Many organizations and community groups conducted recovery-related surveys since the October 2017 wildfires that are listed in Appendix B. The data collected through these efforts augments the County's understanding of the community's needs, interests and opinions.

Apéndice C: La Comunidad y otros socios

Este apéndice es un lista de los muchos socios comunitarios y de otros países que brindaron apoyo y aportación inicial al proceso de desarrollo del Marco. Desde principios de junio de 2018, la oficina comenzó a rastrear la lista de grupos, empresas, organizaciones sin fines de lucro organizaciones, partes interesadas, agencias externas, y entidades públicas que el personal de oficina ha empleado directamente.

Apéndice D-1: Temas de aportación de la comunidad

La contribución de la comunidad al proyecto del Marco inicial se recibió de múltiples formas y formatos. Los miembros de la comunidad completaron una encuesta en línea, compartieron notas escritas en reuniones comunitarias o de partes interesadas, o enviaron comentarios y contribuciones por correo electrónico o correo ordinario a la oficina del administrador del condado. Todas las entradas y comentarios fueron recopilados. De la aportación comunitari compilada, la Oficina de Recuperación y Resiliencia generó temas clave para cada área estratégica de recuperación y resiliencia.

Apéndice D-2: Notas de reuniones comunitarias de Apéndice de grupo pequeños

Las notas del facilitador de las reuniones de la planificación de la recuperación comunitaria fueron recogidas y transcritas en formato de tabla.

Apéndice D-3: Hoja de cálculo de aportación comunitaria

Hojas de cálculo comunitarias completadas por individuos en las reuniones de la comunidad o enviadas por correo a la Oficina del Administrador del Condado se capturaron en formato de tabla.

Apéndice D-4: Respuestas a encuesta del Condado encuesta Monkey en línea

Informes basados en respuestas individuales a la Encuesta mono Cuestionario diseñado para reunir la entrada en el borrador inicial de la Recuperación y resiliencia Marco se incluyen como documentos PDF.

Apéndice G: Solicitudes de subvenciones presentadas

La lista más actualizada de solicitudes de subvenciones federales, estatales y de otro estado presentadas para proyectos de recuperación.

Como un documento vivo, este Marco de trabajo es un punto de inicio para acciones y sociedades en el entorno de la recuperación y la resiliencia.

La visión compartida reflejada aquí es un resultado del tiempo, la dedicación y las contribuciones de muchos miembros de la comunidad, agencias y organizaciones.

En el futuro, es imperativo que sigamos colaborando para que podamos seguir haciéndonos más resilientes y más fuertes de lo que éramos antes de los incendios.

CONDADO DE SONOMA

Marco de Recuperación y Resiliencia

Oficina del Administrador del Condado de Sonoma
Oficina de Recuperación y Resiliencia
575 Administration Drive, Suite 104A
Santa Rosa, CA 95409

(707) 565-2431
Recoveryinfo@sonoma-county.org
www.sonomacounty.ca.gov/ORR

Recovery and Resiliency Framework Appendix A Potential Actions List - FIELD DEFINITIONS

Implementation Status	definition	Funding Status	definition	County Role	examples
Researching	Idea is being explored; staff is gathering information; partners are being identified; and/or stakeholders requested that action be considered.	**Funded**	Regardless of origin, the money source(s) to perform this activity is KNOWN and ACCESSIBLE whether through external grants, General Funds, etc. Funding is allocated, budgeted, awarded, and staff time, materials, contractors, etc. can be paid.	**Lead**	Leader, Director, Manager, Administrator, Executive, Principal
Scoping	Specific objectives, geographic coverage, target populations, timeframes or conditions are being identified and/or quantified. Scopes of work, tasks, schedules, and budgets have been developed either as part of existing programs and operations or as part of external grant-funded work.	**Unfunded/ Requested**	Regardless of origin, at least one (or more) likely money source to perform this activity has been IDENTIFIED and staff is in the process of gaining access to funds either through grant proposals, budget processes, new or changed fees or taxes, etc.	**Partner**	Co-Leader, Task Manager, Phase Manager, Team Member, Planning Committee member, Steering Committee Member
Underway	ALL phases of active work before completion fall in this category, i.e. at project kickoff, early implementation, draft reports, final phases.	**Unfunded/ Uncertain**	The funding source(s) to perform this activity has not yet been found, although work to explore and identify possible sources could be in progress. This category also applies to situations for which no funding source has been identified or is being currently pursued.	**Sponsor**	Funder, Grantor, Donor, Promoter
Completed	The particular project or action has been completed whether the action was a one-time event, a study, or an activity. Any final reports, invoicing or documentation are filed or submitted.			**Supporter**	Data Source or Supplier, Data Exchange/Clearinghouse, Data Storage Repository, Technology or Communications Support
				Stakeholder	Technical Advisor; Policy Advisor; Outside Reviewer; Coach; Beneficiary; End User

Recovery and Resiliency Framework Potential Actions List - COMMUNITY PREPAREDNESS AND INFRASTRUCTURE

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
CP1. **Establish a first class comprehensive warning program with innovative technology and state of the art situational awareness**	**CP1.1** Develop a warning system that communicates alerts over many communication systems and to individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking. Conduct trainings and tests of the system	CP 1.1							
		CP 1.1.1	Review and consider Incorporating California Office of Emergency Services public warning recommendations into County emergency operations plans, policies, and procedures.	Completed	Funded	Emergency Management	Lead		State Agencies Cities & Communities First Responders' Jurisdictions
		CP 1.1.2	Coordinate alert and warning systems over multiple communication systems, to include platforms that utilize opt-out systems	Underway	Funded	Emergency Management	Partner	ISD Sheriff	Cities & Communities First Responders' Jurisdictions
		CP 1.1.3	Collaborate on roles and responsibilities among emergency managers and first responders on warning systems and for issuing any warnings	Underway	Funded	Emergency Management	Partner	Sheriff	Cities & Communities First Responders' Jurisdictions
		CP 1.1.4	Develop a public outreach campaign to inform the public on warning expectations and what alert systems are available	Underway	Funded	Emergency Management	Lead	CAO ISD	Cities & Communities First Responders' Jurisdictions
		CP 1.1.5	Assist in training alert operators and personnel at dispatch centers and emergency operation centers to compose effective emergency alert messages and transmit them using available systems	Scoping	Unfunded/ Uncertain	Emergency Management	Lead	Sheriff	REDCOM Cities & Communities
		CP 1.1.6	Develop pre-scripted and "fill-in-the-blank" message templates and operational procedures for common, protective actions (i.e., prepare to evacuate, area re-entry, shelter-in-place, etc.)	Completed	Funded	Emergency Management	Lead	Sheriff ISD	REDCOMM Cities & Communities
		CP 1.1.7	Conduct community warning assessments	Underway	Funded	Emergency Management	Lead	ISD	Cities & Communities First Responders' jurisdictions
		CP 1.1.8	Ensure all warnings, outreach, templates, etc. cross all sensory, language and cultural barriers to reach all residents and visitors in Sonoma County, including individuals with disabilities and others with access and functional needs	Underway	Funded	Emergency Management	Lead		
		CP 1.1.9	Consider bull horns, and different siren tones on police cars as a localized auditory warning component	Underway	Unfunded/ Uncertain	Sheriff	Lead	Emergency Management	Cities & Communities First Responders' jurisdictions
		CP 1.1.10	Research the use of sirens or other auditory alert in areas of the County with limited or no cell service	Underway	Funded	Emergency Management	Lead	Sheriff	Cities & Communities First Responders' jurisdictions
		CP 1.1.11	Have Nixle and SoCo Alert sign-ups available at all County community meetings and work with organizations in the County to spread the message	Underway	Funded	CAO	Supporter	All departments	Cities & Communities First Responders' jurisdictions
	CP1.2 Establish an on-line portal that consolidates critical first responders' and community partner information that is accessible to all community partners ("common operating picture")	CP 1.2							

Recovery and Resiliency Framework Potential Actions List - COMMUNITY PREPAREDNESS AND INFRASTRUCTURE

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 1.2.1	Working with emergency managers and first responders, identify what situational information is needed, standardize verbiage and procedures, and determine how that information would be displayed	Scoping	Funded	Emergency Management	Lead	Sheriff Permit Sonoma SCWA	Cities & Communities First Responders' jurisdictions
		CP 1.2.2	Research, analyze and purchase available computer-based software to serve as the single repository for information.	Researching	Unfunded/ Uncertain	Emergency Management	Lead	ISD General Services	
		CP 1.2.3	Identify innovative methods and assess integrating real-time information from residents and communities to provide information to a common operating picture	Scoping	Unfunded/ Uncertain	Emergency Management	Lead	ISD	Cities & Communities First Responders' jurisdictions
		CP 1.2.4	Develop and conduct trainings and drills for all system activators	Scoping	Unfunded/ Uncertain	Emergency Management	Lead	ISD Sheriff	Cities & Communities First Responders' jurisdictions
		CP 1.2.5	Support the installation of fire cameras, weather stations, and seismic monitoring equipment in strategic County locations in support of a common operating picture	Underway	Funded	Emergency Management	Stakeholder	ISD General Services SCWA	Cities & Communities First Responders' jurisdictions
		CP 1.2.6	Integrate all sensors and monitoring data into the common operating picture (seismic, stream gauges, fire cameras, weather radar, Red Flag Warnings).	Scoping	Unfunded/ Uncertain	Emergency Management	Stakeholder	ISD General Services SCWA	Cities & Communities First Responders' jurisdictions
	CP1.3 Develop protocols and partnerships for communicating critical information to elected officials, government and community leaders, and the public during a disaster so they are fully informed, to include individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking	CP 1.3							
		CP 1.3.1	Identify critical information requirements of elected and senior appointed management officials for disasters and emergencies	Completed	Funded	Emergency Management	Lead	CAO, BOS	Cities & Communities First Responders' Jurisdictions
		CP 1.3.2	Develop processes and procedures that coordinate information with elected officials throughout the disaster or emergency response	Completed	Funded	Emergency Management	Partner	CAO, BOS	Cities & Communities First Responders' Jurisdictions
		CP 1.3.3	Develop protocols for dissemination of information during an emergency through all available media sources (newspaper, radio, social media, etc.), to ensure that messages are coordinated, accurate, and available in multiple languages	Scoping	Funded	Emergency Management	Partner	CAO	Cities & Communities First Responders' Jurisdictions Media sources
		CP 1.3.4	Research, and implement where possible, the assignment of Spanish speaking first responders to areas heavily impacted by a disaster, including rapid evacuations	Scoping	Funded	Emergency Management	Supporter	Sheriff	Cities & Communities First Responders' Jurisdictions

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
CP2. Meet future challenges by redesigning the County Emergency Management Program, providing additional resources, enhancing external funding capabilities, and recommitting to the County's public safety missions	**CP2.1** Assess and update overall County emergency procedures, programs, organization, authorities, infrastructure, staffing, equipping, and processes to determine structural changes that would best fit the capacity and needs of the County in a future disaster								
		CP 2.1.1	Review and possibly expand the Auxiliary Communications Service volunteer program	Scoping	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions
		CP 2.1.2	Review and possibly expand the Medical Reserve Corp volunteer program	Scoping	Unfunded/ Uncertain	DHS	Lead		Cities & Communities First Responders' Jurisdictions
		CP 2.1.3	Assess and overhaul/build new Emergency Operations Center	Researching	Unfunded/ Uncertain	Emergency Management	Stakeholder	CAO ISD	Cities & Communities First Responders' Jurisdictions
	CP2.2 Assess and review administrative and functional placement of the Emergency Management Program to inform any recommended changes to the County Emergency Management Operations	CP 2.2							
		CP 2.2.1	Evaluate existing systems and interface capacities of mutual aid partners and develop an integrated and comprehensive system that supports both local and mutual-aid response	Scoping	Unfunded/ Uncertain	Emergency Management	Partner	Sheriff	Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
		CP 2.2.2	Research sustained funding methods for all new or expanded emergency services	Underway	Funded	Emergency Management	Lead	CAO	
		CP 2.2.3	Review and revise the County's Emergency Management Memorandum of Understanding with stakeholder agencies/jurisdictions	Scoping	Unfunded/ Uncertain	Emergency Management	Partner	All affected departments	Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
	CP2.3 Expand trainings and drills for countywide emergency managers, mutual aid partners, elected officials, and County staff	CP 2.3							
		CP 2.3.1	Develop a public information and warning systems training program for County officials, Emergency Operations Center personnel, including appropriate authorizations to issue evacuation orders	Underway	Funded	Emergency Management	Lead	CAO ISD Sheriff	Cities & Communities First Responders' Jurisdictions
		CP 2.3.2	Strengthen collaboration with the Mutual Aid Regional Advisory Committee to ensure effective and efficient support to local response to a disaster.	Underway	Funded	Emergency Management	Partner	CAO	Cities & Communities First Responders' Jurisdictions
		CP 2.3.3	Revise County staff emergency management training plan and professional development	Underway	Funded	Emergency Management	Lead	All departments	

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 2.3.4	Collaborate with Mutual Aid and operational area partners to design, develop and conduct training exercises that evaluate communications and response systems	Scoping	Unfunded/ Uncertain	Emergency Management	Stakeholder	Sheriff	Cities & Communities First Responders' Jurisdictions
		CP 2.3.5	Conduct Incident Command System training and drills, workshops, table top and functional exercises	Underway	Funded	Emergency Management	Sponsor	Sheriff	Cities & Communities First Responders' Jurisdictions
		CP 2.3.6	Research cross training for other jurisdictions' to work in others EOC	Researching	Funded	Emergency Management	Partner		Cities & Communities First Responders' Jurisdictions
	CP2.4 Increase the County's capacity and capability to pursue and manage available grants and external funding opportunities related to disaster recovery, emergency preparedness, hazard mitigation, resiliency and homeland security	CP 2.4							
		CP 2.4.1	Complete and close-out the DR-4344 FEMA Public Assistance Project Worksheets, maintaining federal funding compliance at all levels, and maximizing reimbursement as well as hazard mitigation inclusion in the Project Worksheets.	Underway	Funded	ACTTC	Lead	CAO TPW Sheriff General Services County Counsel	
		CP 2.4.2	Create charter document for the Disaster Finance Team to formalize its structure, mission, roles, and authorities.	Scoping	Funded	ACTTC	Lead	CAO	
		CP 2.4.3	Pursue recovery and resiliency external funding opportunities to achieve County strategic priorities	Underway	Funded	CAO	Lead	Grant Steering Committee All departments	
		CP 2.4.4	Enhance grant pursuit, implementation, and compliance capabilities across County departments	Underway	Funded	CAO	Lead	Grant Steering Committee All departments	
		CP 2.4.5	Create strategic planning documents for the CAO grants function, and Grants Steering Committee, to formalize structure, mission, goals, scope, functions, and authorities.	Researching	Funded	CAO	Lead	Grant Steering Committee All departments	
		CP 2.4.6	Create grant tracking procedures and systems that enable centralized information and analysis of County funds committed, costs of grant pursuit activities, return on investment, active awarded grants	Researching	Unfunded/ Uncertain	CAO	Lead	All departments	
		CP 2.4.7	Successfully implement all awarded applications, maintaining compliance with funding requirements through all grant phases	Scoping	Unfunded/ Requested	CAO	Lead	All departments	Cities & Communities
		CP 2.4.8	Build resource library of external funding sources for Countywide recovery operations, including funding source information and compliance policies.	Researching	Funded	CAO	Lead	ACTTC General Services	Cities & Communities First Responders' Jurisdictions
		CP 2.4.9	Digitize historic payroll documents currently stored on microfiche	Scoping	Unfunded/ Uncertain	ACTTC	Lead		
		CP 2.4.10	Engage qualified national consulting firm to assist and position County to receive maximum Federal and State disaster recovery funds	Completed	Funded	CAO	Lead	CDC County Counsel	

Appendix A 5

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 2.4.11	Manage, coordinate, and oversee CDBG-DR funding opportunities, maintaining federal funding compliance at all levels	Underway	Funded	CDC	Lead	CAO	
		CP 2.4.12	Conduct regular federal procurement trainings with departments to build federal procurement capabilities	Researching	Funded	General Services	Partner	CAO County Counsel All departments	
		CP 2.4.13	Create County procurement policies and procedures that meet federal procurement requirements	Underway	Funded	General Services	Lead	CAO County Counsel All departments	Cities & Communities First Responders' Jurisdictions
	CP2.5 Review Sonoma County Operational Area Emergency Council	CP 2.5							
		CP 2.5.1	Evaluate the role of the Sonoma County Operational Area Emergency Council and determine the appropriate regional structure or entity to enhance countywide emergency services and preparedness	Underway	Funded	Emergency Management	Lead	CAO, BOS	Cities & Communities First Responders' Jurisdictions
CP3. Lead, support and train community liaisons to build and sustain individual and neighborhood preparedness, to include individuals with disabilities and others with access and functional needs, and individuals with limited English proficiency or non-English speaking	**CP3.1** Collaborate with volunteer, non-profit and private organizations to establish community working groups to serve as community and neighborhood liaisons	CP 3.1							
		CP 3.1.1	Collaborate with volunteer, non-profit and private organizations to establish community working groups to develop a Community Preparedness and Outreach Plan	Researching	Funded	Emergency Management	Sponsor		Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Groups Neighborhood
		CP 3.1.2	Review all neighborhood programs (COPE, Get Ready, Next Door) when preparing a program, and where possible collaborate with existing preparedness programs (Red Cross Home Fire Campaign, etc.)	Researching	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions
		CP 3.1.3	Use the Federal Emergency Management Agency Threat and Hazards Identification and Risk Assessments process to assess risk within the County to inform the Community Preparedness and Outreach Plan	Researching	Funded	Emergency Management	Sponsor		Federal Agencies Cities & Communities First Responders' Jurisdictions
		CP 3.1.4	Strengthen collaboration with Volunteer Organizations Active in Disaster (VOAD) and Rebuilding Our Community Sonoma County (ROC) and other volunteer, non-profit and private organizations in the Community Preparedness and Outreach Plan and Hazardous Materials Plan	Researching	Funded	Emergency Management	Partner	All departments	Cities & Communities First Responders' Jurisdictions
		CP 3.1.5	Develop and sponsor an annual countywide family-friendly "Disaster Preparedness Day" concept, with resource information and possible interactive demonstrations	Researching	Unfunded/ Uncertain	CAO/BOS	Lead		Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 3.1.6	Identify and collaborate with individuals and/or organizations to assume continuation of the local community preparedness plan and exercise drills	Researching	Funded	Emergency Management	Partner	CAO	Other jurisdictions, community groups
	CP3.2 Work with community/neighborhood liaisons to identify hazards, risks, mitigation strategies, including evacuation routes	CP 3.2							
		CP 3.2.1	Develop material to be used regarding preparedness and compile resources available (i.e., speakers, plan templates, etc.)	Researching	Funded	Emergency Management	Lead		Other jurisdictions, community groups
		CP 3.2.2	Convene workshops of localized community partners and train leaders to identify threats and preparedness options	Researching	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions
		CP 3.2.3	Promote safety committees within communities	Researching	Funded	Emergency Management	Supporter		Cities & Communities First Responders' Jurisdictions
		CP 3.2.4	Identify particular risks, obstacles and mitigation measures related to preparedness across individuals with disabilities and others with access and functional needs	Researching	Funded	Emergency Management	Partner		Cities & Communities First Responders' Jurisdictions
		CP 3.2.5	Research feasibility of contracting with organizations to transport to shelters those people unable to drive or without access to a vehicle	Researching	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
		CP 3.2.6	Develop a web site which will contain information for residents during an evacuation (threats, exit routes, shelter locations, etc.)	Completed	Funded	ISD	Lead	Emergency Management CAO	Cities & Communities First Responders' Jurisdictions
		CP 3.2.7	Where feasible, include traffic management strategies for evacuations	Researching	Funded	Emergency Management	Lead	ISD TPW Emergency Management	Cities & Communities First Responders' Jurisdictions
		CP 3.2.8	Explore the use of emergency preparedness curriculum in classrooms and other youth group organizations	Researching	Funded	Emergency Management	Lead		Educational/ResearchCities & Communities First Responders' Jurisdictions
		CP 3.2.9	Prepare household pre-emergency and emergency packets (templates), to include information a resident will need in the event of an evacuation (e.g., home inventory, identifying paperwork, etc.)	Researching	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions
		CP 3.2.10	Develop educational information and training curriculum around personal emergency preparedness for individuals to be knowledgable on how to be on their own for several days after a major disaster	Researching	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions
		CP 3.2.11	Working with communities, identify needs to better organize and strengthen their assets and capacities to build partnerships and promote collaboration and information sharing at all levels.	Researching	Funded	Emergency Management	Partner	ISD	Cities & Communities First Responders' Jurisdictions

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 3.2.12	Working with remote communities, research preparing maps of where residents live to assist first responders and individual neighborhood preparedness	Researching	Unfunded/ Uncertain	Emergency Management	Lead	ISD	Cities & Communities First Responders' Jurisdictions
	CP3.3 Develop community response team programs	CP 3.3							
		CP 3.3.1	Evaluate the role, effectiveness and localized need for County CERT programs, Auxiliary Communications Services, Medical Reserve Corp., and any other program that allows individuals and/or organizations to be pre-approved and trained to assist the County during and in the aftermath of a disaster or emergency	Scoping	Funded	Emergency Management	Partner		
		CP 3.3.2	Establish and publicize a community response team program	Researching	Funded	Emergency Management	Lead		
		CP 3.3.3	Engage with FEMA and Cal OES for funding and training for a model CERT program countywide	Scoping	Funded	Emergency Management	Lead	CAO	FEMA, CalOES
		CP 3.3.4	Establish Community Emergency Responder Trainings countywide.	Researching	Unfunded/ Uncertain	Emergency Management	Partner		Cities & Communities First Responders' Jurisdictions
	CP3.4 Update the County fire ordinance to enhance the Vegetation Management Program with incentives, inspection and abatement protocols, and appropriate funding	CP 3.4							
		CP 3.4.1	Develop an expanded vegetation management County ordinance that improves resiliency of at-risk residents and properties, including those subject to Homeowners Associations' Covenants, Conditions & Restrictions.	Researching	Funded	Permit Sonoma	Lead		Cities & Communities First Responders' Jurisdictions
		CP 3.4.2	Improve cycle time for weed abatement process	Researching	Unfunded/ Uncertain	Permit Sonoma	Lead		First responders' jurisdictions
		CP 3.4.3	Improve enforcement of Public Resources Code section 4291: 'for defensible space maintenance' and Sonoma County Code 13A.	Researching	Unfunded/ Uncertain	Permit Sonoma	Lead		State Agencies Cities & Communities First Responders' Jurisdictions
		CP 3.4.4	Research feasibility of requiring compliance with required defensible space and vegetation management practices at time of real estate transactions, remodels or upgrades	Researching	Funded	Permit Sonoma	Lead	PRMD	Cities & Communities First Responders' Jurisdictions
		CP 3.4.5	Encourage and help facilitate hazardous vegetation removal on private lots and small parcels to increase defensible space and improve emergency access, including expanded landowner participation in Cal Fire Vegetation Management Program	Researching	Unfunded/ Uncertain	Permit Sonoma	Lead	TPW	State Agencies Cities & Communities First Responders' Jurisdictions
		CP 3.4.6	Improve guidance for effective defensible space that also considers drought, erosion control, biologic resources, and low impact development	Researching	Funded	Permit Sonoma	Lead	SCWA	Cities & Communities First Responders' Jurisdictions

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 3.4.7	Develop strategies that assist private lot and small parcel property owners with selective removal of vegetation damaged by fires.	Researching	Funded	Permit Sonoma	Lead	TPW	Cities & Communities First Responders' Jurisdictions
		CP 3.4.8	Develop and distribute landscaping information and templates that supports creating and maintaining fire-safe and sustainable landscapes in the wildland-urban interface (to be distributed in permitting process)	Underway	Funded	Permit Sonoma	Lead	Permit Sonoma UCCE SCWA	Cities & Communities First Responders' Jurisdictions
		CP 3.4.9	Expand chipper program	Researching	Unfunded/ Uncertain	Permit Sonoma	Lead		First responders' jurisdictions
		CP 3.4.10	Revisit rules regarding fires at campgrounds during fire season	Researching	Funded	Regional Parks	Lead	Permit Sonoma	Cities & Communities First Responders' Jurisdictions
		CP 3.4.11	Apply for funding for education and incentives for Safe and Resilient Sonoma County, to harden structures and create defensible space to reduce the risk of fire damage in identified vulnerable locations throughout County WUI	Scoping	Funded	Permit Sonoma	Lead		Cities & Communities First Responders' Jurisdictions
	CP3.5 Develop disaster preparedness protocols for pets and livestock safety	CP 3.5							
		CP 3.5.1	Develop realistic, achievable and sustainable protocols for community members to be trained as disaster animal worker resources who can be mobilized during an emergency	Scoping	Unfunded/ Uncertain	UCCE	Partner	Health Emergency Management	Other jurisdictions, community groups
		CP 3.5.2	Develop an Agriculture Disaster Animal Entry Permit that provides protection of equine, livestock, poultry and livestock feed assets	Underway	Funded	UCCE	Lead	Health Emergency Management	Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
		CP 3.5.3	Complete the Animals in Disaster Response Plan, an Annex to the Emergency Operations Plan	Underway	Funded	Health	Lead	UCCE Emergency Management	Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
CP4. **Make County government more adaptable to provide continued services in disasters through comprehensive planning, a more empowered workforce, and improved facilities and technology**	**CP4.1** Identify essential infrastructure, services and resources necessary during a disaster and, to the extent possible, have agreements in place	CP 4.1							
		CP 4.1.1	Establish priorities for essential services and critical business operations during and after a disaster or multi-hazard event.	Underway	Funded	Emergency Management	Lead	All Departments	Cities & Communities First Responders' Jurisdictions
		CP 4.1.2	Identify and work with culturally-competent local service providers to assist on front line immediately following a disaster in a Local Assistance Center, ensuring access to non-English speaking and/or undocumented residents (i.e., Undocufund, Grantmakers Concerned with Immigrant and Refugee Rights, Sonoma County Secure Families Immigrant Defense Collaborative)	Researching	Unfunded/ Uncertain	CAO	Lead	Health Human Emergency Management	Cities & Communities

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 4.1.3	Identify and utilize County Disaster Workers who are multi-lingual and contracted language providers to communicate with the community, including undocumented residents, for official communications and at shelters, call centers, local assistance centers, etc.	Researching	Funded	Emergency Management	Lead	HR, CAO	
		CP 4.1.4	Look for sister organizations in other jurisdictions that could be used on an on-call-basis in a disaster to ensure effective and efficient response	Researching	Funded	Health/Human	Lead	Emergency Management	Cities & Communities Nonprofit/For-Profit Organizations
		CP 4.1.5	Develop a long term funding strategy for Rebuilding our Community (ROC) to assist community members throughout the recovery process	Researching	Funded	CAO	Lead	Emergency Management	Cities & Communities First Responders' Jurisdictions Nonprofit Organizations
		CP 4.1.6	Identify tasks and functions and/or resources that could be performed by non-governmental CBOs, FBO and volunteer organizations and provide relevant training	Researching	Unfunded/ Uncertain	Emergency Management	Partner	TPW Sheriff	Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
		CP 4.1.7	Apply for funding to retrofit Petaluma Veterans Hall for seismic stability and possible use as a shelter	Completed	Funded	General Services	Lead		
		CP 4.1.8	Apply for funding for seismic strengthening and retrofit of existing structures in vulnerable locations throughout the County	Completed	Funded	General Services	Lead		
		CP 4.1.9	Rebid contracts with FEMA required language included (based on prioritization for most frequently used disaster support goods/services or upon termination for less essential goods/services	Scoping	Funded	General Services	Lead		
		CP 4.1.10	Maintain updated procurement binder with available contractors/agencies/volunteer organizations; to include current contingency contracts	Scoping	Funded	TPW	Lead	General Services Emergency Management	All outside organizations affected
	CP4.2 Pre-stage critical resources at strategic, designated sites throughout the County	CP 4.2							
		CP 4.2.1	Review and assess resources that could be strategically placed in sites throughout the County for better response in a disaster	Scoping	Unfunded/ Requested	TPW	Lead	All departments	Cities & Communities First Responders' Jurisdictions Nonprofit/For-Profit Organizations
		CP 4.2.2	Assess and identify Parks maintenance yards (County center, Healdsburg, Tolay, Spring Lake, Doran, Stillwater Cove, etc.) for essential critical equipment that would be used in an emergency; research funding for same	Scoping	Funded	Parks	Lead		Other jurisdictions, community groups
	CP4.3 Update the County's Continuity of Operations Plan (COOP) assuming that County will need to function effectively and independently (without state or federal resources) for at least 72 hours	CP 4.3							
		CP 4.3.1	Maintain updated roster of county "emergency essential personnel and services" and county departments' "business resumption plans" for use during high threat situations.	Underway	Funded	CAO	Lead	All departments	

Recovery and Resiliency Framework Potential Actions List - COMMUNITY PREPAREDNESS AND INFRASTRUCTURE

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		CP 4.3.2	Establish effective Continuity of Government and Continuity of Operations programs.	Underway	Funded	CAO	Partner	All departments	
	CP4.4 Protect information, data, and communication infrastructure	CP 4.4							
		CP 4.4.1	Identify primary County technology infrastructure, business systems, and critical facilities needed to support the essential services and critical business operations and implement specific protective measures	Underway	Unfunded/ Requested	ISD	Lead	All departments	
		CP 4.4.2	Identify community infrastructure and utility services that are essential to the operation of the County technology infrastructure and systems and implement specific protective measures	Underway	Unfunded/ Requested	ISD	Lead	CAO General Services	
		CP 4.4.3	Assess risks and hazards that currently exist in the County technology infrastructure and community infrastructure and utilities	Scoping	Unfunded/ Requested	ISD	Partner		
		CP 4.4.4	Prioritize technology infrastructure modernization projects (both County and Community) that directly relate to mitigating risks for points of failure that affect accessibility and scalability of critical business systems.	Scoping	Unfunded/ Requested	ISD	Lead	All departments	Cities & Communities First Responders' Jurisdictions
		CP 4.4.5	Apply for funding for a stand-alone generator for County of Sonoma's datacenter to ensure mission critical systems (911 and computer aided dispatch communications) have auxiliary power	Completed	Funded	ISD	Lead	CAO General Services	
		CP 4.4.6	Ensure County information is securely backed up offsite	Completed	Funded	ISD	Lead		
		CP 4.4.7	Enhance EOC information systems capacity to handle a large scale County disaster	Scoping	Unfunded/ Requested	ISD	Partner		
	CP4.5 Work with federal, state, local, tribal, community and/or private partners to identify, assess, and modify or repair essential transportation infrastructure for critical County response	CP 4.5							
		CP 4.5.1	Identify and assess essential transportation infrastructure necessary in a response and modify, repair, and/or maintain.	Underway	Funded	TPW	Lead		Cities & Communities First Responders' Jurisdictions
		CP 4.5.2	Assist with mapping and prioritization of vulnerable hillslopes in the burned areas that require specific rehabilitation or restoration efforts.	Researching	Unfunded/ Uncertain	TPW	Partner		Cities & Communities First Responders' Jurisdictions
		CP 4.5.3	Apply for funding for culvert improvements to reduce flooding (Drake Rd., Guerneville and Roberts Rd., Penngrove)	Completed	Funded	TPW	Lead		
		CP 4.5.4	Apply for funding for bank stabilization to protect River Road using primarily natural materials in order to protect a vital transportation link, as well as residences and agricultural land	Completed	Funded	TPW	Lead		
		CP 4.5.5	Apply for funding to purchase and install onsite generator for the Sonoma County Santa Rosa Road maintenance yard to prevent risk of service interruption of disaster response	Completed	Funded	TPW	Lead		

Goal	Proposed Action	Ref Id	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
	CP 4.6 Work with private utility providers for solutions to hardening infrastructure and coping with destroyed utilities in a disaster	CP 4.6							
		CP 4.6.1	Collaborate with other jurisdictions in the County about response to any de-energization by PG&E	Underway	Funded	Emergency Management	Partner		Cities & Communities First Responders' Jurisdictions Utilities
		CP 4.6.2	Work with PG&E to determine feasibility of conducting de-energization trainings and drills prior to a disaster	Researching	Funded	Emergency Management	Lead		Cities & Communities First Responders' Jurisdictions Utilities
		CP 4.6.3	Work collaboratively with PG&E to leverage vegetation management practices and implementation as its vegetation management practices are expanded based on the California Public Utilities Commission's High Fire-Thread District map and resulting regulations	Researching	Unfunded/ Uncertain	TPW	Partner	Permit Sonoma	Cities & Communities First Responders' Jurisdictions Utilities
		CP 4.6.4	Encourage local energy systems and microgrids and seek to obtain funding	Researching	Unfunded/ Uncertain	TBD	Supporter		Cities & Communities First Responders' Jurisdictions
		CP 4.6.5	Collaborate with private utility companies to define how back-up communication services can be provided if infrastructure is damaged during a disaster event	Researching	Funded	Emergency Management	Partner		Cities & Communities First Responders' Jurisdictions Telephone carriers
		CP 4.6.6	Consider mandatory underground utilities for newly constructed neighborhoods and commercial properties.	Researching	Unfunded/ Uncertain	Permit Sonoma	Supporter	General Services	Cities & Communities First Responders' Jurisdictions Utility companies
		CP 4.6.7	Advocate for utility companies undergrounding electrical lines on all properties	Researching	Unfunded/ Uncertain	CAO	Supporter	Permit Sonoma General Services	Cities & Communities First Responders' Jurisdictions Utility companies
		CP 4.6.8	Advocate for state and federal funding for undergrounding of utilities	Underway	Funded	CAO	Lead		
		CP 4.6.9	Advocate for and possibly establish a “Dig Once” policy	Underway	Unfunded/ Uncertain	TPW	Supporter	EDB Permit Sonoma CAO	

Recovery and Resiliency Framework Potential Actions List - HOUSING

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)
H1: Attract new and expanded sources of capital to incentivize the creation of housing for all income levels	**H1.1** Form a Renewal Enterprise District (RED) as a Joint Powers Authority (JPA) to ensure coordination and facilitate pooled financing that supports a regional, shared housing vision	H 1.1						
		H 1.1.1	Execute Joint Powers Authority Agreement with the City of Santa Rosa as a two-year pilot. Coordinate funding and financing strategies with all municipalities seeking to encourage affordable housing. Pursue legislation to enhance effectiveness of RED JPA and garner State financial support.	Underway	Funded	CDC	Partner	County Counsel, CAO
		H 1.1.2	Engage developers to discern true capital needs and tailor available County and City funds to promote quality projects.	Underway	Funded	CDC	Partner	Permit Sonoma
		H 1.1.3	Secured $250,000 capacity building funding from Tipping Point to enhance the effectiveness of the County's Community Development Commission	Complete	Funded	CDC	Partner	
		H 1.1.4	Secured $1,000,000 start-up funding from Hewlett Foundation for RED JPA	Complete	Funded	CDC	Partner	
		H 1.1.5	Received targeted disaster waivers from US Department of Housing and Urban Development that increased flexibility for various housing assistance programs administered by CDC	Complete	Funded	CDC	Lead	
	H1.2 Engage financial institutions to develop new, more targeted debt and equity projects	H 1.2						
		H 1.2.1	Continue to convene an array of institutions to develop new capital structures that mitigate financing risks and incentive quality projects.	Underway	Funded	CDC	Lead	County Counsel
		H 1.2.2	Join the California Public Finance Authority JPA and utilize its available financing tools	Researching	Unfunded/Requested	CDC	Lead	County Counsel
		H 1.2.3	Develop financing tool for ADU's	Underway	Unfunded/Requested	CDC	Supporter	Permit Sonoma
		H 1.2.4	Support Federal Reserve Bank of San Francisco's convening of lenders/financial institutions with the goal of increasing availability of capital for housing development	Complete	Funded	CDC	Supporter	
	H1.3 Secure the maximum amount of federal and state affordable housing funds	H 1.3						
		H 1.3.1	Support California Housing and Community Development Department's Unmet Needs Analysis and Action Plan for deployment of CDBG-DR	Underway	Funded	CDC	Supporter	CAO

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)
		H 1.3.2	Support passage of local and state housing bonds	Complete	Funded	BOS	Supporter	
		H 1.3.3	Deepen relationships with all relevant State agencies, including CalHFA, Strategic Growth Council, Tax Credit Allocating Committee	Underway	Funded	CDC	Lead	CAO
		H 1.3.4	Conduct a robust Assessment of Fair Housing to document needs and opportunities, and ensure findings and recommended actions are incorporated into housing plans going forward	Scoping	Unfunded/Requested	CDC	Lead	County Counsel
		H 1.3.5	Utilize qualified national consulting firm to assist and position the County to receive CDBG-DR funds, and strategically utilize for unmet needs	Complete	Funded	CDC	Partner	CAO, County Counsel
	H1.4 Engage the business community to consider options for employers to support and invest in new housing	H 1.4						
		H 1.4.1	Assist EDB and Santa Rosa Metro Chamber to organize an Employer Housing Council, as called for in the Strategic Sonoma plan	Researching	Funded	EDB	Partner	CDC, CAO
H2: Increase regulatory certainty by changing the County's business model and actively seek opportunities to deepen regional cooperation	**H2.1** Identify potential changes to land use regulations, processes and procedures that could reduce the time to complete processes, decrease uncertainty in the approval process and reduce the cost of housing development, including fire recovery permits	H 2.1						
		H 2.1.1	Evaluate and bring forward for consideration multi-family standards, workforce housing combining zone standards near jobs, and other housing initiatives	Researching	Funded	Permit Sonoma	Lead	
		H 2.1.2	Collaborate and advocate on land use planning issues related to housing production, including General Plan update and for an environmentally appropriate and effective conservation and mitigation strategy update.	Researching	Unfunded/Requested	Permit Sonoma	Partner	CAO
		H 2.1.3	Continue to identify areas to address fire recovery regulatory changes related to increasing regulatory certainty, structure resiliency, and other, yet to be identified opportunities.	Researching	Funded	Permit Sonoma	Lead	CAO
		H 2.1.4	Increased the allowable residential floor area in mixed-use projects from 50 percent to 80 percent	Complete	Funded	Permit Sonoma	Lead	
		H 2.1.5	Shifted collection of affordable housing fees until near occupancy, rather than at permitting	Complete	Funded	Permit Sonoma	Lead	
		H 2.1.6	Allowed small single room occupancy (SRO) projects as a permitted use and removed the existing 30-room limit for larger SRO projects	Complete	Funded	Permit Sonoma	Lead	

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)
		H 2.1.7	Allowed transitional and supportive housing in all zoning districts that allow single-family dwellings	Complete	Funded	Permit Sonoma	Lead	
		H 2.1.8	Analyzed roughly 16,000 possible housing units in the development pipeline countywide. Current analysis has been to identified high level status of projects to help determine those projects furthest along in the process. Further analysis is needed on a case by case basis with the developer and local jurisdiction as opportunities to participate are identified.	Underway	Funded	Permit Sonoma	Partner	
		H 2.1.9	Consider opportunities for modernization and standardization of permitting to make it easier for developers to submit applications countywide	Researching	Unfunded/Uncertain	Permit Sonoma	Stakeholder	CAO
		H 2.1.10	Review higher density development opportunities within Urban Service Areas near jobs and transit, as provided in the General Plan, by considering a workforce housing combining zone district(s)	Researching	Unfunded/Requested	Permit Sonoma	Lead	
		H 2.1.11	Update Specific Plans, fee studies, and other planning documents to support meeting regional housing needs	Scoping	Unfunded/Requested	Permit Sonoma	Lead	
		H 2.1.12	Inform the General Plan Update process regarding issues related to respond to regional housing needs, hazard mitigation, and resiliency	Scoping	Unfunded/Requested	Permit Sonoma	Lead	CAO
		H 2.1.13	Develop for consideration additional housing initiatives that may become apparent after the current round of initiatives have been implemented; on-going cycles of regulatory updates allows the regulations to evolve with the needs and desires of the community	Researching	Unfunded/Requested	Permit Sonoma	Lead	CAO
	H2.2 Enhance opportunities for innovative and non-traditional building types for a wide range of housing developments	H 2.2						
		H 2.2.1	Increased the maximum size of accessory dwelling units (ADUs) to 1,200 square feet	Complete	Funded	Permit Sonoma	Lead	
		H 2.2.2	Reduced fees on smaller ADUs to encourage smaller units that are affordable by design	Complete	Funded	Permit Sonoma	Lead	
H3: Support building and development standards with improved local hazard resiliency and reduced climate impacts	**H3.1** Build/Rebuild/Retrofit more resilient homes in Wildland Urban Interface (WUI) and other high-risk hazard locations	H 3.1						
		H 3.1.1	Facilitate construction hardening techniques appropriate for wildfire/urban interfaces and seismic retrofits for rebuilding and existing homes through education and grant programs. Seek Hazard Mitigation Grant for provide assistance for structures at risk of wildfires within high risk areas. Seek Hazard Mitigation Grant for provide assistance for seismic retrofits within high risk areas.	Underway	Unfunded/Requested	Permit Sonoma	Partner	CDC, CAO

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)
		H 3.1.2	Help property owners navigate vegetation management opportunities through partnership with Fire Safe Sonoma and similar programs	Researching	Unfunded/Requested	Permit Sonoma	Partner	Permit Sonoma, CAO
		H 3.1.3	Advocate for funding opportunities for private property vegetation management to complement creating safe zones around homes in high risk areas	Researching	Unfunded/Requested	Permit Sonoma	Partner	Permit Sonoma, Parks and Open Space, CAO
	H3.2 Build/Rebuild better homes with improved efficiency and reduced operating costs							
		H 3.2.1	Facilitate climate positive construction techniques for building/rebuilding homes through consultation and project planning assistance from the Energy and Sustainability Division of General Services	Underway	Funded	General Services	Lead	ACTTC, Permit Sonoma, CAO
		H 3.2.2	Facilitate building/rebuilding housing with clean energy programs through Sonoma Clean Power grant program	Underway	Funded	General Services	Supporter	Permit Sonoma, CAO
H4: Support rebuilding fire destroyed homes								
	H4.1 Facilitate expedited permitting process for rebuilding home destroyed in the fires	H 4.1.1	Continue Resiliency Permit Center to expedite fire recovery permits	Underway	Funded	Permit Sonoma	Lead	
	H4.2 Explore and develop funding options to assist rebuild of homes destroyed in the fires	H 4.2.1	Seek Federal, State, and other funding to assist rebuilding gaps for those seeking to rebuild after the fires	Underway	Unfunded/Requested	CDC	Lead	CAO
	H4.3 Facilitate and support rebuild navigation to assist those seeking to rebuild homes destroyed in the fires	H 4.3.1	Facilitate navigation assistance, including navigation to financial advising, insurance claim assistance, and professional building services for those seeking to rebuild from the fires in partnership with the ROC Sonoma County Recovery Center	Researching	Unfunded/Requested	CAO	Partner	Health Services, Human Services
	H4.4 Seek insurance issue support at the State level	H 4.4.1	Continue to advocate for assistance with insurance issues with the State	Underway	Funded	CAO	Lead	
H5: Explore use of County-owned property to attract housing development that aligns with County goals	**H5.1** Continue process to evaluate and develop housing on already identified County-owned properties for housing development	H 5.1						
		H 5.1.1	Continue process to secure a housing developer for 2150 W College	Underway	Funded	CDC	Lead	County Counsel
		H 5.1.2	Continue process to develop housing at Roseland Village	Underway	Funded	CDC	Lead	County Counsel
		H 5.1.3	Continue efforts to repurpose/sell the Chanate campus as allowed under California statute	Underway	Funded	General Services	Lead	County Counsel

Recovery and Resiliency Framework Potential Actions List - HOUSING

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)
		H 5.1.4	Explore the potential for housing as part of a mixed-use development on the County Administration Center property	Underway	Unfunded/Requested	General Services	Lead	CAO
	H5.2 Identify and evaluate other potential opportunities for housing on County-owned land not yet identified	H 5.2						
		H 5.2.1	Continue to identify possible housing opportunities on other County-owned land	Underway	Unfunded/Requested	General Services	Lead	CAO
	H5.3 Collaborate with contractors and developers to address barriers such as labor supply that limit rapid housing development	H 5.3						
		H 5.3.1	Evaluate the need for construction worker housing and whether opportunities exist on County owned properties	Scoping	Unfunded/Requested	General Services	Lead	Permit Sonoma, CAO

Recovery and Resiliency Framework Potential Actions List - ECONOMY

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency	Outside Partner(s)
E1: Develop and support a high quality and equitable local workforce that contributes to rebuild efforts, resiliency, and long-term economic vitality in Sonoma County.	**E1.1** Build sustainable career pathways tied to education and new business opportunities, especially in the area of construction.	E 1.1							
		E 1.1.1	Create a Sonoma County Cooperative Education Program that combines classroom-based learning with structured work experience to develop a pipeline of skilled graduates into local firms.	Underway	Unfunded/ Requested	EDB	Partner		WIB, chambers of commerce, Santa Rosa Junior College, Sonoma State University, Sonoma County Office of Education, CTE Foundation, Empire College, Sonoma County Alliance, local high schools, local employers
		E 1.1.2	Continue to partner with and expand the Sonoma County Youth Ecology Corps to potentially include "green jobs" focused on vegetation management.	Underway	Funded	Workforce Investment Board	Partner	Human Services, Water Agency	Sonoma County Youth Ecology Corps, Tribes
		E 1.1.3	Develop a plan to train and recruit new construction workers that includes collaborating with the North Bay Construction Corps, a five-month after school training program for high school seniors interested in construction and the trades.	Underway	Unfunded/ Uncertain	EDB	Supporter		North Bay Construction Corps, WIB, chambers of commerce, Santa Rosa Junior College,
		E 1.1.4	Utilize grant funding from the California Employment Development Department to help train residents for in-demand construction jobs and promote opportunities in both English and Spanish.	Underway	Funded	Human Services	Lead	Workforce Investment Board	WIB, chambers of commerce, Santa Rosa Junior College, Sonoma State University, Sonoma County Office of
		E 1.1.5	Consider establishing a formal construction skills training center to support North Bay Construction Corps programming.	Underway	Unfunded/ Requested	EDB	Partner	Human Services, Workforce Investment Board	North Bay Construction Corps, WIB, chambers of commerce Santa Rosa Junior College, Sonoma State University, Sonoma County Office of Education, CTE Foundation, Empire College, local high schools, local employers
		E 1.1.6	Establish a Talent Alignment Council to evaluate shortages in the workforce and develop strategies to fill gaps. Council will discuss employer workforce needs and better align training programs to match those needs.	Scoping	Funded	EDB	Lead		Private employers, government bodies, Santa Rosa Junior College, Sonoma State University, and other key organizations and staffed by the Sonoma County Workforce Investment Board (WIB)

Appendix A 18

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency	Outside Partner(s)
		E 1.1.7	Expand scholarship offerings from non-profit organizations and other philanthropic individuals and organizations for low-income and middle-class students.	Research	Unfunded/ Uncertain	EDB	Partner	Human Services, Workforce Investment Board	Community Foundation Sonoma County, 10,000 Degrees Sonoma County, Career Technical Education Scholarship Fund, the Rotary Club of the Valley of the Moon, other philanthropic individuals and organizations.
	E1.2 Support workforce housing solutions.								
		E 1 2.1	Collaborate to support an Employer Housing Council, to encourage a variety of workforce housing solutions by collaborating with private sector employers and the Renewal Enterprise District to support opportunities for increased workforce housing, especially for construction and associated trade workers.	Underway	Funded	CDC	Partner	EDB	Sonoma County Community Development Commission, City of Santa Rosa, chambers of commerce, local employers, Sonoma County Alliance
	E1.3 Improve transportation options for residents to connect with employers and essential services.								
		E 1.3.1	Work with employers to fund and establish shuttle services, especially for senior resident needs.	Research	Unfunded/ Uncertain	TPW	Lead	EDB	SMART, County, City, and Regional Transit Systems, Private Employers.
		E 1.3.2	Explore public-private partnerships for ride sharing programs to create affordable transportation solutions.	Research	Unfunded/ Uncertain	TPW	Lead	EDB	SMART, County, City, and Regional Transit Systems, Private Employers.
		E 1.3.3	Explore opportunities to leverage SMART and expand, adjust, and discount bus routes, especially for displaced residents.	Research	Unfunded/ Uncertain	TPW	Lead	EDB	SMART, County, City, and Regional Transit Systems, Private Employers.
E2: Support local businesses to thrive by ensuring access to resources, developing partnerships, and providing entrepreneurial support.	**E2.1** Assist public and private organizations in Sonoma County in accessing economic recovery loans and other available assistance.	E 2.1.1	Collaborate with partners for outreach to encourage employers to apply for SBA loans to recoup physical and economic damage.	Underway	Unfunded/ Uncertain	EDB	Partner		City of Santa Rosa, Other Cities, Chambers of commerce, Small Business Development Center, SCORE
		E 2.1.2	Monitor additional resources that come available during recovery, such as Housing and Urban Development (HUD) funding, and encourage employers to apply.	Underway	Unfunded/ Requested	EDB	Partner	CAO, CDC, Human Services, Workforce Investment Board	State and Federal funding agencies
		E 2.1.3	Assist public and private organizations in Sonoma County in accessing economic recovery loans and work with state and federal agencies, local banks, credit unions, and alternative lenders to support business lending and grants to qualified businesses and provide information in English and Spanish.	Underway	Funded	EDB	Partner		California Governor's Office, State and Federal partners, local banks, credit unions, lenders

Goal	Proposed Action	Ref ID	Potential Activities or Projects	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency	Outside Partner(s)
		E 2.1.4	Create a pathway to ensure the resiliency of Sonoma County's local agriculture industry by developing long-term solutions for challenges facing agriculture sustainability, such as climate change, market forces, labor shifts and the technology gap.	Scoping	Unfunded/ Uncertain	UCCE	Partner	Ag Comm, Ag + Open Space, EDB	Local businesses, trade associations, non-profits, education, labor groups, government officials, members
	E2.2 Partner with Sonoma County Tourism and other partners to implement a robust economic recovery marketing campaign.	E 2.2.1	Partner with Sonoma County Tourism and other partners to implement an economic recovery marketing campaign.	Completed	Funded	EDB	Partner	CAO	Sonoma County Tourism, GoLocal, City of Santa Rosa, Visitor's Centers/Bureaus, Chambers of Commerce, Other Marketing partners.
		E 2.2.2	Support "Open for Business" marketing effort and other targeted marketing efforts to let residents and visitors know that the County is up and running.	Completed	Funded	EDB	Partner		Sonoma County Tourism, GoLocal, City of Santa Rosa, Visitor's Centers/Bureaus, Chambers of Commerce, Other Marketing partners.
		E 2.2.3	Encourage both residents and non-residents to shop online for Sonoma County goods and donate to local non-profits.	Underway	Unfunded/ Uncertain	EDB	Partner		Sonoma County Tourism, GoLocal, City of Santa Rosa, Visitor's Centers/Bureaus, Chambers of Commerce, Other Marketing partners.
		E 2.2.4	Expand the GoSoCo campaign and support other shopping local shopping marketing efforts to increase public awareness of the economic benefits of shopping local	Underway	Unfunded/ Uncertain	EDB	Partner		Sonoma County Tourism, GoLocal, City of Santa Rosa, Visitor's Centers/Bureaus, Chambers of Commerce, Other Marketing partners.
	E2.3 Expand broadband infrastructure across the county.	E 2.3.1	Explore opportunities to increase access to broadband throughout Sonoma County to increase opportunities for key activities such as receiving urgent information, telecommuting, grocery deliveries, etc.	Underway	Unfunded/ Requested	EDB	Lead	TPW	Access Sonoma Broadband, Sonoma Clean Power

Recovery and Resiliency Framework Potential Actions List - SAFETY NET

Goal	Proposed Action	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
SN1: Enhance core County service capacity to address long-term recovery needs and prepare for future disasters.		SN 1						
	SN1.1 Enhance capacity to manage disaster shelters with increased training opportunities and collaboration with community volunteer partners and jurisdictions.	SN 1.1	Underway	Funded	Human Services	Lead	Emergency Management, Health Services	Voluntary Organizations Active in Disasters (VOAD), Medical Reserve Corps
	SN1.2 Develop a plan to ensure available resources and services at disaster shelter are accessible to non-English speaking and/or undocumented residents.	SN 1.2	Underway	Funded	Human Services	Lead	Emergency Management, CAO, Health Services	Volunteer Organizations Active in Disasters (VOAD)
	SN1.3 Explore creation of contingency contracts with eligible food providers to provide healthy and nutritious food services during a disaster.	SN 1.3	Underway	Unfunded/ Uncertain	UCCE	Lead	Emergency Management General Services, Human Services, Health Services	Sonoma County Food Systems Alliance, Volunteer Organizations Active in Disasters (VOAD)
	SN1.4 Consider development of a contingency contract for coordination of food providers during an emergency, including an inventory and mapping of local food resources available throughout the county and nationally during disasters.	SN 1.4	Researching	Unfunded/ Uncertain	UCCE	Lead	Emergency Management General Services, Human Services, Health Services	Sonoma County Food Systems Alliance, Volunteer Organizations Active in Disasters (VOAD)
	SN1.5 Provide re-employment assistance for workers who have lost their jobs because employers' businesses were destroyed or impacted by fires.	SN 1.5	Underway	Funded	Human Services	Lead	EDB	Workforce Investment Board (WIB)
	SN1.6 Continue housing-related programs in Health and Human Services, including applying for appropriate housing grants.	SN 1.6	Underway	Funded	Human Services	Lead	CDC	
	SN1.7 Utilize funding from the California Office of Emergency Services to support housing efforts for victims of elder abuse and neglect.	SN 1.7	Researching	Unfunded/ Requested	Human Services	Lead		Cal OES
	SN1.8 Pursue education and outreach opportunities to inform residents on public health disaster preparedness, with a focus on individuals with disabilities and others with access and functional needs, including individuals with limited English proficiency or non-English speaking.	SN 1.8	Researching	Funded	Health Services	Lead	Emergency Management, CAO	Community partners
	SN1.9 Develop a plan to set up emergency childcare facilities to allow emergency responders and community members to continue critical work needs.	SN 1.9	Research	Unfunded/ Uncertain	Health Services	Lead	Human Services	First 5, Community Child Care Council

Recovery and Resiliency Framework Potential Actions List - SAFETY NET

Goal	Proposed Action	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
SN2: Ensure the post-fire mental health and resiliency needs of the community are met.		SN 2						
	SN2.1 Continue to provide crisis counseling, available county-wide through California HOPE, for residents affected by the fires.	SN 2.1	Underway	Funded	Health Services	Lead		Council on Aging, Petaluma People Services Center, West County Community Services and Goodwill Redwood Empire
	SN2.2 Partner with mental health professional associations, healthcare providers, funders, and nonprofits, to identify gaps in and ensure continuity of services.	SN 2.2	Underway	Unfunded/ Uncertain	Health Services	Partner		Wildfire Mental Health Collaborative
	SN2.3 Create a plan that addresses the short- and long-term integration of trauma-informed care in the community throughout various institutions, including schools, behavioral health services, and case management.	SN 2.3	Researching	Unfunded/ Uncertain	Health Services	Lead		
	SN2.4 Create communal healing spaces that open the conversation and destigmatize trauma, including town halls, healing clinics, or community events.	SN 2.4	Researching	Unfunded/ Uncertain	Health Services	Partner	Human Services	ROC Sonoma County, California HOPE, community organizations
SN3: Build capacity with cross sector partners and community members to improve coordination and communication.		SN 3						
	SN3.1 Strengthen Accessing Coordinated Care & Empowering Self Sufficiency (ACCESS) Sonoma County Initiative's capacity to coordinate care delivery, inc	SN 3.1	Underway	Unfunded/ Requested	Health Services	Lead	Human Services	Other County Departments, IBM
	SN3.2 Develop a technology tool to enable cross-departmental coordination and assessment of improvements in the health, well-being and self-sufficiency of high needs clients.	SN 3.2	Underway	Unfunded/ Requested	Health Services	Lead	Human Services	IBM
	SN3.3 Expand "one-stop-shop" opportunities for residents to receive updated information and resources needed for recovery, which includes navigation assistance for financial advising, insurance claims, and rebuilding for those seeking to rebuild from the fires.	SN 3.3	Scoping	Unfunded/ Uncertain	CAO	Lead	Health Services, Human Services, Permit Sonoma, CDC	Rebuilding Our Community (ROC) Sonoma County
	SN3.4 Identify roles and responsibilities of community partners and the County as they relate to recovery activities.	SN 3.4	Researching	Unfunded/ Uncertain	CAO	Lead	Health Services, Human Services	Community partners
	SN3.5 Enhance services and capacity of 211 Sonoma County.	SN 3.5	Scoping	Unfunded/ Uncertain	Human Services	Sponsor	Emergency Management, CAO	
	SN3.6 Partner with community assessments and surveys and utilize existing community data to inform ongoing recovery priorities.	SN 3.6	Underway	Funded	CAO	Partner	Health Services, Human Services	

Recovery and Resiliency Framework Potential Actions List - SAFETY NET

Goal	Proposed Action	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
	SN3.7 Partner with community providers (hospitals, clinics, skilled nursing facilities, non-profits, faith-based organizations, etc.) to develop collaborative disaster planning and preparedness efforts.	SN 3.7	Underway	Funded	Health Services	Partner	Human Services, Emergency Preparedness	Hospitals, clinics, skilled nursing facilities, non-profits, faith-based organizations, etc.
SN4: Understand and address social inequities to advance opportunities for all.		SN 4						
	SN4.1 Create a comprehensive community needs assessment using a vulnerability methodology that assesses disparities and needs related to health, well-being and self-sufficiency.	SN 4.1	Underway	Funded	Health Services	Lead	Safety Net Services County Departments	Community partners
	SN4.2 Develop principles and guidelines to launch implementation of performance-based contracting to increase efficiencies and effectiveness of safety net service delivery.	SN 4.2	Scoping	Unfunded/ Requested	CAO	Lead	Health Services, Human Services, CDC, Probation	Community partners
	SN4.3 Leverage and utilize tools offered by the Government Alliance on Race and Equity network to achieve racial equity and advance opportunities for all.	SN 4.3	Underway	Funded	Health Services	Lead	Human Resources, CAO	

Recovery and Resiliency Framework Potential Actions List - NATURAL RESOURCES

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
NR1: Reduce fuel loads in forests, woodlands and shrub lands strategically to lower wildfire hazards to communities and sensitive habitats, improve delivery of resources and amenities people need, and move forests on a trajectory of increased resistance to drought, disease, and insects.	**NR1.1** Develop strategic, proactive fuel reduction and landscape resiliency priorities using key criteria (e.g., wildfire risk, public health and safety, water supply needs, economic impacts, and ecosystem sensitivity) using decision-support tools with objective data and expert advisors.		NR 1.1						
		Assess fire impacts to carbon storage and identify carbon-wise options for fuel load reductions.	NR 1.1.1	Underway	Funded	Ag + Open Space	Lead	UCCE	Education/ Research; State Agencies
		Consider fuel and fire break benefits in identifying potential forest, woodland, and shrubland land acquisitions, conservation easements, and/or development right transfers.	NR 1.1.2	Underway	Funded	Ag + Open Space	Lead	Regional Parks; Permit Sonoma	NGO/Non-Profits
		Assess fuel risks and tree mortality along public right of way in northwest Sonoma County to prioritize treatment locations.	NR 1.1.3	Scoping	Funded	TPW	Lead	Permit Sonoma	Fire Safe Sonoma
		Collaborate to create and maintain a decision support resources that gather relevant scientific base data, human and ecosystem assets at risk, driving factors controlling fire hazards that can be accessible to public and private decision makers as they identify and prioritize fuel load and other resiliency management actions.	NR 1.1.4	Scoping	Unfunded / Uncertain	CAO	Partner	Sonoma Water; Permit Sonoma; Regional Parks; Ag + Open Space; ISD	Educational/ Research; State Agencies; Non-profit organizations
		Based on best available science, consider designating various forest fuel management land use overlays that could impose restrictions to improve community safety.	NR 1.1.5	Researching	Unfunded / Uncertain	Permit Sonoma	Lead	Ag Comm	Education / Research
		Based on best available science, consider designating various forest fuel management land use overlays that feature incentives to improve community safety.	NR 1.1.6	Researching	Unfunded / Uncertain	Permit Sonoma	Lead	Ag + Open Space; UCCE	Education / Research
	NR 1.2 Evaluate options for active management of forests, woodlands, and shrub lands on public and private lands for fuel and fire breaks that decrease risks to developed communities.		NR 1.2						
		Implement preventative fuel load reduction and fuel breaks along public road rights-of-way, according to priorities informed by NR 1.1.	NR 1.2.1	Scoping	Unfunded / Requested	TPW	Lead		Cities & Communities; State Agencies
		Coordinate expedited thinning, burning and grazing projects to reduce fuel loads on properties owned or managed by the County and Special Districts, according to priorities informed by NR 1.1.	NR 1.2.2	Scoping	Unfunded / Uncertain	CAO	Partner	Regional Parks; Ag + Open Space; Sonoma Water	Mayacama Golf Club
		Collaborate to identify and implement fuel breaks in upper Mark West Creek watershed.	NR 1.2.3	Underway	Funded	Regional Parks	Partner	Regional Parks; Ag + Open Space; Sonoma Water	Sonoma RCD; Pepperwood Preserve; Friends of Mark West Watershed; Mayacama Golf Club

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		Provide supportive guidance to private property owners and advocate for improved technical, financial, and regulatory conditions to faciliate forest management via multiple strategies and methods that provide ecological and public safety benefits to the community.	NR 1.2.4	Underway	Unfunded / Uncertain	UCCE	Partner	Permit Sonoma; CAO	State Agencies; RCD; non-profit organizations
		Assist and support increased opportunities for fuel load reduction on private and public lands using grazing (including demonstration projects and updated guidance from Certified Rangeland managers).	NR 1.2.5	Researching	Unfunded / Uncertain	UCCE	Lead	Regional Parks	Education/ Research; RCD; State Agencies;Coast Ridge Community Forest
		Encourage the potential creation of volunteer, community-based land stewardship associations (e.g., Prescribed Burn Associations, Grazing Cooperatives), particularly in vulnerable rural areas with high fuel loads.	NR 1.2.6	Scoping	Unfunded / Uncertain	UCCE	Partner		RCDs; nonprofit organizations; neighborhood groups;
		Management of dead and dying Bishop Pine on the Sonoma Coast for fuel load reduction and ecosystem restoration.	NR 1.2.7	Researching	Unfunded / Uncertain	TPW	Supporter	Permit Sonoma	State Parks (Sonoma-Mendocino Coast District); Timber Cove; State Agencies (CalTrans)
		Assist private property owners with burned parcel revegetation management to promote healthy vegetation structure and density over time.	NR 1.2.8	Underway	Unfunded / Uncertain	UCCE	Partner		RCDs; non-profit organizations
	NR 1.3 Strengthen regional forest stewardship to improve leadership, oversight, training and funding of fuel reduction projects, while improving data resources and sharing to support environmental protections while facilitating effective fuel reduction opportunities for landowner and community-based projects.		NR 1.3						
		Promote opportunities for landowners and the general public to gain understanding of cultural, economic, and environmental issues about forest stewardship activities as part of demonstration and/or implementation efforts.	NR 1.3.1	Underway	Unfunded / Uncertain	UCCE	Lead	Regional Parks	State Agencies; RCDs; Tribes; Landowners
		Participate in the Governor's Forest Management Task Force (FMTF), the Rural County Representatives of California (RCRC), and the North Coast Resource Partnership (NCRP). Our participation will elevate our profile, keep us up-to-date on regulatory, funding, and policy issues, and capitalize on lessons learned elsewhere.	NR 1.3.2	Underway	Unfunded / Uncertain	CAO	Lead	Sonoma Water	State Agencies; Federal Agencies
		Evaluate the potential for traditional markets, regulations, and innovative means to improve the health and resilience of Sonoma County forest ecosystems, and provide recommendations that could include local or regional-scale governance structures, tax or fee funding, commercial activities, and landowner cooperative efforts.	NR 1.3.3	Underway	Unfunded / Uncertain	CAO	Partner	Permit Sonoma	Education/ Research; State Agencies; non-profit organziations; Pepperwood Preserve; Sonoma County Forest Working Group
		Assess the potential for improved local-regional commercial markets in small wood biomass and related emerging vegetation management/carbon storage methods.	NR 1.3.4	Researching	Unfunded / Uncertain	CAO	Supporter	Sonoma Water	State Agencies; For-Profit Business; Education/Research; Blue Forest Conservation

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
NR2: **Assess and support burned watersheds' recovery, and protect and enhance stream systems to lessen wildfire danger to communities, support water supply and drought tolerance, and provide flood attenuation while sustaining ecological functions and biological diversity.**	**NR2.1** Assess Mark West Creek and other priority burned streams to identify and rank recovery and rehabilitation needs and prepare for potential secondary hazards over the next few winters.		NR 2.1						
		Provide technical and resource information to landowners within burned watersheds regarding prevention of erosion, sedimentation, and water quality impairment that may be relevant for approximately five years post-fire.	NR 2.1.1	Completed	Funded	CAO	Partner	Permit Sonoma; Sonoma Water	RCD; NGO/Non-Profit; State Agencies
		Assist private property owners with containment BMPs to minimize the risk of debris and toxic material runoff to streams and rivers in early 2018, and with erosion and sediment control BMP installations and maintenance over approximately five subsequent rainy seasons.	NR 2.1.2	Underway	Unfunded / Uncertain	CAO	Partner	Sonoma Water	RCD; Nonprofit Organizations (Russian Riverkeeper; Sonoma Ecology Center; Sonoma County Conservation Action)
		Assess post-fire stream channel stability and vulnerability to potential secondary fire hazards due to potential flooding, erosion, and sedimentation, and debris flows for approximately five years post-fire.	NR 2.1.3	Underway	Unfunded / Uncertain	CAO	Partner	Sonoma Water; Regional Parks	RCD; NGO/Non-Profit; State Agencies
		Monitor burned public land native vegetation recovery, erosion and sedimentation risks, invasive/noxious species establishment to prioritize and implement remedial efforts as needed to minimize hazards.	NR 2.1.4	Underway	Funded	Regional Parks; Ag + Open Space	Lead	TPW; Ag Comm	State Agencies
		Assist private property owners in areas affected by the October 2017 with evaluation of burned vegetation, residual fuel loads, invasive/noxious species.	NR 2.1.5	Researching	Unfunded / Uncertain	Permit Sonoma	Partner	CAO; UCCE; Ag Comm	State Agencies (Cal Fire); Fire Safe Sonoma; RCDs
		Assess, design and implement stabilization and re-vegetation needs on Hood Mountain sites burned or damaged during fire-fighting to prevent flooding, erosion, and debris flows.	NR 2.1.6	Underway	Unfunded / Requested	Regional Parks	Lead		Nonprofit organizations (Sonoma Ecology Center); State Agencies
		Assist with/request mapping and prioritization of vulnerable hillslopes and/or earthen dams within burn areas	NR 2.1.7	Researching	Unfunded / Uncertain	Permit Sonoma	Supporter	Regional Parks	State Agencies (Division of Safety of Dams)
		Support manure management planning for private equine properties within burned watersheds.	NR 2.1.8	Researching	Unfunded / Requested	UCCE	Supporter	Permit Sonoma	Sonoma County Horse Council; State Agencies (Regional Board)
		Collaborate to provide guidance and support funding efforts for owners of individual or shared private roads and bridges with post-fire erosion and sediment control.	NR 2.1.9	Researching	Unfunded / Uncertain	TPW	Supporter	Permit Sonoma; Sonoma Water	Sonoma Ecology Center; State Parks
	NR 2.2 Incorporate fire, flood and drought resiliency considerations in stream corridor land use decisions involving riparian zones and functional riparian zone protection/enhancement incentives and regulations.		NR 2.2						

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		Prioritize fuel load reduction benefits as ranking criteria in the storm water resource planning process.	NR 2.2.1	Completed	Funded	Sonoma Water	Lead	Permit Sonoma	Cities & Communities; State Agencies
		Support invasive species control and management on private lands disturbed by the fires and/or fire-fighting efforts. Conduct outreach with pest control businesses to ensure compliance with applicable pesticide regulations within the fire areas during rebuilding and vegetation recovery.	NR 2.2.2	Underway	Unfunded / Uncertain	Ag Comm	Lead	UCCE	RCDs; Non-profits; For-Profit Businesses
		Map potential riparian (and shoreline) buffers of adequate width, length, hydrology, soils and vegetation to provide effective fuel breaks, flood conveyance and groundwater recharge. Include all functional low fuel load/high moisture land uses (e.g., storm water basins or water storage ponds; irrigated fields, pastures, or recreation facilities, native riparian, wetlands, or managed grasslands).	NR 2.2.3	Underway	Funded	Ag + Open Space	Lead	Sonoma Water	Academic/Research; University of California; Sonoma State University
		Apply fire and drought research to our local setting, offer trainings, and facilitate implementation of resilient landscaping principles as the fire-damaged areas recover and rebuild.	NR 2.2.4	Underway	Unfunded / Uncertain	UCCE	Partner	Sonoma Water	UC Master Gardners; Sonoma Marin Water Saving Partnership; Daily Acts
		Collaborate with qualified public entities, researchers, and NGOs to identify and prioritize stream corridor and/or other open space parcels that would contribute to a network providing resiliency to future fire, floods, and drought.	NR 2.2.5	Scoping	Unfunded / Uncertain	CAO	Partner	Ag + Open Space; Regional Parks; Sonoma Water; Permit Sonoma	Cities & Communities; non-profit organizations
		Evaluate policies and regulatory framework that could facilitate future acquisition (in fee title/easement with transfer of development rights) of parcels suitable for integration in multi-benefit green breaks by public agencies or NGOs qualified to assume management responsibility.	NR 2.2.6	Researching	Unfunded / Uncertain	Permit Sonoma	Lead		Non-profit organizations
		Evaluate opportunities to work with willing sellers to purchase (in fee title/easement with transfer of development rights) of parcels suitable for integration in multi-benefit green breaks by public agencies or Non-Governmental Organizations qualified to assume management responsibility.	NR 2.2.8	Underway	Unfunded / Uncertain	Ag + Open Space	Lead		Non-profit organizations
	NR 2.3 Prioritize improved resilience of Wildland Urban Interface (WUI) areas to fire and/or other natural hazards in open space land protection acquisitions and easements as well as in community separator designations.		NR 2.3						
		Prioritize easements and acquisitions within the WUI and areas affected by 2017 fires that have appropriate ecosystem and fire hazard reduction benefits.	NR 2.3.1	Underway	Funded	Ag + Open Space	Lead		
		Gather, review, and describe applicable policies, practices, and regulations from similar regions that are successful in providing fire and flood resiliency for natural resources/working lands.	NR 2.3.2	Scoping	Unfunded / Requested	Permit Sonoma	Lead	UCCE	Educational/Research; Federal Agencies; nonprofit organizations
		Coordinate to consider both ecological and emergency access requirements for long-term management along fire-fighting scars on parks and other public lands within the burned zone.	NR 2.3.3	Researching	Unfunded / Uncertain	Regional Parks	Partner	Ag + Open Space; Permit Sonoma; FES	nonprofit organizations; educational/research; state agencies (Cal Fire)

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		Pursue cooperative vegetation management planning in vicinities/neighborhoods with several jurisdictions (e.g., Oakmont)	NR 2.3.4	Scoping	Unfunded / Requested	Regional Parks	Partner		City of Santa Rosa; State Parks
		Evaluate and consider expansion and adaptation of wildland urban interface (WUI) and community separator planning concepts to include possible 'green breaks' with multiple benefits for natural resources and communities.	NR 2.3.5	Researching	Unfunded / Uncertain	Permit Sonoma	Lead		Non-profit organizations; State Agencies; Federal Agencies

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
	NR 2.4 Improve stream corridor conditions via outreach, training, and voluntary actions modeled on successful stream maintenance and habitat restoration programs, based on scientific studies.		NR 2.4						
		Coordinate with partners regarding planning and implementation of multi-benefit stream rehabilitation/restoration projects on public and private lands.	NR 2.4.1	Researching	Unfunded / Uncertain	Sonoma Water; Ag + Open Space	Partner	Regional Parks	RCD; non-profit organizations
		Identify existing hazard trees on public land suitable for beneficial reuse as Large Woody Debris (LWD) in aquatic habitat restoration projects and facilitate their storage and distribution to appropriate agencies and organizations.	NR 2.4.2	Scoping	Unfunded / Uncertain	Sonoma Water	Partner	TPW; Regional Parks	State Agencies (CDFW); Federal Agencies (NOAA Fisheries)
		Work with public and private partners to improve preparedness for water quality Best Management Practice (BMP) deployment in future emergencies; develop informal agreements regarding materials, methods, working relationships, responsibilities and geographic coverages to help address potential BMP needs on private lands.	NR 2.4.3	Scoping	Unfunded / Uncertain	CAO	Partner	Sonoma Water; Permit Sonoma;	RCD; non-profit organziations; For-Profit Businesses
		Collaborate with adjacent landowners to improve management practices that could result in enlarged, effective multi-benefit buffers around parks and other public lands.	NR 2.4.5	Researching	Unfunded / Uncertain	Regional Parks	Partner	Ag + Open Space; TPW	RCD; UCCE; Landowners
		Consider expanding stream maintenance activities in public responsibility reaches to foster flood conveyance, protect water quality and aquatic habitat, and provide fuel breaks.	NR 2.4.6	Researching	Unfunded / Uncertain	Sonoma Water	Lead	Regional Parks	Cities & Communities
NR3: Build on prior and continuing investments in natural resources acquisitions, monitoring, technical studies and partnerships to integrate best available science into outreach efforts, policy development, regulations, incentives, and land use planning decisions.	**NR 3.1** Nurture community awareness and understanding of our fire-adapted landscape and the value of becoming a resilient fire-adapted community using results of post-fire monitoring and research.		NR 3.1						
		Engage the general public and specific stakeholder groups in physical and virtual visits to burned lands, via Nature Heals series and fire interpretive trail(s), along with visits to similar vulnerable lands for comparison.	NR 3.1.1	Completed	Funded	Regional Parks	Lead		NGO/Non-Profits
		Conduct focused landowner and community outreach and conversation about fire risks, fuel reduction, and forest management within the water supply priority watershed of Lake Sonoma.	NR 3.1.2	Completed	Funded	Sonoma Water	Partner	FES	For profit Business (Ag Innovations); RCDs; Fire Safe Sonoma
		Participate in reporting post-fire natural resources monitoring data results and interpretations via a range of platforms, in culturally relevant ways, addressing broad audiences as well as specific stakeholder groups.	NR 3.1.3	Underway	Unfunded / Uncertain	CAO	Partner	Sonoma Water; Ag + Open Space; Regional Parks; UCCE;	Educational/Research; State Agencies

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		Facilitate public access to the improved rainfall, runoff, and natural hazards monitoring network (e.g., Sonoma OneRain), to improve awareness and knowledge of recovery status and secondary hazard risks in the burned areas.	NR 3.1.4	Underway	Unfunded / Uncertain	Sonoma Water	Partner	Permit Sonoma	Cities & Communities
		Increase the integration of the weather, streamflow, water quality and fire detection systems (e.g., cameras) monitoring network with planning and permitting of forest and stream management actions.	NR 3.1.5	Underway	Funded	Sonoma Water	Partner	Permit Sonoma	Federal Agencies; Educational/Research (UC San Diego; UN Reno); For profit Business (PG&E)
		Expand citizen-scientist participation in data collection for on-going natural resources monitoring and/or event response and recovery documentation (including public schools, 4-H or other youth programs).	NR 3.1.6	Underway	Unfunded / Uncertain	UCCE	Partner	Superintendent of Schools	NGO/Non-Profits; Education/Research
		Use inspection and enforcement activities as opportunities to inform and educate regarding required and recommended land, vegetation, soil and water management practices.	NR 3.1.7	Researching	Unfunded / Uncertain	Permit Sonoma	Lead	Ag Comm	Cities & Communities
		Perform outreach and education to inform public about ecological importance of forests and the critical role (and native cultural history) related to prescribed and managed burning and grazing.	NR 3.1.8	Researching	Unfunded / Uncertain	UCCE	Partner	Superintendent of Schools	RCD; NGO/Non-Profit; Tribes; Education/Research
	NR3.2 Continue to collect best available scientific information to inform policy development and county investments that protect watersheds and developed communities from natural disasters.								
		Contribute to field assessments and analysis of monitoring and remote sensing data to assess fine-scale burn severity, vegetation mortality, carbon loss, slope stability, erosion and sedimentation, and stream channel response to fire damage.	NR 3.2.1	Underway	Funded	Ag + Open Space	Partner	Sonoma Water	Education/ Research; Pepperwood Preserve
		Research potential future fire hazards to water supply / water quality via possible contamination of the natural filtration provided by the gravels underlying the Russian River.	NR 3.2.2	Underway	Funded	Sonoma Water	Partner		Educational/ Research (UCB Lawrence Livermore Lab); Federal Agencies (USGS)
		Conduct post-fire field and modeling research on soil, runoff, and debris flow hazards to assess variability between geologic units and vegetation types in Sonoma County; support improved secondary hazard forecast modeling.	NR 3.2.3	Underway	Funded	Sonoma Water	Partner	Regional Parks	Federal Agencies (USGS); Educational/ Research (Pepperwood Preserve); State Agencies (State Parks)
		Conduct and collaborate on studies evaluating how initial land use/vegetation type and condition affected fire damage and recovery progress, featuring impacted public and protected lands as case studies.	NR 3.2.4	Underway	Unfunded / Uncertain	Ag + Open Space	Lead	UCCE; Ag Comm	Educational/ Research
		Estimate the economic value of ecosystem services lost due to the 2017 fires to assist with cost/benefit analysis of various policy and planning decisions, and support funding requests.	NR 3.2.5	Underway	Unfunded / Uncertain	Ag + Open Space	Lead	Sonoma Water	Educational/ Research

Goal	Proposed Action	Potential Activities or Projects	Ref ID	Implementation Status	Funding Status	Primary Agency	County Role	Other County Agency(ies)	Outside Partner(s)
		Fill key data gaps regarding ecosystem services valuations that can guide prioritization of forest management actions and assist in choosing/pursuing various organizational options (cooperatives; special districts; Joint Powers Authority; Marketing Order, etc.)	NR 3.2.6	Researching	Unfunded / Uncertain	CAO	Partner		Educational/ Research (UCB; Pepperwood); nonprofits; RCDs; for profit (ebalive)
	NR 3.3 Consider scientific data about the condition, fire vulnerability, and relative impacts of the 2017 fires on natural and working lands during updates to land use policies, plans, and regulations.		NR 3.3						
		Incorporate watershed resiliency and natural resource priorities in the Agriculture + Open Space District's Vital Lands Initiative.	NR 3.3.1	Underway	Funded	Ag + Open Space	Lead		Landowners
		Conduct supplemental studies and mapping to support updates to the seismic hazards of the Rodgers Creek Fault zone for the update to the LHMP	NR 3.3.2	Scoping	Unfunded / Requested	Permit Sonoma	Lead		State Agencies
		Explore modifications to County Code and Ordinances that will advance Natural Resources resiliency and community safety.	NR 3.3.3	Researching	Unfunded / Uncertain	Permit Sonoma	Lead		Cities & Communities
		Highlight watershed resiliency and natural resource priorities in the General Plan update.	NR 3.3.4	Researching	Unfunded / Uncertain	Permit Sonoma	Lead		Cities & Communities
		Incorporate multibenefit projects for watershed resiliency and natural resource priorities in updates to the Storm Water Resources Plans (Russian River and Southern Sonoma County watersheds)	NR 3.3.5	Scoping	Unfunded / Requested	Sonoma Water	Lead	Ag + Open Space; Regional Parks; Permit Sonoma	
		Coordinate and collaborate to craft environmentally responsible conservation and mitigation for listed species and wetlands/waters of Sonoma County with programs, policies and mitigation strategies that reduce development uncertainty while protecting natural resources (e.g., Regional Conservation Investment Strategies Program, Habitat Conservation Plan, or other local plan updates).	NR 3.3.6	Researching	Unfunded / Uncertain	CAO	Partner	Permit Sonoma	Cities & Communities; State Agencies; Federal Agencies
	NR 3.4 Improve natural resources hazards and resiliency data management and accessibility between governments, academic institutions, other organizations and the public.		NR 3.4						
		Use reporting about the roles of natural resources relative to the 2017 fires (positive and negative) to prompt awareness about wildfire, flooding, and drought risk and resiliency.	NR 3.4.1	Researching	Unfunded / Uncertain	Permit Sonoma	Partner	Sonoma Water	Cities & Communities; non-profit organizations; education/research
		Engage with Tribes to gather their interpretations of recent fire patterns and damage, and solicit guidance reflecting native cultural practices of vegetation management.	NR 3.4.2	Researching	Unfunded / Uncertain	Permit Sonoma	Partner	Sonoma Water; UCCE	Tribes
		Continue to collaborate with public and private partners to improve the consistency of natural resource management information, avoid duplication of efforts, and increase outreach extent and effectiveness.	NR 3.4.3	Underway	Unfunded / Uncertain	UCCE	Partner	Permit Sonoma; Ag Comm; Sonoma Water	Non-profit organizations; RCD

Sonoma County Recovery and Resiliency Framework

Public Comment Emailed Submissions from 9/25/18 through 10/26/18

Date Rec	Name	Topic Discussed
9/26/2018	Jean Reynolds	Appreciates the idea of adding sirens, not a cell phone user.
9/26/2018	Jane Ekbatani	Need to favor rebuilding houses for fire survivors over any other housing agenda; worried too that tariffs will increase the materials that are needed for rebuilding.
9/26/2018	Suzanne Hart	Excellent idea to use fire alarm boxes, referring to effective they have been for the city of San Francisco.
9/27/2018	Shay McCown	Advocating for sirens as an alert system for major emergencies. Explains that growing up with sirens have always been effective (she and her husband are in their late seventies). Felt that the system used on Oct 8th was not successful.
9/28/2018	Kimberly Robertson	Requests a siren system for the area of Frans Valley Road to the top of Tarwater Hill. 170 homes in this area do not
10/10/2018	Will Abrams	Provided feedback in the structure of - measurable "you cannot mange what you cannot measure"; Assessment of Capabilities (strengths, weaknesses); Assessment of Operational Environoment (opportunities, threats); Ownership/responsible Resources (internal and external); Actionalable Key Performances Indicators.
10/18/2018	Dawn M. Ross	Urges the City and County to put together a "Vulnerable Population Plan" for future emergencies. Create a list of schools, medical facilities, assisted living and mental facilities. List should be shared among first responders. Should be a plan where the folks are taken and a website created to track these folks, etc.
10/18/2018	Andrew Smith	Create an ongoing program to get people to install one of the following on their cell phones: Nixle or SoCo Alert updates. Work with cell phone companies, water/trash companies, buy a new phone make it an option, even working with banks to get this accomplished.
10/19/2018	Ed Weber	Don't over react and start a housing boom, we should honor the limits we have already set and not take rural lands for housing… Let our true healing be the restoration of housing for what was lost, a slow rate of growth for the county, and priority sustained for our agrarian way of life.
10/24/2018	Josephine Borgeson	solidarity. Wished that emerengy food network had a larger role in the framework. Recommendst that mapping community assets for meeting emergency food needs be a part of the preparedness plan of each of the regions, communities and neighborhoods here in Sonoma County.
10/26/2018	Will Abrams	Provided comments throughtout the draft Framework document using the comment tool.
10/26/2018	Linda Evans	Submitted letter on behalf of 15 organizations supporting Spanish-speaking and immigrant communities. Letter includes suggestions for all 5 critical areas of recovery.

Sonoma County Recovery and Resiliency Framework

Public Comment Emailed Submissions from 9/25/18 through 10/26/18

10/26/2018	Ben Peters	Notes that "microgrids" and "electricity" are not mentioned in the Framework. Feels that the CP4 goal needs to go farther and explicitly state that onsite solar and energy storage systems should be evaluated be prioritized when feasible. Similar goal should be to evaluate and encourage local energy systems and microgrids and to obtaqin grants and funding to encourage the development of these systems. Outside energy storage and clean energy generation discussed by agencies/groups. No mention of it in the doc. The doc should make clear that allowing a private electric and gas utility to operate in our county should only be allowed when it provides a public benefit and that we have the power to determine the future of our energy system. The doc should make clear that allowing a private electric and gas utlity to operate in our county shoudl only be allowed when it provides a public benefit and that we have the power to determine the future of our energy system.
10/26/2018	Kerry Fugett	Comments collected at the People Care Forum: On-going mental health and emotional support throughout the county for all ages. Address the issues of environmental toxicity as it relates to human health. Place equity, diversity and inclusion at the heart fo all recovery and resiliency efforts.

10/26/2018	Kerry Fugett	Submitted comments gathered at Resilient Rebuild and Earth Care Forums: - youth to employment pipeline - funding through carbon based economy - mentorship opportunities - microgrants, sustainability pilots - expanding opportunity for short term engagement, online - enhance public & private partnerships Changing zoning laws to allow for tiny homes/microhousing Bring all food scraps (residential & commercial) to be processed and used in Sonoma County. - to rebuild soil nutrients for food, to sequester carbon as soon as possible - need to include landscapes as part of our natural environment, provide more training to landscape professionals, rescape California, more native or drought-tolerant plants. Micro-public process meetings coordinated and funded for fun, food, beverages, participation - promote the end of divisiveness, inclusion, promote rights for life & rights of nature, own sacred gift & birthright Develope neighborhood resilience through planning what food can be grown floowing a need to feed people. what is a resilient diet for various regions? How long to create - what plants and seeds need to be in each neighborhood? Daily acts and NoCal... volunteer to be part of these organizations foucs on my own neighborhood. Resilient Housing: please consider alternative, natural building designs that are fire-resilient, well insultaed, durable and very affordable - having the residents help in teh construction process - exceptions for permit requirementsof tje stirtire os kist 120 sq ft as part of the emerency shelter ordiance. - shift the paradigm to acount for housing for all. - mine, discover the complete demographic profile of needs - Match supply with demand - bring in biophilia, bring nature inside - create hubs of community for info presentation, presentation the digital town hall - use nextdoor app - incentivize A.D. U.s - co-housing need to design Community Housing foruyms to promote education & especially creativity process /funding for eco-friendly materials - fund rain water harvesting - we failed fire survivors by forcing them inot the fire housing market. when the next fire comes, how are we proactively ready for the thousands of living structures to be ready that week? Maybe some "tiny houses" - find a way to legalize trailer or tiny house living in the city limits, even if these means regulation permitting process (flip chart notes provided)

Sonoma County Recovery and Resiliency Framework

Public Comment Emailed Submissions from 9/25/18 through 10/26/18

10/26/2018	Kerry Fugett	Signatures submitted from Daily Acts (total of 612 unique signatures in support of adding the following to the framework): Prioritize Sustainability and Climate Action. Place equity at the center. Invest in collaborative structures & community networks. (sign-in sheet provided, along with signatures)
10/26/2018	Ted Stashak	The Sonoma County Horse Council is very concerned that the draft Recovery and Resiliency Framework does not address the needs of large animals, livestock, pets, and their owners in disaster scenarios. Neither the Sonoma County Horse Council (SCHC), nor our partners at Sonoma County Animal Services (SCAS) were solicited for input on this plan. We are coming in late in the game, but we hope to have an impact on the Resiliency Plan for the benefit of all animals and their owners before this plan is finalized. (Full doc provided)
10/26/2018	Nicole Bradin	Need to be prepared to handle other types of natural disasters, earthquakes, floods, as well as man-made disasters, terrorist attacks, active shooters, etc. Visitors are not mentioned in plan (tourism), include partners from the hospitality industry wine, hotel, restaurants, etc, Not sure section 5.3 - Economy - belongs in the plan. The plan is long - might want to inlcude cliff-notes resident friendly version with highlights for key audiences.
10/26/2018	Melita Love	Given the importance of food for sustenance and resilience for all of us, I recommend the specific inclusion of emergency food preparedness and coordination in the Framework; possibly in Goals CP3, SN 1 and SN3. Submitted recommendations prepared by Emergency Food Providers.

Recovery and Resiliency Framework

Summary of Significant Changes

On September 25, 2018, the Office of Recovery and Resiliency (Office) presented the Draft Recovery and Resiliency Framework to the Board of Supervisors. This framework included input from a comprehensive community engagement effort to gather feedback and input from community members and partners. Community engagement opportunities included: Recovery Planning Community Meetings held throughout Sonoma County, an online survey, feedback gathered in meetings with community partners and stakeholders, input submitted via email, and input gathered at workshops held by the Board on each of the strategic areas of recovery in 2018.

Following the presentation of the Draft Framework, the County opened up an additional 30 day period for members of the public to submit feedback, from 9/25/18 through 10/26/18. Members of the public were encouraged to submit input to recoveryinfo@sonoma-county.org. The Office received 19 emailed submissions, which influenced many of the Framework changes highlighted below.

SECTION OF FRAMEWORK	**Pg #**	**WHAT'S CHANGED**
Framework Overview		
Executive Summary	9-15	Added this section
Recovery Roles and Responsibilities	29-31	This is a new section of the Framework to identify the different roles that government, nonprofits, private sector, and community members play in recovering from a disaster
Core Principles	32	Added a new Guiding Principle – "Social Equity"
Throughout Framework and Appendices	many	Removed the term "vulnerable populations", and replaced with "individuals with disabilities and others with access and functional needs, including individuals with limited English and non-English speaking"
Guide to Framework Documents Online	Appendix F, pg 156	Added this section
Community Preparedness and Infrastructure		
Strategy Area, Actions & Timelines	58-64	Adjusted timelines of Proposed Actions
Strategy Area, Challenges & Opportunities	53-55	Added alert and warning
Strategy Area, Community Input	56	Added language on metrics and progress measurement
Action Table	Appendix A	Added program/action items regarding animals in disaster (training, permitting, evacuation, and food supply)
Action Table	Appendix A	Added action item for a countywide Disaster Preparedness Day
Action Table	Appendix A	Added action item for development of materials/trainings regarding individual, personal emergency preparedness
Action Table	Appendix A	Amended relevant action items to include undocumented residents

Action Table	Appendix A	Added action item to identify, catalog and confirm services needed in a Local Assistance Center
Action Table	Appendix A	Added action items to encourage and support local energy systems and microgrids
Action Table	Appendix A	Added action item to work with remote communities to map house locations where feasible
Action Table	Appendix A	Added action items to train County workers on federal procurement capabilities and requirements
Housing		
Strategy Area, Actions & Timelines	78-87	Adjusted timelines of Proposed Actions
Throughout Strategy Area	67-88	Overall rewrite to reduce length and aid clarity
Strategy Area, Challenges & Opportunities	74	Added Implicit Bias discussion in the housing industry that tends to keep people of color at a substantial disadvantage in the housing market
Strategy Area, Challenges & Opportunities	74	Added SB35 Regional Housing Needs Assessment targets met by Sonoma County discussion
Economy		
Strategy Area, Actions & Timelines	97-99	Adjusted timelines of Proposed Actions
Action Table	Appendix A	Added action items related to expansion of workforce development services and job fairs
Action Table	Appendix A	Added creation of “green jobs” focused on vegetation management with Sonoma County Youth Ecology Corps partnership.
Safety Net Services		
Strategy Area, Actions & Timelines	109-115	Adjusted timelines of Proposed Actions
Strategy Area, Challenges & Opportunities	106	Added to section, including the need for a “one-stop-shop” resource
Action Table	Appendix A	Added two action items to address food services needs and coordination during disasters, including creation of MOU’s with organizations; identified UCCE as lead department
Action Table	Appendix A	Added an action item to create a plan to ensure resources and services at shelters are accessible to non-English speakers and undocumented residents
Natural Resources		
Strategy Area, Actions & Timelines	128-136	Adjusted timelines of Proposed Actions
Throughout Strategy Area	117-139	Overall rewrite to simplify and improve clarity

Strategy Area, Challenges & Opportunities	123-125	Added to section to reflect recent legislative changes, ongoing studies, regional organization networking, and funding programs
Strategy Area, Goals	127	Incorporated more explicit reference to burned watersheds' recovery needs in the goals
Strategy Area, Actions & Timelines	129-139	Updated actions completed to-date to include activities recently initiated or completed by various county agencies and partners

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 62
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:
Supervisor David Rabbitt (707) 565-2241

Supervisorial District(s):
Second District

Title: Fee Waiver

Recommended Actions:

Approve a Sonoma County Veterans Memorial Buildings fee waiver in the amount of $1,890.00 for the Redwood Empire Food Bank's bi-monthly food distribution program at the Petaluma Veteran's building from December 2018 – June 2019. (Second District)

Executive Summary:

Redwood Empire Food Bank provides food distribution services twice a month at the Petaluma Veteran's Memorial building. The services include Groceries to Go, an emergency food assistance program and a Senior Basket serving low-income seniors over the age of 60.

Discussion:

Prior Board Actions:

Approved a fee waiver in 2017.

Strategic Plan Alignment Goal 4: Civic Services and Engagement

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	0.00		
Additional Appropriation Requested	1,890.00		
Total Expenditures	1,890.00		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies	1,890.00		
Total Sources	**1,890.00**		

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

N/A

Attachments:

None

Related Items "On File" with the Clerk of the Board:

Fee Waiver/Board Sponsorship Request Form, Sonoma County Veterans Memorial Buildings Invoice and Confirmation

SUBMIT TO:
Board of Supervisors
575 Administration Dr, Ste 100A
Santa Rosa, CA 95403

COUNTY OF SONOMA

For Board of Supervisors Use Only

Fee Waiver/Board Sponsorship Request Form

1. Contact information for individual requesting fee waiver/sponsorship:

Name: Allison (First) (Middle) Goodwin (Last)

Mailing Address: 3990 Brickway Blvd (Number, Street, Apt/Suite) Santa Rosa (City) CA (State) 95403 (Zip)

Phone: (707) 523 - 7900 (Area Code, Number) Email: agoodwin@refb.org

2. Name of Community Based Organization, Non-Profit, or Government Agency for which fee waiver/sponsorship is requested:

Name: Redwood Empire Food Bank

Mailing Address: 3990 Brickway Blvd (Number, Street, Apt/Suite) Santa Rosa (City) CA (State) 95403 (Zip)

Phone: (707) 523 - 7900 (Area Code, Number) Email: agoodwin@refb.org

3. Please indicate by check mark the supervisory district in which the organization or agency submitting this request is located, where the project/activity/event will be held, and the district office to whom you would like to submit this request:

Board Member and District	Susan Gorin District 1	David Rabbitt District 2	Shirlee Zane District 3	James Gore District 4	Lynda Hopkins District 5
Entity or organization location (select all that apply)	☐	☐	☐	☑	☐
Project/activity/event location (select all that apply)	☐	☑	☐	☐	☐
District office to receive request (select only one)	☐	☑	☐	☐	☐

4. Type of Community Based Organization, Non-profit, or Government Agency for which the fee waiver/sponsorship is requested:

☐ City
☐ School
☐ Special District
☑ Non-profit or CBO
☐ Other Local Government

Other (please specify): ______

5. Please provide a description of the project/activity/event for which a fee waiver/sponsorship is being requested on a separate sheet of paper. Please include the number of individuals who will participate or be served, etc.

6. Please indicate if this is a one-time or annual event: ☐ One Time ☑ Annual

7. Type and amount of fee waiver/sponsorship requested. Please list all County fees you are requesting be waived/sponsored in conjunction with this project/activity/event. Please attach a copy of an estimate or receipt from the County Department or Veteran's Building Operator documenting the amount of each fee you are requesting be waived/sponsored.

Department Assessing Fee	Type of Fee	Amount of Fee
Dist 2	Petaluma Veteran's Building Rental 2nd instance	$1,890.00

8. If your Community Based Organization, Non-Profit, or Governmental Agency has received a fee waiver/sponsorship for a similar project/activity/event in the past, please list below:

Date of Fee Waiver	Department Assessing Fee	Type of Fee	Amount of Fee
/ /		Sept 2018 Sebastopol, Guerneville, SR & Pet fees	
/ /		March 2018 $4,710 rental	
/ /		8/22/17 $9,430 fees	
/ /		2009-2013 fees	

9. Does the organization or agency for which the fee waiver/sponsorship is requested receive funding from any of the following sources? If so, please specify:

☐ Property Tax ☐ Sales Tax ☐ Special Assessment

☑ User Fees

Other (please specify): ____________________

10. If you checked any of the boxes in number 9 above, please provide an explanation and supporting documentation regarding the inability of the organization or agency to pay the fees which you are requesting be waived/sponsored. Please attach to this form and submit with your request.

11. Will the organization or agency be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver/sponsorship? If so, please provide an explanation detailing why the fees to be waived/sponsored cannot be recovered through the entry fee. Please attach to this form and submit with your request.

____
Authorized Signature

Director of Programs
Title

11 / 15 / 2018
Date

Sonoma County Veterans Memorial Buildings
2300 County Center Drive., Suite A220
Santa Rosa CA 95403
(707) 565-2158 - Tel / (707) 565-3240 - fax

CONFIRMED

Customer	**Reservation:**	12243
Allison Goodwin	Event Name:	Food Distribution
Redwood Empire Food Bank	Status:	Confirmed
3990 Brickway Blvd	Phone:	707-523-7900 x127
Santa Rosa, CA 95403	Event Type:	Public

Bookings / Details	**Quantity**	**Price**	**Amc**

CHEWING GUM, GLITTER, CONFETTI, CANDLES, AND SHOES ON THE WALL(S) ARE NOT PERMITTED IN OUR FACILITIES AT ANY TIME.
HOURS RESERVED MUST INCLUDE DECORATION, SET-UP AND CLEAN-UP.
CHANGES TO THIS RESERVATION MAY BE MADE UP TO 30 DAYS PRIOR TO THE EVENT DATE

ADDITIONAL CHARGES WILL BE INCURRED IF YOUR EVENT RUNS BEYOND CONTRACTED HOURS.
A $50. 00 FEE WILL BE CHARGED IF CONTRACT REQUIREMENTS ARE NOT MET 30 DAYS PRIOR TO EVENT DATE OR IF CHANGES OF ANY KIND ARE REQUESTED LESS THAN 30 DAYS BEFORE EVENT DATE
FAILURE TO PAY DEPOSIT ON TIME WILL RESULT IN CANCELLATION OF YOUR RESERVATION - THE REINSTATEMENT FEE IS $50.00

Bookings / Details	Quantity	Price	Amc
Friday, December 14, 2018			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, December 28, 2018			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, January 11, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, January 25, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, February 08, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, February 22, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, March 08, 2019			

Bookings / Details	Quantity	Price	Amo
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, March 22, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, April 12, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, April 26, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, May 10, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, May 24, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, June 14, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15
Friday, June 28, 2019			
8:00 AM - 11:00 AM Food Distribution (Confirmed) Petaluma Conf Room A ((none))			
Room Charge: (3 hours @ $50.00/hr)	1	$150.00	$150
Less 10% Discount			-$15

Room Charge	$1,890
Subtotal	$1,890
Grand Total	$1,890

GRAND TOTAL MAY NOT REFLECT ALL POSSIBLE CHARGES

THE SIGNED/DATED TENTATIVE RESERVATION FORM MUST BE RETURNED WITHIN 2 WEEKS OF THE DATE ON THE COVER LETTER OR THIS REQUESTED RESERVATION WILL BE CANCELLED WITHOUT FURTHER NOTICE.

PLEASE REVIEW THIS TENTATIVE RESERVATION. If any of the information is incorrect, or if you have questions or concerns, please call us at 707-565-2158. Otherwise, to hold your reservation, SIGN, DATE AND RETURN ONE COPY OF THIS FORM.

Thank you for scheduling your event with us. We look forward to working with you.

Sign

10/30/18

Date

CANCELLATION:
If the event is cancelled 90 days or more from the date held, 50% of the deposit shall be retained by the County (General Services Department).
If the event is cancelled between 30-90 days of the date held, the entire deposit shall be retained.
If the event is cancelled 15-30 days of the date held 50% of the Rental Fee will be retained.
If the event is cancelled within 15 days of the event 100% of the Rental Fee will be retained.

CLEANING/DAMAGE DEPOSITS:
The entire cleaning/damage deposit will be forfeited if ANY of the following occur:
GUM IS FOUND IN THE FACILITY (FLOOR, ETC.)
GLITTER IS FOUND IN THE FACILITY
ALCOHOL IS BROUGHT INTO FACILITY DURING A "NON-ALCOHOL" EVENT

LICENSE AGREEMENT CONDITIONS AND REQUIREMENTS FOR USE OF SONOMA COUNTY VETERANS MEMORIAL BUILDINGS

SONOMA COUNTY GENERAL SERVICES

2300 County Center Drive A200, Santa Rosa CA 95403
(707) 565-2158 halls@sonoma-county.org

1. **LICENSE.** The County of Sonoma ("County") hereby licenses to___________________ ("Licensee") use of the Veterans Memorial Building (or por thereof), on the date(s) and for specific space and purposes as specified in the Reservation documents, and in accordance with the provisions of this License Agreen ("Agreement").

2. **PAYMENT.** Licensee shall pay the County the license fee and other amount(s) specified in the Reservation documents ("Rental Fees"). Checks shall b made payable to the County of Sonoma. All payments are due 30 days in advance of event.

3. **DEPOSIT REFUND.** Licensee agrees that the deposit, if any be required, made upon execution by Licensee of this Agreement shall not be refundable any reason unless County, in its absolute discretion, determines such a refund in whole or in part, to be warranted.

4. **NON-LIABILITY OF COUNTY.** County, its officers, agents, and employees shall not be liable to Licensee, or any of its officers, agents, employees, invitees, for any loss or damage from any cause. Licensee expressly waives all claims against County, its officers, agents, and employees, unless such injury or dan is caused by or due to the sole negligence or willful misconduct of County, its officers, agents, and employees.

5. **INDEMNIFICATION.** Licensee agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnify, hold harmless release County, and its officers, agents, and employees, from and against any and all actions, claims, damages, liabilities or expenses that may be asserted by any pe or entity, including Licensee, arising out of or in connection with this Agreement or Licensee's use of the licensed facilities, whether or not there is concurrent negligence on the part of the County, but excluding liability due to the sole active negligence or sole willful misconduct of the County. This indemnification obliga is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Licensee or its agents under workers' compensation acts, disability benefit acts, or other employee benefit acts.

6. **TRANSFER OF MANAGEMENT OF FACILITIES.** County may transfer the operation and management of the facilities covered by this Agreemen a third party entity during the term of this Agreement ("Management Entity") pursuant to a written agreement between County and the Management Entity. This License Agreement shall remain in full force after any such transfer. County will endeavor to provide advance notice to Licensee of any such transfer before the effective date of such transfer.

7. **INSURANCE.** At all times during the life of this agreement the Licensee shall maintain at its own expense the insurance specified below:

a) **Workers' Compensation and Employers Liability Insurance** (*if Licensee has employees*):

1. .
2. Workers' Compensation insurance with statutory limits as required by the Labor Code of the State of California.
3. Employers' Liability with limits of $1,000,000 per Accident; $1,000,000 Disease per employee; $1,000,000 Disease per policy.
4. *Required Evidence of Coverage*:
   i. Certificate of Insurance.

If Licensee currently has no employees, Licensee agrees to obtain the above-specified Workers' Compensation and Employers' Liability insurance should any employees be engaged during the term of this Agreement or any extensions of the term.

b) **General Liability Insurance**:

1. Commercial General Liability Insurance on a standard occurrence form, no less broad than ISO form CG 00 01.
2. Minimum Limits: $1,000,000 per Occurrence; $2,000,000 General Aggregate; $2,000,000 Products/Completed Operations Aggregate.
3. Licensee shall disclose any deductible of self-insured retention in excess of $25,000 and such deductible or self –insured retention must be approved in advance by County. Licensee is responsible for any deductible or self-insured retention.
4. The County of Sonoma, its officers, agents, employees and Management Entity, shall be additional insureds for liability arising out of the Licensee's ongoing operations. (ISO endorsement CG 20 26 or equivalent). The insurance provided to County, et al. as additional insured shall ap on a primary and non-contributory basis with respect to any insurance or self-insurance program maintained by them.
5. The policy shall cover inter-insured suits between County and Licensee and include a "separation of insureds" or "severability" clause which treats each insured separately.
6. *Required Evidence of Coverage*:
   i. Copy of the additional insured endorsement or policy language granting additional insured status; and
   ii. Certificate of Insurance.

c) **Liquor Liability Insurance** *(for events with alcohol)*:

1. Minimum Limits: $1,000,000 for each Common Cause or Occurrence: $1,000,000 Aggregate.
2. Licensee shall disclose any deductible or self-insured retention in excess of $25,000 and such deductible or self-insured retention must be approved in advance by County. Licensee is responsible for any deductible or self-insured retention.
3. *Required Evidence of Coverage*:
   i. Certificate of Insurance.

d) **Standards for Insurance Companies**: Insurers shall have an A.M. Best's rating of at least A:VII.

e) **Documentation**:

1. The Certificate of Insurance must include the following reference: Event Name: __________________________________ Date: ______
2. All required Evidence of Coverage shall be submitted prior to the execution of this Agreement. Licensee agrees to maintain current Evidence Coverage on file with County for the required period of insurance.
3. The name and address for Additional Insured endorsements and Certificates of Insurance is: the County of Sonoma, its officers, agents, employees and Management Entity; Sonoma County Sonoma Veterans Building, Booking Office 2300 County Center Dr A200, Santa Rosa CA 95
4. Required Evidence of Coverage shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
5. Licensee shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the require policies are reduced; or (3) the deductible or self-insured retention is increased.
6. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

f) **Policy Obligations**: Licensee's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

g) **Material Breach**: If Licensee fails to maintain insurance coverage which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. County, at its sole option, may terminate this Agreement and obtain damages from Licensee resulting from said breach

8. **EXPIRATION OF LICENSE.** At the expiration of the time of use of the facilities, Licensee shall quit the facilities and return to County all equipment facilities procured from County, which premises, equipment, and the facilities shall be in as good condition and repair as before Licensee's use thereof except for ordinary wear and use. Licensee shall reimburse County for any equipment or facility damaged during the use of the facility.

9. **COMPLIANCE WITH LAWS.** Licensee, its officers, agents, employees, and invitees shall comply with all rules and regulations prescribed by County the use and occupancy of the facilities, and with all applicable laws, ordinances and regulations adopted or established from time to time, by any governmental agen or department thereof. Licensee shall obtain and comply with all permits or licenses required by the laws, ordinances, and rules or regulations mentioned herein.

11. PROGRAM REQUIREMENT. Licensee shall file with County at least thirty (30) days prior to holding the event allowed hereunder, a full and detaile outline of all activities required, all stage and equipment requirements, the hall and chair set-up and such other information as may be required concerning such function. Licensee shall make an appointment to meet with facility staff at event location to review rental and set up requirements prior to event.

12. SEATING CAPACITY. The seating capacity of each facility or portion thereof is on file at the office of the facility manager and incorporated herein b this reference. Licensee shall not sell or distribute, or permit to be sold or distributed, tickets or passes in excess of the seating capacity of the facility or facilities hereinabove described, nor admit thereto a larger number of persons than can safely and freely move about therein. The decision of the facility manager and the Fir Marshall in this respect shall be final.

13. CONCESSION SALES. County reserves the sole right to operate the parking lots, box office concessions, check rooms, and any food or beverage concession; provided, however, that County may, in writing, authorize Licensee to operate any of the aforesaid upon such terms as County may deem proper.

14. ACCESS. County shall have the absolute right to enter the licensed facilities, or any portion thereof, at all times.

15. CONTROL. In renting the facility to the Licensee, it is understood the County does not relinquish the right to control the management thereof, and to enforce all necessary laws, rules and regulations. The decision of the County's representatives, as to required staffing, and the number of persons that can safely and freely move about in said licensed space, shall be final.

16. SECURITY. Licensee shall be required to provide and pay for _______ police and _______ private security personnel to be present for the safety of the public during use of the facilities.

17. OBJECTIONABLE PERSONS. County reserves the right to eject or cause to be ejected from the premises any objectionable person or persons; and neither County nor any of its officers, agents or employees shall be liable to Licensee for any damages that may be sustained by Licensee through the exercise by County of such right.

18. BROADCASTING. No events or portions of events shall be taped, broadcast or televised without the prior written consent of County.

19. ADVERTISING. Upon request, Licensee shall submit to County copies of all Licensee's advertising or other publicity for any event at the facilities.

20. STORAGE. In the receipt, handling, care or custody of property of any kind shipped or otherwise delivered to the premises or stored on such premises either prior to, during or subsequent to the use of the facilities by Licensee, County and its officers, agents and employees shall act solely for the accommodation of Licensee; and neither County, its officers, agents nor employees shall be liable for any loss, damage or injury to such property.

21. OBSTRUCTIONS. No portions of the sidewalks, entries, passages, vestibules, halls or way of access to public utilities of the facilities shall be obstruc or caused to be obstructed, by Licensee or caused or permitted to be used for any purpose other than ingress or egress to and from the facilities. The doors, skylights stairways or openings that reflect or admit light into any portion of the building, including hallways, passageways, also radiators and house lighting attachments, sh no way be obstructed.

22. LIABILITY FOR LOSS OR DAMAGE TO COUNTY PROPERTY. Licensee shall be liable to County for any loss or damage to the facilities arisi from or in connection with Licensee's use of the facilities, or that by any of its officers, agents, employees, and invitees.

23. FLAMMABLE MATERIALS. No flammable materials such as bunting, tissue paper, etc., shall be used for decorations; and all materials used for decorative purposes must be treated with flame-proofing and approved by the local Fire Department. No fireworks, open flame, nor device prohibited by local polic fire jurisdictions shall be permitted.

24. DEFAULT. Should the Licensee default in the performance of any of the terms and conditions of this License, County, in its discretion, may (in additio other legal remedies available) immediately terminate this License. In such event, Licensee shall be liable for the full amount of the fee(s) provided for herein, less charges received from others for use of the facilities at the time, or times, specified in this License. Any deposit made by Licensee to County shall be retained by County and applied to payment of such amounts due.

25. CONTRACT ADDITIONS. Additional provisions or modifications may be attached to this Agreement and, when signed, shall be binding on the partie

26. CANCELLATION BY COUNTY. In addition to the right to terminate this Agreement upon Licensee's default, County shall have the right to terminat part or all of this Agreement at any time, in the following circumstances:

a) Upon thirty (30) days' written notice,

b) Immediately without notice if the County Board of Supervisors, the County Emergency Services Director, County Administrative Officer, the Manager or other local, state or federal official determines that the facilities are required for public necessity or emergency use,

c) Immediately without notice if the facility is destroyed or damaged or should a strike occur.

Neither County nor any of its officers, agents or employees shall be liable to Licensee for any damages that may be sustained by Licensee through exerci by County of any of its rights to cancellation pursuant to this section. Upon cancellation by County, any deposit made by Licensee may be refunded at County's sole discretion.

27. CANCELLATION BY LICENSEE. The Licensee is liable for the following amounts in the event of cancellation by Licensee: a) If the event is cancell 90 days or more from the date held, 50% of the deposit shall be retained by County; b) if the event is cancelled between 30-90 days of the date held, the entire depo shall be retained by County; c) if the event is cancelled between 15-30 days of the date held, Licensee shall forfeit 50% of the Rental Fee; d) if the event is cancelle within 15 days of the date held, Licensee shall forfeit 100% of the Rental Fee.

28. NONDISCRIMINATION. Licensee shall comply with all applicable federal, state and local laws, rules and regulations in regard to nondiscrimination because of race color, ancestry, national origin, religion, gender, marital status, age, medical condition, handicap, sexual orientation, or any other prohibited basis.

29. NOTE: CHEWING GUM, GLITTER, CANDLES, AND SHOES ON THE WALL (S) ARE NOT PERMITTED IN THE FACILITIES AT ANY TIME.

30. CHANGES. Any changes to the reservation must be made 30 days prior to the event. Accommodation of changes is subject to availability and not guaranteed.

31. CERTIFIED ACCESS SPECIALIST DISCLOSURE. Pursuant to California Civil Code Section 1938, the subject property has/has not been inspecte a "Certified Access Specialist".

32. POSSESSORY INTEREST AND OTHER TAXES. Licensee is fully responsible for and agrees to pay all real and personal property taxes (including tax levied on a possessory interest, as defined in California Revenue and Taxation Code Section 107 or successor statute, if applicable), general and special assessm and other charges of every description, levied on or assessed against any and all interests held by Licensee, including personal property of Licensee located on the facilities, to the full extent incurred during the term of this Agreement. Licensee expressly recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that Licensee may be subject to payment of property taxes levied on such interest

33. ALL FEES AND PAPERWORK, INCLUDING PROOF OF INSURANCE, ARE DUE 30 DAYS PRIOR TO THE EVENT.

SIGN AND RETURN THE LICENSE AGREEMENT AND ONE COPY OF RESERVATION.

______________________ 10/30/18

Licensee Date

Approved and agreed to:

______________________ ______________

Administrative Services Officer Or Date
Authorized Agent

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 63
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Board of Supervisors

Staff Name and Phone Number:	**Supervisorial District(s):**
Supervisor Lynda Hopkins 565-2241	Fifth District

Title: Fee Waiver

Recommended Actions:

Approve Fee Waiver in the amount of $619.00 for the Russian River Sisters of Perpetual Indulgence to hold the annual free community Christmas dinner at the Guerneville Veteran's Memorial Building on December 25, 2018. (Fifth District)

Executive Summary:

The Guerneville community has been putting on a free annual Christmas dinner at the Guerneville Veteran's Building for over 68 years. The Board of Supervisors has been sponsoring the hall rental fees for the free dinner for many years. The Sisters raise funds to provide the hot meal, and it is staffed mostly by volunteers – many who look forward to this event every year.

Discussion:

Prior Board Actions:

Approved Fee Waivers in 11-10-2015, 11-01-2016 and 12-05-2017

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

Fiscal Summary			
Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested	619		
Total Expenditures	**619**		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**619**		

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Fee Waiver, Letter.

Related Items "On File" with the Clerk of the Board:

SUBMIT TO:
Board of Supervisors
575 Administration Dr, Ste 100A
Santa Rosa, CA 95403

COUNTY OF SONOMA

For Board of Supervisors Use Only

Fee Waiver / Board Sponsorship Request Form

1. Contact information for individual requesting fee waiver/sponsorship:

Name: James (First) J. (Middle) Nichols (Last)

Mailing Address: PO Box 228 (Number, Street, Apt/Suite) Gureneville (City) CA (State) 95446 (Zip)

Phone: (415) 377 - 6108 (Area Code, Number) Email: jjpnichols@gmail.com

2. Name of Community Based Organization, Non-Profit, or Government Agency for which fee waiver/sponsorship is requested:

Name: Russian River Sisters

Mailing Address: PO Box 771 (Number, Street, Apt/Suite) Guerneville (City) CA (State) 95446 (Zip)

Phone: (415) 377 - 6108 (Area Code, Number) Email: info@rrsisters.org

3. Please indicate by check mark the supervisory district in which the organization or agency submitting this request is located, where the project/activity/event will be held, and the district office to whom you would like to submit this request:

Board Member and District	**{dzăl·ƴ Gorin District 1**	**David Rabbitt District 2**	**Shirlee Zane District 3**	**James Gore District 4**	**Lynda Hopkins District 5**
Entity or organization location (select all that apply)	☐	☐	☐	☐	☑
Project/activity/event location (select all that apply)	☐	☐	☐	☐	☑
District office to receive request (select only one)	☐	☐	☐	☐	☑

4. Type of Community Based Organization, Non-profit, or Government Agency for which the fee waiver/sponsorship is requested:

☐ City
☐ School
☐ Special District
☑ Non-profit or CBO
☐ Other Local Government

Other (please specify):

5. Please provide a description of the project/activity/event for which a fee waiver/sponsorship is being requested on a separate sheet of paper. Please include the number of individuals who will participate or be served, etc.

6. Please indicate if this is a one-time or annual event: ☐ One Time ☑ Annual

Sonoma County Fee Waiver
Form Revised 8/17/2012

Reset Form

7. Type and amount of fee waiver/sponsorship requested. Please list all County fees you are requesting be waived/sponsored in conjunction with this project/activity/event. Please attach a copy of an estimate or receipt from the County Department or Veteran's Building Operator documenting the amount of each fee you are requesting be waived/sponsored.

Department Assessing Fee	Type of Fee	Amount of Fee
Sonoma County Veterans Hall	Hall Reservation Fee	$619.00

8. If your Community Based Organization, Non-Profit, or Governmental Agency has received a fee waiver/sponsorship for a similar project/activity/event in the past, please list below:

Date of Fee Waiver	Department Assessing Fee	Type of Fee	Amount of Fee
11 / / 2017	Sonoma Cty Vets Hall	Hall Reservation Fee	$1,019.00
/ /			
/ /			
/ /			

9. Does the organization or agency for which the fee waiver/sponsorship is requested receive funding from any of the following sources? If so, please specify:

☐ Property Tax ☐ Sales Tax ☐ Special Assessment

☐ User Fees

Other (please specify): Funds raised are used for purchase of food and children's toys for event.

10. If you checked any of the boxes in number 9 above, please provide an explanation and supporting documentation regarding the inability of the organization or agency to pay the fees which you are requesting be waived/sponsored. Please attach to this form and submit with your request.

11. Will the organization or agency be charging an entry fee or be requesting a donation for the project/activity/event for which you are requesting a fee waiver/sponsorship? If so, please provide an explanation detailing why the fees to be waived/sponsored cannot be recovered through the entry fee. Please attach to this form and submit with your request.

Authorized Signature

Jim Nichols, (Sr Beatrix) Russian River Sisters
Title

11 / 19 / 2018
Date

Reset Form

JAMES J. NICHOLS
Sister Beatrix Uppersleeve
Russian River Sisters
PO Box 771
Guerneville, CA 95446
(415) 377-6108
E-MAIL jjpnichols@gmail.com

November 19, 2018

Susan Upchurch
District Director to Supervisor Lynda Hopkins
Fifth District
Sonoma County Board of Supervisors
575 Administration Drive; Room 100A
Santa Rosa, CA 95403

Re: Fee Waiver for the Holiday Community Dinner in Guerneville

Dear Susan:

On behalf of the Russian River Sisters, we are once again requesting that the Board of Supervisors grant a waiver of the reservation fees for the Guerneville Veteran's Hall on Christmas Day for our annual Community Dinner and Toy Giveaway.

Each year, we raise funds from the local community to purchase food, organize donations from local businesses as well as community members, and work with Mama's Family to collect toys for the Annual Community Dinner in Guerneville. We are an all-volunteer 501c3 organization, and the dinner is staffed by dedicated volunteers from the local community.

We do not charge for the dinner and it is open to everyone in the community. Last year, we served approximately 500 meals throughout the day. It is a fun and festive event. A majority of the attendees are from low-income households or homeless individuals, and many of the children that receive toys from us come from families that cannot afford to give them gifts. We also provide meals to seniors who cannot leave their homes to attend the dinner.

We hope you will support us in our important work once again with this waiver.

Thank you for your consideration.

Regards,

The Russian River Sisters

Sonoma County Veterans Memorial Buildings
2300 County Center Drive., Suite A220
Santa Rosa CA 95403
(707) 565-2158 - Tel / (707) 565-3240 - fax

CONFIRMED

Customer

Jim Nichols
Russian River Sisters of Perpetual Indulgence
c/o Joseph Bullock
PO Box 771
Guerneville, CA 95446

Reservation: 12219

Event Name: Christmas Dinner
Status: Confirmed
Phone: 415-377-6108
Fax: 707-869-9800
Event Type: Dinner

Bookings / Details	Quantity	Price	Amount

CHEWING GUM, GLITTER, CONFETTI, CANDLES, AND SHOES ON THE WALL(S) ARE NOT PERMITTED IN OUR FACILITIES AT ANY TIME.
HOURS RESERVED MUST INCLUDE DECORATION, SET-UP AND CLEAN-UP.
CHANGES TO THIS RESERVATION MAY BE MADE UP TO 30 DAYS PRIOR TO THE EVENT DATE

ADDITIONAL CHARGES WILL BE INCURRED IF YOUR EVENT RUNS BEYOND CONTRACTED HOURS.
A $50. 00 FEE WILL BE CHARGED IF CONTRACT REQUIREMENTS ARE NOT MET 30 DAYS PRIOR TO EVENT DATE OR IF CHANGES OF ANY KIND ARE REQUESTED LESS THAN 30 DAYS BEFORE EVENT DATE
FAILURE TO PAY DEPOSIT ON TIME WILL RESULT IN CANCELLATION OF YOUR RESERVATION - THE REINSTATEMENT FEE IS $50.00

Tuesday, December 25, 2018

10:00 AM - 4:00 PM Christmas Dinner (Confirmed) Guerneville Auditorium ((none))			
Dining for 250			
Room Charge: (6 hours @ $50.00/hr)	1	$300.00	$300.00
Less 10% Discount			-$30.00
Dining:			
Estimated attendance 600 people coming and going			
Customer to set up their own tables and chairs to avoid $300.00 set up fee			
Processing Fee:			
Guerneville Processing Fee	1	$25.00	$25.00
10:00 AM - 4:00 PM Christmas Dinner (Confirmed) Guerneville Club Room ((none))			
Dining for 250			
Room Charge: (6 hours @ $40.00/hr)	1	$240.00	$240.00
Less 10% Discount			-$24.00
10:00 AM - 4:00 PM Christmas Dinner (Confirmed) Guerneville Kitchen ((none))			
Dining for 250			
Room Charge: (6 hours @ $20.00/hr)	1	$120.00	$120.00
Less 10% Discount			-$12.00

Processing Fee	$25.00
Room Charge	$594.00
Subtotal	$619.00
Grand Total	$619.00

GRAND TOTAL MAY NOT REFLECT ALL POSSIBLE CHARGES.

THE SIGNED/DATED TENTATIVE RESERVATION AND DEPOSIT MUST BE RETURNED WITHIN 2 WEEKS OF THE DATE ON THE COVER LETTER OR THIS REQUESTED RESERVATION WILL BE CANCELLED WITHOUT FURTHER NOTICE.

PLEASE REVIEW THIS TENTATIVE RESERVATION. If any of the information is incorrect, or if you have questions or concerns, please call us at 707-565-2158. Otherwise, to hold your reservation, SIGN, DATE AND RETURN ONE COPY OF THIS FORM along with a check made payable to "County of Sonoma" for the amount shown below.

Thank you for scheduling your event with us. We look forward to working with you.

AMOUNT DUE NOW: $225.00

Sign

11/1/18
Date

Cancellation:
If the event is cancelled 90 days or more from the date held, 50% of the deposit shall be retained by the County (General Services Department).
If the event is cancelled between 30-90 days of the date held, the entire deposit shall be retained.
If the event is cancelled 15-30 days of the date held 50% of the Rental Fee will be retained.
If the event is cancelled within 15 days of the event 100% of the Rental Fee will be retained.

CLEANING/DAMAGE DEPOSITS:
The entire cleaning/damage deposit will be forfeited if ANY of the following occur:
GUM IS FOUND IN THE FACILITY (FLOOR, ETC.)
GLITTER IS FOUND IN THE FACILITY
ALCOHOL IS BROUGHT INTO FACILITY DURING A "NON-ALCOHOL" EVENT

LICENSE AGREEMENT CONDITIONS AND REQUIREMENTS
FOR USE OF SONOMA COUNTY VETERANS MEMORIAL BUILDINGS

SONOMA COUNTY GENERAL SERVICES
2300 County Center Drive A200, Santa Rosa CA 95403
(707) 565-2158 halls@sonoma-county.org

1. LICENSE. The County of Sonoma ("County") hereby licenses to___Russian River Sisters ("Licensee") use of the Veterans Memorial Building (or portion thereof), on the date(s) and for specific space and purposes as specified in the Reservation documents, and in accordance with the provisions of this License Agreement ("Agreement").

2. PAYMENT. Licensee shall pay the County the license fee and other amount(s) specified in the Reservation documents ("Rental Fees"). Checks shall be made payable to the County of Sonoma. All payments are due 30 days in advance of event.

3. DEPOSIT REFUND. Licensee agrees that the deposit, if any be required, made upon execution by Licensee of this Agreement shall not be refundable for any reason unless County, in its absolute discretion, determines such a refund in whole or in part, to be warranted.

4. NON-LIABILITY OF COUNTY. County, its officers, agents, and employees shall not be liable to Licensee, or any of its officers, agents, employees, or invitees, for any loss or damage from any cause. Licensee expressly waives all claims against County, its officers, agents, and employees, unless such injury or damage is caused by or due to the sole negligence or willful misconduct of County, its officers, agents, and employees.

5. INDEMNIFICATION. Licensee agrees to accept all responsibility for loss or damage to any person or entity, and to defend, indemnify, hold harmless and release County, and its officers, agents, and employees, from and against any and all actions, claims, damages, liabilities or expenses that may be asserted by any person or entity, including Licensee, arising out of or in connection with this Agreement or Licensee's use of the licensed facilities, whether or not there is concurrent negligence on the part of the County, but excluding liability due to the sole active negligence or sole willful misconduct of the County. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Licensee or its agents under workers' compensation acts, disability benefit acts, or other employee benefit acts.

6. TRANSFER OF MANAGEMENT OF FACILITIES. County may transfer the operation and management of the facilities covered by this Agreement to a third party entity during the term of this Agreement ("Management Entity") pursuant to a written agreement between County and the Management Entity. This License Agreement shall remain in full force after any such transfer. County will endeavor to provide advance notice to Licensee of any such transfer before the effective date of such transfer.

7. INSURANCE. At all times during the life of this agreement the Licensee shall maintain at its own expense the insurance specified below:

a) **Workers' Compensation and Employers Liability Insurance (*if Licensee has employees*):**

1. .
2. Workers' Compensation insurance with statutory limits as required by the Labor Code of the State of California.
3. Employers' Liability with limits of $1,000,000 per Accident; $1,000,000 Disease per employee; $1,000,000 Disease per policy.
4. *Required Evidence of Coverage*:
   i. Certificate of Insurance.

If Licensee currently has no employees, Licensee agrees to obtain the above-specified Workers' Compensation and Employers' Liability insurance should any employees be engaged during the term of this Agreement or any extensions of the term.

b) **General Liability Insurance**:

1. Commercial General Liability Insurance on a standard occurrence form, no less broad than ISO form CG 00 01.
2. Minimum Limits: $1,000,000 per Occurrence; $2,000,000 General Aggregate; $2,000,000 Products/Completed Operations Aggregate.
3. Licensee shall disclose any deductible of self-insured retention in excess of $25,000 and such deductible or self –insured retention must be approved in advance by County. Licensee is responsible for any deductible or self-insured retention.
4. The County of Sonoma, its officers, agents, employees and Management Entity, shall be additional insureds for liability arising out of the Licensee's ongoing operations. (ISO endorsement CG 20 26 or equivalent). The insurance provided to County, et al. as additional insured shall apply on a primary and non-contributory basis with respect to any insurance or self-insurance program maintained by them.
5. The policy shall cover inter-insured suits between County and Licensee and include a "separation of insureds" or "severability" clause which treats each insured separately.
6. *Required Evidence of Coverage*:
   i. Copy of the additional insured endorsement or policy language granting additional insured status; and
   ii. Certificate of Insurance.

c) **Liquor Liability Insurance** *(for events with alcohol)*:

1. Minimum Limits: $1,000,000 for each Common Cause or Occurrence: $1,000,000 Aggregate.
2. Licensee shall disclose any deductible or self-insured retention in excess of $25,000 and such deductible or self-insured retention must be approved in advance by County. Licensee is responsible for any deductible or self-insured retention.
3. *Required Evidence of Coverage*:
   i. Certificate of Insurance.

d) **Standards for Insurance Companies**: Insurers shall have an A.M. Best's rating of at least A:VII.

e) **Documentation**:

1. The Certificate of Insurance must include the following reference: Event Name: ____Community Holiday Dinner____ Date: __12/25/18______.
2. All required Evidence of Coverage shall be submitted prior to the execution of this Agreement. Licensee agrees to maintain current Evidence of Coverage on file with County for the required period of insurance.
3. The name and address for Additional Insured endorsements and Certificates of Insurance is: the County of Sonoma, its officers, agents, employees and Management Entity; Sonoma County Sonoma Veterans Building, Booking Office 2300 County Center Dr A200, Santa Rosa CA 95403.
4. Required Evidence of Coverage shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days before expiration or other termination of the existing policy.
5. Licensee shall provide immediate written notice if: (1) any of the required insurance policies is terminated; (2) the limits of any of the required policies are reduced; or (3) the deductible or self-insured retention is increased.
6. Upon written request, certified copies of required insurance policies must be provided within thirty (30) days.

f) **Policy Obligations**: Licensee's indemnity and other obligations shall not be limited by the foregoing insurance requirements.

g) **Material Breach**: If Licensee fails to maintain insurance coverage which is required pursuant to this Agreement, it shall be deemed a material breach of this Agreement. County, at its sole option, may terminate this Agreement and obtain damages from Licensee resulting from said breach.

8. EXPIRATION OF LICENSE. At the expiration of the time of use of the facilities, Licensee shall quit the facilities and return to County all equipment and facilities procured from County, which premises, equipment, and the facilities shall be in as good condition and repair as before Licensee's use thereof except for ordinary wear and use. Licensee shall reimburse County for any equipment or facility damaged during the use of the facility.

9. COMPLIANCE WITH LAWS. Licensee, its officers, agents, employees, and invitees shall comply with all rules and regulations prescribed by County for the use and occupancy of the facilities, and with all applicable laws, ordinances and regulations adopted or established from time to time, by any governmental agency or department thereof. Licensee shall obtain and comply with all permits or licenses required by the laws, ordinances, and rules or regulations mentioned herein.

10. ASSIGNMENT. No assignment of this Agreement or any duty or interest hereunder shall be made by Licensee without the prior written consent of County.

11. PROGRAM REQUIREMENT. Licensee shall file with County at least thirty (30) days prior to holding the event allowed hereunder, a full and detailed outline of all activities required, all stage and equipment requirements, the hall and chair set-up and such other information as may be required concerning such function. Licensee shall make an appointment to meet with facility staff at event location to review rental and set up requirements prior to event.

12. SEATING CAPACITY. The seating capacity of each facility or portion thereof is on file at the office of the facility manager and incorporated herein by this reference. Licensee shall not sell or distribute, or permit to be sold or distributed, tickets or passes in excess of the seating capacity of the facility or facilities hereinabove described, nor admit thereto a larger number of persons than can safely and freely move about therein. The decision of the facility manager and the Fire Marshall in this respect shall be final.

13. CONCESSION SALES. County reserves the sole right to operate the parking lots, box office concessions, check rooms, and any food or beverage concession; provided, however, that County may, in writing, authorize Licensee to operate any of the aforesaid upon such terms as County may deem proper.

14. ACCESS. County shall have the absolute right to enter the licensed facilities, or any portion thereof, at all times.

15. CONTROL. In renting the facility to the Licensee, it is understood the County does not relinquish the right to control the management thereof, and to enforce all necessary laws, rules and regulations. The decision of the County's representatives, as to required staffing, and the number of persons that can safely and freely move about in said licensed space, shall be final.

16. SECURITY. Licensee shall be required to provide and pay for _______ police and _______ private security personnel to be present for the safety of the public during use of the facilities.

17. OBJECTIONABLE PERSONS. County reserves the right to eject or cause to be ejected from the premises any objectionable person or persons; and neither County nor any of its officers, agents or employees shall be liable to Licensee for any damages that may be sustained by Licensee through the exercise by County of such right.

18. BROADCASTING. No events or portions of events shall be taped, broadcast or televised without the prior written consent of County.

19. ADVERTISING. Upon request, Licensee shall submit to County copies of all Licensee's advertising or other publicity for any event at the facilities.

20. STORAGE. In the receipt, handling, care or custody of property of any kind shipped or otherwise delivered to the premises or stored on such premises either prior to, during or subsequent to the use of the facilities by Licensee, County and its officers, agents and employees shall act solely for the accommodation of Licensee; and neither County, its officers, agents nor employees shall be liable for any loss, damage or injury to such property.

21. OBSTRUCTIONS. No portions of the sidewalks, entries, passages, vestibules, halls or way of access to public utilities of the facilities shall be obstructed, or caused to be obstructed, by Licensee or caused or permitted to be used for any purpose other than ingress or egress to and from the facilities. The doors, skylights, stairways or openings that reflect or admit light into any portion of the building, including hallways, passageways, also radiators and house lighting attachments, shall in no way be obstructed.

22. LIABILITY FOR LOSS OR DAMAGE TO COUNTY PROPERTY. Licensee shall be liable to County for any loss or damage to the facilities arising from or in connection with Licensee's use of the facilities, or that by any of its officers, agents, employees, and invitees.

23. FLAMMABLE MATERIALS. No flammable materials such as bunting, tissue paper, etc., shall be used for decorations; and all materials used for decorative purposes must be treated with flame-proofing and approved by the local Fire Department. No fireworks, open flame, nor device prohibited by local police or fire jurisdictions shall be permitted.

24. DEFAULT. Should the Licensee default in the performance of any of the terms and conditions of this License, County, in its discretion, may (in addition to other legal remedies available) immediately terminate this License. In such event, Licensee shall be liable for the full amount of the fee(s) provided for herein, less rent charges received from others for use of the facilities at the time, or times, specified in this License. Any deposit made by Licensee to County shall be retained by County and applied to payment of such amounts due.

25. CONTRACT ADDITIONS. Additional provisions or modifications may be attached to this Agreement and, when signed, shall be binding on the parties.

26. CANCELLATION BY COUNTY. In addition to the right to terminate this Agreement upon Licensee's default, County shall have the right to terminate part or all of this Agreement at any time, in the following circumstances:

a) Upon thirty (30) days' written notice,

b) Immediately without notice if the County Board of Supervisors, the County Emergency Services Director, County Administrative Officer, the Manager or other local, state or federal official determines that the facilities are required for public necessity or emergency use,

c) Immediately without notice if the facility is destroyed or damaged or should a strike occur.

Neither County nor any of its officers, agents or employees shall be liable to Licensee for any damages that may be sustained by Licensee through exercise by County of any of its rights to cancellation pursuant to this section. Upon cancellation by County, any deposit made by Licensee may be refunded at County's sole discretion.

27. CANCELLATION BY LICENSEE. The Licensee is liable for the following amounts in the event of cancellation by Licensee: a) If the event is cancelled 90 days or more from the date held, 50% of the deposit shall be retained by County; b) if the event is cancelled between 30-90 days of the date held, the entire deposit shall be retained by County; c) if the event is cancelled between 15-30 days of the date held, Licensee shall forfeit 50% of the Rental Fee; d) if the event is cancelled within 15 days of the date held, Licensee shall forfeit 100% of the Rental Fee.

28. NONDISCRIMINATION. Licensee shall comply with all applicable federal, state and local laws, rules and regulations in regard to nondiscrimination because of race, color, ancestry, national origin, religion, gender, marital status, age, medical condition, handicap, sexual orientation, or any other prohibited basis.

29. NOTE: CHEWING GUM, GLITTER, CANDLES, AND SHOES ON THE WALL (S) ARE NOT PERMITTED IN THE FACILITIES AT ANY TIME.

30. CHANGES. Any changes to the reservation must be made 30 days prior to the event. Accommodation of changes is subject to availability and not guaranteed.

31. CERTIFIED ACCESS SPECIALIST DISCLOSURE. Pursuant to California Civil Code Section 1938, the subject property has/has not been inspected by a "Certified Access Specialist".

32. POSSESSORY INTEREST AND OTHER TAXES. Licensee is fully responsible for and agrees to pay all real and personal property taxes (including any tax levied on a possessory interest, as defined in California Revenue and Taxation Code Section 107 or successor statute, if applicable), general and special assessments, and other charges of every description, levied on or assessed against any and all interests held by Licensee, including personal property of Licensee located on the facilities, to the full extent incurred during the term of this Agreement. Licensee expressly recognizes and understands that this Agreement may create a possessory interest subject to property taxation and that Licensee may be subject to payment of property taxes levied on such interest

33. ALL FEES AND PAPERWORK, INCLUDING PROOF OF INSURANCE, ARE DUE 30 DAYS PRIOR TO THE EVENT.

SIGN AND RETURN THE LICENSE AGREEMENT AND ONE COPY OF RESERVATION.

11/1/18

Licensee ______________________ Date ______________

Approved and agreed to:

______________________ ______________

General Services Department Analyst Date
Or Authorized Agent

Sonoma County
Veterans Memorial Buildings

VETERANS HALLS CLEAN UP INSTRUCTIONS

When your contact person arrives at the hall, have them check in with the event staff before the start of the function regarding the clean-up of the hall. The facility must be left in the same condition that you received it. The following are guidelines for clean up.

Floors

- Pick up trash and foodstuff on the floors and put into the trash receptacles.
- Sponge any spills on the carpet.

Tables and Chairs

- Wipe down all tables and other equipment.
- Bring any spills or spots on the chairs and/or carpet to the attention of the event staff.

Decorations

- Remove all decorations and discard in the trash or remove from the premises.

Restrooms

- Pick up trash and papers from bathroom floor.
- Be sure there is no water left running in the sinks.
- Please notify event staff if there is a problem in the restrooms.

Trash

- Dispose of all garbage and trash (paper plates, napkins, plastic cups, leftover food, etc.)
- Pick up and discard all trash left on the patios after your event, including empty glasses and cigarette butts from the ground.
- Empty all waste receptacles into dumpsters; this does not include the restrooms- the staff will handle the disposal of the restroom trash.

Personal Articles

- Remove all supplies and equipment belonging to your group.
- Remove all personal articles from the premises when you leave.
- All items left in the building may be discarded the following day.

Thank you for your cooperation. By signing below, you acknowledge receipt of the cleaning instructions and your responsibilities stated above.

Event Holder Signature

Event Staff

11/1/18
Date

Date

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 71
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works; Permit Sonoma (PRMD); County Counsel

Staff Name and Phone Number:
Johannes Hoevertsz, 707-565-3585
Jennifer Barrett, 707-565-2336

Supervisorial District(s):
Fifth

Title: Proposed amendment to Conditions of Approval for the Blue Rock Quarry related to expenditure of funds for required traffic improvements. 7888 Highway 116 North, Forestville, Permit Sonoma File: PLP97-0069.

Recommended Actions:

Hold a public hearing and adopt resolution approving amendments to Conditions of Approval of Resolution No. 07-0014 for the Blue Rock Quarry, 7888 Highway 116 North, Forestville, to allow the fair share contributions for traffic improvements required by conditions of approval to be combined to construct any of the traffic improvement projects listed in said conditions and/or to construct bicycle/pedestrian improvements benefitting the downtown Forestville area. Permit Sonoma File: PLP97-0069.

Executive Summary:

No changes are requested to the operation of the Blue Rock Quarry or use permit conditions other than conditions of approval outlining the prospective use of certain fair share contirbutions already paid by the quarry owner to offset impacts on local roads. The conditions arose from mitigation measures identified in the Final EIR for the impacts of the quarry expansion project on local roads and bicycle and pedestrian circulation in the Forestville area and require a fair share percentage payment toward the cost of seven (7) specific roadway or traffic circulation projects. All payments required by the conditions have been made, and the proposed modification relates only to how the money can be applied to the individual projects.

Approximately $2,484,492 was deposited by the quarry applicant as its fair share contribution pursuant to the conditions of approval. The Department of Transportation and Public Works (DTPW) has held the funds in separate dedicated accounts for each improvement since the funds were deposited. There is insufficient funding in each account to complete any of the seven projects at this writing. At the request of your Board, staff have prepared a proposed amended condition No. 18 to allow some or all of the funds from the separate accounts to be pooled and used toward construction of one or more of the identified projects and/or to complete a connection between the West County Trail and Highway 116 through land managed by Regional Parks to improve bicycle and pedestrian circulation in downtown Forestville.

Discussion:

BACKGROUND

The owners of the Blue Rock Quarry submitted Application PLP 97-0069 seeking various entitlements to allow expansion of the quarry. After lengthy study and preparation of an environmental impact report (EIR) under the California Environmental Quality Act (CEQA), the project was approved by your Board on January 9, 2007. A copy copy of Resolution No. 07-0014 is attached as Attchment B.

Because the EIR found traffic from the quarry expansion would have direct impacts on various roadways and on bicycle and pedestrian circulation in the Forestville area, mitigation measures and conditions of approval required the project to pay a percentage share (fair share) of the costs of seven identified road and circulation improvements in the local Forestville area. These payments wre required in addition to the one-time countywide traffic impact fee and annual payment of the Aggregate Road Mitigation fee for wear and tear on haul roads from mining trucks. Each fair share payment was calculated based on estimated costs of the individual road or circulation improvement in 2003-2004 dollars and the percentage that additional quarry traffic was expected to contribute to the need for the improvement, as set out in the conditions of approval. Three of the conditions allowed transfer to other projects on the list, but four conditions did not so provide. The quarry owner's obligation regarding these conditions was met by the one-time deposit of funds. For a list of the funds on deposit, see Attachment C.

Even with the fair share mitigation amounts, it was not certain in 2007 that some or any of the road and circulation improvements could be built because of uncertainties about future remaining funding and the need for Caltrans approval of the improvements that affected State highways. Therefore, when your Board approved the expansion it also approved a statement of overriding considerations for the project pursuant to the California Environmental Quality Act (CEQA). See Exhibit C to Attachment B, Resolution 07-0014. Your Board found that even if the identified local traffic impacts were not entirely mitigated, specified benefits of the expansion project outweighed any unavoidable adverse impacts. With redirection of some of the fair share fee money, not all of the seven identified local projects will be completed. Nevertheless, at the time your Board approved the quarry expansion, the statement of overriding considerations recognized the possibility that none of the improvements might ever be constructed. The statement of overriding considerations adopted in 2007 remains in effect, and the redirection of the funds does not create any additional adverse impacts not identified in Resolution 07-0014.

The existing conditions of approval are set forth in Exhibit E to Resolution 07-0014. The proposed amended conditions of approval would allow funds designated for separate identified local road and circulation improvements to be transferred to other projects within the original list of improvements and/or to be used to complete a connection between the West County Trail and downtown Forestville, improving bicycle and pedestrian circulation in the local area. Any use of the deposited funds for a bicycle/pedestrian trail connection is contingent on prior completion, public review and approval of a full CEQA study for that potential project, now being undertaken by Regional Parks.

Condition of Approval No. 18 currently provides:

> 18. Prior to the expansion or clearing, the operator shall pay a fair share fee of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 19-26). The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for

costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3.*

Mitigation Monitoring. PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

As amended by the proposed resolution, Condition of Approval No. 18 would read in full, with proposed changes underlined:

18. Prior to the expansion or clearing, the operator shall pay a fair share fee of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 19-25). Notwithstanding any contrary language in Conditions No. 19, 20, 21, 22, 23, 24 and/or 25, the fair share funds deposited for each improvement identified in any Condition No. 19, 20, 21, 22, 23, 24 and/or 25, in the joint discretion of the directors of the Department of Transportation and Public Works and PRMD, may be aggregated and used for planning and construction of:

(i) Any one or more of the road improvement and/or traffic circulation projects identified in Conditions No. 19, 20, 21, 22, 23, 24 and/or 25; and/or

(ii) Completion of other improvements to facilitate improved bicycle and pedestrian circulation in the Forestville area, including but not limited to a bicycle/pedestrian connection between the West County Trail and downtown Forestville.

(iii) No fair share funds shall be expended for planning or construction of a bicycle/pedestrian connection between Highway 116 in downtown Forestville and the existing terminus of the paved West County Trail until and unless an adequate study pursuant to CEQA of potential environmental impacts for the connector trail project has been completed, subjected to public review and comment and approved by the county. Absent an adequate and approved CEQA analysis for said project, all funds referenced herein shall be spent only on projects in the listed improvements in Conditions No. 19, 20, 21, 22, 23, 24 and/or 25 of Resolution 07-0014.

Nothing in this Condition modifies or deletes any requirement stated in Condition No. 26 relating to the annual Road Maintenance Fee payment to the Aggregate Roadway Mitigation Fund.

The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Costof improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3.*

Mitigation Monitoring. Permit Sonoma Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

The trail connection, improvements to the intersection of Mirabel Road and Highway 116 and/or construction of Mirabel Road shoulders are tentatively identified as the most likely projects to use the fair share funds, but the final decision will be made upon analysis of updated costs of construction, feasibility and community input, subject to the approval of the Directors of Transportation and Public Works and Permit Sonoma. The Mirabel Road/116 intersection and improvement of Mirabel Road shoulders are two of the original identified projects.

The need to improve bicycle and pedestrian circulation in the local area referenced installing sidewalks/pathways where needed along both sides of Highwy 116 between Covey Road and Mirabel Road, or five-foot wide bicycle lanes in the same area, as determined appropriate by Permit Sonoma. The condition relating to these improvements allowed transfer of the funds to other road improvements listed in the original conditions. Staff has determined that construction of the connection to the West County Trail would serve a similar purpose of improving bicycle and pedestrian ciculation in the downtown Forestville area. The estimated cost of constructing the trail connection at this time is approximately $750,000. Transportation and Public Works would work with Regional Parks to incorporate the mitigation funds into future Capital Improvement Program.

Prior Board Actions:

Adoption of Resolution 07-0014, January 9, 2007.
Direction to pursue redistribution of the fair share contributions on deposit in order to more fully fund one or more projects in the Forestville area related to local impacts from expanded quarry traffic, June 12, 2018.

Strategic Plan Alignment Goal 3: Invest in the Future

Contribute to infrastructure improvements that promote mobility, safety, connectivity and convenience.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	0		
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

No fiscal impact associated with this change to conditions. Mitigation funds on deposit which have been held in segregated accounts by Department of Transportation and Public Works will be programmed in future Capital Improvement Plan subject to Board approval.

Staffing Impacts			
Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A: Draft Board of Supervisors Resolution.
Attachment B: Resolution 07-0014; see Exhibit E, Conditions of Approval.
Attachment C: Local Road Improvement Mitigation Funds on deposit for specific road and circulation improvement projects (Blue Rock and Canyon Rock Quarry funds combined).

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ________________

Date: December 11, 2018 Resolution Number: ________________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Amending Conditions Of Approval Nos. 18, 19, 20, 21, 22, 23, 24, And 25 Of Resolution No. 07-0014 Regarding The Blue Rock Quarry, 7888 Highway 116 North, Forestville, To Allow Certain Fair Share Funds Paid By The Permittee To Be Redistributed Among The Traffic Improvement Projects Listed In Said Conditions of Approval And/Or To Construct Bicycle/Pedestrian Improvements Benefitting The Downtown Forestville Area. PRMD File No. PLP-97-0069.

Whereas, on or about January 9, 2007, the Board of Supervisors (“Board”) of the County of Sonoma (“County”) adopted Resolution No. 07-0014, approving a 20-year surface mining use permit for a 24-acre± expansion of the Blue Rock Quarry, together with an associated zone change, reclamation plan, and annual production limits pursuant to Application PLP-97-0069 (“the Project”). A true and correct copy of Resolution 07-0014 is attached to this resolution as Exhibit A and incorporated herein; and

Whereas, prior to approving the Project, the Board certified an environmental impact report (“EIR”) for the Project in compliance with all requirements of the California Environmental Quality Act (“CEQA”); and

Whereas, Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25 of Resolution 07-0014 describe certain road and traffic circulation improvements in the local Forestville area identified in the EIR as mitigation for certain adverse impacts of the Project, and further describe the nexus between the Project and the need for said improvements and the fair share percentage or proportion of the cost of said improvements attributable to the Project; and

Whereas, in Exhibit B to Resolution 07-0014, the Board specifically found that the projects identified in Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25 might not be constructed if additional funding was not made available and/or Caltrans failed to approve road improvements on Highway 116 and that if the projects were not constructed, the traffic impacts they were designed to mitigate would remain significant impacts that cannot be fully mitigated; and

Whereas, Exhibit C to Resolution 07-0014 consists of a statement of overriding considerations pursuant to CEQA in which the Board determined that specific economic, legal, social, technological and other benefits of the Project outweigh all unavoidable, adverse impacts of the Project, and that the Project should be approved; and

Whereas, Conditions of Approval No. 21, 23 and 24 expressly allow the funds deposited for a specific improvement to be transferred to other improvements listed in said conditions, but Conditions of Approval No. 19, 20, 22 and 25 do not so provide; and

Whereas, the fair share funds required by Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25 have been paid by the permittee; and

Whereas, the funds on deposit, combined with funds from all other projects required to date to pay a fair share of the improvements identified in Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25, are not sufficient to construct all or most of the projects identified in Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25; and

Whereas, the County Department of Transportation and Public Works (DTPW) together with County Regional Parks has identified a project to construct a connection for bicycle and pedestrian traffic between the West County Trail in the Forestville area and downtown Forestville which would be capable of construction with the fair share funds and which would serve a similar purpose to that of Condition of Approval No. 23, namely improving pedestrian and bicycle circulation in downtown Forestville; and

Whereas, Sonoma County Regional Parks is presently beginning analysis pursuant to CEQA of potential environmental impacts of the bicycle and pedestrian connector trail between Highway 116 in downtown Forestville and the current nearby terminus of the paved West County Trail, which will be completed and circulated for public review prior to any programming and/or expenditure of any deposited funds for the connector trail bicycle and pedestrian circulation improvement project; and

Whereas, allowing redistribution of all of the funds in Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25 to complete the trail connection and one or more of the listed projects in Conditions of Approval Nos. 18, 19, 20, 21, 22, 23, 24, and 25 will better serve the intentions of the Board in providing traffic improvements and benefits to the local Forestville area; and

Now, Therefore, Be It Resolved that Condition Of Approval No. 18 of Resolution No. 07-0014 is hereby amended to read in full as follows:

18. Prior to the expansion or clearing, the operator shall pay a fair share fee of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 19-25). Nothing in this Condition modifies or deletes any requirement stated in Condition No. 26. Notwithstanding any contrary language in Conditions No. 19, 20, 21, 22, 23, 24 and 25, the fair share funds deposited for each improvement identified in any Condition No. 19, 20, 21, 22,

23, 24 and/or 25, in the joint discretion of the directors of the Department of Transportation and Public Works and PRMD, may be aggregated and used for planning and construction of:

(i) Any one or more of the road improvement and/or traffic circulation projects identified in Conditions No. 19, 20, 21, 22, 23, 24 and/or 25; and/or

(ii) Completion of other improvements to facilitate improved downtown Forestville bicycle and pedestrian circulation, including but not limited to a bicycle/pedestrian connection between the West County Trail and downtown Forestville.

(iii) No fair share funds shall be expended for planning or construction of a bicycle/pedestrian connection between Highway 116 in downtown Forestville and the existing terminus of the paved West County Trail until and unless an adequate study pursuant to CEQA of potential environmental impacts for the connector trail project has been completed, subjected to public review and comment and approved by the county. Absent an adequate and approved CEQA analysis for said project, all funds referenced herein shall be spent only on projects in the listed improvements in Conditions No. 19, 20, 21, 22, 23, 24 and/or 25 of Resolution 07-0014.

The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3.*

<u>Mitigation Monitoring</u>. PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

Be It Further Resolved that any and all provisions of Conditions No. 19, 20, 21, 22, 23, 24 and/or 25 as originally adopted but in conflict with Condition No. 18 as amended herein shall be of no further force or effect.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: JAN 1 2 2007

EEVE T. LEWIS,
County Clerk & ex-officio Clerk of the Board of
Supervisors of the State of California, in & for
the County of Sonoma
BY C Woodson DEPUTY

Co. Counsel

#23
RESOLUTION NO. 07-0014

DATED: January 9, 2007

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING CERTAIN FINDINGS, MITIGATION MEASURES, A MONITORING PROGRAM, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS APPROVING AN EXPANSION OF THE BLUE ROCK QUARRY CONSISTING OF A 20-YEAR SURFACE MINING PERMIT TO EXPAND QUARRY OPERATIONS ON 24± ACRES WITH AN ANNUAL PRODUCTION LIMIT OF 400,000 CUBIC YARDS PER YEAR, PLUS 50,000 CUBIC YARDS IN RECYCLING PER YEAR, AND APPROVING A RECLAMATION PLAN COVERING VESTED RIGHTS AREA (APN 084-220-017), PRIOR USE PERMIT AREA (APN 084-220-010), AND EXPANSION MINING AREA (APNs 084-220-007, -009, -013, -015, -018, -019) ON PROPERTY LOCATED AT 7888 HIGHWAY 116 NORTH, FORESTVILLE; ZONED RRD (RESOURCES AND RURAL DEVELOPMENT), B6-160 ACRE DENSITY, SR (SCENIC RESOURCES); SUPERVISORIAL DISTRICT NO. 5 (PLP97-0069)

RESOLVED, that the Board of Supervisors ("the Board") of the County of Sonoma ("the County") hereby finds and determines as follows:

1. Procedural History

1.1 Dean Soiland ("the Project Applicant") filed Application PLP 97-0069 with the County's Permit and Resource Management Department ("PRMD") to rezone to add Mineral Resource combining district on 56± acres and to obtain the entitlements necessary to expand the mining area of the Blue Rock Quarry to include 24± acres to the west, with an annual production limit of 400,000 cubic yards (excluding recycled material), on property located at 7888 Highway 116 North, Forestville, APNs 084-220 -007, -009, -010, -013, -015, -017, -018, -019 ("the Project Site"); zoned RRD (Resources and Rural Development), B6-160 acre density, SR (Scenic Resources); Supervisorial District No. 5. More specifically, Application PLP 97-0069 requests the following entitlements ("the Proposed Project"):

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY ______________________________ DATE ________

U 16. The applicant shall install left turn pocket at the intersection of Highway 116/Blue Rock Quarry Entrance. The installation of the left turn pocket will be implemented by the Blue Rock Quarry owner upon approval from Caltrans. The operator shall apply to Caltrans for the installation of the left turn pocket within 60 days of Board approval and shall obtain a State of California Encroachment Permit before making any improvements or constructing left turn lane on State Highway 116 and shall construct other improvements in accordance with Caltrans Standards. *Mitigation Measure 3.6-B.1*

Mitigation Monitoring: The operator shall submit proof to PRMD that encroachment permits have been obtained prior to initiating work within the Caltrans right-of-way.

U 17. A Traffic Mitigation Fee shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, before expansion of clearing or mining activities, based on Table 20 in the EIR of 238 ADT. This fee is for indirect cumulative traffic impacts throughout the County and shall be in addition to fair share contributions required for direct project impacts to roads in the immediate vicinity. This permit shall not be vested until the traffic mitigation fees are paid in full. *Mitigation Measure 3.6-F*

Mitigation Monitoring: PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

U 18. Prior to the expansion or clearing, the operator shall pay a fair share of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 19-26). The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3*

Mitigation Monitoring: PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

U 19. Highway 116 / Mirabel Road Intersection: The quarry operator shall pay a fair share of the cost of the improvement/signalization of the Highway 116/Mirabel Road intersection. The improvements would include the correction of an existing sight distance problem on Highway 116 west of the intersection, construction of a left turn lane on Highway 116 for traffic turning northbound onto Mirabel Road, and a right turn lane onto the Forestville Bypass/Mirabel Road Extension for southbound traffic, installation of traffic signals, and other associated improvements to the intersection. The cost of the improvements is estimated at $2.8 million in 2003/2004 dollars. The project's fair-share is 22.3 percent. *Mitigation Measure 3.6-A.2*

Mitigation Monitoring: PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

U 20. Mirabel Road Shoulders: The quarry operator shall pay a fair share of the cost of widening Mirabel Road to provide paved shoulders. The cost of the improvements is estimated at $2.15 million in 2003/2004 dollars. The project's fair-share is 23.9 percent. *Mitigation Measure 3.6-C.1, Mitigation Measure 3.6-D.4*

Mitigation Monitoring: PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

U 21. Highway 116/Covey-Forestville Road Intersection: The quarry operator shall pay a fair share of the cost of installing traffic signals (with pedestrian signals) at the intersection of Highway 116/Covey-Forestville Roads and adding left turn lanes on both Highway 116 approaches and a right turn lane on the westbound Highway 116 approach to the intersection. The cost of the improvements is estimated at $700,000 in 2003/2004 dollars. The project's fair-share is 8.1 percent. The fair share may be transferred to other road mitigation projects (i.e., the intersection at Mirabel Extension south), listed herein as determined appropriate by DTPW. *Mitigation Measure 3.6-A.1, Mitigation Measure 3.6-D.1*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 22. River Road/Mirabel Road Intersection: The quarry operator shall pay a fair share of the cost of adding left turn lanes on both River Road approaches and a left turn lane on the northbound Mirabel Road approach to the River Road/Mirabel Road intersection. The cost of the improvements is estimated at $1.9 million in 2003/2004 dollars. The project's fair-share is 14.8 percent. *Mitigation Measure 3.6-A.3*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 23. Downtown Forestville Pedestrian and Bicycle Circulation: The quarry operator shall pay a fair share of the cost of providing sidewalks/pathways, where needed, along both sides of Highway 116 between Covey Road and Mirabel Road, to allow school children to walk on the sidewalks/pathways. Alternatively, five-foot wide bike lanes along each side of Highway 116 between Covey Road and Mirabel Road could be substituted as determined appropriate by PRMD. If bike lanes were provided along Highway 116 in this area, Highway 116 would need to be widened by six to eight feet on the north side of the highway for about 175 feet west of Covey Road. Some on-street parking spaces would have to be eliminated near First and Second Streets. The fair share may be transferred to other road mitigation projects (i.e., the intersection at Mirabel Extension south), listed herein as determined appropriate by DTPW. The cost of the improvements is estimated at $150,000 in 2003/2004 dollars. The project's fair-share is 8.1 percent. *Mitigation Measure 3.6-D.2*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 24. Enhance Visibility of Crosswalks: The quarry operator shall pay a fair share of the cost of enhancing the visibility of existing crosswalks on Highway 116 at Covey Road and First Street. This could include additional striping, signage and/or lighting as determined appropriate by PRMD. The cost of the improvements is estimated at $150,000 in 2003/2004 dollars. The project's fair-share is 8.1 percent. The fair share may be transferred to other road mitigation projects (i.e., the intersection at Mirabel Extension south), listed herein as determined appropriate by DTPW. *Mitigation Measure 3.6-D.3*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

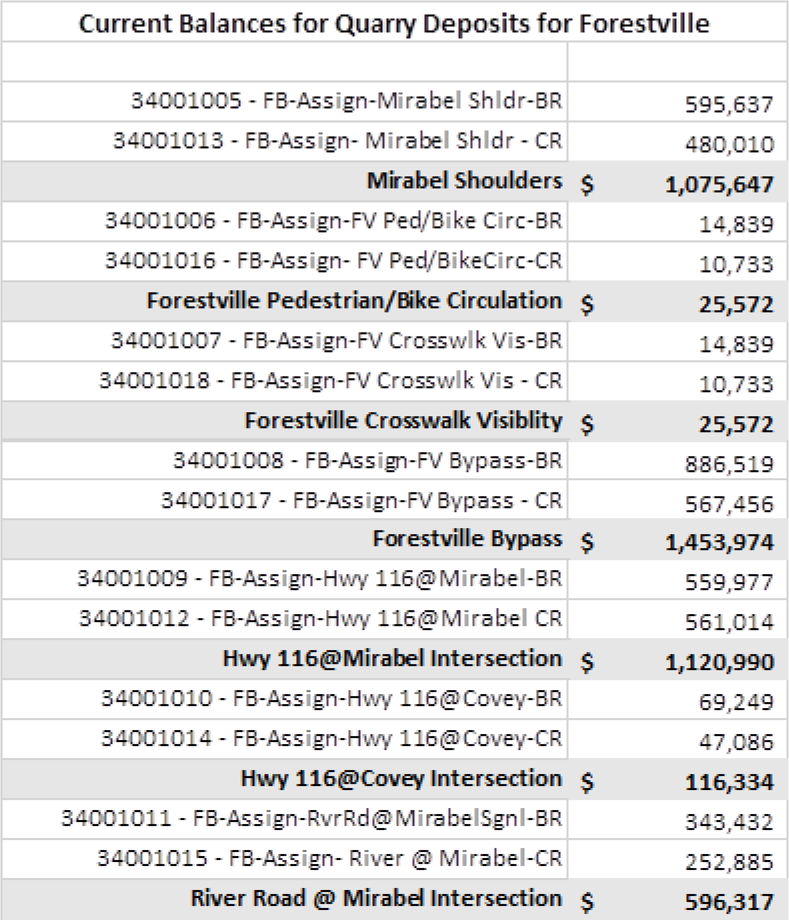
U 25. Construct Forestville Bypass/Mirabel Road Extension: The quarry operator shall pay a fair share of the cost of constructing a bypass road to the south of the downtown area of Forestville. The cost of the improvements is estimated at $6.5 million in 2003/2004 dollars. The project's fair-share is 11.3 percent. *Mitigation Measure 3.6-D.5*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 26. The quarry operator shall participate in the Aggregate Road Mitigation Fund. The operator shall pay annually a Road Maintenance Fee per ARM Plan standards (Section 7.3, No. 11 and Section 7.7) to mitigate wear and tear to County maintained roads caused by the operation's truck traffic from the expanded mining area on the primary haul route(s). The fee shall be assessed based on the estimated cost of maintaining County roads caused by the use of County roads by aggregate trucks.

The County shall assess the Road Maintenance Fee each year at the end of the mining season for the life of the permit. The operator shall pay the maintenance fee within six months of receiving notice of the fee amount. If the developer does not make payment within six months, the account will be sent to Collections and the operator may be issued a Notice of Violation of the Conditions of Approval of this permit. The permit may be subject to revocation or modification for any permit violation. *Mitigation Measure 3.6-F.1*

Mitigation Monitoring: The Department of Transportation and Public Works will be responsible for: 1) adjusting and publishing the road maintenance fee annually on January 1st of each year. PRMD will: 1) determine the operator's annual road mitigation fee; 2) formally bill and collect from the operator; and 3) initiate collection proceedings and may issue a Notice of Violation if the operator defaults on the payment.



Current Balances for Quarry Deposits for Forestville

34001005 - FB-Assign-Mirabel Shldr-BR		595,637
34001013 - FB-Assign- Mirabel Shldr - CR		480,010
Mirabel Shoulders	$	**1,075,647**
34001006 - FB-Assign-FV Ped/Bike Circ-BR		14,839
34001016 - FB-Assign- FV Ped/BikeCirc-CR		10,733
Forestville Pedestrian/Bike Circulation	$	**25,572**
34001007 - FB-Assign-FV Crosswlk Vis-BR		14,839
34001018 - FB-Assign-FV Crosswlk Vis - CR		10,733
Forestville Crosswalk Visiblity	$	**25,572**
34001008 - FB-Assign-FV Bypass-BR		886,519
34001017 - FB-Assign-FV Bypass - CR		567,456
Forestville Bypass	$	**1,453,974**
34001009 - FB-Assign-Hwy 116@Mirabel-BR		559,977
34001012 - FB-Assign-Hwy 116@Mirabel CR		561,014
Hwy 116@Mirabel Intersection	$	**1,120,990**
34001010 - FB-Assign-Hwy 116@Covey-BR		69,249
34001014 - FB-Assign-Hwy 116@Covey-CR		47,086
Hwy 116@Covey Intersection	$	**116,334**
34001011 - FB-Assign-RvrRd@MirabelSgnl-BR		343,432
34001015 - FB-Assign- River @ Mirabel-CR		252,885
River Road @ Mirabel Intersection	$	**596,317**

TOTAL: **$4,414,406**

The larger amount in each category is from Blue Rock Quarry; the smaller amount is from Canyon Rock Quarry.

ATTACHMENT C

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 72
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Transportation and Public Works; Permit Sonoma (PRMD); County Counsel

Staff Name and Phone Number:

Johannes Hoevertsz, 707-565-3585
Jennifer Barrett, 707-565-2336

Supervisorial District(s):

Fifth

Title: Proposed amendment to conditions of approval for the Canyon Rock Quarry related to expenditure of funds for required traffic improvements. 7525 Highway 116 North, Forestville, Permit Sonoma File: PLP97-0046.

Recommended Actions:

Hold a public hearing and adopt a resolution approving amendments to conditions of approval of Resoution No. 08-0089 for the Canyon Rock Quarry, 7525 Highway 116 North, Forestville, to allow certain required fair share contributions for traffic improvements to be combined to construct any of the traffic improvement projects listed in said conditions of approval and/or to construct bicycle/pedestrian improvements benefitting the downtown Forestville area. Permit Sonoma File: PLP97-0046.

Executive Summary:

No changes are requested to the operation of the Canyon Rock Quarry or use permit conditions other than conditions of approval outlining the prospective use of certain funds already paid by the quarry owner to offset impacts on local roads. The conditions arose from mitigation measures identified in the Final EIR for the impacts of the quarry expansion project on local roads and bicycle and pedestrian circulation in the Forestville area and require a fair share percentage payment toward the cost of seven (7) specific roadway or traffic circulation projects. All payments required by the conditions have been made, and the proposed modification relates only to how the money can be applied to the individual projects.

Approximately $1,929,917 was deposited by the quarry applicant as its fair share contribution pursuant to the conditions of approval. The Department of Transportation and Public Works (DTPW) has held the funds in separate dedicated accounts for each improvement since the funds were deposited. There is insufficient funding in each account to complete any of the seven projects at this writing. At the request of your Board, staff have prepared a proposed amended condition No. 15 to allow some or all of the funds from the separate accounts to be pooled and used toward construction of one or more of the identified projects and/or to complete a connection between the West County Trail and Highway 116 through land managed by Regional Parks to improve bicycle and pedestrian circulation in downtown Forestville.

Discussion:

BACKGROUND

The owners of the Canyon Rock Quarry submitted Application PLP 07-0046 seeking various entitlements to allow expansion of the quarry. After lengthy study and preparation of an environmental impact report (EIR) under the California Environmental Quality Act (CEQA), the project was approved by your Board on January 9, 2007. A copy copy of Resolution No. 08-0089 is attached as Exhibit A.

Because the EIR found traffic from the quarry expansion would have direct impacts on various roadways and on bicycle and pedestrian circulation in the Forestville area, mitigation measures and conditions of approval required the project to pay a percentage share (fair share) of the costs of seven identified road and circulation improvements in the local Forestville area. These payments were required in addition to the one-time countywide traffic impact fee and annual payment of the Aggregate Road Mitigation fee for wear and tear on haul roads from mining trucks. Each fair share payment was calculated based on estimated costs of the individual road or circulation improvement in 2003-2004 dollars and the percentage that additional quarry traffic was expected to contribute to the need for the improvement, as set out in the conditions of approval. Three of the conditions allowed transfer to other projects on the list, but four conditions did not so provide. The quarry owner's obligation regarding these conditions was met by the one-time deposit of funds. For a list of the funds on deposit see Attachment C.

Even with the fair share mitigation amounts, it was not certain in 2007 that some or any of the road and circulation improvements could be built because of uncertainties about future remaining funding and the need for Caltrans approval of the improvements that affected State highways. Therefore, when your Board approved the expansion it also approved a statement of overriding considerations for the project pursuant to the California Environmental Quality Act (CEQA). See Exhibit B to Attachment B, Resolution 08-0089. Your Board found that even if the identified local traffic impacts were not entirely mitigated, specified benefits of the expansion project outweighed any unavoidable adverse impacts. With redirection of some of the fair share fee money, not all of the seven identified local projects will be completed. Nevertheless, at the time your Board approved the quarry expansion, the statement of overriding considerations recognized the possibility that none of the improvements might ever be constructed. The statement of overriding considerations adopted in 2007 remains in effect, and the redirection of the funds does not create any additional adverse impacts not identified in Resolution 08-0089.

The existing conditions of approval are set forth in Exhibit C to Resolution 08-0089. The proposed amended conditions of approval would allow funds designated for separate identified local road and circulation improvements to be transferred to other projects within the original list of improvements and/or to be used to complete a connection between the West County Trail and downtown Forestville, improving bicycle and pedestrian circulation in the local area. Any use of the deposited funds for a bicycle/pedestrian trail connection is contingent on completion, public review and prior approval of a full CEQA study for that prospective project, now being undertaken by Regional Parks.

Condition of Approval No. 15 currently provides:

> 15. Prior to the expansion of clearing or mining operations onto adjacent parcels or within 36 months aftr the California Court of Appeals issues a decision or order in Appellate case no. A119543 affirming the judgment in the action entitled *Forestville Citizens for Sensible Growth v. County of Sonoma et al.,* Sonoma Superior Court, case no. SCV 238992, whichever occurs first, the operator shall pay a fair share of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 16-22). The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3.*

As amended by the proposed resolution, Condition of Approval No. 15 would read in full, with proposed changes underlined:

> 15. Prior to the expansion of clearing or mining operations onto adjacent parcels or within 36 months after the California Court of Appeals issues a decision or order in Appellate case no. A119543 affirming the judgment in the action entitled *Forestville Citizens for Sensible Growth v. County of Sonoma et al.,* Sonoma Superior Court, case no. SCV 238992, whichever occurs first, the operator shall pay a fair share of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 16-22). Notwithstanding any contrary language in Conditions No. 16, 17, 18, 19, 20, 21, and/or 22, the fair share funds deposited for each improvement identified in any Condition No. 16, 17, 18, 19, 20, 21, and/or 22, in the joint discretion of the directors of the Department of Transportation and Public Works and PRMD, may be aggregated and used for planning and construction of:
>
>> (i) Any one or more of the road improvement and/or traffic circulation projects identified in Conditions No. 16, 17, 18, 19, 20, 21, and/or 22; and/or
>>
>> (ii) Completion of other improvements to facilitate improved bicycle and pedestrian circulation in the Forestville area, including but not limited to a bicycle/pedestrian connection between the West County Trail and downtown Forestville.
>>
>> (iii) No fair share funds shall be expended for planning or construction of a bicycle/pedestrian connection between Highway 116 in downtown Forestville and the existing terminus of the paved West County Trail until and unless an adequate study pursuant to CEQA of potential environmental impacts for the connector trail project has been completed, subjected to public review and comment and approved by the county. Absent an adequate and approved CEQA analysis for said project, all funds referenced herein shall be spent only on projects in the listed improvements in Conditions No. No. 16, 17, 18, 19, 20, 21, and/or 22 of Resolution 08-0089.

The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3.*

The trail connection, improvements to the intersection of Mirabel Road and Highway 116 and/or construction of Mirabel Road shoulders are tentatively identified as the most likely projects to use the fair share funds, but the final decision will be made upon analysis of updated costs of construction and feasibility, subject to the approval of the Directors of Transportation and Public Works and PRMD. The Mirabel Road/116 intersection and improvement of Mirabel Road shoulders are two of the projects identified in 2008.

The need to improve bicycle and pedestrian circulation in the local area referenced installing sidewalks/pathways where needed along both sides of Highwy 116 between Covey Road and Mirabel Road, or five-foot wide bicycle lanes in the same area, as determined appropriate by PRMD. The condition relating to these improvements allowed transfer of the funds to other road improvements listed in the original conditions. Staff has determined that construction of the connection to the West County Trail would serve a similar purpose of improving bicycle and pedestrian ciculation in the downtown Forestville area. The estimated cost of constructing the trail connection at this time is approximately $750,000. Transportation and Public Works would work with Regional Parks to incorporate the mitigation funds into future Capital Improvement Program.

Prior Board Actions:

Adoption of Resolution 08-0089, January 29, 2008.
Direction to pursue redistribution of the fair share funds on deposit in order to more fully fund one or more projects in the Forestville area related to local impacts from expanded quarry traffic, June 12, 2018.

Strategic Plan Alignment Goal 3: Invest in the Future

Contribute to infrastructure improvements that promote mobility, safety, connectivity and convenience.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses	0	0	0
Additional Appropriation Requested			
Total Expenditures	**0**	**0**	**0**
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources	**0**	**0**	**0**

Narrative Explanation of Fiscal Impacts:

No fiscal impact associated with this change to conditions. Mitigation funds on deposit which have been held in segregated accounts by the Department of Transportation and Public Works will be programmed in future Captial Improvement Plan subject to Board approval.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A: Draft Board of Supervisors Resolution with Exhibit A (Modified Conditions of Approval)
Attachment B: Resolution 08-0089; see Exhibit C, Conditions of Approval.
Attachment C: Local Road Improvement Mitigation Funds on deposit for specific road and circulation improvement projects (Blue Rock and Canyon Rock Quarry funds combined).

Related Items “On File” with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018 Resolution Number: ____________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Amending Conditions Of Approval No. 15, 16, 17, 18, 19, 20, 21, And 22 Of Resolution No. 08-0089 Regarding The Canyon Rock Quarry, 7525 Highway 116 North, Forestville, To Allow Certain Fair Share Funds Paid By The Permittee To Be Redistributed Among The Traffic Improvement Projects Listed In Said Conditions of Approval And/Or To Construct Bicycle/Pedestrian Improvements Benefitting The Downtown Forestville Area.. PRMD File No. PLP-97-0046.

Whereas, on or about January 29, 2008, the Board of Supervisors (“Board”) of the County of Sonoma (“County”) adopted Resolution No. 08-0089, approving a 20-year surface mining use permit for a 35-acre± expansion of the Canyon Rock Quarry, together with an associated zone change, reclamation plan, and annual production limits pursuant to Application PLP-97-0046 (“the Project”). A true and correct copy of Resolution 08-0089 is attached to this resolution as Exhibit A and incorporated herein; and

Whereas, in 2006, prior to approving the Project, the Board certified a final environmental impact report for the Project (the “EIR”) in compliance with all requirements of the California Environmental Quality Act (“CEQA”); and

Whereas, in January 2008, staff presented an Addendum to the Final EIR (“Addendum”) relating to the Project and the use permit as part of Resolution No. 08-0089; and

Whereas, Conditions of Approval No. 15, 16, 17, 18, 19, 20, 21, and 22 of Resolution No. 08-0089 describe certain road and traffic circulation improvements in the local Forestville area identified in the EIR as mitigation for certain adverse impacts of the Project, and further describe the nexus between the Project and the need for said improvements and the fair share percentage or proportion of the cost of said improvements attributable to the Project; and

Whereas, in Resolution 08-0089, the Board found that the road improvement projects identified in Conditions of Approval No. 15, 16, 17, 18, 19, 20, 21, and/or 22 might not be constructed if additional funding was not made available and/or Caltrans failed to approve road improvements on Highway 116 and that if the projects were not constructed, the traffic impacts they were designed to mitigate would remain significant impacts that cannot be fully mitigated; and

Whereas, Exhibit B to Resolution 08-0089 consists of a statement of overriding considerations pursuant to CEQA in which the Board determined that specific economic, legal, social, technological and other benefits of the Project outweigh all unavoidable, adverse impacts of the Project, and that the Project should be approved; and

Whereas, Conditions of Approval No., 18, 20, and 22 expressly allow the funds deposited for a specific improvement to be transferred to other improvements listed in said conditions, but Conditions of Approval No. 15, 16, 17, 19 and 21 do not so provide; and

Whereas, the fair share funds required by Conditions of Approval No. 15, 16, 17, 18, 19, 20, 21, and/or 22 have been paid by the permittee; and

Whereas, the funds on deposit, combined with funds from all other projects required to date to pay a fair share of the improvements identified in Conditions of Approval No. 16, 17, 18, 19, 20, 21, and/or 22, are not sufficient to construct all or most of the projects identified in Conditions of Approval No. 16, 17, 18, 19, 20, 21, and/or 22; and

Whereas, the County Department of Transportation and Public Works (DTPW) together with County Regional Parks has identified a project to construct a connection for bicycle and pedestrian traffic between the West County Trail in the Forestville area and downtown Forestville which would be capable of construction with the fair share funds and which would serve a similar purpose to that of Condition of Approval No. 20, namely improving pedestrian and bicycle circulation in downtown Forestville; and

Whereas, Sonoma County Regional Parks is presently beginning analysis pursuant to CEQA of potential environmental impacts of the bicycle and pedestrian connector trail between Highway 116 in downtown Forestville and the current nearby terminus of the paved West County Trail, which will be completed and circulated for public review prior to any programming and/or expenditure of any deposited funds for the connector trail bicycle and pedestrian circulation improvement project; and

Whereas, allowing redistribution of all of the funds required by Conditions of Approval No. 15, 16, 17, 18, 19, 20, 21, and/or 22 to complete the trail connection and one or more of the listed projects in Conditions of Approval No. 16, 17, 18, 19, 20, 21, and/or 22 will better serve the intentions of the Board in providing traffic improvements and benefits to the local Forestville area.

Now, Therefore, Be It Resolved that Condition Of Approval No. 15 of Resolution No. 08-0089 is hereby amended to read in full as follows:

15. Prior to the expansion or clearing, the operator shall pay a fair share fee of the cost of improvements for direct impacts to off-site roads and intersections listed below (Condition Nos. 16-22). Nothing in this Condition modifies or deletes any requirement stated in Condition No. 26. Notwithstanding any contrary language in Conditions No. 16, 17, 18, 19, 20, 21, and/or 22, the fair share funds deposited for each improvement identified in any Condition No. 16, 17, 18, 19, 20, 21, and/or 22, in the joint discretion of the directors of the Department of Transportation and Public Works and PRMD, may be aggregated and used for planning and construction of:

(i) Any one or more of the road improvement and/or traffic circulation projects identified in Conditions No. 16, 17, 18, 19, 20, 21, and/or 22; and/or

(ii) Completion of other improvements to facilitate improved downtown Forestville bicycle and pedestrian circulation, including but not limited to a bicycle/pedestrian connection between the West County Trail and downtown Forestville.

(iii) No fair share funds shall be expended for planning or construction of a bicycle/pedestrian connection between Highway 116 in downtown Forestville and the existing terminus of the paved West County Trail until and unless an adequate study pursuant to CEQA of potential environmental impacts for the connector trail project has been completed, subjected to public review and comment and approved by the county. Absent an adequate and approved CEQA analysis for said project, all funds referenced herein shall be spent only on projects in the listed improvements in Conditions No. 16, 17, 18, 19, 20, 21, and/or 22 of Resolution 08-0089.

The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full. *Mitigation Measures 3.6-A.1-3.*

Mitigation Monitoring. PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

Be It Further Resolved that any and all provisions of Conditions No. 16, 17, 18, 19, 20, 21, and/or 22 as originally adopted which are in conflict with Condition No. 15 as amended herein shall be of no further force or effect.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

#32
RESOLUTION NO. 08-0089

DATED: January 29, 2008

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, MAKING CERTAIN FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING AN EXPANSION OF THE CANYON ROCK QUARRY CONSISTING OF A 20-YEAR SURFACE MINING USE PERMIT TO EXPAND QUARRY OPERATIONS ON 35± ACRES TO ALLOW THE QUARRY TO ANNUALLY EXPORT A MAXIMUM OF 562,500 CUBIC YARDS OF AGGREGATE MATERIAL, OF WHICH 500,000 CUBIC YARDS COULD CONSIST OF MATERIAL MINED ON-SITE, AND ANNUALLY IMPORT UP TO 62,500 CUBIC YARDS, INCLUDING RECYCLED MATERIAL (APNS 083-210-006, 083-210-015, 083-210-019, 083-210-020), ON PROPERTY LOCATED AT 7525 HIGHWAY 116 NORTH, FORESTVILLE; ZONED RRD (RESOURCES AND RURAL DEVELOPMENT), B6-160 ACRE DENSITY, SR (SCENIC RESOURCES), BR (BIOTIC RESOURCE), F2 (FLOODPLAIN), MR (MINERAL RESOURCE); SUPERVISORIAL DISTRICT NO. 5 (PLP97-0046)

RESOLVED, that the Board of Supervisors ("the Board") of the County of Sonoma ("the County") hereby finds as follows:

1. Procedural History

1.1 Wendel Trappe ("the Project Applicant") filed Application PLP 97-0046 with the County's Permit and Resource Management Department ("PRMD") to obtain the entitlements necessary to expand the mining area of the Canyon Rock Quarry (hereinafter "the Proposed Project").

1.2 On June 20, 2006, the Board adopted Ordinance No. 5667, which amended the zoning maps of the County by reclassifying 113.77± acres of real property at the Project site to add the MR (Mineral Resource) combining district to the current zoning ("the MR Zone Change").

b) If hazardous waste is generated or stored, then the operator shall comply with hazardous waste generator laws and AB2185 requirements and obtain a permit or approval from the Certified Unified Program Agency (Sonoma County Department of Emergency Services performs this function in Sonoma County). The operator shall submit a copy of a current permit to the PRMD Health Specialist to verify compliance.

c) All hazardous waste materials shall be stored, handled and managed in accordance with the approved site plan and hazardous materials plan so as to reduce the potential for any spillage.

d) No soil or other material containing hazardous or toxic waste shall be imported to the quarry (Note: this condition is not intended to restrict the recycling of concrete or asphalt on site). *Impact IV.D.,1 Impact V.C.1*

Mitigation Monitoring: The Department of Emergency Services will provide verification to PRMD that the requirements have been met.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY ______________________________ DATE ________

U 13. The operator shall obtain a State of California Encroachment Permit before making any improvements or constructing any driveway (or intersection) to State Highway 116 and shall construct the improvements (driveway or intersection) in accordance with Caltrans Standards.

Condition Compliance: The operator shall submit proof to PRMD that encroachment permits have been obtained prior to expansion of clearing or mining activities onto adjacent parcels.

U 14. A Traffic Mitigation Fee shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, before expansion of clearing or mining activities or within 36 months after the California Court of Appeals issues a decision or order in Appellate case no. A119543 affirming the judgment in the action entitled *Forestville Citizens for Sensible Growth v. County of Sonoma et al.*, Sonoma County Superior Court, case no. SCV 238992, whichever occurs first, based on Table IV.A.6 in the Final EIR of 325 ADT. This fee is for indirect cumulative traffic impacts throughout the County and shall be in addition to fair share contributions required for direct project impacts to roads in the immediate vicinity. This permit shall not be vested until the traffic mitigation fees are paid in full.

U 15. Prior to the expansion of clearing or mining activities onto adjacent parcels or within 36 months after the California Court of Appeals issues a decision or order in Appellate case no. A119543 affirming the judgment in the action entitled *Forestville Citizens for Sensible Growth v. County of Sonoma et al.*, Sonoma County Superior Court, case no. SCV 238992, whichever occurs first, the operator shall pay a fair share of the cost of improvements for direct impacts to off-site roads and intersections listed below (Conditions No. 16-22). The permit shall not be vested until the traffic fair share contributions are paid in full. The fair-share percentage for the project was calculated based on the projected change in traffic conditions and the method defined by Caltrans' "Guide for the Preparation of Traffic Impact Studies" for determining equitable responsibility for costs. Cost of improvements are estimated in 2003/2004 dollars and shall be adjusted annually based on the Engineering News Record's Building Cost Index for the San Francisco Bay Area until the project's fair-share has been paid in full.

U 16. Highway 116 / Mirabel Road Intersection:

The quarry operator shall pay a fair share of the cost of the improvement/signalization of the Highway 116/Mirabel Road intersection. The improvements would include the correction of an existing sight distance problem on Highway 116 west of the intersection, construction of a left turn lane on Highway 116 for traffic turning northbound onto Mirabel Road, and a right turn lane onto the Forestville Bypass/Mirabel Road Extension for southbound traffic, installation of traffic signals, and other associated improvements to the intersection. The cost of the improvements is estimated at $2.8 million in 2003/2004 dollars. The project's fair-share is 14 percent. *Impact IV.A.1b*

Mitigation Monitoring: PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

U 17. Mirabel Road Shoulders:

The quarry operator shall pay a fair share of the cost of widening Mirabel Road to provide paved shoulders. The cost of the improvements is estimated at $2.15 million in 2003/2004 dollars. The project's fair-share is 15.6 percent. *Impact IV.A.2, Impact IV.A.3d*

Mitigation Monitoring: PRMD Project Review staff shall verify that payment has been made prior to authorizing expansion of clearing or mining activities.

U 18. Highway 116/Covey-Forestville Road Intersection:

The quarry operator shall pay a fair share of the cost of installing traffic signals (with pedestrian signals) at the intersection of Highway 116/Covey-Forestville Roads and adding left turn lanes on both Highway 116 approaches and a right turn lane on the westbound Highway 116 approach to the intersection. The cost of the improvements is estimated at $0.7 million in 2003/2004 dollars. The project's fair-share is 4.7 percent. The cost of these improvements may be transferred to other road improvement projects (i.e., the intersection at Mirabel Extension south), in the vicinity as determined appropriate by DTPW. *Impact IV.A.1a*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 19. River Road/Mirabel Road Intersection:

The quarry operator shall pay a fair share of the cost of adding left turn lanes on both River Road approaches and a left turn lane on the northbound Mirabel Road approach to the River Road/Mirabel Road intersection. The cost of the improvements is estimated at $1.9 million in 2003/2004 dollars. The project's fair-share is 9.3 percent. *Impact IV.A.1*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 20. Downtown Forestville Pedestrian and Bicycle Circulation:

The quarry operator shall pay a fair share of the cost of providing sidewalks/pathways, where needed, along both sides of Highway 116 between Covey Road and Mirabel Road, to allow school children to walk on the sidewalks/pathways. Alternatively, five-foot wide bike lanes along each side of Highway 116 between Covey Road and Mirabel Road could be substituted as determined appropriate by PRMD. If bike lanes were provided along Highway 116 in this area, Highway 116 would need to be widened by six to eight feet on the north side of the highway for about 175 feet west of Covey Road. Some on-street parking spaces would have to be eliminated near First and Second Streets. The costs of these improvements may be transferred to other road improvement projects (i.e., the intersection at Mirabel Extension south), in the vicinity as determined appropriate by DTPW. The cost of the improvements is estimated at $150,000 in 2003/2004 dollars. The project's fair-share is 5.0 percent. *Impact IV.A.3*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 21. Construct Forestville Bypass/Mirabel Road Extension:

The quarry operator shall pay a fair share of the cost of constructing a bypass road to the south of the downtown area of Forestville. The cost of the improvements is estimated at $6.5 million in 2003/2004 dollars. The project's fair-share is 6.1 percent. *Impact IV.A.3*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 22. Enhance Visibility of Crosswalks:

The quarry operator shall pay a fair share of the cost of enhancing the visibility of existing crosswalks on Highway 116 at Covey Road and First Street. This could include additional striping, signage and/or lighting as determined appropriate by PRMD. The cost of the improvements is estimated at $150,000 in 2003/2004 dollars. The project's fair-share is 5.0 percent. The cost of these improvements may be transferred to other road improvement projects in the vicinity as determined appropriate by PRMD. *Impact IV.A.3c*

Mitigation Monitoring: PRMD Project Review shall verify payment has been made prior to authorizing expansion of clearing or mining activities.

U 23. The quarry operator shall participate in the Aggregate Road Mitigation Fund. The operator will pay annually a Road Maintenance Fee per ARM Plan standards (Section 7.3, No. 11 and Section 7.7) to mitigate wear and tear to County maintained roads caused by the operation's truck traffic from the expanded mining area on the primary haul route(s). The fee shall be assessed based on the estimated cost of maintaining County roads caused by the use of County roads by aggregate trucks.

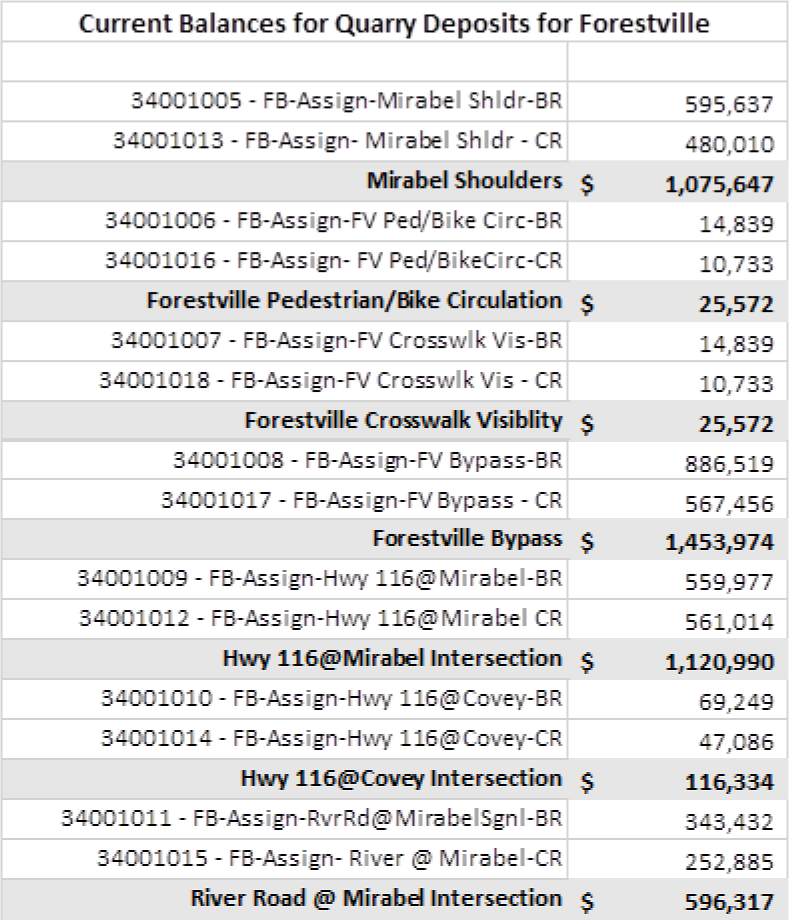
The County shall assess the Road Maintenance Fee each year at the end of mining season for the life of the permit. The operator shall pay the maintenance fee within six months of receiving notice of the fee amount. If the developer does not make payment within six months, the account will be sent to Collections and the operator may be issued a Notice of Violation of the Conditions of Approval of this permit. The permit may be subject to revocation or modification for any permit violation.

Mitigation Monitoring: The Department of Transportation and Public Works will be responsible for: 1) adjusting and publishing the road maintenance fee annually on January 1st of each year. PRMD will: 1) determine the operator's annual road mitigation fee; 2) formally bill and collect from the operator; and 3) initiate collection proceedings and may issue a Notice of Violation if the operator defaults on the payment.

FLOOD AND DRAINAGE:

"The conditions below have been satisfied" BY ______________________________ DATE ________

U/R 24. Prior to clearing or mining in the expansion area, drainage improvements shall be designed by a civil engineer and constructed in accordance with PRMD standards and the Water Agency's Flood Control Design Criteria. Plans shall be submitted for review and approval by the Permit



Current Balances for Quarry Deposits for Forestville

34001005 - FB-Assign-Mirabel Shldr-BR		595,637
34001013 - FB-Assign- Mirabel Shldr - CR		480,010
Mirabel Shoulders	**$**	**1,075,647**
34001006 - FB-Assign-FV Ped/Bike Circ-BR		14,839
34001016 - FB-Assign- FV Ped/BikeCirc-CR		10,733
Forestville Pedestrian/Bike Circulation	**$**	**25,572**
34001007 - FB-Assign-FV Crosswlk Vis-BR		14,839
34001018 - FB-Assign-FV Crosswlk Vis - CR		10,733
Forestville Crosswalk Visiblity	**$**	**25,572**
34001008 - FB-Assign-FV Bypass-BR		886,519
34001017 - FB-Assign-FV Bypass - CR		567,456
Forestville Bypass	**$**	**1,453,974**
34001009 - FB-Assign-Hwy 116@Mirabel-BR		559,977
34001012 - FB-Assign-Hwy 116@Mirabel CR		561,014
Hwy 116@Mirabel Intersection	**$**	**1,120,990**
34001010 - FB-Assign-Hwy 116@Covey-BR		69,249
34001014 - FB-Assign-Hwy 116@Covey-CR		47,086
Hwy 116@Covey Intersection	**$**	**116,334**
34001011 - FB-Assign-RvrRd@MirabelSgnl-BR		343,432
34001015 - FB-Assign- River @ Mirabel-CR		252,885
River Road @ Mirabel Intersection	**$**	**596,317**

TOTAL: **$4,414,406**

The larger amount in each category is from Blue Rock Quarry; the smaller amount is from Canyon Rock Quarry.

ATTACHMENT C

County of Sonoma
Agenda Item
Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 73
(This Section for use by Clerk of the Board Only.)

To: Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit Sonoma (PRMD)

Staff Name and Phone Number:
Traci Tesconi 565-1948

Supervisorial District(s):
Fourth and Fifth

Title: Appeal of a Use Permit approval for a new winery, wine cave, tasting rooms, marketing accommodations, and events, and industry wide events (Ramey Winery); located at 7097 Westside Road, Healdsburg. PRMD File No. UPE14-0008.

Recommended Actions:

Conduct a public hearing and at the conclusion of the hearing, adopt a Resolution denying the appeal and upholding the Board of Zoning Adjustment’s decision to approve the Use Permit for a 60,000 case winery, a new wine cave, conversion of an existing historic hop kiln building to a public tasting room and conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor, 20 agricultural promotional events per year, and two industry wide event days per year on 75 acres.

Appellants: Warren Watkins representing Healdsburg Citizens for Sustainable Solutions, Maacama Watershed Alliance, Forest Unlimited, Sonoma Coast Rural Preservation, and Todd Everett.

Project Applicants: David and Carla Ramey on behalf of Ramey Vineyards LLC.

Executive Summary:

The project site is located at 7097 Westside Road, Healdsburg; and zoned Land Intensive Agriculture 60 acres per dwelling unit (east of Westside Road) and Land Intensive Agriculture 100 acres per dwelling unit (west of Westside Road). The 75-acre parcel is one legal parcel of record bisected by Westside Road, but contains three Assessor Parcel Numbers (110-240-031, -032, and -040). The property is located in both Supervisorial District No. 4 and 5.

The project site is 75 acres containing 42 acres of commercial vineyard, single family residences, a historic hop kiln and bale barn, a reservoir, and agricultural accessory buildings. The parcel is served by private wells and on-site septic system. On the west side, a new winery is proposed with a maximum annual case production of 60,000 cases and a new wine cave. On the east side, an existing hop kiln will be converted to a public tasting room and the existing hop bale barn will be converted to a reserve tasting room with a two-guest room marketing accommodations on the upper floor. The project includes 20 annual agricultural promotional events with a range of guests and participation in two industry wide event days.

The focal point of the project is the rehabilitation and reuse of the two historic hop buildings to tasting rooms. A Historic Resource Study (dated July 2014) and a Supplemental Historic Resource Study (dated March 2015) were prepared for the project by Knapp Architects (refer to Attachment L) . The report evaluated the historical and architectural significance of two agricultural buildings, the Hop Kiln and Baling Barn, and the wood Trestle that connected them. The report found the site eligible for listing in the California Register, and therefore considered them historical resources for the purposes of CEQA. The Sonoma County Landmarks Commission and the Design Review Committee reviewed the project proposal and plans in a joint meeting and made recommendations to site layout, architecture, landscape, and signage. The Sonoma County Landmarks Commission voted unanimously to recommend the HD (Historical District) Combining Zone be added to APN 110-240-031 in its entirety (east side of Westside Road). Refer to Condition No. 77 of the Conditions of Approval (Exhibit A attached to the Resolution).

The project site can accommodate all on-site parking needs and wastewater disposal. Site improvements are required along the road frontage on the applicants' property to improve sight distance on the west side of the road. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this portion of the project site. Food and wine pairing will be limited, consistent with adopted food-service conditions for approved wineries and tasting rooms.

On September 21, 2017, the Board of Zoning Adjustments (BZA) adopted the Mitigated Negative Declaration in accordance with the CEQA guidelines (refer to Attachment O) and approved the Use Permit with modifications (refer to Attachment G - BZA Resolution No. 17-010) filed by David and Carla Ramey, on behalf of Ramey Vineyards LLC. The BZA approved the new winery (two story, approx. 32,210 square feet) with a maximum annual production capacity of 60,000 cases, a new wine cave (approx. 20,720 square feet), a conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and a conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor. The BZA also approved 20 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests) and participation in industry wide events totaling two event days per year with a maximum of 300 guests on the 75 acres.

However, the BZA eliminated the two largest agricultural promotional events with 300 guests, recommended solar panels be installed on the winery building roof (Condition No. 84), required the winery building be completed and granted final occupancy within two years of commencement of the tasting room operations (Condition No. 82), and prohibited the applicants from granting any future well easements or agreements to third parties for use of the on-site wells (Condition. No 30.b.).

The project does not propose weddings, receptions, or concerts. The parcel is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or related site infrastructure. There will be no significant environmental impacts because mitigation measures have been incorporated into the project under the draft Conditions of Approval in Attachment A. As requested by the applicant and approved by the Board of Zoning Adjustments, the Use Permit allows four years to initiate the approval with a one year extension of time under the authority of Section 26-92-130 of the Zoning Code.

On October 2, 2017, a timely appeal was filed by the following persons: Warren Watkins representing Healdsburg Citizens for Sustainable Solutions, Maacama Watershed Alliance, Forest Unlimited, Sonoma Coast Rural Preservation, and Todd Everett (refer to Attachment B).

The public hearing for this item was set to be heard by the Board of Supervisors on August 14, 2018. However, it was decided by the Board to continue the public hearing for this item to December 11, 2018, in order to consider the additional information provided to the Board by the appellants on August 9, 2018 and August 11, 2018. Once again, for the continued public hearing, a large public hearing sign was installed at the project site, notices were mailed out to surrounding property owners within 300-feet of the project and to any other interested persons, and the hearing notice was published in the local newspaper.

Discussion:

Background:

Since the 1800's the project site has been used for agriculture, including orchards, hops and currently wine grapes. In 1988, the project site was known as Westside Farms, a vegetable farm and pumpkin patch with hay rides. In 1990, 32 acres of Chardonnay grapes and 10 acres of Pinot Noir grapes were planted. The farm continues to keep its namesake. The vineyard and winery operations are operated by two generations of the Ramey family. Currently, Ramey Winery is operated off site in an industrial building in Healdsburg.

The project site is one legal parcel consisting of three Assessor Parcel Numbers. A Lot Line Adjustment (LLA04-0088) was approved and recorded in 2005 describing one legal parcel of record, merging all underlying parcels. The current AP page depicts tie line connecting the land on both sides of the road. The project site cannot be further subdivided or sold off separately.

On January 21, 2014, the Use Permit application was filed with PRMD with traffic, greenhouse gas, and noise studies. After County review, further design review information, Williamson Act information, and additional environmental studies in the areas of: biology, historic and cultural resources, hydrology, and water balance analysis; were required for the project.

On December 2, 2014, the proposed project went before a joint review with the Design Review Committee and the Sonoma County Landmarks Commission. Overall, the DRC and Landmarks Commission liked the project, but had minor changes to the project's design and required a joint, final review of the project before issuance of any related grading or building permits. A condition of the project requires the HD (Historical District) zoning overlay zone be placed on the east side of the project site where the existing hop kiln buildings are located.

On September 21, 2017, the Board of Zoning Adjustments held a properly noticed public hearing to consider the Mitigated Negative Declaration and the Project described in Resolution No. 17-010 (refer to Attachment G). On October 2, 2017, the approval was appealed (refer to Attachment A).

After the Board hearing date was continued, staff prepared a Revised Mitigated Negative Declaration that was recirculated through the State Clearinghouse (Refer to Attachment S). The purpose for the revision was to gather reports and provide more detailed information on the wine cave construction and add mitigation measures related to air quality and water quality related to the wine cave construction.

Project Description: A Use Permit for:
West side of project site:

- A new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases. The winery building would be built into the hillside meadow in front of the wine caves, using a cut-and-fill, low-profile design. Grapes will be locally sourced from on-site, Sonoma County, and bordering counties. Case-good will stored off site at a local warehouse. All crushing, processing, aging, bottling, and storing of wine will be indoors. Features include processing area, bottling area, mechanical room, wine storage and tank areas, administrative offices, employee kitchen/breakroom, employee shower and locker room, a wine library, a commercial kitchen, employee and public restrooms, and two technical tasting rooms. Technical tasting rooms are used for business tastings' with distributors, local restaurant and chefs.
- A wine cave (approx. 20,720 square feet) for "wine vault storage", meaning long-term aging of wine in barrels. The wine cave will be a Class II wine cave not open to the general public. The proposed wine cave will be 36 feet wide and 16 feet high. The wine cave will be constructed by cut-and-cover excavation. The wine cave structure will include cast-in-place foundations, stem walls and concrete slabs, and pre-cast tunnel arch segments. Soil material from the cave area will be used to fill over the top of the cut and cover cave. All of the soil generated from this excavation, as well as from other grading for the winery, would be placed in temporary stockpiles only on the west side of the project site. The applicants' engineer, Adobe & Associates, estimate that approximately 15,843 cubic yards would be excavated from the cave area. Approximately 9,575 cubic yards would be placed over the cave once the pre-cast tunnel arches are set. This leaves approximately 6,268 cubic yards of spoils temporarily stockpiled on the west side of the project site to then be used for the winery building, driveway, and landscaping areas.

East side of project site:

- Conversion of the historic hop kiln building to public tasting building with two rooms with wine tasting bars, a commercial kitchen, public restrooms, case-good storage, general storage, and office. Includes an elevator.
- Conversion of the historic hop baling barn to a reserve tasting room with wine bar, commercial kitchen, and VIP lounge area on middle floor. The upper floor contains marketing accommodations consisting of two- guest rooms each with a full bathroom, totaling 759 square feet in size, with a lounge area 513 square feet in size. The lower floor is used for general storage and a mechanical room. The reserve tasting room is for customers who prefer to do wine tasting and food and wine pairing in a private setting with more one on one education of wine and the wine-making processes. The reserve tasting room will also be used for agricultural promotional

events, industry wide events, and tastings with food and wine pairings for wine industry guests staying in the marketing accommodations.

- 20 agricultural promotional events per year (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests). The BZA eliminated from the project the two agricultural promotional events with 300 guests. No weddings, receptions, or concerts are proposed or approved.
- Participation in industry wide events totaling two event days per year with a maximum of 300 guests.
- On the west side at the winery, event size is limited to a maximum of 30 guests, which equates to 12 vehicles using the standard ratio of 2.5 people per vehicle. Industry-wide events will not be held on this side of the project site. At the winery, agricultural promotional events will be business and marketing related tastings and food and wine pairings for distributors, restaurant owners, and chefs.
- Food and wine pairing is proposed in the public and reserve tasting rooms on the east side, consistent with approval of similar requests and during agricultural promotional events.
- 15 fulltime employees, 3 part time employees, and 6 seasonal employees for a total of 24 employees.
- New parking areas: East side includes: 20 standard spaces, 4 handicap accessible spaces, and 58 overflow parking spaces (unmarked gravel area). West side includes: 25 standard spaces, 2 handicap accessible spaces, and 21 overflow parking spaces (unmarked). Bicycle spaces are provided at a ratio of 1 bicycle space for every 5 vehicle spaces.
- New winery wastewater disposal system with pre-treatment system and disposal via on-site vineyard irrigation system. The process waste will be pre-screened at collection points in the facility and directed to an aerobic treatment unit (manufacturer to be determined). The treatment unit will reduce waste strength and suspended solids to levels approved by the State Water Quality Control Board for surface irrigation. Treated wastewater will be pumped to a point of connection to the vineyard irrigation system. The process system will be subject to a Waste Discharge Permit issued by the State Water Quality Control Board, North Coast Region.
- New domestic septic systems on east and west side of project site to serve all employee and guest restrooms. The septic systems will be subject to a Septic Permit and Plans issued by the Well and Septic Section of PRMD.
- Two existing driveways on east and west side of the project site will be used with improvements required by the Department of Transportation and Public Works. On the west driveway, sight distance improvements are proposed by removing trees and vegetation, lowering and terracing the berm located on the project site just north of the existing driveway on Westside Road. Driveway and sight distance improvements will be subject to plans approved by the Department of Transportation and Public Works and an Encroachment Permit issued by the Engineering Section of PRMD.
- Existing on-site wells to be used for all winery and domestic uses.
- None of the existing vineyard will be removed to accommodate the proposed use or related site infrastructure.
- The 42 acres of vineyard consists of Chardonnay (32 acres) and Pinot Noir (10 acres) grapes. The on-site vineyard produces 250 tons of grapes. The 32 acres of Chardonnay grapes will be processed on site. The 10 acres of Pinot Noir grapes remain under a long term lease by another local winery. The Winery Trip Generation Form prepared by W-Trans, states approximately 720

tons of grapes would be imported to the project site from local areas in order to reach the maximum annual production capacity of 60,000 cases. This calculates to approximately 62 cases/ton, consistent with industry standards which range between 58 to 65 cases/ton depending upon the grape variety and processing operations.

Hours of operation:

- Winery operations: Monday through Friday, 7:00 a.m. to 6:00 p.m. Non-Harvest Season.
  Monday through Friday, 6:00 a.m. to 10:00 p.m. Harvest Season
- Tasting Room hours: 10:00 a.m. to 5:00 p.m., 7 days a week
- Industry- Wide events: 11:00 a.m. to 5:00 p.m. , two event days per year
- Agricultural Promotional Events: 11 a.m. to 3 p.m., 9 a.m. to 9 p.m., or 6 p.m. to 9 p.m. (refer to Table below for specific event hours)

The following Table provides the proposed events and locations on the project site:

Ramey Wine Cellars Proposed Ag Promotional Events - UPE14-0008

Event Type	**No. of Events per Year**	**Hours**	**Maximum number of guests**	**Event Location on the property**
Industry-wide Event	2 event days per year	10 am - 5 pm **(*)**	300	Tasting rooms, or outdoor walnut grove (East side)
~~New wine release tastings – by invitation only~~ **BZA's eliminated from project approval**	~~2~~	~~9 am - 9 pm~~	~~300~~	~~Tasting rooms, or outdoor walnut grove (East side)~~
Wine tastings	5	9 am - 9 pm	120	Tasting rooms, or outdoor walnut grove (East side)
Wine tastings	5	11 am - 3 pm; or 6 pm - 9 pm	60	Tasting rooms, or outdoor walnut grove (East side)
Winemaker lunches or dinners with on-site food preparation, and food and wine pairings	10	11 am - 3 pm; or 6 pm - 9 pm	30	Baling barn, outdoor walnut grove, or winery (East and West side)

(*) Industry wide events must occur during the public tasting room hours.

Site Characteristics:

The project site is located approximately 7.2 miles southwest from the City of Healdsburg. The project site is one legal parcel comprised of three Assessor's Parcel Numbers (110-240-031; 110-240-032; and 110-240-040) totaling 75 acres in area. The subject property is bisected by Westside Road, with approximately 6.5 acres situated to the west of Westside Road and 68.5 acres lying on the east side of Westside Road. The westerly 6.5 acres is currently developed with two single family residences, a barn, a pole barn two out buildings and a 3 ½ acre-foot reservoir. The easterly 68.5 acres is planted with approximately 42 acres of vineyard (32 acres Chardonnay and 10 acre Pinot Noir grapes) and contains an existing historic hop kiln structure (6,850 sq. ft.) and hop baling barn (5,290 sq. ft.). Under the Use Permit, these structures are to be converted to tasting rooms as part of the project proposal. There is a 1,250 sq. ft. residence to be removed located east of the hop kiln and baling barn. The eastern portion of the property gently slopes downward and eastward toward the Russian River to the east. The hop kiln and baling barn tasting rooms are located approximately 950 feet west of the Russian River. Additionally, on the eastern end of the property near the Russian River is a grove of walnut trees. This area is not proposed for development, but, will be used for outdoor agricultural promotional events. The property also contains oak woodland, grassland, and landscaped areas.

Surrounding Land Use and Zoning:

Westside Road runs approximately 12 miles from Hacienda Bridge in Forestville to Highway 101 in Healdsburg. Land use in the project vicinity is primarily vineyard, wineries, tasting rooms, small family farms, and single family residences. Lands surrounding the subject property are residential and agricultural with vineyards and wineries. To the east is the Russian River, which includes riparian habitat and oak woodland along with vineyards. On the other side of the Russian River is Riverfront Regional Park. The zoning designation in the project vicinity is LIA (Land Intensive Agriculture) due to its rich farming soils. There are several winery and tasting rooms located along Westside Road. The project referral was sent to the public interest groups of Westside Community Association (WSA) and Westside Association to Save Agriculture (WASA). The project site is located outside of the Dry Creek Valley Citizens Advisory Committee referral area.

Surrounding parcels are zoned:

North/Northwest:
Land Uses: Winery and tasting room (Arista), commercial vineyards, and single family residences.
Zoning: Land Intensive Agriculture 20 acre density, Z (Second Unit Exclusion)

South/Southwest:
Land Uses: Winery and tasting room (Williams-Seylem), commercial vineyards, and single family residences.
Zoning: Land Intensive Agriculture, 20 acre density, Z (Second Unit Exclusion)

East:
Land Uses: Russian River and Riverfront Regional Park
Zoning: PF (Public Facilities), F1, F2, MR, RC, VOH

Since 2014, on Westside Road there have been three winery projects filed besides this proposed project:

- PLP14-0031; 4603 Westside Rd, 10,000 case winery, public tasting room, and 12 promotional event days with a maximum of 180 people and 13 industry-wide event days, plus winemaker meals not proposed as events. No weddings are proposed. North of proposed project. Located approximately 2.5 miles from this project site. On July 6, 2017, the Use Permit was denied by the Board of Zoning Adjustments. The applicant filed an appeal to the Board of Supervisors, but the hearing has not been set pending revisions to the project.

- PLP15-0032; 4075 Westside Rd, public tasting room with on-site barrel ageing and storage for 65 to 85 barrels on 1.7 acres. No special events, including agricultural events, promotional events, industry-wide events and/or tours are proposed. North of proposed project. Located approximately 3 miles from this project site. On August 17, 2017; the request was denied by the Board of Zoning Adjustments. The applicants filed an appeal to the Board of Supervisors, but subsequently withdrew the project.

- UPE16-0102; 6677 Westside Rd, 492 case winery, public tasting, tours, appointment only food and wine tasting service, and annual agricultural promotional events (four w/ 100 guests, and 14 w/ 50 guests with no outdoor amplified music. Adjacent parcel to the north of proposed project. Located approximately .40 miles from the project site. *Incomplete- Status Pending.*

<u>Appellants' Original Contentions:</u>

1. The Project generates significant employee, public, and truck traffic in an area with inadequate sight lines.
2. The large scale project with tasting rooms on both sides of the road, situated within an approximately 1,000 feet radius of three existing tasting rooms is detrimental to the rural character of the area.
3. Disproportionate focus on hospitality and promotional uses is inconsistent with the Williamson Act contract and the intent of the General Plan to preserve agriculture and rural character.
4. The overwhelming concentration of existing wineries on Westside Road and other similar County roadways is too great of a safety and county-wide issue for the Board of Supervisors to ignore.

1. The appellant contends the project generates significant employee, public, and truck traffic in an area with inadequate sight lines.

   <u>BZA discussion</u>:
   The Board of Zoning Adjustments approved the Project after consideration of the recommendations and the conclusions in the traffic study information found acceptable by the Department of Transportation and Public Works. A focused Traffic Study was prepared for the project by a traffic engineer with Whitlock and Weinberger Transportation, Inc. (W-Trans) in 2014, revised February 23, 2015, and further revised for the Final Traffic Study dated March 10, 2016. On April 21, 2017 and September 12, 2017; W-Trans submitted two addendum letters on collision history and sight distance analysis, respectively. The W-Trans Addendum, dated April 21, 2017, explains that collision history for the study area indicates there were two collisions on the study segment in the most recent five-year period according to California Highway Patrol records. The collision rate is below

average and according to the traffic engineer of W-Trans, the segment appears to be operating within expected safety parameters.

The Sonoma County General Plan 2020 Circulation and Transit Element Figure CT-4 identifies Westside Road as a Rural Major Collector. Westside Road is a two-lane rural roadway with paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline. There is not a posted speed limit in the project vicinity. A speed survey performed by W-Trans at the project site driveway indicates that in the project vicinity speeds are about 30 to 35 mph. The current volume on Westside Road is about 3,000 ADT near Felta Road, based on counts performed by the County in August 2012; but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013. A count performed by the County in late July 2015 indicates the volumes have dropped 12 to 15 percent since 2012, though the higher 2012 volumes were used by W-Trans for their analysis.

Relative to trip generation, it is anticipated that the proposed new winery including tasting rooms would have a total of 15 employees, each generating an average of three trips per day. W-Trans expects trips for daily operations to be distributed fairly evenly to and from the south and north. However, to provide a more conservation evaluation, W-Trans evaluated trip generation as if all trips would arrive and depart from Healdsburg to the north via Westside Road. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle, the proposed project is expected to generate an average of 92 vehicle trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. A majority of the grapes grown on site (32 acres Chardonnay grapes) will be processed on site within the proposed winery, instead of being hauled off site for processing.

The project, as modified by the Board of Zoning Adjustments, includes 20 agricultural promotional events per year (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests) and 2 industry wide event days with 300 guests. It is assumed that a maximum sized 300-person event would require a staff of 14. Using an occupancy of 2.5 guests per vehicle and solo occupancy for staff, maximum sized event would be expected to generate 268 trip ends at the driveway, including 134 inbound trips at the start of the event and 134 outbound trips at the driveway. W-Trans expects these trips would be spread out such that no more than 60 trips in either direction would occur during a single hour, with staff arriving before and departing after guests.

Sight distances along Westside Road from the existing driveway locations were evaluated by W-Trans based on sight distance criteria contained in "A Policy on Geometric Design on Highways and Streets," published by American Association of State Highways and Transportation Officials (AASHTO). The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. Sight distance to the north of the tasting room driveway on the east side, after removal of the existing Westside Farms sign, is more than 400 feet. To the south of the tasting room driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic. The sight distance to the south of the winery driveway on the west side is 250 feet. To the north of the winery driveway, vegetation will be removed and the northwesterly hillside of the project site lowered and terraced to allow a sight distance of 250 feet, in accordance with a letter report, Grading and Cross Section Plan, and a Stopping Sight Distance plan prepared by the applicant's engineer, Adobe & Associates (refer to Attachments L & M). Adobe & Associates also prepared a video simulation showing vehicles traveling along the project site with the sight distance improvements completed and sight stopping distance scenario.

A further W-Trans addendum letter dated September 13, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway. Also, an existing mirror across Westside Road on the project site will remain and will extend sight lines.

Before the BZA hearing, on September 14, 2017, a neighbor, Marc Bommersbach, submitted a letter to Permit Sonoma prepared by Alta Planning, who reviewed the W-Trans Traffic Study. Alta Planning acknowledged W-Trans used a conservative approach in determining existing traffic volumes and existing road conditions, but, did have a concern with W-Trans' method for the reported 85th percentile speed that impacts the required sight distance (refer to Attachment J).

In response, a traffic engineer from the Department of Transportation and Public Work provided a memorandum reinstating their opinion that the speed study done by W-Trans complies with the requirements and is consistent with standard engineering practice for performing engineering speed studies. The response letter concludes DTPW is satisfied with and accepts the results of the W-Trans methodology for determining the 85th percentile speed and necessary stopping sight distance analysis for the proposed Project (refer to Attachment K).

2. The appellants contend the large scale project with tasting rooms on both sides of the road, situated within an approximately 1,000 feet radius of three existing tasting rooms is detrimental to the rural character of the area.

   BZA discussion:
   The Board of Zoning Adjustments found the project consistent with the General Plan, specifically the purpose of the Land Intensive Agricultural designation and the Agricultural Resource Element's Objectives, Goals, and Policies that encourages processing, marketing, and promoting agricultural products grown in Sonoma County. All the proposed uses under this Use Permit are subject to specific General Plan policies designed to protect and preserve agricultural lands, support a healthy and competitive local agricultural industry, balance agricultural processing, support and visitor serving uses with agricultural production and ensure that agricultural production and related processing, support and visitor service uses remain the primary use of land. The Board of Zoning Adjustment staff report outlines several Agricultural Resource Element's relevant policies to the Project, however, two key policies to the tasting room use are as follows:

   "***Policy AR-4a***: *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals*."

   BZA discussion:

The Board of Zoning Adjustments found the Project consistent with the Land Intensive Agriculture (LIA) zoning designation, which allows the proposed tasting rooms, marketing and promotional events, marketing accommodations, processing of agricultural products of a type grown or produced primarily on site or in the local area, and related storage of products grown or processed on site, all with a use permit.

"***Policy AR-6f***: *Local concentrations of visitor serving and recreational uses, and agricultural support uses as defined in Goal AR-5, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors*:"

(1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.
(2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
(3) Whether the above uses would be detrimental to the rural character of the area.

<u>BZA discussion</u>:
The County does not have a limit as to the number of tasting rooms or wineries allowed within a certain radius. Policy AR- 6f provides three criterion to determine if uses constitute a detrimental concentration of uses. After a review of Policy AR-6f, the project information, and environmental studies; the Board of Zoning Adjustments determined the Project would not be detrimental to the rural character of the area. No joint road access conflicts have been identified, and the traffic analysis for the Project shows that the Proposed Project-generated traffic will not exceed General Plan objectives for levels of service on a site-specific or cumulative basis. The proposed radius of influence characteristics from the Project pumping operations will not reach neighboring properties or affect neighboring wells, or the Russian River. Because agricultural production and related processing, support services and visitor serving uses are the primary uses in the LIA districts, these uses are part of the rural characteristics of the area. The elements of the Proposed Project – vineyards, a winery, and tasting rooms – are consistent with this rural character.

For Westside Road, specifically, the rural area includes the historic hop kiln buildings. Both the hop kiln and hop bale barn will be preserved and restored as part of the Project, creating a benefit rather than a detriment to the rural character of the area. The two hop kiln buildings are dilapidated and unless they are rehabilitated, the County could lose an important part of the local agricultural heritage. A Historic Resource Study (dated July 2014) and a Supplemental Historic Resource Study (dated March 2015) were prepared for the project by Knapp Architects. On December 2, 2014, the project plans were reviewed in a joint meeting with the Sonoma County Landmarks Commission and Sonoma County Design Review Committee, with the following actions were taken:
- Approve the existing height of the hop kiln at 45-feet and the bale barn at 41-feet which exceeds the 35-foot height requirement in the LIA zoning district.
- Approve maintaining the two structures (hop kiln and bale barn) in their current footprint within the Scenic Corridor setback.

- Final review of the project plans (after the Board of Supervisors decision) will again be a joint meeting before Landmarks and the Design Review Committee.
- The HD zoning (Historic Combining District) be added to the property.

The Knapp report concludes the project conforms to the Secretary of the Interior's Standards for Rehabilitation in almost all respects and would not materially impair the characteristics which make it eligible for listing, meaning that under the CEQA Guidelines, the project would have a less than significant impact on historical resources. At the applicant's request, the project returned to the Landmarks Commission asking the HD zoning only be applied to the east side of the project site where the hop kiln buildings are located and not apply HD zoning to the west side because the buildings on this side were found ineligible for listing on the California Register. At the July 7, 2015, Landmarks Commission meeting, the Commission voted unanimously to recommend addition of the HD Combining Zone and Landmark Designation on APN 110-240-031 in its entirety (east side of Westside Road) and not recommend adding the HD combining zone on APN 110-240-040 (west side of Westside Road). Their decision was based on findings that the historic resources on the east side of Westside Road met the eligibility and integrity criteria for State and Local County designation and the HD Combining Zone. The structures on the west side of Westside Road have changed over time to the extent that they no longer retained historic integrity that met eligibility criteria. Condition No.78 requires the applicant to apply for a zone change to add the HD combining zoning district on the APN 110-240-031 on the east side of the road prior to temporary or final occupancy of the hop kiln or hop bale barn.

In addition, to reduce traffic impacts, the guest capacity for agricultural promotional events on the west side of the Project site is limited to a maximum of 30 guests which equals 12 vehicles using the standard ratio of 2.5 persons per vehicle. Also, industry wide events will not be held on the west side of the project site. A Traffic Control and Parking Management Plan has been prepared by the applicant to demonstrate queuing areas for guest vehicles along the two project driveways for the winery and tasting rooms and the locations of parking attendants on duty for the duration of events.

W-Trans prepared a *sensitivity analysis* using the same roadway segment Level of Service methodology in the Highway Capacity Manual. W-Trans determined that 208 vehicle trips could be added in each direction on Westside Road before the northbound direction would experience unacceptable LOS D operation. W-Trans, using 2.5 guests per vehicle ratio, estimated that 200 vehicles carrying more than 500 guests could arrive at an event during one hour and another 500 guests (i.e. 200 vehicles) could depart from the same event or different winery event, and the operation would remain acceptable level of service standards. Using an actual proposed event size of 300-guests, and assuming that as many as 150 guests arrive and depart during a single hour from the same direction, the road would retain the capacity for another event having a combined total of more than 350 guests. Based on their review, W-Trans concludes there is adequate capacity for the multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road.

Neighbors raised concerns that winery's production capacity is too large for Westside Road. The project site is within the Russian River Appellation Area. According to the County's Winery Database, the average annual case production capacity is 82,230 cases for wineries in this appellation. This even excludes the three largest wineries (Industry West Commerce Center LLC (UPE07-0133) at 3,000,000 cases; Korbel (PLP95-0003) at 2,500,000 cases; and Rodney Strong Vineyards (UPE97-0110B) at 1,500,000 cases.

Based on the above information, with limits on case capacity and events, and mitigation measures incorporated into the project to improve road safety and sight line distance, to control noise sources with levels acceptable under the General Plan, to preserve the two historical hop buildings, to coordinate events with the two adjacent wineries, and to not hold events during large bicycle events; the proposed project will not be detrimental to the community character or result in an over concentration of wineries in the near vicinity.

Furthermore, the applicants have a good relationship with the two adjacent wineries (Williams Seylem and Arista), who both support the Ramey Winery proposal. A condition, as recommended by the applicant, has been added to the Use Permit to require event coordination between the Ramey winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since the applicants have no control on the event dates since they are set by the Russian River Valley Grape Growers Association. A condition also prohibits scheduling larger events during large organized bicycle events. A standard condition is included in the Use Permit requiring the applicant to participate in a future event coordination program to be used for special events when that program is available. The Conditions of Approval require driveway improvements, right of way dedication, and provision of all parking on site with no parking allowed on Westside Road. The frequency and size of agricultural promotional events are limited, and industry wide events will be two days total.

3. The appellants contend there is a disproportionate focus on hospitality and promotional uses is inconsistent with the Williamson Act contract and the intent of the General Plan to preserve agriculture and rural character.

<u>BZA discussion</u>:
The Board of Zoning Adjustments determined the parcel was in compliance with its prime Land Conservation Act (Williamson Act) contract, and the Project met the *Principles of Compatibility Findings* required under Section 51238.1 of the Land Conservation Act and the compatible use threshold under the County Uniform Rules for land under a contract.

Under State law, Section 51238.1 of the Land Conservation Act, it states, “Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

(1) *The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves*.
(2) *The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted land in agricultural preserves.*
(3) *The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.*

"Compatible Use" is defined as any use determined by the county or city administering the preserve pursuant to sections 51231, 51238 or 51238.1 or by this act to be compatible with the agricultural, recreational, or open space use of land within the preserve and subject to contract. In addition, Section 51220.5 states that "cities and counties shall determine the types of uses to be deemed compatible in a manner which recognizes that a permanent or temporary population increase hinders or impairs agricultural operations."

Under the County's Uniform Rules for land under a Land Conservation Act contract, the following uses are listed as compatible uses: winery, tasting rooms, marketing accommodations, and the existing primary residence to remain on the project site. Under the Uniform Rules, the existing barn, existing storage shed/canopy, and existing reservoir, used for the vineyard irrigation, are considered accessory agricultural structures under Rule B.8 and B.9, respectively.

Incidental use has been defined by the County to mean "compatible uses" which cannot occupy more than 15 percent of the land area or five acres, whichever is less. For the 75 acres parcel size, the 5 acre threshold would apply. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, the total area consists of 3.40 acres for existing and new development area (147,885 square feet). The existing primary residence and area consists of approximately .35 acres. In total, the compatible uses for the Project comprise of 3.75 acres of the 75 acre parcel, below the 5-acre threshold.

Furthermore, no vines will be removed to accommodate the proposed project. The winery, tasting rooms, existing residence and the related infrastructure and improvements encompass approximately a small portion, approximately 5% of the overall project site and considered secondary to the primary use of the project site which will remain a large commercial vineyard. The 5% of development area is also consistent with the LIA zoning's maximum lot coverage requirement for a parcel greater than 20 acres in size listed under Section 26-040-030 (e) of the Zoning Code.

Discussion:
The proposed use is a winery to process grapes grown on the site and from the local area, and tasting rooms to sell the wine produced on site. No vines would be removed to accommodate the project development. The agricultural promotional events or industry wide events do not compromise agricultural capability because they are marketing tools to help sell wine produced on site and ensure the long term viability of the vineyard and winery. The proposed agricultural promotional events are limited in frequency and size and held in the afternoon and evening hours, avoiding the on-site agricultural activities which occur in the early morning hours. To the north of the proposed project site there are two parcels and to the south is one parcel that have remained under Land Conservation Act contracts for years. These are also commercial vineyard properties along Westside Road. The Project consists of uses that are in direct relationship to the on-site vineyard and off-site vineyards in the area.

4. The appellants contend there is an overwhelming concentration of existing wineries on Westside Road and other similar County roadways which is too great of a safety and county-wide issue for the Board of Supervisors to ignore.

BZA discussion:
The Board of Zoning Adjustments found the establishment, maintenance or operation of the Project for which application is made, will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area.

In addition to the discussion under Appellants' Issues 1-3 above, the particular circumstances in this case also include traffic safety and lack of significant noise impacts. The Traffic Study for the Ramey Winery Project prepared by W-Trans, dated March 10, 2016, was accepted by the Sonoma County Department of Transportation and Public Works. An Addendum letter prepared by W-Trans, dated April 21, 2017, explains that collision history for the study area indicates there were two collisions on the study segment in the most recent five-year period according to California Highway Patrol records. The collision rate is below average and according to the traffic engineer of W-Trans, the segment appears to be operating within expected safety parameters. The Conditions of Approval require driveway improvements, right of way dedication, and provision of all parking on site with no parking allowed on Westside Road. The frequency and size of agricultural promotional events are limited, and industry wide events will be two days total.

Sight distances along Westside Road from the existing driveway locations were evaluated by W-Trans based on sight distance criteria contained in "A Policy on Geometric Design on Highways and Streets," published by American Association of State Highways and Transportation Officials (AASHTO). The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. Sight distance to the north of the tasting room driveway on the east side, after removal of the existing Westside Farms sign, is more than 400 feet. To the south of the tasting room driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic. The sight distance to the south of the winery driveway on the west side is 250 feet. To the north of the winery driveway, vegetation will be removed and the northwesterly hillside of the project site lowered and terraced to allow a sight distance of 250 feet, in accordance with a letter report, Grading and Cross Section Plan, and a Stopping Sight Distance plan prepared by the applicant's engineer, Adobe & Associates. Adobe & Associates also prepared a video simulation showing vehicles traveling along the project site with the sight distance improvements completed and sight stopping distance scenario.

An Addendum letter from the traffic engineer of W-Trans, dated September 13, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway. A Traffic Control and Parking Management Plan will be implemented to control guest traffic entering and exiting the project site, and guest vehicle parking and movement on the project site.

The use of amplified music or sound and loud musical instruments are only permitted indoors at the tasting room buildings during daytime hours with doors and windows closed. Outdoor events and activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the Site Plan. In the Picnic Walnut Grove area, amplified speech is limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. The winery's Use Permit is under a one-year review of event activities after commencement of the first event to determine condition compliance.

Additional Appellants Contentions:

The appellants submitted additional information on their appeal on August 9 and August 10, 2018, which is similar to their previous appeal, but discussed below:

5. The appellants contend there are public safety issues with the deviation from sight distance standard and opposing driveways.

BZA discussion:
The Board of Zoning Adjustments reviewed and considered the traffic analysis provided by W-Trans and required mitigations to improve sight distance for both driveways. The traffic study information was reviewed and accepted by the Department of Transportation and Public Works (refer to discussion in item 1 above in the staff report).

To once again address the appellants' concerns, W-Trans confirms in a letter dated October 26, 2018, that for the two existing project driveways, adequate sight distance can be achieved for both project driveways with improvements along the project frontage. Conditions of approval require that the project demonstrate at least a 250 –feet of stopping sight distance prior to final occupancy of any new structure (Condition No. 57 – Attachment A to Resolution).

6. The appellants contend a public safety issues with the joint road use conflicts in an area of concentration.

BZA discussion:
The Board of Zoning Adjustments reviewed and considered the Final Traffic Study prepared by W-Trans which includes sensitivity analysis was done to demonstrate that even with events happening at the same time at more than one winery, there would not be traffic conflicts or an overconcentration of use. However, a condition has been added to the Use Permit to require event coordination between the Ramey winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since these event days are set by the Russian River Valley Grape Growers Association.

The conditions also prohibit scheduling larger events during large organized bicycle events. Furthermore, a standard condition is included in the Use Permit requiring the applicant to participate in a future event coordination program to be used for special events when that program is available.

On October 16, 2014, a referral response was received by Steven Schmitz Steven on behalf of the members of the Sonoma County Bicycle and Pedestrian Advisory Committee (SCBPAC), requiring as a condition of project approval, the installation of adequate bicycle racks near the entrance to the proposed public tasting rooms (refer to Condition No. 96 under Attachment A of the Resolution).

7. The appellants contend the project is inconsistent with General Plan policy AR-6f.

BZA discussion:
The Board of Zoning Adjustments considered the three factors set forth in General Plan policy AR-6f, as outlined and discussed above in item 2 of this staff report. The Board of Zoning Adjustments approved the project finding:

- No joint road access conflicts have been identified, and the traffic analysis for the proposed project shows that the proposed project-generated traffic will not exceed General Plan objectives for levels of service on a site-specific or cumulative basis.
- Based on the hydrological report prepared by EBA Engineering and peer reviewed by the Geologist at Permit Sonoma, the proposed radius of influence characteristics from the proposed project pumping operations will not reach neighboring properties or affect neighboring wells.
- In the Zoning Code for the LIA (Land Intensive Agriculture) zoning district, agricultural production and related processing, support services and visitor serving uses are the primary uses, and these uses are part of the rural characteristics of the area. The elements of the proposed project – vineyards, a winery, and tasting rooms – are consistent with this rural character. In addition, this rural area includes the historic hop kiln buildings, which as part of the project, will be preserved and restored, creating a benefit rather than a detriment to the rural character of the area.

8. The appellants contend the project is inconsistent with the Williamson Act and County Uniform Rules.

BZA discussion:
The Board of Zoning Adjustments determined the proposed project site is in compliance with its Land Conservation Act contract, the County's Uniform Rules, and the State's Principles of Compatibility findings as outlined in item 3 above in this staff report. Marketing accommodations are an allowed use under Rule 8.3 (B)-(2) of the local Uniform Rules for Agricultural Preserves. The request for marketing accommodations is consistent with prior approved marketing accommodations as the following wineries through approved Use Permits, for such wineries as Silver Oak, Lambert Bridge, Hop Kiln, to name a few. The appellants contend the proposed marketing accommodations are similar to a guest house or second dwelling unit. However, the two-guest room marketing accommodations are on the upper floor of the reserve tasting room, whereas the entire building is not intended to be uses as a single family residence or as a guest house. The Board of Zoning Adjustments placed a condition on the marketing accommodation to restrict any other uses, as follows:

Condition 81. *The two guest room marketing accommodations located on the upper floor of the reserve tasting room (hop bale barn) shall not be used for commercial purposes, including, but not limited to, transient occupancy, vacation rental, hosted vacation rental, or farm stay; and a form of monetary compensation shall not be accepted or exchanged. The marketing accommodations are limited to use by private guests of the winery operator or the winery owners.*

<u>Mitigation Monitoring</u>: If the Permit and Resource Management Department receives a complaint that the marketing accommodations are being used for occupancy beyond private guests of the winery operator or the winery owners, PRMD staff shall investigate the complaint and if the condition is violated the Use Permit may be subject to modification or revocation

9. The appellants contend the project will risk a "stand alone" hospitality complex.

<u>BZA discussion:</u>
The Board of Zoning Adjustment took precautions to prevent a stand-alone tasting room from occurring by requiring Condition No. 84, as follows:

84. Building permits for the winery building and east side tasting room conversions shall be filed simultaneously. The applicant expects the tasting room improvements to be completed before completion of the winery building and wine cave construction. The winery building construction shall begin prior to final occupancy of the tasting room buildings to ensure the project site does not convert to stand-alone tasting rooms. <u>The winery building construction must be completed and granted final occupancy within two years of commencement of the tasting rooms operations</u>, or all tasting room uses shall cease until such time the winery building receives final occupancy.

10. The appellants contend the cave and winery design violate the 15% (incidental) hospitality rule.

<u>BZA discussion:</u>
Under the Land Intensive Agricultural General Plan, Agricultural Resource Element, or the Zoning Code does not require that hospitality/visitor serving uses, such as tasting rooms or events, be incidental to agricultural processing. Regardless, the large commercial vineyard and the case production size demonstrate there is a balance between agricultural use and visitor serving use on the project site. Permit Sonoma does require as an interpretation of the Code that administrative uses such as office space be incidental to the winery production, in general, using a measurement of 15% to be considered an incidental use. For this project, the office and administration space calculates to 14% of the winery production and storage components. The Board of Zoning Adjustments approved the project and did not reduce the amount of administrative/office square footage.

11. The appellants contend that it's unknown whether the wine cave is even viable given the lack of geologic analysis.

<u>Discussion:</u>
On January 17, 2014, a Tunnel Data and Feasibility Report for the project site's proposed wine cave was prepared by Condor Earth Technologies and provided to PRMD on October 1, 2018 (see discussion and attachments in the Mitigated Negative Declaration). The 2014 Condor report provides subsurface data and preliminary geotechnical engineering conclusions and recommendations for the design and construction of the wine caves. Condor's geologist visually logged the earth materials encountered during drilling and directed the sampling of soil and rock. According to the Condor report, the subsurface data indicates the ground surface at the project site is underlain by the following from top to bottom:

- Natural soil to depths of about 7 feet
- Up to about 7 feet of old alluvium
- Up to about 7 feet of completely weathered shale
- Serpentine extending to the maximum depth drilled of about 43 feet

Condor's initial sampling indicates that serpentine soils are present and may be within the area to be excavated for the caves. If found during wine cave excavation, it will be subject to strict controls in compliance with State Air Resources Board regulations, discussed under Air Quality, Section 3, of the Mitigated Negative Declaration. Condor's report concludes, based on their review of the subsurface data and engineering evaluation, that the construction of the proposed wine cave at the project site is feasible.

Furthermore, on August 13, 2018, Condor provided a response to the letter provided by the appellants from Jane Nielson dated August 7, 2018. Condor confirms that the construction of the proposed wine cave at the project site is feasible. The wine cave structure will include cast-in-place foundations, stem walls and concrete slabs, and pre-cast tunnel arch segments. Soil material from the cave area will be used to fill over the top of the cut and cover cave. All of the soil generated from this excavation, as well as from other grading for the winery, would be placed in temporary stockpiles only on the west side of the project site. These stockpiles are anticipated to total 15,843 cubic yards of material, of which 9,575 cubic yards will be from the cut-and-cover grading operation. The soils will then be used to backfill around the wine cave structure, and for grading and landscaping around the new winery building. Any stockpiling of cave spoils shall be located outside of the scenic corridor setback and maintain a 50-foot setback from the on-site reservoir (refer to Condition No. 91 and 103- Attachment A of Resolution. Current project plans show the locations of the proposed wine cave and cave spoils on the west side of the project site.

12. The appellants contend noise impacts are not mitigated.

BZA discussion:

The Board of Zoning Adjustments considered the results of the Noise Assessment, dated March 2017 and the Noise Addendum dated August 2017 prepared by Illingworth & Rodkin, Inc., and imposed mitigations to reduce potential noise impacts from the different site features and buildings. For event noise, amplified music or sound is not permitted outdoors. The use of amplified music and sound, loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music is only permitted indoors in the two tasting room buildings during daytime hours until 9 P.M. with doors and windows closed. No outdoor music or use of sound systems is permitted around the tasting room buildings. No amplified music or sound is permitted either indoors or outdoors at the winery building. Outdoor events can only occur within the Picnic Walnut Grove Area as depicted on the site plan until 9 P.M. and may use amplified speech limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. In the Picnic Walnut Grove Area, the use of quieter, non-amplified, acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors, during daytime hours until 9 P.M.

For winery noise, due to the distance of sensitive receptors (residences) and consistency with Table NE 2 of the Noise Element of the General Plan, mitigation is required to reduce heavy truck noise and mechanical and bottling noise. By extending a proposed retaining wall on and along the southerly property line next to the winery building, placing solid walls in the area of the mechanical room and restricting nighttime truck use and nighttime bottling, the noise standards of the General Plan will be met.

Appellants' Technical Opinions

The appellants also submitted additional professional opinions rebutting the study results provided by the applicants' consultants in the areas of biological resources, geology/wine cave feasibility, and noise, as discussed below:

Biological Resources: The biologist for the appellants, Avocet Research Assoc., LLC, Jules Evens, Principle, ARA; opines, in summary, the biological studies completed for the proposed project are out of date (2013 and 2014) and protocol- level surveys for several special status animal species should be required before permitting. In response, Wildlife Research Associates and Jane Valerius updated the analysis from the California Natural Diversity Database (CNDDB) for special status plants and animals for 2018. WRA and Valerius confirm the project site is outside of the range for the California Tiger Salamander specie. WRA and Valerius explain that a wetlands determination is not required for determining suitable habitat for special status amphibians; and defend the studies they conducted on the project site in 2014 and 2018 and their conclusions (refer to Attachment O). Detailed information is provided in the Revised-Recirculated Mitigated Negative Declaration, the mitigation measures incorporated into the project, and attached studies.

Geology/wine cave: The geologist for the appellants, Dr. Nielson, recommends further studies on the wine cave and disposition of excess spoils. Wine cave feasibility and geotechnical reports completed for the proposed project by Condor and RGH Consultants conclude that the construction of the wine cave is feasible for the project site. The Geotechnical Study Report prepared by RGH Consultants, dated January 27, 2014, confirmed the project site is not in active landslide areas and the geologists of RGH Consultants also state they did not observe activate landslides at the project site. The current project site plans depict the temporary location of the wine cave excavation spoils to be placed on the west side of the project site, located outside of the Scenic Corridor setback and setback 50-feet from the on-site reservoir. Cave spoils are not permitted to be placed on the east side of the project site. Conditions of approval require that the temporary cave spoils stockpiles are subject to all provisions of the Storm Water Management Plan. Furthermore, if serpentine soils are found in the cave spoils, all excavation, transfer and placement of such soils must comply with the Airborne Toxic Control Measures required by 17 California Code of Regulations, section 93105, as well as with the Bay Area Air Quality Management District program. No soil will be placed as fill on the east side of the Proposed Project. More detailed information is provided in the Revised-Recirculated Mitigated Negative Declaration, the mitigation measures incorporated into the project and attached studies.

Noise: The noise consultant for the appellants, Vibro-Acoustics Consultants, Keith Kimberling, VACC; opines there are fatal flaws with the methodology and assumptions in the Environmental Noise Assessments completed for the proposed project by Illingworth & Rodkin. Vibro- Acoustics concludes they do not believe the mitigation measures would be sufficient to attenuate noise from the winery such that the General Plan Noise Element standards would be met. In response, Illingworth & Rodkin provided a letter dated September 26, 2018 (refer to Attachment O). Illingworth & Rodkin defend their work and explain that Vibro- Acoustics is misreading the noise standards setforth in the Sonoma County General Plan, they grossly over-estimate vehicle speeds, and show a lack of understanding of how wineries actually work. Lastly, Illingworth & Rodkin explain they coordinated and consulted with the County's Environmental Health Specialist, who accepted their studies and conclusions. Detailed information is provided in the Revised-Recirculated Mitigated Negative Declaration, the mitigation measures incorporated into the project, and attached studies.

Recommended Action:
Staff recommends that the Board of Supervisors deny the appeal and uphold the Board of Zoning Adjustment's decision to approve the project subject to the Conditions of Approval attached as Exhibit A to the Board Resolution.

Prior Board Actions:

None

Strategic Plan Alignment	Goal 2: Economic and Environmental Stewardship

The Use Permit process provides the opportunity for a new winery to process grapes grown on the site and reduce the tonnage of grapes that are currently hauled off site for processing, consistent with the General Plan GOAL AR-5: *Facilitate agricultural production by allowing agriculture-related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area*." In addition, the Use Permit allows the winery to have wine tasting facilities, agricultural promotional events, and industry wide events which are all direct marketing and educational tools that help increase sales directly to consumers, increase their wine club membership, and provide label recognition for the winery in a competitive market. These visitor-serving uses are consistent with General Plan Policy AR-6a: *Permit visitor serving uses in agricultural categories that promote agricultural production in the County, such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events that support and are secondary and incidental to local agricultural production*. The Sonoma County Economic Development Board found that winegrowers and wineries contributed more than $13.4 billion to the local economy based on 2012 figures. Recommended mitigation measures, conditions of approval, and the groundwater monitoring program would promote environmental stewardship.

Fiscal Summary

Expenditures	FY 17-18 Adopted	FY 18-19 Projected	FY 19-20 Projected
Budgeted Expenses			
Additional Appropriation Requested		▨	▨
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

This is an at cost project paid for by the applicant, so no impact to Department finances are expected.

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Resolution with Draft Conditions of Approval attached as Exhibit A

Attachment A: Appeal Form and additional appeal information
Attachment B: Vicinity Map
Attachment C: General Plan Land Use Map
Attachment D: Zoning Map
Attachment E: Aerial Site Overview
Attachment F: Set of Project Plans, prepared by Lundberg Design, dated September 2018
Attachment G: Board of Zoning Adjustments Resolution No. 17-010
Attachment H: Board of Zoning Adjustments Minutes, dated September 21, 2017

Attachment I: Board of Zoning Adjustments Staff Report and Attachments, dated September 21, 2017
Attachment J: Letter from Alta Planning, dated September 14, 2017
Attachment K Memorandum from the Department Transportation and Public Works, dated September 20, 2017
Attachment L: Winery Entry Grading Plan, prepared by Adobe & Associates, dated June 26, 2017
Attachment M: Stopping Sight Distance Plan for East/West Entrances, prepared by Adobe & Associates, dated June 26, 2017
Attachment N: Traffic Control and Queing Plan for East/West Entrances, prepared by applicant
Attachment O: Applicants' Consultant Responses to Appeal Issues
Attachment P: W-Trans Response to Caltrans Comments, prepared by W-Trans, dated May 9, 2018
Attachment Q: Referral response and conditions from S Schmitz of SCBPAC, October 16, 2014
Attachment R: Public Comment Letters for Board of Supervisors hearing
Attachment S: Revised –Recirculated Mitigated Negative Declaration with Attachments

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

	Item Number:	
Date: December 11, 2018	Resolution Number:	
		UPE14-0008 Traci Tesconi
		☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting A Mitigated Negative Declaration, Denying An Appeal By Healdsburg Citizens For Sensible Solutions Et Al., And Granting Use Permit Approval To Ramey Vineyards LLC For A New Winery And Related Improvements At 7097 Westside Road, Healdsburg;
APN 110-240-031, -032, And -040
Supervisorial Districts 4 and 5.

RESOLVED, that the Board of Supervisors finds and determines as follows:

Section 1. Proposed Project and Procedural History

1.1 David and Carla Ramey, on behalf of Ramey Vineyards LLC, ("the Applicant") filed a Use Permit application to construct a new two-story winery building with a maximum annual case production of 60,000 cases, a new wine cave, conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor ("the Proposed Project"). The property is located at 7097 Westside Road, Healdsburg; APN APNs: 110-240-031, -032, and -040; Land Intensive Agriculture 60 acres per dwelling unit (east of Westside Road) and Land Intensive Agriculture 100 acres per dwelling unit (west of Westside Road).

The Proposed Project requested 22 agricultural promotional events per year consisting of 10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, 2 events with 300 guests, and participation in two days of industry wide events per year with a maximum of 300 guests each day. No weddings, receptions, or concerts are requested. Agricultural promotional events on the west side of Westside Road would be limited to 30 guests with no industry wide events. A four- year Use Permit term was requested under Section 26-92-130 of the Zoning Code. The 75-acre site is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or related site infrastructure.

1.2 A Mitigated Negative Declaration ("MND") was prepared for the Proposed Project and was noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines.

1.3. The Board of Zoning Adjustments held a properly noticed public hearing on September 21, 2017, at which time the Board of Zoning Adjustments heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to be heard regarding the Mitigated Negative Declaration and the Project.

1.4 On September 21, 2017, the Board of Zoning Adjustments adopted the MND and approved the Proposed Project with modifications, for a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, a new wine cave (approx. 20,720 square feet), conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and conversion of an existing historic hop baling barn to a reserve tasting room with two-guest room marketing accommodations on the upper floor. The approval included 20 agricultural promotional events per year (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests) and participation in two industry wide event days per year with a maximum of 300 guests per day. Agricultural promotional events on the west side of Westside Road would be limited to a maximum of 30 guests with no participation in industry wide events. A four-year term to activate the Use Permit was approved as allowed under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts were proposed or approved.

1.6 The Board of Zoning Adjustments eliminated the two largest agricultural promotional events with a maximum of 300 guests, recommended solar panels be installed on the winery building roof, required the winery building to be completed and granted final occupancy within two years of commencement of the tasting room operations, and prohibited the Applicant from granting any future well easements or agreements to third parties for use of the on-site wells.

1.7 On October 2, 2017, Healdsburg Citizens for Sustainable Solutions, the Maacama Watershed Alliance, Forest Unlimited, Sonoma Coast Rural Preservation, Todd Everett and Warren Watkins (collectively, “Appellants”) appealed the Board of Zoning Adjustment decision to the Board of Supervisors (“Board”) pursuant to County code. Appellants identified as issues what they consider to be employee, public and truck traffic in an area of inadequate sight lines, detriment to rural character of the area from a large scale project within 1000 foot radius of three existing tasting rooms, a disproportionate focus on hospitality and promotional uses that appellants believe is inconsistent with the General Plan and Williamson Act, and over-concentration of existing wineries on Westside Road and other similar County roadways.

Section 2. CEQA Compliance

2.1 In making its determination to approve the MND and to approve the Proposed Project, the Board recognizes that a range of technical and scientific opinion exists with respect to certain environmental issues. The Board has gained a well-rounded understanding of the range of these issues by its review of the MND, the prior proceedings at the Board of Zoning Adjustments, all comments, testimony, letters and reports regarding the MND, and its own experience and expertise in these environmental issues. Prior to making the following findings, the Board has reviewed and considered the evidence and analysis presented in the MND, the information presented in the Appeal and post-Appeal comments, the technical reports, information and responses submitted prior to and after the Board of Zoning Adjustments hearing, staff responses addressing those reports and comments, and all public comments made at or before the hearing. The Board has gained a well-rounded understanding of the environmental issues presented by the Proposed Project and the Board's findings are based on full appraisal of all viewpoints, all evidence and all information in the record of these proceedings. The Board further finds that the MND reflects the Board's independent judgment and analysis.

The Board finds that the MND has been completed in compliance with CEQA and that the MND adequately and fully describes the Proposed Project and its potential environmental effects.

The Board further finds that it has not received data, analysis or expert opinion to constitute a fair argument that the Proposed Project will result in any significant environmental effects that are not reduced to less than significant levels by mitigation measures and/or conditions of approval adopted herewith and incorporated herein by reference. Therefore, an EIR is not required for the Proposed Project.

The Board concurs with the analysis and conclusions in the MND and the staff analysis and recommendations and finds that with the imposition of the mitigation measures provided in the MND and conditions of approval attached hereto as Exhibit A and incorporated herein, all environmental impacts associated with the Proposed Project will be less than significant, including but not limited to the specific potential impacts described in Section 2.4. The Proposed Project does not have impacts that are individually limited but that would be cumulatively considerable when viewed in connection with the effects of past projects, other current projects and the effects of probable future projects and the effects of probable future projects

2.4 Without in any way limiting the Board's general findings set forth in this Resolution, the Board makes the following further specific findings regarding environmental impacts of the Proposed Project evaluated in the MND, suggested by Appellants or discussed in public comment on the MND and/or the Proposed Project.

a. Aesthetics.
The Proposed Project is located on Westside Road, a designated Scenic Corridor in the County General Plan. A setback of 30 percent of lot depth to a maximum of 200 feet from the centerline of Westside Road is required for new development other than barns and similar agricultural support buildings. .

On the east side of Westside Road, existing historic but dilapidated hop kiln structures within the Scenic Corridor are proposed for rehabilitation, with their original architecture remaining unchanged. Addition of two guest marketing accommodation rooms on the second floor of the hops baling barn will not affect the historic appearance of the exterior, and a bridge proposed to connect the two buildings will be similar to a trestle that was once part of the original architecture. At a joint session of the Sonoma County Landmarks Commission and the Design Review Committee the two bodies gave preliminary approval for the rehabilitation and conversion of the hop kiln buildings, including keeping them at their current location within the scenic corridor setback along Westside Road at their present height, which exceeds the 35-foot height limit in the LIA zoning district. A condition of approval requires that HD (Historical District) zoning be placed on the east side of the project site where the hop kiln buildings are located to ensure continued protection of this historic resource. New landscaping will shield a new paved parking area on the east side of Westside Road from view from Westside Road.

All development on the west side of Westside Road, including the proposed winery building and wine cave, are more than 200 feet from the front property line. A noise barrier/retaining wall at the winery building site is shielded from public view by the existing residence on the property and existing and proposed landscaping. The winery building will have a maximum height of 29 feet. 12 trees will be removed for the winery building, but the required landscape plan includes new trees and ground cover to screen the building from the public right-of-way. Much of the existing vegetation between Westside Road and the new winery will remain.

Conditions of approval require a lighting plan that will maintain nighttime lighting levels at the minimum necessary for security and safety. New exterior lighting must be low mounted, downward casting, and fully shielded to prevent “wash out” onto adjacent properties or the night sky. Flood lights are not allowed. Lighting must be shut off automatically after closing and security lighting shall be motion-sensor activated. The lighting plan must include a photometric analysis that illustrates there will be no light spillage onto adjacent properties or onto Westside Road. The new parking areas are required to meet rural lighting standards. The proposed exterior lighting plan (Sheets A5.00 and A5.01 prepared by Lundberg Designs, dated April 2015 meets these requirements, but will be subject to final review and approval by the Design Review Committee and Landmarks Commission prior to building permit issuance

All elements of the final site plan, building elevations, design including materials, colors and finishes, circulation, parking, landscaping, exterior signage, irrigation and exterior lighting are required to be approved by the Design Review Committee and the Landmarks Commission prior to issuance of building permits to ensure compliance with conditions of approval and reduction of potential aesthetic impacts to less than significant levels.

b. Conversion of Farmland and Williamson Act Zoning.

(i) No conversion of farmland.
The proposed project contains a mix of designations, including Prime Farmland on the east side where the commercial vineyard exists. Farmland of Statewide Importance and Unique Farmland lies along the Westside Road frontage on both sides, and there is Grazing Land on the west side where the new winery building is proposed. 42 acres of the total site are planted in grapes. None of the existing vineyard will be removed to accommodate the proposed development. A total of 3.75 acres of the total site will be used for existing and proposed development, which is 5% of the total parcel size. The winery and tasting room uses are considered agricultural related uses in support of the larger commercial vineyard and the local agricultural industry.

(ii) Williamson Act.
The property is subject to a Land Conservation Contract (Williamson Act) and meets the following standards of the Sonoma County Uniform Rules for Agricultural Preserves and Farmland Security Zones (“Uniform Rules”) regulating such contracts:

(a) The land must be devoted to an agricultural or open space use as defined in the Williamson Act. The County has required at least 50% of the parcel to be devoted to agriculture or open space, and in this case 42 of 75 acres are planted in grapes.

(b) The parcel at 75 acres exceeds the minimum parcel size of 10 acres.

(c) The existing barn, storage shed/canopy, and existing reservoir used for vineyard irrigation are considered agricultural accessory structures under Uniform Rules B.8 and B.9 and are incidental and subordinate to the agricultural uses. The winery, tasting room, marketing accommodations and the single family residence that will remain on the parcel are considered compatible uses under the Uniform Rules. Agricultural promotional events are considered a compatible use because they directly relate to the promotion or sale of wine produced on site, no event lasts longer than two days or provides overnight accommodations, and no permanent structure devoted to events is constructed on the land. Wine tasting, tasting rooms and marketing accommodations are separately defined as compatible uses, and are not considered events. Compatible uses are permissible if they are incidental to the primary use of the land for agriculture, listed in the Uniform Rules and meet the criteria for compatibility. Incidental has been defined by the County to mean that compatible uses may collectively occupy no more than 15% of the land, or five acres, whichever is less. For the 75 acre parcel, the five acre threshold would apply. The compatible uses of 3.4 acres for the winery, tasting rooms and related infrastructure plus 0.35 acres for the residence would comprise 5% of the total 75 acre parcel.

c. Conflict with Existing Agricultural Zoning.

The Proposed Project is consistent with the Land Intensive Agriculture (LIA) zoning designation, which allows the Proposed Project’s tasting rooms, marketing and promotional events, marketing accommodations, processing of agricultural products of a type grown or produced primarily on site or in the local area, and related storage of products grown or processed on site, all with a use permit. All the uses are subject to specific General Plan policies designed to protect and preserve agricultural lands, support a healthy and competitive local agricultural industry, balance agricultural processing, support and visitor serving uses with agricultural production and ensure that agricultural production and related processing, support and visitor service uses remain the primary use of land.

The General Plan policies listed in the relevant sections of the Zoning Ordinance for storage and processing activities at the winery are:

> **Policy AR-5c**: Permit storage, bottling, canning, and packaging facilities for agricultural products either grown or processed on site provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation. Establish additional standards in the Development Code that differentiate between storage facilities directly necessary for processing, and facilities to be utilized for the storage of finished product such as case storage of bottled wine. Such standards should require an applicant to demonstrate the need for such on-site storage.

General Plan Policy AR-5c relates to limiting the amount of finished product (case goods storage) on agriculturally zoned lands. Case goods storage of finished product will be off-site at a local warehouse. Barrel aging is part of processing and will occur in the wine cave.

> **Policy AR-5g:** Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:
>
> (1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.
> (2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
> (3) Whether the above uses would be detrimental to the rural character of the area. In cases where the proposed processing use would process only products grown on site, such use would not be subject to this concentration policy.*

The Proposed Project winery would process grapes grown on-site, from the local area, and from surrounding counties as needed. 10 acres of pinot noir grapes are leased to another winery. 32 acres of chardonnay grapes will be processed on-site. The on-site vineyard produces about 250 tons of grapes and an additional 720 tons would be imported to the winery from local areas to reach maximum annual production capacity of 60,000 cases. The County has in the past found winery use permits that process grapes from neighboring counties to be consistent with this policy. In times of drought or other natural disasters such as fire and flood, allowing importation of grapes from neighboring counties is necessary for wineries to continue to operate.

For the Proposed Project's tasting rooms, marketing activities and special events, the General Plan policies listed in the Zoning Ordinance are:

> **Policy AR-6d:** Follow these guidelines for approval of visitor serving uses in agricultural areas:
>
> (1) The use promotes and markets only agricultural products grown or processed in the local area.
> (2) The use is compatible with and secondary and incidental to agricultural production activities in the area.
> (3) The use will not require the extension of sewer and water.
> (4) The use is compatible with existing uses in the area.
> (5) Hotels, motels, resorts, and similar lodging are not allowed.
> (6) Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.
> (7) Special events on agricultural lands or agriculture related events on other lands in the Sonoma Valley Planning Area will be subject to a pilot event coordination program which includes tracking and monitoring of visitor serving

activities and schedule management, as necessary, to reduce cumulative impacts.

The winery at the Proposed Project will process grapes grown on-site, from the local area, and from surrounding counties as needed. 10 acres of pinot noir grapes are leased to another winery. 32 acres of chardonnay grapes will be processed on-site. The on-site vineyard produces about 250 tons of grapes and an additional 720 tons would be imported to the winery from local areas to reach maximum annual production capacity of 60,000 cases. The County has in the past found winery use permits that process grapes from neighboring counties to be consistent with this policy. In times of drought or other natural disasters such as fire and flood, allowing importation of grapes from neighboring counties is necessary for wineries to continue to operate.

The Proposed Project will be compatible with existing uses in the area and long term agricultural use of the land because it is an agricultural use similar to other agricultural and winery uses in the area. No existing agriculture or vineyard would be removed for the Proposed Project. Conditions of approval limit detrimental impacts on nearby residential use, including but not limited to control of noise and requirements for new exterior lighting to be low mounted, downward casting, and fully shielded to prevent “wash out” onto adjacent properties or the night sky. As General Plan Policy AR-4a provides, in the LIA zone residential uses shall recognize that agricultural production and related processing, support services and visitor serving uses are the primary use of the land and may create some conflicts with residential or other uses. The Proposed Project will be served by on-site well and septic and will not require expansion of sewer or water services. No lodging is proposed, and the marketing accommodations may not be offered to the general public or traded for any form of monetary compensation. The Proposed Project is conditioned to require participation in a special events coordination program when one is available for the area.

> **Policy AR-6f:** Local concentrations of visitor serving and recreational uses, and agricultural support uses as defined in Goal AR-5, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:
>
> (1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element’s objectives for level of service on a site specific and cumulative basis.
> (2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
> (3) Whether the above uses would be detrimental to the rural character of the area.

No joint road access conflicts have been identified, and the traffic analysis for the Proposed Project shows that Proposed Project-generated traffic will not exceed General Plan objectives for levels of service on a site-specific or cumulative basis. See also Section 2.4(e) below. Based on the findings and facts in Section 2.4(d) below, the proposed radius of influence characteristics from the Proposed Project pumping operations will not reach neighboring properties or affect neighboring wells. Because agricultural production and related processing, support services and visitor serving uses are the primary uses designated in the County code for the LIA districts, these uses are part of the rural characteristics of the area. The elements of the Proposed Project – vineyards, a winery, and tasting rooms – are consistent with this rural character. In addition, this rural area includes the historic hop kiln buildings. They will be preserved and restored as part of the Proposed Project, creating a benefit rather than a detriment to the rural character of the area.

For the Proposed Project's marketing accommodations, the criteria and General Plan policies listed in Section 26.04.020(j) of the Zoning Ordinance are:

> Promotional or marketing accommodations for private guests, provided, that the use, at a minimum, meets all of the following criteria:
>
> (1) The use promotes or markets agricultural products grown or processed on the site.
> 2) The scale of the use is appropriate to the production and/or processing use on the site.
> (3) The use complies with General Plan Policies AR-6d and AR-6f.
> (4) No commercial use of private guest accommodations is allowed.
> (5) Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations.

The proposed two guest rooms for overnight stays are located on the upper floor of the restored historic hop baling barn. They will be used for wine marketing only, and no form of monetary compensation can be charged or exchanged for their use. The rooms will not be available to the general public or for any commercial purpose and do not constitute lodging. As found in Sections 2.4(a) above, all proposed uses are consistent with the Williamson Act. The marketing accommodations are consistent with General Plan Policies AR-6d and 6f, as analyzed above.

d. Hydrology and Water Quality.

The Groundwater Availability Study prepared by EBA Engineering concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the Proposed Project and will not result in negative impacts to local groundwater or surface water resources. The Proposed Project site is located within a Class 1 water area, identified in the General Plan as a major groundwater basin, and the underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer. The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measurable changes in surface water flows in the Russian River. A condition of approval for the Proposed Project prohibits the Permit Holder/Applicant from granting any future well easements or agreements which would allow water from the project site wells to be used by third parties or transferred for off-site uses.

All project development including winery wastewater and domestic septic systems will be more than 800-feet from the Russian River. The Preliminary Stormwater Management Plan identifies a slight increase in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff in the area of the winery improvements will be captured in the existing pond, which has adequate capacity to capture the increase. Allowing the runoff to flow through vegetated buffer areas prior to entering the pond will provide the necessary water treatment. There will be a slight increase in runoff east of the tasting room improvements that will infiltrate into existing vegetation prior to exiting the Project site. The Best Management Practices incorporated into the Proposed Project, including the vegetated buffer areas, will provide the necessary treatment to meet the County's Low Impact Development (LID) requirements. These improvements as designed will reduce the potential impacts on water quality to a level of less than significant.

The industrial wastewater from the proposed winery processing will be collected, aerated and stored in a series of treatment tanks to be disposed of via an irrigation system to serve the on-site vineyard. Domestic sewage disposal from the tasting rooms, marketing accommodations, guest and employee restrooms will be disposed of via on-site septic systems adjacent to the tasting room buildings on the east side and near the existing farmhouse on the west side. Both the winery wastewater system and the domestic systems will be designed by an engineer to meet all applicable standards. The property consists of flat gentle sloping terrain with slopes ranging between 5-15 percent. The soil classification of the project site is "Yolo Loam," commonly found in the Russian River and Dry Creek Valleys and described as sandy loam, gravelly loam, silt loam, and clay loam surface layers in some areas. Yolo Loam is suitable for domestic and industrial wastewater disposal systems.

e. Traffic

The Final Traffic Study for the Proposed Project prepared by W-Trans, dated March 10, 2016, was reviewed and accepted by the Sonoma County Department of Transportation and Public Works.

A W-Trans Addendum dated April 21, 2017, explains that collision history for the study area indicates there were two collisions on the study segment in the most recent five-year period according to California Highway Patrol records. According to the W-Trans traffic engineer, the collision rate is below average and the segment appears to be operating within expected safety parameters. The Conditions of Approval require driveway improvements, right of way dedication, and provision of all parking on site with no parking allowed on Westside Road. The frequency and size of agricultural promotional events are limited, and industry wide events will be two days total.

Sight distances along Westside Road from the existing driveway locations were evaluated by W-Trans based on sight distance criteria contained in "A Policy on Geometric Design on

Highways and Streets," published by American Association of State Highways and Transportation Officials (AASHTO). The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. Sight distance to the north of the tasting room driveway on the east side, after removal of the existing Westside Farms sign, is more than 400 feet. To the south of the tasting room driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic. The sight distance to the south of the winery driveway on the west side is 250 feet. To the north of the winery driveway, vegetation will be removed and the northwesterly hillside of the project site lowered and terraced to allow a sight distance of 250 feet, in accordance with a letter report, Grading and Cross Section Plan, and a Stopping Sight Distance plan prepared by the applicant's engineer, Adobe & Associates. Adobe & Associates also prepared a video simulation showing vehicles traveling along the project site with the sight distance improvements completed and sight stopping distance scenario. A further W-Trans addendum letter dated September 13, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway.

In addition, guest capacity for agricultural promotional events on the west side of the Proposed Project site is limited to a maximum of 30 guests which equals 12 vehicles using the standard ratio of 2.5 persons per vehicle. Industry wide events will not be held on this portion of the project site. A Traffic Control and Parking Management Plan has been prepared by the applicant to demonstrate queuing areas for guest vehicles along the two project driveways for the winery and tasting rooms and the locations of parking attendants on duty for the duration of events. The Traffic Study's sensitivity analysis was done to demonstrate that even with events happening at the same time at more than one winery, there would not be traffic conflicts or an overconcentration of use. However, a condition has been added to the Use Permit to require event coordination between the Ramey winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since these event days are set by the Russian River Valley Grape Growers Association. The conditions also prohibit scheduling larger events during large organized bicycle events. Furthermore, a standard condition is included in the Use Permit requiring the applicant to participate in a future event coordination program to be used for special events when that program is available.

A Caltrans comment letter in response to the MND circulation dated September 14, 2017, suggests that additional trips generated by the Proposed Project have the potential to create significant speed differentials and queuing which could potentially encroach on the mainline and ramps at the US 101/Westside Road interchange, leading to a significant conflict between exiting vehicles and highway traffic. W-Trans' response dated May 9, 2018 notes that trip generation and distribution was analyzed in the March 10, 2016 W-Trans Traffic Study ("March 016 TIS"), and that the Proposed Project generates fewer than 20 peak hour trips. To be conservative, W-Trans attributed all trips to and from the

Proposed Project to Healdsburg via Westside Road, although W-Trans expects that trips to the site would be drawn “fairly evenly from the north and south for daily operation, resulting in half as many trips being added as assumed for analysis purposes.” Even if all such trips used Westside Road to 101 in Healdsburg, this volume of added peak hour trips would not require analysis of the Proposed Project’s potential impacts on US 101, because Highway 101 north of Windsor is expected to operate at acceptable volumes in its present configuration. The Proposed Project site approximately 6.8 miles from the identified interchange and not all visitors will arrive or leave at the same time, even for the larger site-specific events.

The Caltrans September 14, 2017 letter also requested that the County perform a VMT (Vehicle Miles Traveled) analysis for the Proposed Project, using State Office of Planning and Research (OPR) Draft Guidelines. Some of the statements about the Draft Guidelines are incorrect. The letter suggests that automobile VMT per capita greater than 15% below county-wide or regional values for similar land uses would be a significant impact. The County has not adopted this standard, nor do the OPR Draft CEQA Guidelines, which are still in the rulemaking process. OPR technical documents suggest a 15% reduction but do not address this type of visitor-serving project. However, the greenhouse gas (GHG) analysis in the MND performed by Illingworth & Rodkin includes a quantitative analysis of VMT, using trip generation estimates from the W-Trans traffic studies. It concludes that VMT attributable to the Proposed Project create a less than significant impact.

The Proposed Project contributes to multi-modal transportation with the provision of bicycle parking on-site at a ratio of 1 bicycle space for every 5 vehicle spaces, as required by conditions of approval and County code.

f. Noise

Based on the results of the Noise Assessment, dated March 2017 and the Noise Addendum dated August 2017 prepared by Illingworth & Rodkin, Inc., due to the distance of sensitive receptors (residences) and consistency with Table NE 2 of the Noise Element of the General Plan, mitigation is required to reduce heavy truck noise and mechanical and bottling noise. By extending a proposed retaining wall on and along the southerly property line next to the winery building, placing solid walls in the area of the mechanical room and restricting nighttime truck use and nighttime bottling, the noise standards of the General Plan will be met.

Conditions of approval provide that temporary noise from construction activities will be mitigated by restrictions on equipment and mufflers; limit on construction hours to 7 a.m. to 7 p.m. weekdays and 9 a.m. to 5 p.m. on weekends and holidays; limit on pile driving activity to weekdays 7:30 a.m. to 7 p.m.; requiring stationary construction equipment to be placed away from residential areas or acoustically shielded; and designation of a project manager, with telephone contact information and allowed hours of construction at the project site.

Conditions of approval provide mitigation to reduce potential noise impacts from the different site features and buildings. The use of amplified music and sound, loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music is only permitted indoors in the two tasting room buildings during daytime hours until 9 P.M. with doors and windows closed. Amplified music within the tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet. No outdoor music or use of sound systems is permitted around the tasting room buildings. No amplified music or sound is permitted either indoors or outdoors at the winery building. Outdoor events can only occur within the Picnic Walnut Grove Area as depicted on the site plan until 9 P.M. and may use amplified speech limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. In the Picnic Walnut Grove Area, the use of quieter, non-amplified, acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors, during daytime hours until 9 P.M. Prior to temporary or final occupancy of the winery building or tasting room buildings, a long term, on-going Noise Management and Monitoring Plan for event activities shall be submitted and cleared by the Permit Sonoma Health Specialist. The Plan shall be implemented for the project operations. The applicants have agreed to the Mitigation Measures and Monitoring program.

Section 3. General Plan and Zoning Compliance

3.1 General Plan Compliance.

All uses in the Proposed Project are subject to specific General Plan policies designed to protect and preserve agricultural lands, support a healthy and competitive local agricultural industry, balance agricultural processing, support and visitor serving uses with agricultural production and ensure that agricultural production and related processing, support and visitor service uses remain the primary use of land.

The Proposed Project is consistent with the General Plan land use designation of Land Intensive Agriculture, and General Plan objectives to facilitate County agricultural production by allowing agricultural processing facilities and uses, including a winery and wine cave, in the Agricultural Land Use categories. Processing of agricultural products of a type grown or produced primarily on site or in the local area and tasting rooms and other temporary, seasonal, or year-round sales and promotion of agricultural products grown or processed in the county, subject to the criteria of General Plan Policies AR-5c, AR-5g, AR-6d, and AR-6f, are uses permitted with a Use Permit in the LIA zoning district. The project is consistent with General Plan Goal AR-5, which states that agricultural support services should be conveniently and accessibly located to the primary agricultural activity in the area because the winery is located in an area producing wine grapes and located within the Russian River Appellation. Tasting rooms, agricultural promotional events and industry-wide events will promote the winery and the wines produced on the site, educate visitors on the making of wines, and increase wine club membership; all as part of the marketing of an agricultural product grown and processed in Sonoma

County. These activities are consistent with General Plan Objectives AR-1.1, AR 1.2, AR 5.1 and General Plan Policies AR-1a, AR-4a, AR-5c, AR-5g, AR-6a and AR-6d.

The General Plan policies listed in the relevant sections of the Zoning Ordinance for storage and processing activities at the winery are:

> **Policy AR-5c**: Permit storage, bottling, canning, and packaging facilities for agricultural products either grown or processed on site provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation. Establish additional standards in the Development Code that differentiate between storage facilities directly necessary for processing, and facilities to be utilized for the storage of finished product such as case storage of bottled wine. Such standards should require an applicant to demonstrate the need for such on-site storage.
>
> General Plan Policy AR-5c relates to limiting the amount of finished product (case goods storage) on agriculturally zoned lands. Case goods storage of finished product will be off-site at a local warehouse. Barrel aging is part of processing and will occur in the wine cave.
>
> **Policy AR-5g:** Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:
>
>> (1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.
>> (2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
>> (3) Whether the above uses would be detrimental to the rural character of the area. In cases where the proposed processing use would process only products grown on site, such use would not be subject to this concentration policy.*
>
> The Proposed Project winery would process grapes grown on-site, from the local area, and from surrounding counties as needed. 10 acres of pinot noir grapes are leased to another winery. 32 acres of chardonnay grapes will be processed on-site. The on-site vineyard produces about 250 tons of grapes and an additional 720 tons would be imported to the winery from local areas to reach maximum annual production capacity of 60,000 cases. The County has in the past found winery use permits that process grapes from neighboring counties to be consistent with this policy. In times of drought or other natural disasters such as fire and flood, allowing importation of grapes from neighboring counties is necessary for wineries to continue to operate.
>
> The new winery will be nestled into the hillside to create a low profile. The winery and the wine cave are located outside the scenic corridor and will be shielded by existing buildings and landscape. Light fixtures will be shielded with minimal glare or spillage of light onto neighboring properties. Vineyards, a winery, and tasting rooms are consistent with the rural character of the area which requires that agricultural production and related processing, support services and

visitor serving uses be the primary uses in the LIA districts and necessarily includes existing uses of that nature. In addition, this rural area includes the historic hop kiln buildings. The Proposed Project will protect this important part of the County's local agricultural heritage because the buildings will be preserved and restored as part of the Proposed Project, creating a benefit rather than a detriment to the rural character of the area.

For the Proposed Project's tasting rooms, marketing activities and special events, the General Plan policies listed in the Zoning Ordinance are:

Policy AR-6d: Follow these guidelines for approval of visitor serving uses in agricultural areas:

(1) The use promotes and markets only agricultural products grown or processed in the local area.
(2) The use is compatible with and secondary and incidental to agricultural production activities in the area.
(3) The use will not require the extension of sewer and water.
(4) The use is compatible with existing uses in the area.
(5) Hotels, motels, resorts, and similar lodging are not allowed.
(6) Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.
(7) Special events on agricultural lands or agriculture related events on other lands in the Sonoma Valley Planning Area will be subject to a pilot event coordination program which includes tracking and monitoring of visitor serving activities and schedule management, as necessary, to reduce cumulative impacts.

The winery at the Proposed Project will process grapes grown on-site, from the local area, and from surrounding counties as needed. 10 acres of pinot noir grapes are leased to another winery. 32 acres of chardonnay grapes will be processed on-site. The on-site vineyard produces about 250 tons of grapes and an additional 720 tons would be imported to the winery from local areas to reach maximum annual production capacity of 60,000 cases. The County has in the past found winery use permits that process grapes from neighboring counties to be consistent with this policy. In times of drought or other natural disasters such as fire and flood, allowing importation of grapes from neighboring counties is necessary for wineries to continue to operate.

The Proposed Project will be compatible with existing uses in the area and long term agricultural use of the land because it is an agricultural use similar to other agricultural and winery uses in the area. No existing agriculture or vineyard would be removed for the Proposed Project. Conditions of approval limit detrimental impacts on nearby residential use, including but not limited to control of noise and requirements for new exterior lighting to be low mounted, downward casting, and fully shielded to prevent "wash out" onto adjacent properties or the night sky. As General Plan Policy AR-4a provides, in the LIA zone residential uses shall recognize that agricultural production and related processing, support services and visitor serving uses are the primary use of the land and may create some conflicts with residential or other uses The Proposed Project will be served by on-site well and septic and will not require expansion of sewer or water services. No lodging is proposed, and the marketing accommodations may not be offered to the general public or traded for any form of monetary compensation. The Proposed Project is conditioned to require participation when a special events coordination program is available for the area.

Policy AR-6f: Local concentrations of visitor serving and recreational uses, and agricultural support uses as defined in Goal AR-5, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may constitute grounds for denial of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:

(1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis.
(2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
(3) Whether the above uses would be detrimental to the rural character of the area.

No joint road access conflicts have been identified, and the traffic analysis for the Proposed Project shows that Proposed Project-generated traffic will not exceed General Plan objectives for levels of service on a site-specific or cumulative basis. See also Section 2.4(e) above. Based on the findings and facts in Section 2.4(d) above, the proposed radius of influence characteristics from the Proposed Project pumping operations will not reach neighboring properties or affect neighboring wells.

The new winery will be nestled into the hillside to create a low profile. The winery and the wine cave are located outside the scenic corridor and will be shielded by existing buildings and landscape. Light fixtures will be shielded with minimal glare or spillage of light onto neighboring properties. Vineyards, a winery, and tasting rooms are consistent with the rural character of the area which requires that agricultural production and related processing, support services and visitor serving uses be the primary uses in the LIA districts. In addition, this rural area includes the historic hop kiln buildings. The Proposed Project will protect this important part of the County's local agricultural heritage because the buildings will be preserved and restored as part of the Proposed Project, creating a benefit rather than a detriment to the rural character of the area.

3.2 Zoning Compliance.

a. The Proposed Project is consistent with the LIA (Land Intensive Agriculture) zoning designation, which allows the following under Section 26-040-020 (i) of the Zoning Ordinance with a Use Permit approval: tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county. Sonoma County has a long history of permitting agriculture promotional events at wineries as a marketing tool that promotes the wine produced or grown on site. Project conditions of approval prohibit the winery facility from being rented out to third-parties for any activities, including events, weddings, or concerts.

b. The Proposed Project is consistent with the Scenic Resources and Scenic Corridor development standards in Article 26-64 of the Zoning Ordinance. Specifically, the project proposes to rehabilitate and repurpose the hop kiln and baling barn buildings which are historic resources located within the Scenic Corridor 200 foot setback from the centerline of Westside Road. To the extent that the project requires new construction or structures in the setback related to the hop kiln and baling barn buildings, this construction is allowed pursuant to an exception in Section 26-64-030 (a)(5)(i) for new structures subject to design review which are associated with existing structures. To the extent construction in the setback relates to the existing hop kiln and baling barn buildings, it is allowed under an exception in Section 26-64-020(a)(3) for the maintenance, restoration, reconstruction or minor expansion of existing structures.

c. The design of the Proposed Project meets the requirements of the flood plain combining zone for elevation of new structures and other flood resistant design criteria as required by Chapter 7B of the County code.

d. For the Proposed Project's marketing accommodations, the criteria listed in the Zoning Ordinance section 26-040-020(j) are:

Promotional or marketing accommodations for private guests, provided, that the use, at a minimum, meets all of the following criteria:

(1) The use promotes or markets agricultural products grown or processed on the site,
(2) The scale of the use is appropriate to the production and/or processing use on the site,
(3) The use complies with General Plan Policies AR-6d and AR-6f,
4) No commercial use of private guest accommodations is allowed,
(5) Any such use on a parcel under a Williamson Act contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations.

The proposed two guest rooms for overnight stays are located on the upper floor of the restored historic hop baling barn. They will be used for wine marketing only, and no form of monetary compensation can be charged or exchanged for their use. The rooms will not be available to the general public or for any commercial purpose and are do not constitute lodging as defined in County code. As found in Sections 2.4(a) above, all proposed uses are consistent with the Williamson Act. The marketing accommodations are part of the overall Proposed Project, which is consistent with General Plan Policies AR-6d and 6f, as analyzed above.

3.3 Use Permit General Welfare Finding.

The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case include the factual analysis of lack of environmental impacts, General Plan consistency and zoning ordinance compliance set forth above.

a. In summary, exterior lighting must be low mounted, downward casting and fully shielded to prevent glare, lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated; Westside Road is adequate to support the volume of traffic associated with the proposed land uses; improvements will be done on the project site to provide adequate northerly sight line on the winery side of the project site, the project will not compromise agricultural capability because the proposed use is related to agriculture and no vines will be removed to accommodate the project; and mitigations have been incorporated into the project to ensure that noise from construction, winery operations, and agricultural promotional event and industry wide event activities shall meet the Daytime Noise limit standards established in the General Plan, with limited hours of event activities, and the conditions placed on the project to control noise and restrict the use of any outdoor amplified music and sound systems. Other project related circumstances include that the project will not create a detrimental concentration of visitor-serving and recreational uses because the traffic generated by the project will not result in road access conflicts; the project will preserve historic resources important to the local agricultural heritage and the rural character of the neighborhood; the project applicant will coordinate agricultural promotional events with the two adjacent wineries to off-set event days and/or event times; and no event will be held the same time as a large bicycle event. The project site wells will not affect or cause a significant drawdown of neighboring wells in the area or the Russian River; a Traffic Control and Parking Management Plan will be implemented to control guest traffic entering and exiting the project site, and guest vehicle parking and movement on the project site. Use of amplified music or sound and loud musical instruments are only permitted indoors at the tasting room buildings during daytime hours with doors and windows closed. Outdoor events and activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the Site Plan. In the Picnic Walnut Grove area, amplified speech is limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. The winery's Use Permit is under a one-year review of event activities after commencement of the first event to determine condition compliance.

b. The design is compatible with the scenic corridor and scenic landscape unit requirements; the design meets requirements of the flood plain combining zone for elevation of new structures and other flood resistant design criteria as required by Chapter 7B of the county code.

c. Drainage improvements are required to ensure there will be no net increase in runoff, natural drainage patterns will be maintained and there will be no increased impact from stormwater or floodwater dispersal over the site and adjacent lands.

d. Agricultural and open space use will remain the primary use of the land;

e. The hydrogeologic report and supplemental information for the Proposed Project show that there is adequate water for the project, the potential for harmful salt water intrusion is minimal and horizontal and vertical separations between project wells and the nearest streams and neighboring wells are large, such that the project has minimal potential to cause significant well interference or stream impacts.

Section 4. Additional Finding

4.1 The findings and determinations set forth in this resolution are based upon the record of these proceedings. References to specific statutes, ordinances, regulations, standards, reports, or documents in a finding or determination are not intended to identify those sources as the exclusive basis for the finding or determination.

NOW, THEREFORE, Be It Further Resolved that based on the information contained in the full record of these proceedings and the findings and determinations set forth in this resolution, the Board hereby declares and orders as follows:

1. The findings and determinations set forth in this resolution are true and correct, supported by substantial evidence in the record, and adopted as set forth above.

2. The MND is adopted.

3. The Appeal of the Board of Zoning Adjustments approval of the Proposed Project is denied.

4. The use permit is granted for the Proposed Project as presented in [Site plan and drawings titled “Ramey Winery, 7097 Westside Road, Healdsburg CA,” prepared by Lundberg Design and dated August 24, 2017 and as described in the Conditions of Approval attached hereto as Exhibit A and incorporated herein, subject to design review as required by conditions of approval.

6. The Clerk of the Board is designated as the custodian of the documents and other material that constitute the record of the proceedings upon which the Board’s decisions herein are based. These documents may be found at the office of the Clerk of the Board of Supervisors, 575 Administration Drive, Room 100A, Santa Rosa, CA 95403.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

SONOMA COUNTY BOARD OF SUPERVISORS

Draft Conditions of Approval and Mitigation Monitoring Plan
Exhibit A

Staff:	Traci Tesconi	**Date:**	December 11, 2018
Applicant:	David and Carla Ramey Trust	**File No.:**	UPE14-0008
Owner:	David and Carla Ramey Trust	**APN:**	110-240-031, -032 and -040
Address:	7097 Westside Road, Healdsburg		

Project Description: Approval of a Use Permit to construct a new winery building with a maximum annual case production of 60,000 cases and a new wine cave on the west side of the project site. On the east side of the project site is the conversion of a historic hop kiln building to a public tasting room and conversion of a historic hop bale barn to a reserve tasting room with marketing accommodations on the upper floor consisting of two-guest rooms each with full bathrooms. The request also includes 20 agricultural promotional events per year (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests) and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this side of the project site. A four- year Use Permit term to activate the permit is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, concerts, or non-agricultural related events were proposed or approved under this Use Permit.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of $50.00 (or latest fee in effect at time of payment) for County Clerk processing, and $2,280.75 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of $2,330.75 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.

4. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

5. Any wine cave used for guided tours or public/private assembly shall comply with the model California Codes including, but not limited to exiting, fire suppression, lighting and accessibility regulations.

HEALTH:

“The conditions below have been satisfied BY ______________________________ DATE ________

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

6. Prior to building permit issuance the applicant shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2013 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health Specialist for review.

   If the applicant has been required to do a cross-connection control survey by the California Department of Public Health, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

7. Prior to building permit issuance and project operation, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well destruction under permit of this Department may be required.

8. Prior to the issuance of building permits the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Drinking Water Program because it has determined that more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Drinking Water Program in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling will take some time.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the State Drinking Water Program may e-mail clearance directly to PRMD.

9. The water supply well is required to have a 50-foot annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.

10. Prior to the issuance of any building permit an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.

11. Prior to building permit issuance, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

Septic:

12. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources

from the parcel plumbed to the disposal system, and shall include the required reserve area.

This project is approved for agricultural promotional events and shall provide septic system capacity in accordance with PRMD Policy 9-2-31 (available on PRMD's website under Policy and Procedures). The project septic system shall be designed to accommodate 100 % percent of the wastewater flow from an event with 60 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system, including the 15 employees listed in the traffic study.

If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

13. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance).
A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.

14. In-room Jacuzzi tubs, hot tubs or any other over-size tub designed for use by two or more persons, or any common area Jacuzzi or hot tub, or Vichy Shower shall not be allowed unless they are specified in the septic system analysis and additional capacity in the septic system is allocated for their use.

15. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

16. Prior to building permit issuance and vesting the Use Permit, sewage disposal system(s) shall be evaluated relative to the proposed wine cave(s). If the floor of the wine cave(s) are lower than any wastewater disposal field or septic tanks, a minimum 50-foot setback from any tanks, sumps, and septic disposal field shall be maintained. The Project Review Health Specialist shall receive a Topographic Map created by a Civil Engineer, Surveyor or REHS depicting the septic system and wine cave components for review.

Consumer Protection:

17. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

If the project will operate under a Wine Tasting Room Exemption, the exemption requires:

a. Proof of a State Wine Grower License (Alcoholic Beverage Control 02 license).

b. A statement that the wine tasting facility will not offer for sale, food or beverage for onsite consumption (with the exception of the actual wine tasting, prepackaged non-potentially hazardous beverages and crackers).

c. Note that this Use Permit requires that if any of the following items are new or replacement installations they shall be built to CalCode standards: all flooring, counter tops, restrooms and sinks in the food or beverage service area. The goal is to minimize the need to replace new materials when a small change in the menu triggers the need for a Food Facility permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Solid Waste:

18. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

Noise:

19. Prior to the issuance of building permits, noise mitigations shall be photocopied from the Noise Study Addendum and attached to the building plans submitted for plan check.

20. NOTE ON GRADING, IMPROVEMENT, AND BUILDING PLANS:

Construction activities associated with this project shall be restricted as follows:

a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
c. There will be no starting up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.
d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
f. The Permit Holder shall designate a Project Manager with authority to implement the mitigation prior to issuance of each building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring: PRMD staff shall ensure that the note listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Vector Control:

21. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

PRIOR TO OCCUPANCY:

Noise:

22. Prior to issuance of temporary or final occupancy of the winery building, or vesting the Use Permit, to reduce noise levels from heavy trucks using the truck loading and turn around area, and from bottling noise, the height of the retaining wall on the south side of the loading area shall be extended to 6- feet above existing grade (above the retaining wall as depicted on project plans) and shall consist of masonry materials to act as a noise barrier. This noise barrier/retaining wall with a height of 6-feet above the existing ground level shall extend for 100-feet parallel to the southerly property line boundary of the winery site. The barrier height in relation to building pad elevation must be certified by the project engineer. The sound consultant shall confirm in writing that the design, location, and final construction of the noise barrier/retaining wall complies with the required noise standards as described in the Noise Study Addendum, prepared by Illingworth and Rodkin, dated August 16, 2017. (Refer to Sheets A0.00, A1.02, and A2.04 of the Project Plans, dated September 2018).

    Mitigation Monitoring: Prior to temporary or final occupancy of the winery building or vesting of the Use Permit, a letter from the sound consultant shall be submitted to the Project Review Health Specialist confirming the noise barrier/retaining wall consisting of masonry materials has been located, designed, and constructed in accordance with the recommendations as described in the Noise Study Addendum, prepared by Illingworth and Rodkin, dated August 16, 2017.

23. The southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be designed and constructed as solid walls with any and all materials recommended by the sound consultant to ensure a 28+ dBA reduction and meet 42dBA nighttime standard per adjusted Table NE-2 (Refer to Sheet A1.12 of the Project Plans, dated August 16, 2017).

    Mitigation Monitoring: Prior to issuance of any building permit for the winery building, project plans shall depict the southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be installed with solid walls. Prior to temporary of final occupancy of the winery building, a letter from the sound consultant shall be submitted to the Project Planner confirming the solid walls have been constructed in accordance with the recommendations as described in the Noise Study Addendum dated August 16, 2017.

24. Prior to temporary or final occupancy of the winery building or tasting room buildings, a long term, on-going Noise Management and Monitoring Plan for event activities shall be submitted to the PRMD Project Review Health Specialist and found to be acceptable. The plan shall address potential cumulative noise impacts from all events in the area. Implementation of the on-going Noise Management and Monitoring Program shall be required upon operation of the project.

Septic:

25. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the PRMD Well and Septic Section. The Project Review Health Specialist shall receive a final clearance from the District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Wine Caves and Radon Gas:

26. Prior to completion of wine cave excavation, radon gas exposure shall be tested by an Electret-Passive Environmental Radon Monitor (E-PERM) or other method as approved by PRMD. A copy of the lab report shall be submitted to the Project Review Health Specialist. If radon gas is found to be present in excess of 25 pCi/L, then mitigation methods shall be implemented into the wine cave design.

27. Following construction but prior to wine cave operation, radon gas exposure shall be re-tested by an E-PERM or other method as approved by PRMD. A copy of the lab report shall be submitted to the Project Review Health Specialist. Where radon is found to be in excess of 100 pCi/L in areas where winery workers or guests are exposed, appropriate mitigation measures (such as continuous ventilation during human occupancy) shall be taken to comply with OSHA regulations. Where radon is found to be in excess of 25 pCi/L (25% of the maximum allowable exposure limit), airborne radioactive area signs shall be posted to conform to OSHA regulations.

OPERATIONAL REQUIREMENTS:

Water:

28. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.

29. A safe, potable water supply shall be provided and maintained.

30. (a) The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.

    (b) The Permit Holder/Applicant shall not grant any future well easements or agreements which would allow water from the project site wells to be used by third parties or to be transferred for off-site use.

31. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

32. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.

33. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.

34. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

35. When permitted agricultural promotional events exceed 60 persons, the permit holder shall provide portable toilets meeting the following minimum requirements:

    a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.

    b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.

    c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.

    d. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

    e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.

    f. If complaints are received by PRMD regarding the number of available portable toilets that PRMD deems a valid complaint, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the agricultural promotional event and at future agricultural promotional events as directed by PRMD. The property owner and/or his agent(s) are expected to maintain portable toilets and hand washing units so that:

        i) The holding tank does not leak or overflow.
        ii) Toilet paper is promptly replaced when the dispenser runs out.

        iii) Water, paper towels and soap are promptly replaced when the hand washing units run out.

        iv) The wait to use a portable toilet shall not be so long that people use alternatives to sanitary restroom facilities.

        v) Reliance upon portable toilets shall not create a public nuisance.

36. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed on the work sites, but in no case shall they be serviced less than once per three days when 24 hour operations are conducted, and once per seven days when only daytime operations are conducted. The permitee shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

Consumer Protection:

37. Obtain and maintain all required Food Facility Permits from the Sonoma County Environmental Health Division if required for the wine tasting activities approved in this Use Permit. State law

allows for a wine tasting exemption from a Food Facility Permit. However, in order to qualify for the wine tasting exemption State law requires that no food or beverage be sold for on-site consumption except for wine tasting, prepackaged non-potentially hazardous beverages and crackers. No food or beverage shall be sold for off-site consumption except for bottles of wine and prepackaged non-potentially hazardous beverages. Contact the Environmental Health Division at 565-6547 for information and instruction sheet. Note that no food service exceeding the limits specified under the planning conditions shall be authorized on this site by the issuance of any retail food facility permit, catering permit, mobile food vendor permit or building permit.

38. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

Noise shall be controlled in accordance with Table NE-2 (or an *adjusted* Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

ABLE NE-2: *Adjusted* Maximum Allowable **Exterior Noise** Exposures

Hourly Noise Metric[1], dBA	Daytime[1] (7 a.m. to 10 p.m.)	Nighttime[1] (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	40
L25 (15 minutes in any hour)	50	45
L08 (4 minutes 48 seconds in any hour)	55	50
L02 (72 seconds in any hour)	60	55
[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour. [2] This table has been adjusted downward by 5dB for simple tone noises, music and speech.		

TABLE NE-2: *Adjusted* Maximum Allowable **Special Event** Noise Exposures

Hourly Noise Metric[1], dBA	Daytime[2] (7 a.m. to 10 p.m.)	Nighttime[2] (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	40
L25 (15 minutes in any hour)	50	45
L08 (4 minutes 48 seconds in any hour)	55	50
L02 (72 seconds in any hour)	60	55
[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour. [2]This table has been adjusted downward by 5 dB due to events with speech and music.		

39. No nighttime heavy truck deliveries and/or shipments is permitted, and no nighttime bottling is permitted between the hours of 10 P.M. and 7 A.M.)

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing

40. Based on the Noise Element of the General Plan, the Environmental Noise Assessment prepared by Illingworth and Rodkin, dated March 7, 2017, and the Addendum dated August 16, 2017; and the current Site Plan; the following operational noise limitations apply to each of the buildings or site features on the project site:

    1. At the **Winery building** (*west side* of Westside Rd):
        - The use of amplified music or sound systems is not permitted either indoors or outdoors. This does not restrict the use of small personal music devices or personal computer music devices used by employees of the winery.
        - Acoustical music is not permitted either indoors or outdoors.

    2. At the **two tasting room buildings** (*east side* of Westside Rd):
        - The use of amplified music and sound is permitted indoors during daytime hours up to 9 P.M., with doors and windows closed.
        - The use of loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music is permitted indoors with doors and windows closed.
        - Amplified music within the two tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet.
        - The use of outdoor music or sound systems is not permitted around the tasting room buildings.

    3. At **Picnic Walnut Grove** (*east side* of Westside Rd):
        - The use of outdoor amplified music or sound systems is not permitted in this area.
        - The use of loud instruments (drums, cymbals, horns, and similar instruments) is not permitted in this area.
        - The use of outdoor amplified speech is permitted, but limited to using a sound system mechanically set to limit the volume level to 78 dBA at 50 feet.
        - The use of quieter, **non-amplified,** acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations of 60 dBA at 3 feet, is permitted outdoors in the Picnic Walnut Grove, during daytime hours only, and when in compliance with the *Adjusted* Noise Element of the Sonoma County General Plan and shall cease by 9 P.M.

    4. Outdoor event activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the approved Site Plan.

    <u>Mitigation Monitoring</u>**:** If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

41. Agricultural promotional events shall not consist of weddings, concerts, dances or personal/business parties, but shall consist of wine marketing events, wine pairing meals or events promoting a specific aspect of Sonoma County agriculture.

    <u>Mitigation Monitoring</u>: If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise

Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

42. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

43. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). “No Smoking” signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of “No Smoking” signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

44. A “Designated Smoking Area” may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

GRADING AND STORM WATER:

“The conditions below have been satisfied BY ______________________________ DATE ________

45. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

46. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading permit application, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.

47. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD’s

best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Drainage improvements shall not adversely affect adjacent properties or drainage systems.

48. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading, adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.

49. Portions of the proposed project are located within a Special Flood Hazard Area (SFHA) and is affected by flooding from the Russian River. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the grading plans as “SUBJECT TO INUNDATION” in one-inch lettering. The base flood elevation is estimated to be at 79 feet above mean sea level. The lowest floor elevation of any habitable structure must be at 80 feet or higher above mean sea level. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVGD 88).

50. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.

51. Residue or polluted runoff from the crush pad or from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Crush pads and production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.

52. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered and be separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.

53. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board’s General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

54. Prior to grading or building permit issuance, construction details for all storm water best management practices (BMPs) shall be submitted for review and approved by the Engineering Section of Permit Sonoma. The construction plans shall be in substantial conformance with the conceptual plan reviewed and approved at the planning permit stage.

The applicant shall submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the planning plan, including cave excavation and stockpiling, transfer and placement of cave spoils as fill. The Erosion and Sediment Control Plan shall be subject to review and approval by Permit Sonoma prior to the issuance of a grading permit. The Plan shall clearly show limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damage and minimize adverse impacts to the environment.

Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The Erosion and Sediment Control Plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.

Storm water BMPs must be installed per approved plans and specifications, and working properly prior to each rainy season (October 15 each year) and remain functional throughout the rainy season, but may not be removed before April 15.

Storm water BMPs shall be designed and installed pursuant to the adopted Sonoma County Best Management Practice Guide.

Mitigation Monitoring**:** Permit Sonoma inspectors will ensure that selected erosion and sediment control measures are installed in a timely manner during project construction. The applicant shall be responsible for notifying construction contractors about erosion control requirements. Permit Sonoma will verify storm water best management practice installation and functionality, through inspections, throughout the life of the construction permit(s).

55. Excavation, handling, transport and/or any deposit of fill that involves soil or material containing naturally-occurring asbestos (serpentine) shall comply with all applicable State [and BAAQMD program] regulations, including but not limited to 17 CCR §93105.”

Mitigation Monitoring: The Permit Holder shall be responsible for ensuring that all excavation, handling, transport and/or any deposit of fill that involves soil or material containing naturally-occurring asbestos (serpentine) complies with all applicable State [and BAAQMD program] regulations. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY ________________________ DATE ________

56. The Applicant, his or her personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Section 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Project ADT is the sum of case production ADT and permitted event ADT.

57. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to Westside Road shall conform to AASHTO recommendations. More specifically, the Applicant shall construct all driveway entrances to meet the following criteria:

    a. A minimum paved throat width of 24 feet;

    b. Return curves having a pavement radius sufficient to accommodate the wheel path of the largest vehicle entering the site; the design may incorporate paved tapers to insure right-turn movements are completed without the need to enter the opposing traffic lane.

c. The driveway shall enter Westside Road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular.

d. The entrance shall be surfaced with asphalt concrete a minimum distance of 25 feet from the edge of pavement.

e. The minimum sight distance for vehicles exiting the Project driveways shall be in accordance with the findings of the W-Trans traffic study dated March 10, 2016. Prior to issuance of a building permit for the winery building or wine cave, the Applicant shall implement all stopping sight distance improvements as recommended within the study. Improvement of the westerly driveway entry shall conform to the Winery Entry Grading Plan, dated June 26, 2017, prepared by Adobe Associates, Inc. The minimum finished grade shall be established 0.75 feet below the sightline. A hardscape shall be installed along this line to preserve sight distance. Alternatively, the finished grade shall be established 1.0' below the sightline with a low-growing ground cover planted on the surface. Any trees impacting the sight triangle shall be trimmed and maintained sufficiently above the ground surface to clear sight obstructions.

f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details (http://sonomacounty.ca.gov/TPW/Roads/Services/Road-Data-and-Resources/Construction-Standards/).

g. An Encroachment Permit issued by PRMD shall be obtained prior to constructing any improvements within County road right-of-way.

h. All driveway entrance improvements shall be constructed prior to occupancy of any new structure.

58. Prior to PRMD issuance of temporary or final occupancy on building permits for the winery (on west side) or tasting room buildings (on east side), the Permit Holder shall obtain necessary permits to install an automated swing or rolling gate at the winery production facility (west side) project driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement. NOTE: Placement of temporary barricades in this driveway during events does not satisfy this requirement.

Mitigation Monitoring**:** PRMD shall not issue final or temporary occupancy on the winery or tasting room buildings, until the Permit Holder has obtained all necessary permits and has installed the automated swing or rolling gate at the winery production facility (west) project driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement.

59. To minimize pedestrian crossings at Westside Road, the winery production facility parking lot shall remain closed to the public, with the exception of the 30-person agricultural promotional events. During the 30-person events, a Parking Attendant shall monitor the gate to control vehicle and pedestrian access and egress of the winery facility.

60. All guest parking shall be provided on the tasting room side of the public road. The Department of Transportation and Public Works requires the installation of an automated swing or rolling gate at this driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement. Placement of temporary barricades in this driveway during events does not satisfy this requirement.

61. The Department of Transportation and Public Works recommends the Applicant update the project overflow parking plan to account for previously identified overflow spaces that are eliminated from the production facility parking lot.

62. Under the approval of an Encroachment permit and prior to issuance of any building permits for the winery building on the west side of the project site by PRMD, modifications to the embankment and vegetation on the Permit Holder's property on the northerly side of the project's west side driveway entrance shall be completed to allow a minimum of 250-feet of sight distance needed for the critical approach speed. The plans for the modification to the embankment shall be prepared by a Registered Civil Engineer and shown on the final grading plans for the project. The details of vegetation removal shall be done by a licensed landscape architect and depicted on the final landscape plans. This area shall be maintained with hardscape materials or low lying ground vegetation.

    Mitigation Monitoring: The Permit and Resource Management Department shall not issue any grading permit or building permit until the Encroachment permit has been approved to allow the modifications to the embankment and vegetation on the Permit Holder's property on the northerly side of the project's west side driveway entrance.

63. The existing Westside Farms sign shall be removed and this area left clear to provide adequate sight distance to the north.

    Mitigation Monitoring: The Permit and Resource Management Department shall not issue any grading permit until the Westside Farms sign has been removed.

64. Agricultural promotional events on the west side of the project site are limited to a maximum capacity of 30 guests. No industry wide events shall be held on the west side of the project site.

    Mitigation Monitoring: Failure by the Permit Holder to adhere to the 30-guest maximum on the west side of the project site or holding industry-wide events on the west side of the project site is considered a violation of the Use Permit conditions and subject to modification or revocation proceedings.

65. To minimize pedestrian crossings at Westside Road, the winery production facility (west) parking lot shall remain closed to the general public. All guest parking shall be provided on the tasting room side (east) of the public road. (On-going Condition).

    Mitigation Monitoring: Failure by the Permit Holder to keep the automated gate closed to the general public is considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. (On-going Condition).

66. Parking of vehicles and/or trucks associated with this winery facility is not permitted along any public or private roadways, or shared vineyard roads.

    Mitigation Monitoring: If the Permit and Resource Management Department receives complaints that vehicles and/or trucks associated with this winery facility are being parked along public roadways, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

67. For the larger industry-wide events and agricultural promotional events of 100 guests or more, at least two parking attendants shall be on duty to direct traffic and guide the on-site parking of guest vehicles. Parking attendants shall remain on duty throughout the duration of the events.

    Mitigation Monitoring: If the Permit and Resource Management Department receives complaints that parking attendants are not on duty during the larger industry-wide events and agricultural promotional events, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

FIRE AND EMERGENCY SERVICES:

“The conditions below have been satisfied BY ______________________________ DATE ________

68. As a condition of approval by Sonoma County Fire and Emergency Services and the Local Fire Protection District, this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied when required by code; plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions: (Ref. California Code of Regulations Title-14, Division 1.5,Chapter 7, Subchapter 2, Articles 1 – 5, when located in the State Responsibility Area (SRA), & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13.

69. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
    a. The applicant or owner shall demonstrate all existing use permit conditions are in compliance and recommend changes to address previously approved conditions set by the Fire Code Official.

70. Applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
    a. Access roads: minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
    i. Newly constructed access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way of an approved width and shall extend to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building or,
    ii. Buildings occupying greater than 62,000 sqft in total area on the same lot shall have additional fire apparatus access roads from two separate locations or as approved by the fire code official. See appendix D section D104 the exception is deleted by county amendment.
    iii. Buildings with a average height of greater than 30-0 feet shall meet aerial access per D105
    iv. Buildings meeting the requirements of D106 and D107 shall have additional access roads as approved by the fire code official.
    b. Premises Identification and Road Naming: Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
    c. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
    d. Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.
    e. Building features: Fire sprinklers are required and fire alarm system is required.

71. Applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from Sonoma County Fire or the local fire code official.

72. Applicant shall provide a written “Fire Safety and Evacuation Plan” (as required by Section 403 and 404 of the California Fire Code) to Sonoma County Fire for approval. This includes but not limited to medical trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any

time when requested in writing by the fire code official.

a. This shall be also provided for the special events larger than 100 persons.

73. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access. A ratio of two persons per vehicle shall be used in making such calculations.

74. Applicant shall provide to Sonoma County Fire evidence of the type of winery cave that is on the facility – either Type-1, 2, or 3. Type 1 Winery Caves are not permitted for public access. Type-2 winery caves permit limited public access. Unless the winery cave is a Type 2 or Type 3 winery cave, it shall not be permitted to be used for any events.

a. Wine caves may be required to be sprinklered and provide a fire alarm system

75. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with Chapter 50 of the California Fire Code as adopted and amended by Sonoma County Code.

a. Provide CUPA Exemption form
b. Provide CERS ID Number
c. Contact Hazmat CUPA Division for inspection clearance 707-565-1152

76. Due to the scope of this project a Fire Services Pre-Construction meeting is required at the applicant's cost with the local fire authority included.

PLANNING:

"The conditions below have been satisfied BY ______________________________ DATE ________

77. This Use Permit approval is for construction of a winery with a maximum annual production capacity of 60,000 cases with a wine cave, a public tasting room, and a reserve tasting room with marketing accommodations on the upper floor consisting of two-guest rooms each with full bathrooms. The Use Permit approval also includes participation in two industry-wide events days per year with a maximum of 300 people on site per event and 20 agricultural promotional events per year (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests). No weddings, receptions, or concerts were proposed or approved under this Use Permit.

On the west side of the project site at the winery, agricultural promotional event size is limited to a maximum of 30 guests, which equates to 12 vehicles using the standard ratio of 2.5 people per vehicle. Industry-wide events will not be held on this side of the project site. The agricultural promotional events on the west side will be business and marketing related technical tastings.

The 20 authorized agricultural promotional events must promote and market agricultural products grown or processed in the County and be secondary and incidental to agricultural production. All event activities must be directly related to and promote agricultural products grown or processed on the property.

Hours of operation:

- Winery operations: Monday through Friday, 7:00 a.m. to 6:00 p.m. Non-Harvest Season
  Monday through Friday, 6:00 a.m. to 10:00 p.m. Harvest Season

- Tasting Room hours: 10:00 a.m. to 5:00 p.m., 7 days a week
- Industry- Wide events: 11:00 a.m. to 5:00 p.m., two event days per year

- Agricultural Promotional Events: Varies. 11 a.m. to 3 p.m., 9 a.m. to 9 p.m., or 6 p.m. to 9 p.m. with all clean up completed by 10:00 p.m.

Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review. The use shall be operated in accordance with the proposal statement and site plan (as amended by this application) located in File No. UPE14-0008.

78. This Use Permit (UPE14-0008) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.

79. Prior to temporary or final occupancy on either the hop kiln or hop bale barn, the applicant shall submit a complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 (east side of Westside Road) prior to issuance of any grading or building permit on that parcel. (Adding the HD overlay zone may be processed as a part of the Comprehensive Planning Division's semi-annual package of zone changes required as conditions of approval.)

Mitigation Monitoring: PRMD shall not allow temporary or final occupancy on either the hop kiln or hop bale barn until the applicant has submitted a complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 and-032 (east side of Westside Road).

Noise:

80. NOTE ON GRADING, IMPROVEMENT, AND BUILDING PLANS:

Construction activities associated with this project shall be restricted as follows:

a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.

b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 5:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.

c. There will be no starting up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.

d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.

e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

f. The Permit Holder shall designate a Project Manager with authority to implement the mitigation prior to issuance of each building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring : PRMD staff shall ensure that the note listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Marketing Accommodations:

81. The two guest room marketing accommodations located on the upper floor of the reserve tasting room (hop bale barn) shall not be used for commercial purposes, including, but not limited to, transient occupancy, vacation rental, hosted vacation rental, or farm stay; and a form of monetary compensation shall not be accepted or exchanged. The marketing accommodations are limited to use by private guests of the winery operator or the winery owners.

Mitigation Monitoring: If the Permit and Resource Management Department receives a complaint that the marketing accommodations are being used for occupancy beyond private guests of the winery operator or the winery owners, PRMD staff shall investigate the complaint and if the condition is violated the Use Permit may be subject to modification or revocation

Planning Fees:

82. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.

83. Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

PRIOR TO BUILDING/GRADING PERMIT PHASE

84. Building permits for the winery building and east side tasting room conversions shall be filed simultaneously. The applicant expects the tasting room improvements to be completed before completion of the winery building and wine cave construction. The winery building construction shall begin prior to final occupancy of the tasting room buildings to ensure the project site does not convert to stand-alone tasting rooms. The winery building construction must be completed and granted final occupancy within two years of commencement of the tasting rooms operations, or all tasting room uses shall cease until such time the winery building receives final occupancy.

85. Prior to building permit issuance for the tasting rooms, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.

Design Review:

86. Prior to issuance of any grading permit for the winery or tasting room development project, a joint meeting shall be held by the Design Review Committee and Sonoma County Landmarks Commission to review and grant final approval on the site plan, building elevations, circulation, parking, landscaping, fencing, irrigation, signage, and exterior lighting plans to minimize any visual impact through design and landscaping improvements. Also, as recommended by the Board of Zoning Adjustments, the installation of solar panels on the roof of the winery building

shall be reviewed and considered by DRC. The applicant shall comply with the recommendations listed on the joint DRC/Landmarks Commission Action Sheet, dated December 2, 2014, and any subsequent recommendations.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue any grading, building, or other development permit until the required plans have been given final approval from the Design Review Committee and Sonoma County Landmarks Commission. PRMD shall not issue temporary or final occupancy for any related building permit until a site inspection of the project site has been conducted by the Project Planner to verify exterior building colors, landscape improvements, signage, and exterior lighting have been installed in accordance with approved plans.

87. Prior to issuance of building permits for the winery and/or tasting room buildings, an exterior lighting plan shall be submitted to the Design Review Committee and Sonoma County Landmarks Commission for a joint-committee review and approval. Exterior lighting is required to be fully shielded from off-site views, and directed downward to prevent "wash out" onto adjacent properties or the night sky. Generally, fixtures should accept sodium vapor lamps and not be located at the periphery of the property. Flood lights are not allowed. The lighting shall be installed in accordance with the approved lighting plan during the construction phase.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue building permits for the winery and/or tasting room buildings until an exterior lighting plan has been reviewed and approved by the Design Review Committee and Sonoma County Landmarks Commission in a joint-committee review, consistent with the above mitigation measures and County standards. The Permit and Resource Management Department shall not sign off temporary or final occupancy on any related Building Permit for the winery or tasting room buildings until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and, if warranted, require that the property be brought into compliance or initiate procedures to revoke the permit.

With implementation of the foregoing mitigation, potential impacts due to new sources of exterior lighting and glare would be reduced to a level of insignificance.

88. Additional measures for lighting impacts include: Lighting plans shall be designed to meet the Lighting Zone (LZ2 for rural) standards from Title 24 effective October 2005.

89. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts.

90. The project site is subject to the VOH district requirements to mitigate for removal of any Valley Oak tree under Section 26-67-030 of the Zoning Code. Any removal of any large valley oak, or any small valley oaks having a cumulative diameter at breast height greater than sixty inches (60″), on any property within the VOH district, the Permit Holder shall mitigate the resulting valley oak loss by one of the following measures:
    (1) retaining other valley oaks on the subject property,
    (2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,
    (3) a combination of measures (1) and (2), or
    (4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county.

The Permit Holder has the sole discretion under the VOH district criteria to determine which mitigation measure to use to mitigate the valley oak loss. The requirements for each mitigation measure are specified in the Table under Section 26-67-030 of the Zoning Code. Prior to occupancy of the winery or tasting room building whichever is first, the mitigation measure shall be implemented.

Mitigation Monitoring: Prior to issuance of any grading or building permits, or prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission, an appropriate form of mitigation set forth in the Table under Section 26-67-030 of the Zoning Code shall be incorporated into the project and the projects' final landscape plan. Prior to final occupancy on the winery or tasting room buildings whichever is first, the mitigation measure shall be implemented.

91**.** The spoils from the wine cave excavation shall be placed outside of the Scenic Highway Corridor and screened from the public road by existing structures and existing or proposed landscaping to the extent feasible.

Mitigation Monitoring: If the Permit and Resource Management Department staff observes during the development of the project that spoils are located within the Scenic Corridor setback, or receives a complaint, the applicant will be required to remove and relocate the spoils or the Use Permit may be subject to modification or revocation.

92. NOTE ON GRADING PLANS**:** "In the areas of project development, construction fencing shall be installed under the drip-line of all trees that will be retained. Construction fencing shall be placed to ensure that no construction equipment, fill, staging or storage will impact the root zone of these oaks. An arborist shall inspect the location of the construction fencing to insure the root zones of the trees to remain are protected."

Mitigation Monitoring**:** PRMD shall ensure the note has been placed on all grading plans. Also prior to any grading activities the Permit Holder shall submit to the Project Planner evidence through photographs and an arborist letter that construction fencing has been installed prior to issuance of any related grading or building permits for the project.

93. Prior to issuance of final occupancy of the winery and tasting room buildings for the project , native trees to be removed greater than 6" DBH should be replaced by planting same species Plantings of native oaks on site at a ratio of 5 to 1 should be installed within the project landscape plan. It is recommended that new landscape plantings utilize as many native species as possible (shrubs and trees).

Mitigation Monitoring: PRMD shall require any planting of any replacement native oaks trees is done prior to issuance of final occupancy of the winery and tasting room buildings for the project.

94. NOTES ON GRADING, IMPROVEMENT, AND BUILDING PERMIT PLANS:

"The following cultural resource protection measures shall be included in the project:

1. All employees or others on the project site/job site shall be told that no artifacts are to be removed from the area except through authorized procedures. In this usage "artifacts" means any item over fifty (50) years of age. As a general rule artifacts greater than 100 years of age should be considered important unless a specific evaluation determines otherwise.
2. If archaeological or paleontological resources are found, all earthwork in the vicinity of the find shall cease, and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist. When contacted, a member of PRMD Project Review staff and project archaeologist shall visit the site to determine the extent of the resource and to develop proper mitigation measures required for the discovery. No further grading in the vicinity of the find shall commence until a mitigation plan is approved and completed subject to the review and approval of the archaeologist and Project Review staff.
3. All employees or others on the job site shall be educated and informed that no artifacts are to be

removed from the area except through authorized procedures. It should be made clear to all individuals and companies associated with any project that any artifacts found in the course of work are the property of the Agency. It is not up to the contractor to determine what the agency considers important.

4. Any artifacts that are found on or near the project area are to be turned over to, or brought to the attention of, the inspector, project manager, or the discoverer's immediate supervisor.
5. Whenever any artifact is found or reported, a tag should be included that indicates the following: (A) the identity of the finder and the date of discovery; (B) the identity of the inspector or other responsible individual to whom the artifact is given; (C) a description of the location where the artifact was found, such as the approximate distance and direction to the nearest measured point, identification of a point on the building plans, or other reliable, accurate method; and (D) a description of the artifact that will allow it to be identified if the tag and artifact are separated.
6. The inspector shall carry a small supply of plastic baggies and 3x5 cards for documentation of artifacts. The artifact, if portable, should be transported to a safe location where it can be kept until it can be inspected by an archaeologist. "

Mitigation Monitoring: PRMD staff shall ensure that the notes listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. The Permit Holder shall ensure the above protection measures are implemented during ground disturbing activities and project construction. If violations occur, PRMD shall seek voluntary compliance from the Permit Holder and thereafter may initiate an enforcement action and/or Use Permit revocation or modification proceedings, as appropriate. (Ongoing).

95. The Permit-Holder shall be responsible to ensure:

a. There shall be a qualified archaeological monitor and/or tribal monitor present during all initial ground- disturbing activities into native soils on the project. The tribal monitor shall be, but not limited to, a representative(s) of the Lytton Rancheria. The qualified archaeological monitor and/or tribal monitor shall have the authority to stop and redirect grading activities to evaluate any tribal cultural resources discovered on the property. Such evaluation shall be done in consultation with the appropriate tribe. However, if the archaeologist and tribal monitor determine, based on their knowledge and experience, that there is no further need for monitoring, the monitoring may cease.

b. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all byproducts of human land use greater than 50 years of age including trash pits older than 50 years of age. When contacted, a member of PRMD project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Prior to any ground disturbing or grading activities, the Permit Holder shall be responsible for ensuring a qualified archaeological monitoring and/or tribal monitor is present during all initial ground-disturbing activities into native soils on the project. The PRMD shall not issue any grading or building permit until staff has determined the above note has been placed on the plans. In the event that archaeological resources, tribal cultural resources, or cultural resources are discovered, such as pottery, arrowheads, midden, or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. Failure by the Permit-Holder to comply with these requirements shall be considered a violation of the Use Permit and may result in the modification or revocation proceedings of the said Use Permit.

96. The installation of adequate bicycle racks near the entrance to the proposed public tasting rooms. Please reference the bicycle parking standards provided on pages 19 and 20 of the 2010 Sonoma County Bicycle and Pedestrian Plan, which can be found via the following link; http://www.sonoma-county.org/prmd/docs/misc/bikeplandraft.pdf. Bicycle spaces are provided at a ratio of 1 bicycle space for every 5 vehicle spaces. Additional bicycle parking guidelines are also provided by the Association of Pedestrian and Bicycle Professionals (APBP), which can be found online at the following website; http://www.apbp.org/resource/resmgr/publications/bicycle_parking_guidelines.pdf. Please note that the SCBPAC recommends the installation of inverted-U style bicycle racks.

Construction Phase:

97. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:

"The Permit Holder shall be responsible for controlling dust and debris during all construction phases. Consistent with BAAQMD guidance, the following measures shall be implemented by the permit holder on the project site during the construction period:

a. Water all active construction areas at least twice daily

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

d. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas.

f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles dirt, sand, etc.

g. Limit traffic speeds on unpaved access roads to 15 mph.

h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

i. Replant vegetation and ground cover in disturbed areas as quickly as possible. The Permit Holder shall be responsible for controlling dust and debris during all construction phases."

Mitigation Monitoring: If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it's determined by PRMD staff that complaints are warranted, the Permit Holder shall implement greater or additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

98. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:
"The permit holder shall also be responsible for complying with provisions to avoid any impacts of naturally occurring asbestos. Prior to any construction or grading, further sampling of soil shall be conducted to verify whether naturally occurring asbestos is present. If naturally occurring asbestos is encountered, the project applicant shall prepare an asbestos dust mitigation plan that complies with the Airborne Toxic Control Measures required by 17 California Code of Regulations, Section 93105. These provisions require, but not limited to, such measures as limiting construction vehicle speeds to 15 miles per hour, wetting the site prior to and during grading, wetting or covering stockpiles, and washing equipment."

Mitigation Monitoring: If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it's determined by PRMD staff that complaints are warranted, the Permit Holder shall implement greater or additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

99. Prior to issuance of final occupancy on any related building permit, landscape planting and irrigation shall be installed in accordance with the plans approved by the Design Review Committee and Sonoma County Landmarks Commission. A site inspection by the Project Planner is required and a letter from the Landscape Architect or Contractor must be submitted verifying landscape and irrigation installation is in accordance with approved plans.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue final occupancy on any building related permit until it has been verified by a site inspection by the Project Planner and a letter from the Landscape Architect or Contractor that landscaping and irrigation have been installed in accordance with approved plans.

With the implementation of these mitigation measures, the project effect on scenic vistas and scenic resources would be reduced to a less than significant impact. (Also see item 1.d, below, regarding mitigation for night lighting.)

100. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**:** "To avoid or minimize potential impacts to passerines and raptors that may potentially nest in the trees**,** the following requirements shall be implemented during all stages of project development and construction:

1. Grading or removal of nesting trees should be conducted outside the nesting seasons, which occurs between approximately February 15 and August 15.
2. If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting

after the survey.

3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance free buffer zone shall be established around the nest trees until the young have fledged, as determined by a qualified biologist.

4. The radius of the required buffer zone can vary depending on species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.

5. To delineate the buffer zones around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.

6. After protective construction fencing is in place around the buffer zones, there will be no restrictions on grading or construction activities outside the prescribed buffer zones."

Mitigation Monitoring: PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

101. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**:** "To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage of the trees identified on the site, the following requirements shall be implemented during all stages of project development and construction:

1. Potential habitat trees shall be removed only between approximately March 1 or when evening temperatures are above 45° F and rainfall less than ½ " in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficient (September 1 through October 15), or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.

2. Tree removal shall be conducted using a two-stage process over two consecutive days. With this method, small branches and small limbs containing no cavity or crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on day 1, using chainsaws only (no dozers, backhoes, etc.). The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibrations, coupled with physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habitation and re-occupation of the altered tree.

3. Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction.

4. All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50-ft buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

5. If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50-ft. buffer around each habitat tree shall be observed to reduce likelihood of abandonment of the roost and young.

6. In order to minimize potential take of solitary bats, tree removal should begin with small trees and

vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual to abandon the site.

Mitigation Monitoring**:** PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

102. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**: "**To prevent direct mortality of bats that may roost in structures on the site, the following requirements shall be implemented during all stages of project development and construction:

A. Large Barn: Under direct supervision of a qualified bat biologist, and only during "seasonal periods of bat activity", conduct partial dismantling of portions of the exterior siding and roofing materials to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this, but the upper loft will also require supplemental lights aimed up from the floor directly beneath the hop cars to cause bats to abandon the roost crevices.

"Seasonal periods of bat activity" are identified as:

1. Between March 1 (or when heavy rains [greater than ½" in 24 hrs.] cease and/or evening temperatures remain above 45F) and April 15 (after which time females will begin to give birth to pups.

2. Between September 1 (after all pups are self-sufficient) and approximately October 15 (or before heavy rains [greater than ½" in 24 hrs.] begin and/or evening temperatures fall below 45F)

B. South Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing materials to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

C. North Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into the structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

D. Residence: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing materials to increase light and airflow into the structure, causing the bats to abandon the structure of their own volition. All walls and portions of the soffit boards will require some removal of material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

E. Chicken Shed: No further actions are required to prevent the use by bats or take of roosting bats.

F. Pump/Storage Barn: To reduce the likelihood of this building being used by bats abandoning the larger structures, all doors should be left open during the day and night hours. No further actions are required."

Mitigation Monitoring **:** PRMD staff shall ensure that the measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

103. To protect the potential presence of the western pond turtle and its habitat, the following terms are required:

a. Establish and maintain a minimum 50-foot wide setback around the reservoir prior to any ground disturbing activities or project construction. Any stockpiling of wine cave spoils on the project site shall also maintain a minimum of 50-foot wide setback around the reservoir. Except for the exclusions stated herein, no activities shall occur within the setback area. Excluded from the setback area required by this term are any features, and access to such features, that are currently in existence and are delineated on the proposed development map. Features are defined as including but not limited to: cropland and planted landscape areas, roads and roadways, bridges, equipment and material storage areas, buildings, structures, fences, wells, pipes, drainage facilities, utility lines and poles, pumps, sumps, and water diversion and storage facilities. Planting and irrigation of riparian vegetation within the setback area is allowed;

b. A qualified biologist shall conduct a pre-construction survey for western pond turtle, in those areas not already paved or graveled. If pond turtle is observed in the proposed construction area, the biologist shall notify CDFW and provide a relocation plan for the individual.

c. In the future, prior to dredging the reservoir, a plan should be created to avoid disturbing the emergent (wetland) vegetation around the reservoir during dredging operations. Approval of any dredging operations should be obtained from the California Department of Fish and Wildlife; a. Establish and maintain a minimum 50-foot wide setback around the reservoir.

Mitigation Monitoring**:** Prior to issuance of any grading permit or any ground disturbing activities, the Permit Holder shall be responsible for establishing a 50-foot wide setback from the existing reservoir. Under the guidance of a qualified biologist, Wildlife Exclusion Fencing (WEF) shall be installed at the edge of the 50-foot setback line and shall remain in place throughout the duration of the project and while construction activities are ongoing. Upon project completion the WEF can be completely removed and the areas returned to original condition or better.

104. A total of 21 trees are proposed for removal as part of the project development, they include: 6 coast live oak trees, 5 valley oaks, 4 cottonwoods and one redwood, all of which are native trees. Prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission and prior to PRMD issuance of any grading or building permit, a certified arborist shall submit a final tree survey and inventory to the Project Planner. The arborist shall provide the replacement value of the trees to be removed and the protection measures during construction activities for the remaining trees. A final landscape plan shall be based on the findings of the arborist report and address the replacement of any native specimens.

Mitigation Monitoring: Prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission and prior to issuance of any grading or building permits, the Project Planner shall review the arborist report and shall review the final design plans to ensure that the replacement trees are incorporated into the final landscape plan.

105. The project site is subject to the VOH district requirements to mitigate for removal of any Valley Oak tree under Section 26-67-030 of the Zoning Code. Any removal of any large valley oak, or any small valley oaks having a cumulative diameter at breast height greater than sixty inches (60″), on any property within the VOH district, the Permit Holder shall mitigate the resulting valley oak loss by one of the following measures:

(1) retaining other valley oaks on the subject property,

(2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,

(3) a combination of measures (1) and (2), or

(4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county.

The Permit Holder has the sole discretion under the VOH district criteria to determine which mitigation measure to use to mitigate the valley oak loss. The requirements for each mitigation measure are specified in the Table under Section 26-67-030 of the Zoning Code. Prior to occupancy of the winery or tasting room building whichever is first, the mitigation measure shall be implemented.

106. The following dust control measures will be included in the project:

   a. Water or dust palliative shall be sprayed on unpaved construction and staging areas during construction as directed by the County.

   b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.

   c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

   d. Water or other dust palliative will be applied to stockpiles of soil as needed to control dust.

   PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits.

107. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.

108. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.

   PRMD shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). PRMD shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.

109. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter

7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

110. Prior to final or temporary occupancy on the winery or tasting room buildings, the Permit Holder shall submit for approval to the Project Planner at PRMD a Traffic and Parking Management Plan prepared by a qualified traffic engineer. In order to provide orderly and efficient movement of vehicles entering the site and to minimize traffic impacts on the public road the Traffic and Parking Management Plan shall include; but not limited to, on-site traffic control measures for all events that exceed 125 guests. Traffic control shall be located off of the public road.

<u>Mitigation Monitoring:</u> The Permit and Resource Management Department shall not issue temporary or final occupancy on any building permit for the winery or tasting room buildings until the any grading permit until a Traffic and Parking Management Plan has been submitted and approved by the Project Planner at PRMD.

USE PERMIT OPERATIONAL REQUIREMENTS

111. If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, according to the following priority:

1. Pomace shall be composted and land applied, or land applied and disced into the soil on vineyards or agricultural land owned or controlled by the applicant.

2. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.

3. Pomace shall be transported to any County's composting facility in a fashion that allows the pomace to be used by the County’s composting program.

Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities 1 through 3 above have been exhausted. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

<u>Mitigation Monitoring:</u> If the Permit and Resource Management Department receives complaints regarding objectionable odors from pomace stockpiling and/or disposal, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification. With implementation of the foregoing standard condition, project impacts associated with the creation of objectionable odors would be less than significant.

112. The Permit-Holder prior to scheduling any large agricultural promotional events of 100 guests or more on the project site shall coordinate events with the two adjacent winery operators within one-half mile to off-set event days and/or event times, with the exception of the two industry wide event days because these days are set by the Russian River Valley Grape Growers Association. Furthermore, the Permit Holder shall not hold larger agricultural promotional events of 100 guests or more when there is a large bike event sponsored by a bona-fide organization or group (on going).

<u>Mitigation Monitoring</u>: Failure by the Permit Holder to coordinate the larger agricultural promotional events of 100 guests or more on the project site with the two adjacent winery operators within one-half mile or holding a larger agricultural promotional event of 100 guests or

more during a large bike event ,as specified above, shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings.

113. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

114. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.

115. One-Year Review. A review of event activities under this Use Permit shall be undertaken by the director one year after commencement of the first event to determine compliance with the Conditions of Approval applicable to agricultural promotional events. The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300′) of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval applicable to events or that event activities constitute a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit with regard to events. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.

116. The days and hours for special events shall be subject to review and approval by a Special Events Coordinator or similar program established by the County or at the County's direction.

The applicant shall submit to the County an annual request and schedule for special events for each calendar year including the maximum number of participants, times and dates. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long established uses and establish reasonable costs for managing the program.

117. Annual Report. After commencement of event activities, the owner/operator shall submit a report each year to PRMD by January 15th describing the number of agricultural promotional events that occurred during the previous year, the day, date, time, and duration of each event, the number of persons attending each event, the purpose of each event, and any other information required by the director. The annual report shall also include the proposed events for the coming year.

118. Customer and Site Visitor Management. The operator of the establishment shall take all reasonable steps, including contacting law enforcement in a timely manner, to prevent customers or other persons from engaging in objectionable activities on the premises, parking areas under the control of the operator, and other public or quasi-public areas within site of the premises during business hours.

119. Staff Training. Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date or ownership or employment and

every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.

120. Food Service Condition:

A restaurant, café, delicatessen or any other food service offering cooked-to-order food is prohibited. Table service, retail sales of cooked or prepared food or menu items are prohibited in the tasting room, except that within the **public** and reserve tasting room**s** for food and wine pairings as noted below. The following types of food service are allowed under this permit:

a. Samples or tastes of pre-packaged food, such as crackers, nuts or other palette cleansers, featuring local foods and food products offered in conjunction with wine tasting.

b. Prepared meals or appetizers featuring local foods and food products offered in conjunction with agricultural promotional events, such as wine club parties, and winemaker dinners, and with food and wine pairings as limited below. Such meals/appetizers may be prepared in a food preparation area prior to serving as described on the approved project floor plan. The preparation area can include counter space, a double sink, microwave oven(s), warming oven(s), refrigeration, a stove or range, and an exhaust hood.

c. Retail sales of pre-packaged food not associated with the activities described in a) and b) are allowed in conjunction with wine tasting subject to the following limitations:

   i) Retail sales of pre-packaged food featuring local foods and food products shall be permitted only during tasting room hours as approved by this Use Permit.

   ii) Retail sales of pre-packaged food available for on-site consumption only.

   iii) No indoor seating area or table service is permitted in conjunction with retail sales of pre-packaged food. Outdoor seating areas are permitted for use as outdoor picnic areas.

   iv) No off-site signs advertising retail sales of pre-packaged food is permitted. All project signage shall conform to the Zoning Code Sign Regulations.

Food and Wine Pairing:

Seating in the **public** and reserve tasting room**s** shall be limited to15 seats and no more than 15 persons.

Food and wine pairings shall be selected by the winery with no menu options allowed.

Such pairing shall be limited to small appetizer-like portions, are limited to no more than four days per week and no more than twice per day at specified times (11:00 a.m. and 2:00 p.m.) avoiding the lunch hour and shall not be open to drop in guests.

121. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

122. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD

demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

Planning Commission/Board of Zoning Adjustments Appeal Form

PJR-021

To: Board of Supervisors
County of Sonoma, State of California

File # UPE14-0008

Appeal is hereby made by: See attached complete list of Appellants to UPE14-008

Mailing Address: See attached complete list of Appellants and their mailing addresses

Phone: 415-385-2385 Email: See attached complete list of Appellants and their email contacts

The Board of Zoning Adjustments on

September 21, 20 17, approved a request by

Westside Farms - 7097 Westside Road for

a Use Permit to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, and a new wine cave (approx. 20,720 square feet).

located at 7097 Westside Road, Healdsburg, CA 95448

APN 110-240-031, -032, and -040 Zoned LIA B6-60, F1, F2, RC200/100, SR, VOH Supervisorial District 4 & 5

This appeal is made pursuant to Sonoma County Code Chapter 26 Section 26-92-160 for the following specific reasons:

1. Generates significant employee, public and truck traffic in an area with inadequate sight lines.
2. Large-scale project, with tasting rooms on both sides of the road, situated within an approx. 1000 ft. radius of three existing tasting rooms is detrimental to the rural character of the area.
3. Disproportionate focus on hospitality and promotional uses is inconsistent with the Williamson Act contract and the intent of the General Plan to preserve agriculture and rural character.
4. The overwhelming concentration of existing wineries on Westside Rd. and other similar County roadways is too great of a safety and county-wide issue for the BOS to ignore.

Date: October 02, 2017 Appellant: __________________
Signature

Appeal Fee: See current PRMD Project Review Fee Schedule

------------------ O DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff O ------------------

This appeal was filed with the Permit and Resource Management Department on the 2 day of October, 20 17, receipt of which is hereby acknowledged.

Brian Keefer
PRMD Staff

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

ATTACHMENT A

Appellants to UPE14-008
Westside Farms - 7097 Westside Road

The following Appellants hereby file jointly an Appeal of UPE14-008:

Healdsburg Citizens for Sustainable Solutions (HCSS)
401 Center Street, Box 44
Healdsburg, CA 95448
hcss@sonic.net

Maacama Watershed Alliance (MWA)
P.O. Box 1226
Calistoga, CA 94515
knights@sonic.net

Forest Unlimited (FU)
P.O. Box 506
Forestville, CA 95436
larryjhanson@comcast.net

Sonoma Coast Rural Preservation (CHRP)
P.O. Box 618
Gualala, CA 95445
sonomachrp@gmail.com

Todd Everett
5400 Wallace Creek Road
Healdsburg, CA 95448
perfedge@aol.com

Warren Watkins
418 Matheson Street
Healdsburg, CA 95448
owlwo@sonic.net

20 October 2017

Maacama Watershed Alliance P.O. Box 1226 Calistoga, CA 94515

RECEIVED
AUG 10 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

"Agriculture is the backbone of Sonoma County. Water...its lifeblood."

FOR THE PUBLIC RECORD
knights@sonic.net

RE: PUBLIC HEARING **APPEAL OF WESTSIDE FARMS WINERY AND HOSPITALITY COMPLEX** Sonoma Co. UPE14-0008 **Intent to Adopt a Mitigated Negative Declaration at 7097 Westside Road**

August 9, 2018

To our Board of Supervisors,

We thank you for considering the appeal of the Westside Farms winery use permit, filed on October 2, 2017 by Maacama Watershed Alliance, Healdsburg Citizens for Sustainable Solutions, Forest Unlimited, Todd Everett (Westside area resident), Warren Watkins and Sonoma Coast Rural Preservation. Given grave policy errors, unstudied impacts and procedural missteps below, appellants request the County not approve a discretionary use permit for this project plan.

Our position is supported by the existing record. We are also submitting new items (comments, expert testimony) with this letter. Those **new items of evidence** are highlighted in **BOLD** for easy identification. All exhibits at set forth in the Table of Exhibits.

Approving this project would establish precedents that downgrade longstanding land use practices or policies outlined below designed to protect public safety and the health and welfare of the neighborhood. Moreover, the project fails to meet several requirements of the General Plan, zoning density requirements, Williamson Act facility size limits, the County Uniform Rules for Ag Preserves (Rules 2, 7, 8), and the California Environmental Quality Act. Appellants request that this project plan be denied, and the Applicant and staff tasked to revise the project to conform with the law. Importantly, we ask that you honor the broader community's desire for policies that protect the carrying capacity of our scenic wine valleys and balance the needs of wineries and residents.

PROJECT DESCRIPTION: The project site, known as Westside Farms, consists of 75 acres (one legal parcel) containing 42 acres of commercial vineyard. Westside Road bisects the parcel. Exhibit B is an overview of the proposed project at the site.

On the 6-acre west side of the road, the project will add a new 32,210-square-foot winery building with 60,000 annual case production, an unstudied 20,720-square-foot wine cave, administrative offices, employee kitchen/breakroom, employee shower and locker room, two technical tasting rooms, a wine library, a commercial kitchen, and employee and public restrooms. The area also includes a 3-acre pond, the primary dwelling unit and ancillary farm buildings.

On the east side (69 acres), the project will retain the grape acreage and construct a hospitality complex. The historic hop kiln building will be reconstructed as a public tasting building with two rooms with wine tasting bars, a commercial kitchen, public restrooms, case-good storage, general storage, and office space.

The 5,000 square foot historic hop baling barn will also be reconstructed with significant intensification of use. The middle floor will have a reserve wine tasting room used for tasting, food and wine pairing, and agricultural, promotional and industry wide events. There is a commercial kitchen and VIP lounge area. The upper floor has two guest room marketing accommodations with two full bathrooms and a common lounge. The lower floor is mechanical and storage.

The project will have 15 fulltime employees, 3 part time employees, and 6 seasonal employees for a total of 24 employees.

New parking areas: East side includes 20 standard spaces, 4 handicap accessible spaces, and 58 overflow parking spaces (unmarked gravel area). West side includes 25 standard spaces, 2 handicap accessible spaces, and 21 overflow parking spaces (unmarked).

Events: the proposed project would have 22 events: 20 agricultural events per year with a range of maximum guests (10 events with 30 guests in the winery tasting room, five events with 60 guests and 5 with 120 guests), and participation in two industry wide event days per year.

The existing Ramey winery facility in downtown Healdsburg currently makes 40,000 cases, with 36,000 cases sold into the distribution market.

COUNTYWIDE POLICY ISSUES: The potential precedents associated with the BZA's approval of a mitigated negative declaration (MND) and use permit for this project led to an appeal by a team representing a wide variety of interests: land use and road safety, agricultural land conservation contracts, bicycle joint road use conflicts,

noise, biological and geological experts. The team built on the work completed by the Westside Community Association Advisory Committee, who met with applicant Ramey early in the process and actively participated in every hearing.
(Exhibit A: Administrative Record: 2014 to 2017 Letters from WCA Advisory for all hearings up to BZA. February 4, 2014 County Letter on Baling Barn violations, County Map for Westside Area of Potential Concentration)

For some time, the public has voiced concern about unsustainable wine tourism development in rural lands. Since 2008, the General Plan has required policy standards in areas of concentration, but development of standards has been continuously delayed. In 2014 and 2016, the Board of Supervisors tasked County staff to prepare a winery event ordinance and associated local area guidelines for areas of concentration, such as the Westside area. Community groups actively participated in all stakeholder processes and briefings for the prospective ordinance, and for protective standards and siting criteria for areas of concentration.

Notwithstanding these concerns, the BZA approved what may the most impactful winery event center on County's agricultural lands – certainly, the proposed project is the largest winery and event center considered for approval in the Westside Area, an area of overconcentration identified by the County. **(Exhibit C: Map of Existing and Potential Tasting Room access roads within ½ mile and chart Large Project Comparison Westside Farms to 2012 Hop Kiln Project)**

The existing Ramey winery in Healdsburg produces 40,000 cases annually, with 36,000 cases sold into the distribution market. Until construction and full production of the proposed winery facilities, the hospitality component of the project is significantly oversized for 4,000 case direct to consumer marketing efforts.

Approval of this project, as is, would set the following <u>detrimental policy precedents</u>. Issues with technical expert testimony and additional information outlined below:

1. Downgrade the road safety standard for unsignalized intersections (including driveways) in an area with a detrimental concentration of tasting rooms

2. Approve a detrimental concentration of winery and tasting facilities given there are 29 permitted wineries or tasting rooms in the Westside Road Area. **And, there are four existing and proposed winery tasting rooms /event facilities, including a wedding venue, located within a ½ mile of the project site.**

3. Allow facilities on both sides of the road with two opposing driveways – truck turning movements and events at both increase joint road use conflicts.

And,
omit required procedure of review by Bicycle and Pedestrian Committee (BPAC) along a heavily traveled designated bikeway

4. Allow intense commercial uses on lands under Land Conservation Contract: three commercial kitchens, up to five separate hospitality and event spaces, 4,000 square feet of office space, and a second dwelling unit
5. Violate the 15 % hospitality-to-winery facility square footage guideline use ratio by counting unstudied, and thus, speculative "cave" space in processing facility
6. Approve a winery design plan, and proposed 6 foot walls that do not mitigate the noise impacts to adjacent sensitive receptors.
7. Approve the baling barn as a second dwelling unit, with a commercial kitchen and bedrooms, not marketing accommodations alone per Government Code Section 8.2 B.2 and in violation of County zoning density. This unnecessary intensification of use in a historic district and scenic corridor violates General Plan elements.
8. Approve a potential breach of the Williamson Act as baling barn structure and uses do not comply with Williamson Act building size limits, several County Uniform Rules, especially Rule 2 (non compliant with guest quarters or dwelling unit rules) and other rules.
9. Allow hospitality facilities to become operational, creating a potential "stand alone" tasting room before production facilities are operational. Approve a potential cave with insufficient geological feasibility analyses, and no designation as to its future use (processing storage only or added hospitality uses).

In short, the Supervisors should not approve this project plan as there is substantial evidence of potentially significant public safety, noise, and geological impacts, a potential breach of the Williamson Act, as well as cumulative impacts.

SIGNFICANT ENVIRONMENTAL AND PUBLIC POLICY ISSUES

1. <u>Public safety</u>: <u>Deviation from "sight distance" standard and opposing driveways</u>

Public safety is a primary responsibility of government, and the Supervisors must address a recent policy that downgrades road safety standards. There are significant public safety implications associated with this "under the radar" policy change.

Until just a few years ago, winery and tasting room traffic impact studies evaluated and mitigated impacts to meet the "safe sight distance" standard for projects that require a traffic impact study. However, recent studies (which now need approval by the Director of Transportation) have downgraded that safety standard to a different one known as "safe stopping distance for private driveways."

The change is clear. In 2010, the County published its "Guidelines for Traffic Impact Studies" that define CEQA thresholds, clarify that the unsignalized intersection standard applies to driveways, and set the AASHTO "safe sight distance" standard.

"Sight distance" standard requires a clear line of sight and adequate time for the waiting vehicle to turn left or right. It means drivers should have enough sight distance to not be forced to hit the brakes or take other evasive action to avoid a collision with customers leaving a tasting room The project does not meet that standard.

The lesser "sight stopping distance" standard states the approaching vehicle must alter speed and potentially take evasive action, and that the actual distance varies based on a number of factors (although it may not address drivers with impaired reaction time). In the present case, the project cannot meet even that lesser standard – here, a minimum 250 feet stopping distance—without road improvements.

Below is the County's stated requirement for clear line of sight distance for access to projects requiring a traffic study, as set forth in the Sonoma County Guidelines for Traffic Impact Studies, the W-Trans reports and September 2107 Staff Report (Page 24 Paragraph 6):

> *"At driveways, a clear line of sight needs to be maintained for drivers of a vehicle waiting at the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle either to turn left or right without requiring the through traffic to radically alter speed."*

Versus the downgraded stopping sight distance as defined below:

> *"Stopping Sight Distance is the distance traveled during perception-reaction time (while the vehicle driver perceives the situation requiring a stop, realizes that stopping is necessary, and applies the brakes), and maneuver time (while the driver decelerates and comes to a stop). Actual stopping distances are also affected by road conditions, the mass of the car, the incline of the road and numerous other factors."*

The downgraded standard should *not* be applied until the Board evaluates the risks of this policy change to public safety. These standards are designed to protect public safety and should be a high priority for the Board.

At Westside Farms the downgraded standard issue is even more complex. We urge the County officials to develop a **density standard to address safety risks from multiple commercial driveways in close proximity.**

The Adobe Report (Exhibit D) states the current driveway sight distance to the North is not even safe for residential traffic, let alone commercial traffic for a 60,000 case winery. Adobe used a video simulation to demonstrate that once the hill is cut back and heritage trees removed, and based on certain assumptions that have not been field tested, the minimum 250 feet stopping distance would be available for this residential driveway.

Only after the hill and trees are cut away and the actual sight distance measured, should the Supervisors make a CEQA finding of significance on this issue. Because the data are incomplete, a discretionary use permit should not be issued until Supervisors have addressed this important public safety and policy issue.

The W-trans 2017 traffic report states that the prevailing speed is 35 mph for vehicles passing the winery exit and further states that after the road improvements are implemented there will be 250 feet of sight distance for vehicles traveling south on Westside Road to see and react to vehicles leaving the driveway on the west side of Westside Road, and bring their vehicle to a stop before a collision. (Exhibit E)

As stated in the Technical Expert peer review by Alta Planning and Design dated September 14, 2017 (Exhibit F) attached to this letter, the required distance to meet the County's required sight distance standard is 390 feet for left hand turns and 335 feet for right hand turns. Therefore, the proposed mitigation is insufficient to provide adequate sight distance as required by the County's standard stated on page 24 of the Staff Report and addressed in the CEQA Thresholds identified in the Sonoma County Traffic Study Guidelines.

Public safety cannot be ensured until road improvements, required to make the current residential use safe, are completed.

The project is in an area of potential over concentration, and along a stretch of road with a detrimental concentration of winery/ tasting room commercial driveways. Turning movements with inadequate sight lines given blind hills and curves exposes the public to significant public safety risks. **Exhibit C Map and Exhibit G: Todd Everett Letter with Attachment 1: Existing and Proposed Winery/Tasting Rooms** that show that adjacent wineries (20,000 cases and 35,000 cases) are permitted to hold 39 events with up to 200 people, and host large pick up parties and weddings.

The proposed project is a *60,000 case winery with 22 events* and would add turning vehicles and winery trucks at two opposing access roads. Exhibit H: Traffic Management Plan Queuing Graphic dated August 2017, shows the "Queuing Plan" for West/East Driveways. This is a complex plan involving guest vehicles queuing up along both driveways (West and East) to access the hospitality areas. The plan does not show the mitigation plan for winter industry-wide events, where overflow parking in the vineyard may not be possible, which raises another public safety issue associated with people walking across the road.

The Board must decide whether to downgrade the road safety standard in an area where multiple driveways do not have adequate sight distance, with potential queuing situations on event days at both the existing Williams Selyem winery, and this proposed project with two opposing winery and tasting room access roads. This is not a policy decision that can be deferred to the Director of Transportation, based on incomplete analyses.

2. <u>Public safety</u>: <u>Joint road use conflicts in area of overconcentration</u>

Todd Everett's letter (Exhibit G: Attachment 2: Procedural error given no Bicycle and Pedestrian Committee review and conditioning of project per General Plan requirements.) describes the detrimental concentration of wineries and tasting rooms in the area, and joint road use conflicts with bicycles. The letter includes Attachment 1, a table of wineries in a 1.5-mile radius and associated assessor's parcel map showing locations and ownership of nearby parcels.

Attachment 2 demonstrates a significant procedural error in the lack of evaluation of impacts on bicycle traffic and bicycle safety. Westside Road is a designated bikeway per County plans, has significant bicycle traffic and hosts over 20 large-scale bike events.

The Applicant failed to obtain review and conditions from the Bicycle and Pedestrian Committee, as required by the 2010 Bicycle and Pedestrian Plan in compliance with the State's Complete Streets Act of 2008 (AB 1358). The proposed use permit for this project on a Class III bikeway was not reviewed and conditioned by the Bicycle and Pedestrian Committee as per policies in the General Plan.

3. <u>Project inconsistent with certain General Plan policies and factors</u>

The project meets all three general plan factors for denial. The proposed project will result in the commercialization of Ag lands, a public safety problem and a detrimental concentration of commercial facilities in the 6000-7000 block of Westside Road. The proposed project meets all three of the factors identified in General Plan Policy AR-6F as constituting grounds for project denial, even when project is supportive of agriculture: 1) joint road use conflicts; 2) draws water from the zone of influence of area wells; or 3) scale and intensity is detrimental to rural character.

/

Factor 1: **Joint road use conflicts - See Issues 1 and 2 above**.

Factor 2: **Draws water from the zone of influence of area wells**: Exhibit I: The EBA Engineering January 2017 report for the proposed project, with vineyard irrigation, the project will require about 5 million gallons of water annually, is clear that two of the five wells on the property serve neighboring properties to the west. Yet, there is no analysis of potential impacts to water delivered to these properties.

Even through the project wells draw from the underflow of the Russian River, an additional policy issue that should be addressed by the Supervisors, studies to determine whether the project requirements would "draw water from the zone of influence of area wells" were not completed for wells serving adjacent properties. These studies must be completed before discretionary use permit approval.

The EBA Engineering Analysis is based on Exhibit J: Adobe Associates, December 30, 2015 projected water use study, which stated the net annual water demand for the project is 4.4 million gallons or 14.06 acre feet (plus 1 million gallons annually provided by winery wastewater irrigation of the vineyards).

Factor 3: Scale/intensity detrimental to rural character: Beginning in 2014, community groups requested that this project be downscaled to fit with the rural character and historic heritage of the Westside Area. These are the unique qualities that bring tourists to Sonoma County in the first place.

The proposed project may be the largest event center in our rural lands, and the largest hospitality complex considered for approval in the Westside Area, an area of over concentration. As shown in **Exhibit C "Large Project Comparison - Westside Farms to Hop Kiln,"** in many ways the Westside Farm project has scale and scenic corridor issues similar to the original Hop Kiln proposal, and hospitality uses that **exceed** the intensity of use in the 2012 Hop Kiln project, which was denied by the BZA (5-0) and summarily rejected by the public.

The proposed project has three commercial kitchens, twice daily food service in the public and private tasting rooms, and up to five separate hospitality and event spaces: 1) winery building tasting and food pairing rooms - 2) potential for hospitality and events in cave, when a future determination is made as to Type I or II cave, 3) hop kiln tasting room(s) and food service facilities - 4) baling barn dwelling unit with kitchen, tasting and food service facilities, and 5) the walnut grove.

Our General Plan specifically prohibits restaurants on Ag-zoned lands. The County has acknowledged the risk that food service can turn into de-facto restaurants that are prohibited on Ag land. (Staff report, September 21, 2017, p. 18) Approval of the project sets a County-wide precedent with its proposed three commercial kitchens with food service rooms as well as about 4,000 square feet of commercial office space.

Road improvement requirements to cut back a hill and remove heritage trees, as well as other information provided by appellants provides compelling evidence that a detrimental concentration of wineries and tasting rooms exists in this area and the project scale and intensity will be detrimental to rural character.

4. Project inconsistent with Williamson Act and County's Uniform Rules

The potential breach of the Williamson Act is set forth in **Exhibit K, Janis Grattan Watkins, Esq., June 12, 2018 letter to California Department of Conservation, Division of Land Resource Protection.**

In this case, Supervisors face a policy decision regarding the Williamson Act. The outcome of that decision will affect local operation of the Williamson Act and, potentially, our property tax structure going forward. This may require a determination to amend the Uniform Rules for Ag Preserves and zoning code density to permit more hospitality facilities and second dwelling units on parcels under prime land conservation contract.

The size of the baling barn and scale of commercial and hospitality uses are potential breaches of the parcel's prime land conservation contract under the Williamson Act. (Gov. Code sec. 41250(b)) which states:

"... a material breach is a commercial, industrial or residential structure, exceeding 2,500 square feet, that is not permissible under the Williamson Act contract, local uniform rules or ordinances."

As also discussed in detail in the letter, the "marketing accommodations" are a second dwelling unit that does not conform to the Uniform Rules for Ag Preserves or the Zoning Code density requirements for LIA zoned land. (Sonoma County Uniform Rule 2; Exhibit A (6): February 4, 2014 County staff letter)

- In 2014, the County informed the Applicant that addition of a building with a kitchen, bedrooms and bathrooms was a dwelling unit, which is not allowed under the Uniform Rules or the zoning density allowance.

- This structure is not required to meet the objectives of the project, as there is adequate square footage in the winery complex for requested and compliant "marketing accommodations."
    - The baling barn is about 5,000 square feet, with over 3,700 square feet (well over the State's 2,500 square foot limit) devoted to residential and commercial uses, and exceeds Uniform Rule 2 size limits as well.

  - Sonoma's Uniform Rules do allow "marketing accommodations," but the baling barn does not meet the requirements for "guest quarters, " and given the kitchen and food service lounges, it is a dwelling unit, which is not allowed.

- Reconstruction of the baling barn also violates provisions of the General Plan Open Space Element relative to structures in the Scenic Corridor, and will lead to potentially significant mortality for its resident bat species.

The project's disproportionate focus on food service (3 commercial kitchens and multiple food/wine tasting rooms), 22 events and significant commercial office space raises the question as to whether the project is secondary and incidental to agriculture, and should retain the tax reductions afforded by the Land Conservation Contract.

5. Departure from practice risks a "stand alone" hospitality complex

The project approval requires the *building permits* for the winery or wine cave and the tasting rooms be filed simultaneously and allows a four year vesting period. **It does *not* require completion of the winery at the same time as the hospitality/event facilities.** This increases the risk of a "stand alone" hospitality complex, not supported by on-site agricultural processing. Timing of hospitality operation before winery operation and the four year vesting period are departures from the County's long-standing practice.

Just like the 2012 Hop Kiln proposal where it was determined that the subterranean winery could never be built, the project's winery design has *not* been approved by the Design Review Board. Note the applicant's comment during the 2014 Design Review hearing, stating that the west side and east side of the project will "operate as separate businesses." So, the hospitality business could be running while the winery building or caves are mired in construction delays.

According to **a letter from Jane E. Nelson, PhD Geologist, Exhibit L,** the cave proposal has many deficiencies in geologic data and analysis. It is telling that the proposed cave is barely mentioned in the staff report and there are no studies or analysis of the 20,720 square feet cave construction in the MND. The staff report did not require the applicant to even state whether the cave will be a Type I or II, which calls into question whether the applicant intends to build the cave or whether it will be used for public access/ hospitality uses. It is unknown whether the cave is even viable. **The lack of geologic analysis is a significant deficiency in the MND.**

6. Cave and winery design deficiencies allow violation of 15% hospitality rule

There is inadequate information or analysis to determine the feasibility of constructing the winery and cave on the west six acres of the parcel. The guideline is set so the processing facility square footage determines the allowed size of hospitality facilities. The standard is 15 %, and the proposed project is at 14 % even though the actual size of the processing facilities are not known and design review is not complete. There is a concern that "phantom" square footage of processing facilities was used to gain approval of the large hospitality complex.

Regarding the cave, it is unknown whether its construction and disposition of spoils is even viable, given the complete lack of geologic analysis. **(Exhibit L: Jane E. Nelson, PhD Geologist Letter)** Dr. Nielson recommends the project be sent back for recommended studies on the cave and a plan for disposition of excess spoils.

As to the winery, Exhibit M: "Design Review Committee Record of Action" December 2, 2014, is clear that the site plan, architecture and landscaping plan of the winery need significant revision, and there is not enough specificity in the staff report or MND to verify that there's a viable building plan for the west area.

The Design Review Board has not approved a design for the winery that fits with the scale of the lot and historic character of the property. Design review stated that completely modern office type structure is not the appropriate aesthetic for historic and rural character of site. Yet, the staff report uses the winery /cave square footage of agricultural processing to justify over 10,000 square feet of hospitality space. Approval of this *large* hospitality complex is based on flawed assumptions.

In sum, the design and mitigation of this industrial-scale complex must be known and studied for impacts before a discretionary use permit is approved.

7. Noise impacts are not mitigated

The lack of an approved winery design debunks the applicant's noise analysis. A winery building, with well-documented noise profiles for pumps, motors, trucks and forklifts, etc. is located within 10 feet of a property line. According to appellants' noise expert, without an approved winery design, there are no assurances that the proposed noise mitigation measures will work.

Exhibit N: Graphic of winery design with overhangs for truck Exhibit N: Graphic of winery design with overhangs for truck back-up and unloading determines noise abatement.

According to **Exhibit O: Vibra-Accoustics Expert Letter - Peer Review dated July 2018, winery operations and truck turn around noise has not been mitigated:**

" With the proper application of the Noise Element of the Sonoma County 2020 General Plan and correction of other technical deficiencies there is reasonable evidence that the proposed Ramey Winery Operation will create noise impacts in exceedence of the Noise Element. We do not believe that the mitigation measures proposed in the I&R August 2017 Addendum to the March 2017 Environmental Noise Assessment would be sufficient to attenuate noise from the winery [operations

including trucks] such that the noise limits ...would be met."

Six-foot sound walls are unlikely to adequately mitigate the noise from large trucks and winery equipment, and noise levels from trucks and equipment were underestimated. Noise analysis is a significant deficiency in the MND.

Also, the conditions of approval depart from precedent on noise. Amplified sound is allowed in the Walnut Grove and amplified music in the hop kiln and baling barn dwelling unit, and the conditions *uncharacteristically* state that "drums, horns and other loud instruments" will be allowed vs. prohibited. Thus, noise is a potentially significant impact on neighbors on the east side hospitality complex as well, as it is an unenforceable mitigation measure to require windows and doors remain shut during amplified music.

Last words: This letter attaches appellants' *new* information as exhibits, and also refers to and lists additional evidence *already in the record*. That additional record evidence will be emailed tomorrow, resulting in one set of comprehensive exhibits. We note that we asked for a September hearing date given conflicts and the need to procure expert testimony; this request was denied by Supervisor Gore. We have waited for the staff report and recommended corrected Conditions of Approval for Tuesday's hearing, and have not received this information from the County.

Sincerely,
Appellants

Maacama Watershed Alliance
Healdsburg Citizens for Sustainable Solutions
Forest Unlimited
Sonoma Coast Rural Preservation
Todd Everett
Warren Watkins

BOLDED EXHIBITS WITH LETTER – Full exhibit set delivered separately - Appeal of Westside Farms Winery and Hospitality Complex - UPE 14-0008	Delivery Date
Exhibit A: Administrative Record up to BZA Hearing - 2014 to 2017 Westside Community Association Advisory Committee Four Letters, with attachments. 1. WASA October 27, 2014 Letter to Director of Planning on Potential Breach of Williamson Act 2. WCA Advisory December 2, 2104 Letter for Joint Design Review/ Landmark's Commission Hearing 3. Westside Advisory January 14, 2015 Letter response to Initial Study - early identification of issues 4. Westside Advisory August 28, 2017 Letter for BZA Hearing 5. County Map for Westside Area of Potential Over Concentration, 6. February 4, 2014 County Letter on baling barn non-compliance with Williamson Act and County zoning densities	Friday 8/10/18
Exhibit B: Project Definition Site Plans	Friday 8/10/18
Exhibit C: Map of Existing and Potential Tasting Room access roads within ½ mile, and chart "Large Project Comparison Westside Farms to 2012 Hop Kiln Project"	Attached to 8/9/18 letter
Exhibit D: Adobe Associates, December 30, 2015 Technical Report	Friday 8/10/18
Exhibit E: W-Trans Traffic Report dated XX 2015	Friday 8/10/18
Exhibit F: ALTA Planning and Design Expert Testimony - Peer Review **(relative to sight distance standards and reliance on questionable prevailing speed study)**	Attached to 8/9/18 letter
Exhibit G: Todd Everett Letter with **Attachment 1: County's Existing/Proposed Winery/Tasting Room chart, with corrections** **Attachment 2: No Bicycle and Pedestrian Committee review or conditioning per General Plan requirements - Procedural Error**	Attached to 8/9/18 letter
Exhibit I: EBA Engineering January 5, 2017 Geologic Report for General Plan Policy WR-2e	Friday 8/10/18

Exhibit J: Adobe Associates December 30, 2015 report which addressed projected water use and hydrology. No analysis of cave excavation feasibility given rock type and soils or removal of spoils.	Friday 8/10/18
Exhibit K: Janis Grattan Watkins, Esq. June 12, 2018 letter to California Department of Conservation, Division of Land Resource Protection, regarding the Williamson Act	Attached to 8/9/18 letter
Exhibit L: Jane E. Nielson, PhD Geologist, Letter on deficiencies in geologic data and analysis, dated August 7, 2017	Attached to 8/9/18 letter
Exhibit M: "Design Review Committee Record of Action" December 2, 2014 recommending substantive changes to design	Friday 8/10/18
Exhibit N: Graphic A10.04 winery design with overhangs for truck back up and unloading shows one key relationship as to how project design, which has not been approved, determines noise abatement	Friday 8/10/18
Exhibit O: Vibra-Accoustics Expert Letter - Peer Review on I&R noise studies, dated August 7, 2018	Attached to 8/9/18 letter

EXHIBIT C


Wes
acianna Winery
Grade Rd
Arista Winery
Williams Selyem Winery
Westside Rd
Westside Rd

Large Project Comparison - Westside Farms to Hop Kiln

Features	**Approved Westside Farms 9/21/17**	**Denied Hop Kiln 6/21/12**	**Approved Hop Kiln in 2015 as amended by Landmark in 2017**
Winery Capacity	60,000 cases	60,000 cases	30,000 cases
Parcel size and On-site grape production	76 acres, 32 acres vineyard to estate (plus 10 acres under long term lease) = 8,000 -12,000 estate produced cases	97 acres owned and planted to estate – produces 24,000 - 35,000 cases	97 acres owned and planted to estate – 24,000 - 35,000 cases
Square footage of Winery Facilities	**52,930** 32,210 winery and 20,720 wine cave for storage and unspecified uses	**56,424** (including 6,200 case storage in barn)	**24,755** (including 6,200 case storage in barn)
Square footage of hospitality, event and office space (not historic displays)	**15,000** - with 10,500 hospitality and 4,500 office space square footage Not including outdoor event space	**18,000** - Up to 9,000 in Hop Kiln structure (2,750 tasting room) 6,500 new tasting room/office, plus 2500 marketing accommodations.	**6,520** in 3 story Hop Kilns and 2,750 existing tasting room. New 770 food/wine pairing room and approx. 2-3,000 other in basement
Parking	130 total 51 marked 79 unmarked overflow	120 total 60 marked (existing) 60 unmarked overflow	60 marked (existing) Unspecified overflow parking
Employees	15 full time, (plus 3 part time, and 6 seasonal)	18 employees	18 full time
Number of events - Road Safety Issues at driveway intersection	22 total - road safety not mitigated 20 promotional and 2 industry 10 with up to 30 people 5 with up to 60 people 5 with up to 120 people	37 total - road safety not mitigated 29 promotional and 8 industry 12 events with up to 50 people 7 events with up to 100 people, 7 events with up to 175 people, 3 events with up to 300 people. .	**Road safety mitigated** 12 total 8 industry and 4 Ag promotional Up to 150 people
Non-event trip generation	92 per day, excluding events	150 per day including events	75 per day
Hours of events	Up to 9 pm with clean up before 10 pm	Up to 9 pm with clean up before 10 pm	Indoor events up to 9 pm with clean up before 10 pm Outdoor end 5 PM
Food pairing	Yes – 3 rooms	Yes – 1 room	Yes – 1 room
Commercial Kitchen	Yes - 3	No	No
Amplified sound in **tasting room/ baling barn**	Allows drums, horns and instruments. No outdoor amplified sound at winery. Amplified speech permitted in Grove	No outdoor amplified sound and no loud instruments – drums, horns, etc.	**No outdoor amplified sound or** loud instruments – drums, horns, etc.
Marketing Accommodations	Yes – 2 units, with kitchen and dining rooms creating second dwelling unit	Yes – 4 units in single dwelling unit on Williamson Act property	**None, as amended by Landmark**

Large Project Comparison - Westside Farms to Hop Kiln

Discretionary Use Permits run with the land, with future owners granted all allowed uses. A Use Permit must be evaluated based on the characteristics of the project within the context of its physical setting - the Supervisors are to evaluate the project impacts, not the intent or character of the current owner/applicant.

KEY COMMUNITY CONCERNS WITH WESTSIDE FARMS PROJECT

- **Significant road safety issues - large winery with hospitality complexes on both sides of the road**
    - Two opposing commercial driveways create unsignalized intersections near curves; applicant must cut away a hillside and remove trees. Insufficient safe sight distance with truck turning movements create dangerous situation for vehicles and cyclists
    - Operations on both sides of road will create confused turning movements, leading to queuing and potential pedestrian crossing
    - Fourth winery in 0.25 miles - drivers have to deal with 5-6 project driveway intersections along a road with blind hills and curves
    - Increased speeding and illegal passing of cyclists and slower moving vehicles on Westside Road is leading to a significant number of single car accidents creating road safety, power outage and vegetation fire impacts
- **Too large in Scale and Intensity for the Westside Area**
    - 60,000 cases is approximately three times the average of wineries on Westside Road
    - 15,000 square feet of Hospitality facilities and office space proposed on agricultural preserve, Williamson Act lands
    - Events, with amplified music, are larger in size and intensity than recent approvals and twice the number as recommended in the draft Westside Local Area Guidelines
    - Three commercial kitchens with dining areas, 4-5 separate event and tasting facilities/ outdoor areas, and a second dwelling unit (non-compliant with Zoning Code or Williamson Act), creates a large hospitality complex with significant unstudied impacts
- **Detrimental Concentration:** Permitting 4 or 5 adjacent projects, without other limiters or a long-term build-out plan for the area, sets precedent for commercial concentrations along one of the County's premier agricultural, rural corridors.
    - Approval would result in four (4) winery/tasting rooms permitted within 0.25 miles on contiguous parcels, with 5th project on a parcel developed with multiple homes and barns, requesting the addition of winery/tasting room in the application review phase.

EXHIBIT F

MEMORANDUM

100 Webster Street, Suite 300
Oakland, CA 94607
(510) 788-6880
www.altaplanning.com

To: Marc Bommersbach

From: Hugh Louch, Principal, Alta Planning + Design

Amy Jackson, PE, PTOE, Alta Planning + Design

Date: September 14, 2017

Re: Review of Ramey Winery Project Traffic Impact Analysis

Alta Planning + Design has reviewed the traffic study conducted by W-Trans for the Ramey Winery Project in Sonoma County, CA. This memorandum summarizes the results of this review. The traffic study performed by W-trans provides thorough explanation regarding the methodology used to assess the anticipated impacts of the Ramey Winery project. W-trans used a conservative approach to assume the existing traffic volumes, and applied the appropriate level of service methodology for the existing conditions analysis, which uses percent time spent following thresholds to determine levels of service. W-trans also appropriately used Sonoma County's Winery Trip Generation form, as the ITE Trip Generation Manual does not include data for wineries.

There is concern regarding the reported 85th percentile speed that could impact the required sight distance for vehicles leaving the winery driveways from a stop condition. The 85th percentile speed plays a large role in determining the required sight distance for the driveways later in the report.

The report indicates there is not currently a posted speed limit on Westside Road. Based on a spot speed study performed by W-Trans, the 85th percentile travel speed on Westside Road is reported as 35 mph. However, the calculation for determining the 85th percentile speed from the data provided is not clear. The average speed for each hour is provided in the attachment, instead of a full set of speed captures for an entire hour. A spot study should be conducted during a non-peak hour when vehicles are expected to travel at free flow conditions rather than a peak hour when vehicles could be experiencing congestion. Vehicle speeds should be captured for an entire hour, or during the time it takes to capture 100 vehicle speeds, whichever occurs first. Based on a set of data from either 100 vehicles or an hour of vehicles, the 85th percentile speed can be calculated.

Based on the average speed data provided in the attachment, it appears that the 85th percentile speed could be higher than 35 mph. It would be reasonable to request that the calculations or data set used to determine the 85th percentile speed be provided.

The 85th percentile speed should be used to determine the sight distance for vehicles exiting the winery driveway from a stop condition. This type of sight distance is referred to in AASHTO's *A Policy on Geometric Design of Highways and Streets* as "departure sight triangles" and referred to in the California Highway Design Manual as "corner sight distance".

Assuming the speed is 35 mph, the left turn sight triangle and right turn sight triangle from stop should be 390' and 335', respectively. However, if the 85th percentile speed is higher, as speculated, these sight triangles would be increase. **Therefore, the 85th percentile speed should be calculated based on a speed study as discussed above in order to accurately determine the minimum intersection sight distance for passenger cars exiting the winery, making left and right turns onto Westside Road.**

EXHIBIT G

August 1, 2018

Letter to the County of Sonoma Board of Supervisors,

As a resident of the Westside community, I am requesting you deny the Westside Farms Application to create a large hospitality complex with three separate tasting rooms, overnight accommodations, daily food service, and 22 events on its property at 7097 Westside Rd (UPE14-0008). The project should be denied because the Westside Road Area has reached its carrying capacity and cannot accommodate such intensive commercial development. No cumulative impact analysis was conducted to consider the high concentration of wineries in the immediate vicinity (attachment 1 maps and table showing driveways in 0.25 miles), and the Bicycle and Pedestrian Committee did not review the project as required by County policy (attachment 2).

The Westside Road area has 29 permitted wineries or tasting rooms, and has reached its carrying capacity.

1. four wineries or tasting rooms with events, including weddings, are located within six tenths of a mile of the proposed tasting rooms,

2. traffic on Westside Road during large industry-wide or winery-specific event weekends already is altering scenic character of this rural area. The draft condition of approval that the Applicant will voluntarily agree to coordinate with the neighboring wineries is inadequate to avoid a detrimental concentration of winery-related traffic.

3. the addition of 22 promotional events each year, some with up to 120 people, to the nearly 200 permitted events at Westside area wineries will result in thousands of people driving down Westside Road principally on weekends when up to 20 large bicycle events are held as well; and

4. traffic and limited sight distances at driveway intersections are already imperiling the safety of our country roads for cyclists.

We need to ask ourselves: when enough is enough. Either, the County can continue to approve permits for wine tasting facilities on an incremental basis and discover at a later date our rural areas are so degraded that they no longer attract tourists or retain their property values. Unfortunately for future generations, the County will not be able to restore the landscape to its current condition.

Or, the County can adopt comprehensive guidelines that strike the right balance between private property interests and the public interest in sustaining our agricultural lands and open spaces. The County can encourage wine tasting rooms to be located in the places where they fit in with the surrounding uses and services like along the 101 corridor or "city centered" growth encouraged in our General Plan.

This latter approach, comprehensive guidelines and location-appropriate growth, are the most prudent and responsible actions Supervisors should take prior to any more approvals of new wineries and events in saturated areas.

Agricultural property owners can earn a fair return on their property by engaging in the growing of crops and selling their products directly or indirectly. However, proposing to operate three tasting rooms, provide marketing accommodations, prepare food in three separate commercial kitchens, holding winery events in up to five separate locations, and operating industrial scale processing facilities on agricultural property appears to be focused on earning a profit based on hospitality services, not agriculture. Or, worse yet, speculating on higher purchase real estate prices. These are not valid reasons for granting approval of this permit along a rural by-way.

Please adopt a winery event ordinance and guidelines and protective standards for new wineries and associated events as soon as possible so that everyone, winery owners and residents, know the ground rules and our community does not have to contest developments that exceed the carrying capacity of our beautiful countryside.

Sincerely,

Todd Everett
5400 Wallace Creek Rd.
Healdsburg, CA 95448

Attachments
County Assessor's Parcel Map of project area
Corrected MND Table of wineries or tasting rooms in 1.5 mile area
Procedural Error: Failure to take proposed project to the Bicycle and Pedestrian Committee

Attachment 2

Lack of Bicycle and Pedestrian Committee (BPAC) review of this project is a violation of County General Plan policies related to bikeways.

The Board of Supervisors adopted Resolution #10-0636 on August 26, 2010 amending the Sonoma County General Plan and adopting the 2010 Bicycle and Pedestrian Plan brought the County of Sonoma into compliance with the Complete Streets Act of 2008 (AB 1358), and the Plan is currently in effect.

Policy 2.14 of the Plan states:

> *"Refer the following projects to the BPAC to review consistency with Bikeways Plan to evaluate potential for creating hazards or barriers to walking or bicycling:*
>
> *7. Discretionary project anticipated to be conditioned with roadway improvements along existing or proposed Class I, II, or III bikeways."*

Westside Road is a Class III bikeway under the above referenced Plan. The proposed project seeks a discretionary use permit from the County and includes proposed conditions for roadway alterations and significant vehicle traffic hazards. Therefore, per Policy 2.14, this project should have been referred to the BPAC for their consideration, yet there is no record of this project being brought before the BPAC in Committee's minutes or statement in the MND for the project

Westside Road is one of the most popular bicycle routes in Sonoma County. Thousands of local cyclists enjoy Westside Road for recreation and it is part of several nationally recognized events, including the Vineman triathlon, the Wine Country Century, Healdsburg Harvest Century and the Giro Bello. Over 20,000 people travel to Sonoma County to participate in these events, contributing an estimated $15 million to the local economy.

As proposed, the project access is located on a section of Westside Road between two sharp turns where inadequate sight distance exists to ensure the safety of cyclists (and motorists). This concern is compounded by the fact that the project proposes two driveways on opposite sides of the road, and is expected to generate an average of 153 vehicle trips daily, not including special event traffic or harvest traffic.

Review of this type of project is precisely what the BPAC was commissioned to do. The bicycling community should have been given an opportunity to weigh in on this project due the potential for significant impacts to the safety of cyclists.

Clearly the County did not follow its own regulations regarding review of this project.

Furthermore, Policy 2.09.8 of the Standards for Class III Bikeways states:

> *"Where a Class III Bikeway is designated along a Scenic Corridor, avoid grading and tree removal and/or grading wherever possible if these activities appear likely to affect the scenic resource."*

In addition to not having the BPAC and the cycling public an opportunity to review this project, there is no consideration in the MND that impacts from grading or tree removal along this Bikeway, or to determine if other less impactful mitigations for the bikeway were considered.

Finally, the W-Trans March 10, 2016 study states that the level of service for bicycles is "D". Such a low score for bicycles on this bikeway suggests further review by the BPAC.

Attachment 1

County's MND incorrectly states the number of promotional events held at neighboring wineries.

The table below correctly lists the events and case production of the nearby wineries on Westside Road. No cumulative impact analysis was performed to consider these winery events, industry wide events and bicycle events on Westside Road.

Winery Name	File Number	Address	Production	Events
Landmark (Hop Kiln)	UPE13-0011	6050 Westside Rd	21,026 cases	12 @ up to 100
Rochioli	UPE03-0019	6192 Westside Rd	15,000 cases	
Allen Family	UPE04-0018	6575 Westside Rd	16,000 cases	
Gracianna (Amador)	UPE10-0021	6914 Westside Rd	N/A	Not allowed
Arista (McWilliams)	UPE04-0113	7015 Westside Rd	20,000 cases	15 @ up to 200, incl. weddings
Proposed Project				
William-Selyem (Pebble Ridge)	PLP04-0062	7227 Westside Rd	35,000 cases	24 @ up to 125
Thomas George	UPE10-0019	8075 Westside Rd	20,000 cases	16@ up to 125
Porter Creek	UPE86-0136	8735 Westside Rd	9,000 cases	

Proposed Projects	File Number	Address	Production	Events
Westside Farms	UPE14-008	7097 Westside Rd	60,000 cases	22 @ up to 125 proposed
DuMol (Flax)	UPE16-0102	6677 Westside Rd	492 cases	18 @ up to 100 proposed

The above table indicates that in the approximately1.5 mile area there are 107 event days permitted or being proposed with up to 125-200 people attending. In addition there are about 13 industry-wide event days that add considerable traffic and about 20 known bicycle event days.

Average case production of the 8 wineries within 1.5 miles is 17,064. The proposed Westside Farms project would be over three times this average.

EXHIBIT K

June 12, 2018

Attention: Monique Wilber, Program Manager
Land Conservation Act Program
California Department of Conservation
Division of Land Resource Protection
801 K Street, MS 14-15
Sacramento, CA 95814-3528
Email: DLRP@conservation.ca.gov

RE: Breach of Williamson Act and Sonoma County's Uniform Rules for Ag Preserves on a parcel under a Prime Land Conservation Contract

Project Parcel: 7097 Westside Road, Healdsburg, CA 95448. APNs 110-240-031, 032, 040 are one 75-acre legal parcel of record per Lot Line Adjustment 04-0088.

Dear Ms. Wilber,

Sonoma County citizen groups and residents request that the Department review the pending *Ramey Winery* project for consistency with the Williamson Act and local rules and regulations. If there are potential inconsistencies, we request you notify us and Sonoma County officials by early August. The County Board of Supervisors is set to review the project approval at a hearing on August 14.

As discussed below, the approved project allows intense visitor-serving commercial uses on Land Intensive Agriculture (LIA) land under a Williamson Act contract (Ag. Preserve 1-397; OR# 2007-037936). The project includes: 1) a large, stand-alone overnight accommodations building with commercial kitchen and VIP tasting room; 2) three tasting rooms at the one site; and 3) two additional commercial kitchens serving food at events, wine club parties, dinners and regular food and wine pairings at both winery/event complex and public tasting room We are concerned the project approval sets a bad precedent for excessive visitor-serving uses and large hospitality buildings on Williamson Act land. We would like your interpretation of how the Act and local rules apply to this project — and whether any of the proposed commercial and residential activities threaten a material breach of the Act, under Gov. Code sec. 51250(b).

Project description

The project site, known as Westside Farms, consists of 75 acres (one legal parcel) containing 42 acres of commercial vineyard, single family residences, historic hop kiln, historic baling barn, and agricultural accessory buildings. Westside Road bisects the parcel. (See A5 - A7Staff Report and Conditions of Approval)

On the West side of the road, the project will add a new winery building with 60,000 annual case production, a commercial kitchen, tasting rooms and a wine cave.

On the East side, the two historic buildings will be repurposed for hospitality uses. The hop kiln building will be converted to a public tasting building, with a commercial kitchen, multiple tasting/food service rooms, storage and office.

The baling barn is a three story structure containing about 5,000 square feet. The upper floor is proposed for two "guest room marketing accommodations" with two full bathrooms (759 square feet) and a common lounge area (513 square feet) – a total area of 1,372 square feet. Condition of Approval #79 limits the accommodations to noncommercial use by "private guests" of the winery operator or owner; however, it does not prohibit use during promotional events. The middle floor of the baling barn has a reserve tasting room with commercial kitchen and VIP lounge area. The lower floor is proposed as storage and a mechanical room.

In addition to twice daily food service in the public and private tasting rooms, the proposed project allows 22 agricultural events per year with a range of maximum guests (10 events with 30 guests in the winery tasting room, five events with 120 guests, and two events with 300 guests in the public hospitality complex), and participation in industry wide events totaling two event days per year with a maximum of 300 guests.

Overnight accommodations as additional dwelling units are incompatible with Uniform Rules and the Williamson Act

Sonoma County allows marketing accommodations for sales and marketing of agricultural products as an "agricultural support use." (A4: Sonoma County Uniform Rule for Agricultural Preserves 8.3 B.2)

However, the two overnight accommodations for "private guests" of the *Ramey Winery* violate the Uniform Rules, which set specific limits for detached guest quarters. The floor area for detached guest quarters must not exceed 640 square feet, including any storage area (excluding garage). Also, the guest quarters shall be located not more than 100 feet from the primary dwelling on the parcel. (A4: Sonoma County Uniform Rule2)

Here, the two overnight accommodations occupy an entire floor of a separate building and have a total area of 1,372 square feet. This far exceeds the 640 square foot limit. Also, the building is more than 100 feet from the primary dwelling. The proposed accommodations are not allowed under Uniform Rule 2.

In 2014, planning staff found this proposed use violated the Williamson Act contract. Staff stated the baling barn building has all the components of a "dwelling unit" under the zoning code: it has bedrooms, bathrooms, marketing area, commercial kitchen and general storage area on the lower floor. This meets the requirements for the structure to be classified as a "dwelling unit." Staff concluded:

> For the project site, neither the density [60 acres per dwelling unit], nor the Williamson Act contract allows another dwelling unit on the parcel. Therefore, the marketing accommodations as designed are inconsistent with the zoning density allowance and the Williamson Act contract. (A1: February 4, 2014 staff letter)

Despite this, the 2017 staff report, pp. 17-18, contains no analysis of the dwelling unit issue. The project approval also failed to address the violation of Uniform Rule 2 size limits. Residents raised the Williamson Act inconsistency concerns in a letter to the Planning Director dated October 2014 (A2), again in 2015 and at the Board of Zoning Adjustments hearing in September 2017.

In previous approvals, if a kitchen is included, the structure is usually identified as a dwelling unit. Also, unlike other approvals, this project approval allows the use of the marketing accommodations in association with Ag promotional events. (See A3 BZA Staff Report - for Silver Oak Winery PLP 14-0004 versus A5 Staff Report for UPE 14-0008)

It now appears there is a pattern and practice of approving marketing accommodations in Sonoma County that intensify residential and/or hospitality activities in Sonoma County's prime farmlands. This increases the human population on the land. A core tenet of the Williamson Act is to limit the density of permanent or temporary human population in order to protect crop-growing lands. We request an interpretation of whether the proposed overnight accommodations in this case are compatible with the Williamson Act and local rules.

<u>Baling barn structure is a material breach of the Williamson Act contract.</u>

The Williamson Act recognizes the enormous costs to both the economy and the environment of opportunistic and sprawling patterns of development on agricultural lands. One of the most important stated goals of the Act is the discouragement of such patterns through tax incentives to keep land in agriculture and open space preservation. The Act declares that this goal is a matter of public interest and will be of benefit to urban dwellers themselves by discouraging discontiguous urban development patterns, which unnecessarily increase the costs of community services to community residents. (Gov. Code sec. 51220(c))

As noted above, overnight accommodations occupy the entire third floor of the baling barn and greatly exceed the size limit of Uniform Rule 2. In addition, the second floor is entirely occupied by nonagricultural, visitor-serving uses: reserve tasting room, commercial kitchen and VIP lounge area. Altogether, the residential and hospitality uses occupy over 3,700 square feet. Per Sonoma County Planning Department letter (A1), the uses in this structure qualify as a dwelling unit under the Sonoma County zoning code; yet a primary residence already exists on this parcel and another dwelling unit is not allowed. The uses are comparable to urban development (dwelling units, restaurants, bars and entertainment lounges) rather than agriculture.

Significant urban uses in an accessory building, i.e., the baling barn, appear to constitute a material breach of the Williamson Act. Under Gov. Code sec. 51250 (b), "... a material breach is a commercial, industrial or residential structure, exceeding 2,500 square feet, that is not permissible under the Williamson Act contract, local uniform rules or ordinances."

The Williamson Act does not allow bed and breakfasts, hotels, resorts, restaurants, bakeries, and cafés. Sonoma County's Uniform Rules allow guest quarters limited to 640 square feet, and visitor-serving uses designed to help market products created on-site so long as they are compatible with agricultural uses. *However*, accessory uses and structures must be incidental, related, and subordinate to a compatible use. Cities and counties may determine the types of uses to be deemed "compatible uses," but must do so in a manner that recognizes a permanent or temporary population increase often hinders or impairs agricultural operations. (Gov. Code sec. 51220.5; Uniform Rule 8.2)

Here, the intense visitor-serving uses in the baling barn are not incidental and subordinate to the primary agricultural use. We request your opinion on this issue.

<u>Three commercial kitchens show this project exceeds appropriate boundaries for food service</u>

Planning staff recognizes there is a long-standing policy question about food service at wineries and tasting rooms:

> Food service has been a major concern for conversion of agricultural lands to more intense commercial uses. However, food and wine pairing is a popular industry trend.
>
> [W]hat boundaries should be placed on this type of food service to avoid further intensifying the commercial land use? (A5: Staff report, September 21, 2017, p. 18)

Sonoma's General Plan specifically prohibits restaurants on Ag lands, as well as hotels, motels, resorts and similar lodging.

There now appears to be an emerging pattern and practice of approving commercial kitchens on agricultural land. This is a controversial issue that calls for interpretation and clarity on the allowed boundaries for food service on Williamson Act farm lands.

What sort of development is allowed? Three commercial kitchens, combined with three to four tasting rooms, lounges and 22 events on a narrow road in an already over-concentrated area, are outside any reasonable boundary for urban uses on prime agricultural lands. Similar to weddings and concerts, large structures or multiple commercial kitchens should be deemed incompatible with the purpose of the Act.

Thank you for considering our comments.

Sincerely,

Craig Enyart

Janis Grattan Watkins, Esq., Provencher & Flatt LLP

CC:
Mayacamas Watershed Alliance
Forest Unlimited
Warren Watkins
Todd Everett
CHRP

Addendum and Attachments
A1: County Letter dated February 4, 2014
A2: Westside Association to Save Agriculture Letter dated October 27, 2014
(Note: Westside Community Association Letters dated December 2, 2014 and January 14, 2015 and August 28, 2017 are available upon request)
A3: Silver Oak Winery Conditions of Approval - Marketing Accommodations
A4: Sonoma County Uniform Rules for Ag Preserves
A5: September 21, 2017 BZA Staff Report /Lot Line Adjustment - PLP 14-0004
A6 -7: September 21, 2017 UPE 14-008 Draft Conditions of Approval

EXHIBIT L

JANE E. NIELSON, PHD
CA PG 9011

3727 BURNSIDE ROAD
SEBASTOPOL CA 95472

August 7, 2018

To: Sonoma County Board of Supervisors
Re: Proposed Westside Farms winery and event center, 7097 Westside Road

This proposed new winery is to be built on the tightest curve of Westside Road, across and upslope from an older winery that was housed in historic hops-processing buildings. The older building is on a narrow terrace directly above the Russian River, east of Westside Road. Apparently the new winery (or cave?) is to be imposed upon, or incised into a property west of Westside Road.

The current application is not apparently supported by technical studies of the site. Only a Mitigated Negative Declaration has been executed, which does not reference a geologic study of the site, nor does it specify how the new winery is to be constructed. As the Maacama Watershed Alliance has pointed out, "the Staff Report did not require the Applicant to even state whether the cave will be a Type I or II, which calls into question whether the Applicant intends to build the winery or cave."

If the structure is to be a cave, winery construction will require substantial excavation, producing spoils that will require some storage on site if the excavation will be partly backfilled, and a full geologic report should be required. The required report should include:

1. a professionally prepared geologic map showing the surface distribution of all rock units present in the general area, which the MND identifies as basal Franciscan formation, overlain sequentially by Miocene Sonoma Volcanics, and surface sediments, and the relative positions of all units;
2. a map showing the locations of drill core sites in the area to be excavated,
3. a 3-dimensional (block) diagram showing the apparent subsurface distribution of all geologic units actually intercepted by the drillers at the building site, based on the drill core samples, including both suspected and unexpected units, such as vegetative debris,
4. Engineering studies on both surface and drill core samples from the site to be excavated, and a plan for disposal of the excavations, assuming that the "wine cave" building's floor will be underlain and the walls surrounded by drain rock, sand, or some other appropriate material.

I recommend that the Board of Supervisors send this permit application back to Permit Sonoma, with a request for a report based on completion of the studies recommended in the foregoing. Assuming that a cave actually is to excavated on this extreme v-loop in Westside road, the Supervisors also should require a plan for disposal of excess excavation spoils, and should severely limit the times of waste removal to those of lowest likely traffic loads, to reduce substantial interference with normal use of Westside Road.

Sincerely,

Jane E. Nielson Ph.D, PG 9011

EMAIL: jenielson@comcast.net
PHONE: LAND 707-829-9393/ CELL 707-292-9331

EXHIBIT O

VACC, Inc. dba
VIBRO-ACOUSTIC CONSULTANTS

490 Post Street • Suite 1427
San Francisco • CA • 94102 • USA
Tel / Fax: (+1) 415-693-0424 / 1398
http://www.va-consult.com

RECEIVED
AUG 10 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

MEMORANDUM

Date: 7 August, 2018
To: Craig Enyart, Warren Watkins — **Email:** craigenyart@gmail.com, owlwo@sonic.net
From: Keith Kimberling, VACC — **Email:** keith@va-consult.com
Subject: Ramey Winery – Peer Review of Environmental Noise Assessment (01567)

Dear Craig and Warren,

We have completed our peer review report of the March 7, 2017 Environmental Noise Assessment (ENA) of Ramey Winery and the August 16, 2017 Addendum to the Assessment, both produced by Illingworth and Rodkin, Inc. The proposed winery is at 7079 Westside road, Sonoma County, CA.

We found multiple flaws with the methodologies and assumptions used in the documents which led us to question the validity of the conclusions made in the documents regarding the noise impact of the winery and the efficacy of the proposed mitigations.

1. General Plan Noise Element

Our understanding is that the Noise Element of the Sonoma County 2020 General Plan provides the appropriate regulatory guidance. The Plan has adopted several measures in regards to controlling noise from new non-transportation related projects, as summarized in Section NE-1c and Table NE-2, which is reproduced below in Table 1. Table NE-2 presents the maximum permitted noise levels allowed **at the property line** of the adjacent noise sensitive land use. The table is based on the L50, L25, L08, and L02 metrics, which define a noise level in dBA which is not to be exceeded for more than 50%, 25%, 8%, and 2% of the time in an hour. For example, table NE-2 specifies that a noise source cannot produce a noise level higher than 55 dBA for more than 15 minutes per hour during daytime hours, measured at the property line of any noise-sensitive land.

Hourly Noise Metric[1], dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.

Table 1: Table NE-2 from the Noise element of the Sonoma County 2020 General Plan specifying daytime and nighttime noise limits.

There are five exceptions to the values in table NE-2 stated in the General Plan, three of which are pertinent to this project:

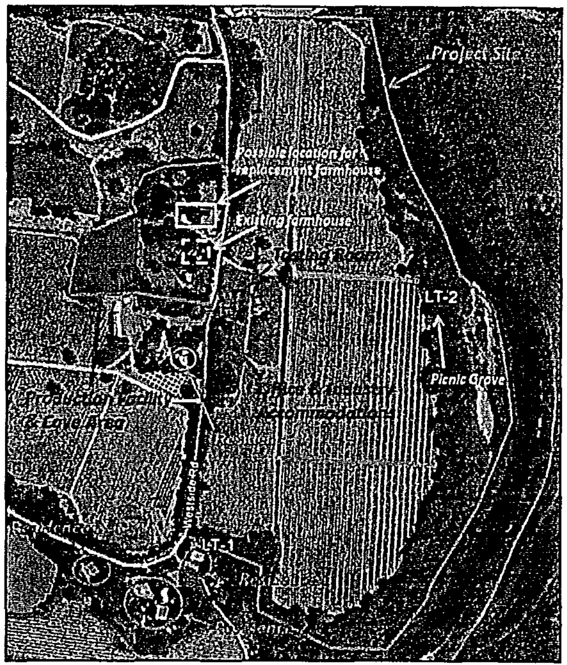
- (2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile-driving and dog barking at kennels
- (3) Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels
- (5) Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use instead of the exterior property line of the adjacent noise sensitive land use where:

  (a) the property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, AND

  (b) there is available open land on these noise sensitive lands for noise attenuation.

2. Comments

We have reviewed the Illingworth & Rodkin ENA, and the August 16 Addendum to the ENA, and found multiple flaws with the methodologies and assumptions used in both of these documents. To our knowledge, the August 16 Addendum was added after Illingworth & Rodkin realized that a residence near the proposed winery was not included in the earlier ENA. Since this residence (referred to as Residence 4) is located much closer to the proposed winery than the three residences that were considered, an addendum was necessary. The August 16 Addendum is dedicated to addressing Residence 4; however, it contains several significant flaws in methodology. The flaws that we found in the March 7 ENA and the August 16 Addendum are detailed below.



Project Site Map showing the proximity of Residence 4 to the proposed winery

2.1 Deficiencies in Environmental Noise Assessment – 7 March, 2017

2.1.1 Noise Source Levels

- The ENA states that the "maximum noise levels generated by heavy-duty (i.e., semi-tractor trailer type) trucks" would range from 70 dBA at constant speeds and 75 dBA when maneuvering and backing up, measured at 50 feet. We find these noise levels to be unrealistically low for heavy trucks and would expect levels around 75-85 dBA for heavy trucks at constant speeds and 80-85 dBA for heavy trucks maneuvering, when measured at 50 feet.

- Similarly, we find that the noise levels given for light vehicles of 53-63 dBA to also be unrealistically low. We would expect levels between 60 and 70 dBA for light vehicles measured at 50 feet, depending on the vehicle type and speed.
- We found the stated noise levels for winery equipment and operations to be generally reasonable. For crush activities, it is important to note that the peak noise levels of 70-80 dBA measured at 50 feet should be used to assess noise impacts under worst-case conditions (during crush activities).
- For maintenance and forklift operations, we note that backup alarm noise is both tonal and "repetitive and irritating by design", as stated by Illingworth & Rodkin in the ENA. Therefore, noise limits applied to forklift noise should be reduced by five dBA according to exception number 2 of the Noise Element of the Sonoma General Plan.
- Table 4 of the ENA shows typical noise source levels for promotional events. While the stated values in this chart seem reasonable, the ENA does not specify how large the events from which these values were derived are in terms of number of people. This is troublesome because the table of proposed events at the Ramey Winery show four events per year where up to 300 people are expected to attend. (ENA Table 1) Clearly, the noise level coming from conversations at an event largely depends on the number of people at the event. For a 300 person event, we find that the value of 65 dBA measured at 50 feet for "Raised Conversation" stated in Table 4 is unrealistically low.

2.1.2 Omission of Residence 4

- The March 7, 2017 does not address Residence 4 in its assessment of the noise impact of the proposed winery. Since Residence 4 is significantly closer to the proposed winery than the other three residences, conclusions based on the impact to the other three residences cannot be applied to Residence 4.

Our overall assessment of the March 7, 2017 Environmental Noise Assessment is that it used a number of unrealistically low noise source levels, and it completely omitted the assessment of noise impacts to Residence 4. An addendum was added on August 16, 2017 which addresses Residence 4; however, it uses the same questionably low noise source levels in the March 7 ENA. Additionally, there are multiple flaws with the methodology used in The Addendum, described below.

2.2 Deficiencies in Addendum – August 16, 2017

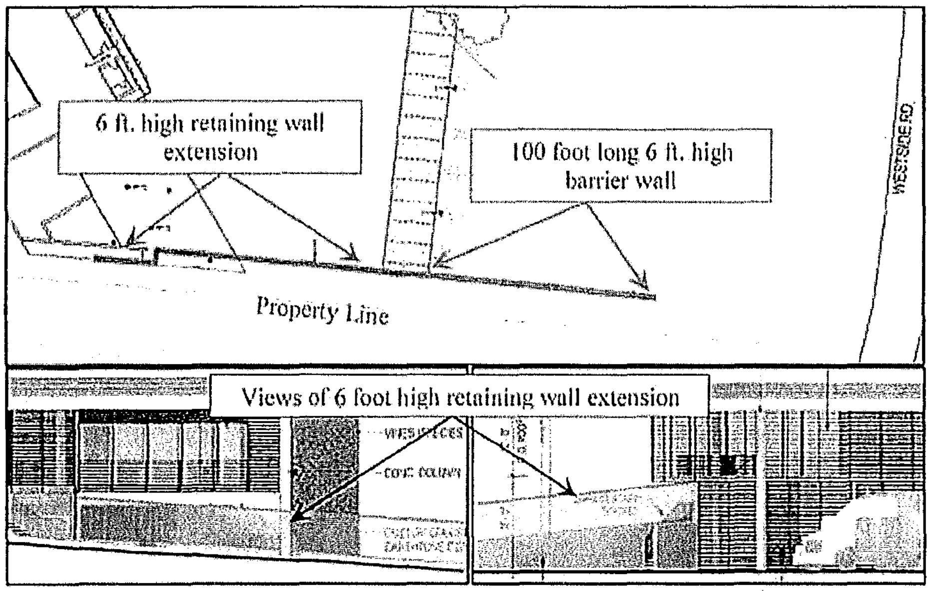
We will address issues with the 6 noise impact/mitigation sections in The Addendum, each addressing a different type of noise source.

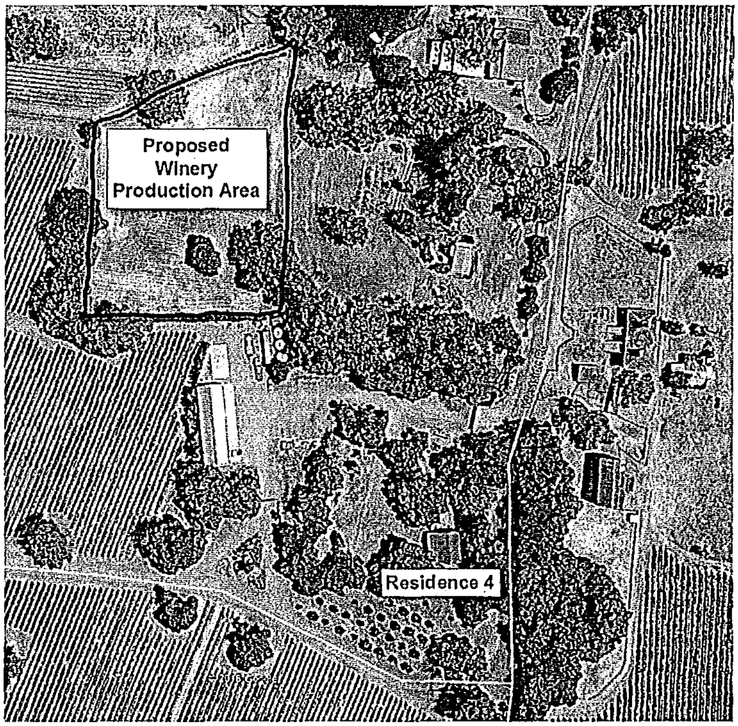
2.2.1 Noise Impact 1: Traffic, Parking Lot, and Truck Noise

- Here, and in several other sections, Illingworth & Rodkin characterize a noise-producing area such as a parking lot as if all of the sound is emitted from the geometric center of the area. In this section, they state: "Based on review of the current site plans the acoustic center of the 12 regular parking stalls in this area will be 75 feet from the property line of Residence 4." This methodology is not commonly used in acoustics because even if a number of noise sources are distributed evenly across an area, they would not act the same way as a point source located in the center of the area producing the same total energy. This "acoustic center" model underestimates the distance of sound sources to the receptor, and thus underestimates the noise level at the receptor.

- Illingworth & Rodkin state that automobile and light vehicle noise would be between 49 and 59 dBA at the property line of Residence 4. They state that "given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L02 NE-2 daytime category of 65 dBA." **The use of the L02 metric for activity that is "expected to occur for less than five minutes" is a misapplication of the Noise Element of the Sonoma General Plan.** The L02 metric is to be used when the noise level is exceeded for less than one minute and twelve seconds per hour. For an activity which may occur for up to five minutes out of a typical hour, the correct metric is the L08, which gives a noise limit of 60 dBA according to table NE-2. **The effect of this incorrect interpretation is that The Addendum uses a noise limit for light vehicle traffic which is 5 dBA higher than the actual limit, and the projected vehicle noise of 49-59 dBA falls barely within the correct daytime limit of 60 dBA.**
- Furthermore, Illingworth & Rodkin state that "during events or on busy weekends, such activities may occur more frequently and fall in the L08 daytime category." It is reasonable to assume that this activity would last for longer than five minutes per hour during events and busy weekends. Therefore, the appropriate metric to be used is the L25 metric which gives a noise limit of 55 dBA. Again, **this incorrect interpretation of the Noise Element of the Sonoma General Plan results in the use of a noise limit which is 5 dBA higher than the appropriate noise limit, and the projected vehicle noise of 49-59 dBA will exceed the correct daytime limit of 55 dBA.**
- This incorrect interpretation of the Noise Element of the Sonoma General Plan is also applied to heavy truck noise. Illingworth & Rodkin state that "truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour… thus, truck operations would fall into the L02 NE-2 category of 65 dBA." The correct metric to be used is the L08 metric of 60 dBA. **This incorrect interpretation results in the use of a noise limit which is 5 dBA higher than the appropriate noise limit when applied to heavy truck noise, and the projected truck noise of 65-70 dBA will exceed the correct daytime limit of 60 dBA.**
- Based on the incorrect noise limits, The Addendum notes that heavy truck noise would be 5 dB above the limit. The mitigation measure proposed is to extend a 6-foot retaining wall and to use the extension as a 6-foot sound barrier. Based on the correct noise limit, **this barrier wall would need to provide a minimum of 10 dB of attenuation. There is no evidence presented in The Addendum as to how the barrier would provide this attenuation.**

- The predicted noise level at the property line due to heavy truck noise is also based on questionably low source levels, as noted earlier in this report. This means that the 6-foot barrier wall proposed as a mitigation measure would likely need to provide significantly more than 10 dB of attenuation to heavy truck noise. We could not analyze the effectiveness of a 6-foot wall as a sound barrier in this situation because there was very little detail in The Addendum as to the location of the proposed wall. There is a diagram of the barrier wall in The Addendum, but it is very unclear. The diagram in question, as well as a Google Earth map of the area around Residence 4 is shown below:





Overall, the flaws in the first impact/mitigation section include misinterpretation of the Sonoma Noise Ordinance, the use of questionably low noise source levels, and lack of details about the proposed mitigation measure and its effectiveness. Considering this, **we do not believe that there is sufficient evidence to support the efficacy of the 6-foot retaining wall extension in attenuating truck noise such that sound levels from trucks do not exceed the noise ordinance limits at the property line of Residence 4.**

2.2.2 Noise Impact 2: Mechanical Equipment Noise

- The August 16 Addendum notes that equipment in the mechanical room of the proposed winery would result in noise levels at the property line of Residence 4 that exceed the Sonoma General Plan noise limit by 23-28 dB. The L50 metric is used since the Noise Element of the Sonoma General Plan does not specify a limit for continuous noise sources, and the L50 represents the median sound level over a duration of time. In this case, we believe that the ordinance was applied correctly.
- This problem in this section is that the structural attenuation of the mechanical room walls was essentially double-counted. Originally, the mechanical room was planned to be a semi-open area. As a mitigation measure, Illingworth & Rodkin propose that the mechanical room have solid walls on the southern side, between the equipment and Residence 4. The issue is that the predicted noise levels at the property line were reduced based on 6 dB of structural attenuation due to the semi-open mechanical room. Since the mitigation measure is to change the walls of this room from semi-open to solid, this 6 dB of attenuation cannot be added onto whatever level of attenuation the solid walls are expected to provide. This means that the solid walls need to provide 6 dB more attenuation in addition to the 23-28 dB. **The solid walls between the mechanical room and Residence 4 would need to provide 34 dB of attenuation in order to ensure that noise from the mechanical room measured at the property line of Residence 4 does not exceed Sonoma County noise limits.** The Addendum did not specify how much attenuation the solid wall would need to provide.

2.2.3 Noise Impact 3: Crush-Related Noise

- This section does not contain any significant methodological flaws. However, we feel it is important to note that the predicted noise level at the property line due to crush activities falling into the L50 metric is only 1 dB below the noise limit. Similarly, the predicted noise level at the property line due to sporadic crush events falling into the L02 metric is exactly at the noise limit. **While The Addendum states that no mitigation is needed, the predicted noise levels come very close to the Sonoma General Plan noise limits. (within 1 dB)**

2.2.4 Noise Impact 4: Crush-Related Noise

- As with the first impact/mitigation section, Illingworth & Rodkin make the assumption that sound coming from multiple sources in an area acts like a single point source in the center of the area producing the same sound levels. We reiterate that this is not a reasonable assumption to make, and is not common practice in acoustics.

- According to the predicted noise levels in The Addendum, the noise from the bottling area measured at the property line would exceed the daytime noise limit by 3 dB and the nighttime limit by 6 dB. The mitigation measure proposed is to use the same 6-foot retaining wall extension described in the first impact/mitigation section as a sound barrier for the bottling noise. **As with the first section, Illingworth & Rodkin do not provide any evidence of the efficacy of this wall in providing the needed attenuation.**

2.2.5 Noise Impact 5: Maintenance and Forklift Noise

- In this section, the L08 metric is used as the noise limit for forklift and maintenance operations. **There is no justification given for why this metric was chosen, and it is not reasonable to assume that maintenance and forklift noise would only occur for less than five minutes in a typical hour.**
- Once again, Illingworth & Rodkin make the questionable assumption that sound coming from multiple sources in an area acts like a single point source in the center of the area producing the same sound levels.
- As mentioned in our analysis of the March 7 ENA, **forklift backup alarms are tonal and annoying by design, and would be subject to a reduction of the noise limit by 5 dB,** per exception 2 of the Noise Element of the Sonoma General Plan. This is not addressed in The Addendum.
- In the calculations for the predicted forklift/maintenance noise levels at the property line, Illingworth & Rodkin state that the 6-foot retaining wall would provide 6 dB of attenuation. This attenuation level of 6 dB is not mentioned in any of the other sections where the retaining wall and/or the extension of the retaining wall were discussed, and **no evidence is provided to support the claim that this wall would provide 6 dB of attenuation.**
- The predicted forklift/maintenance noise level measured at the property line is exactly at the L08 daytime limit of 60 dB. **Considering that questionable assumptions were made, the fact that the 60 dB L08 limit is used without justification, and the fact that the predicted noise level is exactly at the limit, we are not convinced by the claim that no mitigation is needed for forklift/maintenance noise.**

2.2.6 Noise Impact 6: Event Noise

- The noise source levels used in this section are based on Table 4 of the ENA, which provides typical noise source levels for promotional events. While these levels seem reasonable for small-to-medium sized events, they do not address the four 300-person events per year planned at the winery, which will inevitably produce a higher noise level.
- The noise impact of the automobile traffic due to a 300-person event is also not addressed. While impact/mitigation section 1 does mention "events and busy weekends," it uses the L08 metric for these "busy" times. We noted earlier that the L25 metric would be more appropriate, since it is not reasonable to assume that traffic noise during "busy" times would

only be present for less than five minutes in a typical hour. For 300-person events, we believe that the L50 is the only appropriate metric, since the traffic noise of 300 people showing up to an event cannot reasonably be expected to last for less than 15 minutes in an hour. **Using the L50 metric, the predicted automobile and light vehicle noise levels at the property line would exceed the noise limit by up to 9 dB,** based on the light vehicle noise levels used by Illingworth & Rodkin. We also note that these light vehicle noise levels of 49 to 59 dB measured at the property line (75 feet from the parking lot) are questionably low, especially for the number of vehicles expected for such a large event.

- The mitigation measures proposed in this section address amplified speech, amplified music, and non-amplified music, and are as follows:
  - 1) "Indoor events with amplifies speech or non-amplifies music should only occur within the baling barn or tasting room buildings with closed windows and doors."
  - 2) "Amplified music within the baling barn or tasting room should be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet."
- **These two mitigation measures do not address the heightened automobile and light vehicle noise likely to occur during the large events.**

Our overall assessment of the 16 August 2017 addendum to the ENA is that it contains significant methodological flaws, questionable assumptions, and questionable conclusions about the efficacy of the mitigation measured proposed within. **We do not believe that these mitigations would sufficiently limit the predicted noise levels at the property line of Residence 4.**

3. CONCLUSION

With the proper application of the Noise Element of the Sonoma County 2020 General Plan and correction of other technical deficiencies, **there is reasonable evidence that the proposed Ramey Winery operations will create noise impacts in exceedance of the Noise Element of the Sonoma County 2020 General Plan.** We do not believe that the mitigation measures proposed in the Illingworth & Rodkin August 16, 2017 Addendum to the March 7, 2017 Environmental Noise Assessment would be sufficient to attenuate noise from the Winery such that the noise limits of the Noise Element of the Sonoma County 2020 General Plan would be met.

• • •

Please feel free to call if you have any questions; we may be reached in our San Francisco office by telephone at (+1) 415-693-0424 or via email at keith@va-consult.com.

Sincerely,

Keith Kimberling

Keith Kimberling,

Vibro-Acoustic Consultants

Avocet Research Associates, LLC
Wildlife Biology
P.O. Box 839, Point Reyes Station, CA 94956
Telephone: 415/706-3318
<avocetra@gmail.com>

MEMORANDUM

Date: 10 August 2018

To: Sonoma County Board of Supervisors

CC: Maacama Watershed Alliance

From: Jules Evens, Principal, ARA

Re: Westside Farms Winery and Hospitality Complex [UPE14-0008]

These comments are in response to a request from Maacama Watershed Alliance to review the "Habitat Assessment—Ramey Winery" prepared by Wildlife Research Associates and Jane Valerius Environmental Consultants, received by the Permit and Resource Management Department 17 September 2014 and the corrected version dated May 5, 2017.

Avocet Research is currently involved in a biological assessment of the Hanson Property on the east side of the Russian Rive located 1.2 miles NNE of the proposed project site. This effort includes reconnaissance wildlife surveys for a large wetland restoration project with a focus on special status wildlife species; therefore we are familiar with the local fauna.

I've reviewed the Habitat Assessment documents (hereafter "Assessment") and offer the following comments, observations and recommendations. These comments are limited to special status wildlife species, but these selected species serve as "umbrella" or "surrogate" species, that is, improvement of their habitat requirements will benefit a suite of other species that compose the local ecological community.

The Assessment (2017) states "No special status species surveys were conducted" as part of the assessment (2017 report p. 8). Also, the field visits and coverage referenced in those reports was minimal (two dates: 28 April and 12 May 2014) therefore insufficient to accurately assess the status of several special status species (discussed below). A thorough literature review and database search was conducted in these assessments, however the some of the documents referenced to evaluate special status animal species are out-of-date (e.g. CDFG 2013 and 2014). More recent references are cited below (CDFW 2018, USFWS2018)

Because of these limitations, it would be premature for the Board of Supervisors to approve a mitigated negative declaration. Protocol-level surveys for several special status animal species should be required before permitting. Several examples of potentially impacted species follow.

> *A formal delineation of wetlands and waters of the U.S. and the state was not conducted for the site as part of this habitat assessment. However the project*

> *has been designed to avoid any impacts to the existing drainages in the project area therefore no permits will be needed . . . (Habitat Assessment 2017, p.12)*

The location of the subject property in close proximity to the Russian River and associated wetlands indicates the necessity for conducting protocol-level surveys for several special status animal species potentially occurring on site. The following species are representative of potentially occurring or impacted special-status species, but not a comprehensive treatment of all species potentially impacted by the project.

California Red-legged Frog (*Rana draytonii*): Federally threatened (ESA).

As the Habitat Assessment states, "No surveys were conducted (Assessment 2017, p. 16) . . . No CRF were detected during the daytime survey. A nighttime survey would provide the best way of determining presence." Given the project site's proximity to the Russian River and associated wetlands, protocol-level surveys following the "Revised Guidance of Site Assessments and Field Surveys for the California Red-legged Frog (USFWS 2005) and other guidelines (Fellers and Kleeman 2006) should apply to this project. The species account in the Assessment says that the "nearest reported presence occurs more than 3 miles west of the project area in Austin Creek (CNDDB) (p. 17). In fact, CRLF has been reported <1 m E of the site.

> *The long-term probability of the survival and recovery of the California red-legged frog is dependent upon the protection of existing breeding habitat and associated uplands (Fellers and Kleeman 2005, pp. 1, 17-18*)

California Tiger Salamander (*Ambystoma californiense*)*: Federally threatened (ESA); State threatened (CESA).*

This salamander is not mentioned in the Habitat Assessment and no surveys were conducted. The project site's proximity (<2 miles) to the western boundary of the Potential Range of the Sonoma County California Tiger Salamander (Windsor Creek) should require consideration before approval of a negative declaration is issued.

> *The California tiger salamanders around Sonoma County and Santa Barbara are endangered, which means they are in danger of extinction throughout all or a significant portion of its range. (USFWS 2018)*

Western Pond Turtle (*Emys marmorata*): Species of Special Concern (CDFW 2018); Federal Candidate Species (USFWS 2015).

"No surveys were conducted" (Assessment 2017, p. 17). The Western Pond Turtle, a CDFW Species of Conservation Concern (CDFW 2018), is in decline throughout 75 - 80% of its range. (Stebbins, 2003.) In order to save both species of western pond turtle, the Center for Biological Diversity petitioned the U.S. Fish and Wildlife Service in 2012 for their protection under the Endangered Species Act, along with 52 other amphibians and reptiles. On April 9, 2015, the Service announced that Endangered Species Act protection may be warranted for the western pond turtle and initiated a full status (5-year) review. (FWS–R8–ES–2015–0024)

In my professional opinion, the aforementioned species (and several others) should be subjected to thorough assessment and protocol-level surveys before a mitigated negative declaration is approved and the project permitted.

Thank you for your consideration of these comments.

Jules Evens

***Jules Evens, Principal*, Avocet Research Associates, LLC**
U.S. Fish and Wildlife Endangered Species Permit: TE 786728-5
California Department of Fish and Game Collecting Permit # 801092-04
Federal Bird Marking and Salvage Permit: # 09316-AN

References

American Ornithologists' Union. 1997. Forty-first supplement to the American Ornithologists' Union Check-list of North American Birds. Auk no. 114:542-552.

Burridge, B. editor. 1995. Sonoma County Breeding Bird Atlas. Madrone Audubon society. 204 pp.

California Department of Fish and Wildlife. Natural Diversity DataBase. April 2018. Special Animals List. Periodic publication. 66 pp.

Evens, J. and I. Tait. 2005. Introduction to California Birdlife. California Natural history Guide No. 83. University of California Press. Berkeley and Los Angeles. 382pp.

Fellers, G. M. and P.M. Kleeman. 2006. Diurnal versus Nocturnal Surveys for California Red-Legged Frogs. *The Journal of Wildlife Management*. Vol. 70, No. 6 (Dec., 2006), pp. 1805-1808.

USFWS 2007 Programmatic Biological Opinion for the U.S. Army Corps of Engineers Permitted Projects that May Affect California Tiger Salamander and /Three Endangered Plant Species on the Santa Rosa Plain, California (File Number 223420N).

USFWS.2010. Endangered and Threatened Wildlife and Plants: Revised Designation of Critical Habitat for California Red-Legged Frog; Final Rule Federal Register / Vol. 75, No. 51 / Wednesday, March 17, 2010 / Rules and Regulations

Errata in the Assessments:

- The references to "Black-capped Chickadee" and "Plain titmouse" (Assessment 2014, p. 12) are in error. Chestnut-backed Chickadee (*Poecile rufescens*) is the only locally nesting chickadee species. (Burridge et al. 1995). "Plain Titmouse (formerly *Parus inornatus*) was spilt into separate species in 1997 (AOU 1997); the locally nesting species is the Oak Titmouse (*Baeolophus inornatus*). Oak titmouse is a special status species a USFWS Bird of Conservation Concern (CDFW 2018).
- White-tailed Kite (Assessment, 2017, Appendix C): Under "occurrence potential," the statement "None; would have been detected during field surveys" is in error. This raptor, a microtine obligate, is irruptive and highly nomadic, not nesting in the same location every year, rather moving in response to prey densities of California voles (*Microtis californicus*) (Evens and Tait 2005). As with several other species, site visits in a single year are not adequate to assess status or presence/absence.

CURRICULUM VITAE

Jules Evens, P.O. Box 839, Point Reyes Station, CA 94956.

Jules Evens, Principal of Avocet Research Associates, began his research as a field biologist with the Point Reyes Bird Observatory Conservation Science (now "Point Blue") in 1974 and continues as a Research Associate with PRBO and Audubon Canyon Ranch, Inc. (ACR). Since 1981 Evens has acted as the Principal Investigator and Senior Field Biologist with a focus on the San Francisco Bay Area tidal wetlands and riparian systems. His research evaluates the population dynamics of rare, threatened, and endangered marsh birds, particularly the California Clapper Rail, California Black Rail, and Saltmarsh Common Yellowthroat. Other focal species include Osprey, Marbled Murrelet, Northern Spotted Owl and neotropicl migrant passerines. He is the author of several books in the California Natural History Guide series published by the University of California Press as well as various scientific papers and technical reports (*see* Selected Bibliography, below).

EDUCATION

University of San Francisco. MFA, Expository Writing. 1996
California State University, Sonoma. BA, Biology 1977.
University of North Carolina, Chapel Hill. BA, English. 1971.

Employment History

Avocet Research Associate, LLC, Principal, 1984 - present
Point Reyes Bird Observatory, Research Associate, 1978 – present
Point Reyes Bird Observatory, Field Biologist, 1974 - 1978
Marin Municipal Water District, Consulting Biologist, 1983 - present
Audubon Canyon Ranch, Inc., Research Associate, 1984 - present
University of California, Berkeley, Field Biologist, 1979.
Loosely Incorporated, Principal, 1972-1975

PERMITS, ET CETERA:

U.S. Fish and Wildlife Endangered Species Permit: TE 786728-5
California Department of Fish and Game SCP #6708
Federal Bird Marking and Salvage Permit: # 09316-AN
County of Marin Business License # 35022
Tax Identification # 041-40-1238

SELECTED CLIENTS AND ASSOCIATES (WITH REFERENCES):

Audubon Canyon Ranch, Inc. (John Kelly, <kellyjp@egret.org)
California Department of Fish and Game (Ester Burkett <eburkett@wildlife.ca.gov>)
California State Parks and Recreation (Christina Freeman <cfreeman@parks.ca.gov>)
Marin Audubon Society (contact: Barbara Salzman <bsalzman@att.net>)
Marin Municipal Water District (Mike Swezy <mswezy@marinwater.org>)
Point Blue Conservation Science (Ellie Cohan <ecohen@pointblue.org>)
Point Reyes National Seashore (Cicely Muldoon <cicely_muldoon@nps.gov>)
San Francisco Public Utility District (Ellen Natesan <ENatesan@sfwater.org>)
U.S. Fish and Wildlife, Endangered Species (Ryan Olah <Ryan_Olah@fws.gov>)

SELECTED BIBLIOGRAPHY

Books

Stallcup, R. and J. Evens. 2014. *Field Guide to the Birds of Coastal Northern California Coast.* University of California Press, Berkeley. 294pp.

Evens, J. 2008. *Natural History of the Point Reyes Peninsula*. University of California Press, Berkeley. 2nd Edition. 366pp.

Evens,J and I. Tait. 2005. *An Introduction to California Birdlife*. University of California Press. 240 pp.

Evens, J.G. 2001. "Estero" *in* Native Grandeur: Preserving California's Vanishing Landscapes. The Nature Conservancy. Arlington, Virginia.

Eddleman, W. and J. Evens. 1994. The California Black Rail *in* Life on the Edge: a guide to California's Endangered Natural Resources: Wildlife. Carl G. Thelander, ed. Biosystems Analysis, Inc.

Selected Technical Reports and Publications

Stallcup, R., J. Evens, and J. DellOsso. 2018. Birds of the Point Reyes National Seashore: a checklist. Published by Point Reyes National Seashore Association. May 2018.

Avocet Research Associates and Horizon Water and Environment. 2017. Arroyo Mocho Ecological Baseline Study—Assessment of the Avian Community: 2016-2017. Report Prepared for the Zone 7 Water Agency, Livermore, CA.

Evens, J. and T. Nordbye. 2017. Unusual Foraging Behavior by Surf Scoters (*Melanitta perspicillata*) in the Swash Zone. *Northwest Naturalist* 98-3.

Grewell, B.J., C. Freeman, J. G. Evens, M. Forbert, C.J. Futrell, and M.J. Skaer-Thomason. 2015. Ecologically based adaptive management of invasive *Lepidium latifolium* for endangered species and tidal marsh recovery at Southampton Bay Wetland Natural Preserve, San Francisco Estuary. 2015. Presentation at The Natural Areas Association Annual Mtg., "Conservation through Collaboration," November 2015.

Kelly, J.P. and J.G. Evens. 2013. Collateral Damage: a brief review of boating disturbance to waterbirds in California estuaries. The Ardeid 2013:8-11.

Gardali, T., J. Kelly, and J. Evens. 2011. Tomales Bay Watershed Species of Local Interest: Native and Non-native Species of Conservation or Management Concern. A Report to the Tomales Bay Watershed Council, P.O. Box 447, Point Reyes Station, CA 94956.

Philip Williams and Associates, P. Baye, and J. Evens. 2010. Marin County Baylands Corridor Setback Criteria and Supplemental Mapping and Analysis. Prepared for Marin County Community Development Agency. January 2010.

Evens, J., K. Zaremba, and J. Albertson. 2010. Non-Native Cordgrass and the California Clapper Rail: Biogeographical overlap between an invasive plant and an endangered bird. In Ayres, DR, DW Kerr, SD Ericson and PR Olofson, Eds. In Press. Proceedings of the Third International Conference on Invasive Spartina (San Francisco, CA), San Francisco Estuary Invasive Spartina Project of the State Coastal Conservancy (California), Cambridge Publications Limited, Cambridge, UK.

Tsao, D.C., J.Y. Takekawa, I. Woo, J.L. Yee, and J.G. Evens. 2009. Habitat selection and movements of the California Black Rail (*Laterallus jamaicensis coturniculus*) in San Francisco Bay, California, USA. Condor 111(4):599-610.

Avocet Research Assocaites. 2009. Osprey (*Pandion haliaetus*) at Marin Municipal Water District Lands, Kent Lake, Marin County, California: The 2009 nesting season. Final report to Marin Municipal Water District. 29 July 2009.

Takekawa, J., J. Evens, K. Lafferty. 2008. Waterbirds and Human Disturbance in Urbanized Areas.http://www.sfbayjv.org/pdfs/disturbancereview061908c.pdf

Gardali, T. and J. Evens. 2008. The San Francisco Common Yellowthroat (*Geothlypis trichas sinuosa*) in W.D. Shuford and T. Gardali, editors. California Bird Species of Special Concern: A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and California Department of Fish and Game, Sacramento.

Avocet Research Assocaites. 2008. Osprey colony on Marin Municipal Water District Lands, Kent Lake, Marin County, California: 2007 nesting season. Final report to Marin Municipal Water District. February 22, 2008.

Avocet Research Associates. 2007. Protocol-level surveys for Marbled Murrelet (*Branchyrampus marmoratus marmoratus*), Upper Pilacitos Creek Watershed, San

Mateo county, California: 2007. Final report to San Francisco Public Utilities commission. 15 November 2007.

Spautz, H., J. McBroom, K. Zaremba, J. Evens, J. Albertson, S. Bobzien, and M. Herzog. 2006. California Clapper Rails in San Francisco Bay: modeling habitat relationships at multiple scales to guide habitat restoration and eradication on non-native *Spartina.* Poster paper presented at south Bay Salt Pond Symposium. June 6, 2006. San Jose State University and at CALFED

Evens, J. 2006. Evaluation of the Redwood Shores levee system and its relationship to the California Clapper Rail. Prepared for Huffman-Broadway Group, San Rafael California.

Herzog, M., L. Liu, J. Evens, N. Nur, and N. Warnock. 2005. Temporal and spatial patterns in population trends in California Clapper Rail (*Rallus longirostris obsoletus*): 2005 CLRA Progress Report to California Department of Fish and Game and U.S. Fish and Wildlife Service.. PRBO Conservation Science.

Liu, L., J. Evens, M. Herzog, N. Nur, and H. Spautz. 2005. California Clapper Rail population trends in the San Francisco Bay Estuary. Presented at the 123rd American Ornithologists' Union, Santa Barbara, CA.

Liu, J. Evens, M. Herzog, D. Stralberg, N. Nur, H. Spautz, C. Wilcox. 2005. California Clapper Rail population trends in the San Francisco Bay Estuary. Presented at the 7th Biannual State of the San Francisco Estuary Conference, Oakland, CA.

Breaux, A., S. Cochrane, J. Evens, M. Martindale, and B. Pavlik. 2005. Wetland Ecological and Compliance Assessments in the San Francisco Bay Region, California, U.S.A. Journal of Environmental Management.

Evens, J. C., Albertson, J., E. Grijalva, H. Spautz and K. Zaremba. 2005. *Invasive Spartina Control Program strategy: minimizing impacts to the endangered California Clapper Rail.* Poster presentation at the joint meeting of TWS-Western Section and Society for Wetland Scientists, Santa Rosa, CA. April 2005.

Avocet Research Associates. 2004. California Clapper Rail (*Rallus longirostris obsoletus*): breeding season surveys, San Pablo Bay and tributaries—2004. Final report to Marin Audubon Society from Avocet Research Associates. May 28, 2004.

Harley, J.A. , N. Nur , H. Spautz , N. Warnock , J. Evens , J. Kelly , L. Liu. 2004. Interregional Wetland Monitoring Pilot Project: Monitoring Birds In Tidal Wetlands Of The San Francisco Estuary. Proceedings of the 2004 CALFED Bay-Delta Program Science Conference.

Breaux, A. et al. 2003. Wetland compliance assessments of wetland mitigation projects in the San Francisco Bay Region. Report to California Coastal Conservancy, S.F. Regional Water Quality Control Board, and Army Corps of Engineers. Poster Presentation, State of the San Francisco Estuary Conference, 2003.

Avocet Research Associates. 2002. Giacomini Marsh Restoration Site-Special Status Animal Species: reconnaissance and compliance. Report to the National Park Service, Point Reyes National Seashore. November 22, 2002.

Evens, J. and N. Nur. 2002. California Black Rails in the San Francisco Bay Region: Spatial and Temporal Variation in Distribution and Abundance. Bird Populations 6:1-12.

Spautz, H., N. Nur, J. Evens, D. Strahlberg , Y. Chan, and E ,Brusati. 2001. California Black Rail distribution, abundance, and nest site characteristics in the San Francisco Estuary. Poster papers presented at 2001 meeting of the Western Section of the Wildlife Society.

Albertson, J. and J. Evens. 2000. California Clapper Rail, Species Narrative. Chapter 7 in Baylands Ecosystem Species and Community Profiles. San Francisco Bay Estuary Habitat Goals Report.

Trulio, L. and J. Evens. 2000. California Black Rail, Species Narrative. Chapter 7 in Baylands Ecosystem Species and Community Profiles. San Francisco Bay Estuary Habitat Goals Report.

Evens, J. 2000. California Clapper Rail and California Black Rail: Napa-Sonoma Wildlife Area: Year 2000 breeding season. Final Rpt. to California Department Transportation.

Evens, J. 1999. Breeding season distribution of California Clapper Rail and California Black Rail in the White Slough marshes of the Napa River Solano County, California: Final Report to California Department of Transportation District 4-Environmetal Planning and Wetlands Research Associates.

Nur, N., S. Zack,.J. Evens, T. Gardali. 1997. Tidal marsh birds of the San Francisco Bay Region: Status, distribution, and conservation of Five Category 2 Taxa. Rpt to U.S. Geological Survey-Biological Resources Division. From Point Reyes Bird Observatory. May 1997.

LSA Associates & Avocet Research Associates. 1998. California Clapper Rail Surveys: Hamilton Army Airfield and Antenna Field. Rpt. to IT Corporation. June 1998.

Evens, J. 1997. California Clapper Rails and California Black Rails at Southhampton Bay Marsh, Benecia State Recreation Area. Final rpt. to California Department of Parks & Recreation.

Evens, J, R.W. Stallcup, G. Grace, and S. Small. 1997. Status of the saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*) at Point Reyes National Seashore: 1996 breeding season. Final Report to National Park Service, Point Reyes National Seashore.

Evens, J. 1997. The Spotted Owl at Kent Lake, Marin County, California: 1996. Report to Marin Municipal Water District. March 14, 1996.

Evens, J. 1996. Sonoma Baylands Wetland Demonstration Project: Avian Distribution and Abundance, Spring 1996. Final Report to U.S. Army Corps of Engineers, San Francisco District, Planning Branch. (DACW07-96-P-0398). July 30, 1996.

Evens, J.. 1996. California Clapper Rail survey of tidal marsh adjacent to Sonoma baylands, Sonoma County, California: October-November, 1995. Report to U.S. Army Corps of Engineers. January 15, 1996.

Evens, J. and R.W. Stallcup. 1996. Past, Present, and Potential breeding birds of Olema Creek pasture and riparian corridor, Point Reyes National Seashore, California. Final Report to Resource Management, U.S. Department of the Interior, National Park Service, Point Reyes National Seashore. October 1, 1996.

Evens, J. 1996. A 1996 breeding season survey of California Clapper Rails and California Black Rails at Southhampton Bay Marsh, Benecia State Recreation Area. California Department of Parks and Recreation, Silverado District. April 24, 1996.

Wetlands Research Associates, Philip Williams & Associates, and Avocet Research Associates. 1996. Redwood High School Marsh Enhancement Monitoring: Year 3 (1995). Final report to Marin Audubon Society. February 1996.

Evens, J. Wetlands Research Associates, Phillip Williams Associates, and Avocet Research Associates. 1995. Bolinas Lagoon Management Plan Update: Final Draft to Marin County Department of Parks, Open Space and Cultural Services.

Evens, J.G. 1995. Population size and reproductive success of Osprey at Kent Lake, Marin County, California 1995. Final Report to Marin Municipal Water District from Avocet Research Associates. Nov. 15, 1995.

Evens, J. 1995. Northern Spotted Owl survey , 1995: Kent Lake, Marin Municipal Water District. Final Report to Marin Municipal Water District from Avocet Research Associates. Nov. 22, 1995.

Evens, J.. 1994. California Clapper Rail survey of tidal marsh adjacent to Sonoma Baylands, Sonoma County, California: October - December, 1995. final Report to Ogden Environmental Energy Services and U.S. Army Corps of Engineers, San Francisco District, Planning Branch. January 4, 1996

Collins, J., J.G. Evens, and B. Grewell. 1994. A synoptic survey of the distribution and abundance of the California Clapper Rail, *Rallus longirostris obsoletus*, in the northern reaches of the San Francisco Estuary during the 1992 and 1993 breeding seasons. Technical Report to California Department of Fish and Game.

Evens, J.G. and R.W. Stallcup. 1994. California Clapper Rail use of San Clemente Creek and vicinity, Marin County, California during the 1994 breeding season. Technical Report to Ogden Environmental and Energy Services, Inc. from Avocet Research Associates. July 25, 1994.

Evens, J.G. 1994. Population size and reproductive success of osprey at Kent Lake, Marin County, California 1994. Final Report to Marin Municipal Water District from Avocet Research Associates. Nov. 10, 1994.

Evens, J.G. 1994. Northern Spotted Owls (*Strix occidentalis caurina*) in the Kent Lake watershed, Marin County, California: results of the 1994 breeding season survey. Final

Report to Marin Municipal Water District from Avocet Research Associates. Nov. 10, 1994.

J.P. Kelly, J.G. Evens, R.W.Stallcup and D. Wimpfheimer. 1997. Effects of aquaculture on habitat use by wintering shorebirds in Tomales Bay, California. California Fish and Game 82 (4):160-172.

Eddelman, W. and J. Evens. 1994. The California Black Rail *in* Life on the Edge: a guide to California's Endangered Natural Resources: Wildlife. Carl G. Thelander, ed. Biosystems Analysis, Inc.

Evens, J.G. and R.W. Stallcup. 1992. Breeding bird population study: coastal riparian marsh. Journal of Filed Ornithology 63, No. 1 (Supplement): 95-96.

Evens, J.G. 1993. Annotated list of critical species of Marin Municipal Water District Lands. Final Report to Marin Municipal Water District lands. October 10, 1993

Evens, J. and J. Collins. 1992. Distribution, abundance, and habitat affinities of the California Clapper Rail, *Rallus longirostris obsoletus,* in the northern reaches of the San Francisco estuary during the 1992 breeding season. Final report to California Department of Fish and Game from Avocet Research Associates. 31 December 1992.

Collins, J. and J.G. Evens. 1992. Evaluation of impacts of Naval Riverine Forces Training operations on nesting habitat of the California Clapper Rail at Napa River, California. Rpt. to U.S. Department of the Navy from Avocet Research Associates.

Evens, J.G. 1991. Golden Eagle attacks Turkey Vulture. Northwest. Naturalist 72:27.

Evens, J., G.W. Page, L.E. Stenzel, S.A. Laymon, and R.W. Stallcup. 1991. Distribution, relative abundance, and status of the California Black Rail in western North America. Condor 93:952-966.

Evens, J. and R.W. Stallcup. 1990. Winter bird population study: coastal riparian and cat-tail/bulrush marsh. Journal of Field Ornithology 62 (Supplement).

Laymon, S.A., J.G. Evens, and R.W. Stallcup. 1990. Distribution and abundance of the California Black Rail in southeastern California and western Arizona. Report to California Department of Fish and Game from Avocet Research Associates.

Shuford, W.D., G.W. Page, J.G. Evens, and L.E. Stenzel. 1989. Seasonal abundance of waterbirds at Point Reyes: a California perspective. Western Birds 20:137-265.

Page, G.P. L.E. Stenzel, J.G. Evens, and R.W. Stallcup. 1988. Impact of the 24 April 1988 Martinez Oil Spill on black rails and clapper rails. Point Reyes Bird Observatory Report to Entrix, Inc.

Evens, J.G. and G.W. Page. 1987. Clapper rail populations at Corte Madera Creek, Muzzi Marsh, San Clemente Creek, and Triangle Marsh, Marin County, California. Report to Marin Audubon Society from Point Reyes Bird Observatory. May 1987.

Henderson, P.H. J.G. Evens and G.W. Page. 1986. Aquatic bird useof five areas at the West Contra Costa County Landfill. Final report to Entrix, Inc. April 1986.

Evens, J. and G.W. Page. 1986. Predation of Black Rails during high tides in salt marshes. *Condor* 88:107.

Evens, J.G. 1985. Endangered species information system: California Clapper Rail (Rallus longirostris obsoletus) distribution and abundance. U.S. Fish and Wildlife Service.

Evens, J.G. 1985. Monitoring the Osprey colony at Kent Lake, Marin County, California: five-year summary, 1981-1985. Western North America Osprey Symposium. Sacramento, California. 8 November 1985. Proceedings of International Osprey Foundation.

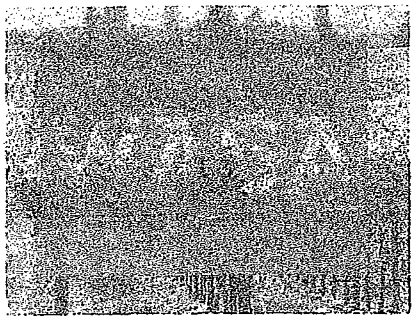
Myers, J.P., W.D. Shuford, J. Evens, and F.A. Pitelka. 1980. Arctic low foothills tundra: breeding bird population study. American Birds 34:81-82. Rpt. Naval Arctic Research Laboratory from Museum Vertebrate Zoology, Univ. Calif., Berkeley.

Appeal documents
UPE14-0008

BOLDED EXHIBITS DELIVERED WITH LETTER – Full exhibit set adds documents already in the record	Delivery Date
Exhibit A: 1. WASA October 27, 2014 Letter to Director of Planning on Potential Breach of Williamson Act 2. WCA Advisory December 2, 2104 Letter for Joint Design Review/ Landmark's Commission Hearing 3. Westside Advisory January 14, 2015 Letter response to Initial Study 4. Westside Advisory August 28, 2017 Letter for BZA Hearing 5. County Map for Westside Area of Potential Over Concentration, 6. February 4, 2014 County Letter on baling barn non-compliance with Williamson Act and County zoning densities	8/11/18
Exhibit B: Project Definition Site Plans	8/11/18
Exhibit C: Map of Existing and Potential Tasting Room access roads within ½ mile, and chart "Large Project Comparison Westside Farms to 2012 Hop Kiln Project"	Attached to 8/9/18 letter
Exhibit D: Adobe Associates, July 13, 2015 Technical Report on sight distance	8/11/18
Exhibit E: W-Trans Traffic Report dated February 23, 2015, and addenda dated March 10, 2016, April 21, 2017 and September 13, 2017	8/11/18
Exhibit F: ALTA Planning and Design Expert Testimony - Peer Review **(relative to sight distance standards and reliance on questionable prevailing speed study)**	Attached to 8/9/18 letter
Exhibit G: Todd Everett Letter with **Attachment 1: County's Existing/Proposed Winery/Tasting Room chart, with corrections** **Attachment 2: No Bicycle and Pedestrian Committee review or conditioning per General Plan requirements - Procedural Error**	Attached to 8/9/18 letter
Exhibit H: Traffic queuing plan dated August 2017 for West/East driveways	8/11/18
Exhibit I: EBA Engineering January 5, 2017 Geologic Report for	8/11/18

General Plan Policy WR-2e	
Exhibit J: Adobe Associates December 30, 2015 report which addressed projected water use and hydrology. No analysis of cave excavation feasibility given rock type and soils or removal of spoils.	8/11/18
Exhibit K: Janis Grattan Watkins, Esq. June 12, 2018 letter to California Department of Conservation, Division of Land Resource Protection, regarding the Williamson Act	Attached to 8/9/18 letter
Exhibit L: Jane E. Nielson, PhD Geologist, Letter on deficiencies in geologic data and analysis, dated August 7, 2017	Attached to 8/9/18 letter
Exhibit M: "Design Review Committee Record of Action" December 2, 2014 recommending substantive changes to design	8/11/18
Exhibit N: Graphic A10.04 winery design with overhangs for truck back up and unloading shows one key relationship as to how project design, which has not been approved, determines noise abatement	8/11/18
Exhibit O: Vibra-Accoustics Expert Letter - Peer Review on I&R noise studies, dated August 7, 2018	Attached to 8/9/18 letter

EXHIBIT A



October 27, 2014

Tennis Wick, PRMD Director
2550 Ventura Ave Santa Rosa, CA 95403

RE: Concern – Potential Breach of Williamson Act Contract – UPE14-0008

Dear Planning Director Wick,

The Westside Association to Save Agriculture (WASA) is responding to the Referral to Agencies for the Initial Study of the subject project. And, are requesting that your department review the information outlined below (documents attached), and respond as to whether the project description included in the Initial Study constitutes a "material breach" of the Williamson Act contract.

Department of Conservation – Definition of Material Breach: " Government Code Section 512250(b) defines a material breach on land subject to a Williamson Act contract as a commercial, industrial or residential building (s), exceeding 2,500 square feet that is not permissible under the Williamson Act, contract, local uniform rules or ordinances. "

Project: Ramey Vineyards LLC 7097 Westside Road Healdsburg, CA 95448
APN: 110-240-031 -032 -040
Ag Preserve 397-07-037936 Type 1 Prime – with 50% planted in vineyard

Sonoma County Williamson Act Considerations: The project site is under a Williamson Act Contract for prime land (Type 1), which provides a tax break to the owner for land restricted to agricultural and open space uses, as outlined in the County Uniform Rules for Agricultural Preserves. In order to comply with the contract, land must meet the following standards:

1) The land must be devoted to an agricultural or open space use as defined in the Williamson Act; the County has required at least 50% of the land be devoted to agriculture or open space use to meet this standard;
2) The land must have a minimum parcel size of 10 acres for a type 1 or 40 acres; and
3) **Compatible uses may be permitted provided that they are incidental to the primary use of the land for agriculture and they meet the criteria for compatibility.**

Permit Application History:

A. January 21, 2014 Original Application Proposal Statement: Baling Barn building defined as primarily event/ entertaining space: "…refurbish three story baling barn as a marketing reception area: equipment storage on the ground level, kitchen and meeting area for marketing purposes on mid-level; and 2 bedrooms as marketing accommodations on the top level, and two work stations."

B. February 4, 2014 Letter from PRMD Staff to Applicant: Page 2 -3, Item 4 addresses Williamson Act Consistency relative to dedicated "marketing center": County questions the separate Baling Barn structure given uses include a commercial kitchen, private dining and tasting space, 2 bedrooms and baths and 2 work spaces – primarily event-related activities.

The planner cites Category G, attaches policy for dwelling units, and then concludes the Proposal does not comply: "Category G: Miscellaneous: Special events, when directly related to ag…promotion; provided that: a) events last no longer than two consecutive days and **do not provide overnight accommodations; b) No permanent structure dedicated to events is constructed or maintained on the contracted land."**

Finding: " For the project site, **neither the density, nor the Williamson Act contract allows another dwelling unit on the parcel.** Therefore, the marketing accommodations as designed are inconsistent with the zoning density allowance and the Williamson Act contract. Appropriate revisions to the project and plans are required prior to further processing the request."

C. September 17, 2014 Meeting Re-cap between Ramey owners, Traci Tesconi, PRMD, Adobe Associates and Earthtone Construction: Paragraphs 3 -4: The Applicant is proposing three to four separate tasting areas on the Williamson Act lands: (1-2) public in Hop Kiln(s), (3) private Club Member only Baling Barn with commercial kitchen, large event room, 2 bedrooms with bath and work spaces or lounge; and (4) winery location across the road for distributor and high end club member tastings.

The County generally only allows one tasting room, yet the PRMD planner advised the Applicant to label the building: **Parcel 110-240-031-032:** "Discussion about uses of Baling Barn as tasting – Tesconi recommends labeling it as …"private tasting by invitation only…" This would separate it from the public tasting room which will be located in the current Hop Kiln."

D. October 7, 2014 PRMD sends out the referral packet for UPE 14-0008: Ramey Vineyards LLC that describes the project as follows. **A significant deficiency in the application is the lack of clear square footages for its event and entertaining space.**

Conservatively, the Baling Barn has about 2,800 square feet of event-related and "dwelling" space on two stories, including a kitchen, dining area, several lounges, and 2 to 4 bedrooms with 2 baths. The Hop Kilns add between 2,500 – 5,000 square feet of

public tasting and food service facilities, depending on whether just one or both will have tasting. And, all the buildings are joined by outdoor entertaining space.

See Figure A1.01 which labels certain spaces as "retail" or "restaurant" or "lounge" for Hop Kilns and Baling Barn – one item missing from the description is the player piano and the chandeliers:

- **68+ acre parcel: 2 Hop Kilns** *(approximately 2,000 to 2,500 sq feet each)* **converted to public and private tasting:** (Tasting Rm 795 sq. ft.; Tasting Bar / Kitchen 397 sq. feet) and Case Storage 813 sq. feet)
- **2 story Baling Barn** (*approximately 1,500 sq. ft. per floor* **with two floors converted to a "Private Club and Lounge"** (second floor: Private tasting room 595 sq. feet, Retail bar and Kitchen 295 sq. feet, Private Club 545 square feet. Third Floor" 2 Bedrooms with bath, 2 " Work Spaces or Lounges
- **22 Promotional Events of up to 300 people**, with 10 in the Baling Barn including "on-site food preparation" with dinners lasting until 9 pm.
- 6+ acre parcel: 23,000 square feet of Winery Production facilities, with private tastings and some events, and Wine cave for storage.

From the above, and as further documented in the attachments, it does not appear that the Applicant changed the project to address the Williamson Act concerns about another "dwelling unit" – as the kitchens and bedrooms remain – nor the concern that the Baling Barn building is dedicated to Events and Entertaining.

The Westside Association to Save Agriculture thanks you in advance for your review and assessment of this situation. The Applicant is early in the process, and this is the time for adjustments to be made to the project.

Sincerely,

Westside Association to Save Agriculture
Cc: Planner Traci Tesconi, with Attachments

A. January 21st: Original Ramey Vineyards LLC Proposal
B. February 4th: PRMD Letter – Williamson Act concerns
C. September 17th: Meeting Re-Cap – PRMD Planner suggests labeling Baling Barn a "Tasting for Club Members only" or "Tasting by Invitation only" – but does not address the concerns with consistency with Williamson Act
D. Reference to: October 7th: Referral Packet for Application UPE14-0008

Westside Community Association

Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

December 2, 2014

Sonoma County Joint Design Review/Landmarks Commission
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: 7097 Westside Road, UPE14-0008

Dear Commissioners

This letter is on behalf of the Westside Community Association (WCA) regarding the proposed use of the existing hop kiln structures for entertainment and visitor serving uses, which is included the Ramey Use Permit application.

The WCA does not believe that constructing a tasting room and other visitor serving facilities in the location of the current hop kiln structures complies with either Sonoma County zoning ordinances, the General Plan Scenic Resource Element or Section 65567 of the State Planning and Zoning law.

Section 65567 of the State Planning and Zoning law prohibits issuance of a building permit in contravention of the General Plan's Open Space Element. The proposed new tasting room, entertainment and parking facilities intrude into the 200 foot setback and may not be built consistent with either State law or the General Plan requirements.

The existing hop kiln structures are non-conforming structures because they are located within the 200 ft. scenic corridor setback. The provision of Section 26-64-030 Scenic Resource Combining District apply to properties along scenic corridor, and delineates the conditions whereby construction may be permitted on the properties covered by this provision The proposed project is located in a scenic corridor and thus subject to the provision of this section. Since the proposed project is a not a maintenance, restoration or reconstruction of the existing hop kiln, but rather a new use, requiring virtually all new construction, there is no provision that would permit such new construction and new use within the 200 foot setback.

The provision of Section 26-64-030 allowing construction new barns and similar agricultural support services would also not apply as agricultural support services are spelled out in Policy AR-5f as processing, storage, bottling, canning, and packaging. The proposed use is clearly visitor serving.

Similarly Article 94 – Nonconforming Uses of the Sonoma County Zoning Code delineates the circumstances under which a non-conforming use may be continued or reconstruction may be permitted. Again, the proposed new use and construction does not comply with County codes. Under section 26-94-010 the non-conforming use may be replaced by a use of the same or less intensity upon obtaining a use permit. The proposed project does not qualify under this provision for two reasons. First, the use of the hop kiln structure has been abandoned for a sufficiently long time that any new use would not be replacing a current use. Second, the proposed use is not "the same or less intensity". A tasting room, VIP lounge, marketing accommodations, and two kitchens and dining areas is certainly not a less intensive use.

Section 26-94-020 delineates how a non-conforming use can be reconstructed. Under this provision, the need for reconstruction would have to be as the result of several enumerated circumstances – explosions, acts of god and the like, and presumably be replacement of an existing, non-commercial use. The proposed project does not meet these standard for a reconstruction.

Finally, even if the proposed new construction and use were a continuation of an existing non-conforming use, which is not the case, the proposed modifications, in addition to being a more intense use, would increase the foot print of the structures by more than 10% limitation contained in Section 26-94-010. Based on drawing A1.10 of the application the existing hop kiln structures would be increased by approximately 19%.

Therefore, for the above stated reasons, the WCA requests that the Landmarks Commission not recommend approval of this new construction because is does not comply with the County's General Open Space Element and the County's Zoning Ordinances.

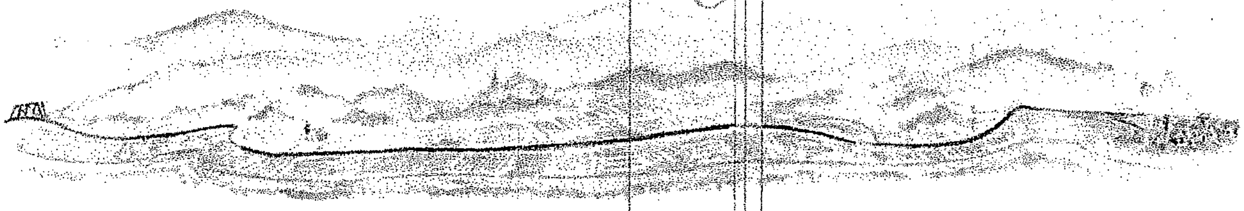
Thank you for your consideration of the important matter.

Sincerely,

Westside Community Association Advisory Board

cc Tracy Tesconi

Westside Community Association



Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

January 14, 2015

Tennis Wick
Director, PRMD
2550 Ventura Avenue
Santa Rosa CA 95403

RE: UPE14-0008; 7097 Westside Road Healdsburg, Ramey Vineyards LLC

Dear Mr. Wick,

The Westside Community Association (WCA) submits the following comments regarding the proposed Use Permit for a new winery and entertainment facilities at 7097 Westside Road (Project).

The Project, which includes a large winery, several tasting rooms, restaurant related facilities, lounge and overnight accommodations, is:

1. Too large in scale,
2. Disproportionately focused on entertainment and events,
3. Located within the scenic corridor,
4. Situated in a high concentration of existing wineries and tasting rooms, and
5. Has cumulative impacts that have not been assessed.

1. Too Large in Scale: This is the most intense project ever proposed for Westside Road, and is out of scale with other recently permitted projects. The project consists of over 46,000 square feet of new construction plus the construction of wine caves, four (4) separate tasting rooms, including a VIP lounge, three (3) kitchens, and two (2) overnight accommodations.

A 60,000 case operation would be significantly larger than neighboring facilities. Westside Road has 23 permits for grape processing. While decades ago two facilities were permitted for more, the average maximum permitted production of the other 21 faculties is 20,000 cases. The 42 acres of grapes planted on the Project site translates into roughly 7,000 to 9,000 cases of production utilizing on-site fruit.

The Project proposes to import fruit from as far away as Lake, Mendocino, Napa and Marin counties. Since the vast bulk of the fruit will be transported to the winery, there is no justification for a winery size in this rural location much larger than the 20,000-case average in the area.

In addition, a 60,000 case winery, importing the bulk of its fruit from far away does not appear to have a strong agricultural justification for re-locating a processing facility currently located within the City of Healdsburg to an already impacted and important rural roadway.

Furthermore, the existing winery in Healdsburg employs a staff of 15 people. Moving the existing operation out of town will mean that 15 people that now work in a location with access to transportation and other services will have to commute out to the far reaches of Westside Road, and in addition to the extra truck trips for importing fruit, will add yet more traffic on this already impacted rural roadway.

2. Disproportionate focus on entertainment: A large proportion of the Project's square footage is geared around entertainment, events and commercial office space, and calls into question whether the visitor serving and administrative components of the project are truly incidental and secondary to agriculture. With the 3-story baling barn, tasting rooms in the hop kilns, and tasting rooms and kitchen located within the winery as well, there is more than 11,700 square foot of entertainment and visitor serving facilities, and 6,000 square feet of office space. Actual winery processing space is 27,050 square feet, which means that entertainment and office space is equal to approximately 65% of the space dedicated to actual wine processing. The County has determined that amount of marketing and administrative office uses should not exceed 15% of the winery size to be considered "incidental" in use.

The proposed lounge, commercial kitchen, food service facilities, and lodgings together, effectively represent a restaurant or resort facility, which is not allowed in neither LIA zoning nor on Williamson Act lands, and these features should be removed from the project.

The strong hospitality and entertainment orientation weakens the agricultural connection justifying a location in a very rural area on Westside Road. It suggests that the main reason for moving the existing processing facilities from a location in Healdsburg, with good highway and transportation access for it operations and employees, to Westside Road; is to exploit the location on this rural roadway, for commercial marketing purposes.

3. Scenic Corridor and Non-Conforming Use Restrictions: Westside Road is a designated Scenic Corridor under the Open Space Element of the County General Plan. The proposed project would result in several structures, parking and other development within the 200-foot setback. (See Attached WCA Letter submitted on December 2, 2014 to the Design Review Committee.)

The WCA does not believe that constructing tasting rooms and other visitor serving facilities in the location of the current hop kilns and bale barn complies with either Sonoma County zoning ordinances, the General Plan Open Space Element or Section 65567 of the State Planning and Zoning law.

Westside Road embodies Healdsburg's rich agricultural heritage, with scenic vistas and historic structures, which provide continuity with our past and enhance our quality of life. The Project threatens this heritage. This Project includes large structures and parking adjacent to historic buildings and viewscapes, and includes intense visitor serving uses that will be degrade the rural character of the area.

4. **Situated in a high concentration of existing facilities**: Per General Plan Ag Resource Elements AR – 5F(3), 5G, and AR-6F, a detrimental concentration of wineries, tasting rooms and event facilities is a rationale for the County to deny a discretionary Use Permit.

There are already three (3) other facilities with visitor serving uses within the quarter mile stretch of Westside Road where the Project is proposed to be located[1]. Adding a fourth, very large project in this particular stretch of road, in close proximity to several other event facilities, will create traffic issues that have not been assessed. In addition, Westside Road is a designated County bicycle way. It is one of the most popular bicycle routes in the County, and is used by farm equipment and many local and visiting motorists as well. Such a tight concentration of event facilities will also greatly impact the rural character and rural landscapes on this already impacted and important rural scenic byway.

Also, having the winery across the street from the tasting room and entertainment facilities will create additional road safety issues with visitors and employees forced to cross the narrow roadway with limited sight lines.

5. Cumulative Impacts: The cumulative impacts for an additional and very large project as proposed in the area will be significant. Westside Road currently has 27 permitted tasting rooms, entertainment facilities, and wineries. It is an area that has one of the highest concentrations of events and event facilities in the County, and already has a detrimental concentration of events and event facilities.

---

[1] Other three facilities - Arista UPE09-0026, William Seylem UPE04-0074, Gracianna Family Winery UPE10-0021,

As a consequence, the cumulative impacts of any additional projects will degrade the rural character of the area. A project proposing a 60,000 case, 46,000 square foot facility with 10,700 square feet of entertainment facilities, 6000 square feet of office space, hosting 44 event days, public tasting and lodging facilities, will have a detrimental impact on the neighborhood.

In addition, the project site is located in a cluster of tasting rooms and wineries that, with the addition of the proposed Project would result in four facilities within approximately one-quarter mile along Westside Road.

Conclusion: The Project is simply too large, and commercially oriented for a rural area such as Westside Road, and will be detrimental to the rural character of the area. In addition, having restaurant facilities and buildings located within the scenic corridor, the Project violates Sonoma County Zoning Code and General Plan requirements. For these reasons, the WCA does not support the County granting a discretionary use permit for the Project. The WCA is also concerned that features of this Project do not comply with the zoning code or Rule 8 of the Williamson Act, and calls into question why the Project was sent for Initial Study review before the non-compliant features are removed.

For the above reasons, the WCA believes that this Project is not suited for the proposed location on Westside Road and should be denied.

Respectfully Submitted,

Westside Community Association Advisory Committee

cc
Supervisor James Gore
Supervisor Efren Carrillo
Planning Commissioner Tom Gordon
Planning Commissioner Willie Lamberson
Planning Commissioner Pamela Davis
Planning Commissioner Tom Lynch
Planner Tracy Tesconi
Attachment

August 28, 2017

County of Sonoma
Permit Sonoma Department
Attention Traci Tesconi, via e-mail traci.tesconi@sonoma-county.org

RE: UPE14-0008, 7079 Westside Road

Dear Ms. Tesconi:

This letter supplements our letter dated January 14, 2015, on the above referenced application; a copy of that letter is appended (attachment #1).

For the reasons stated in the January 2015 letter and as augmented and reinforced in this letter, the Westside Community Association (WCA) requests that the County staff recommend to the BZA a denial of this application because at this location the proposed project will be detrimental to the health and safety of persons residing, working or visiting the area and detrimental to the general welfare of our community. (CEQA Mandatory Finding of Significance)

Specific concerns are:

1. Inadequate sight lines and close proximity to several adjacent tasting rooms access roads would cause traffic safety and joint road use conflicts
2. Minimum setbacks to adjacent properties will create significant unmitigated noise impacts
3. 60K case winery, office and hospitality complex/ operation and is out of scale other facilities on Westside Road and incompatible with the neighborhood
4. Disproportionate focus on hospitality and promotional uses which is inconsistent with the General Plan
5. Location within the scenic corridor would be inconsistent with the Open Space - Scenic Corridor Element
6. Situated in a high concentration of existing wineries/tasting rooms detrimental to the rural character

1. Significant impacts to public safety would result from the two opposing driveways with insufficient sight distances located in close proximity to three other tasting rooms.

The W-Trans traffic study dated March 10, 2016 does not adequately address the traffic safety and joint road use impacts associated with this project.

First, the project is on two sides of the road, with driveways directly opposing each other on a section of Westside Road with very limited sight distance. Attachment #2 shows a sign for an event at a winery located next door, warning drivers of stopped traffic during an event. This sign was placed at the location of the existing driveways for the proposed Project, and illustrates the challenging sight distances that currently exist for drivers visiting the three (3) existing wineries located in the quarter mile (1/4 mile) stretch of road where the Project is to be located.

Second, the prevailing speed analysis, indicating a speed of 35 mph, appears to be inaccurate. The prevailing speed study should be independently verified because is does not reflect speeds of drivers actually using this section of roadway.

Third, The W-Trans study did not apply the correct standard for a significance threshold and mitigations required for Discretionary Use Permit projects per the *Sonoma County Guidelines for Traffic Impact Studies*. As required by Section 6 of these guidelines, projects requiring traffic impact studies must meet 11 thresholds of significance. The County document states:

> "A project would have a significant traffic impact if it results in any of the following conditions:
>
> 9. Sight Lines: The project constructs an unsignalized **intersection (including driveways)** and/or adds traffic to an existing unsignalized intersection approach that does not have adequate sight lines based on Caltrans criteria for state highway intersections and AASHTO criteria for County **roadway intersections.**" (Emphasis added)

The requirement for Staff to use the AASHTO **roadway intersection** standards was confirmed in the June 1st hearing for a proposed project at 4603 Westside. The W-trans study uses the shorter "stopping distance criteria for private driveways". Unless the proper sight distance significance threshold is achieved and the impacts mitigated, the County cannot approve a mitigated negative declaration for a project with a significant **unmitigated** impact.

At the prevailing speed assumed in the W-trans study of 35 mph, a sight distance of 390 feet is necessary in both directions. At 40 mph the required sight distance is 445 feet. The W-Trans study must be redone using the correct AASHTO roadway intersection standard – Attachment # 3. The Department of Transportation and Public Works is requiring removal of a hillside to increase the sight distances to the north, but even with this mitigation, it is not sufficient to create adequate sight distances.

Fourth, even if the County relies on stopping distance as opposed to sight distances for assessing traffic safety, the possibility of queuing onto Westside Road must be considered. With events of up to 300 people entering and exiting the two opposing driveways there are likely to be backups on Westside. Queuing was also considered by the BZA as a reason for denial of 4603 Westside that had similar issues using the minimum stopping distance standard. Meeting the minimum stopping distance standard is simply not sufficient to ensure the safety of the public in this stretch of Westside Road with limited visibility and three other winery/tasting room access roads in close proximity.

Finally, joint road use conflicts with visitors, local traffic, large trucks and bicycles all using this stretch of Westside Road were not addressed at all. Westside Road is a heavily used bicycle route with a bicycle "Level of Service (LOS) E. The April 2017 Level of Service Analysis shows that Westside is already at Level of Service C, with at least three (3) known projects in addition to the subject project, the Level of Service Analysis should address cumulative impacts of existing and known projects as well as the potential of increased visitation at existing wineries when permits are modified to add promotional and hospitality activities.

2. Noise assessment does not appear to adequately mitigate winey equipment and truck noise impacts on adjacent sensitive land uses.

The potential for noise environmental impacts from the project located at 7097 Westside Road (UPE14-0008) was assessed and reported by Illingworth & Rodkin (I&R) in four *Environmental Noise Assessment* documents dated October 9, 2013, September 4, 2015, March 7, 2017 and August 16, 2017.

According to General Plan Noise Element Policy NE-1c, *the total noise levels resulting from new sources shall not exceed the standards in Table NE-2 as measured at the exterior property line of any adjacent noise sensitive land use.*

The October 9, 2013 document was prepared with two major (critical) General Plan Policy NE-1c inconsistencies:

- The adjacent noise sensitive land use (APN 110-240-024) south of the proposed winery and wine cave location was omitted; and
- Noise levels for the noise sensitive land use (APN 110-240-020) south of the proposed wine tasting and events location were measured at the "residences" rather than the exterior property line.

An addendum was prepared dated September 4, 2015 assessing amplified music and speech generated at the Walnut Grove measured at the exterior property line of the APN 110-240-020 property. Yet, the March 7, 2017 *Environmental Noise Assessment*, which was prepared and described as twice revised contained the same original Policy NE-1c inconsistencies and critical omissions noted in the original 2015 document. This was brought to the attention of planner Traci Tesconi in a meeting held on August 10, 2017. As a result, a fourth assessment was prepared dated August 16, 2017, which included the adjacent noise sensitive land use (APN 110-240-024) immediately south of the proposed winery location.

Given the close proximity to sensitive land uses, a peer review should be required.

Further comments will be submitted under separate cover.

3. The 60K case size and intensity of winery, hospitality and office complex is out of scale with other Westside Road facilities and are incompatible with the neighborhood

As stated in the WCA January 14 letter, the Project is simply too large in scale compared to other winery/tasting rooms recently permitted on Westside Road. Attachment #6 is a summary of the other production facilities permitted in the Westside Area, which indicates an average of less than 20,000 cases.

Attachment #7 is a calculation of the square footage of various project components based on the preliminary design drawings.

Based on the most recent search of the files, the WCA believes the Project features include: Overall construction of 46,000 sq. ft., four (4) tasting rooms, three (3) kitchens, two (2) overnight lodgings, 6,000 sq. ft. of office space and 11,700 sq.ft. of hospitality area is simply too much commercial development for a rural area. This is particularly the case given the other 29 permitted facilities in the Westside Area.

4. The large land area and facilities dedicated to non-agricultural activities is not consistent with the general plan requirement that such uses and facilities be limited in scale and intensity, and secondary to agriculture.

General Plan policy AR6 states that visitor serving uses should be secondary and incidental to local agriculture. As stated in the WCA January 14 letter, the scale of visitor serving uses is disproportionate to the processing facilities and as mentioned above, out of scale with surrounding operations. Attachment # 8 shows the approximate area of the primary hospitality operation, and covers nearly 3 acres. The four tasting rooms, three kitchens, lodgings and other event space comprise nearly 65% of the size of the processing area.

The 24 Ag promotional event-days for up to 300 guests is much larger than for neighboring wineries. The average number of events per facility on Westside Road is 11, including industry events. The most recent project approval on Westside was for 12 events, which included 8 days of industry events.

5. The reconstruction of abandon hop kiln structures to tasting rooms, food service facilities and lodgings within the scenic corridor conflicts with the General Plan Scenic resource element, and detrimental to rural character.

See WCA January 14, 2015 and December 2, 2014 letters regarding the inappropriateness of reconstruction and intensification of use of existing farm structures within the scenic corridor.

As stated in these letters, Westside Road embodies Healdsburg's rich agricultural heritage. Keeping these old structures located within the scenic corridor in their natural state should be a priority. Attachment #9 is a picture of an old barn in the scenic corridor on Westside Road is one of the most recognizable scenes of Sonoma County agriculture. Converting such structures as the one shown in the photo, or the hop kilns at the Project into a tasting rooms, surrounded by parking with big signage and very commercial oriented uses should not be permitted. Such buildings could be used as barns for equipment storage for example.

Also, the County was not willing to allow conversion of an agricultural building in the scenic corridor to be converted to a tasting room for a recent project proposal on Westside Road.

6. The location of the winery, food service and logging and entertainment facilities in such close proximity to three (and potentially four such facilities) within a half mile will constitute a detrimental concentration under the General Plan.

The proposed project would result in the fourth tasting room in 0.25 miles. Attachment # 10 is an aerial view of this concentration of tasting rooms.

The BZA is considering concentration in its approvals of applications for visitor serving facilities and activities. In a recent denial of a project in the same vicinity as the Project (4603 Westside Road PLP14-0031), the BZA resolution denying the project states:

> *"2. Event and Tasting Room Traffic .... Westside Road has 29 permitted wineries along the roadway, and traffic on Westside Road includes operational traffic from wineries, travel to/from tasting rooms and winery event traffic. The Project would result in four wineries with tasting rooms and events within 0.6 miles. The proposed winery is adjacent to MacRostie Winery at 4603 Westside Road to the south and near three tasting rooms to the north: VML Winery and Alysian Wines at 4035 Westside Road and Baccigalupi Winery at 4353 Westside Road."*
>
> *"The proposed addition of another winery and tasting room in close proximity to the existing tasting rooms would contribute to a concentration of uses that would be incompatible with the neighborhood character and deleterious to the rural character of the immediate area."*

In addition, as the attachment to the January 18 letter shows, that with 29 permitted facilities on Westside Road, any additional facilities or events would have a significant cumulative impact on the number of events and visitor serving activities.

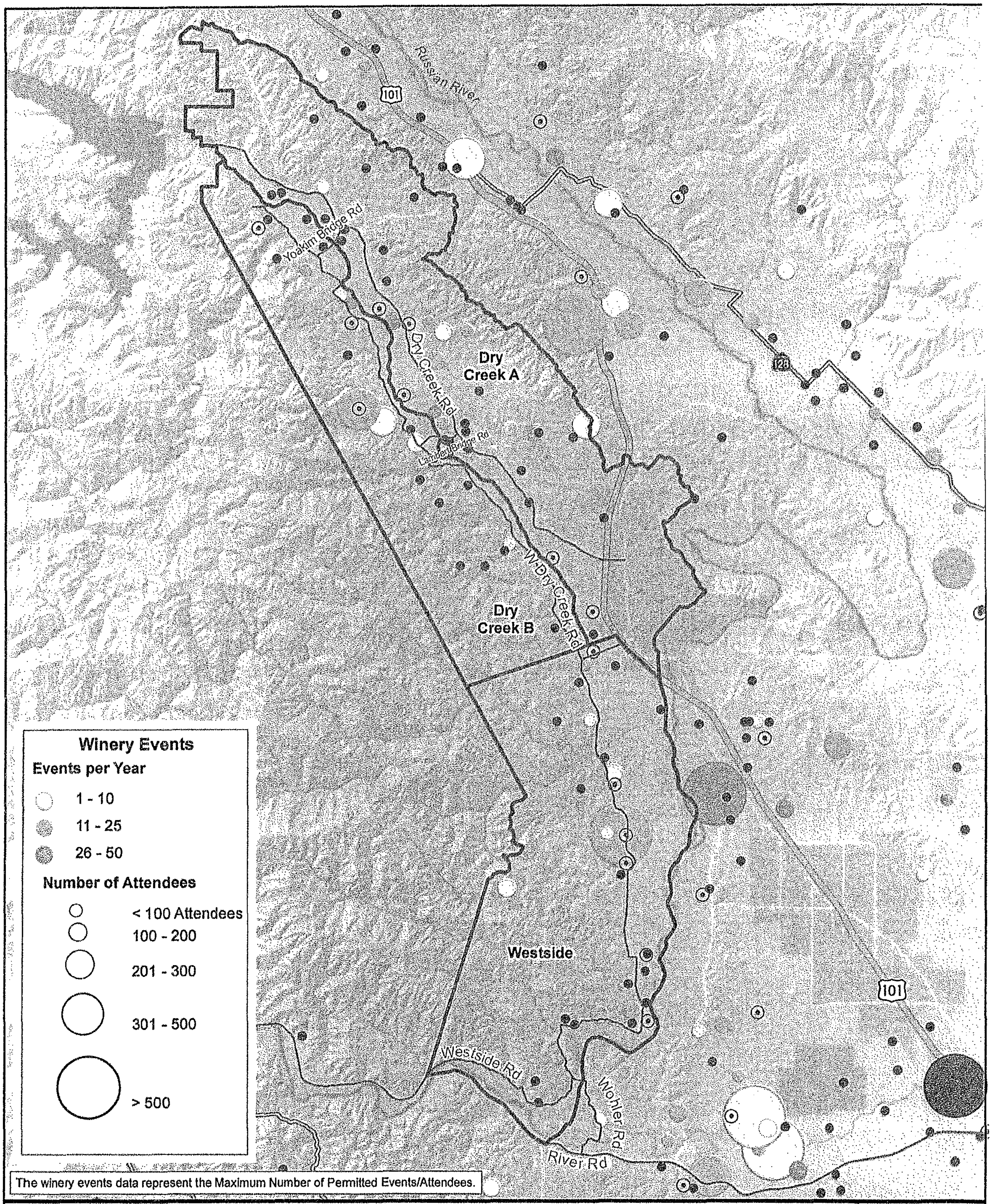
For the above reasons, and site constraints, the WCA requests that the Project be denied.

Sincerely,

Westside Community Association Advisory Committee

cc: Jennifer Barrett Jennifer.barrett@sonoma-county.org
Tennis Wick tennis.wick@sonoma-county.org

Attachments
1. WCA January 14, 2015 letter w/ attachements
2. Event warning sign at adjacent winery
3. AASHTO sight distances for roadway intersections
4. Aerial view of closest sensitive use to property line
5. Aerial view of closes sensitive use to property line
6. Production capacity of Westside Road wineries
7. Calculation of sq. footage of hospitality areas
8. Hospitality area dimensions
9. Iconic barn on Westside Road
10. Aerial view of concentration area



The winery events data represent the Maximum Number of Permitted Events/Attendees.

Winery Event Concentration - Westside/Dry Creek

▭ Winery Event Concentration Area
● Winery - Currently with No Events
⊙ Pending Winery
US Federal Highway
State Highway
Road

N

0 0.425 0.85 1.7 Miles
1 inch = 1.92 miles

permit SONOMA

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900
FAX 707-565-1103

B. PRMD letter
Re Williamson Act

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

February 4, 2014

Ramey Vineyards LLC
Attention: Mr. David Ramey
P.O. Box 788
Healdsburg, Ca. 95448

RE: UPE14-0008; 7097 Westside Road, Healdsburg. APN 110-240-031,-032,-040.

Dear David:

On January 21, 2014, PRMD received the above referenced application for a Use Permit. The Use Permit request includes a new 60,000 case winery with wine caves and to include public tasting, events, and marketing accommodations on 75 acres. The application has been reviewed and the file has begun to be processed. The Use Permit was submitted with the following studies: Traffic study, Greenhouse Gas study, and Sound study. However, it has been determined that other required application materials were not submitted with the application, therefore, referrals cannot be sent out to other governmental agencies and public interest groups until the following information has been submitted, as explained below:

1. **Administrative Design Review required:** On the east side of Westside Road, the project includes the conversion of an existing hop kiln building and bale barn into the tasting room and marketing accommodations building, respectively. Both buildings are located within the 200-foot *Scenic Corridor* setback; therefore, preliminary and final Design Review is required as part of the processing of the Use Permit. On the west side, the new winery building and wine caves will be located outside of the *Scenic Corridor* setback, but will still be included in the design review process.

   In addition, the two existing buildings exceed the 35-foot height requirement of the LIA zoning district. Therefore, under Section 26-040-030 of the LIA zoning district, and Section 26-64-030 (3) of the Scenic Corridor criteria, Design Review is required.

   In reviewing the application materials, please submit the following items, prior to further processing of the Use Permit and preliminary Design Review:

   a. A list with the total square footage for all existing and proposed buildings to be part of the project.

   b. Please provide the percentage of office space in relationship to the processing and storage areas (wine caves) for the winery. The amount of marketing and administrative office uses must be incidental in use and size to the winery use and should not exceed 15% to be considered incidental.

   c. Color samples and materials. Provide samples of roof, siding, trim, and window materials. Color photographs of the materials are acceptable. Also provide proposed exterior paint and finish for roof, siding, trim, accents, and around windows. These should be small enough to fit into the planning file (8 1/2 in. x 14 in. max.).

   d. Photo montages showing existing and proposed views and elevations of existing structures to be converted to new uses, and views of said structures from the public roadways, and including proposed landscape improvements added to project site to provide screening.

2. **Importation of grapes:**

According to your Use Permit application, the on-site vineyard produces 240 tons of grapes per year. Typically for white wine the ratio is one ton of grapes produce 64-66 cases of wine. The request is for an annual maximum production capacity of 60,000 cases. The Zoning Ordinance allows processing of grapes grown on the site and processing of locally grown grapes. Please describe in detail where grapes imported to the site for processing are grown.

3. **Clarification on types of events:**

There is a distinction between *agricultural promotional events* hosted by just one winery as opposed to *industry wide events* which are held at several wineries throughout an entire appellation. In reviewing the Use Permit proposal statement and studies, the events proposed need clarification:

a. List the number of *agricultural promotional events* proposed just for the Ramey winery, along with the maximum number of guest per each event, the hours for each event, and the location for each event.

b. List the number of *industry wide events* the winery proposes to participate in per year , along with the maximum number of guests expected for each of the events, the number of total event days, and where the location(s) for each event. Based on past winery projects, several industry wide events occur over two consecutive weekends, which consist of four event days, so that must be listed. In the Use Permit proposal, you state a maximum of 120 guests for industry wide events, which is quite low when compared to other wineries in the area. Based on other winery projects, 300 maximum guests per day for an industry wide event is most common for this region.

4. **Williamson Act consistency:**

The project site is under a Type I prime Williamson Act contract with over 50% of the total parcel planted with an existing vineyard. Under the Uniform Rules, Rule 8.0 - *Compatible and Incompatible Uses*, it requires contracted land to be devoted to agricultural or open space uses. However, the County allows other uses of contracted land that are compatible with the agricultural or open space uses on the land and the following two categories apply to this project:

Category B, Agricultural Support Uses: *Sale and marketing of agricultural commodities in their natural state or beyond, including winery tasting rooms, promotional activities, marketing accommodations, farmer's markets, stands for the sampling and sale of agricultural products, livestock auction or sale yards, and related signage.*

Category G, Miscellaneous: *Special events, when directly related to agricultural education or the promotion or sale of agricultural commodities and products produced on the contracted land, provided that:*

a. *The events last no longer than two consecutive days and do not provide overnight accommodations; and*
b. *No permanent structure dedicated to the events is constructed or maintained on the contracted land.*

As proposed, the "marketing center" structure contains two bedrooms and bathrooms on the upper floor, a marketing area (open area) and commercial kitchen on the middle floor, and a general storage area on the lower floor, all the components for the structure to be classified as a dwelling unit (residence). (Refer to Policy 1-4-5: *Definition of a Kitchen and Determination of a Dwelling Unit)*

Dwelling units are defined in the zoning code as *"a permanent building or portion thereof including manufactured and mobile homes designated or used exclusively as the residence, sleeping room or quarters with kitchen facilities which constitutes an independent housekeeping unit, for one (1) or more persons*". Similarly, the Building Code defines a dwelling unit as "A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation".

For the project site, neither the density, nor the Williamson Act contract allows another dwelling unit on the parcel. Therefore, the marketing accommodations as designed are inconsistent with the zoning density allowance and the Williamson Act contract. Appropriate revisions to the project and plans are required prior to further processing the request.

5. **Biological Assessment required:**

The project site is located along the Russian River, contains a grove of walnut trees, and involves the conversion of an inhabitable building and barn to habitable space; therefore, a complete Biological Assessment is required for the project site to identify biological resources that may be impacted by the proposed project, including, but not limited to bats, nesting birds, raptors, and their habitats; as well as other plant and animal species. Nesting habitat for raptors or other birds are protected by the *Migratory Bird Treaty Act*. The assessment must be done by a qualified wildlife biologist or ecologist, and must determine the level of impact to species', species' habitat(s), and recommend mitigation measures to reduce potential impacts.

6. **Historical Evaluation and Cultural Resource Survey required:**

Please provide a historical evaluation for the hop kiln and bale barn structures and a Cultural Resource Survey for the project site.

7. **Replacement of existing dwelling unit(s):**

It states in the application that you intend to replace existing dwelling unit(s) located on the project site. The site plan shows three existing dwelling units, whereas, the current density (60 acres per dwelling unit) allows for one dwelling unit. This means that two of the dwelling units may be legal non-conforming, and thereby are limited in expansions and can only be replaced if they are destroyed or damaged by flood, fire, etc. or if they are mobile homes; or replaced with housing intended for agricultural employee(s), or farm family members . Although this is not part of the Use Permit application, I recommend that we discuss this matter further before you demolish any of the dwelling units on the project site.

Please contact me to discuss this matter further and to set up a site visit. Prior to the file being sent out on referrals, items 1 through 5 must be submitted to complete the application. Additional information and studies may be required once referrals are able to be sent to other agencies and public interest groups. Also the studies that have been submitted may need to be revised if there are revisions to the project and/or plans. Please advise all your consultants of any revisions made to the project in order for them to provide any appropriate revisions or updates to the plans and studies. If you have any questions or need further information, please contact me at (707) 565-1903 or Traci.Tesconi@sonoma-county.org. I appreciate your cooperation in this matter.

Sincerely,

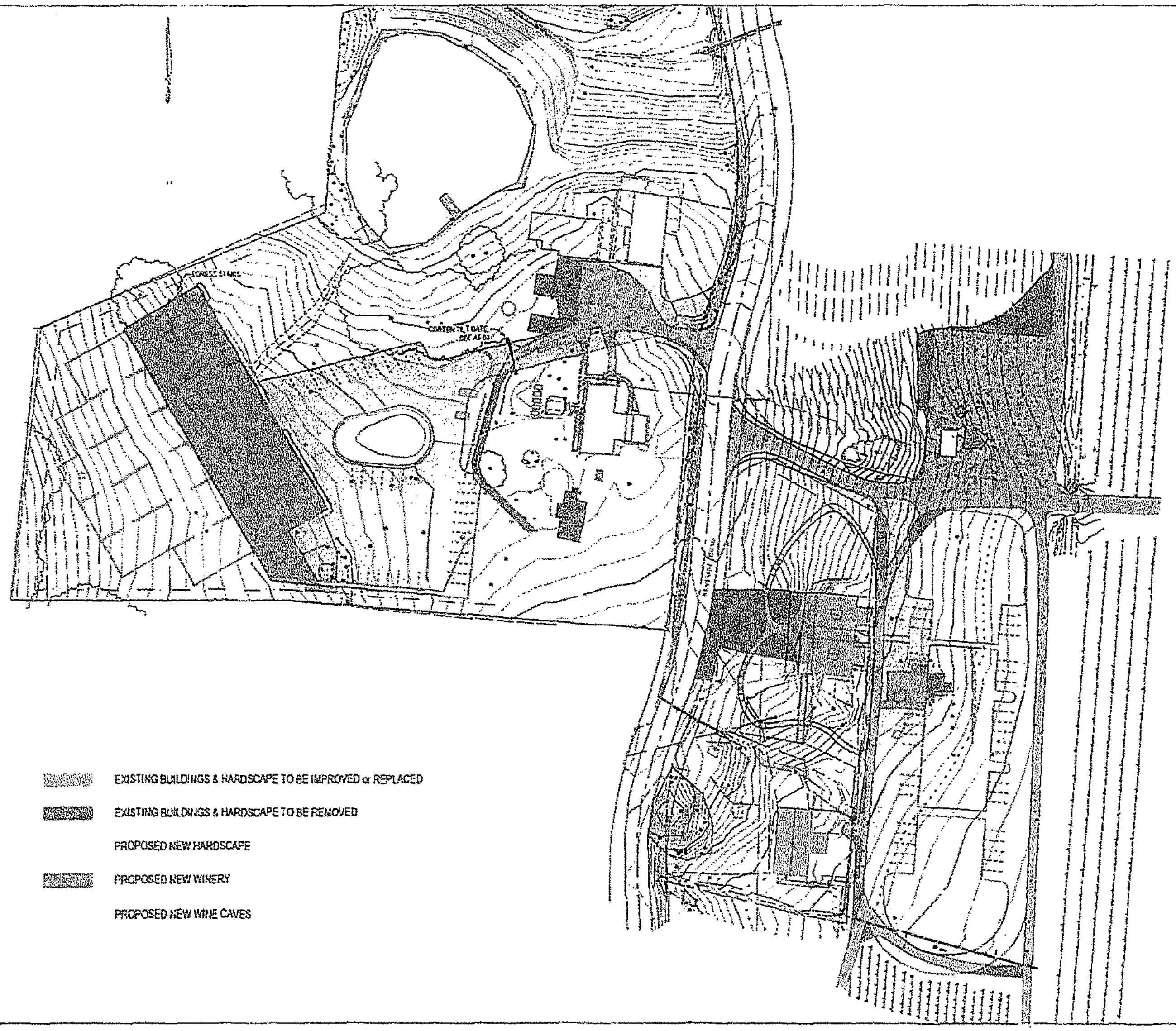
Traci Tesconi

Traci Tesconi
Planner III

Attachments

cc: Lundberg Design, Attention: Olle Lundberg
Adobe & Associates, Attention: David Brown
Earthtone Construction, Attention: Andy Bannister
File UPE14-0008

EXHIBIT B



▨ EXISTING BUILDINGS & HARDSCAPE TO BE IMPROVED or REPLACED

▨ EXISTING BUILDINGS & HARDSCAPE TO BE REMOVED

PROPOSED NEW HARDSCAPE

▨ PROPOSED NEW WINERY

PROPOSED NEW WINE CAVES

LD

LUNDBERG

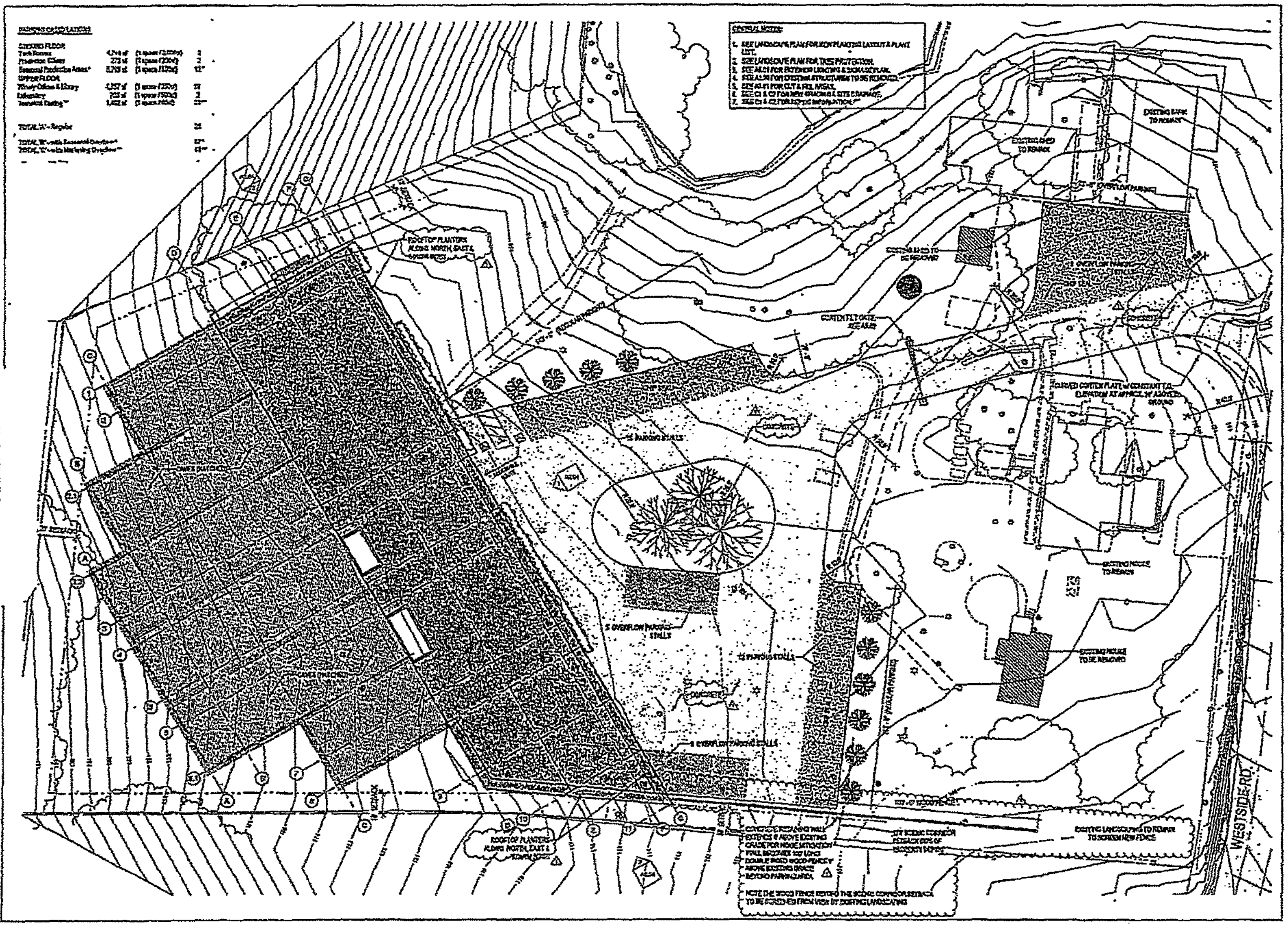
Ramey Winery

7097 Westside Road
Healdsburg, CA

Project Site Plan Footprint Analysis

A1.00b

EXHIBIT L



PARKING CALCULATIONS

GROUND FLOOR			
Tank Rooms	[illegible] sf	[illegible]	[illegible]
Production Offices	273 sf	[illegible]	2
Seasonal Production Areas*	[illegible] sf	[illegible]	12*
UPPER FLOOR			
Winery Offices & Library	[illegible] sf	[illegible]	[illegible]
Laboratory	[illegible] sf	[illegible]	[illegible]
[illegible] Tasting**	[illegible] sf	[illegible]	[illegible]
TOTAL 'A' - Regular			[illegible]
TOTAL 'B' with Seasonal Overflow*			[illegible]
TOTAL 'C' with Marketing Overflow**			[illegible]

GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR [illegible] PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE [illegible] FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE [illegible] FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE [illegible] FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR NEW GRADING & SITE DRAINAGE.
7. SEE C1 & C2 FOR SEPTIC INFORMATION.

LD

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

STATE OF CALIFORNIA

WEST Site Plan
(Proposed)

A1.02

EXHIBIT C


Gracianna Winery
Wes
Grade Rd
Westside Rd
Williams Selyem Winery
Arista Winery
Westside Rd

Large Project Comparison - Westside Farms to Hop Kiln

Features	**Approved Westside Farms 9/21/17**	**Denied Hop Kiln 6/21/12**	**Approved Hop Kiln in 2015 as amended by Landmark in 2017**
Winery Capacity	60,000 cases	60,000 cases	30,000 cases
Parcel size and On-site grape production	76 acres, 32 acres vineyard to estate (plus 10 acres under long term lease) = 8,000 -12,000 estate produced cases	97 acres owned and planted to estate – produces 24,000 - 35,000 cases	97 acres owned and planted to estate – 24,000 - 35,000 cases
Square footage of Winery Facilities	**52,930** 32,210 winery and 20,720 wine cave for storage and unspecified uses	**56,424** (including 6,200 case storage in barn)	**24,755** (including 6,200 case storage in barn)
Square footage of hospitality, event and office space (not historic displays)	**15,000** - with 10,500 hospitality and 4,500 office space square footage Not including outdoor event space	**18,000** - Up to 9,000 in Hop Kiln structure (2,750 tasting room) 6,500 new tasting room/office, plus 2500 marketing accommodations.	**6,520** in 3 story Hop Kilns and 2,750 existing tasting room. New 770 food/wine pairing room and approx. 2-3,000 other in basement
Parking	130 total 51 marked 79 unmarked overflow	120 total 60 marked (existing) 60 unmarked overflow	60 marked (existing) Unspecified overflow parking
Employees	15 full time, (plus 3 part time, and 6 seasonal)	18 employees	18 full time
Number of events - Road Safety Issues at driveway intersection	22 total - road safety not mitigated 20 promotional and 2 industry 10 with up to 30 people 5 with up to 60 people 5 with up to 120 people	37 total - road safety not mitigated 29 promotional and 8 industry 12 events with up to 50 people 7 events with up to 100 people, 7 events with up to 175 people, 3 events with up to 300 people. .	**Road safety mitigated** 12 total 8 industry and 4 Ag promotional Up to 150 people
Non-event trip generation	92 per day, excluding events	150 per day including events	75 per day
Hours of events	Up to 9 pm with clean up before 10 pm	Up to 9 pm with clean up before 10 pm	Indoor events up to 9 pm with clean up before 10 pm Outdoor end 5 PM
Food pairing	Yes – 3 rooms	Yes – 1 room	Yes – 1 room
Commercial Kitchen	Yes - 3	No	No
Amplified sound in **tasting room/ baling barn**	Allows drums, horns and instruments. No outdoor amplified sound at winery. Amplified speech permitted in Grove	No outdoor amplified sound and no loud instruments – drums, horns, etc.	**No outdoor amplified sound or** loud instruments – drums, horns, etc.
Marketing Accommodations	Yes – 2 units, with kitchen and dining rooms creating second dwelling unit	Yes – 4 units in single dwelling unit on Williamson Act property	**None, as amended by Landmark**

Large Project Comparison - Westside Farms to Hop Kiln

Discretionary Use Permits run with the land, with future owners granted all allowed uses. A Use Permit must be evaluated based on the characteristics of the project within the context of its physical setting - the Supervisors are to evaluate the project impacts, not the intent or character of the current owner/applicant.

KEY COMMUNITY CONCERNS WITH WESTSIDE FARMS PROJECT

- **Significant road safety issues - large winery with hospitality complexes on both sides of the road**
  - Two opposing commercial driveways create unsignalized intersections near curves; applicant must cut away a hillside and remove trees. Insufficient safe sight distance with truck turning movements create dangerous situation for vehicles and cyclists
  - Operations on both sides of road will create confused turning movements, leading to queuing and potential pedestrian crossing
  - Fourth winery in 0.25 miles - drivers have to deal with 5-6 project driveway intersections along a road with blind hills and curves
  - Increased speeding and illegal passing of cyclists and slower moving vehicles on Westside Road is leading to a significant number of single car accidents creating road safety, power outage and vegetation fire impacts
- **Too large in Scale and Intensity for the Westside Area**
  - 60,000 cases is approximately three times the average of wineries on Westside Road
  - 15,000 square feet of Hospitality facilities and office space proposed on agricultural preserve, Williamson Act lands
  - Events, with amplified music, are larger in size and intensity than recent approvals and twice the number as recommended in the draft Westside Local Area Guidelines
  - Three commercial kitchens with dining areas, 4-5 separate event and tasting facilities/ outdoor areas, and a second dwelling unit (non-compliant with Zoning Code or Williamson Act), creates a large hospitality complex with significant unstudied impacts
- **Detrimental Concentration:** Permitting 4 or 5 adjacent projects, without other limiters or a long-term build-out plan for the area, sets precedent for commercial concentrations along one of the County's premier agricultural, rural corridors.
  - Approval would result in four (4) winery/tasting rooms permitted within 0.25 miles on contiguous parcels, with 5th project on a parcel developed with multiple homes and barns, requesting the addition of winery/tasting room in the application review phase.

EXHIBIT D

Adobe Associates, Inc.
Civil Engineering,
Land Surveying &
Land Development
Services

RECEIVED
JUL 15 2015
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

July 13, 2015

Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Att: Traci Tesconi

Re: Ramey Winery, UPE14-0008

Dear Traci:

This letter follows up my emails to you about the sight distance requirements for the entrance to Westside Road from the property on the west side of the Road (APN 110-240-040). The existing driveway does not meet safe sight distance requirements as outlined in Caltrans Design Manual. Based upon a design speed of 35 mph the stopping site distance required is 250 feet. The attached Exhibits show the grading necessary to provide the required safe sight distance for this existing entrance proposed landscaping to restore that area to provide an enhanced vegetative buffer to onsite improvements. Whether the existing driveway is used for the existing residential use or a new proposed commercial use this driveway is not safe and should be improved. I trust this information will be of assistance as you plan on processing the Use Permit application. Please let me know if you need any additional information.

Very truly,

REGISTERED PROFESSIONAL ENGINEER
DAVID RALSTON BROWN
No. C41833
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

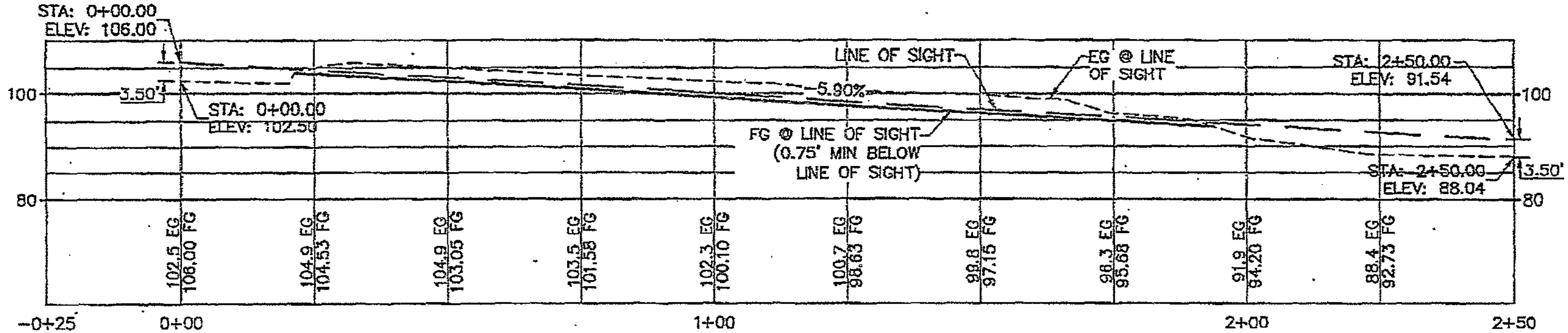
David R. Brown, RCE 41833

My license expires 3/31/2016

cc David Ramey, Owner/Applicant

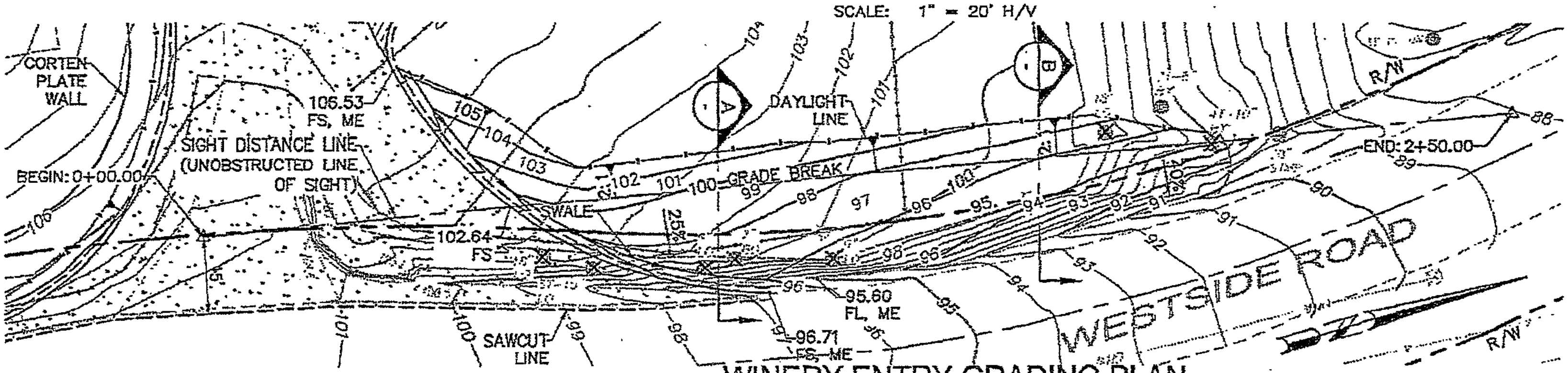
1220
North Dutton Ave.
Santa Rosa,
California
95401
707.541.2300
707.541.2301 - Fax
www.adobeinc.com

EXHIBIT U



UNOBSTRUCTED LINE OF SIGHT PROFILE

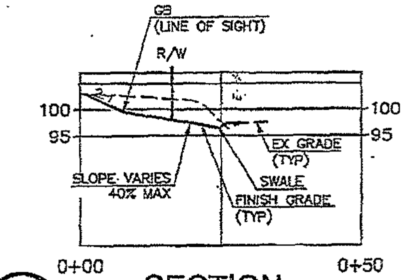
SCALE: 1" = 20' H/V



WINERY ENTRY GRADING PLAN

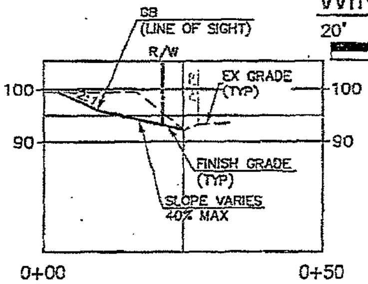
20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'



A SECTION

SCALE: 1" = 20' H/V



B SECTION

SCALE: 1" = 20' H/V

PAVING LEGEND:

▨	AC OVER CL II AB
▨	CONC OVER CL II AB

DEMOLITION TABLE:

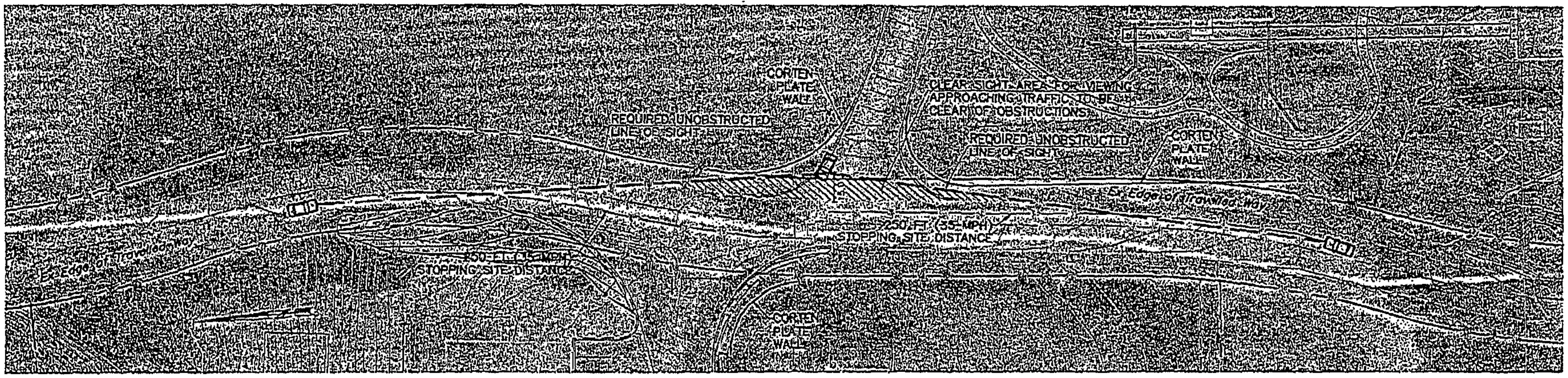
⊗	REMOVE EX TREE	7 EA

June 26, 2017

WINERY ENTRY GRADING PLAN

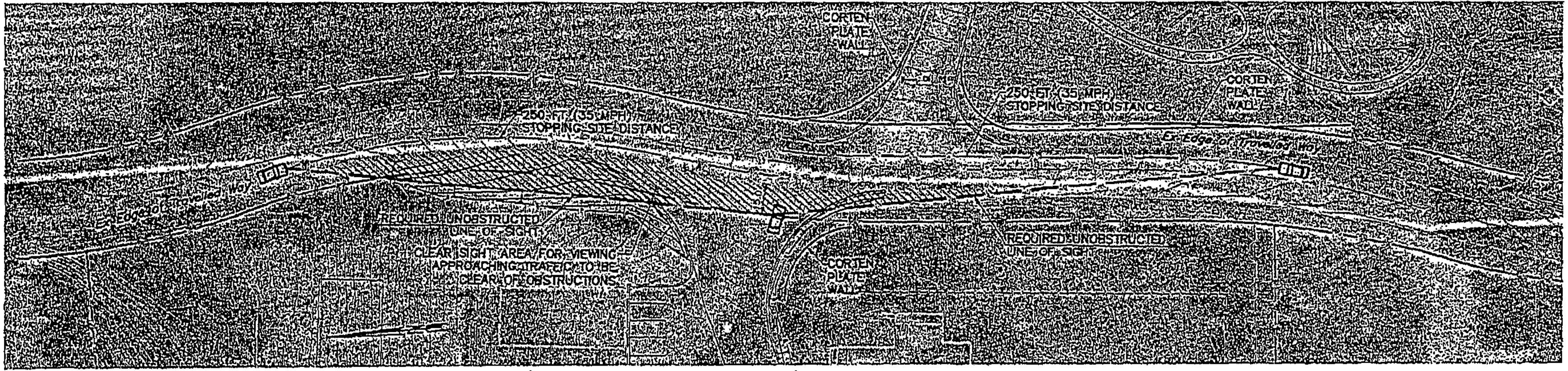
RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250. FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 15 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

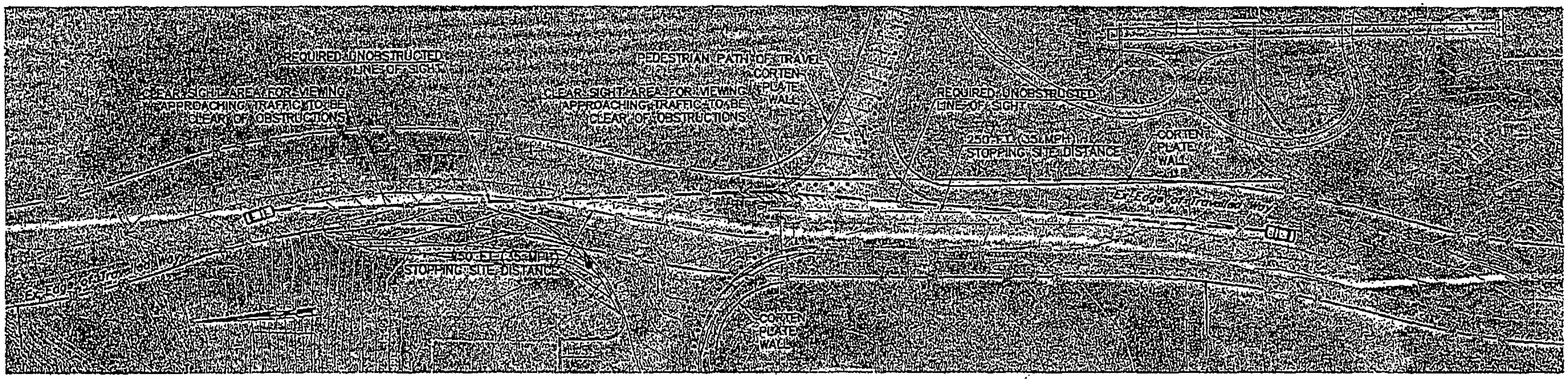
PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

June 26, 2017

SIGHT DISTANCE EXHIBIT

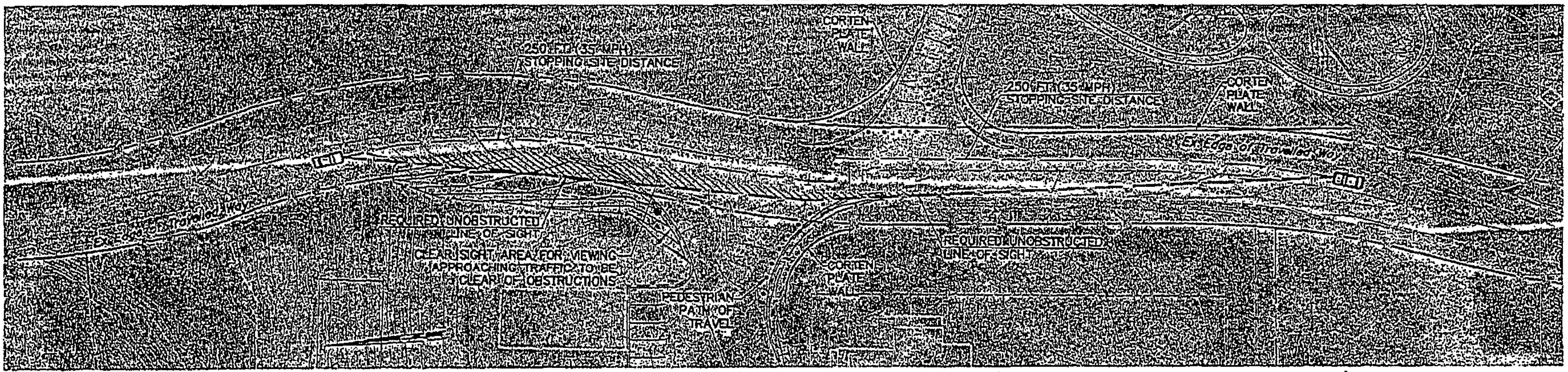
RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering I land surveying I wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"



PEDESTRIAN AVAILABLE SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



PEDESTRIAN AVAILABLE STOPPING SIGHT DISTANCE WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 5 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

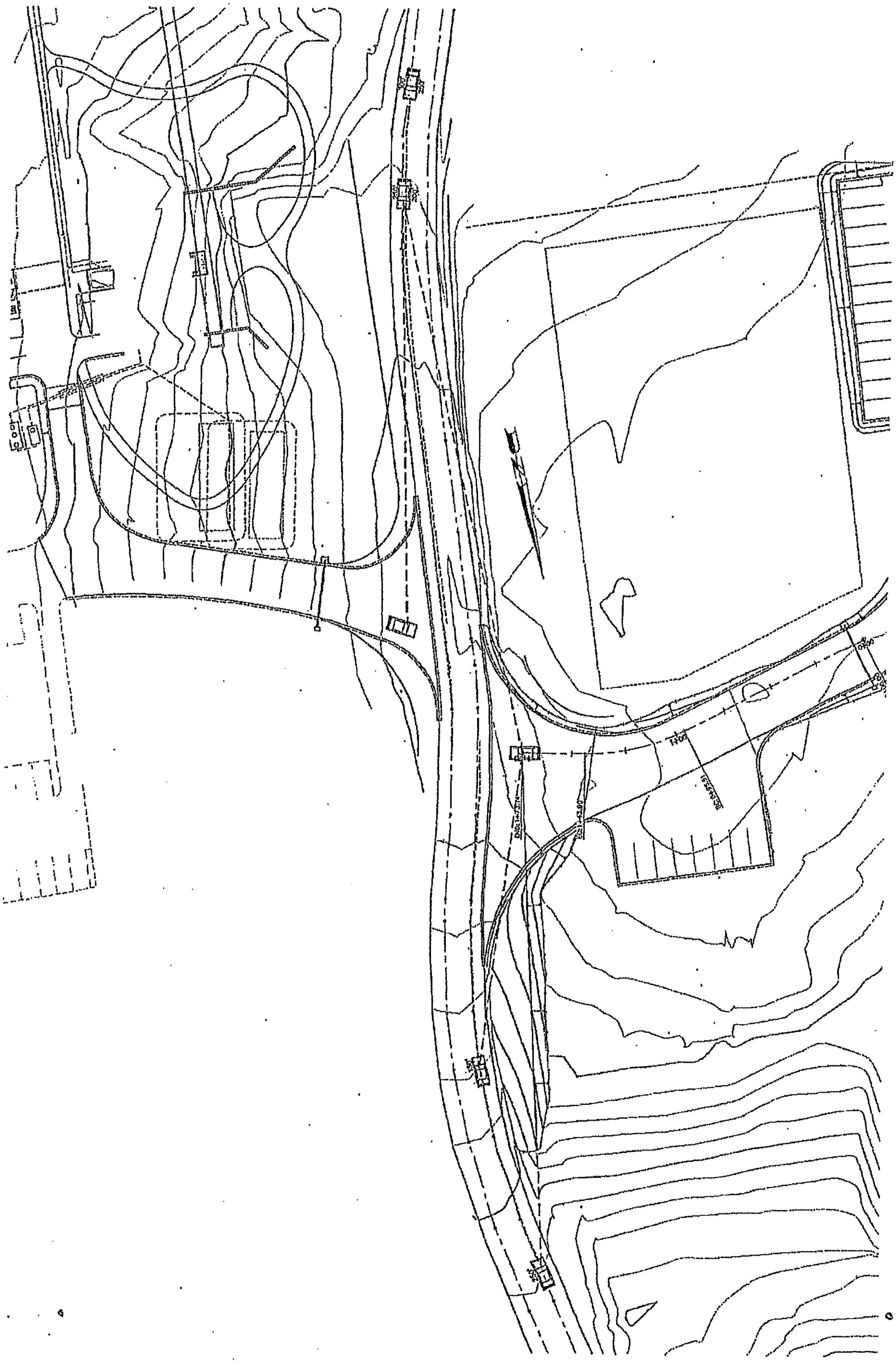
PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

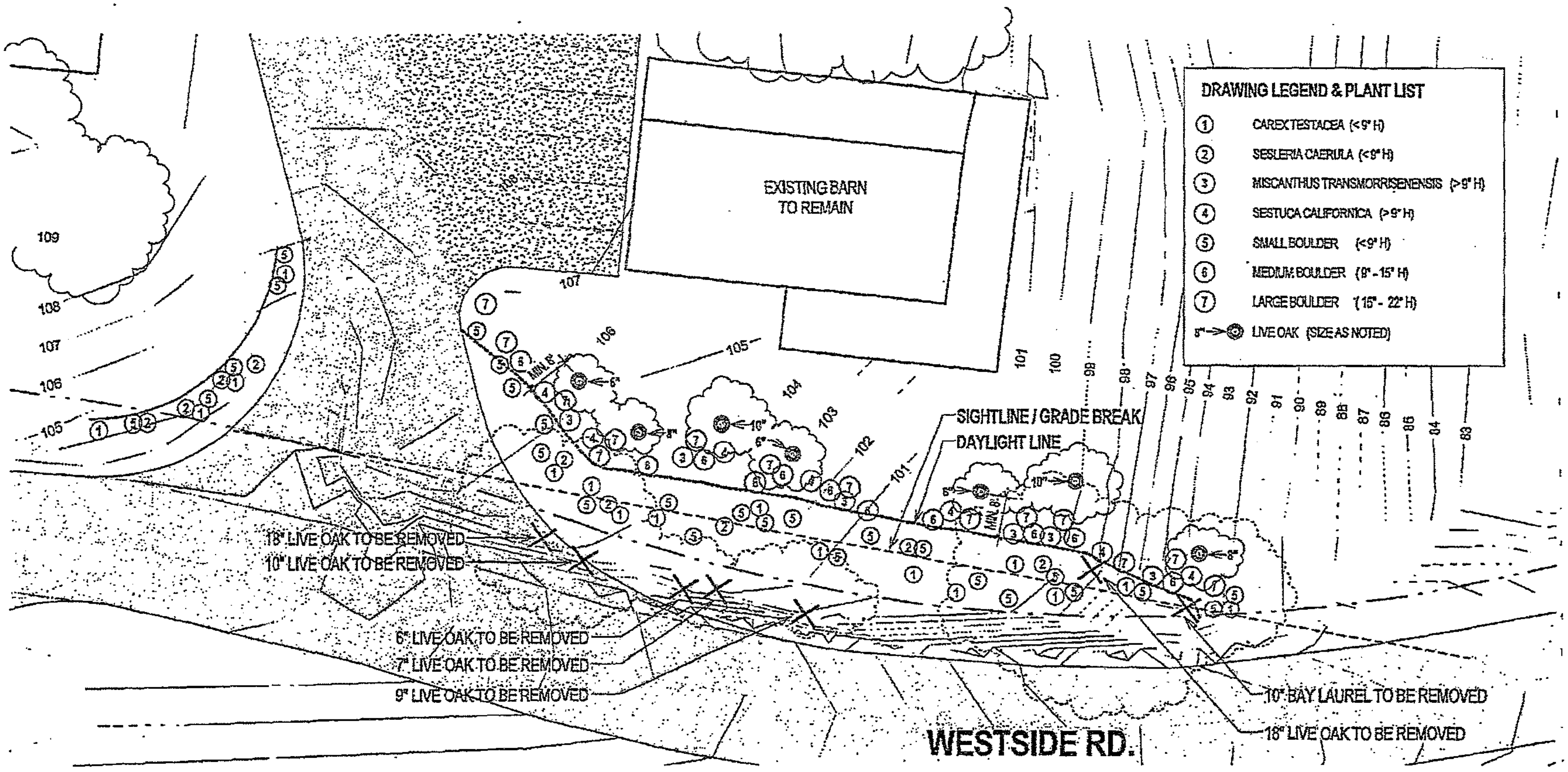
June 28, 2017

PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"


1+00
0+00



LUNDBERG

Winery Driveway - Sightlines

Ramey Winery

7097 Westside Road Healdsburg, CA

Date: 05/11/15

Scale: 1" = 20'-0"

Rev #	Description	Date
1	Design Review Modifications	04.15.15

Sheet No.:

ASK-01

EXHIBIT E

RECEIVED

APR 14 2015

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

w-trans

Whitlock & Weinberger
Transportation, Inc.

490 Mendocino Avenue
Suite 201
Santa Rosa, CA 95401

voice 707.542.9500
fax 707.542.9590
web www.w-trans.com

February 23, 2015

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

Whitlock & Weinberger Transportation, Inc. (W-Trans) has completed a focused traffic analysis addressing potential traffic impacts associated with a proposed winery project at 7097 Westside Road outside Healdsburg in the County of Sonoma. The project as proposed would include production of 60,000 cases of wine, a tasting room, retail sales and up to 24 special events annually. The site was previously occupied by Westside Farms.

Existing Conditions

The study area consisted of the section of Westside Road providing access to the project site. Westside Road is a two-lane rural roadway with a paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline, and there is not a posted speed limit, though the curvilinear alignment keeps speeds lower than the *prima facie* 55 mph speed limit that would apply in the absence of a lower limit established by the County of Sonoma, though a speed survey performed at the driveway indicates that in the vicinity of the project site drivers are generally traveling about 30 to 35 mph. The current volume on Westside Road is about 3,000 ADT near Felta Road based on counts performed by the County in August 2012, but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013 specifically for this analysis. A copy of the traffic count taken near the site driveway is enclosed for reference.

Collision History

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available is July 1, 2006 through June 30, 2011.

One collision was reported on Westside Road during the study period within a half-mile of the project site. This translates to a calculated collision rate of 0.55 collisions per million vehicle miles (c/mvm). This was compared to the average collision rate for similar segments statewide, as indicated in *2009 Collision Data on California State Highways*, California Department of Transportation, which is 1.58 c/mvm. Since the collision rate was determined to be below average, and there was only one crash reported during this time period, the segment appears to be operating within expected safety parameters. A copy of the collision rate calculations is enclosed.

Project Description

The proposed project includes activities spread among a number of buildings located on both sides of Westside Road. The production of wine would take place in buildings on the west side of the roadway, with access via an existing driveway serving a residence at that location. Only activities typically associated with production and sales of wine would occur at the winery and attached caves. Parking for production employees, sales staff, and commercial visitors would be provided at the winery building. The tasting room and spaces for marketing events would be located on the east side of the road. Parking for tasting room employees and visitors as well as event guests would be provided on the same site.

Trip Generation

For purposes of estimating the number of new trips that proposed projects can be expected to generate, *Trip Generation Manual*, 9th Edition, Institute of Transportation Engineers, 2012, is typically used. Since this publication does not contain information for wineries, Sonoma County's Winery Trip Generation form was used to determine the potential trip generation for the proposed project. A copy of the Winery Trip Generation form for the proposed project is enclosed.

It is anticipated that the proposed new winery including the tasting room would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle. As shown in Table 1, the proposed project is expected to generate an average of 92 vehicle trips per day.

Table 1
Trip Generation Summary

Trip Type	**Average Daily Trips**		
	Unit	**Rate**	**Trips**
Employees	12	3.0	36
Tasting Visitors	52	0.8	42
Tasting Room Employees	3	3.0	9
Trucks	n/a	n/a	5
Total			**92**

Special Events

The project application includes provisions for 24 special events per year, including 10 events with 30 persons in attendance, five 60-person catered events, five 120-person events and four 300-person outdoor events, two of which would be industry-wide. It is assumed that a maximum sized 300-person event would require a staff of 14. Using an occupancy of 2.5 vehicles per guests and solo occupancy for staff, a maximum sized event would be expected to generate 254 trip ends at the driveway, including 127 inbound trips at the start of the event and 127 outbound trips upon its conclusion. Copies of the special event forms are enclosed.

It should be noted that Westside Farms, the previous use of this site, held a harvest market each fall which included a pumpkin patch, hay rides, and sales of hand-crafted foods and gift items. This event, which lasted for approximately the month of October each year, drew up to 600 persons on a peak day. This prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year.

Access and Circulation

Field conditions at the site driveway were field evaluated to determine adequacy of sight distance as well as to identify any potential for conflict between the opposing driveways for the winery site and tasting room site. The tasting room driveway is on the easterly side of the roadway, opposite and offset from the winery driveway. Conflicts with traffic to and from the opposing driveways are not expected.

Sight Distance

At driveways a substantially clear line of sight should be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either turn left, or right, without requiring the through traffic to radically alter their speed. Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines are based upon approach travel speeds, and take into account which direction a vehicle would turn onto the major approach, with greater sight distance needed for the more time-consuming task of turning left as compared to turning right. Although sight distance requirements are not technically applicable to driveways, the stopping sight distance criterion for private street intersections was applied for evaluation purposes.

The prima facie speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph and 85th, or critical speed of 35 mph approaching the driveway. A copy of the speed survey is enclosed. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet.

Sight distance was measured from a 3.5-foot height at the location of the driver on the minor road to a 4.25-foot object height in the center of the approaching lane of the major road. Sight lines were field measured from a point 15 feet back from the edge of pavement. The Westside Farms sign currently restricts sight lines toward the north from the tasting room driveway on the easterly side of the road. This sign will need to be removed to provide adequate sight line; once removed there will be more than 400 feet of sight distance to the north. To the south of the driveway there is more than 400 feet of sight distance, which is more than adequate for the speed of traffic.

While existing sight lines to the south are adequate for the winery driveway on the westerly side of Westside Road, the curve north of the driveway limits sight lines to less than the 250 feet recommended. However, as shown on the attached exhibit, measures are to be taken to remove and/or trim vegetation and shave back the hillside as necessary to achieve the 250 feet of sight distance needed for the critical approach speed.

It is noted that there is a mirror on the east side of the road that provides adequate visibility of oncoming traffic to drivers exiting the driveway. Mirrors are not typically recommended along public roadways, in part because the mirror would either need to be in the public right-of-way or on another person's property. In this case, the property on both sides of the road belongs to the same owner, so the mirror can be maintained on private property and outside the public right-of-way. Because the mirror may further extend sight lines beyond the minimum needed, it is suggested that the mirror be retained so that the infrequent vehicle traveling at higher speeds can be seen approaching from an adequate distance.

Pedestrian Access

Based on the project proposal it is anticipated that pedestrian trips between the winery and tasting room will be infrequent, and limited to employees. The operation as proposed is not expected to result in any need for guests to cross from one side of Westside Road to the other. Recommended sight lines are shown on the enclosed exhibit.

Turn Lane Warrants

The need for turn lanes on Westside Road was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as a more recent update of the methodology developed by the Washington State Department of Transportation. Traffic counts for both the a.m. and p.m. peak hours were used for the evaluation.

For this analysis it was conservatively assumed that all project related traffic would access the site via southbound left turns as this condition represents the greatest potential need for a left-turn pocket. Although special events would not typically start during a peak hour, to evaluate worst case conditions, inbound trips to a time-specific event (one that would have its arriving traffic consolidated into a short time period) were used along with the higher peak hour volumes near Felta Road. Even using this conservative approach a left-turn lane is not warranted.

Based on the evaluation performed as well as the lack of left-turn pockets for any of the other wineries on Westside Road, a left-turn pocket is not recommended. A copy of the Turn Lane Warrant spreadsheet is enclosed.

Conclusions and Recommendations

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous use for Westside Farms.
- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.
- Sight distance from the tasting room driveway on the east side of Westside Road is generally adequate, though the existing "Westside Farms" sign should be removed and this area left clear to provide acceptable sight distance to the north.
- Sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with shaving back the hillside as necessary, should be implemented.
- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures noted above.

- A left-turn lane is neither warranted nor recommended on Westside Road at the project's driveways. We hope that the above information adequately addresses the proposed winery project's potential impacts. Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

Dalene Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX472.L1

Enclosures:	Traffic Count
	Segment Collision Rate Calculation
	Winery Trip Generation
	Special Event Forms
	Radar Speed Survey
	Sight Distance Exhibits
	Turn Lane Warrant Analysis

W-Trans

April 21, 2017

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Addendum to the Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

The collision analysis prepared in 2016 for the Ramey Winery Project and included in the "Traffic Study for the Ramey Winery Project" dated March 10, 2016, was updated to reflect more current data. It is noted that although the study was finalized in 2016, at the time the analysis was originally prepared in late 2013, the most current data available was for the period of July 1, 2006 through June 30, 2011. Further, the California Highway Patrol has improved their system so that crash data is generally available within just a few months, so this update reflects much more recent data.

Collision History

The collision history for the study area was updated to reflect the collision history for January 1, 2012, through December 31, 2016. Records available from the California Highway Patrol, as published in their Statewide Integrated Traffic Records System (SWITRS), indicate that there were two collisions on the study segment during the most recent five-year period for which data is available.

The segment of Westside Road within a half-mile of the project site had a calculated collision rate of 1.10 collisions per million vehicle miles (c/mvm). This was compared to the average collision rate for similar segments statewide, as indicated in *2013 Collision Data on California State Highways*, California Department of Transportation, which is 1.58 c/mvm. Since the collision rate was determined to be below average, and there were only two crashes reported during this time period, the segment appears to be operating within expected safety parameters. A copy of the collision rate calculations is enclosed.

Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

Dalene J Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX472.L3

Enclosure: Segment Collision Rate Calculation

490 Mendocino Avenue, Suite 201 Santa Rosa, CA 95401 707.542.9500 w-trans.com
SANTA ROSA • OAKLAND • SAN JOSE

March 10, 2016

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

W-Trans has completed a focused traffic analysis addressing potential traffic impacts associated with a proposed winery project at 7097 Westside Road outside Healdsburg in the County of Sonoma. The project as proposed would include production of 60,000 cases of wine, a tasting room, retail sales and up to 24 agriculture promotion events annually. The site was previously occupied by Westside Farms.

Existing Conditions

The study area consisted of the section of Westside Road providing access to the project site. Westside Road is a two-lane rural roadway with a paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline, and there is not a posted speed limit, though the curvilinear alignment keeps speeds lower than the *prima facie* 55 mph speed limit that would apply in the absence of a lower limit established by the County of Sonoma, though a speed survey performed at the driveway indicates that in the vicinity of the project site drivers are generally traveling about 30 to 35 mph. The current volume on Westside Road is about 3,000 ADT near Felta Road based on counts performed by the County in August 2012, but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013 specifically for this analysis. A count performed by the County in late July 2015 indicates that volumes have dropped 12 to 15 percent since 2012, though the higher 2012 volumes were used for analysis purposes. A copy of the traffic count taken near the site driveway is enclosed for reference along with the summary sheets of the County's counts.

Collision History

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available is July 1, 2006 through June 30, 2011.

One collision was reported on Westside Road during the study period within a half-mile of the project site. This translates to a calculated collision rate of 0.55 collisions per million vehicle miles (c/mvm). This was compared to the average collision rate for similar segments statewide, as indicated in *2009 Collision Data on California State Highways*, California Department of Transportation, which is 1.58 c/mvm. Since the collision rate was determined to be below average, and there was only one crash reported during this time period, the segment appears to be operating within expected safety parameters. A copy of the collision rate calculations is enclosed.

Roadway Segment Analysis

Level of Service Methodology

The roadway segment Level of Service methodology found in Chapter 15, "Two-Lane Highways," of the *Highway Capacity Manual* is the basis of the automobile LOS analysis. The methodology considers traffic volumes, terrain, roadway cross-section, the proportion of heavy vehicles, and the availability of passing zones. The LOS criteria for two-lane highways differs depending on whether the highway is considered "Class I", "Class II", or "Class III". Class I highways are typically long-distance routes connecting major traffic generators or national highway networks where motorists expect to travel at high speeds. Motorists do not necessarily expect to travel at high speeds on Class II highways, which often function as scenic or recreational routes and typically serve shorter trips. Class III highways may be portions of Class I or Class II highways that pass through towns and communities and have a mix of local traffic and through traffic. Westside Road is considered a Class II highway for the purpose of this analysis.

The measure of effectiveness by which Level of Service is determined on Class II highways is percent time spent following (PTSF), or the proportion of time that drivers on the highway are limited in their speed by a driver in front of them. A summary of the PTSF breakpoints is shown in Table 1.

Table 1 – Automobile Level of Service Criteria

LOS	Class II Highways PTSF (%)
A	≤40
B	>40-55
C	>55-70
D	>70-85
E	≤85

Notes: LOS = Level of Service; PTSF = Percent Time Spent Following
Reference: *Highway Capacity Manual*, Transportation Research Board, 2010

The Level of Service Standard for County roadway operations per Policy CT-4.1 is to maintain a Level of Service C.

Existing Roadway Segment Analysis

Under existing p.m. peak hour volumes, Westside Road is operating acceptably at LOS A or B. A summary of the roadway segment level of service calculations is shown in Table 2, and copies of the Level of Service calculations are enclosed.

Table 2 – Existing Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	54.9	B
Southbound	39.7	A

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Cumulative Conditions

Future traffic volumes were developed based on information produced by the County's traffic model, which is maintained by the Sonoma County Transportation Authority. The increment of new traffic projected by comparing the model's 2040 data with the 2010 data indicates only one to four percent growth total over the entire thirty years. Review of historical count data provided by the County shows that volumes increased by less than 2 percent for the nine-year period between 2006 and 2015 and less than 4 percent for the 13 years between 2002 and 2015. Substantial additional growth is not anticipated as there is not much opportunity for further development along the roadway.

Future Roadway Segment Analysis

Under the projected future volumes applied for the analysis, the roadway study segment is expected to continue operating acceptably at LOS C or better in both directions. These results are summarized in Table 3.

Table 3 – Cumulative Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	55.4	C
Southbound	40.2	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Project Description

The proposed project includes activities spread among a number of buildings located on both sides of Westside Road. The production of wine would take place in buildings on the west side of the roadway, with access via an existing driveway serving a residence at that location. Only activities typically associated with production and sales of wine would occur at the winery and attached caves. Parking for production employees, sales staff, and commercial visitors would be provided at the winery building. The tasting room and spaces for agriculture promotion events would be located on the east side of the road. Parking for tasting room employees and visitors as well as event guests would be provided on the same site.

Trip Generation

For purposes of estimating the number of new trips that proposed projects can be expected to generate, *Trip Generation Manual*, 9th Edition, Institute of Transportation Engineers, 2012, is typically used. Since this publication does not contain information for wineries, Sonoma County's Winery Trip Generation form was used to determine the potential trip generation for the proposed project. A copy of the Winery Trip Generation form for the proposed project is enclosed.

It is anticipated that the proposed new winery including the tasting room would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle. In order to determine the project trips generated during the p.m. peak hour, it was assumed that one trip would be generated for every employee and ten percent of the daily visitor trips would occur during the p.m. peak hour. For directionality split, two-thirds of the trips were assumed to be outbound since most of the trips would be associated with employees and customers leaving at closure of the winery. Truck trips typically occur during off-peak hours and were therefore not included in the p.m. peak hour. As shown in Table 4, the proposed project is expected to generate an average of 92 vehicle trips per day, including 19 during the p.m. peak hour.

Table 4 – Trip Generation Summary

Trip Type	Unit	Average Daily Trips		PM Peak Trips	
		Rate	Trips	In	Out
Employees	12	3.0	36	4	8
Tasting Visitors	52	0.8	42	1	3
Tasting Room Employees	3	3.0	9	1	2
Trucks	n/a	n/a	5	n/a	n/a
Total			**92**	**6**	**13**

Trip Distribution

For the purpose of this analysis, it was conservatively assumed that all trips generated by the project would be going to and/or coming from Healdsburg to the North via Westside Road. It is, in fact, expected that trips to the site would be drawn fairly evenly from the north and south for daily operation, resulting in half as many trips being added as were assumed for analysis purposes.

Roadway Segment Operation

Existing plus Project

Under Existing plus Project volumes the study roadway is expected to operate acceptably in both directions. These results are summarized in Table 5.

Table 5– Existing plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	56.4	C
Southbound	41.0	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Cumulative plus Project

With project-generated traffic added to the anticipated Future volumes under the conservative assumption that all trips would come from the same direction, the study roadways are expected to continue operating acceptably at the same levels of service as without the project. The Cumulative plus Project operating conditions are summarized in Table 6.

Table 6 – Cumulative plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	57.0	C
Southbound	41.3	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Agriculture Promotional Events

The project application includes provisions for 24 agriculture promotional events per year, including 10 events with 30 persons in attendance, five 60-person catered events, five 120-person events and four 300-person outdoor events, two of which would be industry-wide events. It is assumed that a maximum-sized 300-person event would require a staff of 14. It is understood that the largest site-specific event would be scheduled to ensure that no more than 150 people are on-site at any one time, and attendance of an industry-wide event would be expected to spread out even more, resulting in fewer guests on-site at any given time. Using an occupancy of 2.5 guests per vehicle and solo occupancy for staff, a maximum sized event would be expected to generate 268 trip ends at the driveway, including 134 inbound trips and 134 outbound trips at the driveway, though these trips would be spread out such that no more than 60 trips in either direction would occur during a single hour, with staff arriving before and departing after the guests. The distribution of trips for special events is expected to be weighted more heavily to the south, with 75 percent of trips coming from/returning to this direction. A copy of the special event form is enclosed.

It should be noted that Westside Farms, the previous use of this site, held a harvest market each fall which included a pumpkin patch, hay rides, and sales of hand-crafted foods and gift items. This event, which lasted for approximately the month of October each year, drew up to 600 persons on a peak day. This prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year.

Sensitivity Analysis

Using the same roadway segment Level of Service methodology found in the *Highway Capacity Manual*, it was determined that 208 vehicle trips could be added in *each* direction on Westside Road before the northbound direction would experience unacceptable LOS D operation. Using 2.5 guests per vehicle, it is estimated that vehicles carrying more than 500 guests could arrive at winery agricultural promotional events during one hour and another 500 depart from the same or a different winery event, and operation would remain acceptable under the standards established by Sonoma County. This exceeds the size of the largest event proposed at this winery, but even with the 300-person event, and assuming that as many as 150 guests arrive or depart during a single hour from the same direction, the road would retain capacity for other events having a combined total of more than 350 guests.

Given that the site is more quickly accessed from the south for visitors coming from Santa Rosa and points south or from the north for visitors coming from Healdsburg and the surrounding valleys, it appears reasonable to expect that up to 75 percent of event traffic would come from the south. Assuming this split, the largest project event would generate 75 visitors arriving from the north, or 30 vehicles, leaving capacity for the cumulative demand associated with nearly 450 visitors arriving at and departing from other area wineries during the same, single hour. It is again emphasized that all of these trips would need to occur ***during a single hour*** for the cumulative impact to be experienced; if the trips are spread out over more than an hour's time, the cumulative effect is diluted. Based on this review it appears that there is adequate capacity for multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road. However, to avoid the potential of multiple large events occurring simultaneously it would be desirable for vintners in the area to coordinate their event schedules, which we understand is being proposed.

Access and Circulation

Field conditions at the site driveway were field evaluated to determine adequacy of sight distance as well as to identify any potential for conflict between the opposing driveways for the winery site and tasting room site. The tasting room driveway is on the easterly side of the roadway, opposite and offset from the winery driveway. Conflicts with traffic to and from the opposing driveways are not expected.

Sight Distance

At driveways a substantially clear line of sight should be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either turn left, or right, without requiring the through traffic to radically alter their speed. Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines are based upon approach travel speeds, and take into account which direction a vehicle would turn onto the major approach, with greater sight distance needed for the more time-consuming task of turning left as compared to turning right. Although sight distance requirements are not technically applicable to driveways, the stopping sight distance criterion for private street intersections was applied for evaluation purposes.

The *prima facie* speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph and 85th, or critical speed of 35 mph approaching the driveway. A copy of the speed survey is enclosed. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet.

Sight distance was measured from a 3.5-foot height at the location of the driver on the minor road to a 4.25-foot object height in the center of the approaching lane of the major road. Sight lines were field measured from a point 15 feet back from the edge of pavement. The Westside Farms sign currently restricts sight lines toward the north from the tasting room driveway on the easterly side of the road. This sign will need to be removed to provide adequate sight line; once removed there will be more than 400 feet of sight distance to the north. To the south of the driveway there is more than 400 feet of sight distance, which is more than adequate for the speed of traffic.

While existing sight lines to the south are adequate for the winery driveway on the westerly side of Westside Road, the curve north of the driveway limits sight lines to less than the 250 feet recommended. However, as shown on the attached exhibit, measures are to be taken to remove and/or trim vegetation and shave back the hillside as necessary to achieve the 250 feet of sight distance needed for the critical approach speed.

It is noted that there is a mirror on the east side of the road that provides adequate visibility of oncoming traffic to drivers exiting the driveway. Mirrors are not typically recommended along public roadways, in part because the mirror would either need to be in the public right-of-way or on another person's property. In this case, the property on both sides of the road belongs to the same owner, so the mirror can be maintained on private property and outside the public right-of-way. Because the mirror may further extend sight lines beyond the minimum needed, it is suggested that the mirror be retained so that the infrequent vehicle traveling at higher speeds can be seen approaching from an adequate distance.

Pedestrian Access

Based on the project proposal it is anticipated that pedestrian trips between the winery and tasting room will be infrequent, and limited to employees. The operation as proposed is not expected to result in any need for guests to cross from one side of Westside Road to the other. Recommended sight lines are shown on the enclosed exhibit.

Turn Lane Warrants

The need for turn lanes on Westside Road was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as a more recent update of the methodology developed by the Washington State Department of Transportation. Traffic counts for both the a.m. and p.m. peak hours were used for the evaluation.

For this analysis it was conservatively assumed that all project related traffic would access the site via southbound left-turns as this condition represents the greatest potential need for a left-turn pocket. Although special events would not typically start during a peak hour, to evaluate worst case conditions, inbound trips to a time-specific event (one that would have its arriving traffic consolidated into a short time period) were used along with the higher peak hour volumes near Felta Road. Even using this conservative approach a left-turn lane is not warranted.

Based on the evaluation performed as well as the lack of left-turn pockets for any of the other wineries on Westside Road, a left-turn pocket is not recommended. A copy of the Turn Lane Warrant spreadsheet is enclosed.

Conclusions and Recommendations

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous use for Westside Farms.
- Westside Road is expected to operate acceptably under volumes including project-generated traffic and traffic associated with agriculture promotional events both in the short-term and long-range. Further, multiple events could occur simultaneously without triggering unacceptable operating conditions under the County's standards.

- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.

- Sight distance from the tasting room driveway on the east side of Westside Road is generally adequate, though the existing "Westside Farms" sign should be removed and this area left clear to provide acceptable sight distance to the north.

- Sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with shaving back the hillside as necessary, should be implemented.

- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures noted above.

- A left-turn lane is neither warranted nor recommended on Westside Road at the project's driveways. We hope that the above information adequately addresses the proposed winery project's potential impacts.

Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

Dalene J Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

DALENE J. WHITLOCK
TR001552
TRAFFIC

DJW/djw/SOX472.L2

Enclosures: Traffic Counts
Summary of County Counts
Segment Collision Rate Calculation
Segment Level of Service Calculations
Winery Trip Generation
Special Event Forms
Radar Speed Survey
Sight Distance Exhibits
Turn Lane Warrant Analysis

W-Trans

September 13, 2017

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Addendum No. 2 to the Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

We have again reviewed the sight distance analysis performed for your project. As stated in the "Traffic Study for the Ramey Winery Project," March 10, 2016, 250 feet of sight distance is needed to the north to provide adequate visibility for oncoming drivers to react to and stop for traffic exiting the project driveway on the westerly side of Westside Road. Upon constructing the improvements proposed, which will increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway under the conditions evaluated. For the east side driveway serving the proposed tasting rooms, the 400-foot sight distance requirement can be met under existing conditions upon removal of the existing Westside Farms sign.

Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

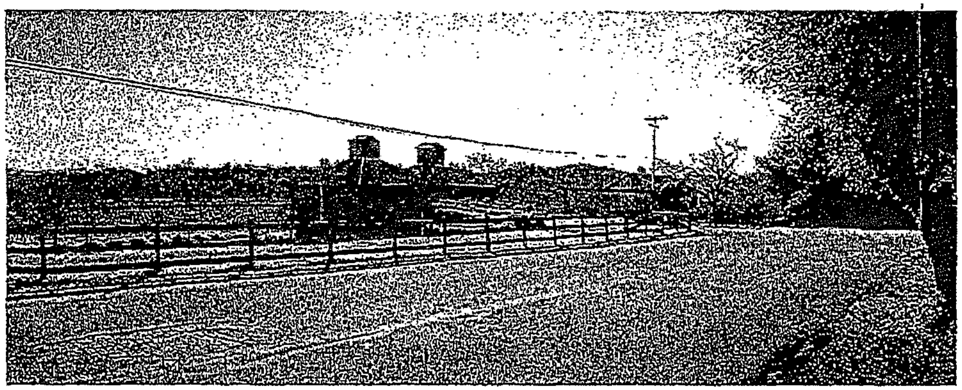
Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

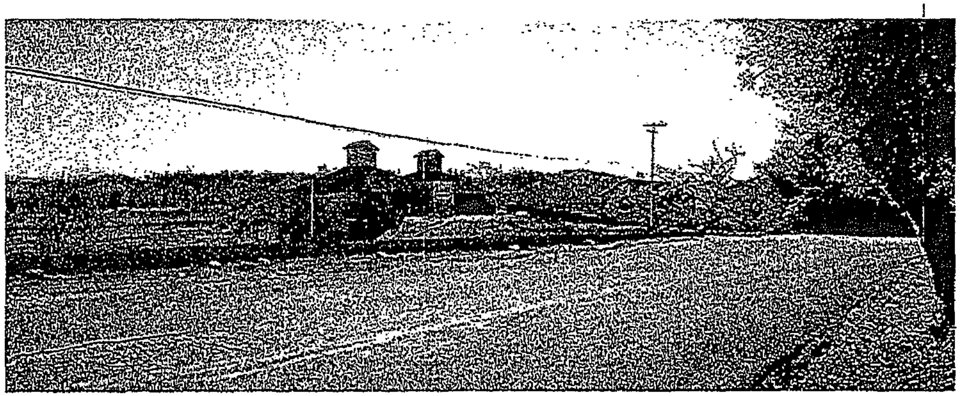
DJW/djw/SOX472L4

490 Mendocino Avenue, Suite 201 Santa Rosa, CA 95401 707.542.9500 w-trans.com
SANTA ROSA • OAKLAND • SAN JOSE

EXHIBIT V



View Approaching from the North / Healdsburg - Existing Hop Kiln & Baling Barn



View Approaching from the North / Healdsburg - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS PER DESIGN REVIEW COMMENTS & RESPONSE △

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

Issued Revisions

Rev #	Description	Date
1	Design Review Resubmittal	04.16.13

Plot Date: 4/19/2013 11:54:12 AM

Drawn by: LS

Checked by: TOL

Photomontage View from the North

A10.00

View from Westside Road looking East - Existing Hop Kiln & Baling Barn

View from Westside Road looking East - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS PER DESIGN REVIEW COMMENTS & RESPONSE

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

Rev. #	Description	Date
1	Design Review [illegible]	[illegible]

[illegible]

Drawn by: LR

Checked by: TCL

Photomontage View from the West

A10.01

View Approaching from the South - Existing Hop Kiln & Bailing Barn

View Approaching from the South - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE ⚠

LD
LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
STATE OF CALIFORNIA

Issued Revisions

Rev. #	Description	Date
1	Design Review Modifications	[illegible]

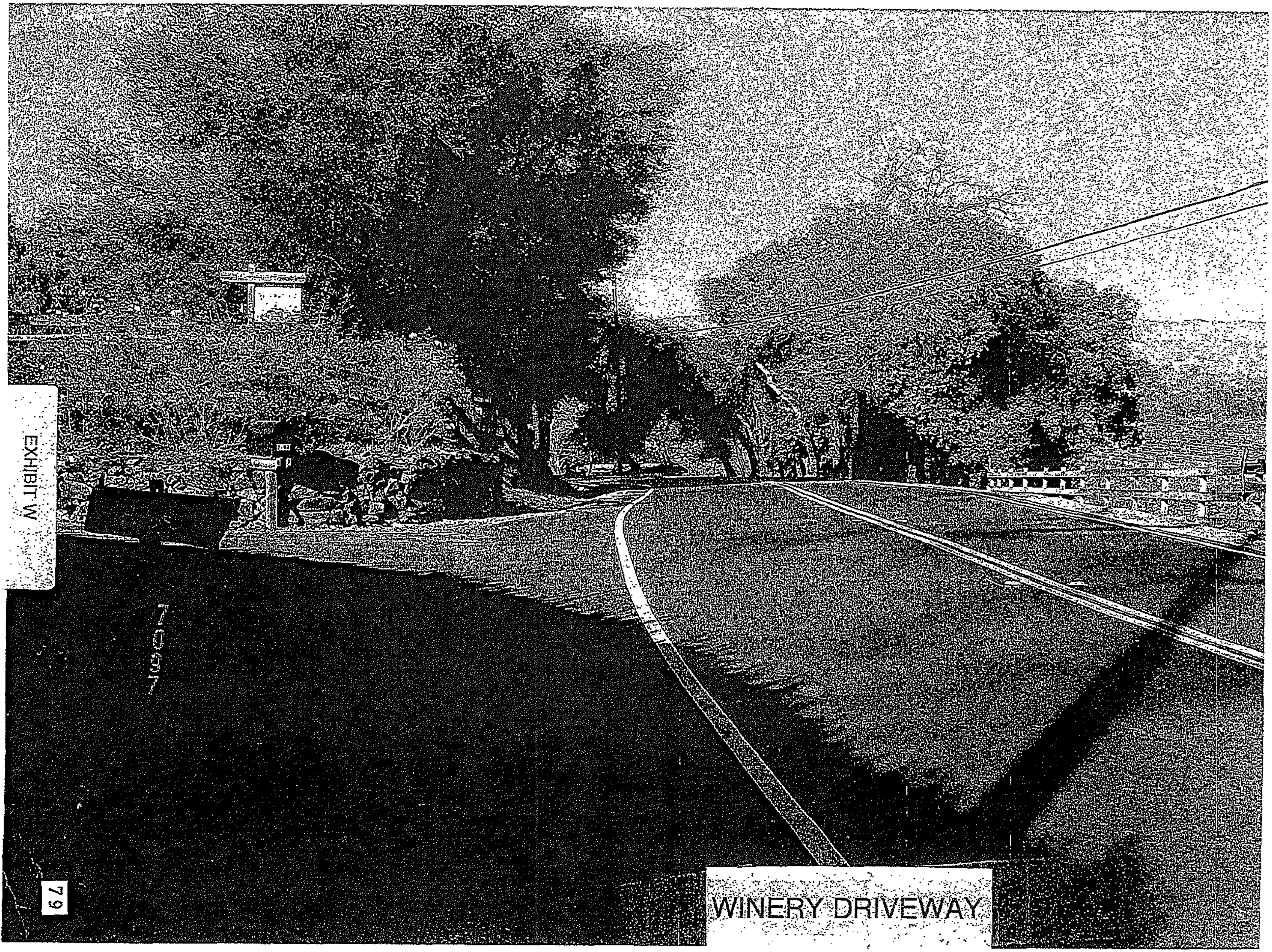
Plot Date: [illegible]
Drawn By: CE
Checked By: TCL
Scale:

[illegible]

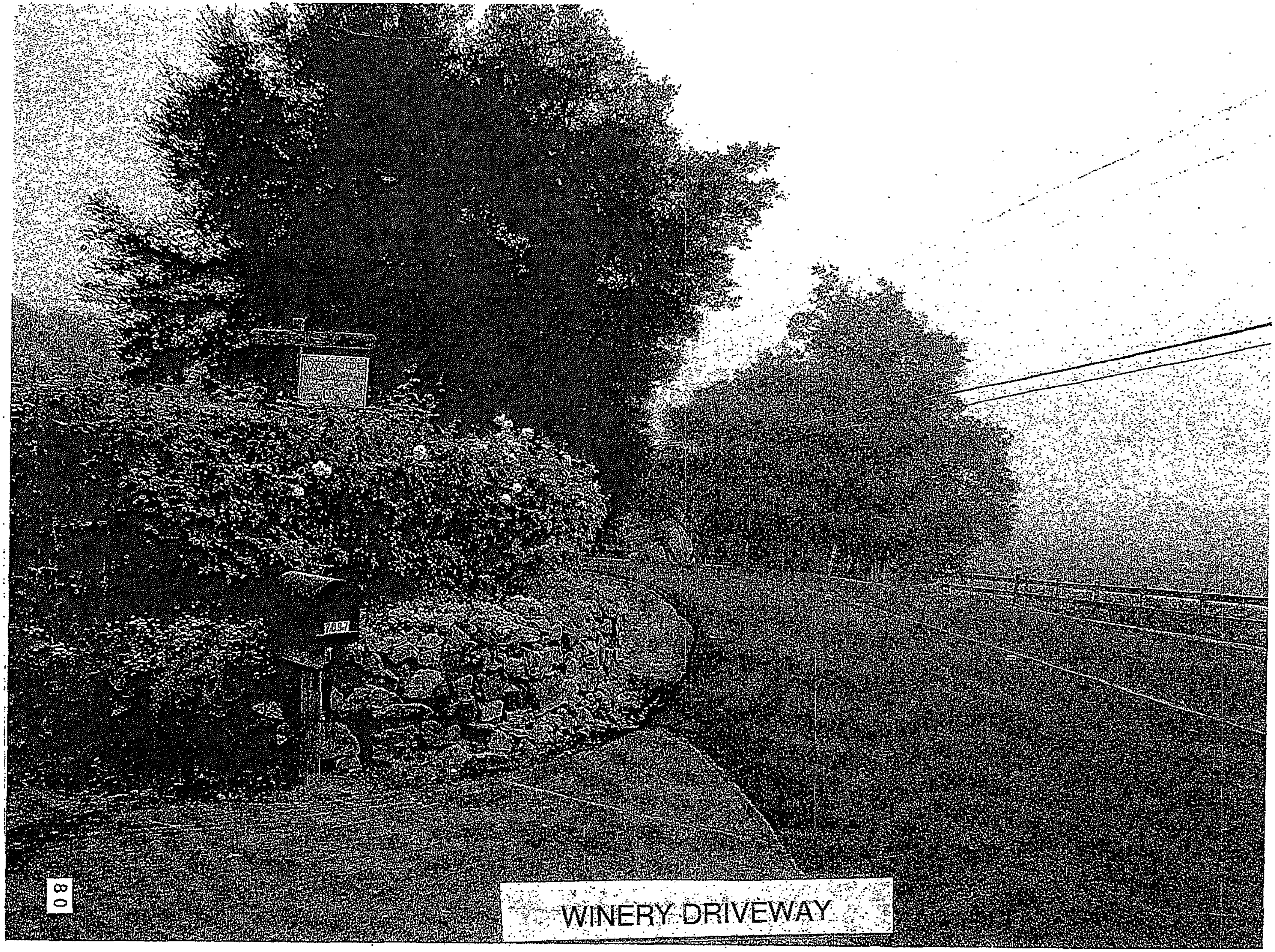
Photomontage View from the South

A10.02

EXHIBIT W

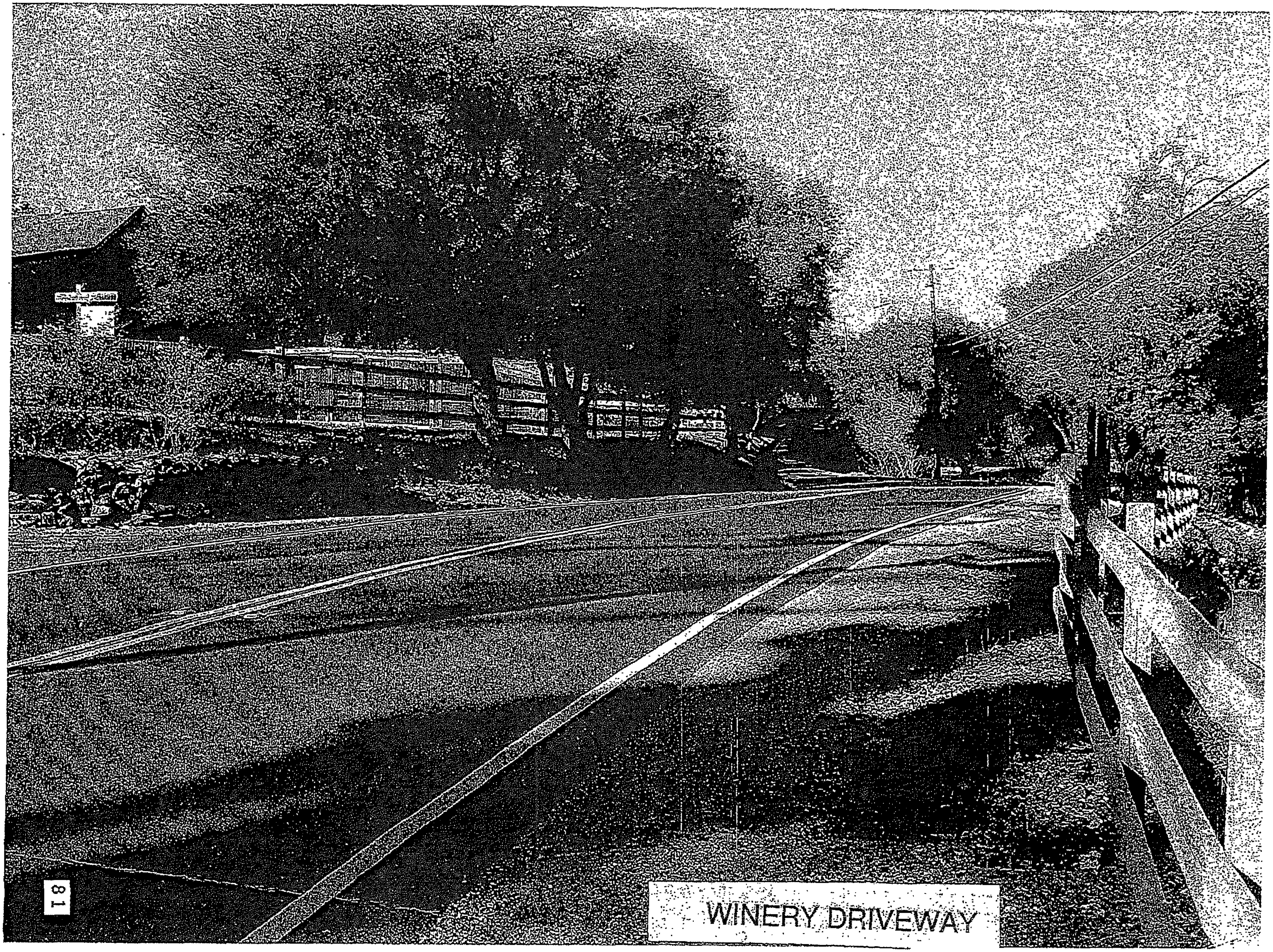


WINERY DRIVEWAY



WINERY DRIVEWAY

80



81

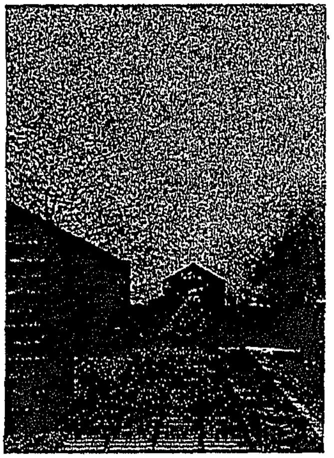
WINERY DRIVEWAY

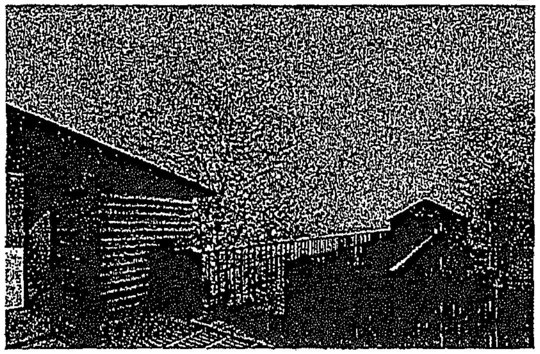
Remains of Old Trestle

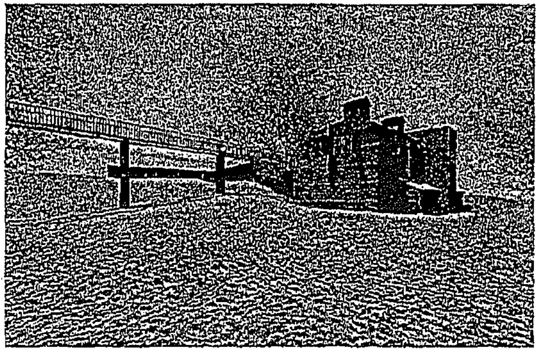

3a


2a


1a


3b


2b


1b

Proposed Pedestrian 'Trestle' Bridge

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

[illegible]

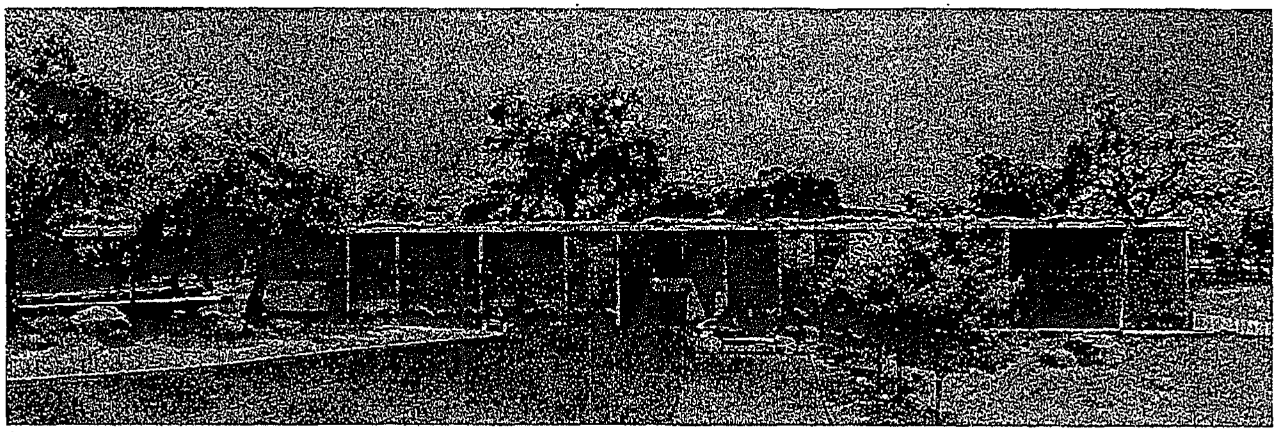
Rev. #	Description	Date

Plot Date: 4/16/2015 11:34:29 AM
Drawn by: Author
Checked by: Checker
Scale: N.T.S.

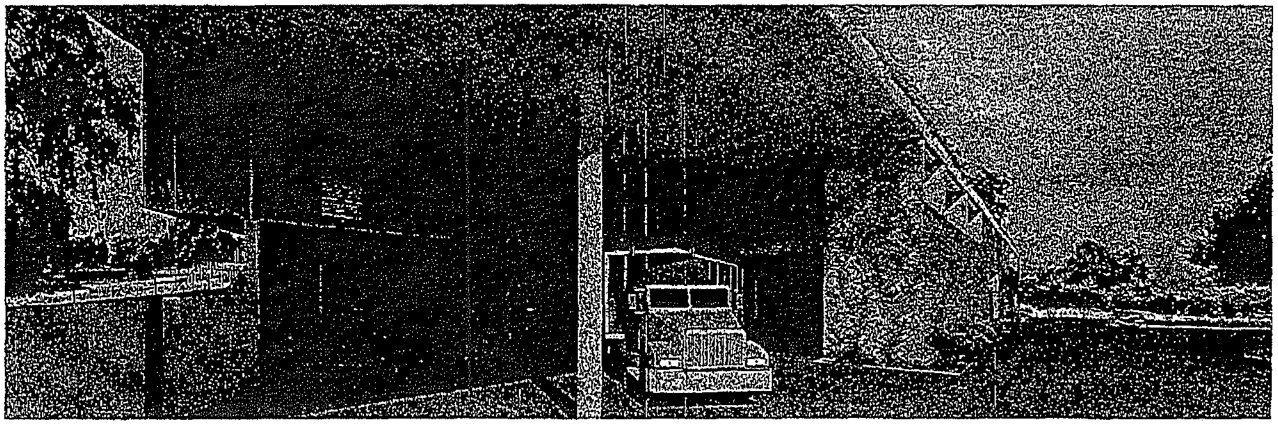
[illegible]

Old Trestle /
Pedestrian Bridge
Views

A10.03



View from Main Approach



View from Loading Dock

NEW SHEET

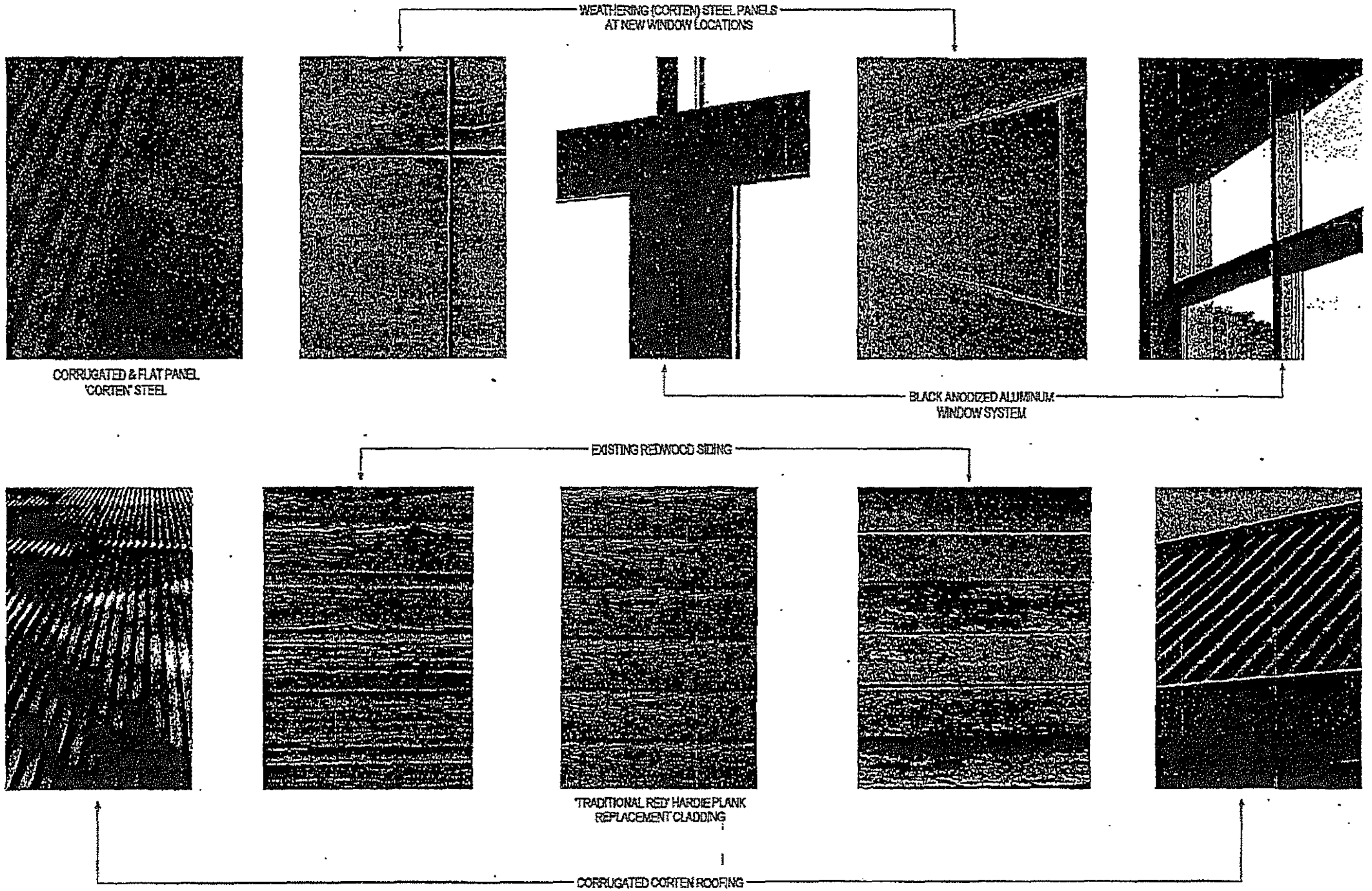
LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

Winery
Renderings

A10.04



LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

[illegible] Revisions

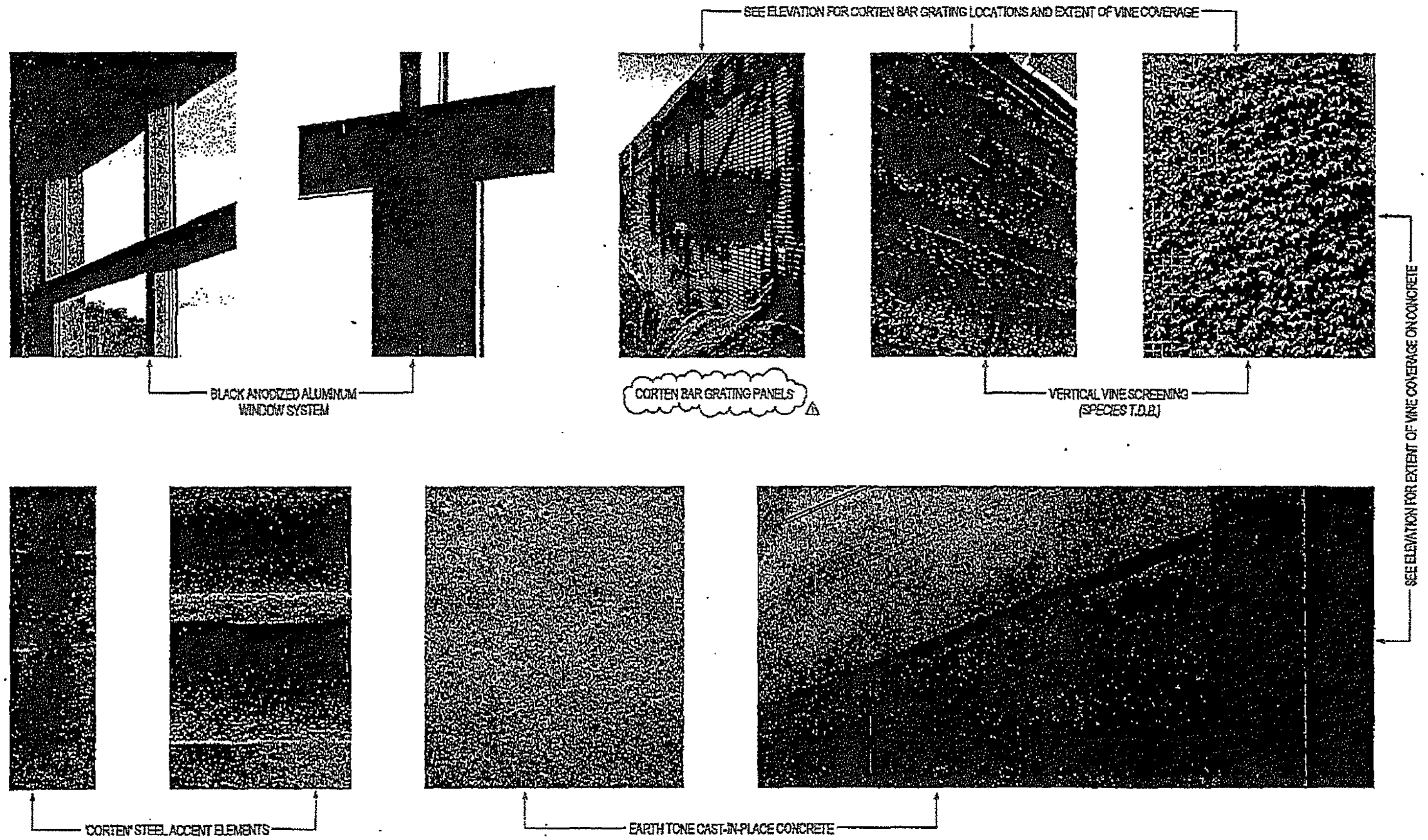
Rev. #	Description	Date

Print Date [illegible]
Drawn by: Author
Checked by: Checker
Scale: 12" = 1'-0"

[illegible]

Materials Board - Tasting Kiln & Barn

A10.10



LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

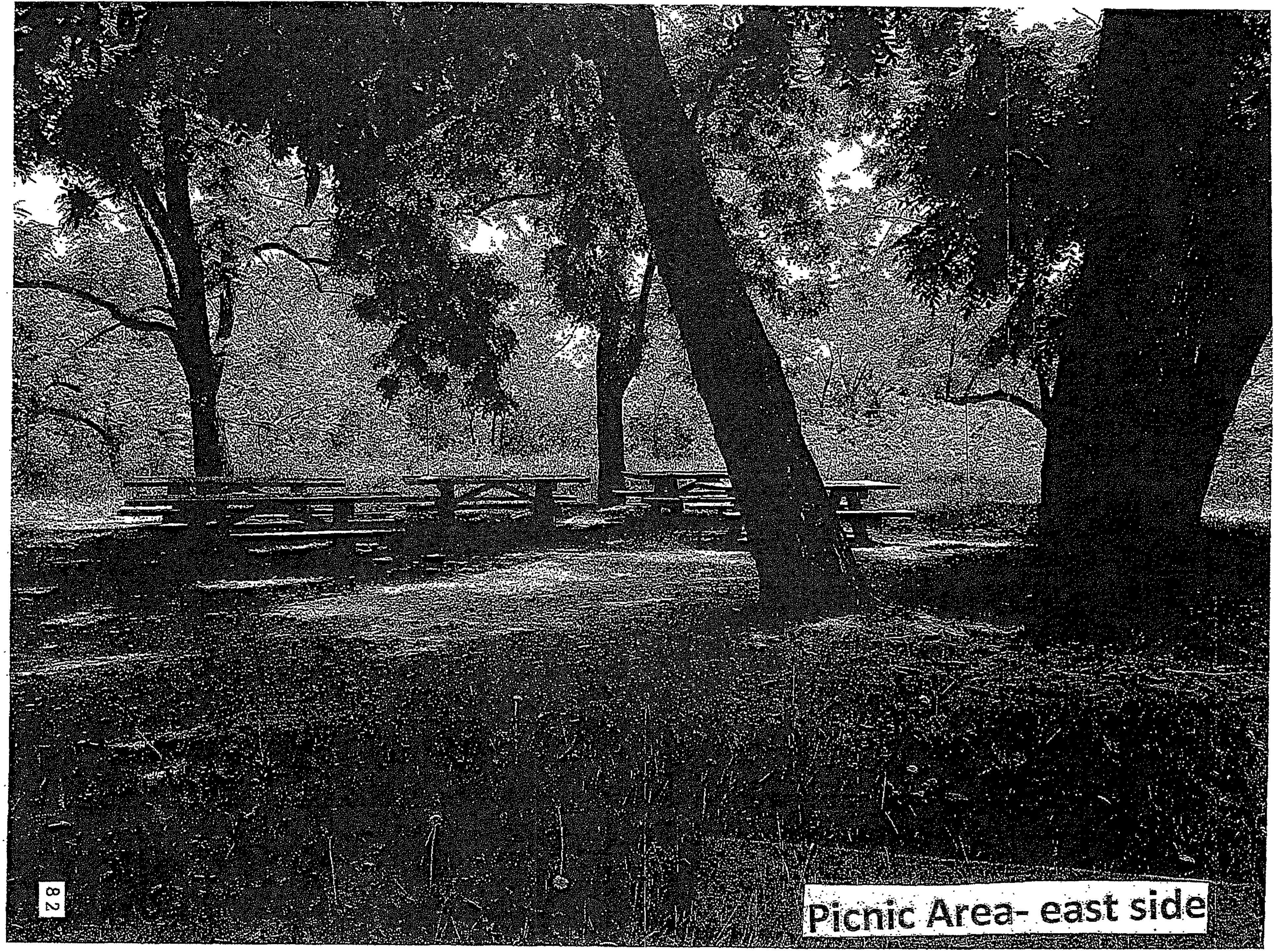
[illegible]

Author
Checker

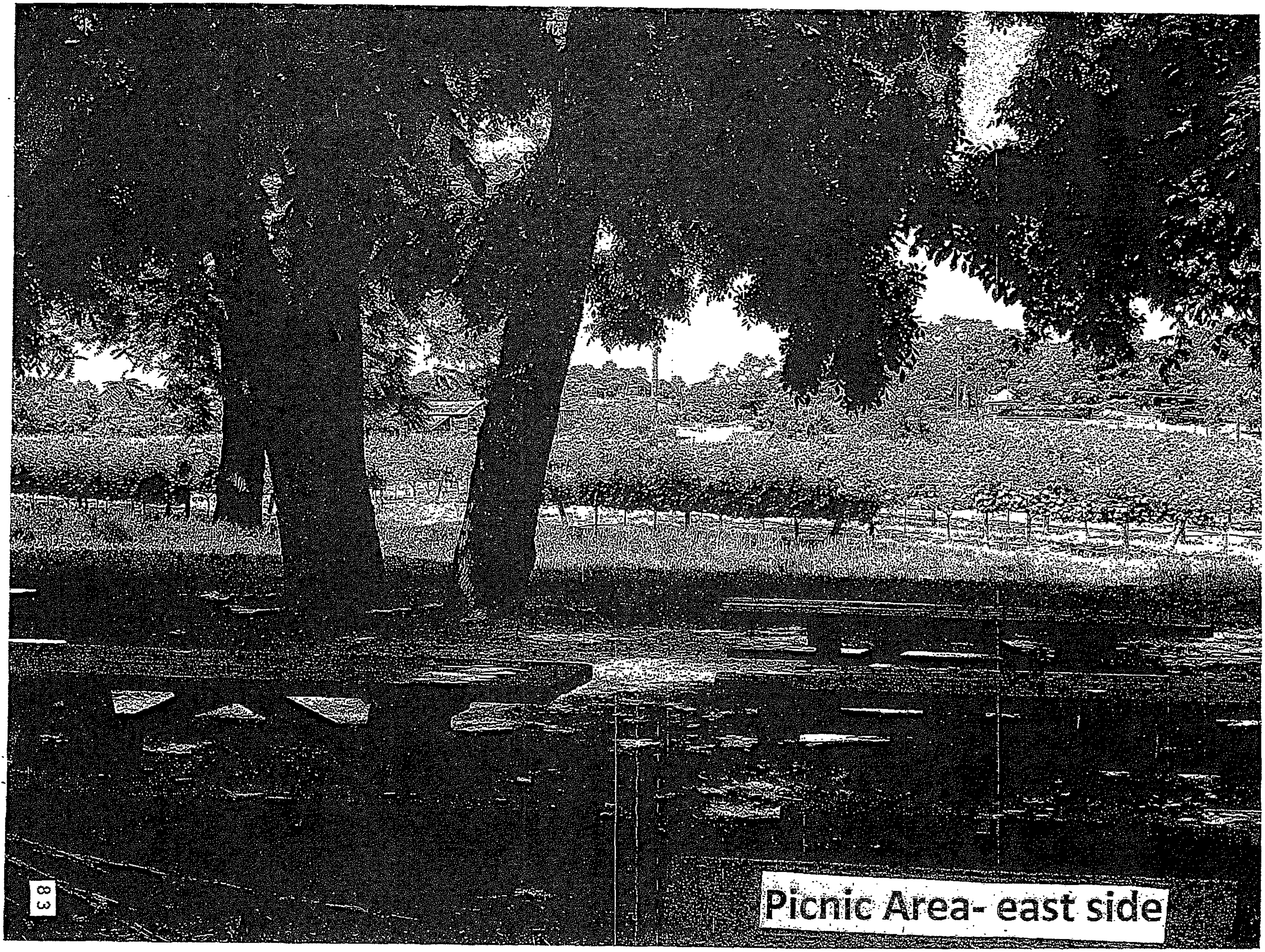
[illegible]

Materials Board - Winery

A10.11

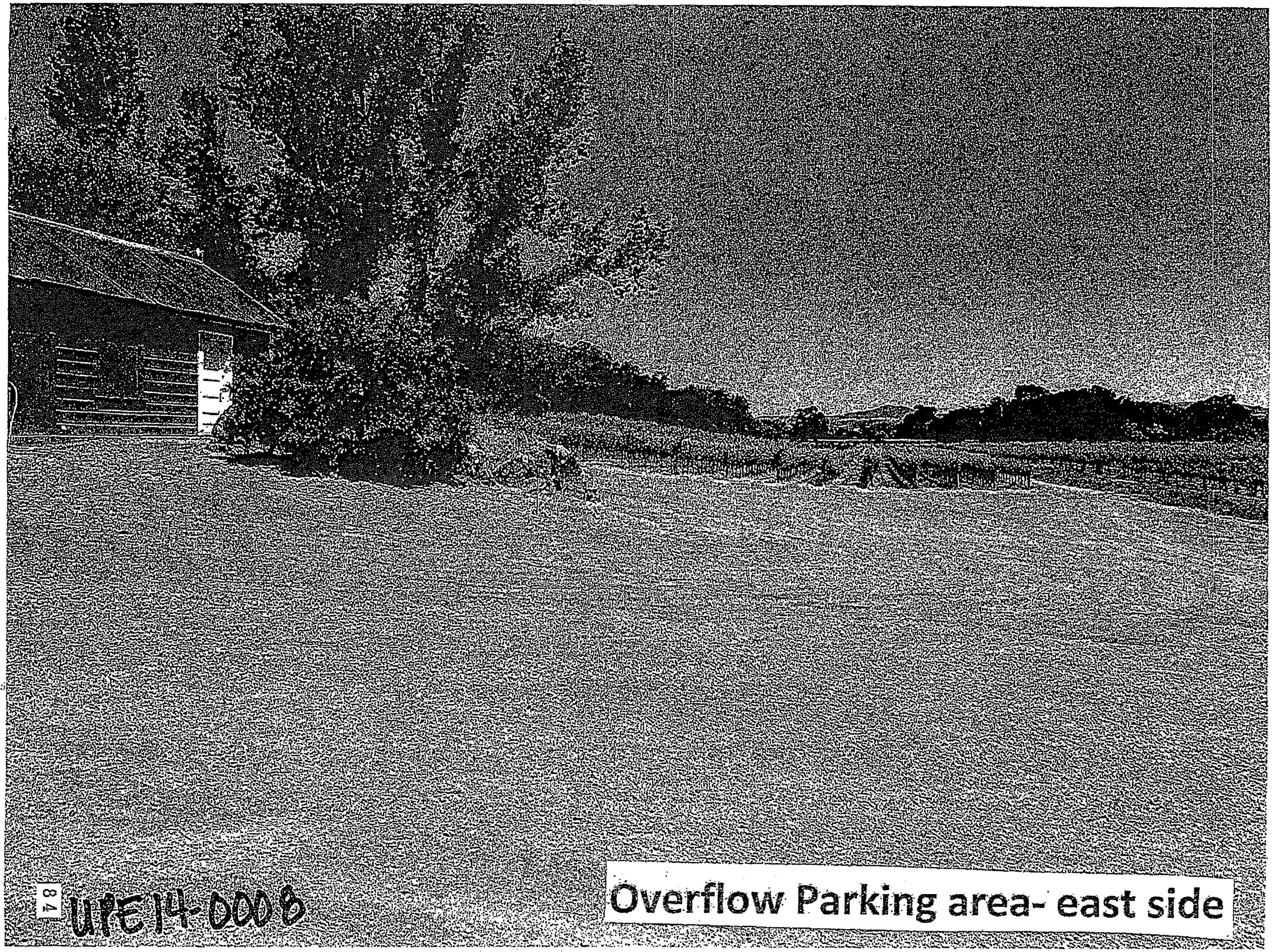


Picnic Area- east side



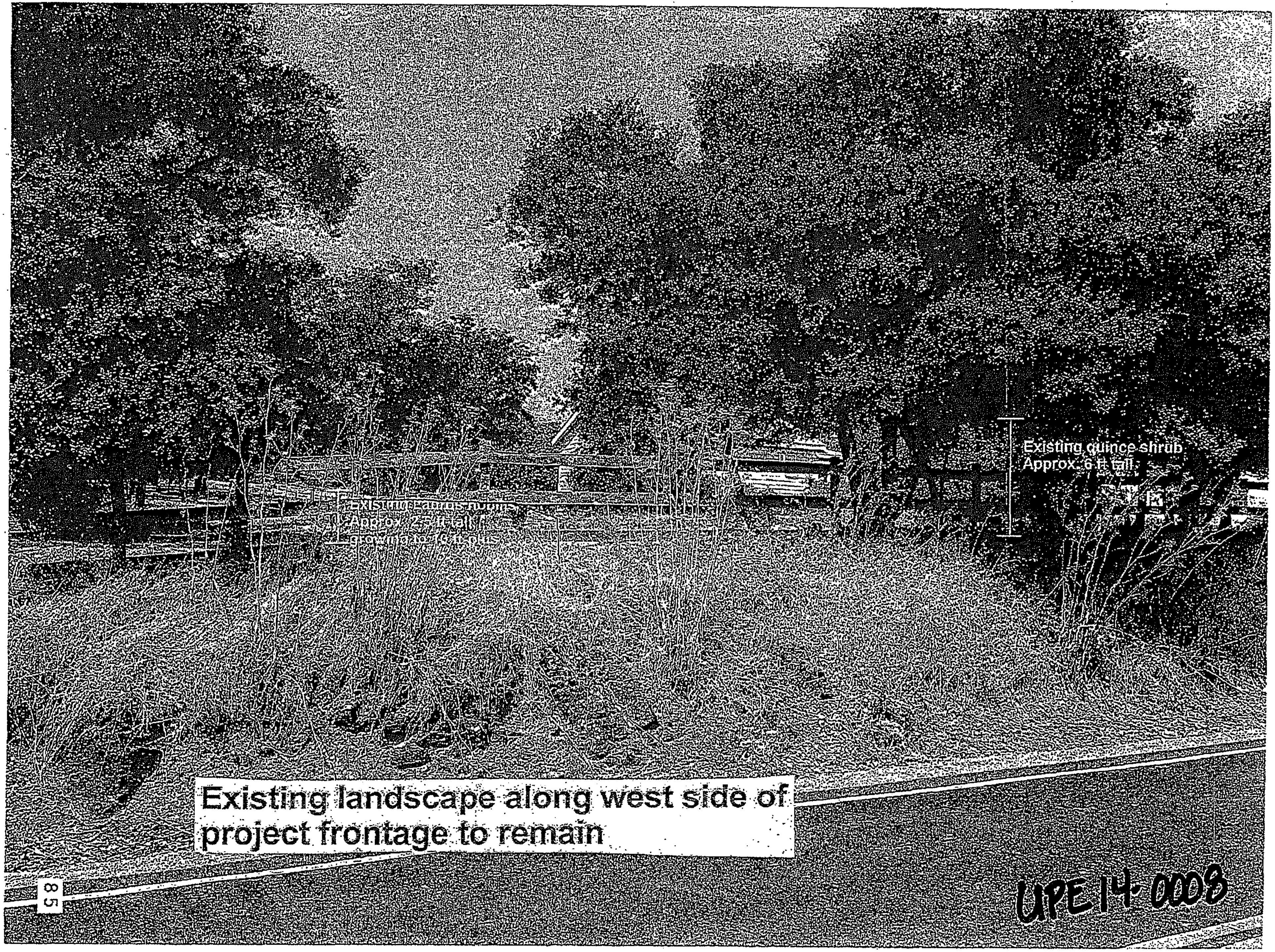
Picnic Area- east side

83



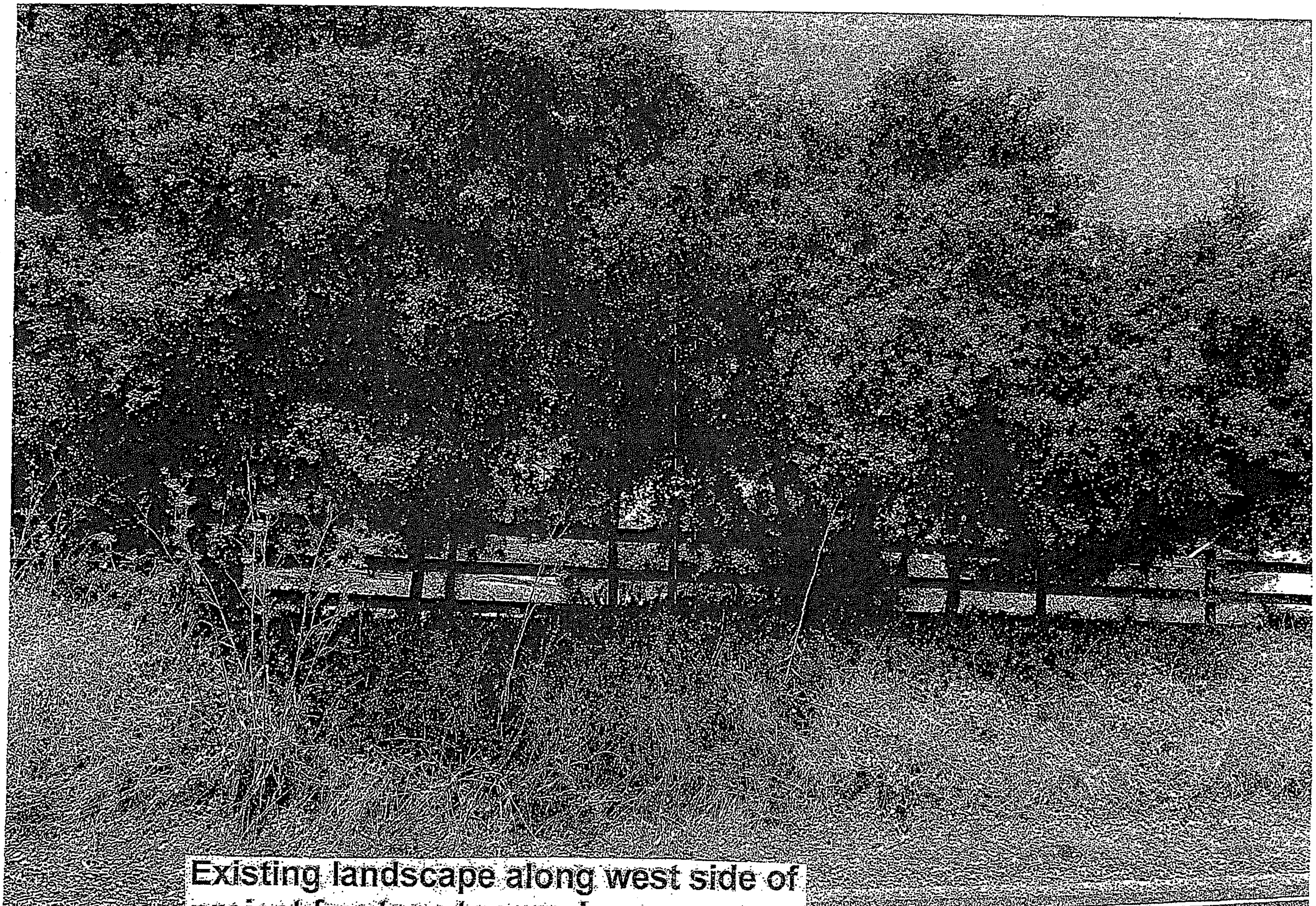
Overflow Parking area- east side

UPE14-0008



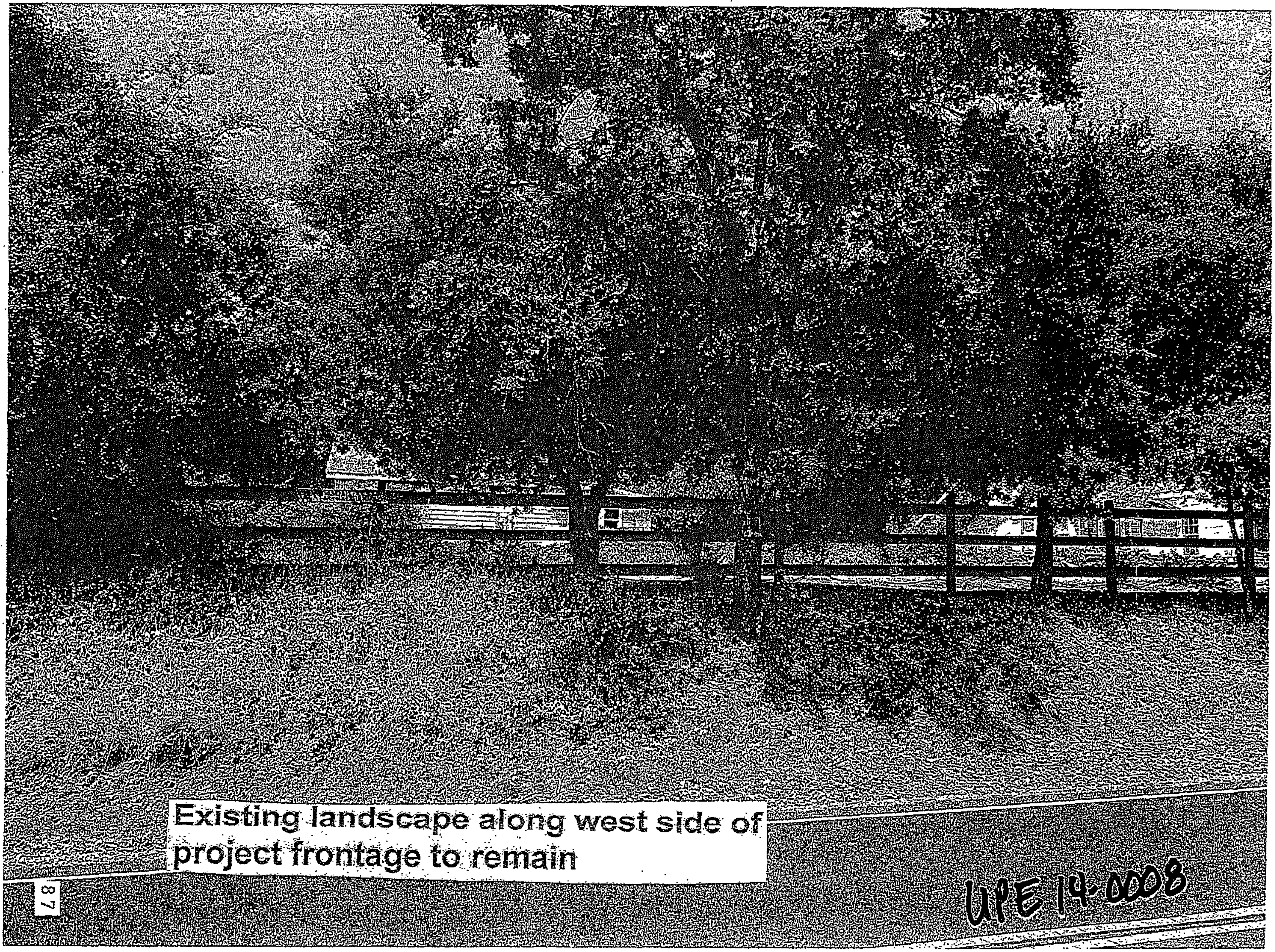
Existing landscape along west side of project frontage to remain

UPE14-0008



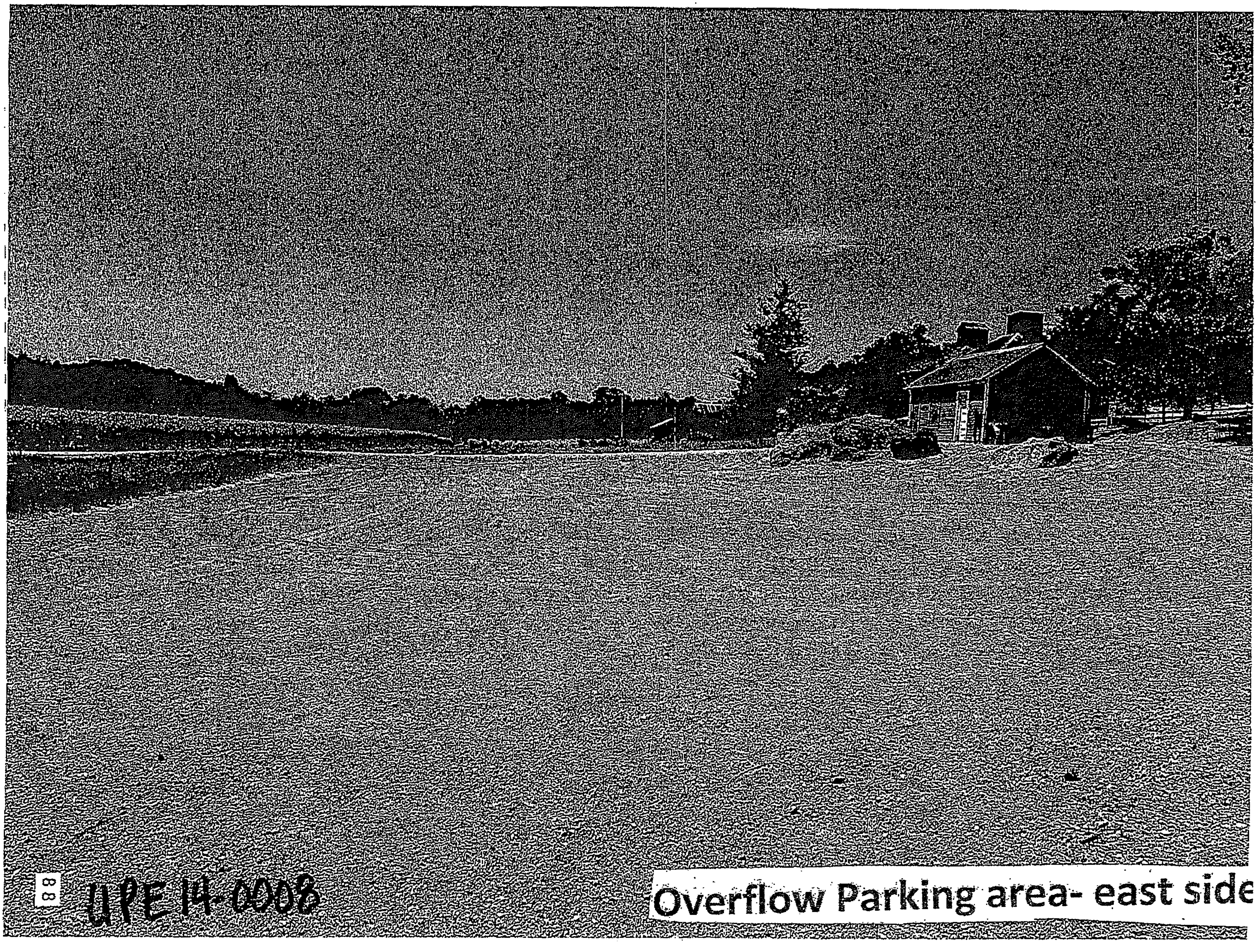
Existing landscape along west side of project frontage to remain

UPE 14-0008



Existing landscape along west side of project frontage to remain

UPE 14-0008



UPE 14-0008

Overflow Parking area- east side

EXHIBIT F

MEMORANDUM

100 Webster Street, Suite 300
Oakland, CA 94607
(510) 788-6880
www.altaplanning.com

To: Marc Bommersbach

From: Hugh Louch, Principal, Alta Planning + Design

Amy Jackson, PE, PTOE, Alta Planning + Design

Date: September 14, 2017

Re: **Review of Ramey Winery Project Traffic Impact Analysis**

Alta Planning + Design has reviewed the traffic study conducted by W-Trans for the Ramey Winery Project in Sonoma County, CA. This memorandum summarizes the results of this review. The traffic study performed by W-trans provides thorough explanation regarding the methodology used to assess the anticipated impacts of the Ramey Winery project. W-trans used a conservative approach to assume the existing traffic volumes, and applied the appropriate level of service methodology for the existing conditions analysis, which uses percent time spent following thresholds to determine levels of service. W-trans also appropriately used Sonoma County's Winery Trip Generation form, as the ITE Trip Generation Manual does not include data for wineries.

There is concern regarding the reported 85th percentile speed that could impact the required sight distance for vehicles leaving the winery driveways from a stop condition. The 85th percentile speed plays a large role in determining the required sight distance for the driveways later in the report.

The report indicates there is not currently a posted speed limit on Westside Road. Based on a spot speed study performed by W-Trans, the 85th percentile travel speed on Westside Road is reported as 35 mph. However, the calculation for determining the 85th percentile speed from the data provided is not clear. The average speed for each hour is provided in the attachment, instead of a full set of speed captures for an entire hour. A spot study should be conducted during a non-peak hour when vehicles are expected to travel at free flow conditions rather than a peak hour when vehicles could be experiencing congestion. Vehicle speeds should be captured for an entire hour, or during the time it takes to capture 100 vehicle speeds, whichever occurs first. Based on a set of data from either 100 vehicles or an hour of vehicles, the 85th percentile speed can be calculated.

Based on the average speed data provided in the attachment, it appears that the 85th percentile speed could be higher than 35 mph. It would be reasonable to request that the calculations or data set used to determine the 85th percentile speed be provided.

The 85th percentile speed should be used to determine the sight distance for vehicles exiting the winery driveway from a stop condition. This type of sight distance is referred to in AASHTO's *A Policy on Geometric Design of Highways and Streets* as "departure sight triangles" and referred to in the California Highway Design Manual as "corner sight distance".

Assuming the speed is 35 mph, the left turn sight triangle and right turn sight triangle from stop should be 390' and 335', respectively. However, if the 85th percentile speed is higher, as speculated, these sight triangles would be increase. **Therefore, the 85th percentile speed should be calculated based on a speed study as discussed above in order to accurately determine the minimum intersection sight distance for passenger cars exiting the winery, making left and right turns onto Westside Road.**

EXHIBIT G

August 1, 2018

Letter to the County of Sonoma Board of Supervisors,

As a resident of the Westside community, I am requesting you deny the Westside Farms Application to create a large hospitality complex with three separate tasting rooms, overnight accommodations, daily food service, and 22 events on its property at 7097 Westside Rd (UPE14-0008). The project should be denied because the Westside Road Area has reached its carrying capacity and cannot accommodate such intensive commercial development. No cumulative impact analysis was conducted to consider the high concentration of wineries in the immediate vicinity (attachment 1 maps and table showing driveways in 0.25 miles), and the Bicycle and Pedestrian Committee did not review the project as required by County policy (attachment 2).

The Westside Road area has 29 permitted wineries or tasting rooms, and has reached its carrying capacity.

1. four wineries or tasting rooms with events, including weddings, are located within six tenths of a mile of the proposed tasting rooms,

2. traffic on Westside Road during large industry-wide or winery-specific event weekends already is altering scenic character of this rural area. The draft condition of approval that the Applicant will voluntarily agree to coordinate with the neighboring wineries is inadequate to avoid a detrimental concentration of winery-related traffic.

3. the addition of 22 promotional events each year, some with up to 120 people, to the nearly 200 permitted events at Westside area wineries will result in thousands of people driving down Westside Road principally on weekends when up to 20 large bicycle events are held as well; and

4. traffic and limited sight distances at driveway intersections are already imperiling the safety of our country roads for cyclists.

We need to ask ourselves: when enough is enough. Either, the County can continue to approve permits for wine tasting facilities on an incremental basis and discover at a later date our rural areas are so degraded that they no longer attract tourists or retain their property values. Unfortunately for future generations, the County will not be able to restore the landscape to its current condition.

Or, the County can adopt comprehensive guidelines that strike the right balance between private property interests and the public interest in sustaining our agricultural lands and open spaces. The County can encourage wine tasting rooms to be located in the places where they fit in with the surrounding uses and services like along the 101 corridor or “city centered” growth encouraged in our General Plan.

This latter approach, comprehensive guidelines and location-appropriate growth, are the most prudent and responsible actions Supervisors should take prior to any more approvals of new wineries and events in saturated areas.

Agricultural property owners can earn a fair return on their property by engaging in the growing of crops and selling their products directly or indirectly. However, proposing to operate three tasting rooms, provide marketing accommodations, prepare food in three separate commercial kitchens, holding winery events in up to five separate locations, and operating industrial scale processing facilities on agricultural property appears to be focused on earning a profit based on hospitality services, not agriculture. Or, worse yet, speculating on higher purchase real estate prices. These are not valid reasons for granting approval of this permit along a rural by-way.

Please adopt a winery event ordinance and guidelines and protective standards for new wineries and associated events as soon as possible so that everyone, winery owners and residents, know the ground rules and our community does not have to contest developments that exceed the carrying capacity of our beautiful countryside.

Sincerely,

Todd Everett
5400 Wallace Creek Rd.
Healdsburg, CA 95448

Attachments
County Assessor's Parcel Map of project area
Corrected MND Table of wineries or tasting rooms in 1.5 mile area
Procedural Error: Failure to take proposed project to the Bicycle and Pedestrian Committee

Attachment 1

County's MND incorrectly states the number of promotional events held at neighboring wineries.

The table below correctly lists the events and case production of the nearby wineries on Westside Road. No cumulative impact analysis was performed to consider these winery events, industry wide events and bicycle events on Westside Road.

Winery Name	File Number	Address	Production	Events
Landmark (Hop Kiln)	UPE13-0011	6050 Westside Rd	21,026 cases	12 @ up to 100
Rochioli	UPE03-0019	6192 Westside Rd	15,000 cases	
Allen Family	UPE04-0018	6575 Westside Rd	16,000 cases	
Gracianna (Amador)	UPE10-0021	6914 Westside Rd	N/A	Not allowed
Arista (McWilliams)	UPE04-0113	7015 Westside Rd	20,000 cases	15 @ up to 200, incl. weddings
Proposed Project				
William-Selyem (Pebble Ridge)	PLP04-0062	7227 Westside Rd	35,000 cases	24 @ up to 125
Thomas George	UPE10-0019	8075 Westside Rd	20,000 cases	16@ up to 125
Porter Creek	UPE86-0136	8735 Westside Rd	9,000 cases	

Proposed Projects	File Number	Address	Production	Events
Westside Farms	UPE14-008	7097 Westside Rd	60,000 cases	22 @ up to 125 proposed
DuMol (Flax)	UPE16-0102	6677 Westside Rd	492 cases	18 @ up to 100 proposed

The above table indicates that in the approximately1.5 mile area there are 107 event days permitted or being proposed with up to 125-200 people attending. In addition there are about 13 industry-wide event days that add considerable traffic and about 20 known bicycle event days.

Average case production of the 8 wineries within 1.5 miles is 17,064. The proposed Westside Farms project would be over three times this average.

Attachment 2

Lack of Bicycle and Pedestrian Committee (BPAC) review of this project is a violation of County General Plan policies related to bikeways.

The Board of Supervisors adopted Resolution #10-0636 on August 26, 2010 amending the Sonoma County General Plan and adopting the 2010 Bicycle and Pedestrian Plan brought the County of Sonoma into compliance with the Complete Streets Act of 2008 (AB 1358), and the Plan is currently in effect.

Policy 2.14 of the Plan states:

> *"Refer the following projects to the BPAC to review consistency with Bikeways Plan to evaluate potential for creating hazards or barriers to walking or bicycling:*
>
> *7. Discretionary project anticipated to be conditioned with roadway improvements along existing or proposed Class I, II, or III bikeways."*

Westside Road is a Class III bikeway under the above referenced Plan. The proposed project seeks a discretionary use permit from the County and includes proposed conditions for roadway alterations and significant vehicle traffic hazards. Therefore, per Policy 2.14, this project should have been referred to the BPAC for their consideration, yet there is no record of this project being brought before the BPAC in Committee's minutes or statement in the MND for the project

Westside Road is one of the most popular bicycle routes in Sonoma County. Thousands of local cyclists enjoy Westside Road for recreation and it is part of several nationally recognized events, including the Vineman triathlon, the Wine Country Century, Healdsburg Harvest Century and the Giro Bello. Over 20,000 people travel to Sonoma County to participate in these events, contributing an estimated $15 million to the local economy.

As proposed, the project access is located on a section of Westside Road between two sharp turns where inadequate sight distance exists to ensure the safety of cyclists (and motorists). This concern is compounded by the fact that the project proposes two driveways on opposite sides of the road, and is expected to generate an average of 153 vehicle trips daily, not including special event traffic or harvest traffic.

Review of this type of project is precisely what the BPAC was commissioned to do. The bicycling community should have been given an opportunity to weigh in on this project due the potential for significant impacts to the safety of cyclists.

Clearly the County did not follow its own regulations regarding review of this project.

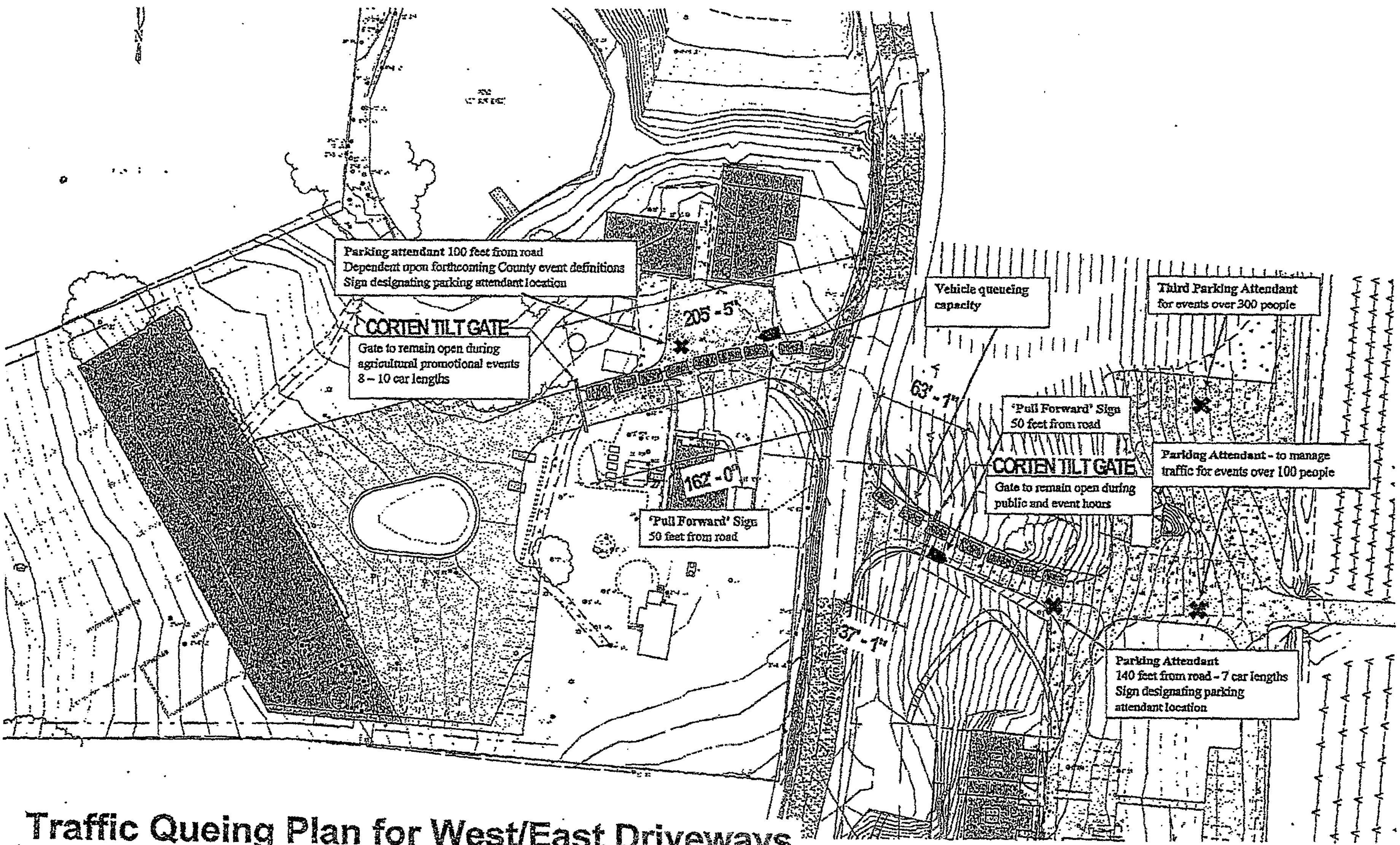
Furthermore, Policy 2.09.8 of the Standards for Class III Bikeways states:

> *"Where a Class III Bikeway is designated along a Scenic Corridor, avoid grading and tree removal and/or grading wherever possible if these activities appear likely to affect the scenic resource."*

In addition to not having the BPAC and the cycling public an opportunity to review this project, there is no consideration in the MND that impacts from grading or tree removal along this Bikeway, or to determine if other less impactful mitigations for the bikeway were considered.

Finally, the W-Trans March 10, 2016 study states that the level of service for bicycles is "D". Such a low score for bicycles on this bikeway suggests further review by the BPAC.

EXHIBIT H



Traffic Queing Plan for West/East Driveways
dated 8-2017
UPE14-0008 Ramey Winery

EXHIBIT I

EBA
ENGINEERING

January 5, 2017

County of Sonoma
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

**RE: GEOLOGIC REPORT FOR GENERAL PLAN POLICY WR-2e
RAMEY WINERY, 7097 WESTSIDE ROAD, HEALDSBURG, CA
PRMD APPLICATION No. UPE14-0008
EBA JOB No. 16-2366**

Dear Staff:

This Geologic Report presents the results of a groundwater availability study conducted for the property at 7097 Westside Road, located approximately five miles south of Healdsburg, California (see Figure 1, Appendix A for site location). The groundwater availability study was requested by the County of Sonoma, Permit and Resource Management Department (CS-PRMD) in association with the use permit process for the winery and tasting room operation proposed by the Applicant. The work presented herein was performed to comply with the California Environmental Quality Act (CEQA). The purpose of CEQA is to identify the significant impacts of the project and to avoid or mitigate those impacts, if feasible. The scope of work also included an assessment of potential depletion effects on the Russian River as a result of groundwater pumping associated with the proposed project and estimate the effects of drawdown, if any, on adjoining and nearby properties.

1.0 BACKGROUND INFORMATION

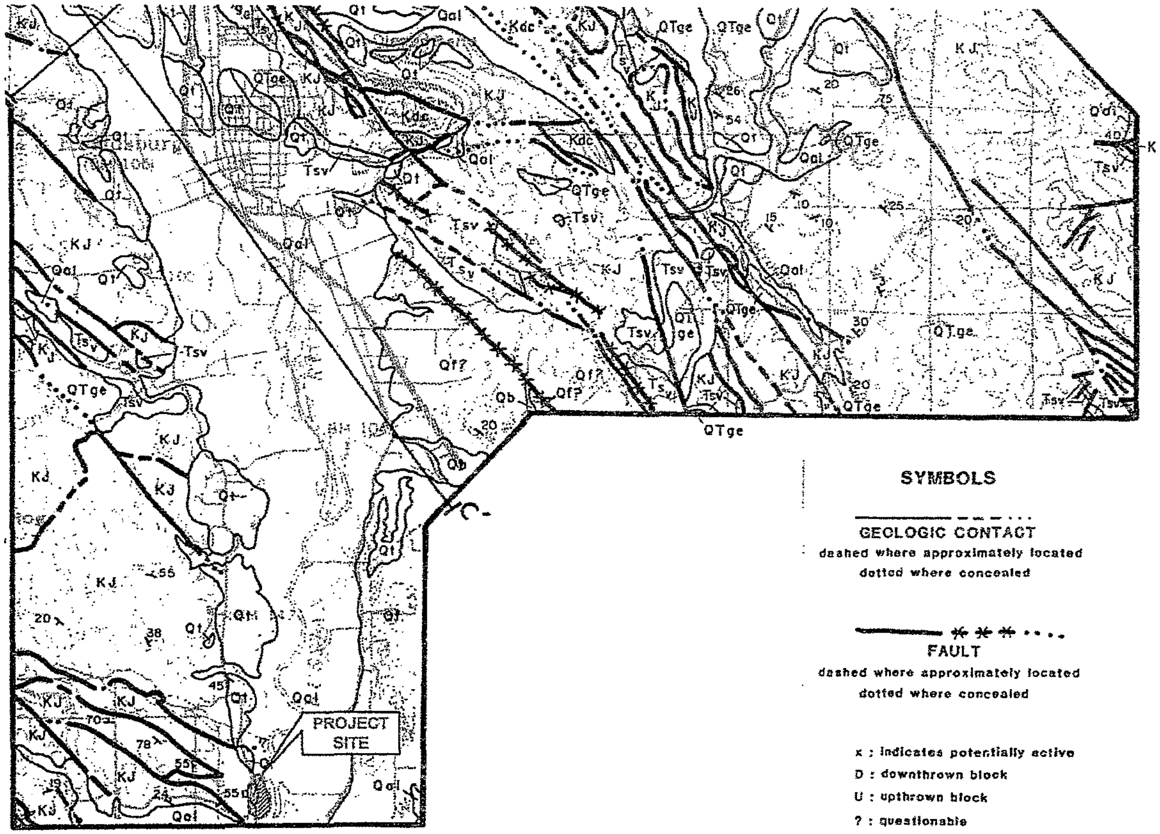
1.1 Site Description

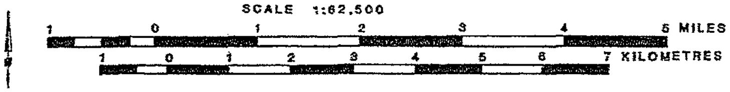
The existing property consists of an approximate 75-acre (AC) parcel identified as Assessor's Parcel No. (APN) 110-240-031. A site plan illustrating the primary site features is presented as Figure 2 (Appendix A). As shown on Figure 2, the site straddles Westside Road. The portion of the property east of Westside Road encompasses approximately amount of surface water flow in the river. In this regard, the closest gauge data station corresponds to USGS Station 11465390, located less than 500 feet downstream from the site's southern property boundary. The approximate location of this station is shown on Figure 2 (Appendix A). Data for this station covers the period from April 2013 to October 2016 and is presented in a graphical format in Appendix E. As shown on the graph, flows over the monitoring period have ranged from approximately 87 to 1,000 cubic feet per second (CFS). Due to data gaps that coincide with the winter periods, an accurate determination of total annual flows at this station could not be calculated. In response to this limitation, the minimum flow rate of 87 CFS was used in the analysis, which is highly conservative since it corresponds to the lowest recorded reading over the 3.5-year data period and coincides with the 2015 drought. Based on the 87 CFS unit flow rate projected over a 365-day period, the total flow volume equates to 62,983 AF. Comparison of this flow to the combined flow volumes presented in Table 2 for Scenarios 1 and 3 (2.56 AF) over an equal period of time reveals that the Scenarios 1 and 3 volume equates to only 0.004 percent of the flow in the river, thereby demonstrating that the projected depletion is de minimis. As previously noted, this comparison is highly conservative in that the actual average flow rate in the Russian River is higher than the assumed minimum flow rate used in the analysis.

The same approach as described above was used to evaluate depletion characteristics during the 60-day crush period (Scenario 2). Based on the minimum flow rate of 87 CFS, the corresponding total flow over this period equates to 10,353 AF as compared to 0.59 AF for Scenario 2. This translates to 0.006 percent of the flow in the river over the period analyzed. As was the case for Scenarios 1 and 3, this projected amount of depletion is considered de minimis.

5.0 CONCLUSIONS

The water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following variables: 1) the site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin; 2) the underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer; 3) well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system; 4) based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and 5) the projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.





SOURCE: 118-4 (CALIFORNIA DEPARTMENT OF WATER RESOURCES, JUNE 1983)

EXPLANATION

SYMBOLS

GEOLOGIC CONTACT
dashed where approximately located
dotted where concealed

FAULT
dashed where approximately located
dotted where concealed

x : indicates potentially active
D : downthrown block
U : upthrown block
? : questionable

STRIKE AND DIP
of bedding

A A
LINE OF CROSS SECTION

ROCK UNITS

QUATERNARY	Holocene	Qb	**BASIN DEPOSITS** – dark clay and silty clay, rich in organic matter; low specific yield (3-7%)
		Qal	**ALLUVIUM** – sand, silt, clay, and gravel; variable specific yield (3-15%)
	Pleistocene	Qf	**ALLUVIAL FAN DEPOSITS** – fine sand, silt, silty clay, coarse sand and gravel; moderate to high specific yield (8-20%)
		Qt	**TERRACE DEPOSITS** – cross-bedded deposits of sand and gravel originally formed as alluvial fan or stream channel deposits; moderate specific yield (8-18%)
		QTge	**GLEN ELLEN FORMATION** – gravel, sand, silt, and clay, local interbedded tuff; low specific yield (3-7%)
TERTIARY	Pliocene	Tsv	**SONOMA VOLCANICS** – volcanic flows, agglomerates, and tuffs; highly variable specific yield (0-15%)
		Tm	**MERCED FORMATION** – coarse-to fine- grained sandstone with minor amounts of clay; high specific yield (10-20%)
JURA-CRETACEOUS		Kdc	**DRY CREEK CONGLOMERATE** – massive sheared cobble conglomerate with occasional interbeds of sandstone and shale; low specific yield (3-7%)
		KJ	**FRANCISCAN COMPLEX** – sandstone, shale, greenstone, chert, and serpentine. Includes great valley sequence rocks; low specific yield (<3%)

GEOLOGIC MAP

RAMEY WINERY
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
3
16-2366

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

EXHIBIT J

Adobe
Associates, Inc.
Civil Engineering,
Land Surveying &
Land Development
Services

December 30, 2015

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Att: Becky VerMeer

Site Address: 7097 Westside Road, APN 110-240-031 and 040

Job Number: 13077

Dear Becky:

This letter is to transmit projected water use for the proposed Ramey Winery application, UPE14-0008. The proposed winery includes a production facility for 60,000 cases of wine, tasting rooms, marketing accommodations, and twenty two agricultural promotional events. The landscape architect has provided projections for water use associated with the proposed landscape and water demand for irrigation and frost protection for the vineyards.

Total annual water demand for the project is estimated to be 5,445,272 gallons or 16.7 acre-feet. The winery production wastewater will be recycled for irrigation purposes so the annual demand on the water wells would be reduced to 4,581,272 gallons or 14.06 acre-feet.

Please let us know if you have any questions regarding this information.

Signed:

Steven R. Brown, RCE 43825
my license expires 6/30/17

REGISTERED PROFESSIONAL ENGINEER
STEVEN R. BROWN
No. #43825
CIVIL
STATE OF CALIFORNIA

1220
North Dutton Ave.
Santa Rosa,
California
95401
707 541 2300
707 541 2301 - Fax
www.adobeinc.com

EXHIBIT K

June 12, 2018

Attention: Monique Wilber, Program Manager
Land Conservation Act Program
California Department of Conservation
Division of Land Resource Protection
801 K Street, MS 14-15
Sacramento, CA 95814-3528
Email: DLRP@conservation.ca.gov

RE: Breach of Williamson Act and Sonoma County's Uniform Rules for Ag Preserves on a parcel under a Prime Land Conservation Contract

Project Parcel: 7097 Westside Road, Healdsburg, CA 95448. APNs 110-240-031, 032, 040 are one 75-acre legal parcel of record per Lot Line Adjustment 04-0088.

Dear Ms. Wilber,

Sonoma County citizen groups and residents request that the Department review the pending *Ramey Winery* project for consistency with the Williamson Act and local rules and regulations. If there are potential inconsistencies, we request you notify us and Sonoma County officials by early August. The County Board of Supervisors is set to review the project approval at a hearing on August 14.

As discussed below, the approved project allows intense visitor-serving commercial uses on Land Intensive Agriculture (LIA) land under a Williamson Act contract (Ag. Preserve 1-397; OR# 2007-037936). The project includes: 1) a large, stand-alone overnight accommodations building with commercial kitchen and VIP tasting room; 2) three tasting rooms at the one site; and 3) two additional commercial kitchens serving food at events, wine club parties, dinners and regular food and wine pairings at both winery/event complex and public tasting room We are concerned the project approval sets a bad precedent for excessive visitor-serving uses and large hospitality buildings on Williamson Act land. We would like your interpretation of how the Act and local rules apply to this project -- and whether any of the proposed commercial and residential activities threaten a material breach of the Act, under Gov. Code sec. 51250(b).

Project description

The project site, known as Westside Farms, consists of 75 acres (one legal parcel) containing 42 acres of commercial vineyard, single family residences, historic hop kiln, historic baling barn, and agricultural accessory buildings. Westside Road bisects the parcel. (See A5 - A7Staff Report and Conditions of Approval)

On the West side of the road, the project will add a new winery building with 60,000 annual case production, a commercial kitchen, tasting rooms and a wine cave.

On the East side, the two historic buildings will be repurposed for hospitality uses. The hop kiln building will be converted to a public tasting building, with a commercial kitchen, multiple tasting/food service rooms, storage and office.

The baling barn is a three story structure containing about 5,000 square feet. The upper floor is proposed for two "guest room marketing accommodations" with two full bathrooms (759 square feet) and a common lounge area (513 square feet) -- a total area of 1,372 square feet. Condition of Approval #79 limits the accommodations to noncommercial use by "private guests" of the winery operator or owner; however, it does not prohibit use during promotional events. The middle floor of the baling barn has a reserve tasting room with commercial kitchen and VIP lounge area. The lower floor is proposed as storage and a mechanical room.

In addition to twice daily food service in the public and private tasting rooms, the proposed project allows 22 agricultural events per year with a range of maximum guests (10 events with 30 guests in the winery tasting room, five events with 120 guests, and two events with 300 guests in the public hospitality complex), and participation in industry wide events totaling two event days per year with a maximum of 300 guests.

Overnight accommodations as additional dwelling units are incompatible with Uniform Rules and the Williamson Act

Sonoma County allows marketing accommodations for sales and marketing of agricultural products as an "agricultural support use." (A4: Sonoma County Uniform Rule for Agricultural Preserves 8.3 B.2)

However, the two overnight accommodations for "private guests" of the *Ramey Winery* violate the Uniform Rules, which set specific limits for detached guest quarters. The floor area for detached guest quarters must not exceed 640 square feet, including any storage area (excluding garage). Also, the guest quarters shall be located not more than 100 feet from the primary dwelling on the parcel. (A4: Sonoma County Uniform Rule2)

Here, the two overnight accommodations occupy an entire floor of a separate building and have a total area of 1,372 square feet. This far exceeds the 640 square foot limit. Also, the building is more than 100 feet from the primary dwelling. The proposed accommodations are not allowed under Uniform Rule 2.

In 2014, planning staff found this proposed use violated the Williamson Act contract. Staff stated the baling barn building has all the components of a "dwelling unit" under the zoning code: it has bedrooms, bathrooms, marketing area, commercial kitchen and general storage area on the lower floor. This meets the requirements for the structure to be classified as a "dwelling unit." Staff concluded:

> For the project site, neither the density [60 acres per dwelling unit], nor the Williamson Act contract allows another dwelling unit on the parcel. Therefore, the marketing accommodations as designed are inconsistent with the zoning density allowance and the Williamson Act contract. (A1: February 4, 2014 staff letter)

Despite this, the 2017 staff report, pp. 17-18, contains no analysis of the dwelling unit issue. The project approval also failed to address the violation of Uniform Rule 2 size limits. Residents raised the Williamson Act inconsistency concerns in a letter to the Planning Director dated October 2014 (A2), again in 2015 and at the Board of Zoning Adjustments hearing in September 2017.

In previous approvals, if a kitchen is included, the structure is usually identified as a dwelling unit. Also, unlike other approvals, this project approval allows the use of the marketing accommodations in association with Ag promotional events. (See A3 BZA Staff Report - for Silver Oak Winery PLP 14-0004 versus A5 Staff Report for UPE 14-0008)

It now appears there is a pattern and practice of approving marketing accommodations in Sonoma County that intensify residential and/or hospitality activities in Sonoma County's prime farmlands. This increases the human population on the land. A core tenet of the Williamson Act is to limit the density of permanent or temporary human population in order to protect crop-growing lands. We request an interpretation of whether the proposed overnight accommodations in this case are compatible with the Williamson Act and local rules.

<u>Baling barn structure is a material breach of the Williamson Act contract.</u>

The Williamson Act recognizes the enormous costs to both the economy and the environment of opportunistic and sprawling patterns of development on agricultural lands. One of the most important stated goals of the Act is the discouragement of such patterns through tax incentives to keep land in agriculture and open space preservation. The Act declares that this goal is a matter of public interest and will be of benefit to urban dwellers themselves by discouraging discontiguous urban development patterns, which unnecessarily increase the costs of community services to community residents. (Gov. Code sec. 51220(c))

As noted above, overnight accommodations occupy the entire third floor of the baling barn and greatly exceed the size limit of Uniform Rule 2. In addition, the second floor is entirely occupied by nonagricultural, visitor-serving uses: reserve tasting room, commercial kitchen and VIP lounge area. Altogether, the residential and hospitality uses occupy over 3,700 square feet. Per Sonoma County Planning Department letter (A1), the uses in this structure qualify as a dwelling unit under the Sonoma County zoning code; yet a primary residence already exists on this parcel and another dwelling unit is not allowed. The uses are comparable to urban development (dwelling units, restaurants, bars and entertainment lounges) rather than agriculture.

Significant urban uses in an accessory building, i.e., the baling barn, appear to constitute a material breach of the Williamson Act. Under Gov. Code sec. 51250 (b), "... a material breach is a commercial, industrial or residential structure, exceeding 2,500 square feet, that is not permissible under the Williamson Act contract, local uniform rules or ordinances."

The Williamson Act does not allow bed and breakfasts, hotels, resorts, restaurants, bakeries, and cafés. Sonoma County's Uniform Rules allow guest quarters limited to 640 square feet, and visitor-serving uses designed to help market products created on-site so long as they are compatible with agricultural uses. *However*, accessory uses and structures must be incidental, related, and subordinate to a compatible use. Cities and counties may determine the types of uses to be deemed "compatible uses," but must do so in a manner that recognizes a permanent or temporary population increase often hinders or impairs agricultural operations. (Gov. Code sec. 51220.5; Uniform Rule 8.2)

Here, the intense visitor-serving uses in the baling barn are not incidental and subordinate to the primary agricultural use. We request your opinion on this issue.

Three commercial kitchens show this project exceeds appropriate boundaries for food service

Planning staff recognizes there is a long-standing policy question about food service at wineries and tasting rooms:

> Food service has been a major concern for conversion of agricultural lands to more intense commercial uses. However, food and wine pairing is a popular industry trend.
>
> [W]hat boundaries should be placed on this type of food service to avoid further intensifying the commercial land use? (A5: Staff report, September 21, 2017, p. 18)

Sonoma's General Plan specifically prohibits restaurants on Ag lands, as well as hotels, motels, resorts and similar lodging.

There now appears to be an emerging pattern and practice of approving commercial kitchens on agricultural land. This is a controversial issue that calls for interpretation and clarity on the allowed boundaries for food service on Williamson Act farm lands.

What sort of development is allowed? Three commercial kitchens, combined with three to four tasting rooms, lounges and 22 events on a narrow road in an already over-concentrated area, are outside any reasonable boundary for urban uses on prime agricultural lands. Similar to weddings and concerts, large structures or multiple commercial kitchens should be deemed incompatible with the purpose of the Act.

Thank you for considering our comments.

Sincerely,

Craig Enyart

Janis Grattan Watkins, Esq., Provencher & Flatt LLP

CC:
Mayacamas Watershed Alliance
Forest Unlimited
Warren Watkins
Todd Everett
CHRP

Addendum and Attachments
A1: County Letter dated February 4, 2014
A2: Westside Association to Save Agriculture Letter dated October 27, 2014
(Note: Westside Community Association Letters dated December 2, 2014 and January 14, 2015 and August 28, 2017 are available upon request)
A3: Silver Oak Winery Conditions of Approval - Marketing Accommodations
A4: Sonoma County Uniform Rules for Ag Preserves
A5: September 21, 2017 BZA Staff Report /Lot Line Adjustment - PLP 14-0004
A6 -7: September 21, 2017 UPE 14-008 Draft Conditions of Approval

EXHIBIT L

JANE E. NIELSON, PHD
CA PG 9011

3727 BURNSIDE ROAD
SEBASTOPOL CA 95472

August 7, 2018

To: Sonoma County Board of Supervisors
Re: Proposed Westside Farms winery and event center, 7097 Westside Road

This proposed new winery is to be built on the tightest curve of Westside Road, across and upslope from an older winery that was housed in historic hops-processing buildings. The older building is on a narrow terrace directly above the Russian River, east of Westside Road. Apparently the new winery (or cave?) is to be imposed upon, or incised into a property west of Westside Road.

The current application is not apparently supported by technical studies of the site. Only a Mitigated Negative Declaration has been executed, which does not reference a geologic study of the site, nor does it specify how the new winery is to be constructed. As the Maacama Watershed Alliance has pointed out, "the Staff Report did not require the Applicant to even state whether the cave will be a Type I or II, which calls into question whether the Applicant intends to build the winery or cave."

If the structure is to be a cave, winery construction will require substantial excavation, producing spoils that will require some storage on site if the excavation will be partly backfilled, and a full geologic report should be required. The required report should include:

1. a professionally prepared geologic map showing the surface distribution of all rock units present in the general area, which the MND identifies as basal Franciscan formation, overlain sequentially by Miocene Sonoma Volcanics, and surface sediments, and the relative positions of all units;
2. a map showing the locations of drill core sites in the area to be excavated,
3. a 3-dimensional (block) diagram showing the apparent subsurface distribution of all geologic units actually intercepted by the drillers at the building site, based on the drill core samples, including both suspected and unexpected units, such as vegetative debris,
4. Engineering studies on both surface and drill core samples from the site to be excavated, and a plan for disposal of the excavations, assuming that the "wine cave" building's floor will be underlain and the walls surrounded by drain rock, sand, or some other appropriate material.

I recommend that the Board of Supervisors send this permit application back to Permit Sonoma, with a request for a report based on completion of the studies recommended in the foregoing. Assuming that a cave actually is to excavated on this extreme v-loop in Westside road, the Supervisors also should require a plan for disposal of excess excavation spoils, and should severely limit the times of waste removal to those of lowest likely traffic loads, to reduce substantial interference with normal use of Westside Road.

Sincerely,

Jane E. Nielson Ph.D, PG 9011

EMAIL: jenielson@comcast.net
PHONE: LAND 707-829-9393/ CELL 707-292-9331

EXHIBIT M

DESIGN REVIEW COMMITTEE RECORD OF ACTION

December 2, 2014

Item No.1 Time: 3:00 p.m.
File: UPE14-0008
Applicant: David and Carla Ramey
Staff: Traci Tesconi
Cont'd from: N/A
Env. Doc: N/A
Proposal: Request for a Use Permit and Administrative Design Review for a winery (two story, approx. 23,000 sq ft) with a maximum annual case production of 60,000 cases with a wine cave (approx. 20,720 sq ft) and conversion of hop kiln building to public and private tasting rooms open from 10 am to 5 pm, 7 days a week, and conversion of a hop baling barn to a public and private tasting room with a two-guest room marketing accommodation unit on the upper floor and to include 22 agricultural promotional events with a range of guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests) and participation in industry wide events totaling two event days with a maximum of 300 guests on 75 acres. A four- year Use Permit term is requested under Section 26-92-130 of the Zoning Code. No weddings or concerts are proposed. The parcel is under a prime Land Conservation Contract. The project site is located along a Scenic Corridor.
Location: 7097 Westside Road, Healdsburg
APN: 110-240-031, -032, and 040 Supervisorial Districts: 4 & 5
Zoning: LIA B6, 60 acre density, BR (Biotic Resource), SR (Scenic Resource), VOH (Valley Oak Habitat), F1 (Primary Floodplain), F2 (Secondary Floodplain)

Public Hearing: No

PEOPLE PRESENT:
Design Review Committee: Don MacNair, Jim Henderson, Melinda Grosch
Staff: Traci Tesconi
Applicant: David and Carla Ramey and their consultants
Others: Landmarks Committee and Staff, Denise Peter

PROJECT DESIGN: [ ] Final Review [ ] Referral [X] Preliminary Review

ACTION:	Project Design Needs Revision (see attached comments)	Project Design Approved (subject to comments and conditions attached)	Bring Back on Consent Prior to Issuance of Building Permit	Project continued to: ________	Bring Back to Staff Prior to Issuance of Building Permit
Site Plan	X				
Architecture	X				
Landscaping	X				
Signs	X				
Grading	N/A				
Exterior Lighting	X				
Fence Design	X				

VOTE: The Design Review Committee (DRC) approved the existing height of the Hop Kiln and Bale Barn buildings which exceeds 35 feet. The DRC also approved maintaining these two structures in their current footprint within the Scenic Corridor setback.

	Don McNair: Aye	Jim Henderson: Aye	Melinda Grosch: Aye
Ayes: 3	Noes: 0	Absent: 0	Abstain: 0

The Land Marks Commission (LRC) and DRC took the following actions together:

- Final review of the project (after the Board of Zoning Adjustments decision) to be by the Joint LRC / DRC.
- The Joint LRC / DRC recommend that the HD (Historic Combining District) be added to the property.

DESIGN REVIEW RECORD OF ACTION SHEET
COMMENTS & CONDITIONS

Applicant: David and Carla Ramey **File:** UPE14-0008
Address: 7097 Westside Road, Healdsburg **Date:** December 2, 2014

NOTE: the applicant is urged to respond under each comment as to how plans have been revised. If a recommended change is not made, please indicate why. Please submit your responses with plans for Joint Landmarks Commission and Design Review Committee Final Design Review.

SITE PLAN

1. Parking on new winery (west) side of Westside Road the parking/drive seems to be a huge expanse of asphalt.

Response: ____.

2. Flip parking stalls to opposite side of lot so that they are adjacent to building rather than having people cross the drive aisle.

Response: ____.

3. Trash enclosure – where is it?

Response: ____.

ARCHITECTURE: Building Elevations, Colors, Materials, etc.

1. New winery building is so completely divergent from the historic nature of the Hop Kiln, etc. Completely modern office type structure out in the rural area. Not the appropriate aesthetic for this location. How do you soften the building without relying only on the vines?

Response: ____.

2. Should not really be able to see solar panels as you approach the building or from above (adjacent properties).

Response: ____

3. Consider design elements or re-massing to soften the front Hop Kiln elevation. The ramp and elevator structure look ultra modern in contrast to the rural character of the Hop Kilns.

Response: ____

LANDSCAPING: Design, Plant Types and Sizes, Irrigation, etc.

1. Rethink the "rosemary garden" as it has a very rigid geometric structure and detracts from the Hop Kiln building. The retaining walls along the edges of this area are particularly distracting, but may need to be maintained to preserve characteristics of Hop Kiln buildings.

Response: ____.

2. Need tree islands in the parking lot – one every eight spaces.

Response: ____.

3. Consider framing but not obscuring view of north end of Hop Kiln building with vegetation.

Response: ____.

4. Put oaks in the roundabout middle of new winery (west side) parking lot rather than olives. Oaks are part of the vernacular of the landscape.

Response: ____.

5. Don't want the landscaping to change the character of the view as you come around the corner – iconic view of Hop Kiln building. Soften the retaining walls along edge of "rosemary" garden. Plant something more natural and not so rigid rather than the rosemary.

Response: ____.

6. DRC Committee member MacNair: Urges the use of oaks near Hop Kiln as this would have been an oak woodland.

Response: ____.

7. LC Committee member McAllister: New landscaping is too strident in front of the Hop Kiln building. Would like to see the grades and mood of the front the same as they are currently – retain the ramp as historic but garden doesn't work. Garden is a good idea but needs to be elsewhere. Front of Hop Kiln and Baling Barn needs to stay quieter. Landscape plans need to be more fully developed. Espalier apples may be problematic – too hot? And need shade in the parking area which they don't really provide.

Response: ____.

8. LC Committee member Much: Historic view of Hop Kiln is very important so make sure landscaping doesn't interfere with that. Leave ramp but replace rosemary with grasses. Berms to hide or soften retaining wall would be good.

Response: ____.

9. LC Committee member Simpson: Liked open landscaping; likes agricultural use in parking lot (apples, olives); don't obscure the view; don't "over polish" – keep the feel authentic.

Response: ______________________________.

SIGNS

1. Are Corten letters going to be back lit?

Response: No.

2. Need full set of sign plans for all internal and directional signs and any signs that will be along Westside Road.

Response: ______________________________.

ROAD

1. Crossing by pedestrians?

Response: Not going to be an issue as operating as two separate businesses.

2. Concerned about potential employee crossing road.

Response: ______________________________.

EXTERIOR LIGHTING

1. Need lighting plans

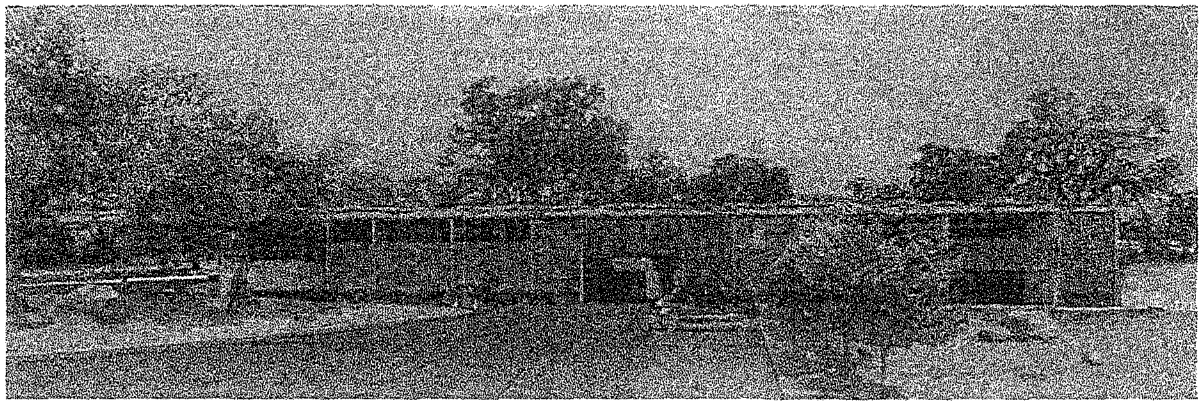
Response: ______________________________.

FENCE DESIGN

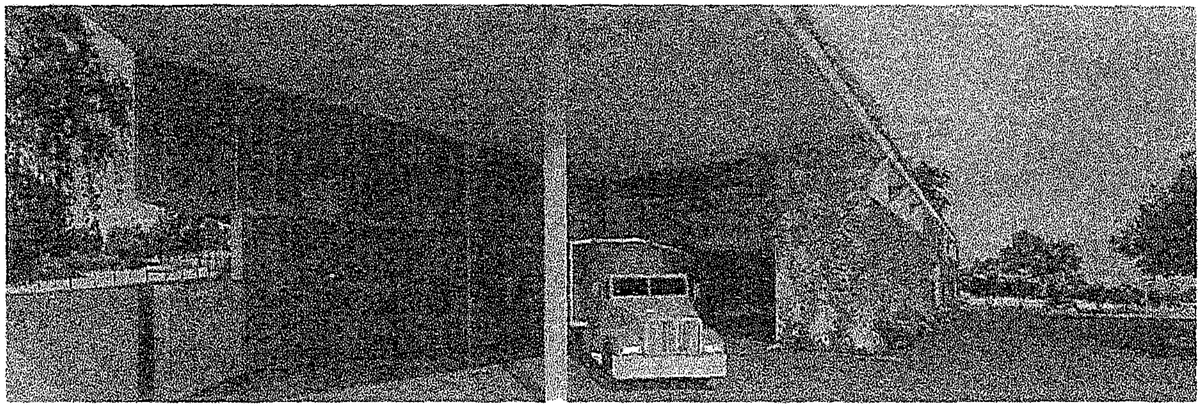
1. Need gate and entry designs and elevations

Response: ______________________________.

EXHIBIT N



View from Main Approach



View from Loading Dock

NEW SHEET

LUNDBERG

[illegible]

Ramey Winery

7097 Westside Road
Healdsburg, CA

Issued Revisions

Rev #	Description	Date
1	[illegible]	[illegible]

Winery
Renderings

A10.04

EXHIBIT O

VACC, Inc. dba
VIBRO-ACOUSTIC CONSULTANTS

490 Post Street • Suite 1427
San Francisco • CA • 94102 • USA
Tel / Fax: (+1) 415-693-0424 / 1398
http://www.va-consult.com

MEMORANDUM

DATE: 7 August, 2018
TO: Craig Enyart, Warren Watkins
EMAIL: craigenyart@gmail.com, owlwo@sonic.net
FROM: Keith Kimberling, VACC
EMAIL: keith@va-consult.com
SUBJECT: Ramey Winery – Peer Review of Environmental Noise Assessment (01567)

Dear Craig and Warren,

We have completed our peer review report of the March 7, 2017 Environmental Noise Assessment (ENA) of Ramey Winery and the August 16, 2017 Addendum to the Assessment, both produced by Illingworth and Rodkin, Inc. The proposed winery is at 7079 Westside road, Sonoma County, CA.

We found multiple flaws with the methodologies and assumptions used in the documents which led us to question the validity of the conclusions made in the documents regarding the noise impact of the winery and the efficacy of the proposed mitigations.

1. General Plan Noise Element

Our understanding is that the Noise Element of the Sonoma County 2020 General Plan provides the appropriate regulatory guidance. The Plan has adopted several measures in regards to controlling noise from new non-transportation related projects, as summarized in Section NE-1c and Table NE-2, which is reproduced below in Table 1. Table NE-2 presents the maximum permitted noise levels allowed **at the property line** of the adjacent noise sensitive land use. The table is based on the L50, L25, L08, and L02 metrics, which define a noise level in dBA which is not to be exceeded for more than 50%, 25%, 8%, and 2% of the time in an hour. For example, table NE-2 specifies that a noise source cannot produce a noise level higher than 55 dBA for more than 15 minutes per hour during daytime hours, measured at the property line of any noise-sensitive land.

Hourly Noise Metric[1], dBA	**Daytime (7 a.m. to 10 p.m.)**	**Nighttime (10 p.m. to 7 a.m.)**
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.

Table 1: Table NE-2 from the Noise element of the Sonoma County 2020 General Plan specifying daytime and nighttime noise limits.

There are five exceptions to the values in table NE-2 stated in the General Plan, three of which are pertinent to this project:

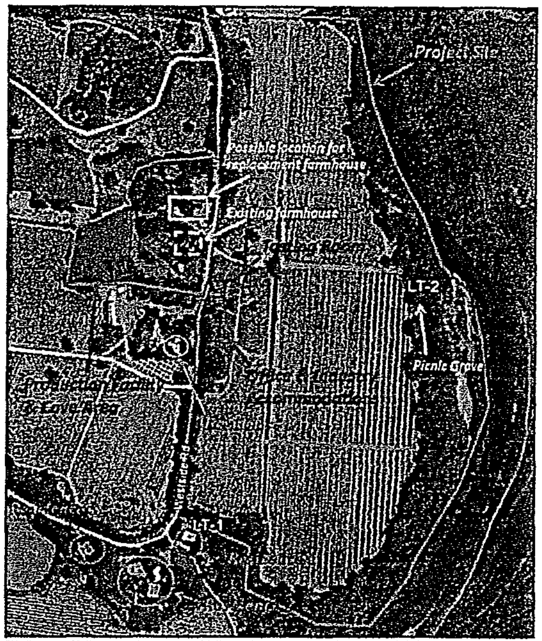
- (2) Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile-driving and dog barking at kennels
- (3) Reduce the applicable standards in Table NE-2 by 5 decibels if the proposed use exceeds the ambient level by 10 or more decibels
- (5) Noise levels may be measured at the location of the outdoor activity area of the noise sensitive land use instead of the exterior property line of the adjacent noise sensitive land use where:

  (a) the property on which the noise sensitive use is located has already been substantially developed pursuant to its existing zoning, AND

  (b) there is available open land on these noise sensitive lands for noise attenuation.

2. Comments

We have reviewed the Illingworth & Rodkin ENA, and the August 16 Addendum to the ENA, and found multiple flaws with the methodologies and assumptions used in both of these documents. To our knowledge, the August 16 Addendum was added after Illingworth & Rodkin realized that a residence near the proposed winery was not included in the earlier ENA. Since this residence (referred to as Residence 4) is located much closer to the proposed winery than the three residences that were considered, an addendum was necessary. The August 16 Addendum is dedicated to addressing Residence 4; however, it contains several significant flaws in methodology. The flaws that we found in the March 7 ENA and the August 16 Addendum are detailed below.



Project Site Map showing the proximity of Residence 4 to the proposed winery

2.1 Deficiencies in Environmental Noise Assessment – 7 March, 2017

2.1.1 Noise Source Levels

- The ENA states that the "maximum noise levels generated by heavy-duty (i.e., semi-tractor trailer type) trucks" would range from 70 dBA at constant speeds and 75 dBA when maneuvering and backing up, measured at 50 feet. We find these noise levels to be unrealistically low for heavy trucks and would expect levels around 75-85 dBA for heavy trucks at constant speeds and 80-85 dBA for heavy trucks maneuvering, when measured at 50 feet.

- Similarly, we find that the noise levels given for light vehicles of 53-63 dBA to also be unrealistically low. We would expect levels between 60 and 70 dBA for light vehicles measured at 50 feet, depending on the vehicle type and speed.
- We found the stated noise levels for winery equipment and operations to be generally reasonable. For crush activities, it is important to note that the peak noise levels of 70-80 dBA measured at 50 feet should be used to assess noise impacts under worst-case conditions (during crush activities).
- For maintenance and forklift operations, we note that backup alarm noise is both tonal and "repetitive and irritating by design", as stated by Illingworth & Rodkin in the ENA. Therefore, noise limits applied to forklift noise should be reduced by five dBA according to exception number 2 of the Noise Element of the Sonoma General Plan.
- Table 4 of the ENA shows typical noise source levels for promotional events. While the stated values in this chart seem reasonable, the ENA does not specify how large the events from which these values were derived are in terms of number of people. This is troublesome because the table of proposed events at the Ramey Winery show four events per year where up to 300 people are expected to attend. (ENA Table 1) Clearly, the noise level coming from conversations at an event largely depends on the number of people at the event. For a 300 person event, we find that the value of 65 dBA measured at 50 feet for "Raised Conversation" stated in Table 4 is unrealistically low.

2.1.2 Omission of Residence 4

- The March 7, 2017 does not address Residence 4 in its assessment of the noise impact of the proposed winery. Since Residence 4 is significantly closer to the proposed winery than the other three residences, conclusions based on the impact to the other three residences cannot be applied to Residence 4.

Our overall assessment of the March 7, 2017 Environmental Noise Assessment is that it used a number of unrealistically low noise source levels, and it completely omitted the assessment of noise impacts to Residence 4. An addendum was added on August 16, 2017 which addresses Residence 4; however, it uses the same questionably low noise source levels in the March 7 ENA. Additionally, there are multiple flaws with the methodology used in The Addendum, described below.

2.2 Deficiencies in Addendum – August 16, 2017

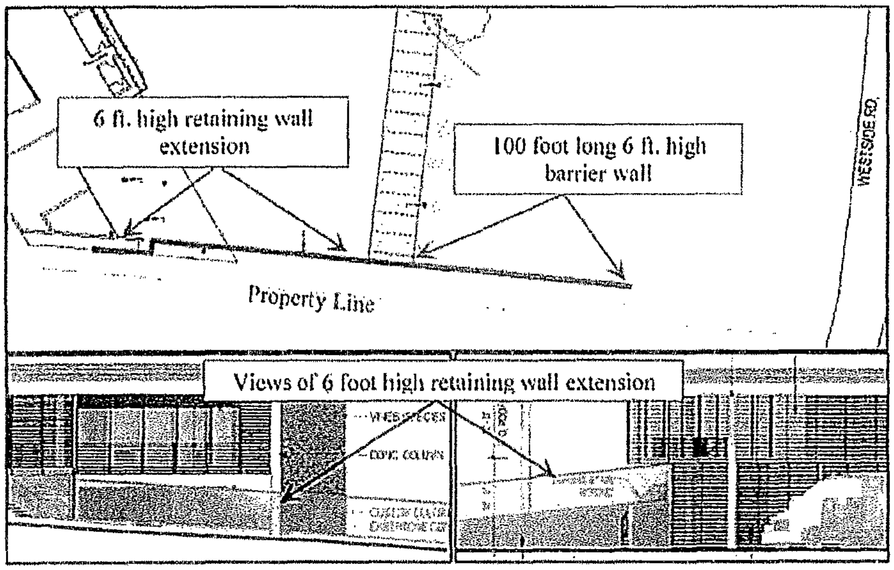
We will address issues with the 6 noise impact/mitigation sections in The Addendum, each addressing a different type of noise source.

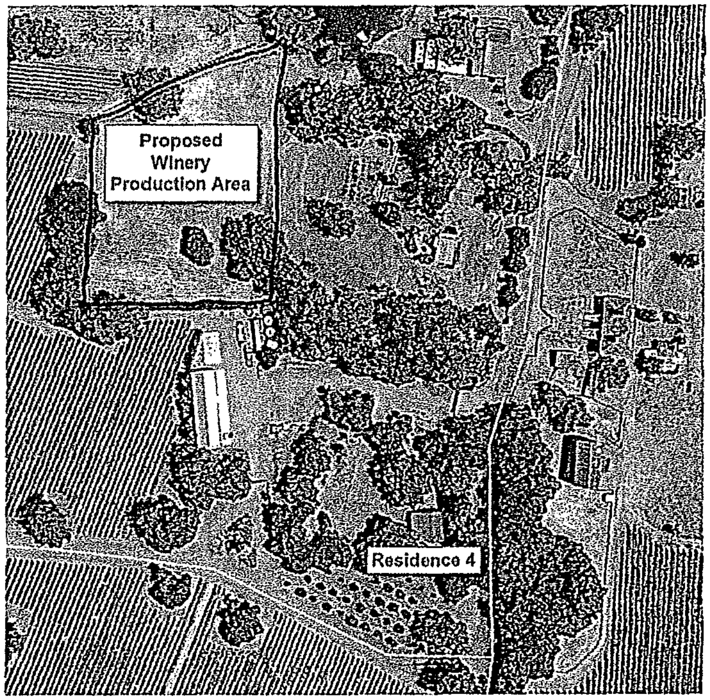
2.2.1 Noise Impact 1: Traffic, Parking Lot, and Truck Noise

- Here, and in several other sections, Illingworth & Rodkin characterize a noise-producing area such as a parking lot as if all of the sound is emitted from the geometric center of the area. In this section, they state: "Based on review of the current site plans the acoustic center of the 12 regular parking stalls in this area will be 75 feet from the property line of Residence 4." This methodology is not commonly used in acoustics because even if a number of noise sources are distributed evenly across an area, they would not act the same way as a point source located in the center of the area producing the same total energy. This "acoustic center" model underestimates the distance of sound sources to the receptor, and thus underestimates the noise level at the receptor.

- Illingworth & Rodkin state that automobile and light vehicle noise would be between 49 and 59 dBA at the property line of Residence 4. They state that "given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L02 NE-2 daytime category of 65 dBA." **The use of the L02 metric for activity that is "expected to occur for less than five minutes" is a misapplication of the Noise Element of the Sonoma General Plan.** The L02 metric is to be used when the noise level is exceeded for less than one minute and twelve seconds per hour. For an activity which may occur for up to five minutes out of a typical hour, the correct metric is the L08, which gives a noise limit of 60 dBA according to table NE-2. **The effect of this incorrect interpretation is that The Addendum uses a noise limit for light vehicle traffic which is 5 dBA higher than the actual limit, and the projected vehicle noise of 49-59 dBA falls barely within the correct daytime limit of 60 dBA.**
- Furthermore, Illingworth & Rodkin state that "during events or on busy weekends, such activities may occur more frequently and fall in the L08 daytime category." It is reasonable to assume that this activity would last for longer than five minutes per hour during events and busy weekends. Therefore, the appropriate metric to be used is the L25 metric which gives a noise limit of 55 dBA. Again, **this incorrect interpretation of the Noise Element of the Sonoma General Plan results in the use of a noise limit which is 5 dBA higher than the appropriate noise limit, and the projected vehicle noise of 49-59 dBA will exceed the correct daytime limit of 55 dBA.**
- This incorrect interpretation of the Noise Element of the Sonoma General Plan is also applied to heavy truck noise. Illingworth & Rodkin state that "truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour... thus, truck operations would fall into the L02 NE-2 category of 65 dBA." The correct metric to be used is the L08 metric of 60 dBA. **This incorrect interpretation results in the use of a noise limit which is 5 dBA higher than the appropriate noise limit when applied to heavy truck noise, and the projected truck noise of 65-70 dBA will exceed the correct daytime limit of 60 dBA.**
- Based on the incorrect noise limits, The Addendum notes that heavy truck noise would be 5 dB above the limit. The mitigation measure proposed is to extend a 6-foot retaining wall and to use the extension as a 6-foot sound barrier. Based on the correct noise limit, **this barrier wall would need to provide a minimum of 10 dB of attenuation. There is no evidence presented in The Addendum as to how the barrier would provide this attenuation.**

- The predicted noise level at the property line due to heavy truck noise is also based on questionably low source levels, as noted earlier in this report. This means that the 6-foot barrier wall proposed as a mitigation measure would likely need to provide significantly more than 10 dB of attenuation to heavy truck noise. We could not analyze the effectiveness of a 6-foot wall as a sound barrier in this situation because there was very little detail in The Addendum as to the location of the proposed wall. There is a diagram of the barrier wall in The Addendum, but it is very unclear. The diagram in question, as well as a Google Earth map of the area around Residence 4 is shown below:





Overall, the flaws in the first impact/mitigation section include misinterpretation of the Sonoma Noise Ordinance, the use of questionably low noise source levels, and lack of details about the proposed mitigation measure and its effectiveness. Considering this, **we do not believe that there is sufficient evidence to support the efficacy of the 6-foot retaining wall extension in attenuating truck noise such that sound levels from trucks do not exceed the noise ordinance limits at the property line of Residence 4.**

2.2.2 Noise Impact 2: Mechanical Equipment Noise

- The August 16 Addendum notes that equipment in the mechanical room of the proposed winery would result in noise levels at the property line of Residence 4 that exceed the Sonoma General Plan noise limit by 23-28 dB. The L50 metric is used since the Noise Element of the Sonoma General Plan does not specify a limit for continuous noise sources, and the L50 represents the median sound level over a duration of time. In this case, we believe that the ordinance was applied correctly.
- This problem in this section is that the structural attenuation of the mechanical room walls was essentially double-counted. Originally, the mechanical room was planned to be a semi-open area. As a mitigation measure, Illingworth & Rodkin propose that the mechanical room have solid walls on the southern side, between the equipment and Residence 4. The issue is that the predicted noise levels at the property line were reduced based on 6 dB of structural attenuation due to the semi-open mechanical room. Since the mitigation measure is to change the walls of this room from semi-open to solid, this 6 dB of attenuation cannot be added onto whatever level of attenuation the solid walls are expected to provide. This means that the solid walls need to provide 6 dB more attenuation in addition to the 23-28 dB. **The solid walls between the mechanical room and Residence 4 would need to provide 34 dB of attenuation in order to ensure that noise from the mechanical room measured at the property line of Residence 4 does not exceed Sonoma County noise limits.** The Addendum did not specify how much attenuation the solid wall would need to provide.

2.2.3 Noise Impact 3: Crush-Related Noise

- This section does not contain any significant methodological flaws. However, we feel it is important to note that the predicted noise level at the property line due to crush activities falling into the L50 metric is only 1 dB below the noise limit. Similarly, the predicted noise level at the property line due to sporadic crush events falling into the L02 metric is exactly at the noise limit. **While The Addendum states that no mitigation is needed, the predicted noise levels come very close to the Sonoma General Plan noise limits. (within 1 dB)**

2.2.4 Noise Impact 4: Crush-Related Noise

- As with the first impact/mitigation section, Illingworth & Rodkin make the assumption that sound coming from multiple sources in an area acts like a single point source in the center of the area producing the same sound levels. We reiterate that this is not a reasonable assumption to make, and is not common practice in acoustics.

- According to the predicted noise levels in The Addendum, the noise from the bottling area measured at the property line would exceed the daytime noise limit by 3 dB and the nighttime limit by 6 dB. The mitigation measure proposed is to use the same 6-foot retaining wall extension described in the first impact/mitigation section as a sound barrier for the bottling noise. **As with the first section, Illingworth & Rodkin do not provide any evidence of the efficacy of this wall in providing the needed attenuation.**

2.2.5 Noise Impact 5: Maintenance and Forklift Noise

- In this section, the L08 metric is used as the noise limit for forklift and maintenance operations. **There is no justification given for why this metric was chosen, and it is not reasonable to assume that maintenance and forklift noise would only occur for less than five minutes in a typical hour.**
- Once again, Illingworth & Rodkin make the questionable assumption that sound coming from multiple sources in an area acts like a single point source in the center of the area producing the same sound levels.
- As mentioned in our analysis of the March 7 ENA, **forklift backup alarms are tonal and annoying by design, and would be subject to a reduction of the noise limit by 5 dB,** per exception 2 of the Noise Element of the Sonoma General Plan. This is not addressed in The Addendum.
- In the calculations for the predicted forklift/maintenance noise levels at the property line, Illingworth & Rodkin state that the 6-foot retaining wall would provide 6 dB of attenuation. This attenuation level of 6 dB is not mentioned in any of the other sections where the retaining wall and/or the extension of the retaining wall were discussed, and **no evidence is provided to support the claim that this wall would provide 6 dB of attenuation.**
- The predicted forklift/maintenance noise level measured at the property line is exactly at the L08 daytime limit of 60 dB. **Considering that questionable assumptions were made, the fact that the 60 dB L08 limit is used without justification, and the fact that the predicted noise level is exactly at the limit, we are not convinced by the claim that no mitigation is needed for forklift/maintenance noise.**

2.2.6 Noise Impact 6: Event Noise

- The noise source levels used in this section are based on Table 4 of the ENA, which provides typical noise source levels for promotional events. While these levels seem reasonable for small-to-medium sized events, they do not address the four 300-person events per year planned at the winery, which will inevitably produce a higher noise level.
- The noise impact of the automobile traffic due to a 300-person event is also not addressed. While impact/mitigation section 1 does mention "events and busy weekends," it uses the L08 metric for these "busy" times. We noted earlier that the L25 metric would be more appropriate, since it is not reasonable to assume that traffic noise during "busy" times would

only be present for less than five minutes in a typical hour. For 300-person events, we believe that the L50 is the only appropriate metric, since the traffic noise of 300 people showing up to an event cannot reasonably be expected to last for less than 15 minutes in an hour. **Using the L50 metric, the predicted automobile and light vehicle noise levels at the property line would exceed the noise limit by up to 9 dB,** based on the light vehicle noise levels used by Illingworth & Rodkin. We also note that these light vehicle noise levels of 49 to 59 dB measured at the property line (75 feet from the parking lot) are questionably low, especially for the number of vehicles expected for such a large event.

- The mitigation measures proposed in this section address amplified speech, amplified music, and non-amplified music, and are as follows:
  - 1) "Indoor events with amplifies speech or non-amplifies music should only occur within the baling barn or tasting room buildings with closed windows and doors."
  - 2) "Amplified music within the baling barn or tasting room should be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet."
- **These two mitigation measures do not address the heightened automobile and light vehicle noise likely to occur during the large events.**

Our overall assessment of the 16 August 2017 addendum to the ENA is that it contains significant methodological flaws, questionable assumptions, and questionable conclusions about the efficacy of the mitigation measured proposed within. **We do not believe that these mitigations would sufficiently limit the predicted noise levels at the property line of Residence 4.**

3. CONCLUSION

With the proper application of the Noise Element of the Sonoma County 2020 General Plan and correction of other technical deficiencies, **there is reasonable evidence that the proposed Ramey Winery operations will create noise impacts in exceedance of the Noise Element of the Sonoma County 2020 General Plan.** We do not believe that the mitigation measures proposed in the Illingworth & Rodkin August 16, 2017 Addendum to the March 7, 2017 Environmental Noise Assessment would be sufficient to attenuate noise from the Winery such that the noise limits of the Noise Element of the Sonoma County 2020 General Plan would be met.

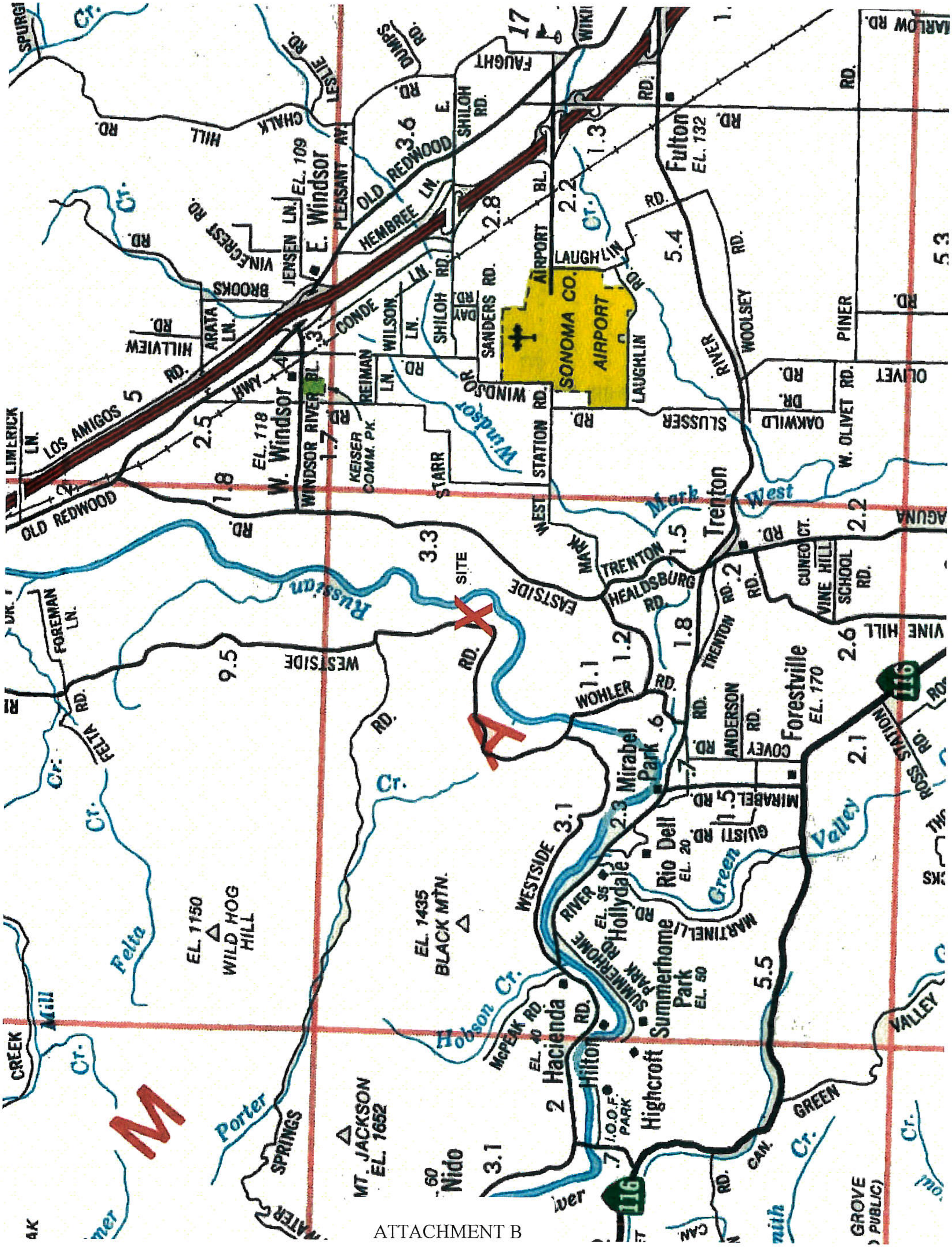
• • •

Please feel free to call if you have any questions; we may be reached in our San Francisco office by telephone at (+1) 415-693-0424 or via email at keith@va-consult.com.

Sincerely,

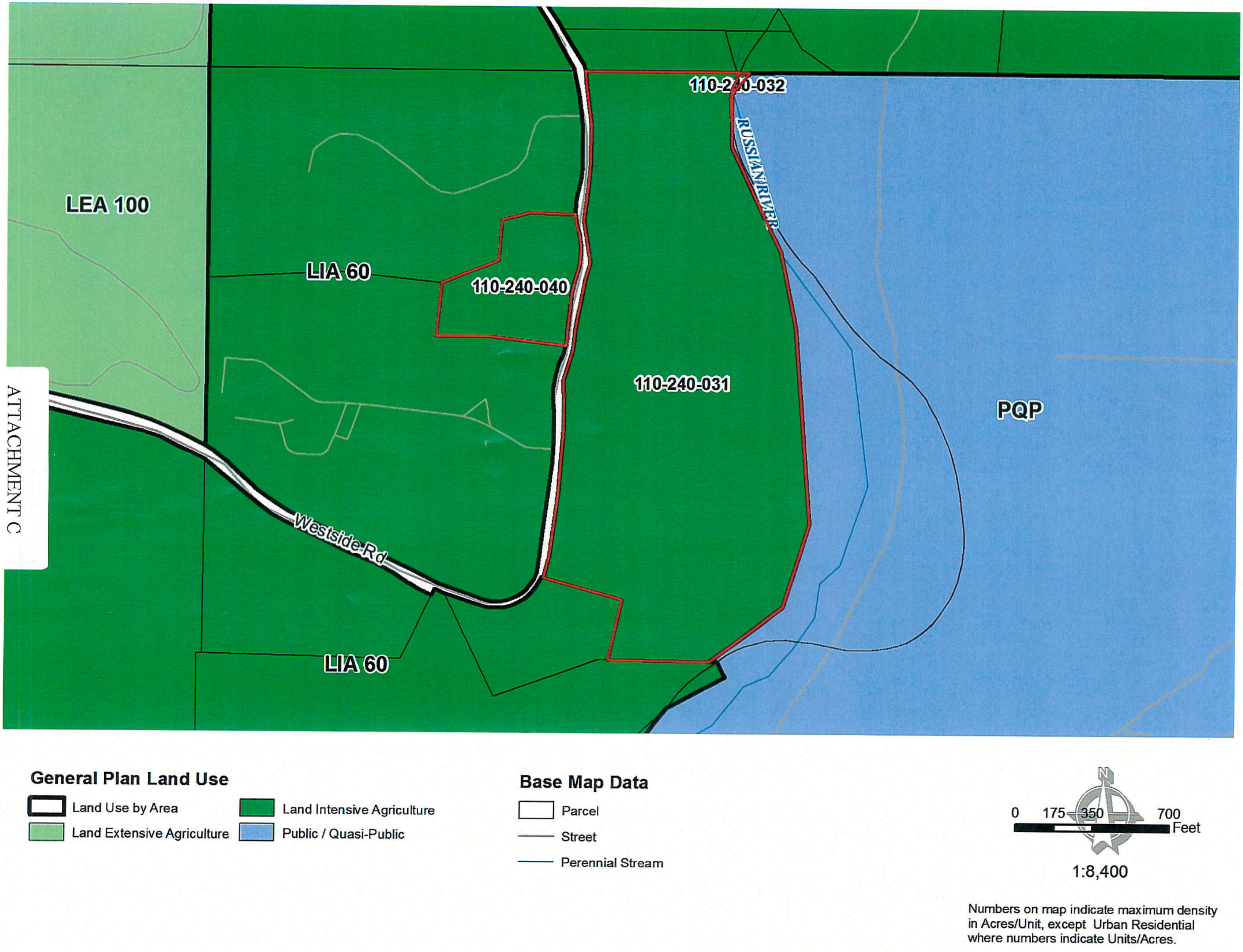
Keith Kimberling

Keith Kimberling,
Vibro-Acoustic Consultants

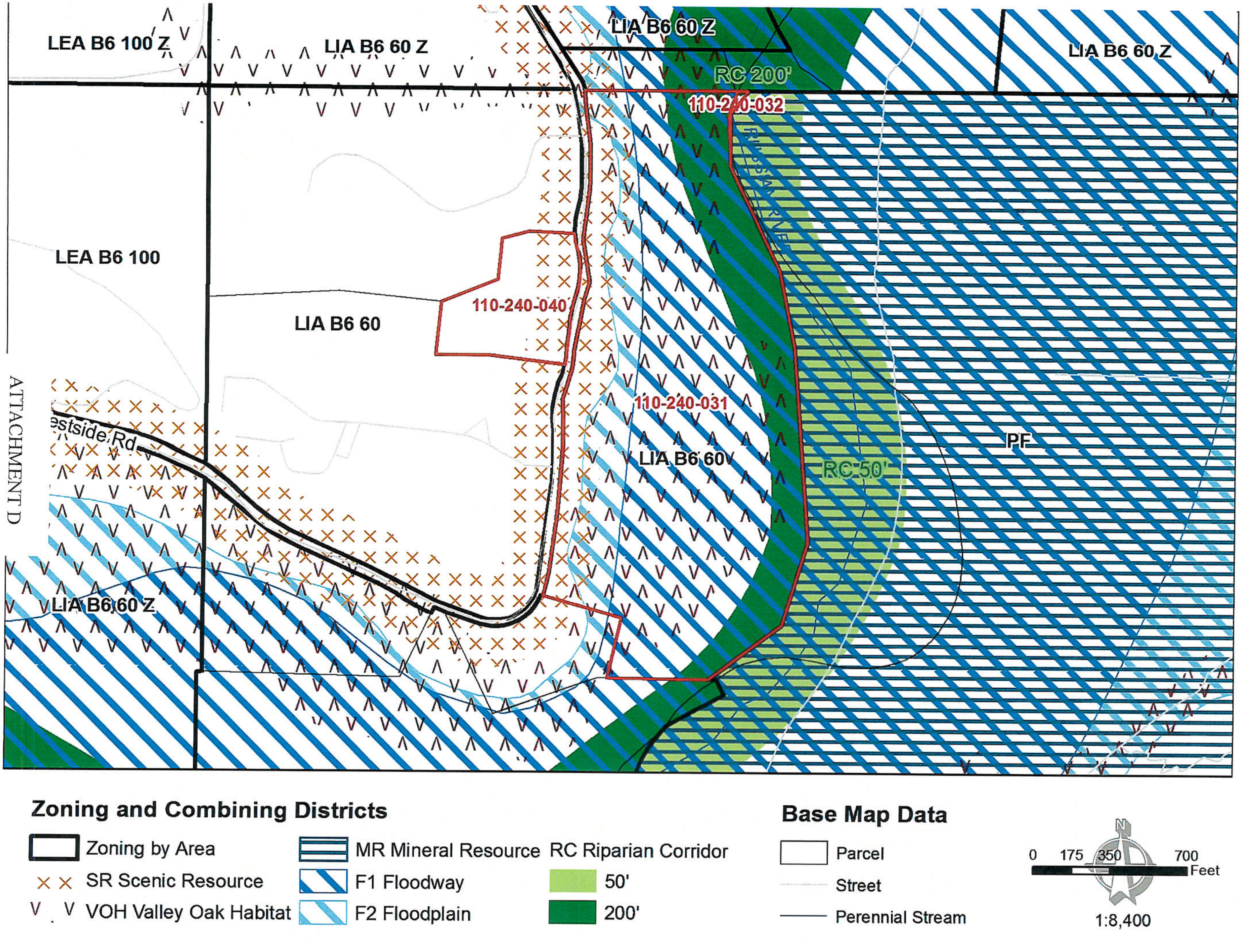


ATTACHMENT B

ATTACHMENT C



ATTACHMENT D

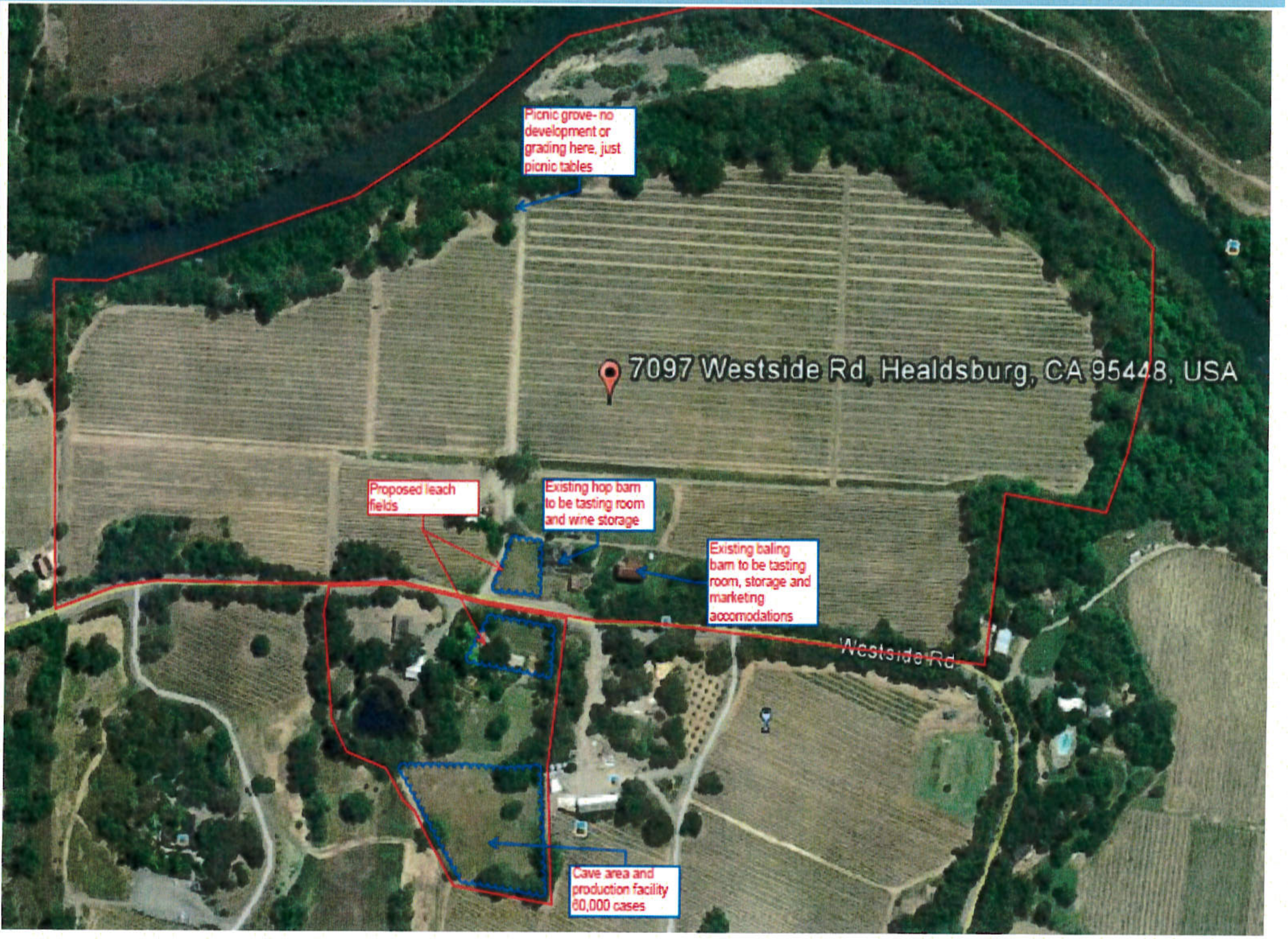


Aerial View with Project Components

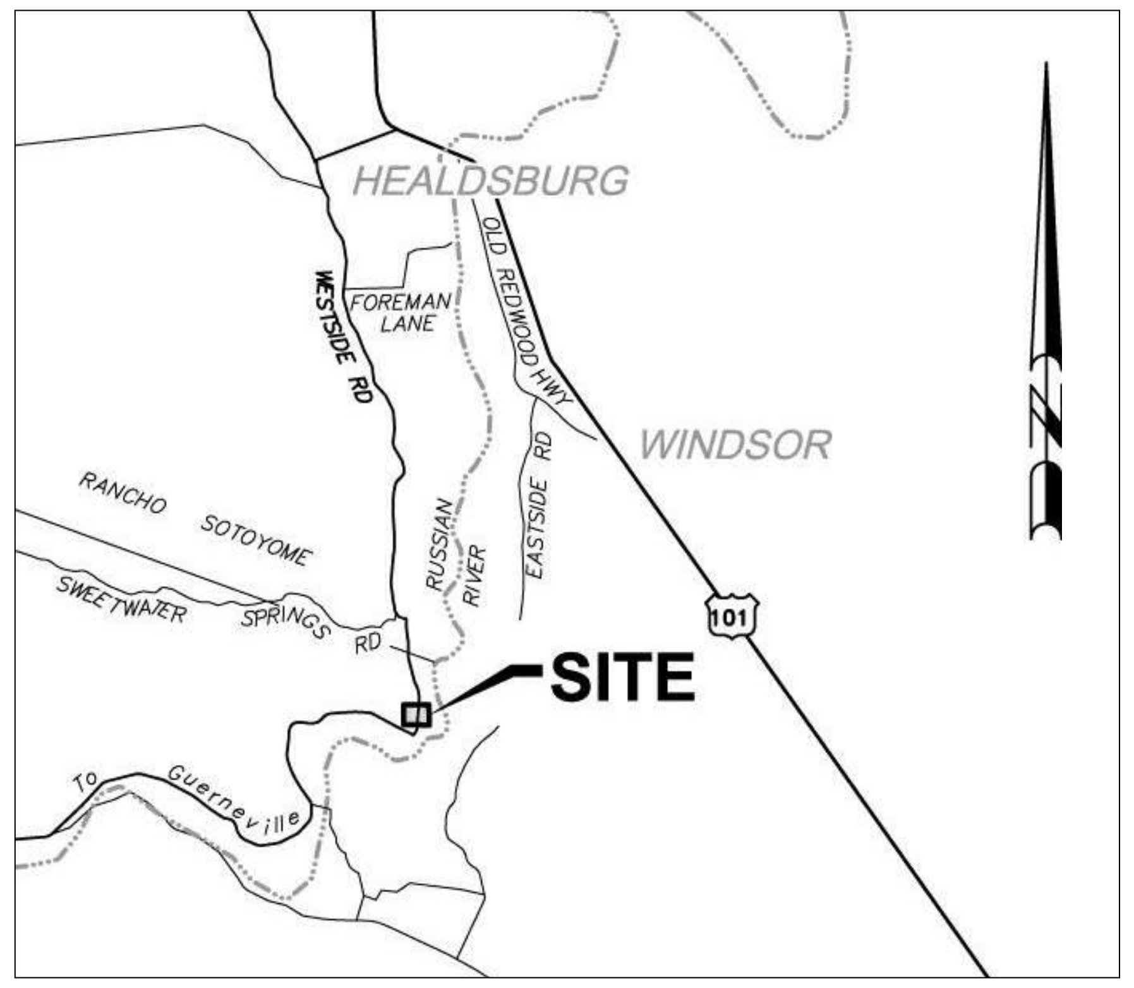
<u>West Side:</u>
Existing SFDs, ag buildings, Proposed Winery, 60,000 annual cases, and Wine Cave
<u>East Side</u>:
42- acre vineyard, two Historic Hop Kiln Buildings restored to public and reserve tasting rooms, and marketing accommodations,

Picnic Grove Area

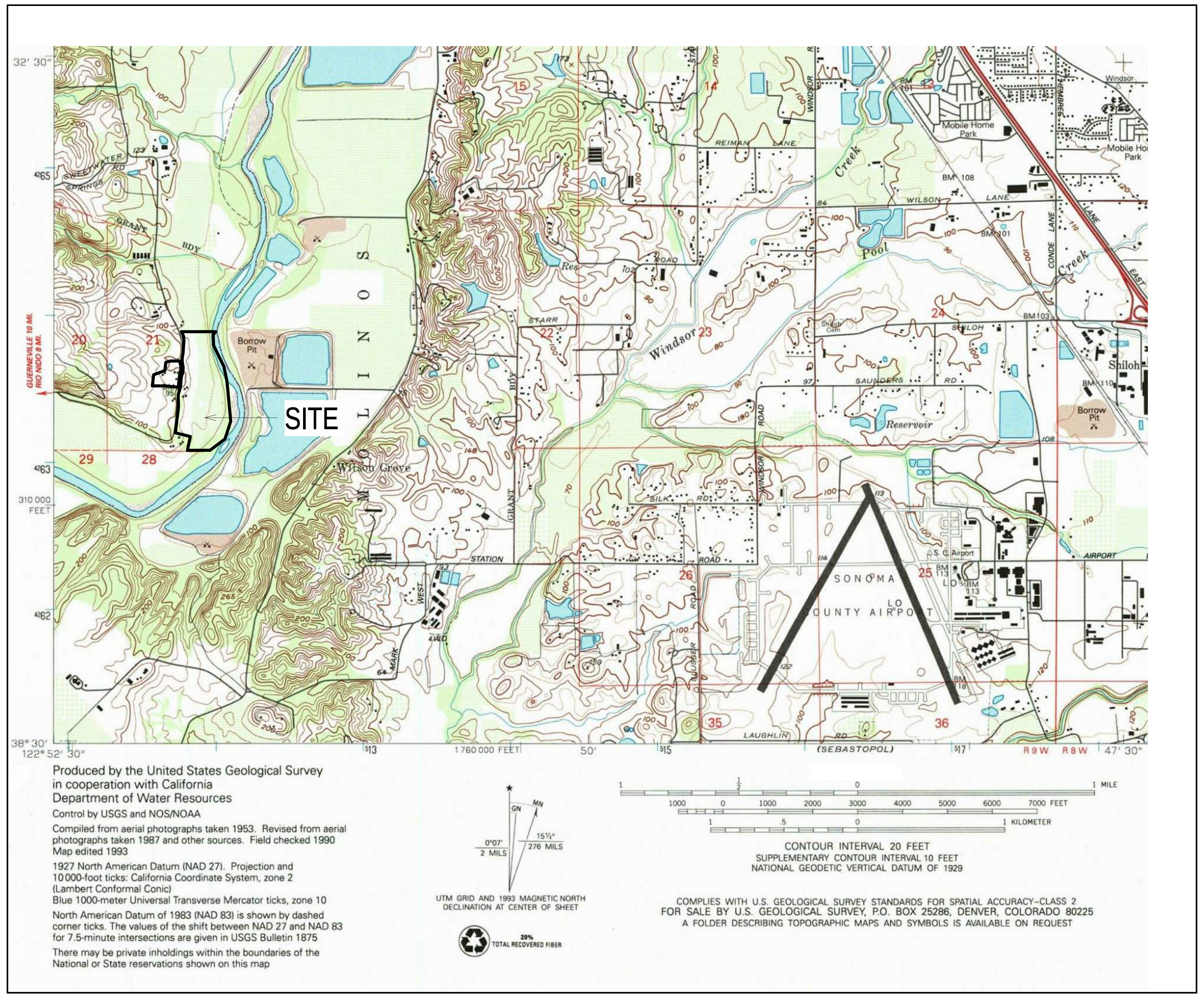
Russian River easterly property line



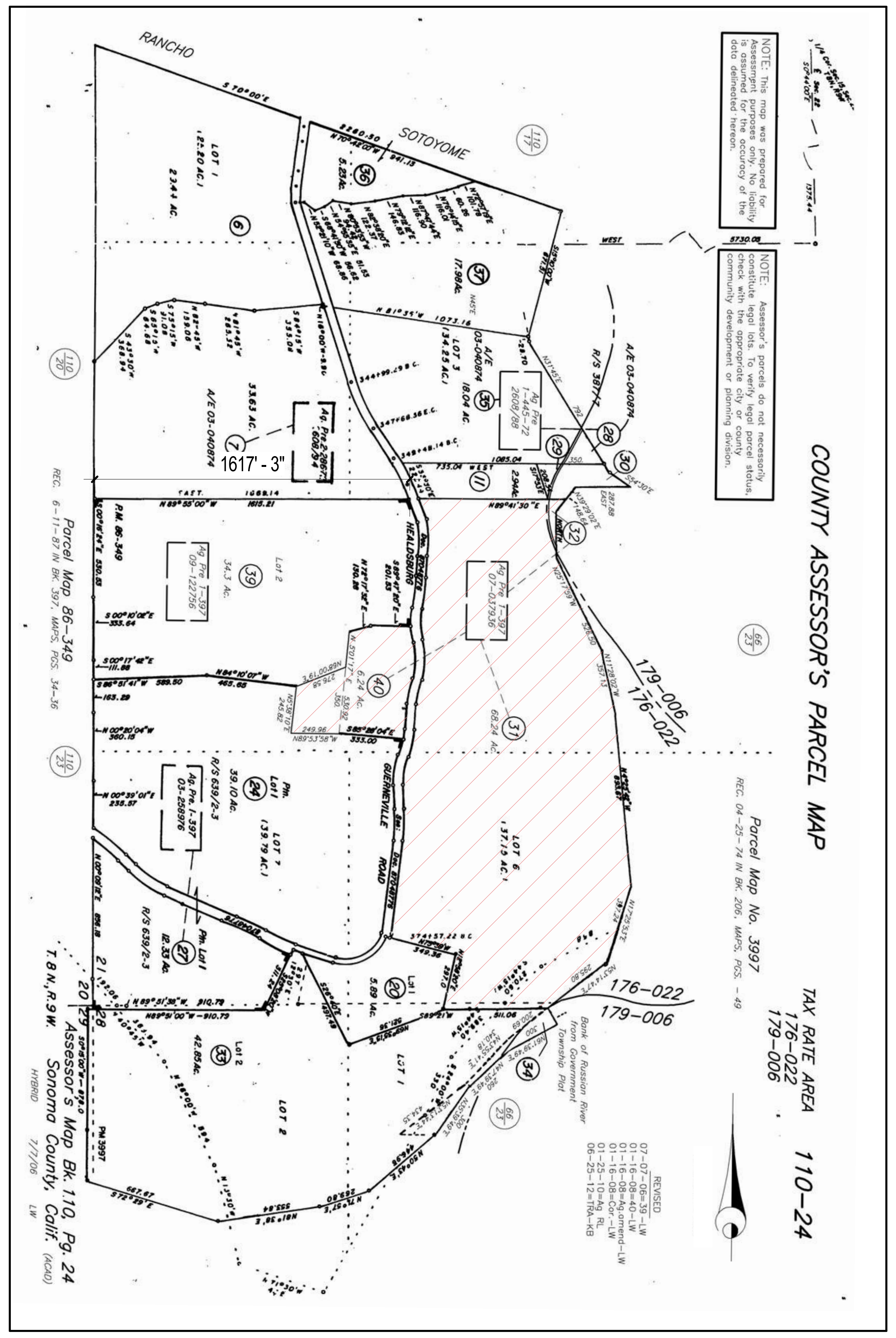
ATTACHMENT E



③ Location Plan
N.T.S.



② USGS Quardrangle Map
1" = 2000'-0"



① Assessor's Parcel Map
1" = 600'-0"

Abbreviations

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARHITECTURAL
AVG.	AVERAGE
BC	BEGIN CURVE
BLDG.	BUILDING
BM.	BENCHMARK
BO	BLACK OAK
B.O.	BOTTOM OF
B.U.	BUILT-UP
BY	BAY LAUREL
CB	CATCH BASIN
CL	CLASS
C.L.	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CYP	CYPRESS
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELECT.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FDN.	FOUNDATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN.	FINISH
FL	FLOWLINE
FLR.	FLOOR
FSS	FIRE SAFE STANDARD
FT.	FOOT / FEET
FTG.	FOOTING
GALV.	GALVANIZED
GB	GRADE BREAK
GL.	GLASS
G.L.	GRID LINE
GR	GRATE
GWB	GYPSUM WALL BOARD
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
LF	LINEAR FEET
LO	LIVE OAK
MAT'L	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MG	MAGNOLIA
MIN.	MINIMUM
MISC.	MISCELLANEOUS
(N)	NEW
N	NORTH
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
P.L.	PROPERTY LINE
PN	PINE
POP	POPLAR
PP	POWER POLE
PROP.	PROPERTY
PT.	POINT
QTY.	QUANTITY
RAD.	RADIUS
RM.	ROOM
REF.	REFERENCE
REINF.	REINFORCED
REQ'D.	REQUIRED
RW	REDWOOD
R.W.L.	RAIN WATER LEADER
SCHED.	SCHEDULE
SD	STORM DRAIN
SECT.	SECTION
SIM.	SIMILAR
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
UN	UNKNOWN
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
w/	WITH
W.C.	WATER CLOSET
W/D	WASHER/DRYER
W/O	WITHOUT
WL	WALNUT
WO	WHITE OAK
WV	WATER VALVE

4

6

Project Directory

OWNER:
RAMEY WINE CELLARS
P.O. BOX 788
HEALDSBURG, CA 95448
Contact: David Ramey
tel: 707-433-0870 x1101
email: david@rameywine.com

ARCHITECT:
LUNDBERG DESIGN
2620 3rd ST
SAN FRANCISCO, CA 94107
Contact: Lev Bereznycky
tel: 415-695-0110 x25
email: lev@lundbergdesign.com

CIVIL:
ADOBE ASSOCIATES
1220 N. DUTTON AVE
SANTA ROSA, CA 95401
Contact: David Brown
tel: 707-541-2300
email: DBrown@adobeinc.com

CONTRACTOR:
EARTHTONE CONSTRUCTION
1220 N. DUTTON AVE
SANTA ROSA, CA 95401
Contact: Andy Bannister
tel: 707-823-6118
email: andy@earthtoneconstruction.com

Project Information

PROJECT SITE: 7097 WESTSIDE ROAD, HEALDSBURG, CA 95448

SCOPE OF WORK:
- ENLARGE EXISTING DRIVEWAYS TO MEET FSS STANDARDS
- PROVIDE ADDITIONAL DRIVEWAYS AND PARKING AREAS TO MEET NEW NEEDS
- RE-PURPOSE EXISTING (DILAPIDATED) HOP KILN INTO A TASTING ROOM
- RE-PURPOSE EXISTING (DILAPIDATED) BALING BARN INTO A MARKETING CENTER
- CONSTRUCT NEW WINERY & WINE CAVES AT THE REAR OF PARCEL 110-240-040

PARCEL NUMBER: 110-240-031 (a) & 110-240-040 (b)

ZONING & LAND USE:
(a) LIA B6 60 BR, F1, F2, SR VCH / LIA 60
(b) LIA B6 60 SR / LIA 100

SETBACKS:
REAR 20 ft
SIDE 10 ft

FLOOR AREA	EXISTING / RE-USED		NEW / PROPOSED	
	Conditioned	Unconditioned	Conditioned	Unconditioned
WINERY			9,210 sf	23,000 sf
WINE CAVES				20,720 sf
TASTING / HOP KILN	1,460 sf	5,390 sf		
TASTING / BALING BARN	3,940 sf	1,350 sf		
PUMP STATION		350 sf		
SUB-TOTAL	5,400 sf	7,090 sf	9,210 sf	43,720 sf

PROJECT TOTAL
14,600 sf (Conditioned Space)
50,810 sf (Unconditioned Space, incl'd Wine Caves)

5

Drawing List

A0.00	Cover Sheet
A1.00	Project Site Plan (Existing)
A1.00b	Project Site Plan Footprint Analysis
A1.01	EAST Site Plan (Proposed)
A1.02	WEST Site Plan (Proposed)
A1.10	Public Tasting / Hop Kiln Plans (Proposed)
A1.11	Reserve Tasting / Bailing Barn Plans (Proposed)
A1.12	New Winery Floor Plans
A1.13	Winery Area Calculations
A2.00	Hop Kiln Elevations (Existing)
A2.01	Public Tasting / Hop Kiln Elevations (Proposed)
A2.02	Baling Barn Elevations (Existing)
A2.03	Reserve Tasting / Bailing Barn Elevations (Proposed)
A2.04	New Winery Elevations
A3.00	Tasting Kiln & Barn Sections (Proposed)
A3.01	New Winery Sections
A5.00	Signage & Ext. Lighting Plan (East Side)
A5.01	Signage & Ext. Lighting Plan (West Side)
A5.02	Landscape Elements & Gates
A5.03	Landscape Elements & Gates
A10.00	Photomontage View from the North
A10.01	Photomontage View from the West
A10.02	Photomontage View from the South
A10.03	Old Trestle / Pedestrian Bridge Views
A10.04	Winery Renderings
A10.10	Materials Board - Tasting Kiln & Barn
A10.11	Materials Board - Winery
C1	WEST Grading & Drainage Plan
C2	EAST Grading & Drainage Plan
L1	EAST Landscape Plan (Proposed)
L2	WEST Landscape Plan (Proposed)

2 6 6 3 6 6 1 1

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

APPLICATION NO. UPE14-0008

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
2	*Add'l Site Analysis Overlay*	*05.12.17*
3	*Noise Mitigation Modifications*	*08.16.17*
4	*Noise Mitigation Modifications*	*08.16.17*
5	*Scenic Corridor Modifications*	*08.23.17*
6	*Design Review Modifications*	*08.24.17*

Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: As indicated

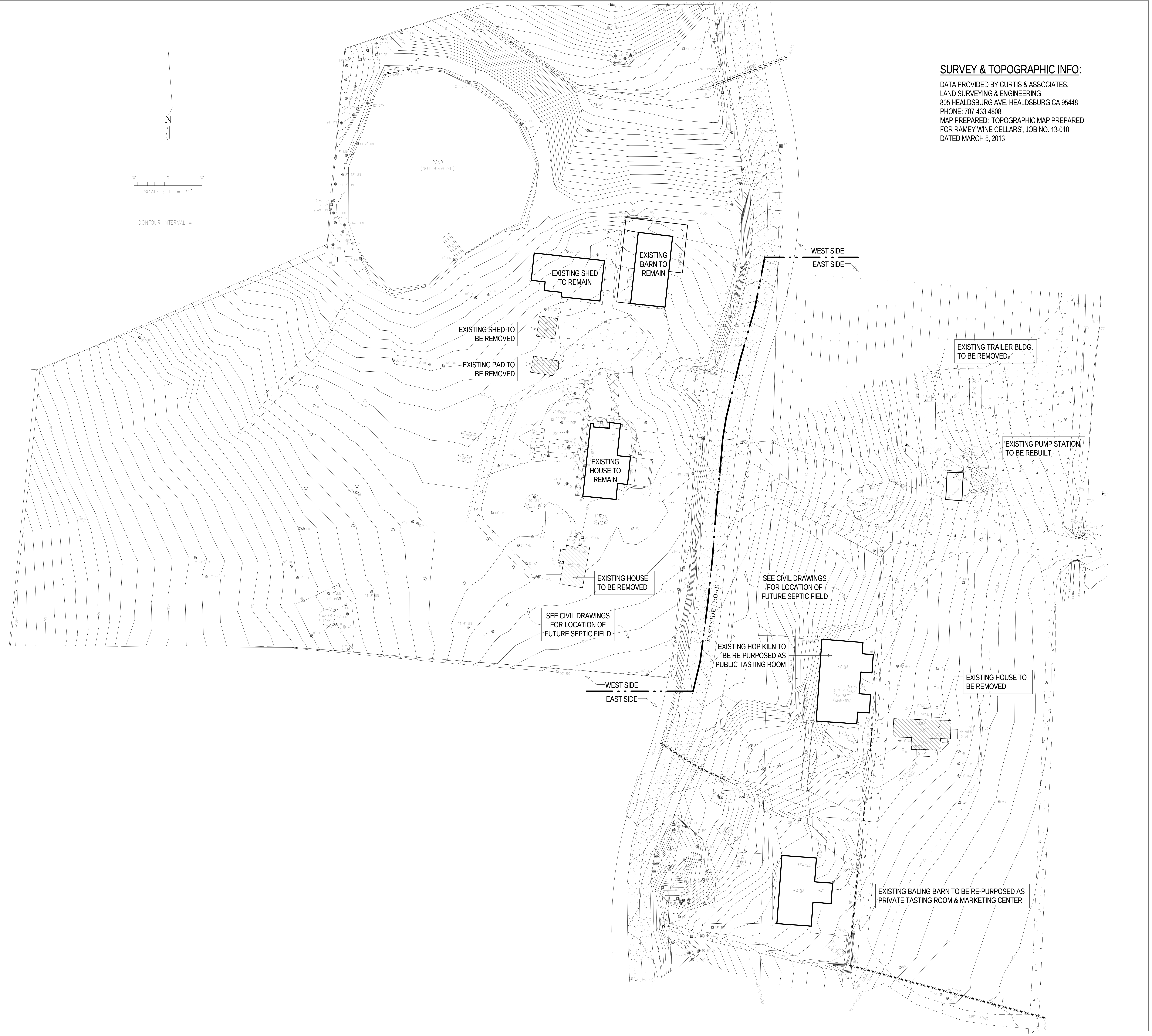
Cover Sheet

A0.00

LEGEND

▭	BUILDING
▭	WOOD DECK SURFACE
▨	STONE WALL
⌐ ┘	GRAVEL SURFACE
▨	ASPHALT SURFACE
▨	CONCRETE SURFACE
▨	BRICK SURFACE
- - - - - -	LANDSCAPE AREA
——— ——— ———	FENCE
——— - - - ———	FLOWLINE
——— ———	TOP OF BANK
— — — — — — —	TOE OF BANK OR GRADEBREAK
———————	RETAINING WALL
——— ———	OVERHEAD UTILITY LINE
———————	VINEROW
FF	FINISH FLOOR ELEVATION
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
X 294.3	SPOT ELEVATION
⊗ WV	WATER VALVE
⊗ ICV	IRRIGATION CONTROL VALVE
⊕ HB	HOSE BIB
☼	IRRIGATION SPRINKLER
⊠ DP	UTILITY DROP POLE
💡	LIGHT OR LAMP POST
LPG	LIQUID PROPANE GAS
⊗ SSCO	SEWER CLEANOUT or LID
⊠ JP	JOINT UTILITY POLE
◐——	UTILITY POLE GUY WIRE
◎ 20" LO	TREE LOCATION, NUMBER OF TRUNKS, AVERAGE TRUNK DIAMETER AND SPECIES AS BELOW

OR	ORNAMENTAL	RW	REDWOOD
DW	DOGWOOD	BO	BLACK OAK
MG	MAGNOLIA	WO	WHITE OAK
DF	DOUG FIR	BY	BAY
PN	PINE	LO	LIVE OAK
POP	POPLAR	WL	WALNUT
CYP	CYPRESS	APL	APPLE
UN	UNKNOWN		
STMP	STUMP	CLSTR	CLUSTER



SURVEY & TOPOGRAPHIC INFO:

DATA PROVIDED BY CURTIS & ASSOCIATES,
LAND SURVEYING & ENGINEERING
805 HEALDSBURG AVE, HEALDSBURG CA 95448
PHONE: 707-433-4808
MAP PREPARED: 'TOPOGRAPHIC MAP PREPARED
FOR RAMEY WINE CELLARS', JOB NO. 13-010
DATED MARCH 5, 2013

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

T. Olle

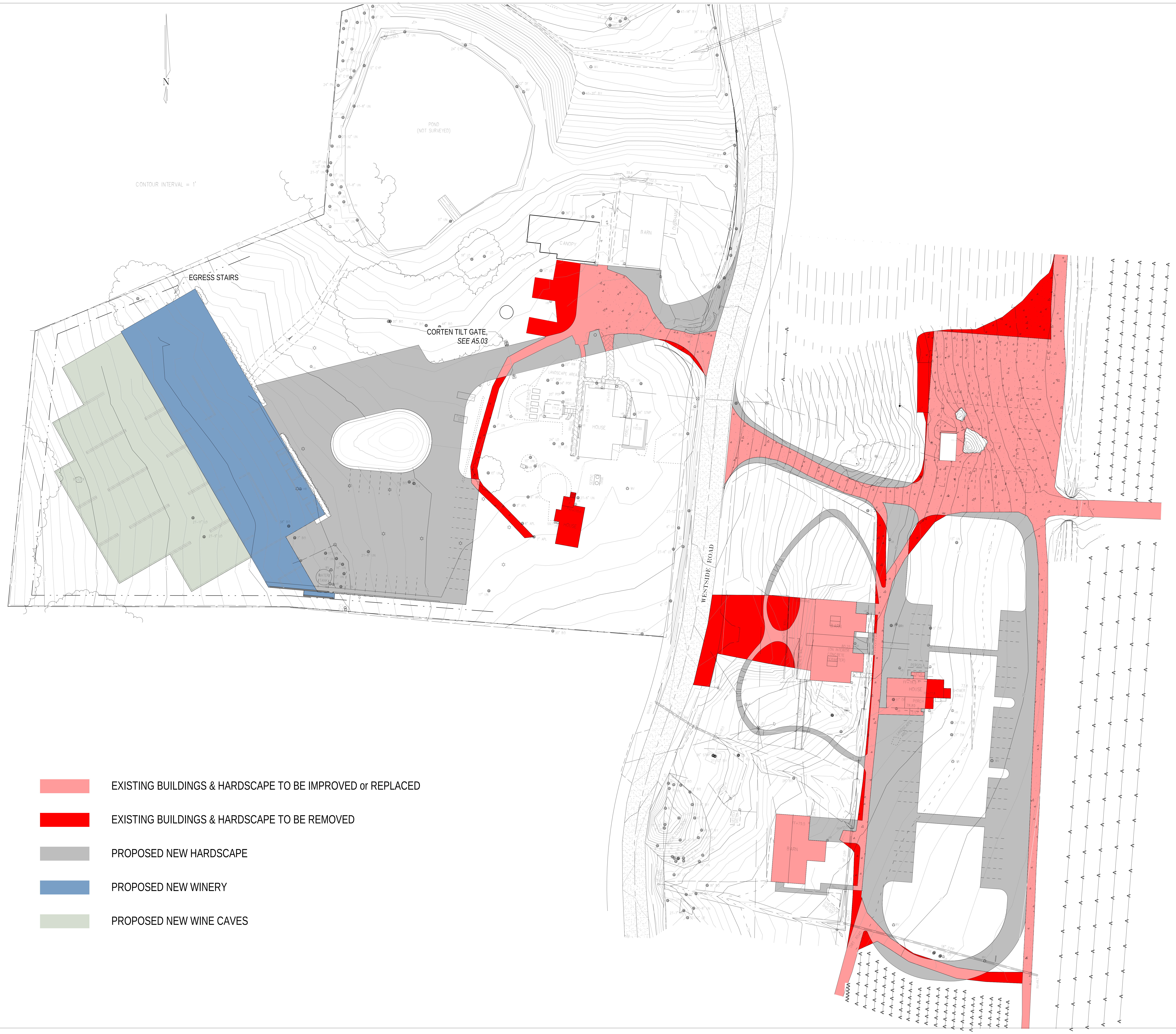
Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:22:36 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 40'-0"

Project Site Plan (Existing)

A1.00



▨ EXISTING BUILDINGS & HARDSCAPE TO BE IMPROVED or REPLACED

🟥 EXISTING BUILDINGS & HARDSCAPE TO BE REMOVED

■ PROPOSED NEW HARDSCAPE

🟦 PROPOSED NEW WINERY

🟩 PROPOSED NEW WINE CAVES

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

**7097 Westside Road
Healdsburg, CA**

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

T. Olle

Issues/ Revisions

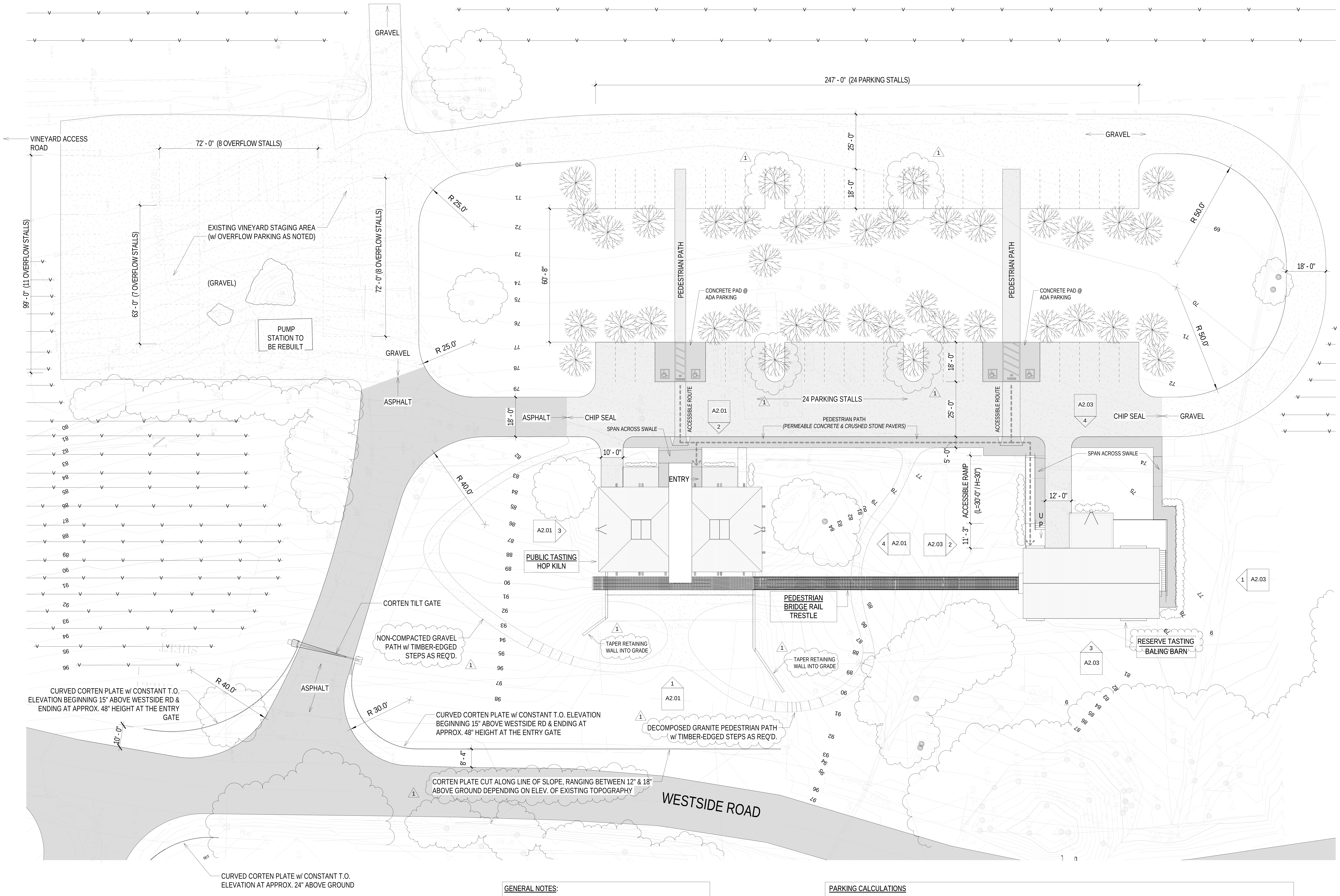
Rev. #	Description	Date
2	*Add'l Site Analysis Overlay*	*05.12.17*

Print Date: 5/12/2017 1:50:59 PM
Drawn By: LB
Checked By: TOL
Scale: 1" = 40'-0"

Project Site Plan Footprint Analysis

2

A1.00b



GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.00 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A1.00 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR SEPTIC INFORMATION.

PARKING CALCULATIONS

HOP KILN (TASTING ROOM)			
Case Storage	843 sf	(1 space / 2,000sf)	1
Tasting Rooms	796 sf	(1 space / 60sf)	14
Tasting Bar & Kitchen	397 sf	(1 space / 200sf)	2
TOTAL 'A' (Regular)			31
TOTAL 'B' (with Event Overflow) *			37 *

HOP BARN (TASTING ROOM + INDUSTRY ACCOMMODATIONS)			
Guest Rooms / Lounge	2 units	(1 space / unit)	2
Tasting Room	596 sf	(1 space / 60sf)	10
Tasting Bar & Kitchen	266 sf	(1 space / 200sf)	2
V.I.P. Lounge	545 sf	(1 space / 100sf) *	6
Sub-Total 'B' (Private Event Overflow) *			6 *

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13744
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

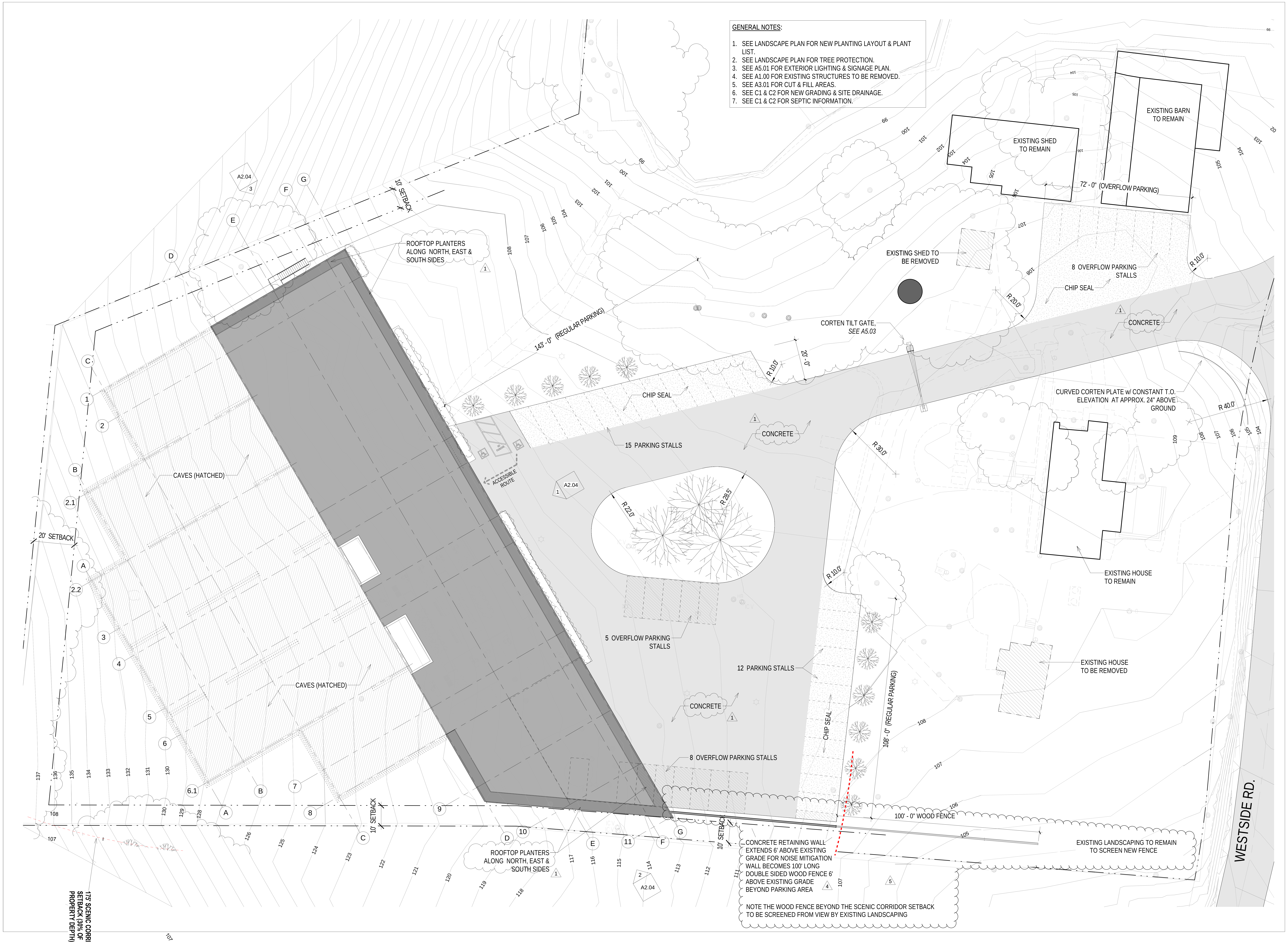
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

Print Date:
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

EAST Site Plan (Proposed)

A1.01



CONCRETE RETAINING WALL EXTENDS 6' ABOVE EXISTING GRADE FOR NOISE MITIGATION WALL BECOMES 100' LONG DOUBLE SIDED WOOD FENCE 6' ABOVE EXISTING GRADE BEYOND PARKING AREA

NOTE THE WOOD FENCE BEYOND THE SCENIC CORRIDOR SETBACK TO BE SCREENED FROM VIEW BY EXISTING LANDSCAPING

GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.01 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A3.01 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR NEW GRADING & SITE DRAINAGE.
7. SEE C1 & C2 FOR SEPTIC INFORMATION.

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17

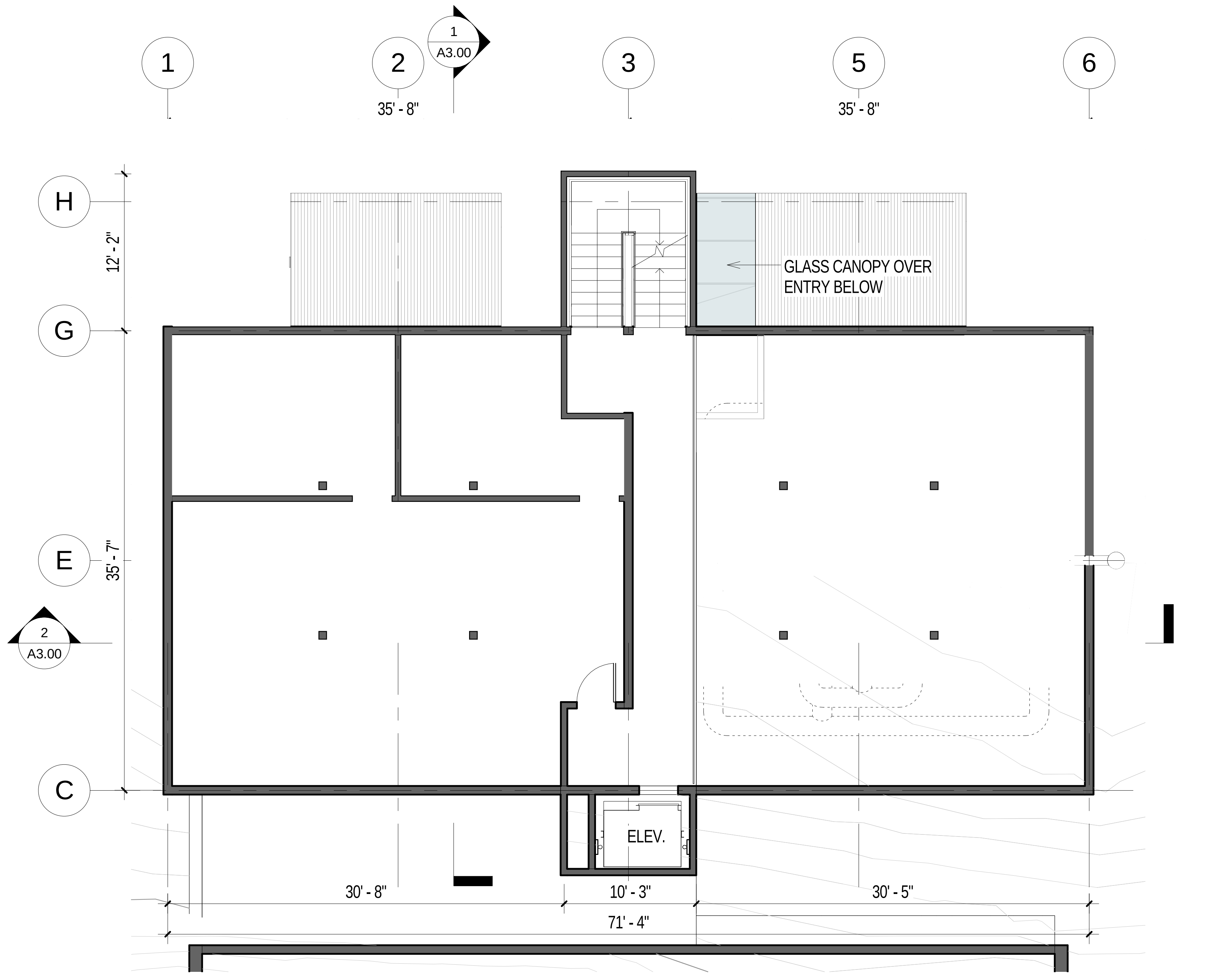
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
4	*Noise Mitigation Modifications*	*08.16.17*
5	*Scenic Corridor Modifications*	*08.23.17*

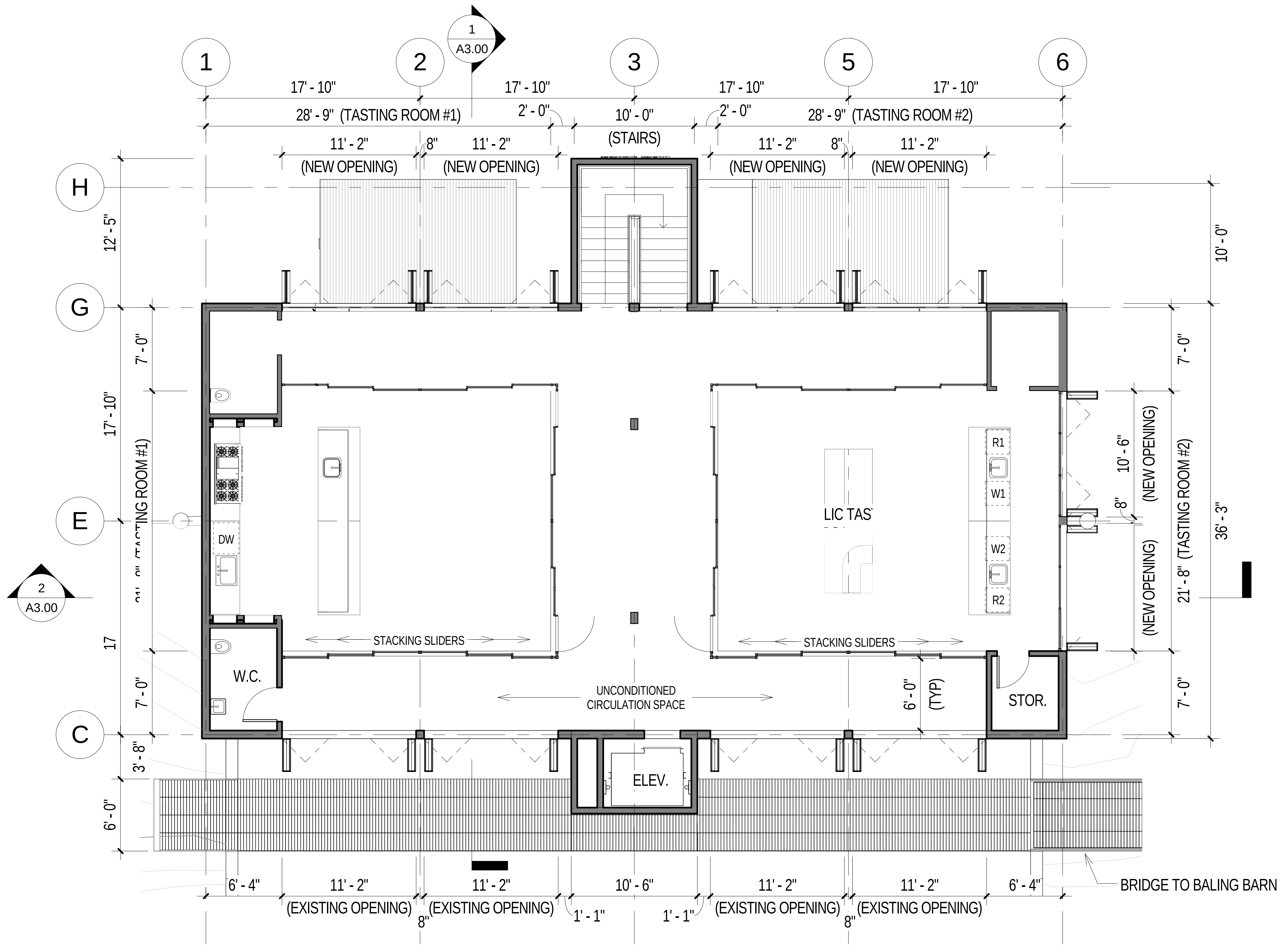
Print Date: 8/23/2017 4:11 PM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

WEST Site Plan (Proposed)

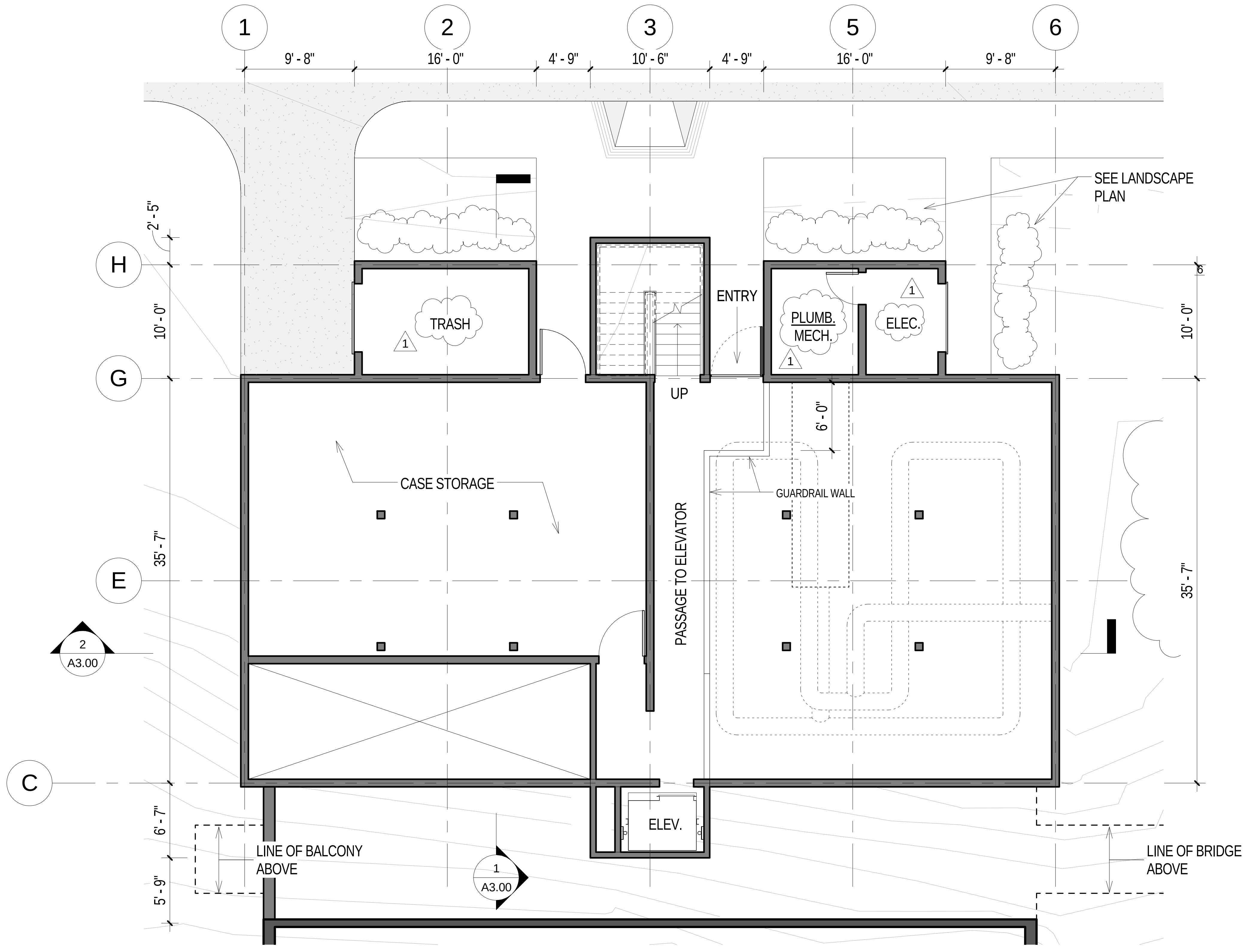
A1.02



③ Public Tasting / Hop Kiln - Mezzanine (Proposed)
1/8" = 1'-0"



② Public Tasting / Hop Kiln - 2nd Floor (Proposed)
1/8" = 1'-0"



① Public Tasting / Hop Kiln - 1st Floor (Proposed)
1/8" = 1'-0"

5

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

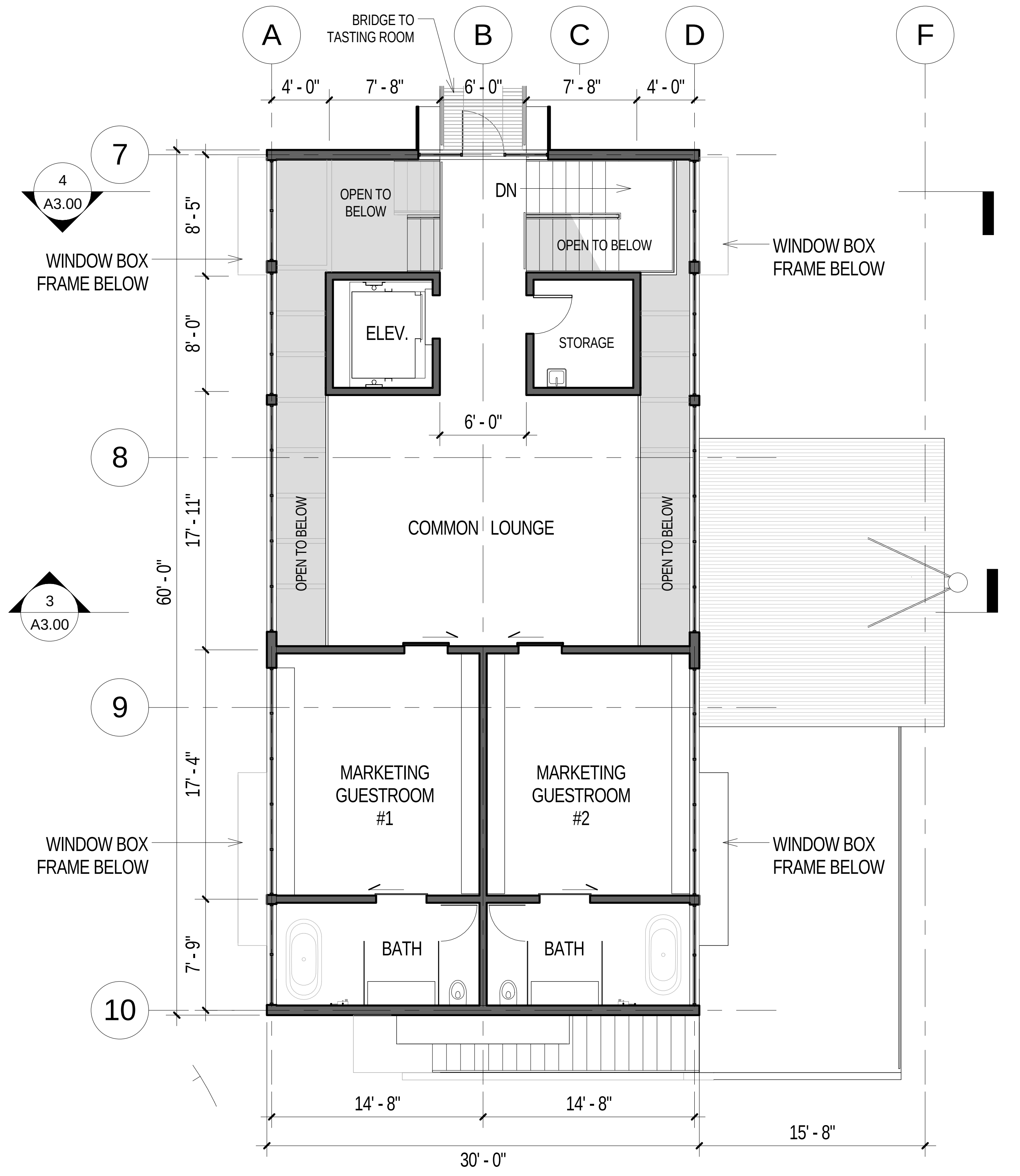
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

Print Date:	8/24/2017 1:52 PM
Drawn By:	LB
Checked By:	TOL
Scale:	1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

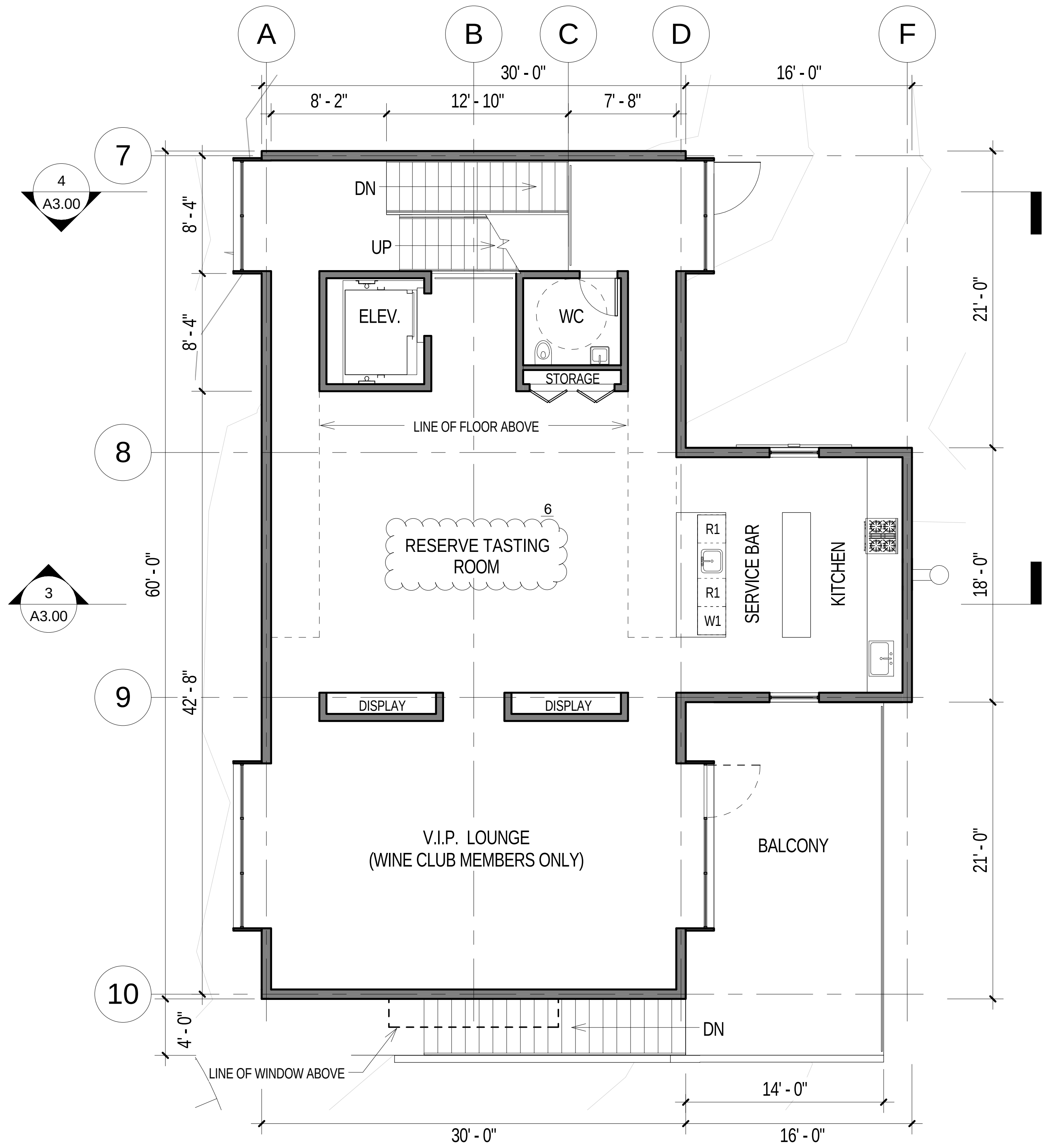
Public Tasting / Hop Kiln Plans (Proposed)

A1.10



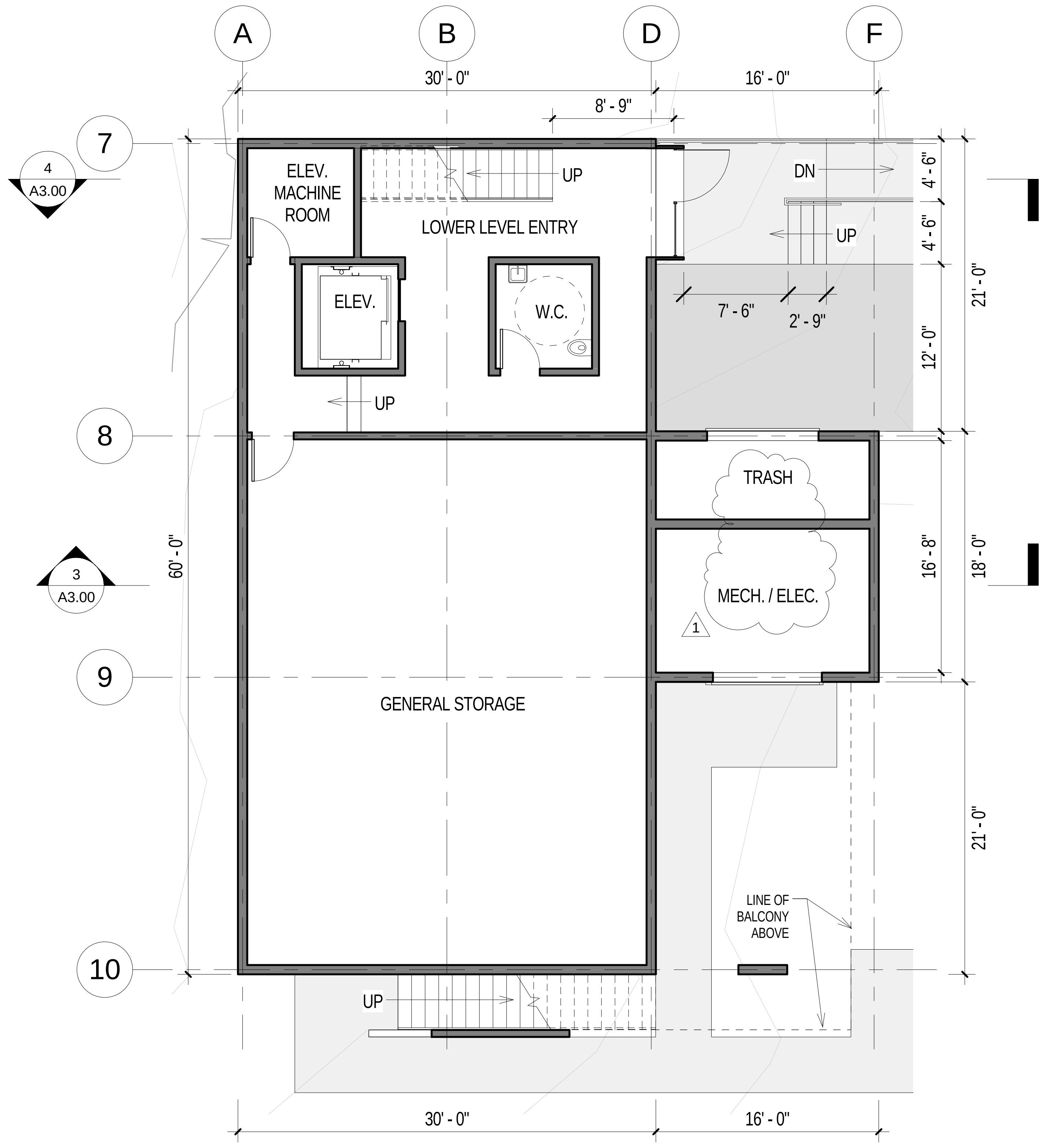
6

③ Reserve Tasting / Bailing Barn - 3rd Floor
1/8" = 1'-0"



6

② Reserve Tasting / Bailing Barn - 2nd Floor
1/8" = 1'-0"



6

① Reserve Tasting / Bailing Barn - 1st Floor
1/8" = 1'-0"

5

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

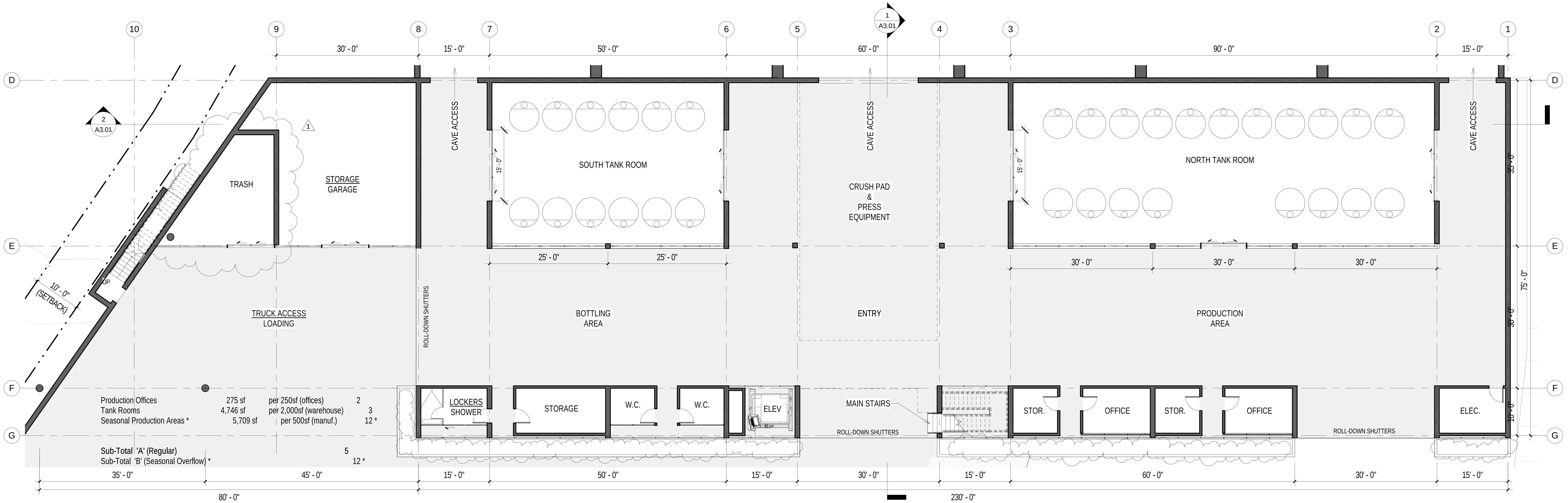
Print Date:	8/24/2017	1:52 PM
Drawn By:		LB
Checked By:		TOL
Scale:		1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

6

Reserve Tasting / Baling Barn Plans (Proposed)

A1.11

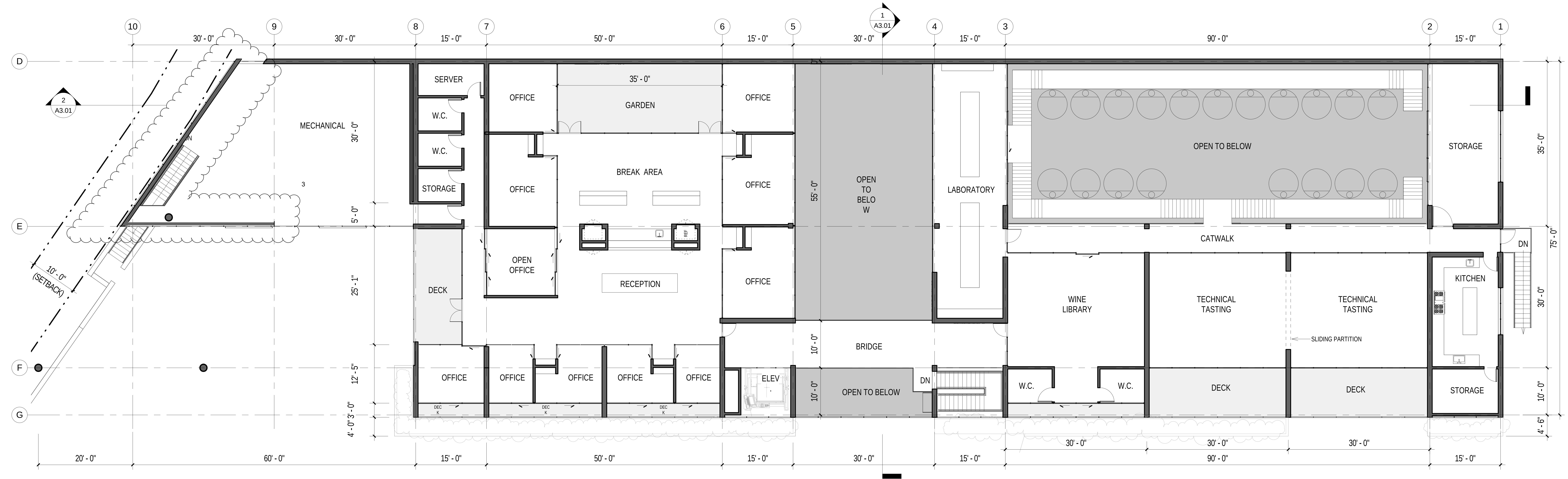


② Ground Level Floor Plan
3/32" = 1'-0"

PARKING CALCULATIONS							
Ground Floor				**Upper Floor**			
Production Offices	275 sf	(1 space / 250sf)	2	Winery Offices & Library	4,757 sf	(1 space / 250sf)	19
Tank Rooms	4,746 sf	(1 space / 2,000sf)	2	Laboratory	756 sf	(1 space / 500sf)	2
Seasonal Production Areas *	5,709 sf	(1 space / 500sf)	12 *	Technical Tasting *	1,402 sf	(1 space / 60sf)	23 *
Sub-Total 'A' (Regular)			4	Sub-Total 'A' (Regular)			21
Sub-Total 'B' (Seasonal Overflow) *			12 *	Sub-Total 'B' (Marketing Overflow) *			23 *

GENERAL NOTES:

1. LIGHT SHADED AREAS ARE UNCONDITIONED / EXTERIOR SPACES.
2. MEDIUM SHADED AREAS ARE OPEN TO BELOW.
3. SEE A1.13 FOR CAVE LAYOUT & WINERY AREA CALCULATIONS.
4. SEE LANDSCAPE PLANS FOR PLANT LIST & LAYOUT.



① Upper Level Floor Plan
3/32" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

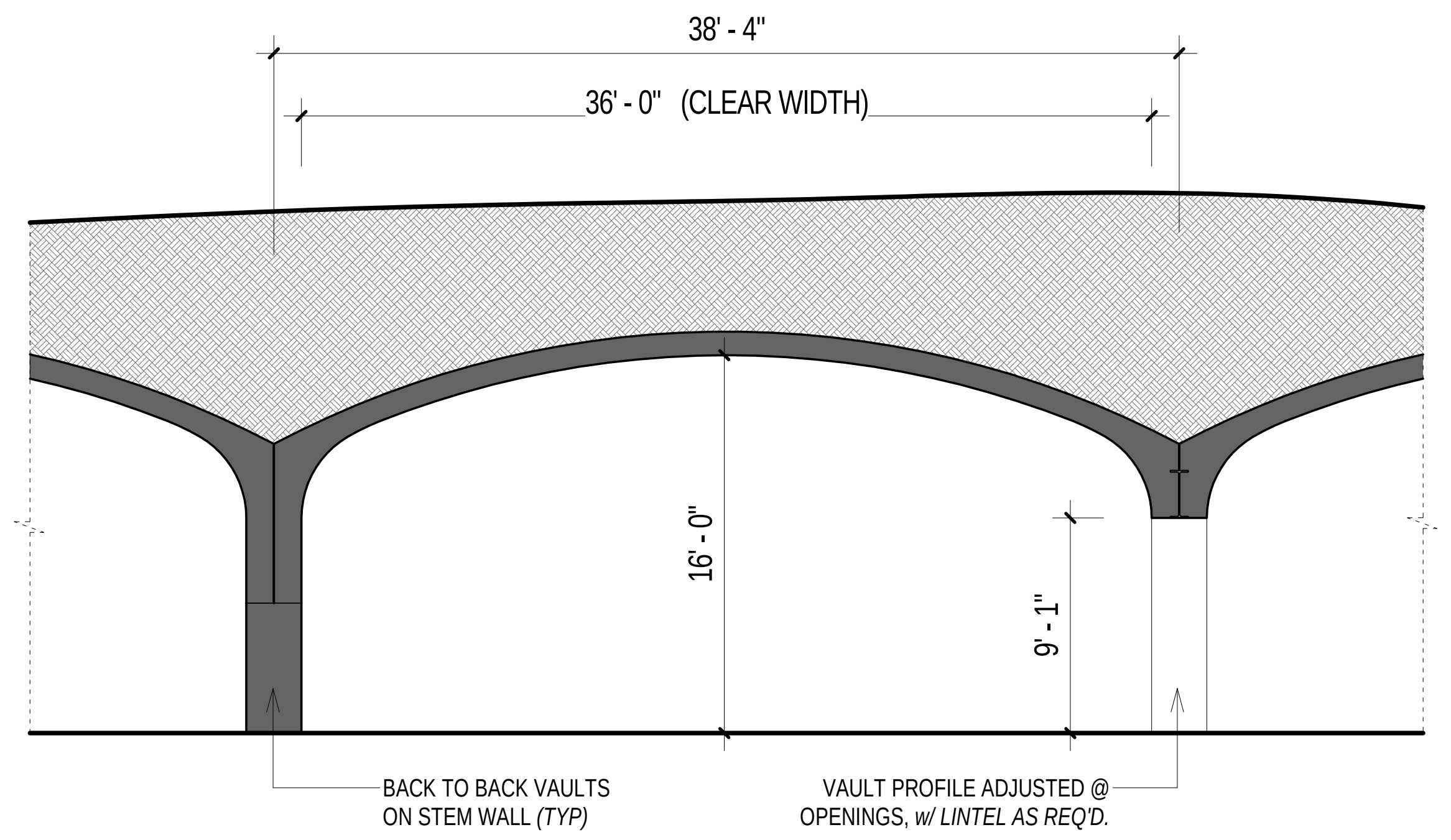
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
3	*Noise Mitigation Modifications*	*08.16.17*

Print Date: 8/16/2017 11:05 AM
Drawn By: LB
Checked By: TOL
Scale: 3/32" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

New Winery Floor Plans

A1.12

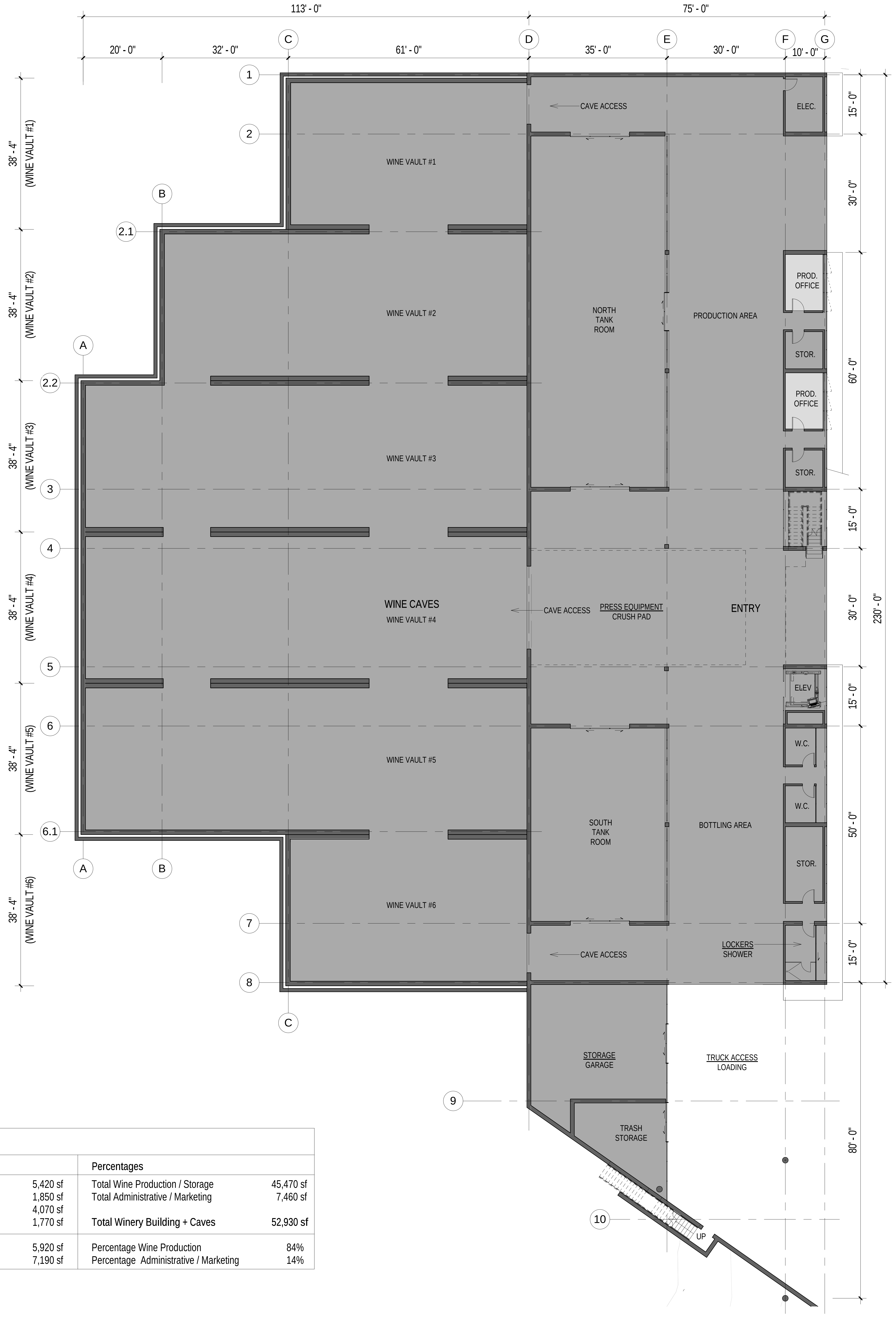


3 Precast Vault Caves
1/8" = 1'-0"

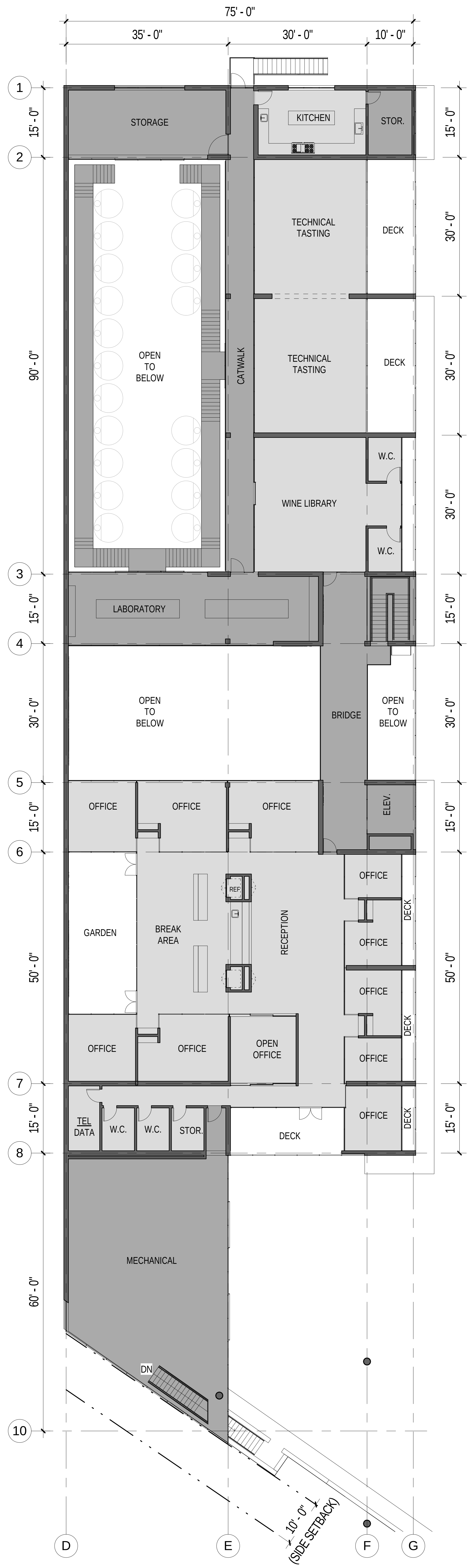
WINERY AREA CALCULATIONS

Ground Floor		Upper Floor		Percentages	
Caves	20,720 sf	Administrative Offices	5,420 sf	Total Wine Production / Storage	45,470 sf
Production *	18,830 sf	Mechanical Area	1,850 sf	Total Administrative / Marketing	7,460 sf
Production Offices	270 sf	Wine Production **	4,070 sf		
		Marketing Area	1,770 sf	**Total Winery Building + Caves**	**52,930 sf**
Sub-Total (Production)	39,550 sf	Sub-Total (Production)	5,920 sf	Percentage Wine Production	84%
Sub-Total (Administrative)	270 sf	Sub-Total (Admin / Mrktg)	7,190 sf	Percentage Administrative / Marketing	14%

** includes tank rooms, restrooms & locker room*
*** includes general circulation areas*



2 1st Floor Plan - Area Calcs
1/16" = 1'-0"



1 2nd Floor Plan - Area Calcs
1/16" = 1'-0"

LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

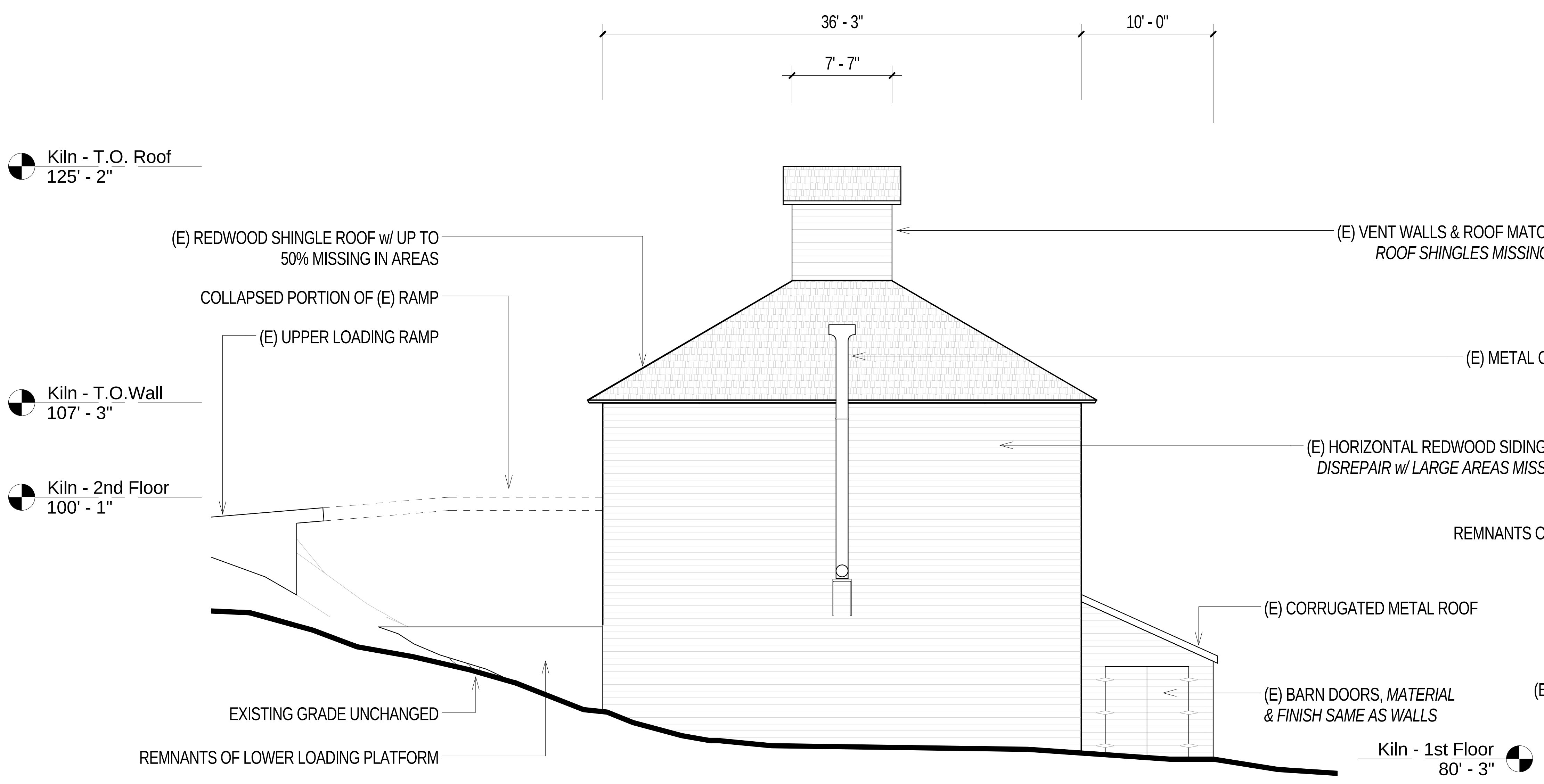
Issues/ Revisions

Rev. #	Description	Date

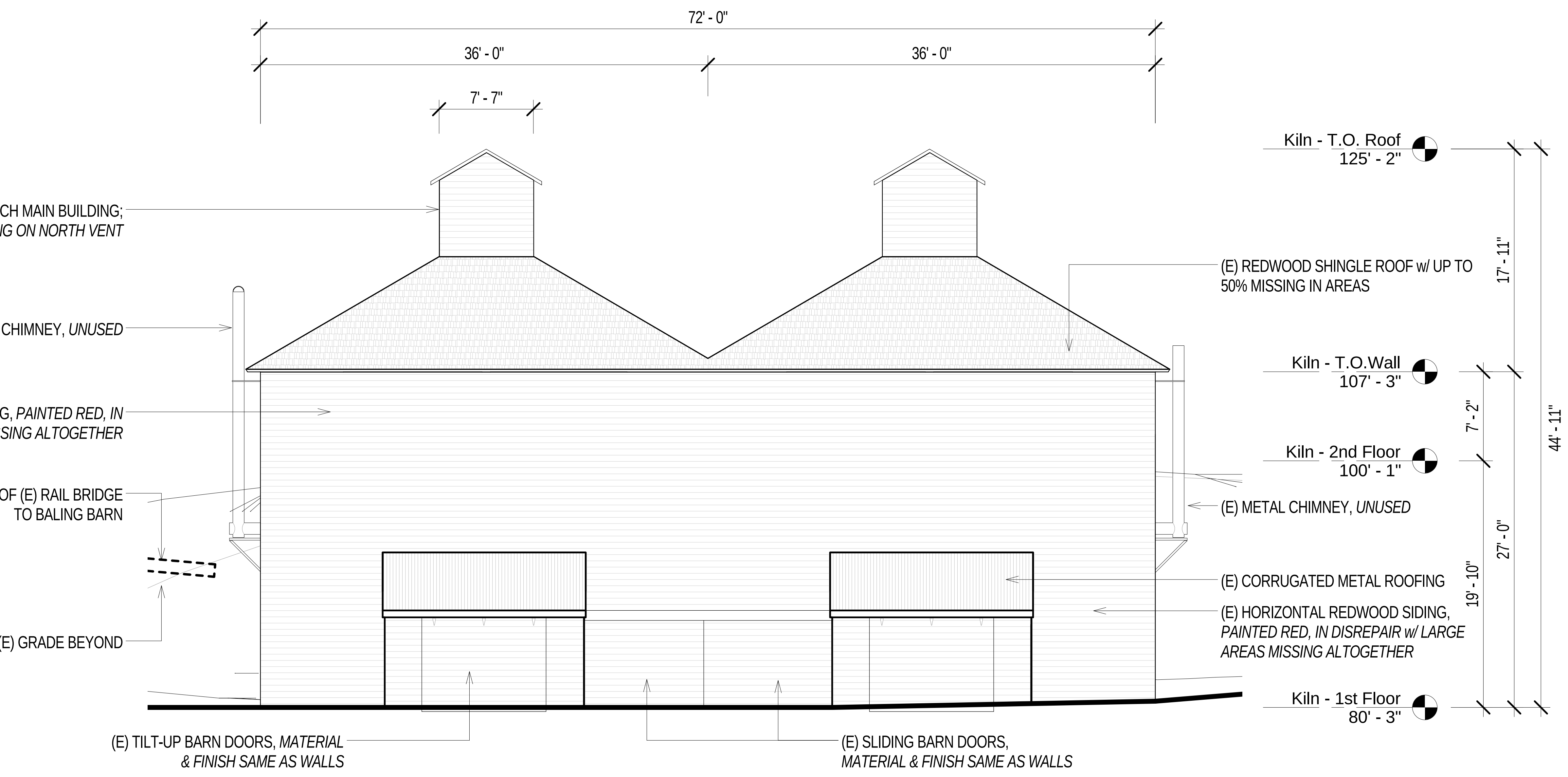
Print Date: 6/26/2017 9:05:15 AM
Drawn By: LB
Checked By: TOL
Scale: As indicated

Winery Area Calculations

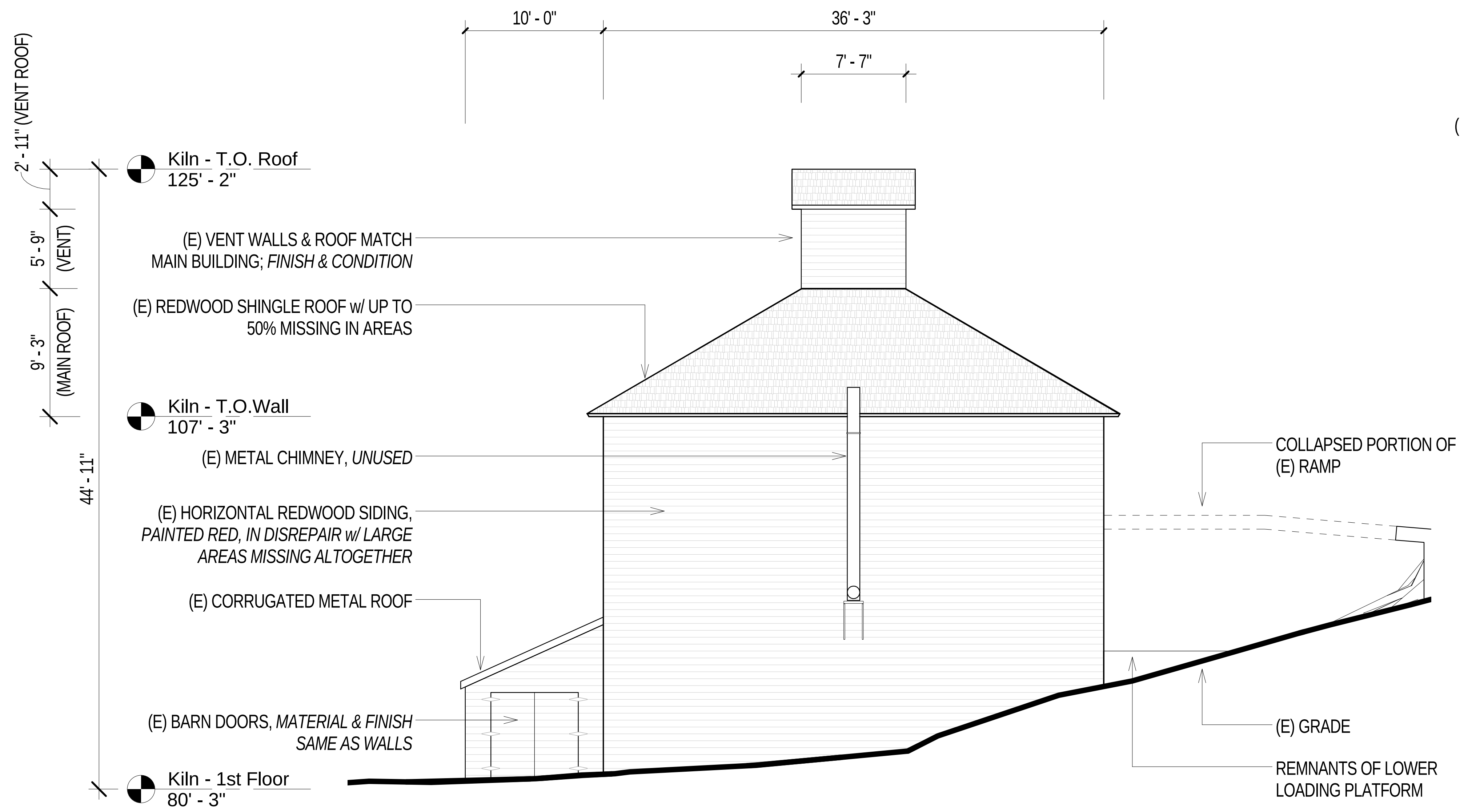
A1.13



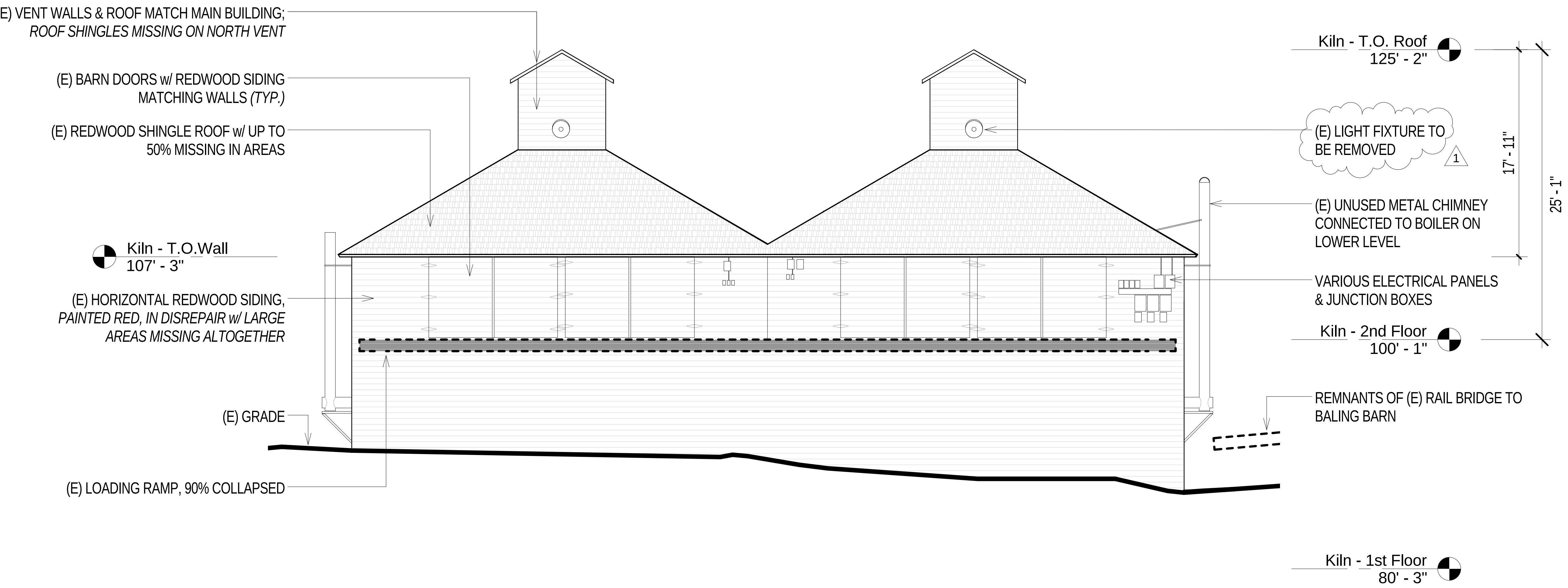
4 Hop Kiln (Existing) - South Elevation
1/8" = 1'-0"



2 Hop Kiln (Existing) - East Elevation
1/8" = 1'-0"



3 Hop Kiln (Existing) - North Elevation
1/8" = 1'-0"



1 Hop Kiln (Existing) - West Elevation
1/8" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

T. Olle

Issues/ Revisions

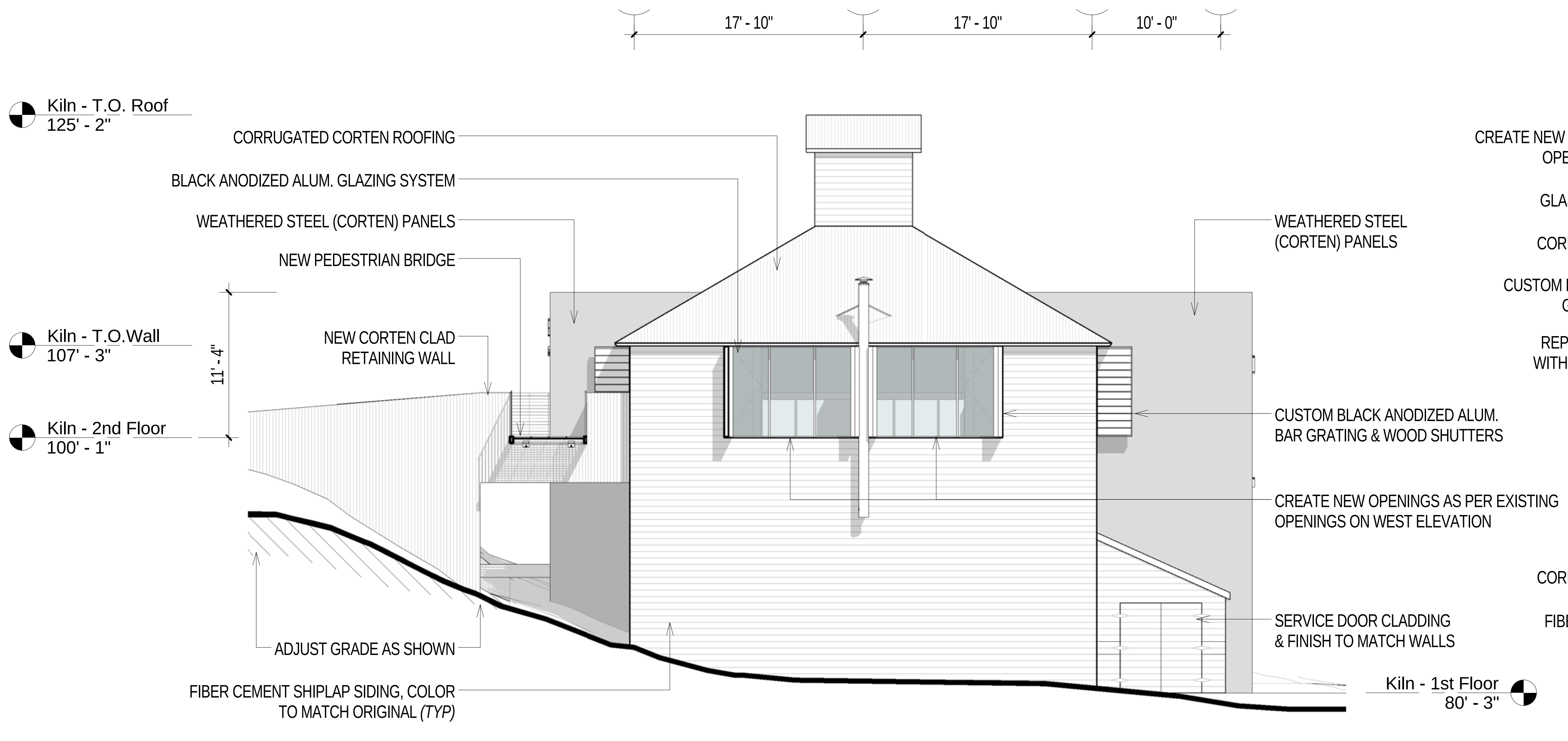
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:32:51 AM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

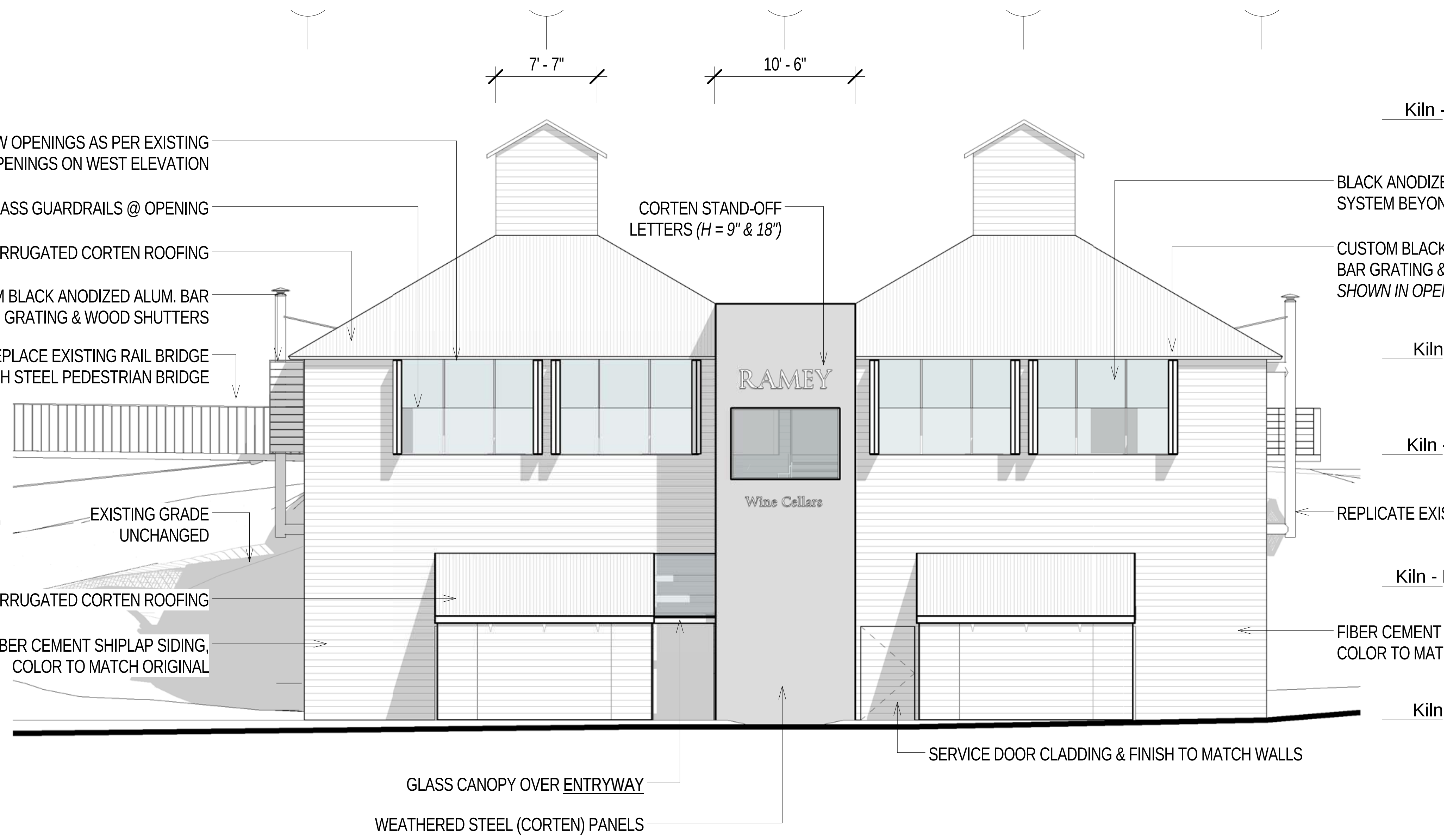
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Hop Kiln Elevations (Existing)

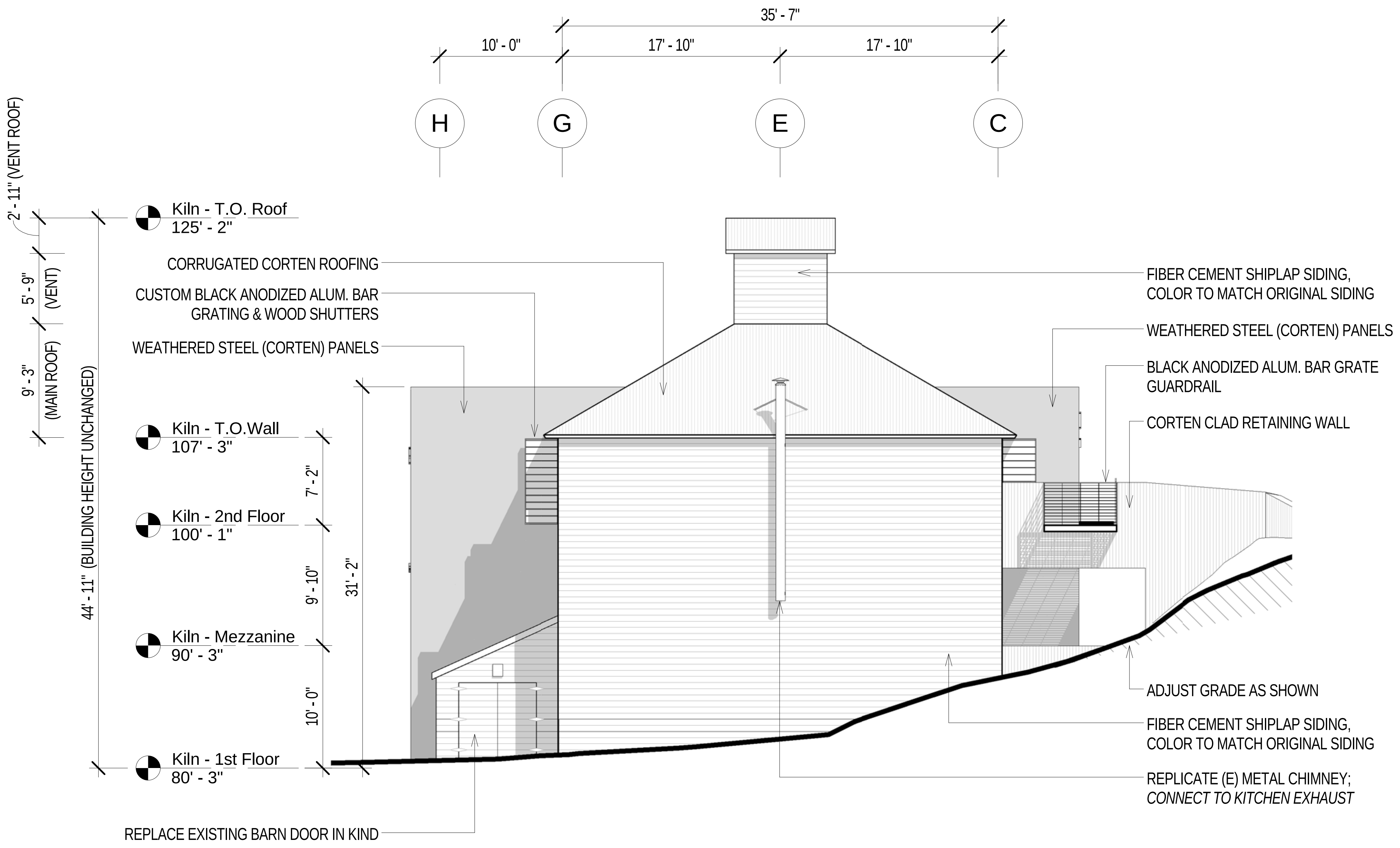
A2.00



4 Public Tasting / Hop Kiln - Proposed South Elevation
1/8" = 1'-0"



2 Public Tasting / Hop Kiln - Proposed East Elevation
1/8" = 1'-0"



THIRD STREET
FRANCISCO CA 94107-3115
.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13744
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

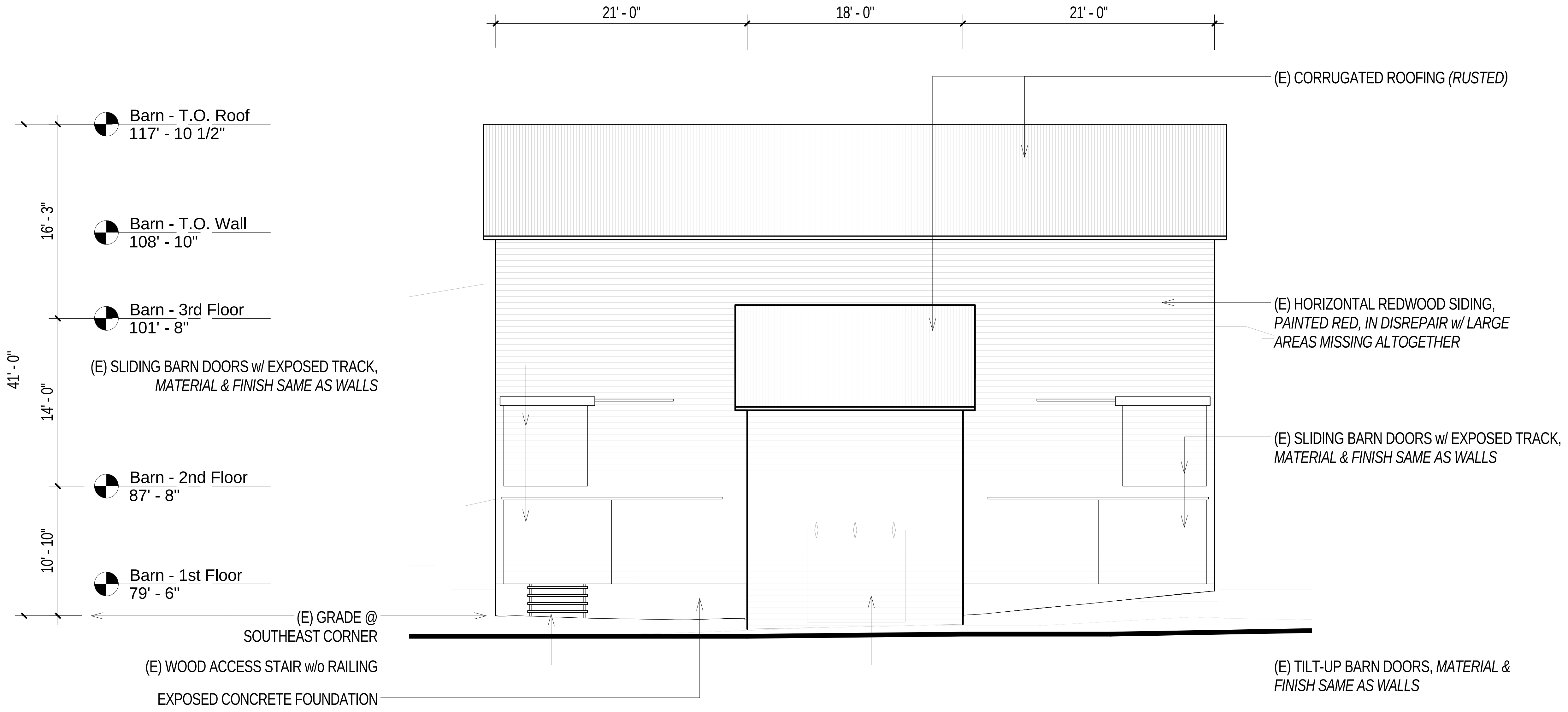
Issues/ Revisions

Description	Date

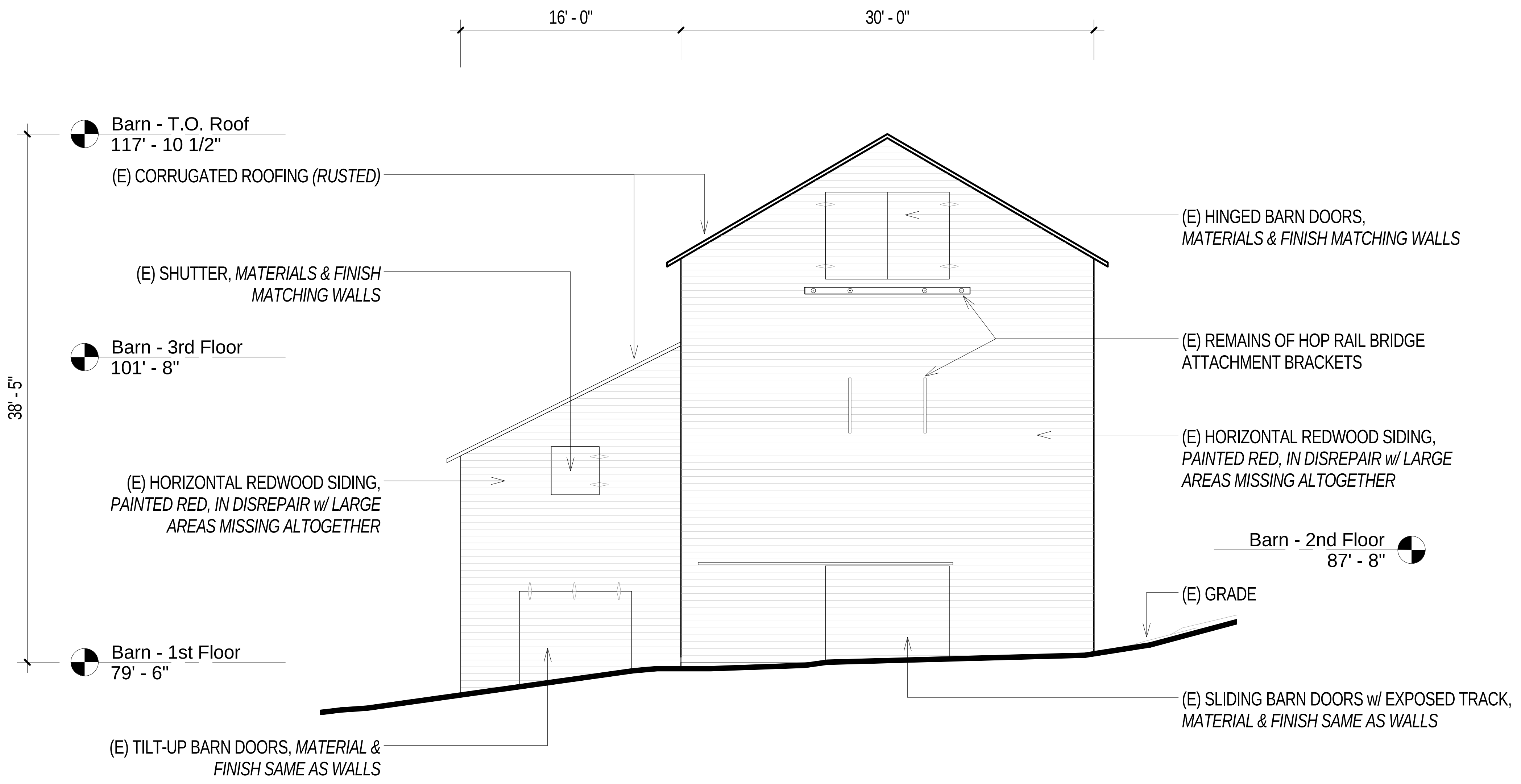
Date: 4/16/2015 11:33:10 AM
n By: LB
ked By: TOL
: 1/8" = 1'-0"

awings and written material appearing herein constitute al and unpublished work of the Architect and may not be cated,used or disclosed without written consent of the tect.

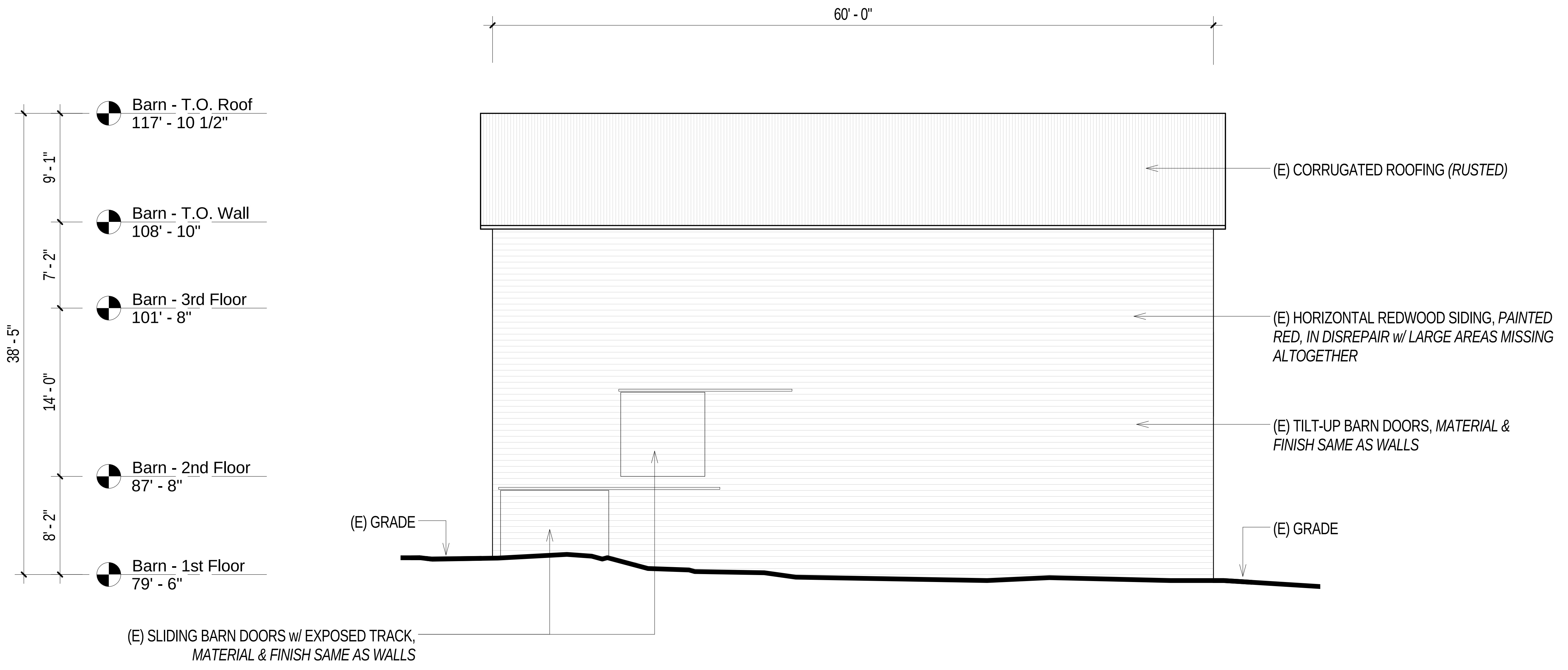
ublic Tasting /



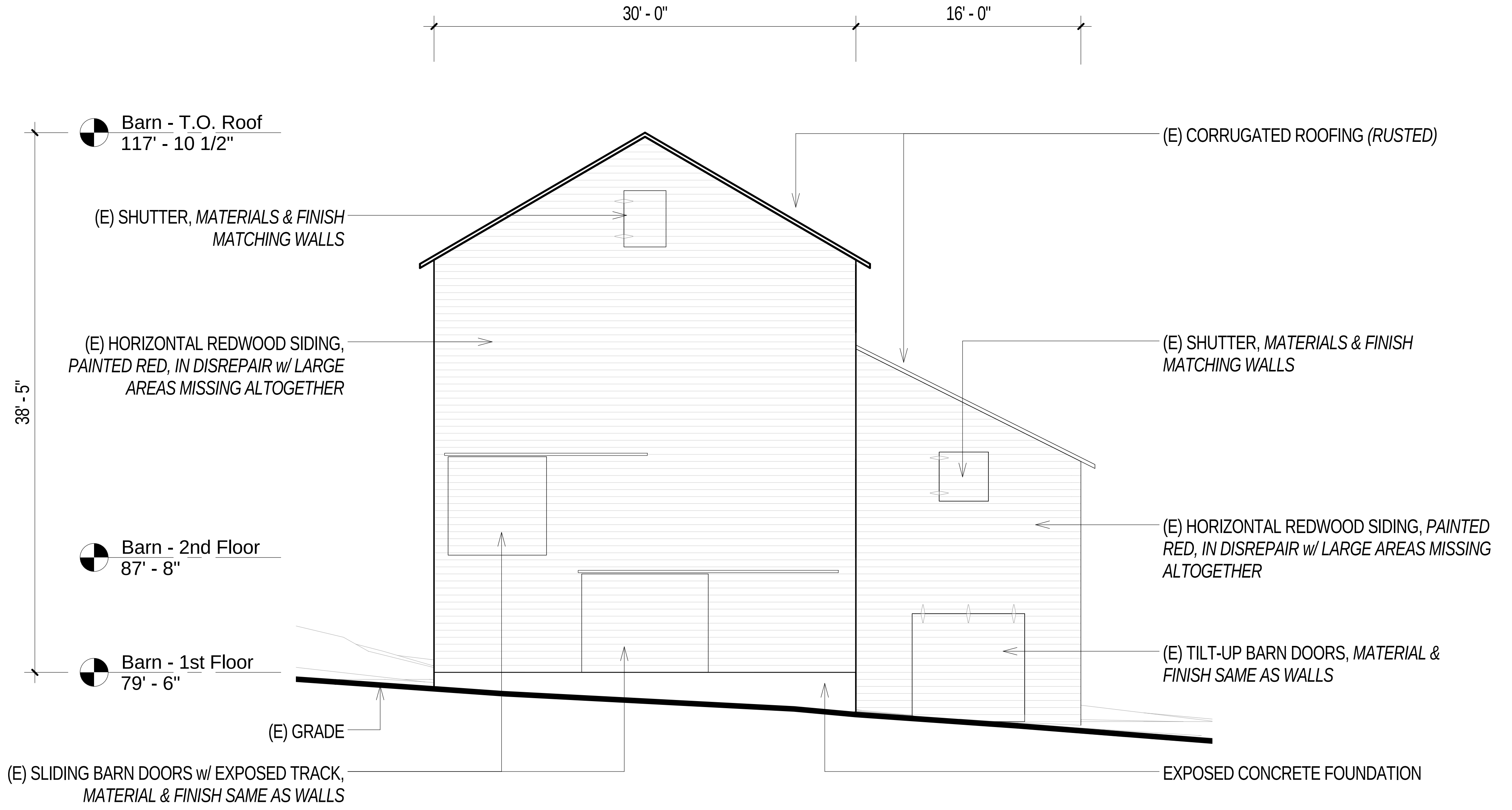
4 Baling Barn (Existing) - East Elevation
1/8" = 1'-0"



2 Baling Barn (Existing) - North Elevation
1/8" = 1'-0"



3 Baling Barn (Existing) - West Elevation
1/8" = 1'-0"



1 Baling Barn (Existing) - South Elevation
1/8" = 1'-0"

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date

: 4/16/2015 11:33:12 AM

Drawn By: LB

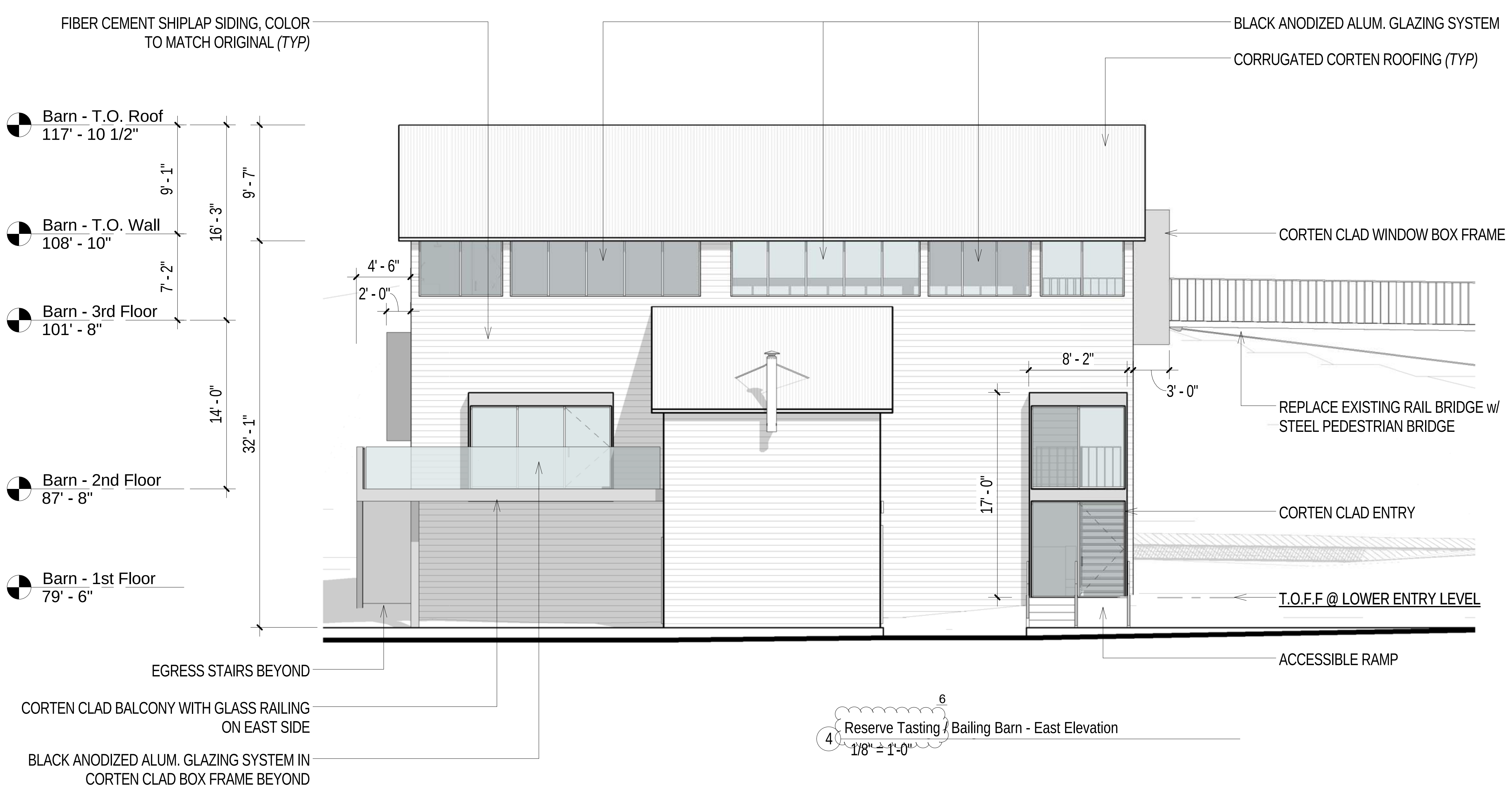
By: TOL

Scale: 1/8" = 1'-0"

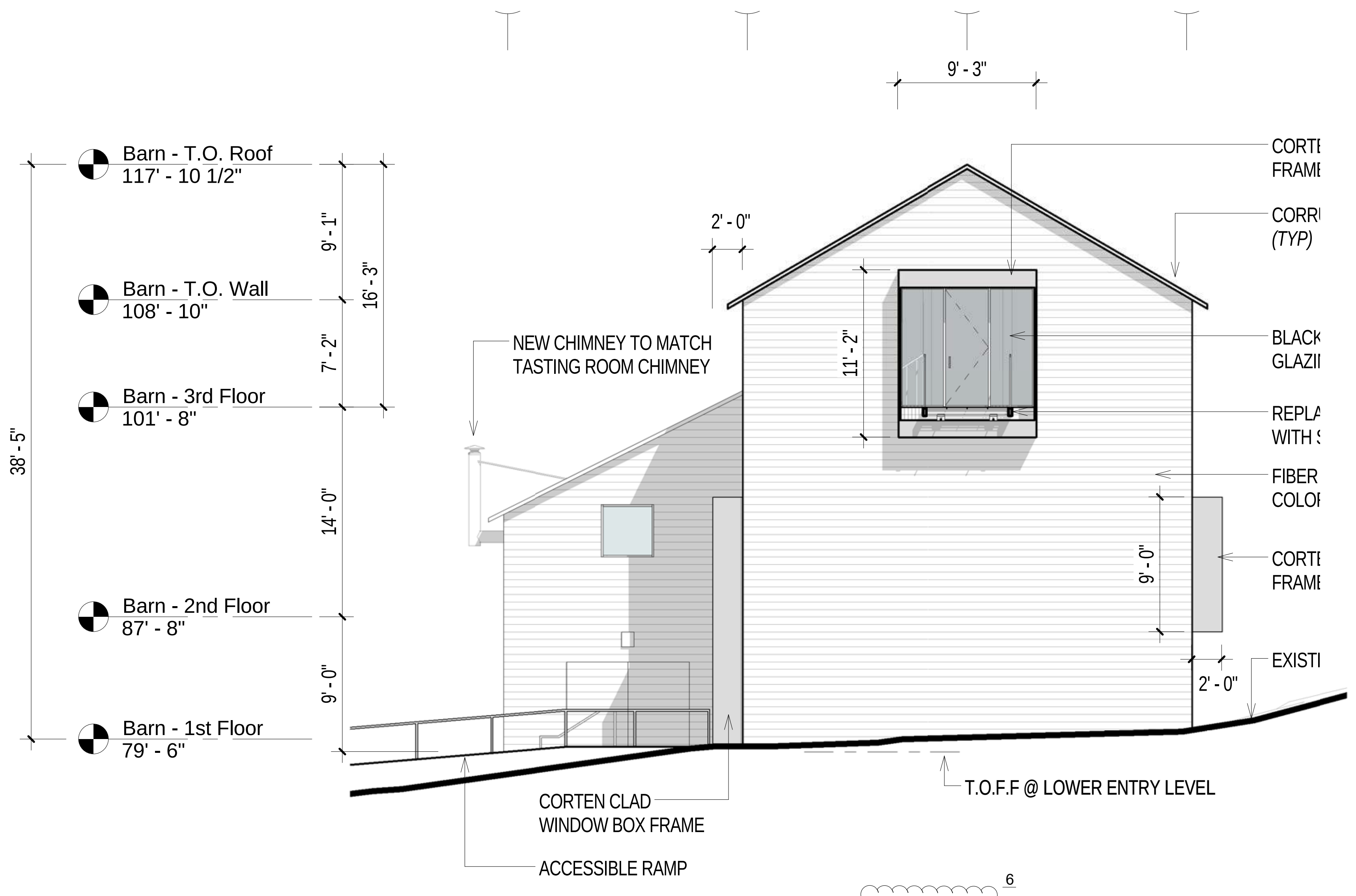
gs and written material appearing herein constitute d unpublished work of the Architect and may not be ,used or disclosed without written consent of the Architect.

ing Barn
vations
isting)

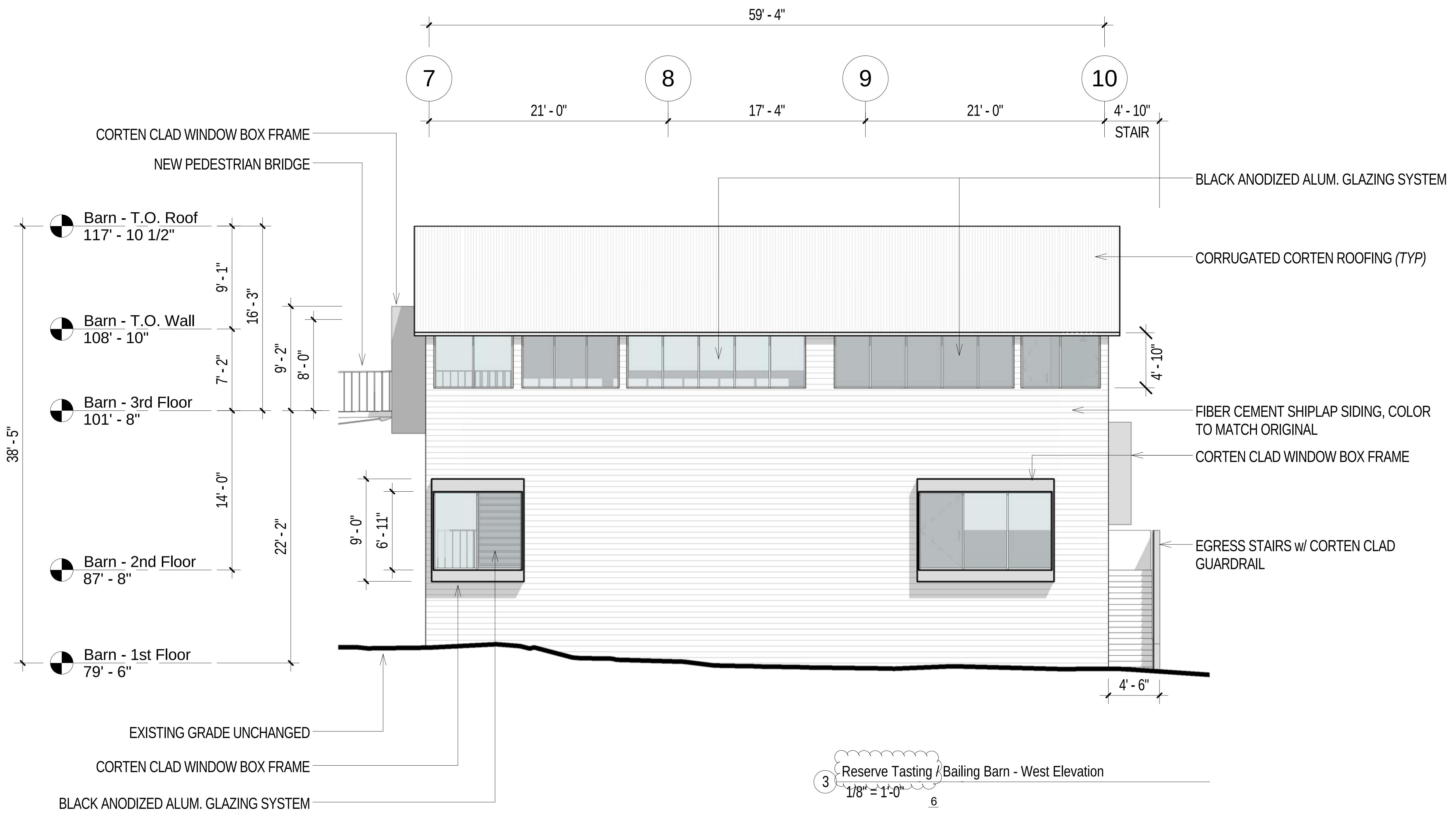
A2.02



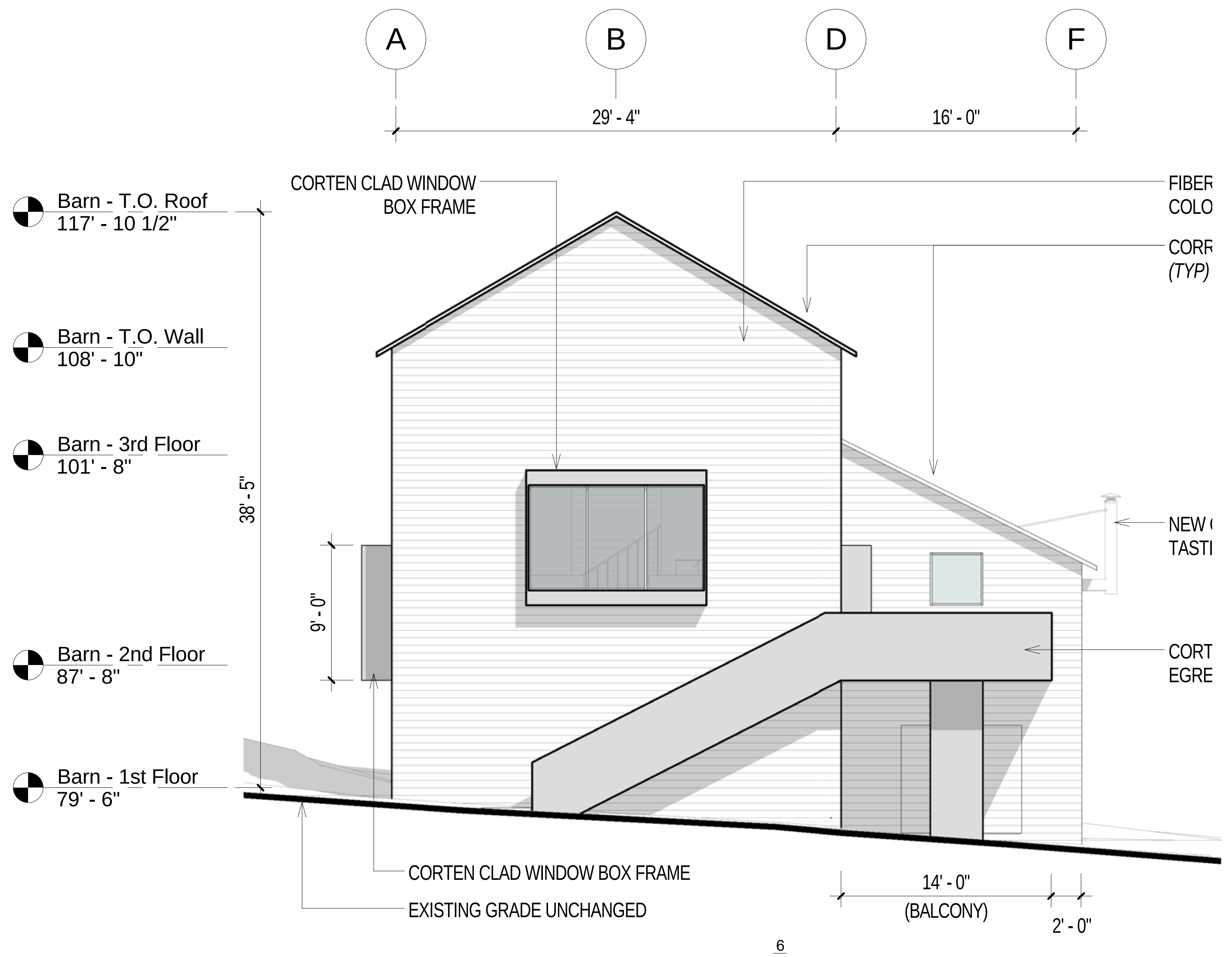
6
4 Reserve Tasting / Bailing Barn - East Elevation
1/8" = 1'-0"



6
2 Reserve Tasting / Bailing Barn - North Elevation
1/8" = 1'-0"



3 Reserve Tasting / Bailing Barn - West Elevation
1/8" = 1'-0"
6



6
y
Reserve Tasting / Bailing Barn - South Elevation
1/8" = 1'-0"

THIRD STREET
FRANCISCO CA 94107-3115
.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

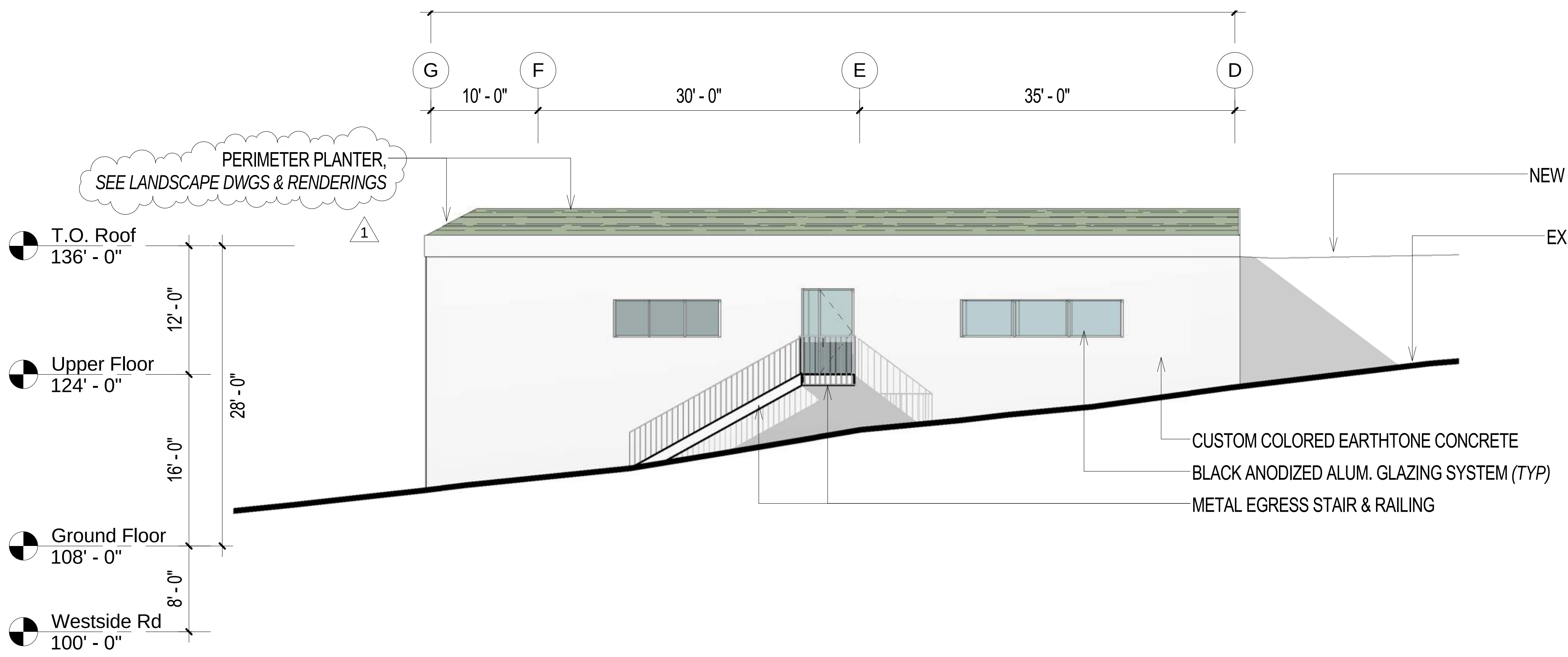
Issues/ Revisions

Description	Date
Design Review Modifications	*08.24.17*

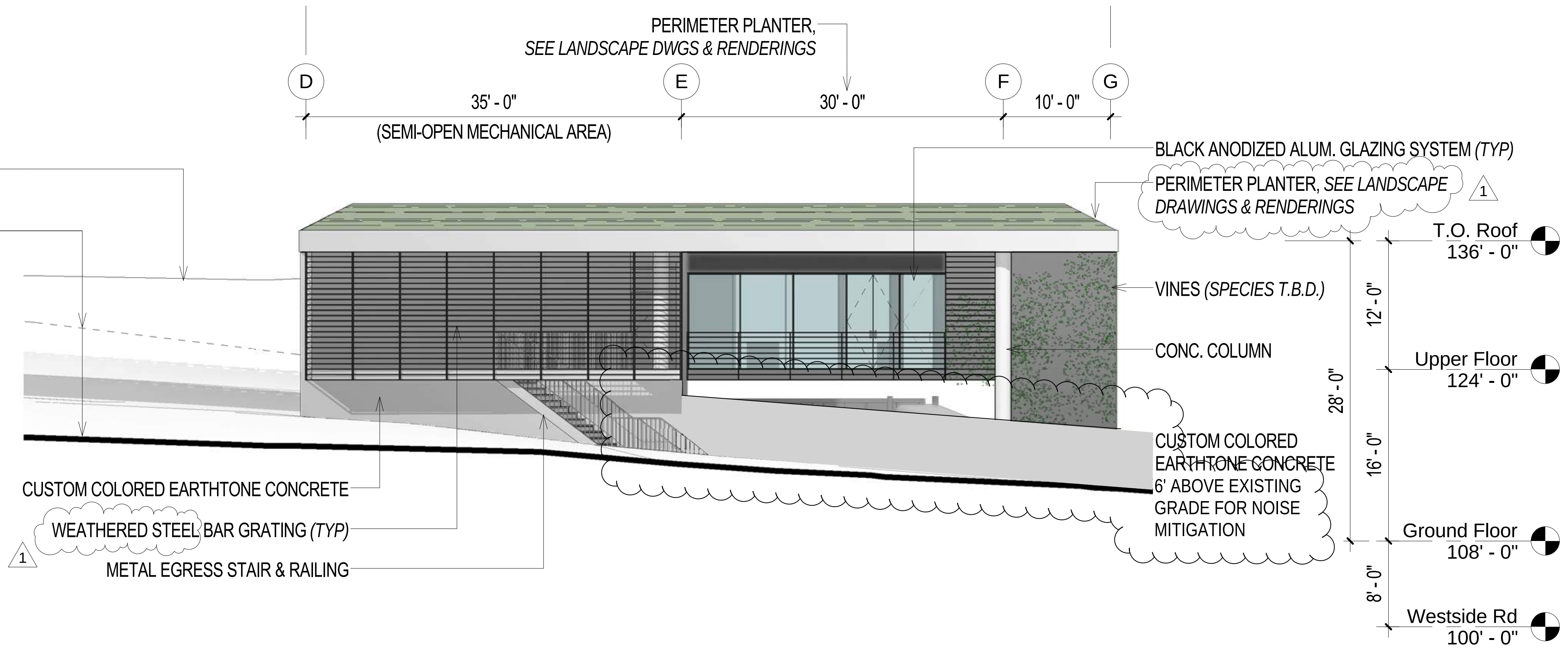
Date: 8/24/2017 1:52 PM
n By: LB
ked By: TOL
: 1/8" = 1'-0"

awings and written material appearing herein constitute al and unpublished work of the Architect and may not be cated,used or disclosed without written consent of the tect.

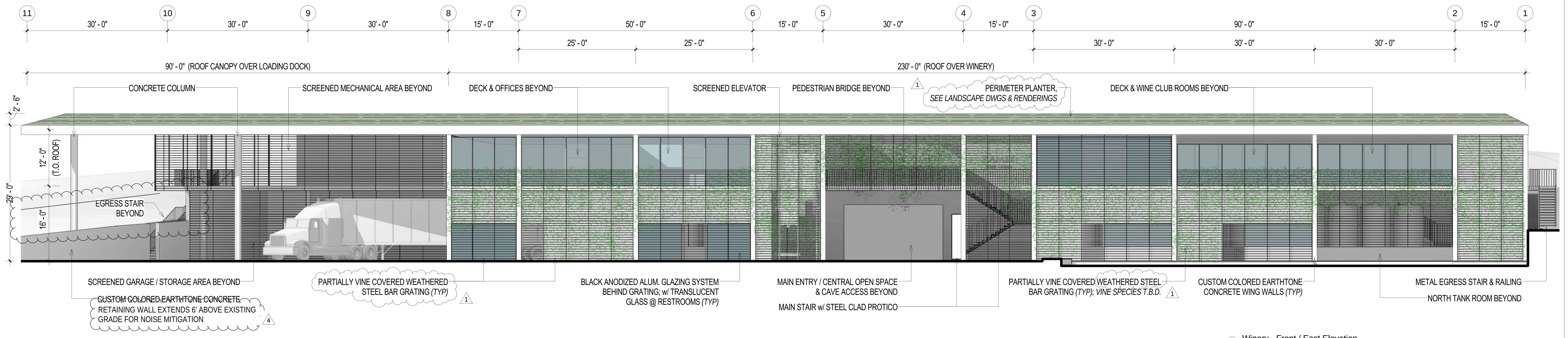
eserve Tasting /



3 Winery - North Elevation
3/32" = 1'-0"



2 Winery - South Elevation
3/32" = 1'-0"



1 Winery - Front / East Elevation
3/32" = 1'-0"

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

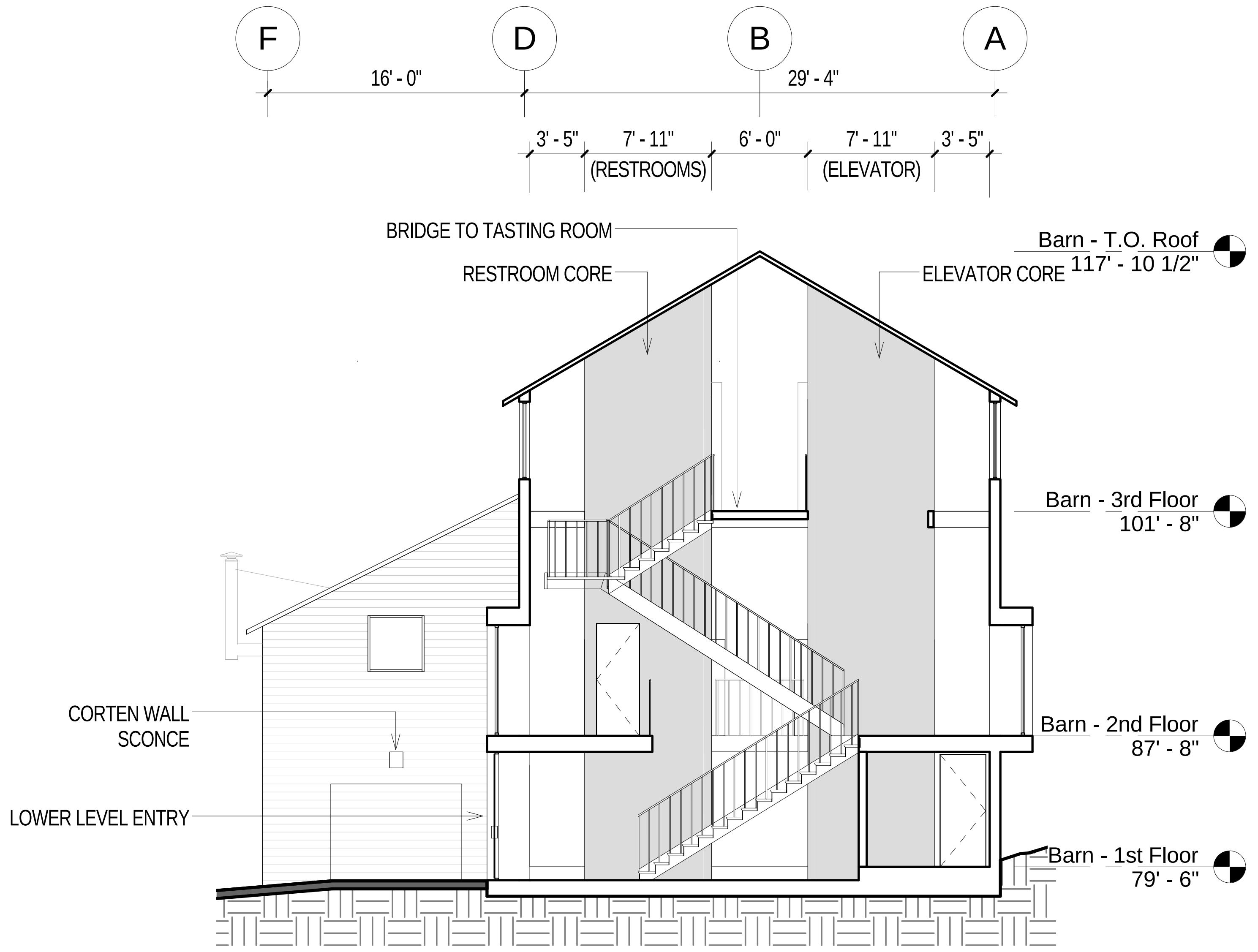
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
4	*Noise Mitigation Modifications*	*08.16.17*

Date: 8/16/2017 4:19 PM
n By: LB
ked By: TOL
: 3/32" = 1'-0"

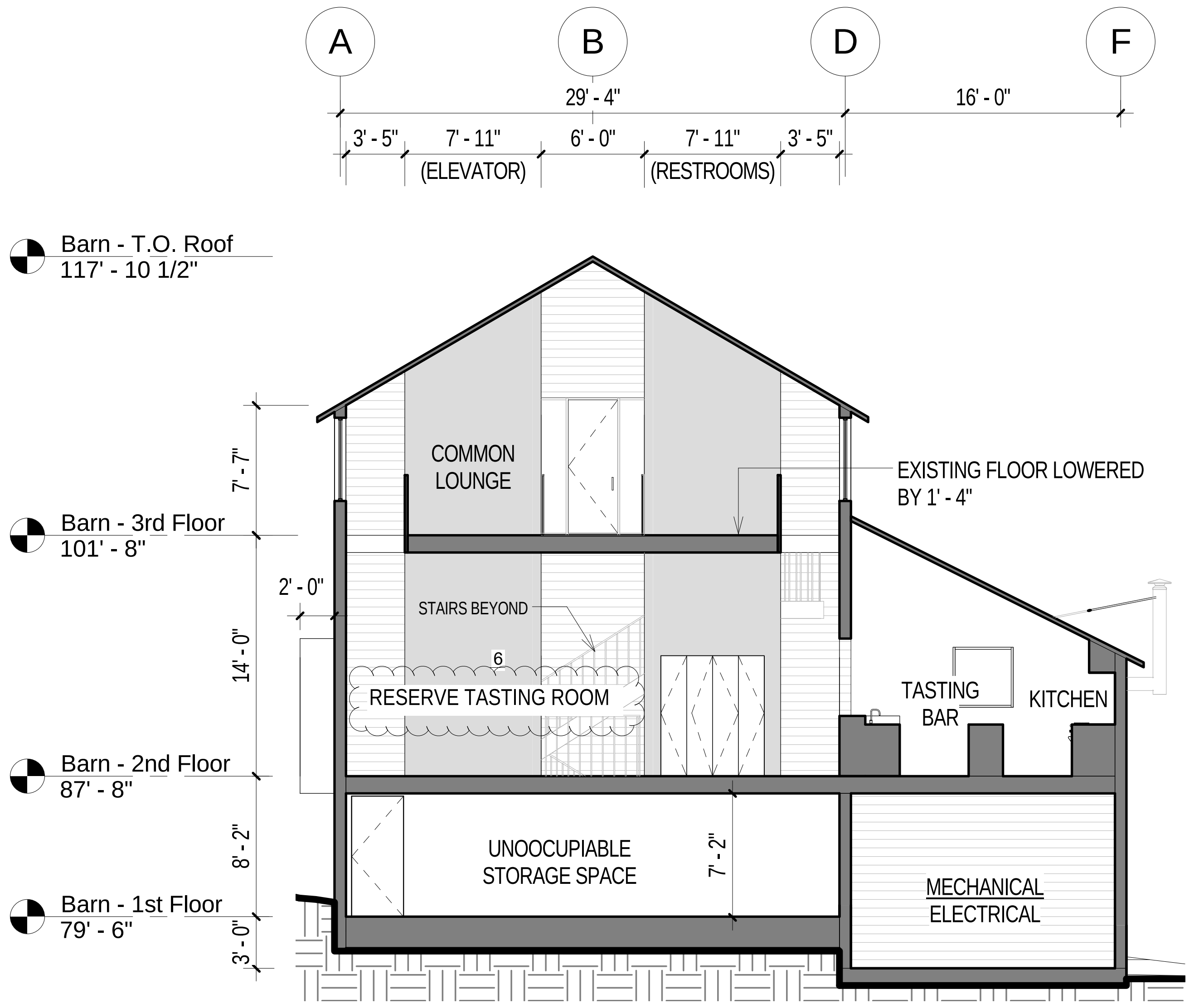
awings and written material appearing herein constitute al and unpublished work of the Architect and may not be ated,used or disclosed without written consent of the ect.

ew Winery
evations



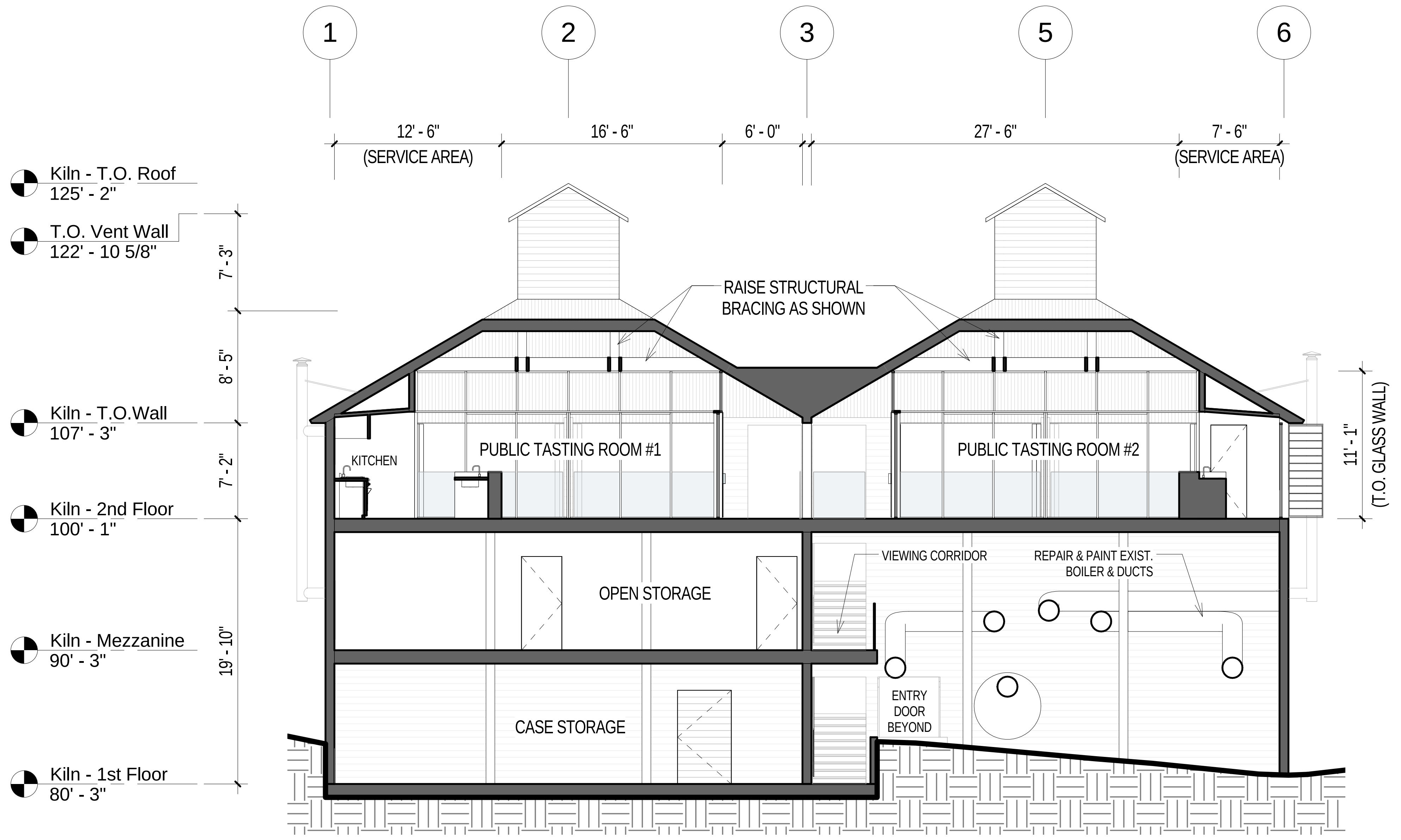
6

4 Reserve Tasting / Bailing Barn - Section @Stair (Proposed)
1/8" = 1'-0"

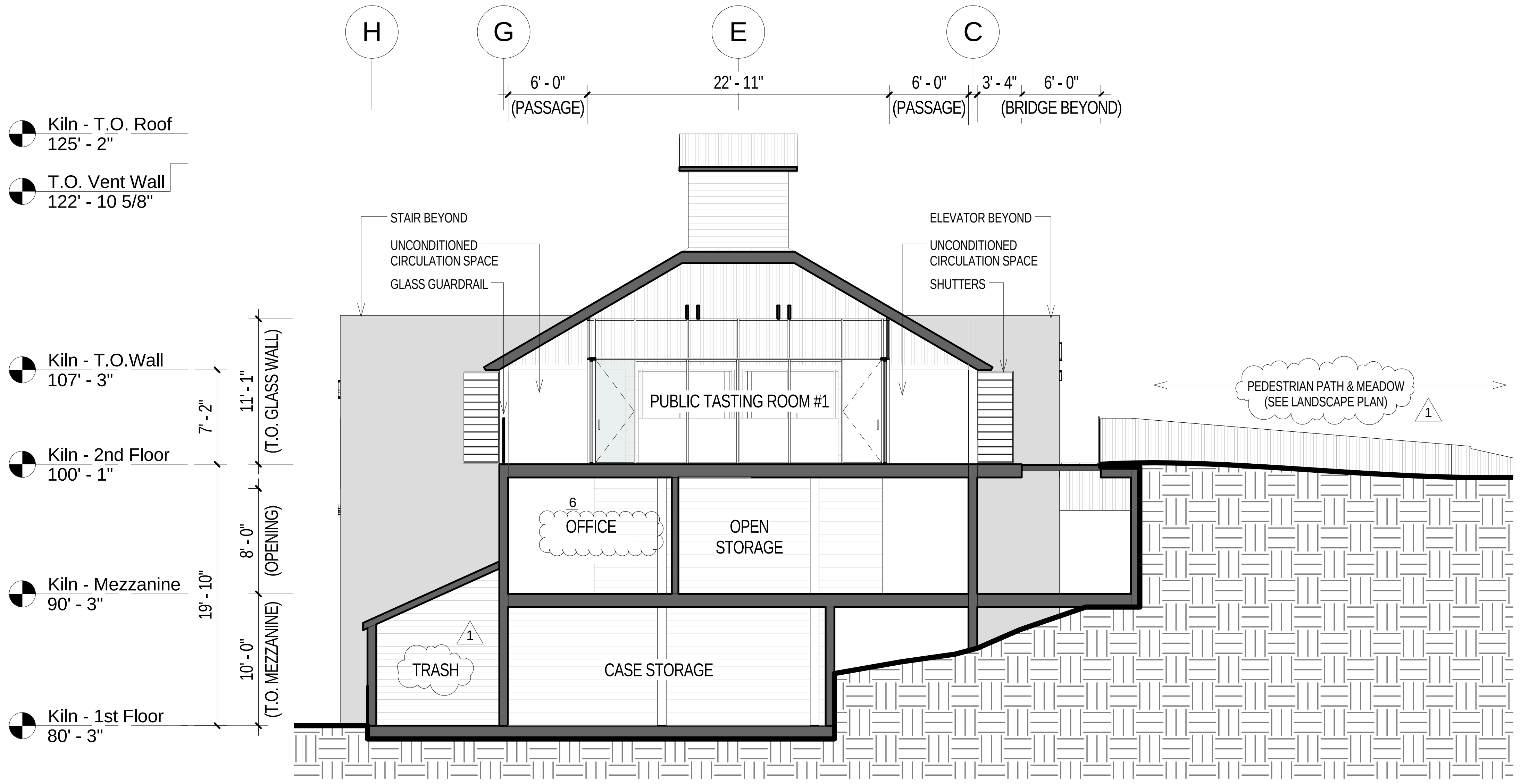


6

3 Reserve Tasting / Bailing Barn - Section @Tasting Room (Proposed)
1/8" = 1'-0"



2 Public Tasting / Hop Kiln - Longitudonal Section (Proposed)
1/8" = 1'-0"



1 Public Tasting / Hop Kiln - Cross Section (Proposed)
1/8" = 1'-0"

5

LD
LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

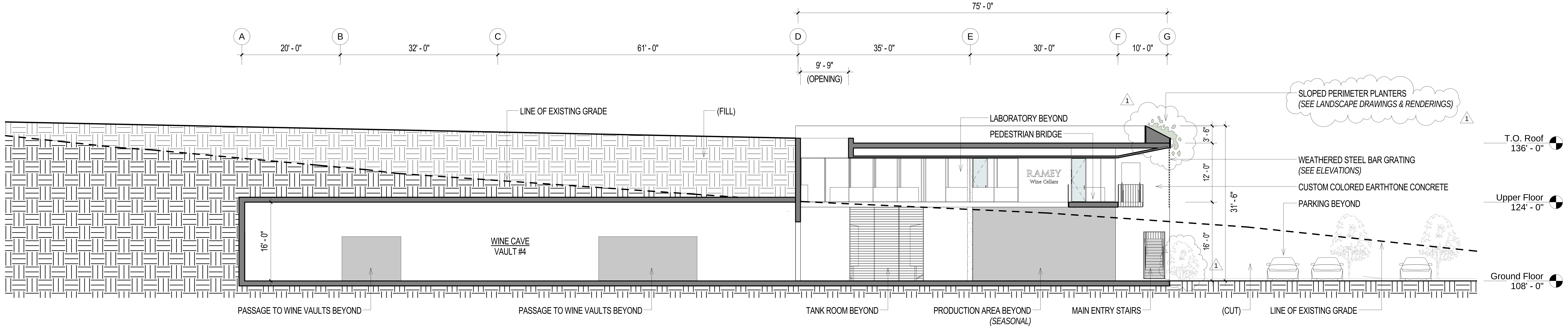
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

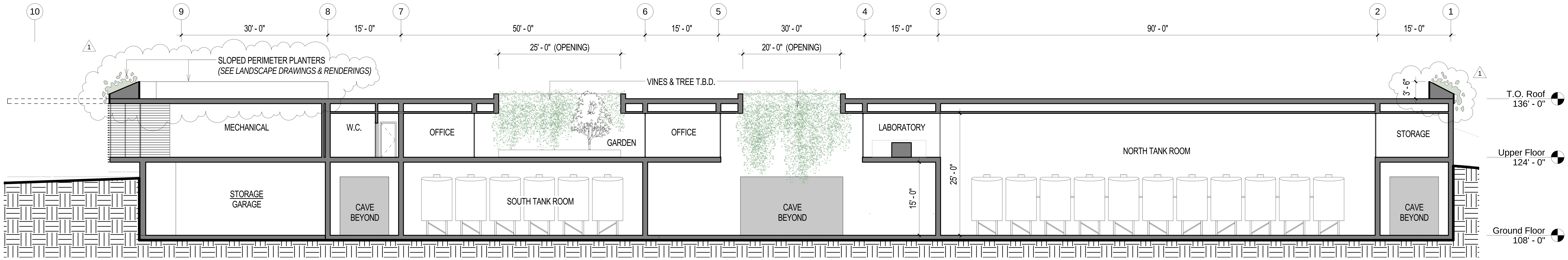
Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

Tasting KILN & BARN Sections (Proposed)

A3.00



① Section thru Entry Looking North
3/32" = 1'-0"



② Section @ Tank Rooms & Garden
3/32" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

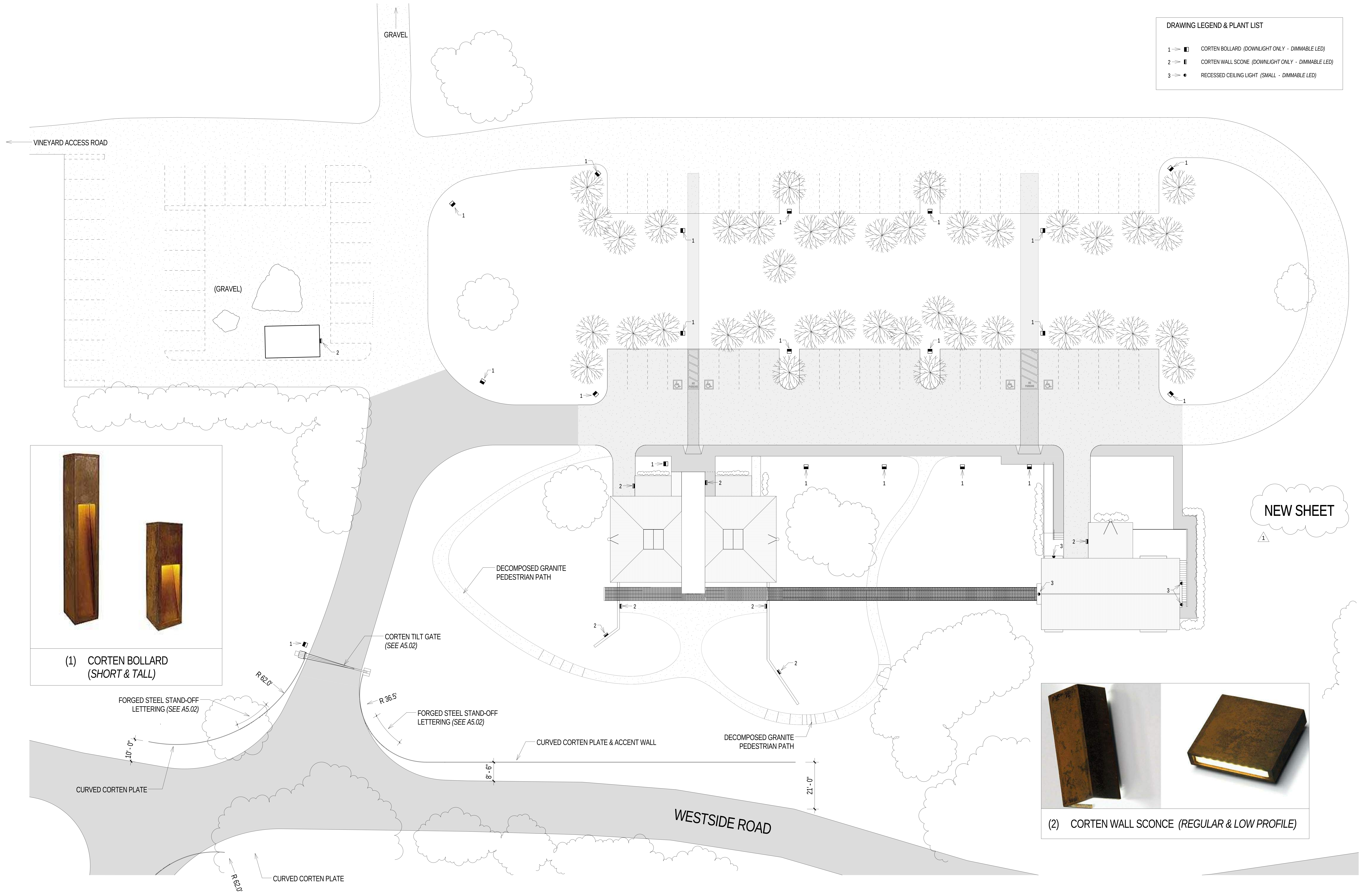
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:26:02 AM
Drawn By: LB
Checked By: TOL
Scale: 3/32" = 1'-0"

New Winery Sections

A3.01



DRAWING LEGEND & PLANT LIST

1 → ◧ CORTEN BOLLARD *(DOWNLIGHT ONLY - DIMMABLE LED)*
2 → ▯ CORTEN WALL SCONE *(DOWNLIGHT ONLY - DIMMABLE LED)*
3 → ◐ RECESSED CEILING LIGHT *(SMALL - DIMMABLE LED)*

(1) CORTEN BOLLARD *(SHORT & TALL)*

(2) CORTEN WALL SCONCE *(REGULAR & LOW PROFILE)*

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:33:45 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

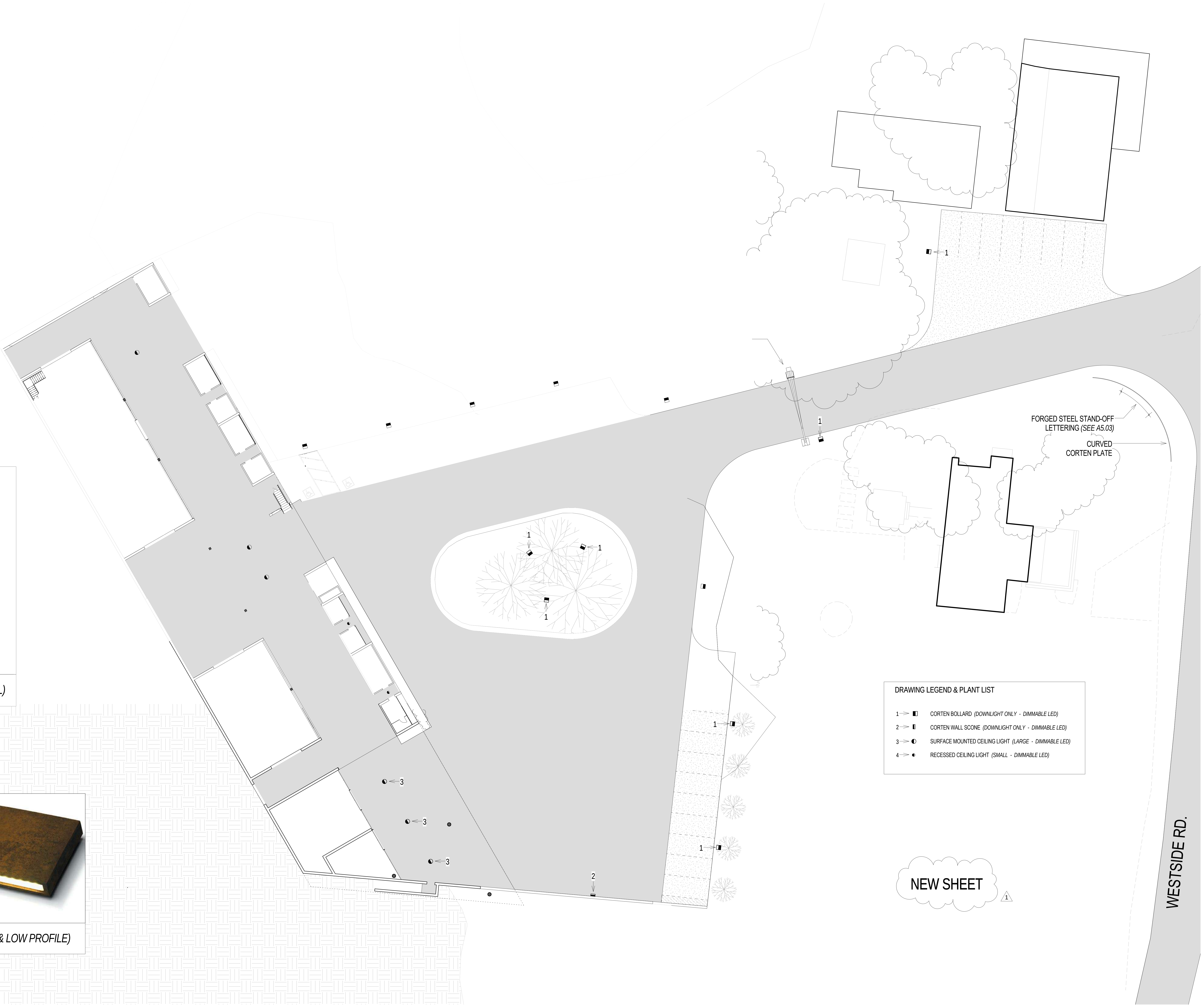
Signage & Ext. Lighting Plan (East Side)

A5.00

(3) SURFACE MOUNTED CEILING DOWNLIGHT

(1) CORTEN BOLLARD *(SHORT & TALL)*

(2) CORTEN WALL SCONCE *(REGULAR & LOW PROFILE)*



DRAWING LEGEND & PLANT LIST

1 →	◧	CORTEN BOLLARD *(DOWNLIGHT ONLY - DIMMABLE LED)*
2 →	◧	CORTEN WALL SCONE *(DOWNLIGHT ONLY - DIMMABLE LED)*
3 →	◐	SURFACE MOUNTED CEILING LIGHT *(LARGE - DIMMABLE LED)*
4 →	◐	RECESSED CEILING LIGHT *(SMALL - DIMMABLE LED)*

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

T. Olle

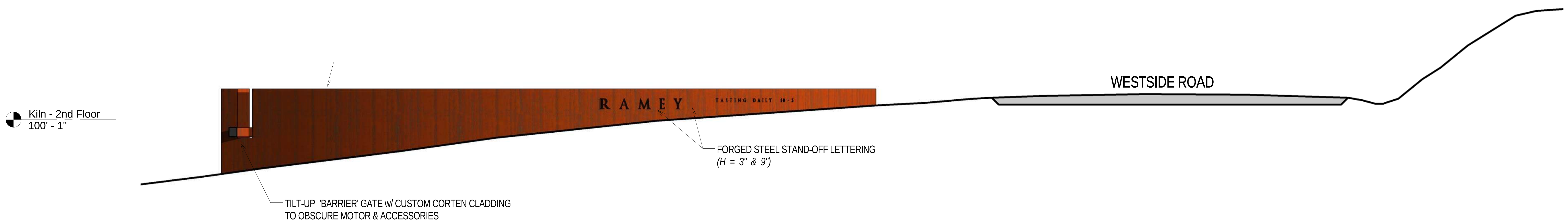
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:26:18 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

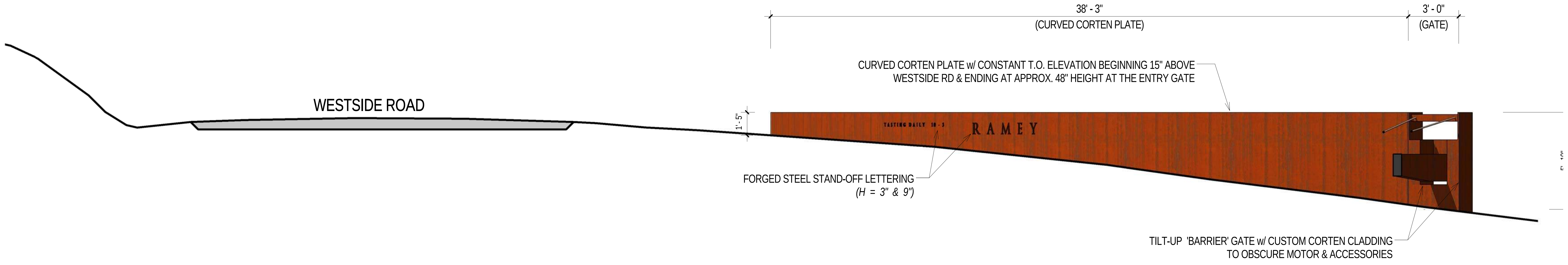
Signage & Ext. Lighting Plan (West Side)

A5.01

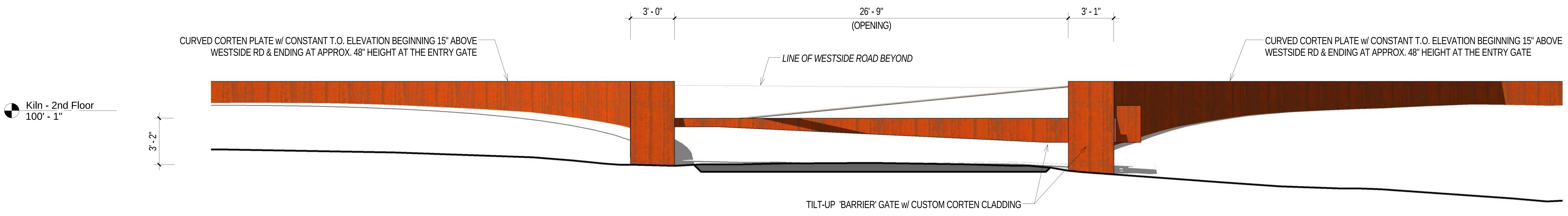


5 Main Gate Wall - South
1/4" = 1'-0"

NEW SHEET
1



4 Main Gate Wall - North
1/4" = 1'-0"



LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13744
1-31-17

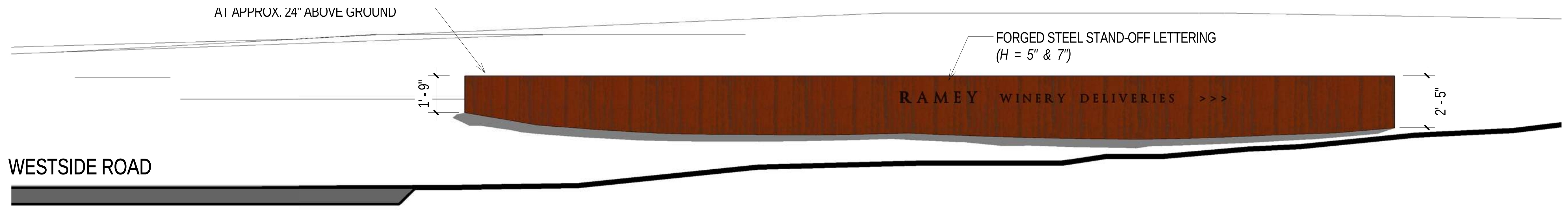
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

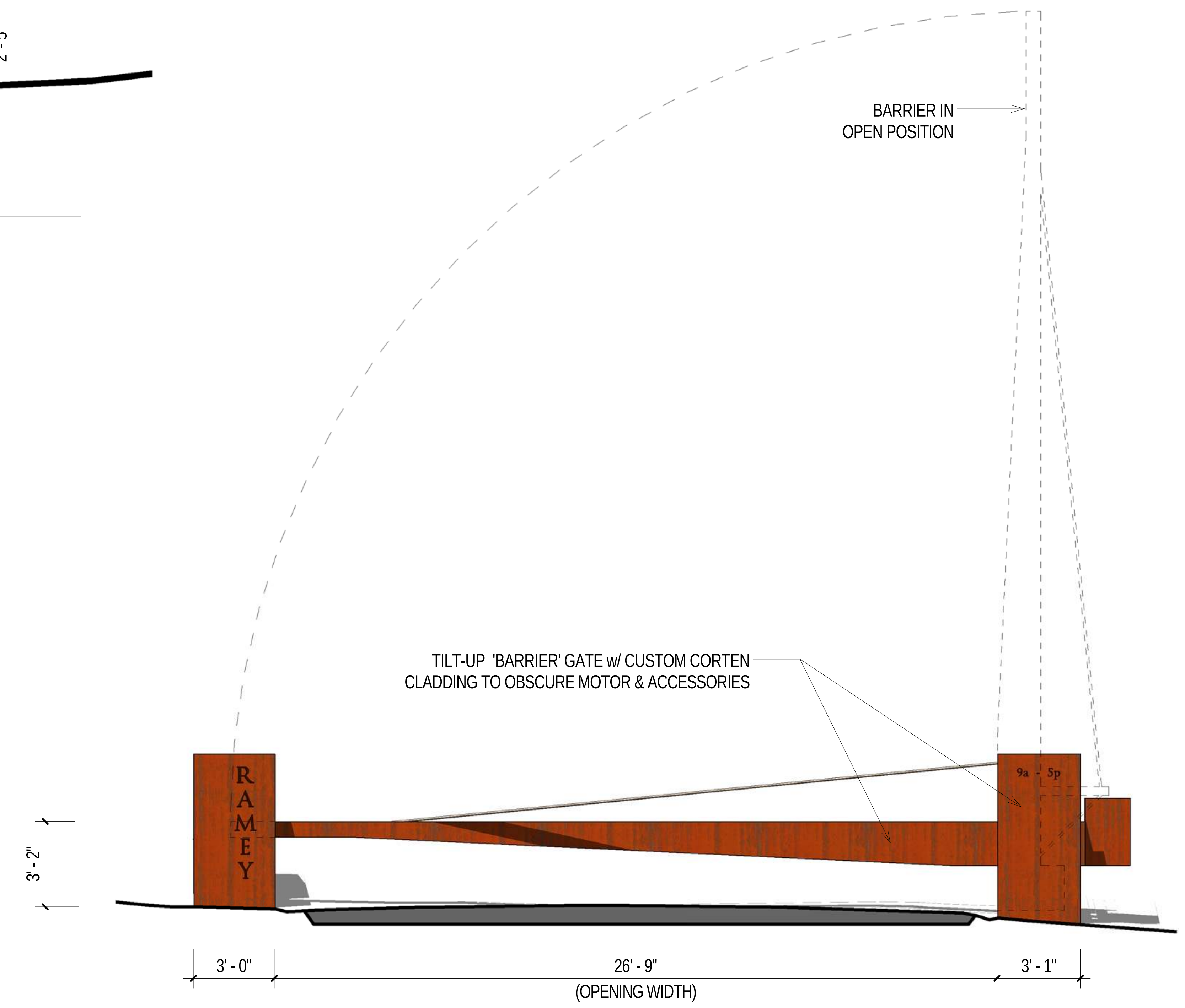
Print Date: 4/16/2015 11:33:57 AM
Drawn By: Author
Checked By: Checker
Scale: 1/4" = 1'-0"

Landscape Elements & Gates

A5.02



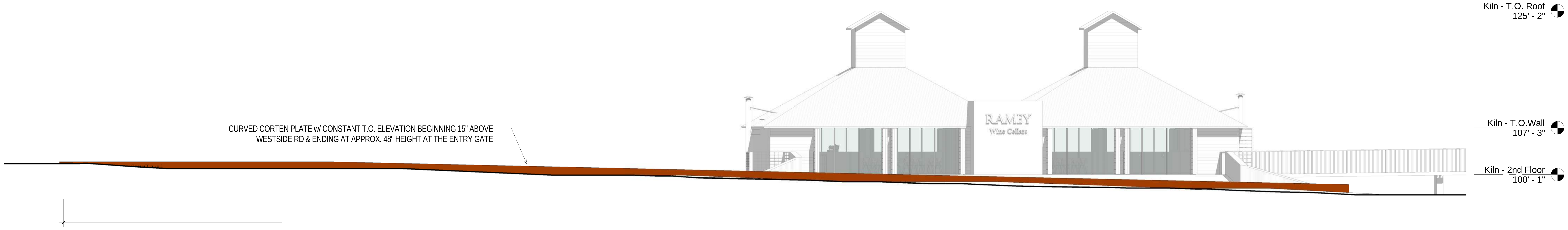
1 Curved Corten Plate @ Winery
1/4" = 1'-0"



2 Winery Gate
1/4" = 1'-0"

NEW SHEET

1



2620
SAN
T 415

Rev. #
1

a

View Approaching from the North / Healdsburg - Existing Hop Kiln & Baling Barn

View Approaching from the North / Healdsburg - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE

1

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:12 AM
Drawn By: LB
Checked By: TOL
Scale:

All drawings and written material appearing herein constitute e duplicated,used or disclosed without written consent of the Architect.

Photomontage
View from the
North

A10.00

View from Westside Road Looking East - Existing Hop Kiln & Baling Barn

View from Westside Road looking East - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS PER DESIGN REVIEW COMMENTS & RESPONSE

1

LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:17 AM

Drawn By: LB

Checked By: TOL

Scale:

Photomontage View from the West

A10.01

View Approaching from the South - Existing Hop Kiln & Baling Barn

View Approaching from the South - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE

1

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:22 AM
Drawn By: LB
Checked By: TOL
Scale:

Photomontage View from the South

A10.02

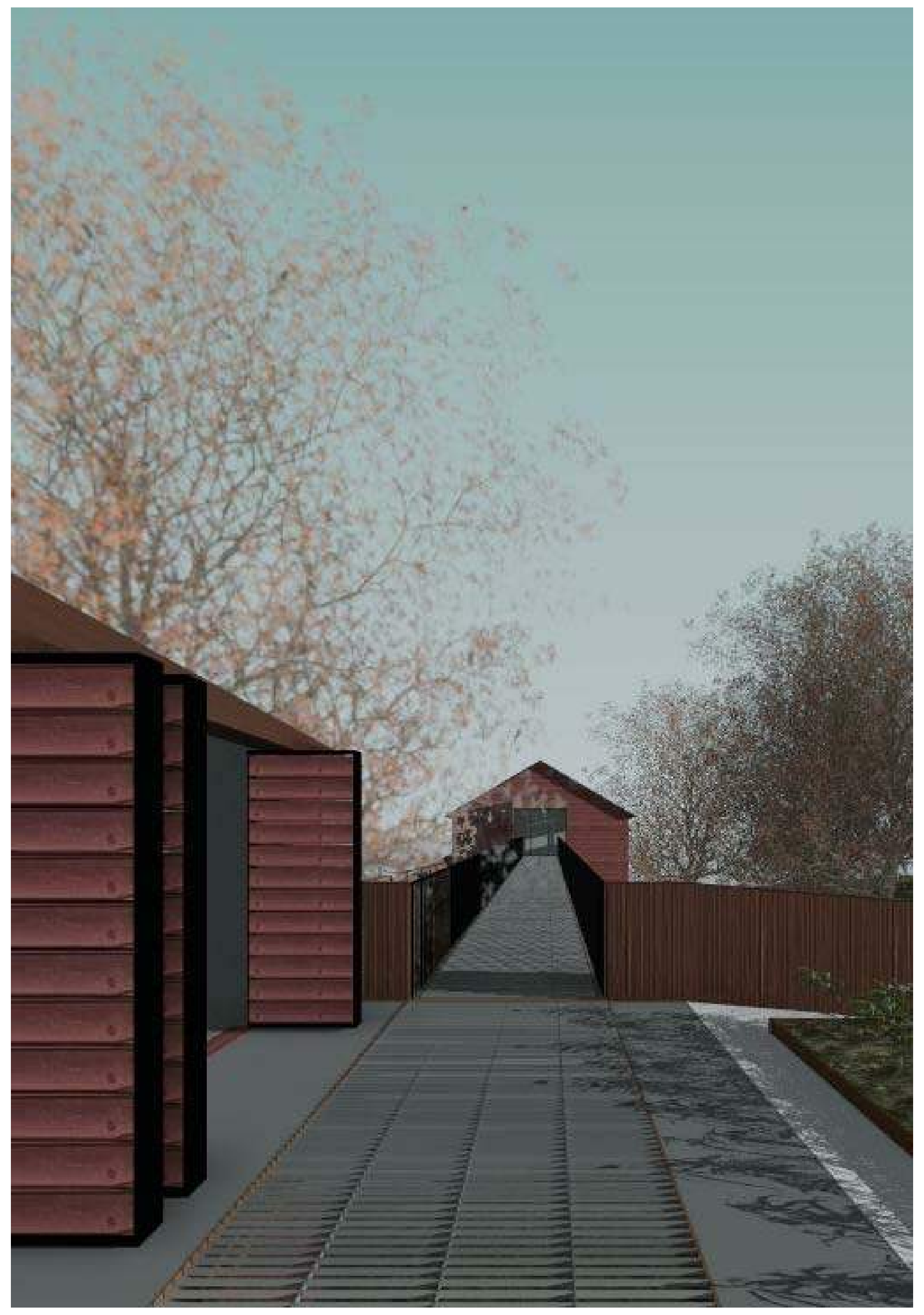
Remains of Old Trestle

3a

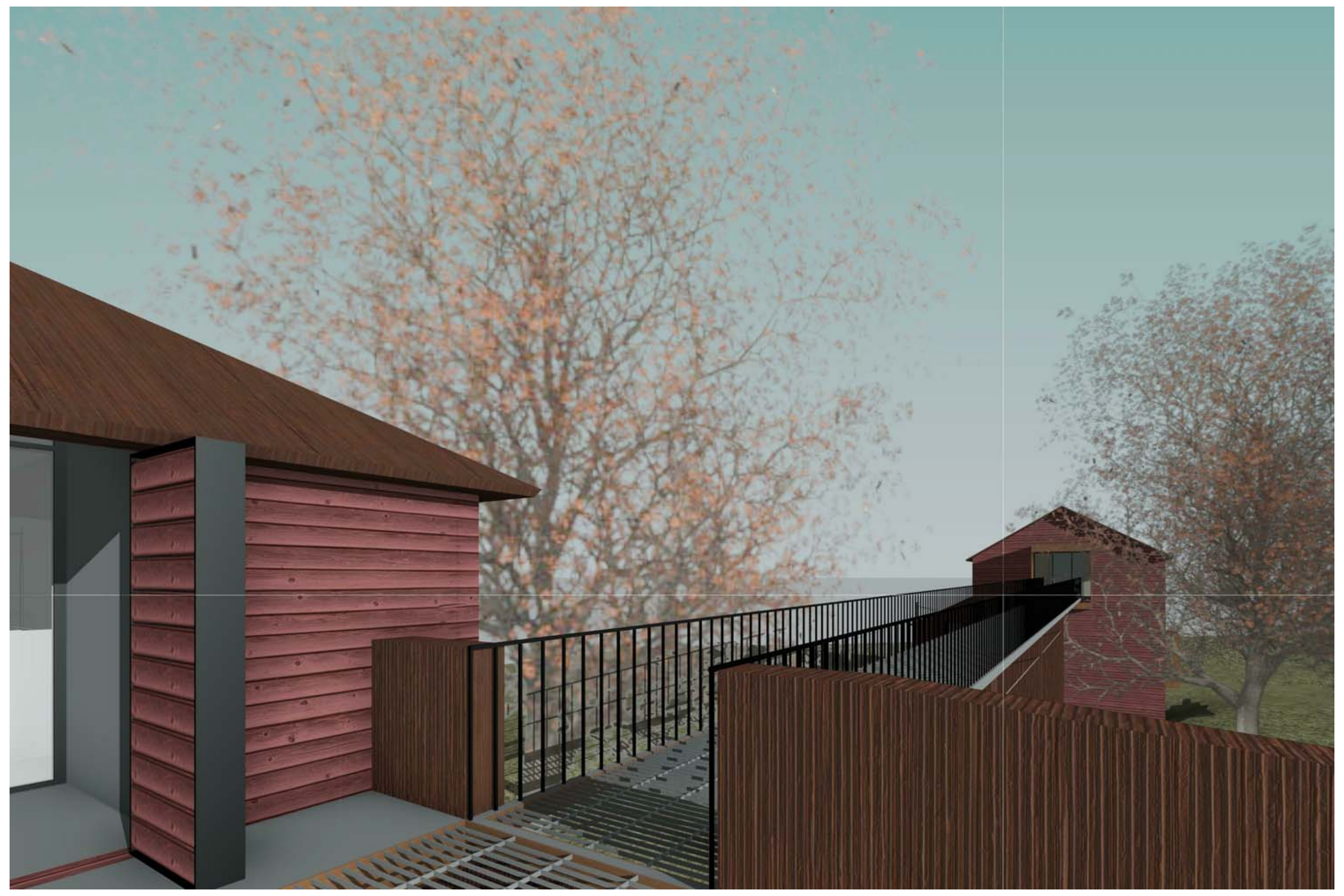
2a

1a

3b



2b



1b

Proposed Pedestrian 'Trestle' Bridge

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:34:28 AM
Drawn By: Author
Checked By: Checker
Scale: N.T.S.

Old Trestle /
Pedestrian Bridge
Views

A10.03

View from Main Approach

View from Loading Dock

NEW SHEET 1

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

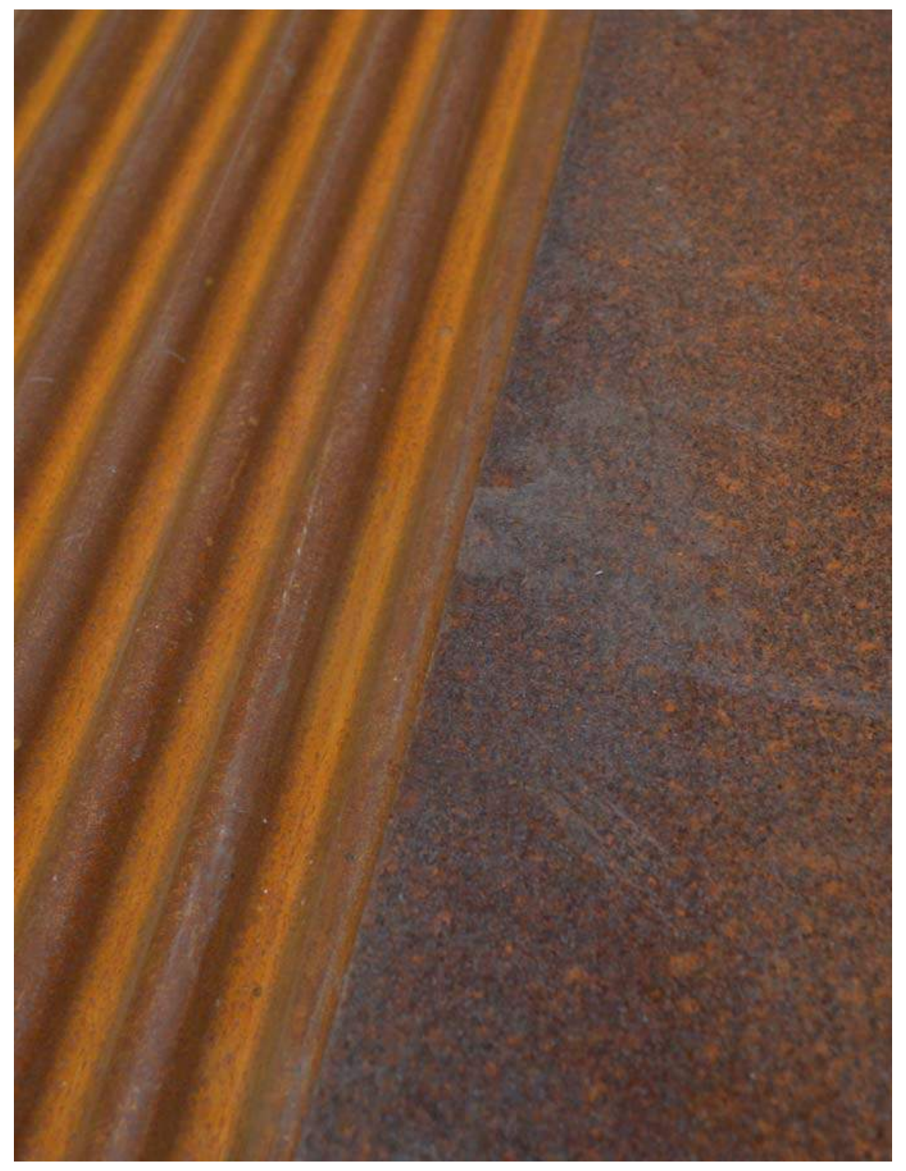
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 1:29:19 PM
Drawn By: LB
Checked By: TOL
Scale: 12" = 1'-0"

Winery Renderings

A10.04

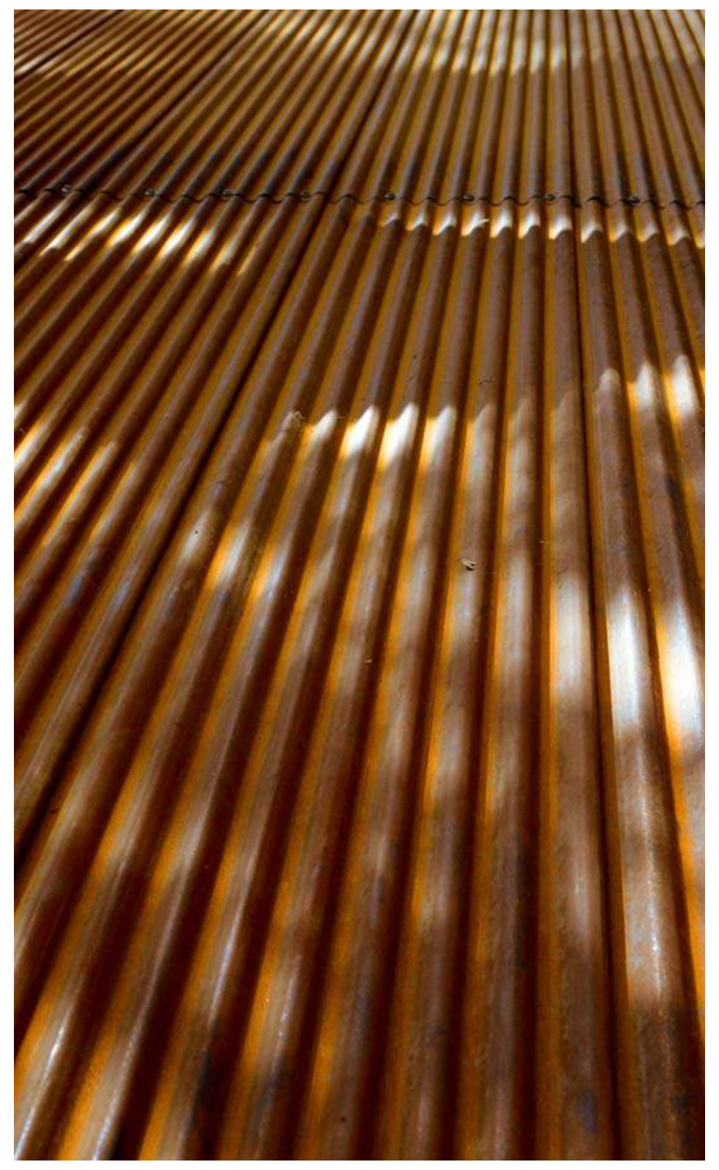
WEATHERING (CORTEN) STEEL PANELS
AT NEW WINDOW LOCATIONS



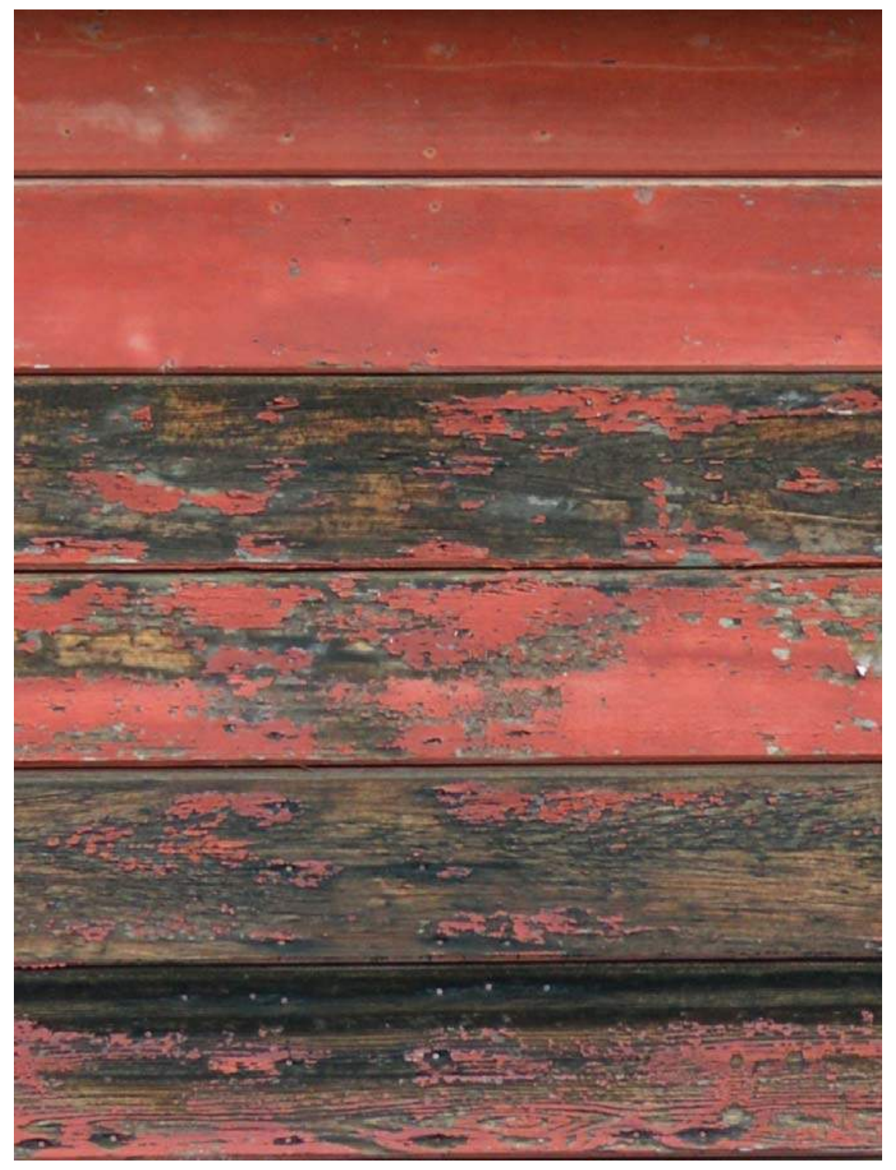
CORRUGATED & FLAT PANEL
'CORTEN' STEEL

BLACK ANODIZED ALUMINUM
WINDOW SYSTEM

EXISTING REDWOOD SIDING



'TRADITIONAL RED' HARDIE PLANK
REPLACEMENT CLADDING



CORRUGATED CORTEN ROOFING

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

T. Olle

Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:34:31 AM
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"

Materials Board - Tasting Kiln & Barn

A10.10

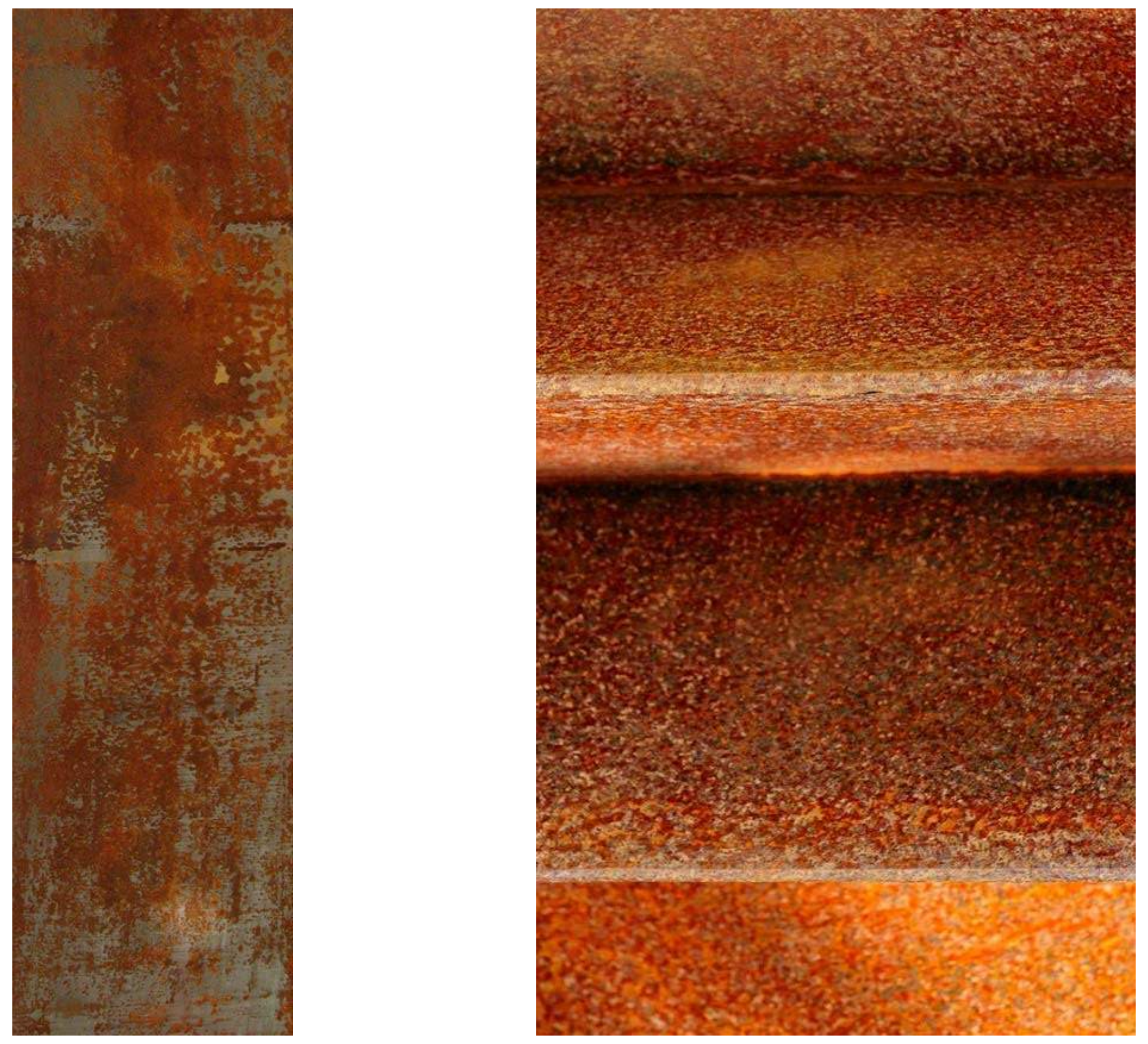
SEE ELEVATION FOR CORTEN BAR GRATING LOCATIONS AND EXTENT OF VINE COVERAGE

BLACK ANODIZED ALUMINUM WINDOW SYSTEM

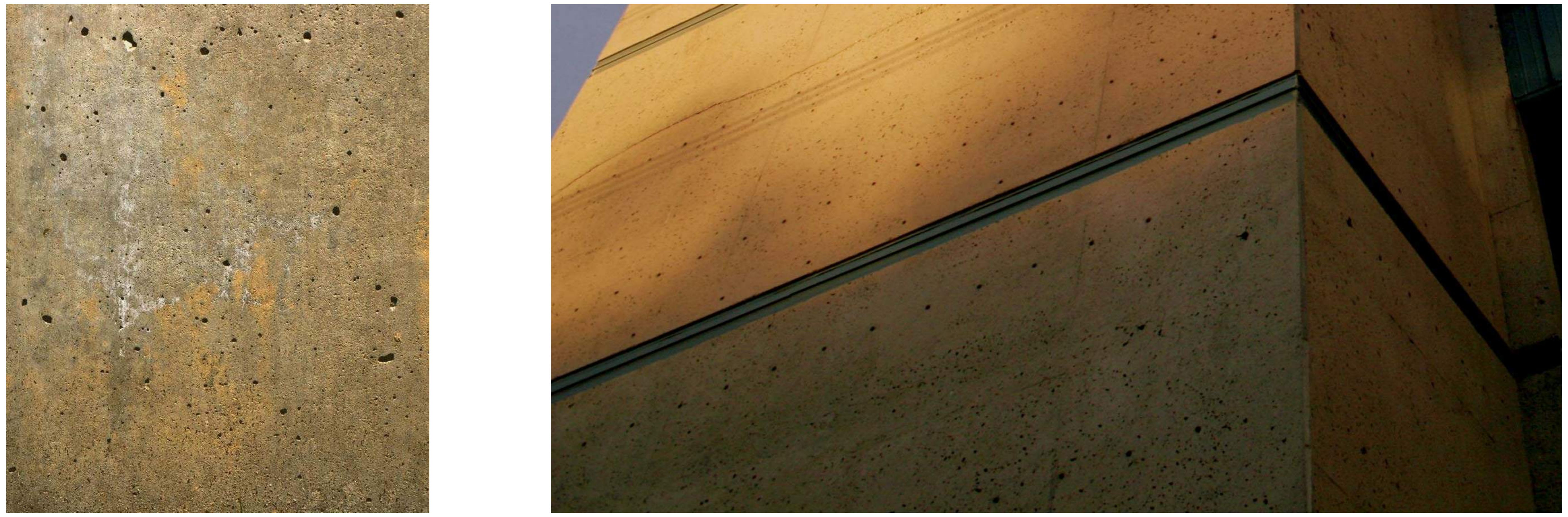
CORTEN BAR GRATING PANELS 1

VERTICAL VINE SCREENING *(SPECIES T.D.B.)*

SEE ELEVATION FOR EXTENT OF VINE COVERAGE ON CONCRETE



'CORTEN' STEEL ACCENT ELEMENTS



EARTH TONE CAST-IN-PLACE CONCRETE

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

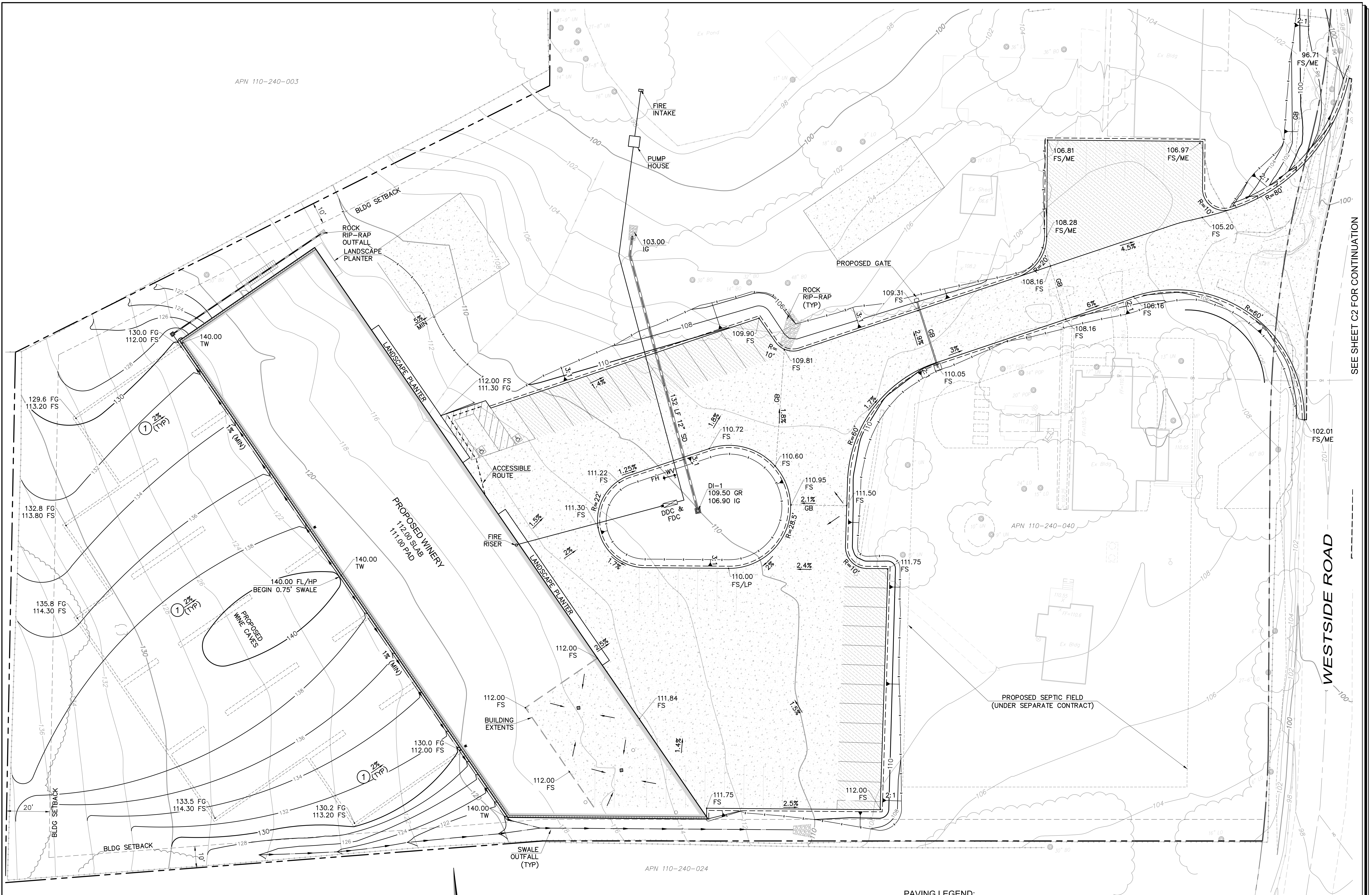
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:33 AM
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Materials Board - Winery

A10.11



WINERY PRELIMINARY GRADING & DRAINAGE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

KEY NOTES:

① SLOPE SHOWN IS FOR WINE CAVE FINISHED SURFACE BELOW

PAVING LEGEND:

▩ AC OVER CL II AB	▤ DECKING (SEE ARCH DWGS)	▧ CHIPSEAL	░ NON-COMPACTED GRAVEL PATH (SEE ARCH DWGS)
░ CONC OVER CL II AB	▒ CL II AB	▦ PERMEABLE CONC & CRUSHED STONE PAVERS	

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\13077-C1_Winery Grading & Drainage Plan.dwg, Justin Rodden, 7/17/2018 4:20:59 PM

No.	Date	Description	Approved

Revisions

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

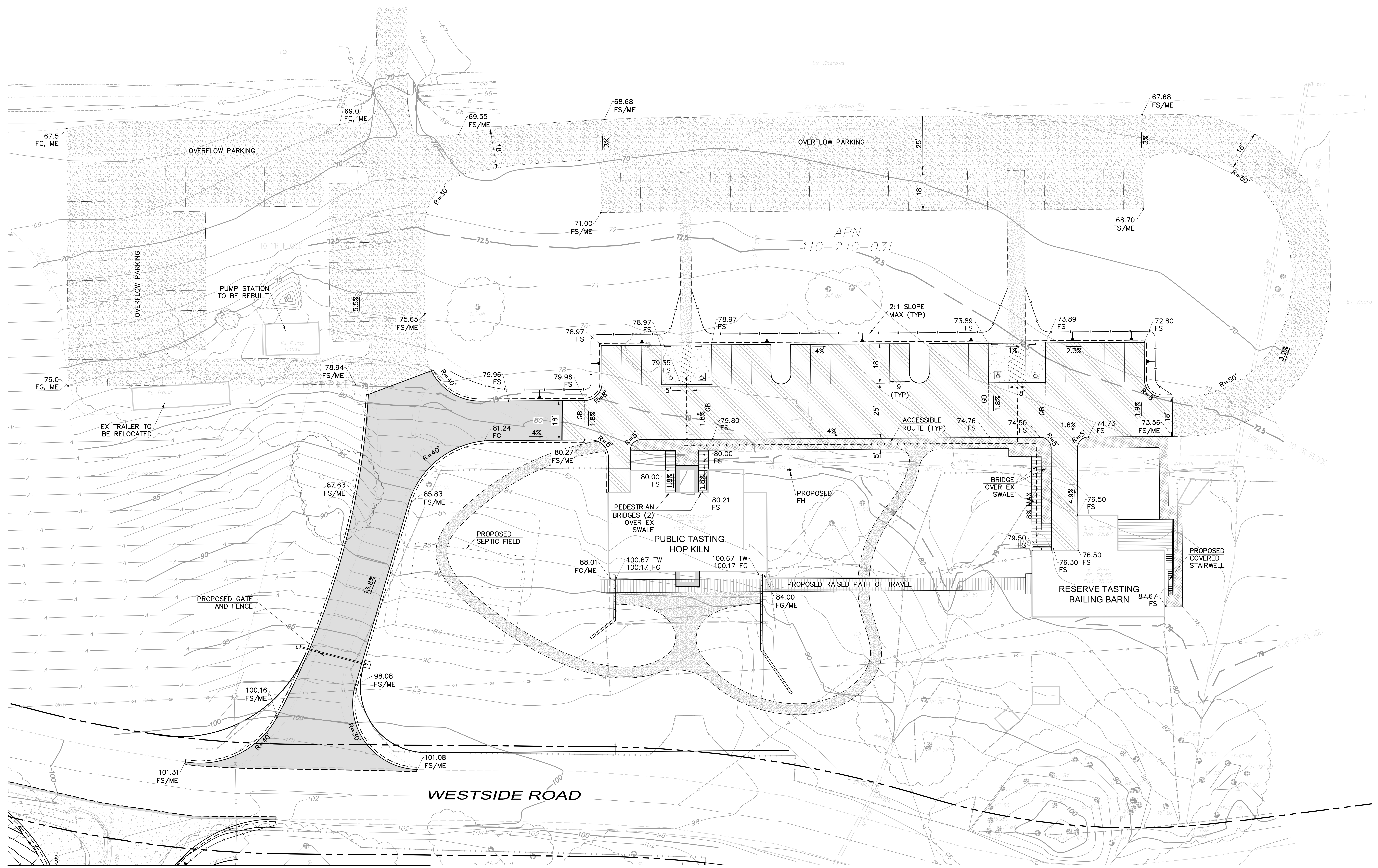
David R. Brown, RCE 41833
My license expires 3/31/2016

REGISTERED PROFESSIONAL ENGINEER
DAVID R. BROWN
No. 41833
Exp.3/31/2016
CIVIL
STATE OF CALIFORNIA

RAMEY WINERY
WINERY
PRELIMINARY GRADING & DRAINAGE PLAN
7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

SCALE: AS NOTED
Date: August 24, 2017
Design by: WJR
Drawn by: WJR/JGC
Checked by: TLS

Sheet
C1
of 2 Sheets
Job 13077



SEE SHEET C1 FOR CONTINUATION

TASTING ROOM PRELIMINARY GRADING & DRAINAGE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

PAVING LEGEND:

▨	AC OVER CL II AB	▤	DECKING (SEE ARCH DWGS)	▧	CHIPSEAL	░	NON-COMPACTED GRAVEL PATH (SEE ARCH DWGS)
░	CONC OVER CL II AB	░	CL II AB	▩	PERMEABLE CONC & CRUSHED STONE PAVERS		

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\13077-C2_Tasting Room Grading & Drainage Plan.dwg, Justin Rodden, 7/17/2018 4:21:57 PM

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

No. 41833
Exp.3/31/2016

David R. Brown, RCE 41833
My license expires 3/31/2016

RAMEY WINERY
TASTING ROOM
PRELIMINARY GRADING & DRAINAGE PLAN
7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

SCALE: AS NOTED
Date: August 24, 2017
Design by: WJR
Drawn by: WJR/JGC
Checked by: TLS

Sheet
C2
of 2 Sheets
Job 13077

DRAWING LEGEND & PLANT LIST

①	ABELIA GRANDIFLORA 'KALEIDOSCOPE'
2 →	APPLE 'FUJI', 'GRAVENSTEIN' & 'GOLDEN DELICIOUS'
③	ARBUTUS 'OKTOBERFEST'
4 →	ARCTOSTAPHYLOS 'SUNSET'
⑤	CAREX TESTACEA
⑥	OLEA EUROPAEA
⑦	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
8 →	FIG 'MISSION'
⑨	SESLARIA AUTUMNALIS
⑩	YUCCA 'COLOR GUARD'
⑪	MISCANTHUS TRANSMORRISENENSIS
⑫	PENNISETUM SPATHIOLATUM
⑬	SESLERIA CAERULA
— · —	TREE PROTECTION FENCE

△1

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:51 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

East Landscape Plan (Proposed)

L1

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:26:59 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

WEST Landscape Plan (Proposed)

L2

Resolution Number 17-010

County of Sonoma
Santa Rosa, California

September 21, 2017
UPE14-0008 Traci Tesconi

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS, COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND GRANTING A USE PERMIT APPROVAL TO RAMEY VINEYARDS, LLC FOR A NEW WINERY WITH A PUBLIC AND A RESERVE TASTING ROOM WITH TWO-GUEST ROOM MARKETING ACCOMMODATIONS ON THE UPPER FLOOR, AGRICULTURAL PROMOTIONAL EVENTS, AND INDUSTRY WIDE EVENTS LOCATED AT 7097 WESTSIDE ROAD, HEALDSURG; APN'S 110-240-031, -032, and -040.

WHEREAS, the applicant, David and Carla Ramey, on behalf of Ramey Vineyards LLC, filed a Use Permit application with Permit Sonoma to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, a new wine cave (approx. 20,720 square feet), a conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and a conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor. The request includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this portion of the project site. A four- year Use Permit term is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts are proposed. The parcel is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or related site infrastructure. The property is located at 7097 Westside Road, Healdsburg; APN APNs: 110-240-031, -032, and -040; Land Intensive Agriculture 60 acres per dwelling unit (east of Westside Road) and Land Intensive Agriculture 100 acres per dwelling unit (west of Westside Road); Supervisorial District No. 4 and 5.

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Board of Zoning Adjustments held a public hearing on September 21, 2017, at which time the Board of Zoning Adjustments heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, on September 21, 2017, the Board of Zoning Adjustments approved the project with modifications, approving the construction of a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, a new wine cave (approx. 20,720 square feet), a conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and a conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodations on the upper floor. Including 20 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, and 5 events with 120 guests) and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this portion of the project site. A four-year term to activate the Use Permit was approved as allowed under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts were proposed and were not approved under this Use Permit.

The Board of Zoning Adjustments eliminated from the project the two agricultural promotional events with a maximum of 300 guests; recommended solar panels be installed on the winery building roof; required the winery building be completed and granted final occupancy within two years of commencement of the tasting rooms operations, or the tasting rooms uses shall cease until such time the winery building receives final occupancy; and prohibited the Permit Holder/Applicant from granting any future well easements or agreements of the project site wells.

WHEREAS, the Board of Zoning Adjustments has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The Board of Zoning Adjustments has considered the Mitigated Negative Declaration prepared to address environmental impacts of the project, together with all comments received during the public review process. Based upon the full record of proceedings (including the Initial Study and all comments received), there is no substantial evidence that the project as approved will have a significant environmental effect because Mitigation Measures have been incorporated into the Project as Conditions of Approval and agreed upon by the project applicant. Changes or alterations have been required of or incorporated into the project through the Conditions of Approval that mitigate or avoid the potentially significant environmental effects of the proposed project. These changes or alterations have been agreed to by the applicant and are subject to the Mitigation Monitoring Program contained in the Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with State and County CEQA guidelines and reflects the independent judgment and analysis of the County of Sonoma.

2. The project is consistent with the General Plan land use designation of Land Intensive Agriculture, and General Plan objectives to facilitate County agricultural production by allowing agricultural processing facilities and uses, including a winery and wine cave, in the Agricultural Land Use categories (Objectives AR 1.1, AR 1.2 and AR 5.1). Processing of agricultural products of a type grown or produced primarily on site or in the local area and tasting rooms and other temporary, seasonal, or year-round sales and promotion of agricultural products grown or processed in the county, subject to the criteria of General Plan Policies AR-5c, AR-5g, AR-6d, and AR-6f, are uses permitted with a Use Permit in the LIA zoning district. The project is consistent with General Plan Goal AR-5, which states that agricultural support services should be conveniently and accessibly located to the primary agricultural activity in the area because the winery is

located in an area producing wine grapes and located within the Russian River Appellation. Tasting rooms, agricultural promotional events and industry-wide events will promote the winery and the wines produced on the site, educate visitors on the making of wines, and increase wine club membership; all as part of the marketing of an agricultural product grown and processed in Sonoma County. These activities are consistent with General Plan Objectives AR-1.1, AR 1.2, AR 5.1 and General Plan Policies AR-1a, AR-4a, AR-5c, AR-5g, AR-6a and AR-6d.

3. The primary potential land use conflicts associated with the proposed agricultural processing and visitor-serving uses, including the winery, tasting rooms, agricultural promotional events, and industry-wide events are aesthetics, exterior lighting, traffic, parking, hydrology and water use, water quality, and noise. Conditions of approval have been incorporated into the project to reduce these and all other potential impacts to a less than significant level. The proposed design plans to convert the two existing hop kiln buildings into tasting rooms received preliminary approval in a joint session of the Sonoma County Landmarks Commission and the Design Review Committee. The two hop kiln buildings are dilapidated and unless they are rehabilitated, the County could lose an important part of the local agricultural heritage. The joint committee also recommended approval of allowing the two hop kiln buildings to remain within the scenic corridor setback along Westside Road and to be kept at their present height, which exceeds the 35-foot height limit in the LIA zoning district. A condition of approval requires that HD (Historical District) zoning be placed on the east side of the project site where the hop kiln buildings are located. The winery building and wine caves on the west side are located outside the 200-foot scenic corridor setback and meet other setback requirements and the 35-foot height limit in the LIA zoning district. All elements of the final site plan and design require final approval by the Design Review Committee and the Landmarks Commission prior to issuance of building permits, to ensure compliance with conditions of approval and mitigation measures related to aesthetics, neighborhood compatibility and preservation of historic and cultural resources. New exterior lighting shall be low mounted, downward casting, and fully shielded to prevent glare. Lighting shall be shut off automatically after closing and security lighting shall be motion-sensor activated.

The Final Traffic Study prepared for the project by the traffic engineer from W-Trans, dated March 10, 2016, was reviewed and accepted by the Sonoma County Department of Transportation and Public Works. An Addendum letter prepared by W-Trans, dated April 21, 2017, explains that collision history for the study area indicates there were two collisions on the study segment in the most recent five-year period according to California Highway Patrol records. The collision rate is below average and according to the traffic engineer of W-Trans, the segment appears to be operating within expected safety parameters. The Conditions of Approval require driveway improvements, right of way dedication, and provision of all parking on site with no parking allowed on Westside Road. The frequency and size of agricultural promotional events are limited, and industry wide events will be two days total. Sight distances along Westside Road from the existing driveway locations were evaluated by W-Trans based on sight distance criteria contained in “A Policy on Geometric Design on Highways and Streets,” published by American Association of State Highways and Transportation Officials (AASHTO). The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. Sight distance to the north of the tasting room driveway on the east side, after removal of the existing Westside Farms sign, is more than 400 feet. To the south of the tasting room driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic. The sight distance to the south of the winery driveway on the west side is 250 feet. To the north of the winery driveway, vegetation will be removed and the northwesterly hillside of the project site lowered and terraced to allow a sight distance of 250 feet, in accordance with a letter report, Grading and Cross Section Plan, and a Stopping Sight Distance plan prepared by the applicant's engineer, Adobe & Associates. Adobe & Associates also prepared a video simulation showing vehicles traveling along the project site with the sight distance improvements completed and sight stopping distance scenario. An Addendum letter from the traffic engineer of W-Trans, dated September 13, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway. Also, an existing mirror across Westside Road on the project site will remain and will extend sight lines.

In addition, a mitigation has been incorporated into the project to limit guest capacity for agricultural promotional events on the west side of the project site to a maximum of 30 guests which equals 12 vehicles using the standard ratio of 2.5 persons per vehicle. Industry wide events will not be held on this portion of the project site. A Traffic Control and Parking Management Plan has been prepared by the applicant to demonstrate queing areas for guest vehicles along the two project driveways for the winery and tasting rooms and the locations of parking attendants on duty for the duration of events. A Traffic Study's sensitivity analysis was done to demonstrate that even with events happening at the same time at more than one winery, there would not be traffic conflicts or an overconcentration of use. However, a condition has been added to the Use Permit to require event coordination between the Ramey winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since these event days are set by the Russian River Valley Grape Growers Association. The conditions also prohibit scheduling larger events during large organized bicycle events. Furthermore, a standard condition is included in the Use Permit requiring the applicant to participate in a future event coordination program to be used for wineries.

Based on the results of the Noise Assessment, dated March 2017 and the Noise Addendum dated August 2017 prepared by Illingworth & Rodkin, Inc., due to the distance of sensitive receptors (residences) and consistency with Table NE 2 of the Noise Element of the General Plan, mitigation is required to reduce heavy truck noise and mechanical and bottling noise. By extending a proposed retaining wall on and along the southerly property line next to the winery building, placing solid walls in the area of the mechanical room and restricting nighttime truck use and nighttime bottling, the noise standards of the General Plan can be met. Conditions of approval provide mitigation to reduce potential noise impacts from the different site features and buildings. The use of amplified music and sound, loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music are only permitted indoors in the two tasting room buildings during daytime hours until 9 P.M. with doors and windows closed. Amplified music within the tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet. No outdoor music or use of sound systems is permitted around the tasting room buildings. No amplified music or sound is permitted either indoors or outdoors at the winery building. Outdoor events can only occur within the Picnic Grove Area until 9 P.M. and may use amplified speech limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. In the Picnic Grove Area, the use of quieter, non-amplified, acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors, during daytime hours until 9 P.M. Prior to temporary or final occupancy of the winery building or tasting room buildings, a long term, on-going Noise Management and Monitoring Plan for event activities shall be submitted and cleared by the Permit Sonoma Health Specialist. The Plan shall be implemented for the project operations. The applicants have agreed to the Mitigation Measures and Monitoring program.

The Groundwater Availability Study prepared by EBA Engineering concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed project and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the fact that the project site is located within a Class 1 water area, identified in the Sonoma County General Plan as a major groundwater basin, and the underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer. The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measurable changes in surface water flows in the Russian River. A Condition of Approval for the project prohibits the Permit Holder/Applicant from granting any future well easements or agreements which would allow water from the project site wells to be used by third parties or transferred for off-site uses.

All project development will be over 800-feet from the Russian River. According to the Plan, there will be a slight increase in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff in the area of the winery improvements will be captured in the existing pond. The existing pond will have adequate capacity to capture increase. Water treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will infiltrate into the existing vegetation prior to exiting the property. The Best Management Practices incorporated into the proposed project, including the vegetated buffer areas, will provide the necessary treatment to meet the County's Low Impact Development (LID) requirements. . These improvements as designed would reduce the potential impacts on water quality to a level of less than significant.

The industrial wastewater from the proposed winery processing will be collected, aerated and stored in a series of treatment tanks to be disposed of via an irrigation system to serve the on-site vineyard. Domestic sewage disposal from the tasting rooms, marketing accommodations, guest and employee restrooms will be disposed of via on-site septic systems adjacent to the tasting room buildings on the east side and near the existing farmhouse on the west side. Both the winery wastewater system and the domestic systems will be designed by an engineer to meet all applicable standards. The property consists of flat gentle sloping terrain with slopes ranging between 5-15 percent. The soil classification of the project site is "Yolo Loam" which is commonly found in the Russian River and Dry Creek Valleys and described as sandy loam, gravelly loam, silt loam, and clay loam surface layers in some areas. Yolo Loam is suitable for domestic and industrial wastewater disposal systems. The Russian River forms the eastern boundary to the property. Both the winery wastewater system and domestic septic systems will be more than 800 feet from the Russian River.

4. The proposal is consistent with the LIA (Land Intensive Agriculture) zoning designation, which allows the following under Section 26-040-020 (i) of the Zoning Ordinance with a Use Permit approval: tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county. Sonoma County has a long history of permitting agriculture promotional events at wineries as a marketing tool that promotes the wine produced or grown on site. Project conditions of approval prohibit the winery facility from being rented out to third-parties for any activities, including events, weddings, or concerts.

5. The project is consistent with the Scenic Resources and Scenic Corridor development standards in Article 26-64 of the Zoning Ordinance. Specifically, the project proposes to rehabilitate and repurpose the hop kiln and baling barn buildings which are historic resources located within the Scenic Corridor 200 foot setback from the centerline of Westside Road. To the extent that the project requires new construction or structures in the setback related to the hop kiln and baling barn buildings, this construction is allowed pursuant to an exception in Section 26-64-030 (a)(5)(i) for new structures subject to design review which are associated with existing structures. To the extent construction in the setback relates to the existing hop kiln and baling barn buildings, it is allowed under an exception in Section 26-64-020(a)(3) for the maintenance, restoration, reconstruction or minor expansion of existing structures.

6. The project is consistent with the Land Conservation Act because: 1) the project will be supportive of agricultural production on the project and in the local area; 2) the project would not affect the agricultural use on adjacent properties because noise will be controlled and all parking needs can be accommodated on the project site; 3) the project site will continue to be devoted to agricultural use because well over fifty percent of the property is planted in vines; 4) all other uses, including the winery building, tasting rooms, associated parking, landscaping and outdoor activity area, and existing residence are compatible with the agricultural use of the property and are consistent with the Land Conservation Act's Principles of Compatibility and the County's Uniform Rules for Agricultural Preserves. The existing and proposed development will collectively occupy no more than 3.75 acres of the 75 acre site, which meets the threshold to ensure that they remain incidental to the primary use of the land for agriculture; 5) there will be no removal or displacement of vines; 6) operation of the tasting rooms and hosting agricultural promotional events are consistent with the Land Conservation Act because they are marketing tools to help sell the wine produced on-site and ensure the long term viability of the vineyard and processing facility; 7) no permanent structures solely devoted to the agricultural promotional event activities will be constructed on the site, and none of the events will last more than two consecutive days; 8) the marketing accommodations for two guest rooms are consistent with the local Uniform Rules; and 9) the agricultural promotional events and industry-wide events are annually limited in number, duration, and scope to ensure that the increase in the temporary human population drawn to the site will not hinder or impair agricultural operations.

7. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the

neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. As discussed in Finding 2 above, in summary, the particular circumstances in this case are: exterior lighting must be low mounted, downward casting and fully shielded to prevent glare, lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated; Westside Road is adequate to support the volume of traffic associated with the proposed land uses; improvements will be done on the project site to provide adequate northerly sight line on the winery side of the project site, the project will not compromise agricultural capability because the proposed use is related to agriculture and no vines will be removed to accommodate the project; and mitigations have been incorporated into the project to ensure that noise from construction, winery operations, and agricultural promotional event and industry wide event activities shall meet the Daytime Noise limit standards established in the General Plan, with limited hours of event activities, and the conditions placed on the project to control noise and restrict the use of any outdoor amplified music and sound systems. Other project related circumstances include that the project will not create a detrimental concentration of visitor-serving and recreational uses because the traffic generated by the project will not result in road access conflicts; the project will preserve historic resources important to the local agricultural heritage and the rural character of the neighborhood; the project applicant will coordinate agricultural promotional events with the two adjacent wineries to off-set event days and/or event times , and no event will be held the same time as a large bicycle event. The project site wells will not affect or cause a significant drawdown of neighboring wells in the area or the Russian River; a Traffic Control and Parking Management Plan will be implemented to control guest traffic entering and exiting the project site, and guest vehicle parking and movement on the project site. Use of amplified music or sound and loud musical instruments are only permitted indoors at the tasting room buildings during daytime hours with doors and windows closed. Outdoor events and activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the Site Plan. In the Picnic Walnut Grove area, amplified speech is limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. The winery’s Use Permit is under a one-year review of event activities after commencement of the first event to determine condition compliance.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit ‘’A‘’, attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board’s decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments' action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner Mauritson, who moved its adoption, seconded by Commissioner Reed, and adopted on roll call by the following vote:

Commissioner	Carr	No
Commissioner	Reed	Aye
Commissioner	Davis	Aye
Commissioner	Mauritson	Aye
Commissioner	Shahhosseini	Absent

Ayes: 3 Noes: 1 Absent: 1 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

permit SONOMA

County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments
MINUTES

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: September 21, 2017
Meeting No.: 17-09

ROLL CALL

Greg Carr
Larry Reed
Komron Shahhosseini-Absent
Pamela Davis
Cameron Mauritson, Chair

STAFF MEMBERS

Dean Parsons
Rod Simpson
Traci Tesconi
Danielle Letourneau, Secretary
Leslie Thomsen, County Counsel

BOARD OF ZONING ADJUSTMENTS REGULAR CALENDAR

Item No.:	2
Time:	1:30 PM
File:	UPE14-0008
Applicant:	David and Carla Ramey
Owner:	David and Carla Ramey Trust
Cont. from:	N/A
Staff:	Traci Tesconi, Project Planner
Env. Doc:	Mitigated Negative Declaration
Proposal:	Request for a Use Permit to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, and a new wine cave (approx. 20,720 square feet) on the west side of the project site. On the east side, is the conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation on the upper floor. The request also includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30

guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this side of the project site. A four- year Use Permit term to activate the permit is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts are proposed. The parcel is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or related site infrastructure.

Location: 7097 Westside Road, Healdsburg
APN: 110-240-031, -032, and -040
District: 4 & 5
Zoning: LIA B6-60; F1, F2, RC200/100, SR, VOH (Land Intensive Agriculture: Flood Plain; Riparian Corridor 200/100; Scenic Resources; Valley Oak Habitat Combing Districts – east of Westside Road); LIA B6-100; SR (Land Intensive Agriculture: Scenic Resources – west of Westside Road).

Staff Presentation: Traci Tesconi summarized the staff report, which is incorporated herein by reference.

David Ramey, Applicant, Sonoma County resident for 40 years, has helped to establish many wineries. He has been operating in leased buildings in Healdsburg since 2002. He wishes to purchase property to have better control over their business and pass it down to his children. The subject property is ideal for their growing business. The emphasis will be on a mid-sized winery. They are not asking for an event center. They want to improve safety on the west side turn into the property and replace the existing trees.

Allen Ramey, **Healdsburg and property owner,** is committed to the project and the property. They purchased the site in 2012 and have spent 4.5 years planning the winery. Denial of the project will have a negative financial impact on the family. Ramey considers the project to be a family commercial farm and tasting room. They would like a kitchen to be able to prepare hot meals for their team in the hop kiln building.

Carla Ramey, Healdsburg, stated that she uses the back of the house to do bookkeeping, payroll, permitting, taxes, etc. Regarding concern expressed about the “office complex,” there are two offices below and 10 offices above. They have 11 employees who need office space. She did not feel that this is excessive, as they employ sales people. Another comment called the project a distribution center. They are part of the Vintners Co Op, so the wine goes there once it’s bottled. Direct-to-consumers orders go through a fulfillment center.

Claire Ramey, Westside Farms, stated that the 60,000 cases proposed for the site is below the case average for the area. Ramey discussed other winery permits on Westside Road. They are asking for 22 events per year, are not proposing parties. The events will promote agriculture in the county. The owners want to work with neighbors along the road and bicycle events so there is no overlap.

Public Hearing Opened at 3:09

Ariel Kelly, Healdsburg, lives near the property. She supported the project and is excited about the plans for historic restoration.

Kim Wallace, a second generation owner of a winery, supported the project, and appreciates the sustainability measures being incorporated.

Stuart Brian, Santa Rosa, has known the applicant for 30 years and attests to his wine making skills and integrity. The wines he produces are some of the highest quality. He supported the project and said it would be a fine use for the property.

Laura Morgan, Sebastopol, opposed the project because of the cumulative impact from similar projects on the rural road. The Winery Working Group goal is preserve rural Sonoma County. It is not the subject application, but the overall concentration that need to be regulated.

Jean Larson, Redwood Empire Food Bank, which provides millions of meals in the region, and couldn't do it without the support of businesses in the area. The Ramey family are excellent supporters and as their business grew so did their support of the community. Their support is consistent and has helped to expand programs, build buildings. Their generosity over the years has helped to give over 100,000 meals per year. For their size, the Ramey family is one of the most generous and supportive donors.

Nancy Bailey, Sebastopol, knew people who were prior owners of Farrell Winery and were anxious about who might purchase the property. They were extremely relieved when the Ramey family purchased the property, and could not think of a better neighbor. The family is involved in the community, has a family history, are in it for the long haul, and for the right reasons.

Tom Bonomi, Sebastopol, stated that the Ramey family are the right owners for the property and value the importance of commercial enterprise while seeing the need to preserve the historic buildings.

John Blucher, Westside Road, a life-long farmer and resident of Westside Road has seen the decline of the buildings on the property. He looked forward to seeing this project approved and feels the Ramey family will be great neighbors. It will retain the rural character. The scenic corridor is scenic because of the wineries, but the biggest detraction to rural character are the large homes built on agricultural land.

Tom Klein, owner of Rodney Strong Vineyards, said he that the applicant is honest, pragmatic, humble, and one of the geniuses of wine making in the county. He will live up to what he says he will do, he will work with the county to come up with solutions, and Mr. Klein supported the project.

Judith Olney, Westside Road, long time Sonoma County resident, expressed concern about the allowed uses, scale and impact of such a large project. The Chair should remind people what is being considered. The integrity of the family is not pertinent to the discussion. The Use Permit goes with the land as it is passed to new owners. We are reviewing a winery with different tasting rooms. The hop kilns and bailing barns are in the Scenic Corridor. Design Review and Landmarks Commission were clear about stated that permitted uses must be consistent with the General Plan.

Mark Bommersbach, Westside Road, stated that the BZA should deny the permit because public safety issues. The traffic review is insufficient for the sight distance portion. Apart from the CEQA issue, cars may drive faster, and it is a popular road for bicyclists. There are too many tasting rooms already located on Westside Road, and the BZA recently denied two other projects on the road.

Lisa Amador, Healdsburg, supported the project. She expressed confidence that the project should move forward with all the studies and the years that have passed.

Joan Ramsay had to leave but submitted her printed talking points.

John Balletto, Sebastopol, supported the project. The applicants have completed all required studies, it is consistent with General Plan policies to support agricultural heritage. There is a Right to Farm Ordinance in this county, and the project falls under this ordinance. Balletto stated that they were blessed to have David Ramey running his winery in this county. Mr. Ramey helps promote Sonoma County around the world.

Lee Martinelli, Forestville, grows apples and grapes and sells some of their grapes to the Ramey Winery. He has done this for a couple of decades. He supported the restoration as commendable and stated that agricultural processing facilities are needed whether for apples, wineries, or chickens. Processing plants are vital to agriculture, and without them, farming cannot continue.

Nancy Citro, Westside Road, stated that average case production is 20,000 and this is 3 times that size. The relevant comparison should be to those wineries on Westside Road rather than the Russian River appellation. Visitor serving uses have been super-sized with all the events and commercial kitchens. There have been 200 wineries opened. The BZA should not deny the changes because they are in the Scenic Corridor, as was done recently with another project. Citro also expressed concern about road safety. The proposed modern winery building will be detrimental to the rural character of our county.

Eric Grams, Healdsburg, owns the vineyard on the south side of the Ramey property. He stated that the Ramey family has given much to the wine business in the county and has added to the prosperity of the county. They are a family operation and have been forthcoming about plans with neighbors. Grams was pleased that the dilapidated buildings will be refurbished and will help memorialize the county's long agricultural history. He is pleased to have the Ramey family as neighbors and supports the project.

Bryan Scott, Brentwood, also supported the project. It fits well in the surrounding area, and is consistent with traditional agriculture in the area. The project will be a high quality undertaking and will fit on the site in a crisp, balanced manner.

Lisabeth Holmefjord, Healdsburg, supported the project and asked for the permit to be approved. The owner is supportive of the local community, and the family is generous and supports local businesses in the community.

Trini Amador, Healdsburg, is next door neighbors of the Ramey family. He supported the project. Westside Road is not a residential area, it is an agricultural/business area. 90% of Westside Road is taken up by agricultural activities. This project is accentuating the rural character of the area. This zoned agricultural area is not any busier than other agricultural areas. Wine tasters in the area use Uber or professional drivers.

George Hamel, Kenwood, went through the application process himself. He believes that Sonoma County residents should embrace this project without hesitation. He believes in the value of the entire family working together, it's a throwback to a different era. The Ramey family listened to the community and their application reflects their consideration of the community requests.

Doug McIlroy, Healdsburg, supported the project. His family owned property before there were any tasting rooms on Westside road. He could not think of a better project than that which the Ramey family is proposing. The historic reconstruction is valuable.

William Campbell, Healdsburg long-time resident, recalled what it was like before all the wine development. While thankful for the wine industry, the hop kilns are dying. The project would be good for Healdsburg.

Sue Christiansen, Westside Road, works part time for a winery. She expressed concern about the proliferation of wineries on the road. She was concerned that five events with 120 people and the other events with 300 people is too great and will greatly impact the area when there are cumulative events taking place. Traffic is always a problem when there are events.

Greg Dexter, Healdsburg, supported the project. They employ 16 people, and they support the community where they live and work. Dexter said the project will rejuvenate Westside Farms and ensure that the hop kilns will be there for us to enjoy for generations.

Cameron Frey, Healdsburg, is employed by the Ramey Winery in 2002. He stated that the employees are an extended family and what motivates them is the story behind the wine: It expresses the soil, the region, etc.

Mike Martini, Santa Rosa, supported the project and holds the Ramey family in high esteem.

Lockie Gillies, Healdsburg, has been employed by the Ramey family for 11 years. It says a lot about the Ramey family that their employees feel like family. He supported the project 100 percent.

Mike Haney, Director of Membership of Sonoma County Vintners supported the project and attested that the family is generous, active in the community, and the project is well thought out and perfectly compatible with the character of the area. The historic restoration will add to the character.

Al McWilliams, immediate neighbor, stated that there is probably no one in this room would be impacted more than him. They will see the winery outside their kitchen window, and they are in full support of the project.

Mark McWilliam, owner, Arista Winery, Westside Road, commented that public safety, noise and density are a concern. Traffic is already bad and a new winery will only add to congestion. A significant amount of the traffic is unrelated to the wineries on the road. During bicycle races, public safety is the real issue, not the winery business. He fully supported the project.

Kevin Barr, Geyserville, commented that when the pumpkin patch was located at the site, traffic was not a problem. He thinks it is great that the hop kilns will be restored and supported the project.

Larry Martin, Forestville, Founder of Food and Wine trails, stated that he is a former planner and it is his opinion that land owners have not been able to use their land as designated because of citizen groups.

Judy Temblock, Santa Rosa, wondered why the report chose to use weekend hours which were the loudest to determine noise impacts.

Olle Lundberg, Cazadero, is the architect of the building. He expressed hope that their work shows their passion and Lundberg feels it will be an extraordinary piece of architecture for the county. Wineries are one of the few architectural opportunities to work with the relationship between landscape and building. Respect has been given to the historic nature of the site, and there is a chance to save the hop kilns with an architectural solution.

Fred Swinth, Illingworth and Rodkin, is co-author of the noise study. His firm has worked on many noise studies in the county. Most proposed events are far away from the neighbors. They used weekend hours in their analysis because there will be more activities going on at that time. All of the activities of this project meet county standards for noise levels. **Commissioner Carr** asked if all the winery noise would meet standards at the property line. Mr. Swinth stated that noise impacts were mitigated at the property line. Parking right next to the cut slope that the building is cut into was an issue.

Terry Harrison, representing CAFF, disagreed with the staff report which indicated that this winery will not result in an overconcentration. There are 9 existing wineries/tasting rooms in a nearby radius, and this is overconcentration. Grapes will be brought from outside the county-this could eventually impact Sonoma County's reputation for fine wines. There will a lot of foot traffic and this is in proximity to the blind curve. Greenhouse gas emissions do not include those associated with the building structures or equipment. Harrison urged denial of the application.

Andy Bannister, Sebastopol, General Contractor for Ramey, stated that the historic buildings are getting worse every year and area in need of repair. It would be a shame if they were to collapse. The project is an authentic and supports agriculture on that property. He urged for support of the project.

Kathy Pons, Valley of the Moon Alliance, Kenwood, stated that preservation of real agriculture and processing is important, but it is the visitor serving and marketing uses that are hard to absorb in these districts. The character is impacted by the visitors and it commercializes agriculture. It goes into tourism. Road safety, concentration and noise should be the primary concerns for these projects, followed by the uses and conditions and how they fit on the parcel and the area.

Tom Rochioli, Westside Road, supported the project. Has expressed concern about events, but stated that Westside Road will benefit from this project.

Public Hearing Closed at 4:59

Bill Carle – Carle, Mackie, Power and Ross , spoke about the driveway and safety. There will be no forklifts going across the road. There won't be any people walking across the road. No member of the public will go across the road. The modern building is not an issue because it is not visible from Westside Road. Consideration of the size of the site is a better judge for case capacity. From a scale standpoint, the request is not out of proportion. If the project is denied the hop kiln buildings will not be renovated. There are mitigation measures established for noise. Regarding comments about speed on Westside Road, the W-Trans traffic report presents valid evidence and the rest is anecdotal.

Mr. Carle commented that issues of cumulative impact and overconcentration have not been defined yet. The Board of Supervisors will have to make policy at some point. The largest event is for 300 people, and the W-trans report give solid evidence that an addiitonal 350 people could be added without impacting the traffic to a substantial degree. They have identified other events in the county and they will not have events that coincide with events on Westside road that would cause impacts.

The applicant believes he can fit in with the existing neighborhood relative to other wineries in the area. He is willing to have conditions in place to make sure that events that are hosting 100 people or more don't have an impact. The staff report addresses the issue that are brought up in regards to large events.

Condition #82 needs to be clarified as it relates to stand alone tasting. The tasting room may be completed before the rest of the winery is complete. The county does not want stand alone tasting rooms. If they don't complete the winery within a certain time frame, the tasting room shuts down until such time as the winery is completed an occupied. This should be added to the condition. Everything they are requesting fits within General Plan Policy AR4a.

Commissioner Questions:

Commissioner Mauritson asked for a clarification of what would be done with winery wastewater. **Staff Tesconi** stated that it water would go into a treatment system and be used for vineyard irrigation.

Commissioner Mauritson asked what type caves are proposed, **Staff Tesconi** replied Type 2. **Commissionser Mauritson** asked if there would be tasting in the caves. **Staff Tesconi** said no, that there will only be access for employees. No public entry and no tasting are permitted.

Commissioner Mauritson asked about water easements on the property, and **Staff Tesconi** indicated that there are five wells on the property. **Commissioner Mauritson** then asked if there were conditions on new water easements. **Staff Tesconi** stated that there were not.

Commissioner Mauritson asked what percentage of grapes are imported. The applicant responded that the county requires that grapes be primarily from the local area and from adjacent counties. Ramey imports grapes from Napa and Sonoma, but they are focusing on using Sonoma grown grapes. 70 percent of the fruit used now is from Sonoma County.

Commissioner Mauritson asked if the applicant feels he needs large events be successful in business. The applicant stated that he was unsure where to draw the line. It is hard to imagine having 300 people there at the same time.

Daylene Traffic Consultant (W-trans) stated that Westside road does not have very good sight lines. The traffic study looks at the speed of traffic when it comes around the curve to where they would see someone waiting at the driveway of the winery. Sight distances and sight lines are CEQA issues. The study recommended that trees be removed to help sight distance. When measuring, W-trans always measures 15 feet back from the edge of a driveway.

Commissioner Carr asked what the determination of 390 feet was based on. And Ms. Whitlock stated that the guidelines come from AASHTO. Commissioner Carr stated that 250 feet would give the driver enough time to see someone and stop.

Commissioner Davis wondered if the road cut would impact anything further down the road. Ms. Whitlock indiacated that the advisory speed for the curve is about the sharpness of the curve and the steepness of the road. Improvement of sight lines doesn't change the speed at which people can drive. There is solid evidence that when people can see farther, they drive faster.

Commissioner Davis asked how they came up with the number of persons per vehicle in trip generation. And Ms. Whitlock stated it comes from the county.

Commission Carr asked if the traffic analysis included cumulative traffic impacts for events occurring at other wineries in the area. Ms. Whitlocks stated that they looked at volume going in both directions and took into account that you cannot pass anywhere on this road. Then they determined the capacity of the road way and kept upping it until they hit the next level of service (D). It's not about having events on the same day, if you have a bunch of people coming for an event, once they are there you can have another event because all the cars for the first event are already there. Commissioner Carr asked how they know that everyone arrives at different times during an event and asked what the worst case scenario would be. Mr. Whitlock stated that it's about how the traffic is spaced. The reason there are no weddings is because there is a specific start time and that increases traffic impacts. Wine events are spread over time during the day, by appointment.

Commissioner Carr asked if permits have been conditioned to avoiding a worst case scenario, and **Staff Tesconi** stated that she did not recall ever doing a time slot thing, except to state when events have to end.

Commissioner Reed asked if this is looked at during the one year event review, and **Staff Tesconi** stated yes, it checks to assure that the applicant is meeting the conditions of their Use Permit. Commission Reed asked how it is tracked, and Staff Tesconi stated that the applicant is required to come back to the BZA with that informatoin.

Commission Carr asked staff to show where the fence and noise barrier were located and to clarify the justification of repurposing the buildings in the scenic corridor. **Staff Tesconi** said that on that particular section of the scenic corridor, her rationale was to use the fence. Design review and Landmarks looked at the changes to the hop kilns and determined they were minor.

Commissioner Carr wanted to see Condition 20, edited to state that construction could go until 7 pm Commissioner Carr asked if there is another winery coming down the pike in this area**. Staff Tesconi** indicated that the Dumol Winery is in the pike.

Commissioner Davis asked for clarification about the three parcels on the site. **StaffTesconi** stated that there were lot line adjustments done, and there is no ability to resurrect the underlying parcels or to subdivide. **Commissioner Davis** asked the applicant is he would accept the HD zoning designation. Mr. Ramey said that he accepted that at Landmarks Committee.

Commissioner Mauritson asked about Williamson Act Compliance. **Staff Tesconi** stated that the Uniform Rules specifically list marketing accomodations under rule 8.3 B-2. If they chose to move to vacation rental, they'd have to change the tasting room to a house because vacation rentals have to start with a residence. This is reflected in Condition 79.

Commissioner Davis asked the applicant if he would work with the neighbors to coordinate events. Mr. Ramey said it made sense to him.

Commissioner Mauritson asked if the conditions require the applicant to notify the county when they are having an event. **Staff Tesconi** responded that it does not require the applicant to notify the county or neighbors. **Staff Parsons** added that there is a standard condition that the event coordinator participate in the program, but it is not on line now.

Commission Discussion

Commissioner Mauritson commented that the site is zoned LIA, is a large property, and is exactly the kind of project we like to see in this land designation. He was comfortable with the project. He would like to restrict importation of grapes to 51%. Regarding coordination of events, he was inclined to consider no industry wide events. He questioned whether they need 300 people at an event.

Commissioner Davis also supported the project and the idea of restoring the hop kilns. She expressed concern about the scope and scale of the events. She liked the multi-generational aspect of the project. But added that the project needs to be conditioned for future owners. Commercial kitchens seemed excessive, as is a stand-alone tasting room. She expressed concern about the impact of 300 person events on water. She would like to see solar on the roof.

Commissioner Reed was impressed with the Ramey standing in the county and their dedication to agriculture. This is a big parcel and there are advantages to having a large parcel. There are advantages to managing traffic and events better. They did a great job of integrating the design with the environment and it will have little visual impact on the land. Looking at the overall sustainability, the commissioner was impressed about the project and its sustainability features. There is great commitment to restore the hop kilns which will add to the rural character of the neighborhood. Commissioner Reed stated that the way the buildings were placed reduces the aesthetic impact, and felt better t noise and traffic after hearing from the experts.

Commissioner Carr expressed appreciation for the winery and preservation of the barns, adding that sometimes a project is good but in the wrong time or place. Over-concentration is elusive, it's about land use and economic occurrence. If you get enough of a particular land use you attract a similar use. He felt that the project is in an over-concentrated area, he would like to see less of a commitment to the hospitality piece and focus on the winery and production. Would like to see the events drop down on the 100 and 300 people events. Commissioner Carr was troubled by the site distance issue, but maybe the grading will improve that.

Action:	Commissioner Mauritson motioned to adopt the Mitigated Negative Declaration and approve the request for Use Permit, eliminating the two agricultural promotional events with 300 guests and with modified conditions and revised findings to add Section 26-64-030 5 (i) and (ii) of the Scenic Corridor to the exception criteria and findings. Specifically modifying conditions #20, 58, 82, 84 & 99 and adding the option to install solar panels on winery building roof and adding a condition to preclude the granting, by the applicant, of additional water easements on the project site. Seconded by Commissioner Reed and passed with a 3-1-1 vote.
Appeal Deadline:	10 days
Resolution No.:	17-010

Vote:

Commissioner Carr	No
Commissioner Reed	Aye
Commissioner Davis	Aye
Commissioner Mauritson	Aye

Ayes:	3
Noes:	1
Absent:	1
Abstain:	0

MINUTES ADOPTED MARCH 29, 2018

permit SONOMA

County of Sonoma
Permit & Resource Management Department

Sonoma County Board of Zoning Adjustments
STAFF REPORT

FILE: UPE14-0008
DATE: September 21, 2017
TIME: 1:30 pm
STAFF: Traci Tesconi, Project Planner

Appeal Period: 10 calendar days

SUMMARY

Applicant: David and Carla Ramey
Owner: David and Carla Ramey Trust
Location: 7097 Westside Road, Healdsburg,
APNs: APNs: 110-240-031, -032, and -040
Supervisorial District No.: 4 & 5
Subject: Use Permit
PROPOSAL: Request for a Use Permit to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, and a new wine cave (approx. 20,720 square feet) on the west side of the project site. On the east side, is the conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation on the upper floor. The request also includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this side of the project site. A four- year Use Permit term to activate the permit is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts are proposed. The parcel is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or related site infrastructure.

Environmental Determination: Mitigated Negative Declaration

General Plan:	Land Intensive Agriculture 60 acres per dwelling unit (east of Westside Road) and Land Intensive Agriculture 100 acres per dwelling unit (west of Westside Road).
Specific/Area Plan: **Land Use**:	None
Ord. Reference:	Section 26-04-020 (f) and (i)
Zoning:	LIA B6-60; F1, F2, RC200/100, SR, VOH (Land Intensive Agriculture: Flood Plain; Riparian Corridor 200/100; Scenic Resources; Valley Oak Habitat Combing Districts – east of Westside Road); LIA B6-100; SR (Land Intensive Agriculture: Scenic Resources – west of Westside Road).
Land Conservation Contract:	Prime (Type I) contract
Application Complete for Processing:	May 5, 2017

RECOMMENDATION: Staff recommends the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve a Use Permit for a new winery with tasting rooms and agricultural promotional and industry wide events, subject to the recommended conditions of approval.

EXECUTIVE SUMMARY: The project site is located in an agricultural zone and consists of 75 acres containing 42 acres of commercial vineyard, single family residences, a historic hop kiln and bale barn, a reservoir, and agricultural accessory buildings. The 75-acre parcel is one legal parcel of record bisected by Westside Road and contains three Assessor Parcel Numbers (110-240-031, -032, and -040). The parcel is served by private wells and on-site septic system. On the west side, a new winery is proposed with a maximum annual case production of 60,000 cases and a new wine cave. On the east side, an existing hop kiln will be converted to a public tasting room and the existing hop bale barn will be converted to a reserve tasting room with a two-guest room marketing accommodations on the upper floor. The project includes 22 annual agricultural promotional events with a range of guests and participation in two industry wide event days. The winery, tasting rooms, agricultural promotional events, and industry wide events are all land uses permitted in the Land Intensive Agricultural Zoning district with a Use Permit approval. The Sonoma County Landmarks Commission and the Design Review Committee reviewed the project proposal and plans in a joint meeting and made recommendations to site layout, architecture, landscape, and signage. The Sonoma County Landmarks Commission voted unanimously to recommend addition of the HD Combining Zone and Landmark Designation on APN 110-240-031 in its entirety (east side of Westside Road). The project site can accommodate all on-site parking needs and wastewater disposal. Site improvements are required to improve sight distance on the west side of the road and event sizes have been limited on the west side of the project site. Food and wine pairing will be limited consistent with adopted food-service conditions for approved wineries and tasting rooms. There will be no significant environmental impacts because mitigation measures have been incorporated into the project under the draft Conditions of Approval in Exhibit A. Besides the discussion in the Mitigated Negative Declaration, issues further discussed in this staff report include: General Plan and Zoning consistency, Land Conservation Act compliance, Cultural and Historical Resources, Traffic and Parking, Sight Distance, Noise, Water Use and Water Availability, Greenhouse Gas analysis, and Neighborhood Compatibility.

ANALYSIS

Background: Since the 1800's the project site has been used for agriculture, including orchards, hops and currently wine grapes. In 1988, the project site was known as Westside Farms, a vegetable farm and pumpkin patch with hay rides. In 1990, 32 acres of Chardonnay grapes and 10 acres of Pinot Noir grapes were planted. The farm continues to keep its namesake. The vineyard and winery operations are operated by two generations of the Ramey family.

The project site is one legal parcel consisting of three Assessor Parcel Numbers. A Lot Line Adjustment (LLA04-0088) was approved and recorded in 2005 describing one legal parcel of record, merging all underlying parcels. The project site is bisected by Westside Road and the Assessor will not issue the land one Assessor Parcel Number. However, the current AP page depicts tie line connecting the land on both sides of the road. The project site cannot be further subdivided or sold off separately.

On January 21, 2014, the Use Permit application was filed with PRMD. The Use Permit was filed with the following studies: Traffic study, Greenhouse Gas study, and Sound study. However, on February 4, 2014, the project was deemed incomplete for processing because further design review information and additional studies were required for the project. On December 2, 2014, the proposed project went before a joint review with the Design Review Committee and the Sonoma County Landmarks Commission to review the project proposal and project plans. Overall, the DRC and Landmarks Commission liked the project, but had minor changes to the project's design and required a joint, final review of the project before issuance of any related grading or building permits. A condition of the project requires the HD (Historical District) zoning overlay zone be placed on the east side of the project site where the existing hop kiln buildings are located.

Project Description:

A Use Permit for:

West side of project site:

- A new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases. The winery building would be built into the hillside meadow in front of the wine caves, using a cut-and-fill, low-profile design. Grapes will be locally sourced from on-site, Sonoma County, and bordering counties. Case-good storage will be done off site at a local warehouse. All crushing, processing, aging, bottling, and storing of wine will be done indoors. Features include processing area, bottling area, mechanical room, wine storage and tank areas, administrative offices, employee kitchen/breakroom, employee shower and locker room, two technical tasting rooms, a wine library, a commercial kitchen, employee and public restrooms.

- Wine cave (approx. 20,720 square feet) for "wine vault storage", meaning long-term aging of wine in barrels.

East side of project site:

- Conversion of the historic hop kiln building to public tasting building with two rooms with wine tasting bars, a commercial kitchen, public restrooms, case-good storage, general storage, and office. Includes an elevator.

- Conversion of the historic hop baling barn to a reserve tasting room with wine bar, commercial kitchen, and VIP lounge area on middle floor. The upper floor contains a two guest room marketing accommodation with two full bathrooms for a total area of 759 square feet with a lounge area 513 square feet in size. The lower floor is used for general storage and a mechanical room. The reserve tasting room is for customers who prefer to do wine tasting and food and wine pairing in a private setting with more one on one education of wine and the wine-making processes. The reserve tasting room will also be used for agricultural promotional events, industry wide events, and tastings with food and wine pairings for wine industry guests staying in the marketing accommodations.

- 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests. No weddings, receptions, or concerts are proposed.

- On the west side at the winery, event size is limited to a maximum of 30 guests, which equates to 12 vehicles using the standard ratio of 2.5 people per vehicle. Industry-wide events will not be held on this side of the project site. At the winery, agricultural promotional events will be business and marketing related tastings and food and wine pairings for distributors, restaurant owners, and chefs.

- Food and wine pairing is proposed in the public and reserve tasting rooms on the east side, consistent with approval of similar requests and during agricultural promotional events.

- 15 fulltime employees, 3 part time employees, and 6 seasonal employees for a total of 24 employees.

- New parking areas: East side includes: 20 standard spaces, 4 handicap accessible spaces, and 58 overflow parking spaces (unmarked gravel area). West side includes: 25 standard spaces, 2 handicap accessible spaces, and 21 overflow parking spaces (unmarked).

- New winery wastewater disposal system with pre-treatment system and disposal via on-site vineyard irrigation system. The process waste will be pre-screened at collection points in the facility and directed to an aerobic treatment unit (manufacturer to be determined). The treatment unit will reduce waste strength and suspended solids to levels approved by the State Water Quality Control Board for surface irrigation. Treated wastewater will be pumped to a point of connection to the vineyard irrigation system. The process system will be subject to a Waste Discharge Permit issued by the State Water Quality Control Board, North Coast Region.

- New domestic septic systems on east and west side of project site to serve all employee and guest restrooms. The septic systems will be subject to a Septic Permit and Plans issued by the Well and Septic Section of PRMD.

- Two existing driveways on east and west side of the project site will be used with improvements required by the Department of Transportation and Public Works. On the west driveway, sight distance improvements are proposed by removing trees and vegetation, lowering and terracing the berm located on the project site just north of the existing driveway on Westside Road. Driveway and sight distance improvements will be subject to plans approved by the Department of Transportation and Public Works and an Encroachment Permit issued by the Engineering Section of PRMD.

- Existing on-site wells to be used for all winery and domestic uses.

- None of the existing vineyard will be removed to accommodate the proposed use or related site infrastructure.

- The 42 acres of vineyard consists of Chardonnay (32 acres) and Pinot Noir (10 acres) grapes. The on-site vineyard produces 250 tons of grapes. The 32 acres of Chardonnay grapes will be processed on site. The 10 acres of Pinot Noir grapes remain under a long term lease by another local winery. The Winery Trip Generation Form prepared by W-Trans, states approximately 720 tons of grapes would be imported to the project site from local areas in order to reach the maximum annual production capacity of 60,000 cases. This calculates to approximately 62 cases/ton, consistent with industry standards which range between 58 to 65 cases/ton based on grape variety and processing operations.

Hours of operation:

- Winery operations: Monday through Friday, 7:00 a.m. to 6:00 p.m. Non-Harvest Season.
  Monday through Friday, 6:00 a.m. to 10:00 p.m. Harvest Season

- Tasting Room hours: 10:00 a.m. to 5:00 p.m., 7 days a week
- Industry- Wide events: 11:00 a.m. to 5:00 p.m. , two event days per year
- Agricultural Promotional Events: 11 a.m. to 3 p.m., 9 a.m. to 9 p.m., or 6 p.m. to 9 p.m. (refer to Table below for specific event hours)

The following Table provides the proposed events and locations on the project site:

Ramey Wine Cellars Proposed Ag Promotional Events UPE14-0008

Event Type	**No. of Events per Year**	**Hours**	**Maximum number of guests**	**Event Location on the property**
Industry-wide Event	2 event days per year	10 am - 5 pm **(*)**	300	Tasting rooms, or outdoor walnut grove (East side)
New wine release tastings – by invitation only	2	9 am - 9 pm	300	Tasting rooms, or outdoor walnut grove (East side)
Wine tastings	5	9 am - 9 pm	120	Tasting rooms, or outdoor walnut grove (East side)
Wine tastings	5	11 am - 3 pm; or 6 pm - 9 pm	60	Tasting rooms, or outdoor walnut grove (East side)

Winemaker lunches or dinners with on-site food preparation, and food and wine pairings	10	11 am - 3 pm; or 6 pm - 9 pm	30	Baling barn, outdoor walnut grove, or winery (East and West side)

(*) Industry wide events must occur during the public tasting room hours.

Site Characteristics:

The project site is located approximately 7.2 miles southwest of the City of Healdsburg, along both sides of Westside Road. The project site is one legal parcel comprised of three Assessor's Parcel Numbers (110-240-031; 110-240-032; and 110-240-040) totaling 75 acres in area. The subject property is bisected by Westside Road, with approximately 6.5 acres on the west of Westside Road and 68.5 acres on the east side of Westside Road. The westerly 6.5 acres is currently developed with two single family residences, a barn, a pole barn two out buildings and a 3 ½ acre-foot reservoir.

The easterly 68.5 acres is planted with approximately 42 acres of vineyard (32 acres Chardonnay and 10 acre Pinot Noir grapes) and contains an existing historic hop kiln structure (6,850 sq. ft.) and hop baling barn (5,290 sq. ft.). Under the Use Permit, these structures are to be converted to tasting rooms as part of the project proposal. There is a 1,250 sq. ft. residence to be removed located east of the hop kiln and baling barn. The eastern portion of the property gently slopes downward and eastward toward the Russian River to the east. The hop kiln and baling barn tasting rooms are located approximately 950 feet west of the Russian River. Additionally, on the eastern end of the property near the Russian River is a grove of walnut trees. This area is not proposed for development, but, will be used for outdoor agricultural promotional events. The property also contains oak woodland, grassland, and landscaped areas.

Surrounding Land Use and Zoning:

Westside Road runs approximately 12 miles from Hacienda Bridge in Forestville to Highway 101 in Healdsburg. Land use in the project vicinity is primarily vineyard, wineries, tasting rooms, small family farms, and single family residences. Lands surrounding the subject property are residential and agricultural with vineyards and wineries. To the east is the Russian River, which includes riparian habitat and oak woodland along with vineyards. On the other side of the Russian River is Riverfront Regional Park. The zoning designation in the project vicinity is LIA (Land Intensive Agriculture) due to its rich farming soils. There are several winery and tasting rooms located along Westside Road. The project referral was sent to the public interest groups of Westside Community Association (WSA) and Westside Association to Save Agriculture (WASA). The project site is located outside of the Dry Creek Valley Citizens Advisory Committee referral area.

Surrounding parcels are zoned:

North/Northwest:

Land Uses: Winery and tasting room (Arista), commercial vineyards, and single family residences.

Zoning: Land Intensive Agriculture 20 acre density, Z (Second Unit Exclusion)

South/Southwest:

Land Uses: Winery and tasting room (Williams-Seylem), commercial vineyards, and single family residences.

Zoning: Land Intensive Agriculture, 20 acre density, Z (Second Unit Exclusion)

East:

Land Uses: Russian River and Riverfront Regional Park

Zoning: PF (Public Facilities), F1, F2, MR, RC, VOH

Since 2014, on Westside Road there have been three winery projects filed besides this proposed project:

- PLP14-0031; 4603 Westside Rd, 10,000 case winery, public tasting room, and 12 promotional event days with a maximum of 180 people and 13 industry-wide event days, plus winemaker meals not proposed as events. No weddings are proposed. North of proposed project. Located approximately 2.5 miles from this project site. On July 6, 2017, the Use Permit was denied by the Board of Zoning Adjustments. The decision is on appeal to the Board of Supervisors.

- PLP15-0032; 4075 Westside Rd, public tasting room with on-site barrel ageing and storage for 65 to 85 barrels on 1.7 acres. No special events, including agricultural events, promotional events, industry-wide events and/or tours are proposed. North of proposed project. Located approximately 3 miles from this project site. On August 17, 2017; the request was denied by the Board of Zoning Adjustments. The applicant filed an appeal, but, recently withdrew the appeal.

- UPE16-0102; 6677 Westside Rd, 492 case winery, public tasting, tours, appointment only food and wine tasting service, and annual agricultural promotional events (four w/ 100 guests, and 14 w/ 50 guests with no outdoor amplified music. Adjacent parcel to the north of proposed project. Located approximately .40 miles from the project site. *Incomplete- Status Pending.*

DISCUSSION OF ISSUES

Issue #1: General Plan Consistency

The project site is located in the Land Intensive Agriculture Genera Plan designation.

The General Plan Land Intensive Agricultural Areas policy (Section 2.7.1) allows for wineries, defining them as "*Agricultural Processing: Facilities for the processing of any agricultural product grown or produced primarily on site or in the local area, storage of agricultural products grown or processed on site, and bottling or canning of any agricultural product grown or processed on site*." The winery would process grapes grown on the site and from other vineyards within the local area.

The proposal is also consistent with the General Plan's Agricultural Element Goals, Objectives and Policies, which include the following policies and objectives:

Goal AR 2.1 "*Successful promotion and marketing of agricultural products grown in Sonoma County can both enhance the County's image and reduce economic pressure on farmers and ranches to subdivide or convert the land to nonagricultural uses*."

Goal AR-1: "*Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County*."

Objective AR-1.1: "*Create and facilitate opportunities to promote and market all agricultural products grown or processed in Sonoma County*."

Objective AR-1.2: "*Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use*."

"***Policy AR-4a***: *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals*."

Staff analysis: The project site is 75 acres within the Land Intensive Agriculture General Plan land use designation and the existing primary use of the project site will remain agriculture production with over 50 percent planted in vineyard. The request is to process locally grown grapes, and promote, market, and sell the wine at the winery, tasting rooms, and through agricultural promotional events and industry wide events on the project site. None of the existing vineyard will be removed to accommodate the proposed uses or related site infrastructure. The project site is located within the Russian River appellation. To avoid conflicts with residences in the project vicinity, conditions have been incorporated into the proposed project to reduce potential land use conflicts in the area. All exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Winery production noise will be reduced by a noise barrier retaining wall and fence, and no night-time truck use or night-time bottling is permitted. For events, the use of amplified music and sound is only allowed in the tasting room buildings during daytime hours with doors and windows closed. Outdoor events can only be held in the back Picnic Grove Area with a controlled sound system and no use of amplified music is permitted. The outdoor events taking place in the picnic grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, 1,900 feet from Residence 3, and 1,000 feet from Residence 4. The parking analysis and Site Plan demonstrate the project site can support all the parking needs on-site for the proposed land uses. Frequency and hours of annual agricultural promotional events would be limited to 22 that must end by 9 P.M., and two industry wide event days held from 11 A.M. to 5 P.M.

"***GOAL AR-5***: *Facilitate agricultural production by allowing agriculture-related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area*."

Staff analysis: The proposed winery, tasting rooms, and agricultural promotional events would be located in an agricultural area. The proposal would create a consolidated facility with the growing of grapes, and the processing, marketing, and selling of the product grown on-site.

"***Objective AR-5.1***: *Facilitate County agricultural production by allowing agricultural processing facilities and uses in all agricultural land use categories*."

Staff analysis: The subject site is designated as Land Intensive Agriculture, considered one of the primary agricultural land use categories.

"***Policy AR-5a***: *Provide for facilities that process agricultural products in all three agricultural land use categories only where processing supports and is proportional to agricultural production on site or in the local area."*

Staff analysis: The site has an agricultural land use designation. The grapes produced on-site and from the local area would processed and bottled on-site within the proposed winery and associated wine cave. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, 3.75 total acres is comprised of existing and proposed development, which is 5 % (percent) of the total parcel size. The processing component is in proportion to the on-site agricultural production. None of the existing vineyard will be removed to accommodate the proposed uses or related site infrastructure.

"Policy AR-5c"*: Permit storage, bottling, canning, and packaging facilities for agricultural products either grown or processed on site provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation. Establish additional standards in the Development Code that differentiate between storage facilities directly necessary for processing, and facilities to be utilized for the storage of finished product such as case storage of bottled wine. Such standards should require* *an applicant to demonstrate the need for such on-site storage."*

Staff analysis: The proposed project would result in the construction of a 60,000 case winery and wine caves. Wine processed on site would be marketed and sold on-site directly to consumers through the tasting rooms and wine club membership, and through website sales and distributors. The above policy relates to limiting the amount of finished product (case good storage) on agricultural zoned lands. The proposed project has case good storage approximately 843 square feet within the tasting room building to serve the tasting rooms. The long term case-good storage is done at off-site at a local warehouse. The winery and wine cave contain tank storage and barrel storage, respectively, for the aging of the wine which is a component of the processing operation. No vines will be removed to accommodate the proposed project.

The applicant expects the tasting rooms' improvements to be completed sooner than the construction of the new winery building and wine cave. Condition No.83 requires the Building permits for the winery building or wine cave, and the tasting rooms be filed simultaneously. The winery building or wine cave construction shall begin prior to final occupancy of the tasting rooms building by Permit Sonoma to ensure the winery is developed and the project site does become stand-alone tasting rooms.

Permit Sonoma requires that office and administration areas do not exceed 15 percent of the square footage of the winery's production and aging areas to ensure these uses are incidental to the winery. The proposed administration/office area for the entire project is 14 percent of the total winery production facility, consistent with the threshold.

Determining concentration of uses is explained under General Plan ***Policy AR-5g*** which states: *"Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in **Policy AR-6f**, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:*

1. *Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis*.

Staff analysis: A Traffic Impact Study, prepared by W-Trans, was reviewed and accepted by the Sonoma County Transportation and Public Works Department (DTPW). W-Trans concludes the project would not exceed the level of service established in the Circulation and Transit Element's objectives and generated traffic would not result in road access conflicts with improvements to the sight line distance along the west side of the project site. The applicant's engineer, Adobe & Associates, prepared a Stopping Sight Distance plans demonstrating a sight distance of 250 feet can be achieved at the winery driveway to the north by removing trees and lowering/terracing the berm on the project site. The traffic engineer of W-Trans explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway (refer to Exhibit U). This area will be replanted with low-lying vegetation with rocks placed on the upper terrace. Adobe & Associates also prepared a video simulation showing vehicle traveling along the project site with the sight distance improvements completed and sight stopping distance scenario. A condition limits the event size on the west side to a maximum of 30 guests, which equates to 12 vehicles using the standard ratio of 2.5 people per vehicle; and no industry-wide events will be held at the winery on the west side. Sight distance is met at the tasting rooms' driveway on the east side.

The closest existing wineries with tasting rooms and events are Williams-Seylem Winery to the south and Arista Winery to the north, located approximately 725 feet and 830 feet from driveway to driveway, respectively. Both the Williams Seylem parcel of 39.10 acres and the Arista parcel of 34.3 acres are large parcels that disperse development. Farther north is a stand-alone tasting room (Gracianna) opened seasonally, but, does not have events, located approximately 1,100 feet from driveway to driveway. Also to the north, filed under UPE16-0102 (DuMOL Winery/Flax Vineyards), is a proposed winery and tasting room with events located approximately 1,758 feet, on the west side of Westside Road. Within a 1.5 miles radius of the project site there are nine existing wineries with tasting rooms and events along Westside Road.

Policy AR-6a: *Permit visitor serving uses in agricultural categories that promote agricultural production in the County, such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events that support and are secondary and incidental to local agricultural production*.

Staff analysis: The project site is located in an agricultural region and the Russian River Appellation with vineyards, wineries, tasting rooms, single family residences, and small family farms. Westside Farms was the previous owner who held a harvest market each fall which included a pumpkin patch, hay rides, and sales of hand-crafted foods and gift items. W-Trans explains that each year in the month of October the pumpkin patch drew up to 600-persons on a peak day which generated more event traffic during the month of October than the proposed project will generate over an entire year. Further analysis of traffic and parking is under Issue # 5 below in the staff report.

W-Trans prepared a *sensitive analysis* using the same roadway segment Level of Service methodology in the Highway Capacity Manual. W-Trans determined that 208 vehicle trips could be added in each direction on Westside Road *before* the northbound direction would experience unacceptable LOS D operation. W-Trans, using 2.5 guest per vehicle ratio, estimated that 200 vehicles carrying more than 500 guests could arrive at an event during one hour and another 500 guests (i.e. 200 vehicles) could depart from the same event or different winery event, and the operation would remain acceptable level of service standards. Using an actual proposed event size of 300-guests, and assuming that as many as 150 guests arrive and depart during a *single* hour from the same direction, the road would retain the capacity for another event having a combined total of more than 350 guests. Based on their review, W-Trans concludes there is adequate capacity for the multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road.

A Traffic Control and Parking Plan (Plan) prepared by the applicant demonstrates that the long length of the driveways for both the winery (west side) and tasting rooms (east sides) allow for on-site vehicle queing for nine and seven vehicles, respectively, with entry gates remaining open during events allowing direct access to parking attendants and onto the designated parking areas. The written Plan explains that at the tasting rooms, during large agricultural promotional events and industry wide events, three parking attendants will remain on duty to monitor the gates. Modernized operations of the tasting rooms prevent the need for pedestrian crossing of Westside Road by employees or guests. Daily sales receipts, employees' timecards, and communications are sent electronically to the administrative office at the winery. Case-good storage deliveries to the tasting rooms would come from the off-site warehouse. Staff training will be done for all employees serving wine at the tasting rooms.

To avoid the potential for multiple large events occurring simultaneously in close proximity to each other, Permit Sonoma encourages wineries to coordinate event schedules amongst each other. A standard condition has been placed on Use Permits for wineries to participate in an event coordinator program, but, such a program has yet to be implemented (refer to Condition No.115). Under this Use Permit, the applicant is willing to implement such coordination with adjacent wineries. A condition of approval requires the Permit Holder, prior to scheduling any large agricultural promotional events of 100 guests or more, to coordinate event planning with the two closest, existing wineries (Williams-Selyem and Arista) approved for events to off-set event days and/or event times. Also the Permit-Holder shall not schedule the larger events during large organized bicycle events (refer to Condition No.111). A one year review is also required for the Use Permit to monitor condition compliance (refer to Condition No. 114). A member of the Ramey family lives on the site and wants to keep a peaceful neighborhood.

2. *Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells*.

Staff analysis: The total annual water demand for the proposed project is estimated to be approximately 5.4 million gallons or 16.7 acre feet. The winery wastewater will be recycled for irrigation purposes so the annual demand on the water wells would be reduced to 4.6 million gallons or 14.06 acre feet based on the water balance analysis prepared by Adobe & Associates.

On January 5, 2017, a Geologic Report (Report) was prepared for the project by EBA Engineering. The Report explains the property has five wells located along the eastern margin of the property (see Figure 2 identified as Wells #1 through #5). These wells provide water for the on-site operations, and for two neighbors to the west. EBA concludes that the water supply from Wells #1 and #3 are more than adequate to accommodate the water demands for the proposed project and will not have a negative impact to local groundwater or surface water resources.

3. *Whether the above uses would be detrimental to the rural character of the area.*

Staff analysis: The third criterion is whether the use is detrimental to the rural character. This is more difficult to determine since it's more subjective in nature. The issue of overconcentration has been raised with tasting rooms and with several wineries host events all on the same day. The accumulation of traffic, noise, and the large gatherings of people can be considered inconsistent with the rural character of the area. In this case, agricultural promotional events will be held indoors within tasting rooms and smaller events held in the rear of the property in the Picnic Grove. The applicant agreed to coordinate the agricultural promotional events held at the site with the two adjacent wineries to prevent events from occurring at the same time. A one-year review after operation of the use is required to ensure coordination is being done.

The project includes the refurbishing of the existing hop kiln and baling barn with no significant change to the exterior of the two buildings. The two hop kiln buildings are desperate need of repair or risk the loss of an important part of the local agricultural heritage. The original architecture of the hop buildings will be retained and the new parking area will be screened by the existing buildings and landscaping in an effort to not drastically alter the character of the property and surrounding properties.

The new winery will be nestled into the hillside to create a low profile. The winery and the winery cave are located outside of the scenic corridor setback and would be shielded by existing buildings and landscape. The maximum height of the winery building will be 29-feet. There will be a total of 12 trees removed in order to accommodate the new winery, however, the landscape plan proposes new trees and ground cover that will serve to screen the building from the public right-of-way. Much of the vegetation between Westside Road and the new winery building will remain. Trees will be removed for the new winery and along the roadway frontage to improve sight distance. Although there will be new exterior lighting introduced, the fixtures will be shielded and down-casted with minimal glare and spillage of light onto adjacent properties. No vines would be removed to accommodate the project.

Based on the size of the winery's annual case capacity and sensitivity analysis done by the traffic engineer for events, there are no significant traffic impacts. In the traffic study's sight distance analysis, the traffic engineer from W-Trans recommended that the old farm sign be removed, vegetation be trimmed, and project site's berm on the west side be terraced and lowered to improve sight line distance, which is further discussed under Issue 5 of the staff report and in the conditions of approval. Events on the west side will be limited to a maximum capacity of 30 guests, equating to 12 vehicles. Industry wide events will only take place on the east side of the project site in direct association with the tasting rooms and are limited to two event days per year. Parking and traffic control measures will be implemented at the project site for events of 100 guests or more. Amplified music is limited to indoor use only within the tasting room buildings with doors and windows closed. No outdoor amplified music or sound is permitted on the project, with the exception of the Picnic Grove area where amplified speech is allowed by using a sound system mechanically set to limit the volume level. Outdoor events held in the Picnic Grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, 1,900 feet from Residence 3, and over 1,000 feet from Residence 4.

Overall, the project will retain an important part of the local agricultural heritage through the renovation of the two hop kiln buildings. The winery and wine cave are located outside of the scenic corridor setback. Annual agricultural promotional events and the two industry wide events are limited in frequency and hours of operation.

Neighbors raised concerns that winery's production capacity is too large for Westside Road. The project site is within the Russian River Appellation Area. According to the County's Winery Database, the average annual case production capacity is 82,230 cases for wineries in this appellation. This even excludes the three largest wineries (Industry West Commerce Center LLC (UPE07-0133) at 3,000,000 cases; Korbel (PLP95-0003) at 2,500,000 cases; and Rodney Strong Vineyards (UPE97-0110B) at 1,500,000 cases.

Based on the above information, with limits on case capacity and events, and mitigation measures incorporated into the project to improve road safety and sight line distance, to control noise sources with levels acceptable under the General Plan, to preserve the historic character of the two hop buildings, to coordinate events with the two adjacent wineries, and to not hold events during large bicycle events; the proposed project will not be detrimental to the community character or result in an over concentration of wineries in the near vicinity.

"***Policy AR-6d"***: Follow these guidelines for approval of visitor serving uses in agricultural areas:

"1. *The use promotes and markets only agricultural products grown or processed in the local area*."

Staff analysis: The applicant explains Ramey Winery is currently operated in the City of Healdsburg producing 40,000 annual cases. The wine is distributed nationally and internationally. The proposed winery would process on site the 32- acres of Chardonnay grapes from the site and wine produced on site will be promoted and sold in the tasting rooms and during agricultural promotional events and industry wide events. The 10 acres of Pinot Noir are sold under contract to another local winery.

"2. *The use is compatible with and secondary and incidental to agricultural production activities in the area.*"

Staff analysis: The proposed winery and tasting room uses will comprise of 5 % of the project site. The majority of the site and primary use of the site will remain as vineyards. No vines would be removed to accommodate the winery use.

"3. *The use will not require the extension of sewer and water*."

Staff analysis: The use will be served by on-site septic system and water. Extension of sewer and water lines will not be required.

"4. *The use is compatible with existing uses in the area."*

Staff analysis: The tasting room will operate only during normal daytime business hours. Also requested are agricultural promotional events and industry wide events, with a maximum of up to 300 people per event. These events would occur throughout the year and will not be concentrated in any one month. Concerts, receptions, and weddings are not requested. All parking will be done on site and the use of any amplified music and speech is only permitted indoors within the tasting rooms with doors and windows closed. There are similar existing uses in the area such as, wineries and tasting rooms in the area that hold agricultural promotional events and industry wide events.

"5. *Hotels, motels, resorts, and similar lodging are not allowed*."

Staff analysis: The proposed project does not include any overnight marketing accommodations open to the public. The winery will provide marketing accommodations, located on the upper floor of the reserve tasting room (bale barn) with two guest rooms. The rooms will be available to wine industry representatives on a limited basis. A fee for the accommodations cannot be charged.

“6. *Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed*.”

Staff analysis: The project includes the establishment of a new tasting rooms for sales and promotion of the wines produced on site. The agricultural promotional events and industry-wide events are held for the purpose of promoting the wine processed on site and educating consumers on the growing of grapes and making wine. On-site wine tasting and events are marketing tools proven to increase direct to consumer sales, label recognition, and wine-club memberships in a competitive market.

Staff researched recent *winery approvals* in the nearby area and *recent winery approvals* County-wide. Tables 1 and 2 below reflect that research.

Table 1: Approvals in Project Vicinity (within ½ mile)

Winery Name/File Number	Location	Approved	Annual Case Production	Tasting Room/Hours	Events Yes/No
Williams-Selyem Winery PLP04-0062	7227 Westside Rd APN:110-240-024	Modification 6/2007	35,000 cases	Tasting hours 10AM -5 PM	Yes. 24 annual ag promo events w/110 max. guests per event. Four wine pick weekends/year.
Arista Winery UPE04-0113B	7014 Westside Rd APN:110-240-039	Modification 10/2012	20,000 cases	10 AM – 5 PM	Yes. 15 annual ag promo events w/200 max. guests per event
Gracianna Wines Tasting room-(stand-alone) with 1.1 acres of vineyard. 300 cases of wine processed off site. UPE10-0021	6914 Westside Rd APN: 110-240-011	Modification 3/2014	Not applicable	10 AM – 6 PM April 1 thru November 30th each year	No events
Allen Family Vineyards	6575 Westside Rd APN: 110-240-006	10/2004	16,000 cases	No tasting	No events

UPE04-0018					

*Distance from subject site is measured from existing project site driveway to winery driveway using Google driving directions. ½ mile distance is consistent with recent winery projects before the BZA. Table 1 identifies two wineries approved with promotional activities located within ½ mile of the project site. The Allen winery and Gracianna tasting room were not approved for events.

Table 2: Winery Approvals June 1, 2015 to Present

Name/File No.	Address/APN	Approval Date	Tasting?	Events?
Hinkle UPE14-0036	21800 River Rd., Geyserville 141-180-022	12/17/15	Yes	Public and private tasting rooms. 23 promotional events, including weddings/receptions, with 75 to 150 guests and 12 industry wide event days
Twin Hill Vineyard UPE14-0086	1689 Pleasant Hill Rd., Sebastopol 076-093-024	11/5/15	Yes	10 promotional events with 50 to 200 guests
Freeman* UPE13-0035	1300 Montgomery Rd., Sebastopol 061-220-020	6/18/15	Yes	10 promotional events with 50 guests
Roy and Covert* UPE14-0057	7171 W. Dry Creek Rd., Healdsburg 139-160-061, 062, 063, 064	6/4/15	Yes	8 promotional events with 80 guests and 8 industry wide event days
Sonoma Wine Company Tasting Room	2120 Olivet Rd., Santa Rosa, 057-030-072	7/15/15	Yes	No
Char Vale Winery* UPE14-0071	9280 Occidental Rd., Sebastopol 061-040-038	5/19/16	Yes	2 industry wide events and 4 private promotional events with up to 75 people
Hellocello Tasting Room UPE16-0011	23570 Arnold Drive, Sonoma 128-461-081	5/25/16	Yes	No

Spann Vineyards Tasting Room* UPE16-0031	8910 Highway 12, Kenwood 050-162-031	6/30/16	Yes	No
Hafner Vineyards* UPE15-0112	4280 Pine Flat Rd Healdsburg 131-160-034	8/18/16	No	10 non industry, 4 events with a maximum of 175 and 6 with a max of 150
Due Ruscelli Winery UPE14-0055	996 Limerick Ln, Healdsburg 086-080-027	2/16/17	Yes	1 non industry, 3 industry with 50 people
Fathia Vineyards Tasting Room UPE16-0072	8910 Highway 12, Kenwood 050-162-031	3/16/17	Yes	No

*Use Permit Modification for existing wineries

Historically industry-wide events have been considered part of regular tasting room operations. However, more recently industry wide events are occurring separately from tasting room operations, thus the number of industry-wide events have been specified in recent winery's Use Permit Conditions of Approval. Neither the General Plan, nor the Zoning Code limit the number of agricultural promotional events allowed on a parcel or limit the case capacity per parcel; but rather require a use permit to determine if the project site can support the use based on site-specific factors. Using the current Winery Database prepared by Permit Sonoma staff, the average number of events approved at wineries in Sonoma County is 20 events.

A standard condition of approval (Condition No. 117) requires event coordination by winery operators as follows:

"The days and hours for special events shall be subject to review and approval by a Special Events Coordinator or similar program established by the County or at the County's direction. The applicant shall submit to the County an annual request and schedule for special events for each calendar year including the maximum number of participants, times and dates. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long established uses and establish reasonable costs for managing the program."

Another condition of approval requires the Permit Holder to coordinate with the two closest wineries (Williams-Seylem and Arista) approved to hold agricultural promotional events to coordinate event days and hours and to not hold an event during a large, organized bicycle event (Condition No. 111). There is a good working relationship amongst the three winery owners.

Issue #2: Zoning Code Consistency

The project site is zoned LIA (Land Intensive Agriculture) and the applicant has filed a Use Permit for a winery and tasting rooms. The purpose of LIA is stated as follows: "*To enhance and protect lands best suited for permanent agricultural use and capable of relatively high production per acre of land; and to* *implement the provisions of the land intensive agriculture land use category of the General Plan and the policies of the agricultural resources element*." In the LIA (Land Intensive Agriculture) zoning, with a Use Permit approval, under Section 26-04-010(g); it allows processing and preparation of agricultural products. Section 26-04-010 (f); it allows:

"*Tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county subject to the minimum criteria of general plan Policies AR-6d and AR-6g. This subsection shall not be interpreted so as to require a use permit for uses allowed by Section 26-04-010(g)*";

Staff analysis: Tasting rooms and agricultural promotional events have been found consistent with agricultural zoning districts, including the LIA zoning district, if the tasting room and events are to promote agricultural products grown or processed on the site. In addition, such events can be found compatible with surrounding agricultural activities if the hours, size, and frequency of the events are limited and if there are no substantial noise or traffic impacts as a result of the activities. The project site is located directly off of Westside Road, a County maintained roadway. According to the Traffic Impact Study prepared by W-Trans, the traffic generated by the project would not cause traffic concerns. The project engineer, Adobe & Associates, provided cross sections showing a clear line of sight can be provided on the west side of Westside Road by removing trees and vegetation, and terracing/lowering the berm along the applicants' property. A mitigation measure limits the guest capacity for agricultural promotional events to a maximum of 30 guests on the west side of the project site which equals 12 vehicles using the standard 2.5 persons per vehicle ratio.

In terms of noise, mitigation measures have been incorporated into the project. The tasting room operating hours would be limited and agricultural promotional events are limited per year in frequency, size, and hours. Also, the use of amplified music and sound is permitted indoors only. Amplified sound, music, and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The Picnic Grove area is allowed amplified speech by using a sound system mechanically set to limit the volume level to 78 dBA at 50 feet. Agricultural promotional events shall consist of wine marketing events, wine pairing meals or events promoting a specific aspect of Sonoma County agriculture. The project does not include weddings, receptions, concerts, or other non-agricultural events.

Marketing Accommodations:

The request includes the reserve tasting room's upper floor used for a two-guest room marketing accommodations with two full bathrooms and a common lounge area. The request for marketing accommodations is consistent with the following Zoning Code section (26-04-020.j):

"1. The use promotes or markets agricultural products grown or processed on the site."

Staff analysis: The marketing accommodations will provide overnight accommodations for private guests of the winery in conjunction with promoting and marketing the wine processed on the site.

"2. The scale of the use is appropriate to the production and/or processing use on the site."

Staff analysis: An existing building (hop bale barn) would be used by converting the upper floor to the two guest room marketing accommodations with two full bathrooms for a total area of 759 square feet with a lounge area 513 square feet in size. The existing 2,300 square foot structure would continue to be subordinate to the large commercial vineyard and winery operations.

"3. The use complies with General Plan Policies AR-6d and AR-6f."

Staff analysis: The above responses regarding tasting room compliance to General Plan Policy AR-6d and AR-6f are applicable to marketing accommodations.

"4. No commercial use of private guest accommodations is allowed."

Staff analysis: The project description states the marketing accommodations would be for private guests. A condition requires the marketing accommodation not be used for commercial purposes, including, but not limited to, transient occupancy, vacation rental, hosted vacation rental, or farm stay; and a form of monetary compensation shall not be accepted or exchanged. The marketing accommodations are limited to use by private guests of the winery operator or the winery owners.

"5. Any such use on a parcel under a Land Conservation contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations."

Staff analysis: The property is subject to a Land Conservation Act (Williamson Act) contract. Marketing accommodations are an allowed use under Rule 8.3 (B)-(2) of the local Uniform Rules for Agricultural Preserves. The marketing accommodations contain two guest bedrooms with full bathrooms located on the upper floor of the reserve tasting room building (hop bale barn).

The request for marketing accommodations is consistent with prior approved marketing accommodations at the following wineries:

Silver Oak Winery: A residence used for three marketing accommodations, expansion of an existing winery facility to 120,000 annual cases, a maximum of 25 agricultural promotional event days per year with a range of 50 to 200 guests, and one event day per year with a maximum of 1,000 guests with a limited term of five years is permitted, under a Land Conservation Contract. PLP14-0004; 7370 Highway 128, Healdsburg.

Hop Kiln Winery: Convert a residence to a two bedroom marketing accommodation with a winery of 30,000 annual cases, 4 events agricultural promotional events and 8 industry wide events on 75 acres. PLP13-0011; 6025 and 6050 Westside Road, Healdsburg.

Seifrick Winery: Two marketing accommodations within the public tasting room building with a winery of 10,000 annual cases, a maximum of 14 promotional events and four industry-wide events for a total of 18 events per year with a maximum occupancy of 60 people on 14.99 acres. PLP12-0020; 8500 Dry Creek Road, Geyserville.

David Coffaro Winery: One marketing accommodation attached to a wine storage building, maximum annual production capacity of 7,000 per year, UPE94-931 & UPE99-0031; 7485 Dry Creek Rd., Geyserville, APN 139-130-031.

Lambert Bridge Winery: Two detached marketing accommodations, maximum annual production capacity of 30,000 per year, UPE02-0063; 4085 W. Dry Creek Rd., Healdsburg, APN 090-130-022.

Silver Oaks Cellars: Three marketing accommodations attached to the winery, maximum annual production capacity of 65,000 per year, UPE93-0070; 24625 Chianti Rd, Geyserville, APN 118-070-012.

Jordan Vineyard and Winery: Two marketing accommodations attached to the winery, maximum annual production capacity of 250,000 per year, under a Land Conservation Act contract. PLP00-0034; 1474 Alexander Valley Rd., Healdsburg, APN 091-030-043.

Hartford Family Winery: Three marketing accommodations attached to the tasting room, maximum annual production capacity of 60,000 per year, UPE00-0122; 8075 Martinelli Rd., Forestville, APN 083-200-053.

Palm Drive Vineyards/Scribe Winery: Four marketing accommodations attached to the tasting room, maximum annual production capacity of 150,000 per year, PLP09-0010; 2300 Napa Rd., Sonoma, APN 126-101-034.

Agricultural Promotional Events:

Currently, the Zoning Ordinance does not limit the number of agricultural promotional events allowed on agricultural zoned parcels. Using the Winery Database prepared by PRMD staff, the average number of approved events at wineries in Sonoma County is 20.

The County has approved similar projects where it was found that the agricultural promotional events, if limited in frequency, size, and hours, are compatible with the agricultural zoned land because such events are a marketing tool to insure the long term viability of wine sales and promote the long-term viability of agriculture in the county. Here, the specific circumstances with this particular application and environmental studies prepared for the project determine the project would not have significant traffic impacts, change the level of service, or create traffic hazards with mitigations to meet sight distance standards. The project site can accommodate all parking needs on the parcel and the uses will not cause a drawdown of wells in the area. Mitigation measures have been incorporated into the project to reduce potential exterior lighting under item 1 (Aesthetics), reduce potential noise impacts under item 11 (Noise), and reduce potential impacts under item 16 (Traffic/Parking) impacts, as discussed further in the Mitigated Negative Declaration.

Permit Sonoma requires that office and administration areas be incidental to the winery use and not exceed 15 percent of the square footage of the winery's production, storage and tasting areas. The proposed administration area for the proposed project is at 14 percent of the total winery facility (refer to Exhibit M - Sheet A1.13).

Food and Wine Pairing:

Food and wine pairing is proposed in both the public and reserve tasting rooms. Pre-prepared packaged foods such as cheese, pre-made sandwiches, crackers and other palate cleansers are allowed to be served in tasting rooms. But prepared or cooked to order foods and table service is generally only allowed as part of an agricultural promotional event. Prepared meals and appetizers are generally not allowed for “drop in guests”, while tours and wine tasting has been allowed on a daily basis. Food service has been a major concern for conversion of agricultural lands to more intense commercial uses.

However, food and wine pairing is a popular industry trend proven to enhance the wine tasting experience leading to increased sales. Serving food during wine tasting, even in small portions, can reduce the potential for intoxication. While few tasting rooms have requested food service on a daily basis, staff recognizes that many established wineries have begun offering similar food and wine pairings on a routine basis. Several wineries were approved for food and wine pairing in their tasting rooms, such as: Nicholson Winery, St. Francis Winery, Rams Gate, Viansa, Lake Sonoma (Sbragia), Korbel, Benzinger, Silver Oak, and Hinkle Winery.

The long-standing policy question with food service at wineries and tasting rooms is how to differentiate this use from a restaurant use and what boundaries should be placed on this type of food service to avoid further intensifying the commercial land use? Food and wine pairing is currently taking place at several existing tasting rooms throughout the County and if occurring during tasting room hours, does not appear to compete with restaurants or construed as a restaurant. The applicants have made it clear to staff they have no intentions of being a restaurant. However, a Use Permit runs with the land and subsequent owners would only be bound by the use permit conditions. Staff recommends that the Board allow food and wine pairing, but, limit the hours of when food and wine pairing can occur to avoid the normal lunch hour (refer to Condition No.122 in Exhibit A).

Scenic Corridor:

Westside Road is designated as a Scenic Resource (Scenic Corridor) by the Sonoma County General Plan (Figure OSRC-1), but, the project site is not designated as a Scenic Landscape Unit. New development, other than barns and similar agricultural support buildings, are generally prohibited within an area equal to 30 percent of lot depth, to a maximum of 200 feet from centerline of the road, whichever is less. The proposed winery building and wine cave are located approximately 240 to 260 feet from the front property line, outside of the scenic corridor setback. The winery building and wine cave conform to all other zoning district setback requirements.

On the west side, a six-foot high wood fence proposed along the southerly property line to reduce winery operational noise will encroach approximately 98 feet within the Scenic Corridor setback (refer to Exhibit L). However, it will be screened by existing structures and existing trees and shrubs located along the front of the parcel. Under Section 26-64-030 (a) -3 it states, in part the following exceptions, where such uses are allowed by the base district with which this district is combined:

Other new structures provided they are subject to design review and

(ii) There is no other reasonable location for the structure,

(iv) Existing vegetation and topography screen the use; (refer to Exhibit W)

The six foot wood fence meets both criterion listed above and will be similar to fences throughout the County. The fence will not be placed along the road frontage of the project site.

The existing hop kiln and bale barn are located within the Scenic Corridor 200-foot setback. Under Section 26-64-030 (a) -3 it states, in part, development within the setback shall be prohibited with the following exceptions, where such uses are allowed by the base district with which this district is combined:

(3) *Maintenance, restoration, reconstruction or minor expansion of existing structures*;

On December 2, 2014, the proposed project went before a joint review with the Design Review Committee and the Sonoma County Landmarks Commission to review the project proposal and project plans. On December 2, 2014 DRC voted to:

- Approve the existing height of the Hop Kiln at 45-feet and Bale Barn at 41- feet which exceed the 35-foot maximum height requirement in the LIA Zoning district.
- Approve maintaining the two structures (Hop Kiln and Bale Barn buildings) in their current footprint within the Scenic Corridor setback.

Therefore, the reconstruction and reuse of the existing hop kiln buildings is allowed within the scenic corridor. Further discussion of the Sonoma County Landmarks Commission review of historical hop kiln buildings is under Issue # 3 below.

Issue #3: Historical and Cultural Resources and HD (Historical District) Combining District

A Historic Resource Study (dated July 2014) and a Supplemental Historic Resource Study (dated March 2015) were prepared for the project by Knapp Architects. Since the project includes the conversion of two existing hop buildings, the project was referred to Sonoma County Landmarks Commission. The site is neither identified in the current Historic Resources Inventory in use by Permit Sonoma, nor is it identified in the expanded list provided in the 2007 Sonoma County Landmarks Commission Five Year Work Plan or the Sonoma County Historic Resources Database.

The report evaluated the historical and architectural significance of two agricultural buildings, the Hop Kiln and Baling Barn, and the wood Trestle that connected them. The report found the site eligible for listing in the California Register, and therefore considered them historical resources for the purposes of CEQA.

On November 4, 2014, the Landmarks Commission reviewed the project plans and the Historic Resource Study prepared by Knapp Architects and accepted the Historic Resource Study, but recommended further review in a joint meeting with the Design Review Committee.

On December 2, 2014, a joint meeting before the Sonoma County Landmarks Commission (LC)

and the Design Review Committee (DRC). The following actions were taken:

- Approve the existing height of the hop kiln at 45-feet and the bale barn at 41-feet which exceeds the 35-foot height requirement in the LIA zoning district.
- Approve maintaining the two structures (hop kiln and bale barn) in their current footprint within the Scenic Corridor setback.
- Final review of the project (after the Board of Zoning Adjustments decision) to be by a joint meeting of the LC and DRC.
- The HD (Historic Combining District) be added to the property.

The report concludes the project conforms to the Secretary of the Interior's Standards for Rehabilitation in almost all respects and would not materially impair the characteristics which make it eligible for listing, meaning that under the CEQA Guidelines, the project would have a less than significant impact on historical resources.

At the applicant's request, the project returned to the Landmarks Commission asking the HD zoning only be applied to the east side of the project site where the hop kiln buildings are located and not apply HD zoning to the west side because the buildings on this side were found ineligible for listing on the California Register. At the July 7, 2015, Landmarks Commission meeting, the Commission voted unanimously to recommend addition of the HD Combining Zone and Landmark Designation on APN 110-240-031 in its entirety (east side of Westside Road) and not recommend adding the HD combining zone on APN 110-240-040 (west side of Westside Road). Their decision was based on findings that the historic resources on the east side of Westside Road met the eligibility and integrity criteria for State and Local County designation and the HD Combining Zone. The structures on the west side of Westside Road have changed over time to the extent that they no longer retained historic integrity that met eligibility criteria. Condition No.78 requires the applicant to apply for a zone change to add the HD combining zoning district on the APN 110-240-031 on the east side of the road prior to temporary or final occupancy of the hop kiln or hop bale barn.

Cultural Resource Evaluation:

A cultural resources evaluation of the property was conducted by William Roop, of Archaeological Resources Service, April 2014. A surface reconnaissance on both the east and west side of the project site. The evaluation concluded that since no significant cultural resources were identified on the property, no further recommendations are warranted for pre-historic materials. However, a condition requires that if during earth disturbing activities on the property a concentration of artifacts is encountered, all work should be halted in the vicinity of the find and an archeologist contacted immediately. A condition also requires during all initial ground- disturbing activities into native soils on the project site a qualified archaeological monitor and/or tribal monitor shall be present. The qualified archaeological monitor and/or tribal monitor shall have the authority to stop and redirect grading activities to evaluate any tribal cultural resources discovered on the property (refer to Condition No. 92 and 93). Further detail is provided in the Mitigated Negative Declaration.

Permit Sonoma referred the project to those Native American tribes to solicit input related to Tribal Cultural Resources. One local tribe responded, the Lytton Rancheria, requesting a mitigation measure be incorporated into the project. The language was added to the mitigation measure (refer to Condition No. 93) and accepted by the tribe.

Issue #4: Land Conservation Act Contract

The project site is under a prime Land Conservation Contract (Williamson Act contract) recorded in 2007 (Ag. Preserve 1-397; OR# 2007-037936). To comply with the contract, land must meet the following standards of the Sonoma County Uniform Rules:

1) The land must be devoted to an agricultural or open space use as defined in the Williamson Act. The County has required at least 50% of the land be devoted to agriculture or open space use to meet this standard.

Staff analysis: The project site is 75 acres with 42 acres planted in vineyard. The property meets the 50% threshold. Since the mid-1800s this property has been in agriculture: fruit orchards, hops, and now grapes. In 1988, this property operated as a pumpkin patch and farm store until 2000. Wine grapes were planted in 1990 and the vineyard currently produces approximately 250 tons of grapes annually.

2) The land must have a minimum parcel size of 10 acres for a Type 1 or 40 acres for a Type 2 contract.

Staff analysis: The property is 75 acres and under a prime (Type I) contract.

3) Compatible uses may be permitted provided that they are incidental to the primary use of the land for agriculture, listed in the County's Uniform Rules for Agricultural Preserves and meet the criteria for compatibility.

Staff analysis: Under the Uniform Rules, the following are listed as compatible uses: winery, tasting rooms, marketing accommodations, and the existing primary residence to remain on the project site. Under the Uniform Rules, the existing barn, existing storage shed/canopy, and existing reservoir, used for the vineyard irrigation, are considered accessory agricultural structures under Rule B.8 and B.9, respectively.

Incidental use has been defined by the County to mean compatible uses which cannot occupy more than 15 percent of the land area or five acres, whichever is less. For the 75 acres parcel size, the 5 acre threshold would apply. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, the total area consists of 3.40 acres for existing and new development area (147,885 square feet). The existing primary residence and area consists of approximately .35 acres. In total, the compatible uses comprise of 3.75 acres of the 75 acre parcel, below the 5-acre threshold. No vines will be removed to accommodate the proposed project. The winery, tasting rooms, existing residence and the related infrastructure and improvements encompass approximately a small portion, approximately 5% of the overall project site and considered secondary to the primary use of the project site which will remain a large commercial vineyard. The 5% of development area is also consistent with the LIA zoning's maximum lot coverage requirement for a parcel greater than 20 acres in size listed under Section 26-040-030 (e) of the Zoning Code.

"Compatible Use" is defined as any use determined by the county or city administering the preserve pursuant to sections 51231, 51238 or 51238.1 or by this act to be compatible with the agricultural, recreational, or open space use of land within the preserve and subject to contract. In addition, Section 51220.5 states that "cities and counties shall determine the types of uses to be deemed compatible in a manner which recognizes that a permanent or temporary population increase hinders or impairs agricultural operations."

The County's Uniform Rules list agricultural promotional events as a "compatible use" for land under an agricultural contract under the following circumstances:

- When directly related to agricultural education or the promotion or sale of agricultural commodities and products produced on the contracted land, and,
- Events last no longer than two consecutive days and do not provide overnight accommodations, and,
- No permanent structure dedicated to events is constructed or maintained on the contracted land.

The proposed events are considered agricultural promotional events according to the current County interpretation and broken down into two categories by the applicant:

- Agricultural Promotional marketing events, include the wine club dinners and luncheons, food and wine pairing, wine releases, and barrel tasting.
- Industry-wide events

Staff analysis: Events would not last longer than two consecutive days. No lodging is provided, except for marketing accommodations, and no permanent structure devoted to event-use would be constructed as part of the project. The agricultural promotional events and industry-wide events would take place inside the public and private tasting rooms or outdoors.

The project must also be found consistent with the state law of the Land Conservation Act (Williamson Act). The following analysis addresses the findings required by the applicable Sections of the Land Conservation Act.

Section 51201 (e) of the Land Conservation Act defines "Compatible Use" as any use determined by the county or city administering the preserve pursuant to sections 51231, 51238 or 51238.1 or by the Act to be compatible with the agricultural, recreational, or open space use of land within the preserve and subject to contract. In addition, Section 51220.5 states that "cities and counties shall determine the types of uses to be deemed compatible in a manner which recognizes that a permanent or temporary population increase hinders or impairs agricultural operations."

Staff analysis: Consistent with Section 51220.5 of the County's Uniform Rules, agricultural promotional events and industry-wide events are considered compatible uses in association with an on-site agricultural use because they are a marketing tool for sales of an agricultural product and promote the long-term viability of agriculture within the county. Events require a Use Permit which limit the frequency and size (# of guests) of events, limit hours, and incorporate conditions into the Use Permit to prevent conflicts with on-site and surrounding agricultural operations.

Section 51238.1 of the Land Conservation Act states, "*Uses approved on contracted lands shall be consistent with all of the following principles of compatibility*:

(1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

(2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted land in agricultural preserves.

(3) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Staff analysis: The proposed use is a winery to process grapes grown on the site and from the local area, and tasting rooms to sell the wine produced on site. No vines would be removed to accommodate the project development. The agricultural promotional events or industry wide events do not compromise agricultural capability because they are marketing tools to help sell wine produced on site and ensure the long term viability of the vineyard and winery. The proposed agricultural promotional events are limited in frequency and size and held in the afternoon and evening hours, avoiding the on-site agricultural activities which occur in the early morning hours. To the north of the proposed project site there are two parcels and to the south is one parcel under Land Conservation Act contracts. These are also commercial vineyard properties along Westside Road.

Issue #5: Traffic and Parking Analysis

The Sonoma County General Plan 2020 Circulation and Transit Element Figure CT-4 identifies Westside Road as a Rural Major Collector. A focused Traffic Study was prepared for the project by a traffic engineer with Whitlock and Weinberger Transportation, Inc. (W-Trans) in 2014, revised February 23, 2015, and further revised for the Final Traffic Study dated March 10, 2016. On April 21, 2017 and September 12, 2017; W-Trans submitted two addendum letters on collision history and sight distance analysis, respectively.

Westside Road is a two-lane rural roadway with paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline. There is not a posted speed limit in the project vicinity. A speed survey performed by W-Trans at the project site driveway indicates that in the project vicinity speeds are about 30 to 35 mph. The current volume on Westside Road is about 3,000 ADT near Felta Road based on counts performed by the County in August 2012, but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013. A count performed by the County in late July 2015 indicates the volumes have dropped 12 to 15 percent since 2012, though the higher 2012 volumes were used by W-Trans for their analysis.

Collision History:

On April 21, 2017, W-Trans provided an addendum letter to the Traffic Impact Study to provide collision history from January 1, 2012 through December 31, 2016. From 2012 to 2016, there were two collisions on the study segment. This data came from the California Highway Patrol published in their Statewide Integrated Traffic Records Systems (SWITRS).

Trip Generation:

Relative to trip generation, it is anticipated that the proposed new winery including tasting rooms would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle, the proposed project is expected to generate an average of 92 vehicle trips per day.

The project also includes 22 agricultural promotional events per year (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and 2 industry wide event days with 300 guests. It is assumed that a maximum sized 300-person event would require a staff of 14. Using an occupancy of 2.5 vehicles per guests and solo occupancy for staff, maximum sized event would be expected to generate 268 trip ends at the driveway, including 134 inbound trips at the start of the event and 134 outbound trips at the driveway. W-Trans expects these trips would be spread out such that no more than 60 trips in either direction would occur during a single hour, with staff arriving before and departing after guests. W-Trans also expects the distribution of trips to be weighted more heavily from the south with 75 percent of the trips coming from/returning to this direction.

Sensitivity Analysis:

W-Trans explains that by using the same roadway segment Level of Service methodology in the Highway Capacity Manual it was determined that 208 vehicle trips could be added in each direction on Westside Road *before* the northbound direction would experience unacceptable LOS D operation.

Using the 2.5 guests per vehicle standard ratio, W-Trans estimated that vehicles carry more than 500 guests could arrive at agricultural promotional events during one hour and another set of 500 guests could depart from the same or different winery event and the operation of Westside Road would remain acceptable under the standards established by the County.

W-Trans examined events sizes and even with the 300-person event proposed with this project, and assuming that as many as 150-guests arrive or depart during a *single hour* from the same direction, the road would retain capacity for other events having a combined total of more than 350 guests.

W-Trans explains it is reasonable to expect that up to 75 percent of event traffic would come from the south. Assuming this is split, the largest event for the proposed project would generate 75 guests from the north or 30 vehicles, leaving capacity for the cumulative demand associated with nearly 450 guests arriving and departing from other area wineries during the same, single hour.

With an emphasis that all these trips would need to occur *during a single hour* for the cumulative impact to be experienced, if the trips are spread over more than an hour's time, the cumulative effect is diluted. W-Trans concludes there is adequate capacity for the multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road.

Event Coordination:

To avoid the potential for multiple large events occurring simultaneously, winery operators are encouraged to coordinate event schedules with other wineries in the vicinity. The applicant knows the adjacent winery operators and is willing to implement event coordination with these two wineries. A condition has been added to the Use Permit to require event coordination between the Ramey Winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since these event days are determined by the Russian River Valley Grape Growers Association.

In addition, a standard condition is included in the Use Permit for a future event coordination program to be used for wineries:

Condition No 115: *The days and hours for agricultural promotional events shall be subject to review and approval by Events Coordinator or similar program established by the County or at the County's direction. The applicant shall submit to the County an annual request and schedule for agricultural promotional events for each calendar year including the maximum number of participants, times and dates, and to report the actual events from the previous year. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long established uses and establish reasonable costs for managing the program.*

Sight Distance and Stopping Sight Distance:

At driveways a clear line of sight needs to be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either turn left, or right, without requiring the through traffic to radically alter their speed.

Access and circulation were evaluated by W-Trans, along with field conditions at the site driveway were evaluated to determine adequacy of sight distance, as well as identify any potential for conflict between opposing driveways for the winery site and tasting room site. The tasting room driveway is on the easterly side of the roadway, opposite and offset from the winery driveway. W-Trans determined that conflicts with traffic to and from the opposing project site driveways are not expected.

Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highways and Transportation Officials (AASHTO). These guidelines are based upon approach travel speeds, and take into account which direction a vehicle would turn onto the major approach. Greater sight distance is needed for the more time-consuming movement of turning left as compared to turning right. The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation.

The prima facie speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet.

The tasting rooms' driveway on the east side, with the removal of the existing Westside Farms sign, to the north of the driveway, the sight distance is more than 400 feet. To the south of the driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic.

The winery driveway on the west side to the south of the driveway, the sight distance is 250 feet. However, to the north of the driveway to meet sight distance of 250 feet trees and vegetation would have to be removed and the northwesterly berm lowered and terraced. This is an improvement that is long overdue. The applicant's engineer, Adobe & Associates, prepared a letter, a Grading and Cross Section Plan, and a Stopping Sight Distance plan demonstrating a sight distance of 250 feet can be achieved to meet standards on the winery driveway to the north by trimming trees and lowering the northwesterly hillside on the project site. An Addendum letter from the traffic engineer of W-Trans, dated September 12, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway (refer to Exhibit U). Low lying vegetation with shrubs and ground cover would be planted in this area, with small to large boulders on the upper berm (Refer to Exhibit U). Adobe & Associates also prepared a video simulation showing vehicle traveling along the project site with the sight distance improvements. The video will be presented at the public hearing. The existing mirror across Westside Road, on the project site, needs to remain which extends sight lines. Furthermore, a condition limits agricultural promotional events on the west side of the project site to a maximum of 30 guests and does not allow industry-wide events on the this side of the project site (Refer to Condition No. 63). A condition by Department of Transportation and Public Works requires the installation of an automated swing or rolling gate at the driveway at the winery and a sign will be placed at the site stating "Not Open To The Public".

<u>On-Site Parking Analysis</u>:

On the east side there will be 24 on-site parking spaces (20 standard and 4 ADA parking spaces) on a chip sealed surface, as well as 58 overflow (unmarked gravel) spaces for the tasting facility. The parking area would be accessed by an 18-foot wide asphalt driveway. The parking area is to be landscaped providing a separation between the primary parking field and the overflow parking. A chip seal base will be used for the primary parking area and gravel for the overflow parking and for the vineyard access road. The winery located on the west side of Westside Road would be developed with a semi-porous concrete driveway with a total of 48 parking spaces including 27 permanent and 21 seasonal overflow parking spaces.

<u>Traffic Control and Parking Management Plan</u>:

The applicant has prepared a preliminary Traffic and Parking Plan (Plan) which depicts where parking attendants and signage would be placed on both project driveways to guide guest vehicles onto the site during the agricultural promotional events and industry wide events (refer to Exhibit X). The Plan also shows that traffic queuing can be done on-site to get vehicles off of the road and onto the project site.

It includes the implementation of the Plan by designating a Parking Coordinator and at least three parking attendants on duty for events of to assist with directing on-site guest parking and circulation, placing signage before any event to direct guest traffic, and parking attendants to monitor traffic -queing on the project site driveways during the entire duration of the events to get vehicles onto the site.

<u>Roadway Segment Operation</u>:

Under Existing plus Project volumes the roadway is expected to operate acceptably in both directions.

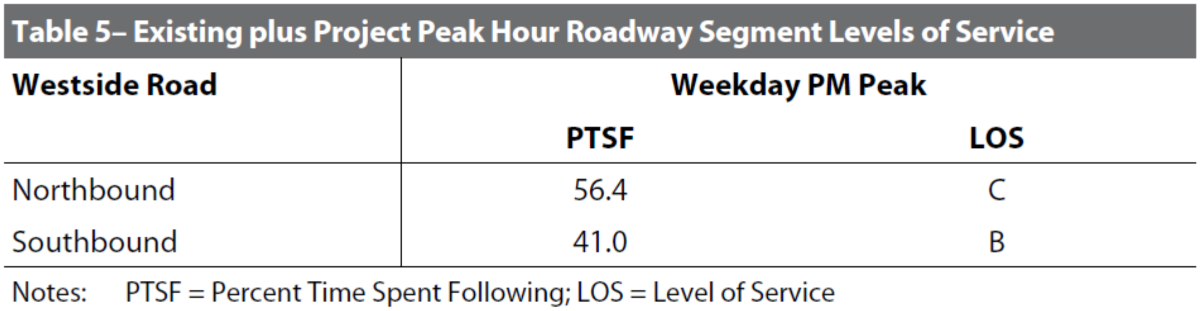


Table 5– Existing plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	56.4	C
Southbound	41.0	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

The winery will not be open to the public. A gate with a sign posted not open to the public will be placed at the winery driveway to restrict public access. The east side of the project site will be dedicated to the public tasting room uses and the related event activities. Fire and emergency access shall be provided per Fire requirements.

Cumulative plus Project:

The roadway is expected to continue operating acceptably at the same levels of service as without the project.

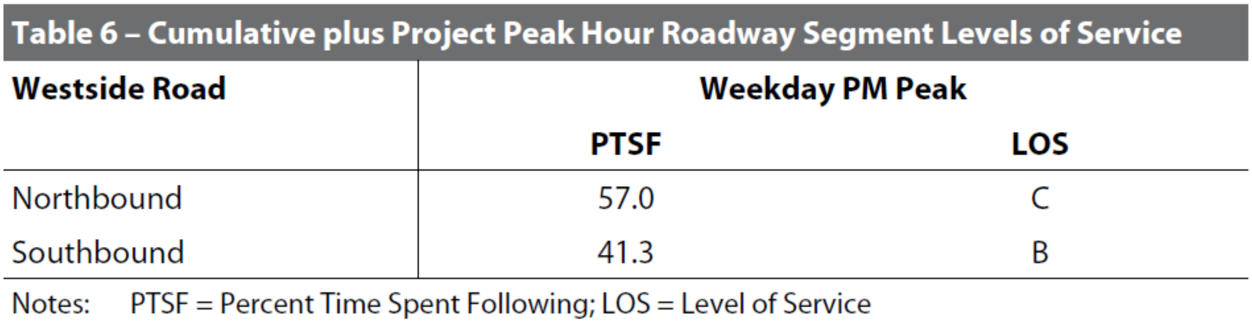


Table 6 – Cumulative plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	57.0	C
Southbound	41.3	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Traffic Conclusion:

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous uses at Westside Farms.

- Westside Road is expected to operate acceptably under volumes including project generated traffic and traffic associated with agricultural promotional events both in the short-term and long-range. Further, multiple events could occur simultaneously without triggering unacceptable operating conditions under the County’s standards.

- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.

- Sight distance from the tasting room driveway on the east side of Westside Road is adequate with the relocation of the existing “Westside Farms” sign and this area left clear to provide acceptable sight distance to the north.

- Sight distance from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north without improvements to increase sight distance. The proposed mitigation includes removing and/or trimming vegetation together with terracing/lowering the hillside on the project site, as necessary.

- Event size on the west side will be limited to a maximum of 30 guests, which equates to 12 vehicles using the standard ratio of 2.5 people per vehicle. The events on the west side will be business and marketing related meetings and technical tastings.
- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures noted above.
- A left turn lane is neither warranted nor recommended on Westside Road at the project's driveways.

Sonoma County Department of Transportation and Public Works reviewed the W-Trans analysis and conclusions and found them acceptable. The applicants have agreed to all the traffic and parking mitigation measures and monitoring set forth in the Mitigated Negative Declaration and listed in the Conditions of Approval.

Issue # 6: Noise

The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses.

A Noise Assessment was prepared by Illingworth & Rodkin, Inc., on October 2013, and revised September 2015, and on February 8, 2017. On August 16, 2017, an Addendum to the Environmental Noise Assessment was submitted by Ilingworth and Rodkin (noise consultant) to consider noise impacts to another existing residence located immediately south of the project site (see Residence 4 in Figure 1 in the Addendum dated August 16, 2017). The Noise Assessment evaluated the existing noise environment and the potential for increased noise as a result of the proposed project.

The project site lies on both sides of Westside Road. The east side is bordered to the north by Gracianna Tasting Room, to the south-southeast by the Russian River, across the river is Riverfront Regional Park, and due south are single family residences. The west side is bordered to the northwest by Arista Winery and southwest by Williams-Selyem Winery, and a single family residence. The noise sensitive receptors are four nearby residences to the south of the project site. The noise assessment noted that the primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include air planes flying overhead, and agricultural-related activities in the area.

The Sonoma County General Plan Noise Element identifies a goal to:

"Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise."

The following General Plan policies, which are applicable for use at the project, are intended to achieve this goal include:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use.

According to the Noise Assessment, there are a number of operations associated with the proposed winery, tasting rooms, and events that will produce noise. These include:

1. Project traffic noise;
2. Winery and seasonal (crush) production operations;
3. Maintenance and forklift operations; and
4. Special event noise

Project traffic noise: On the east side of the project site, are the tasting rooms, office, and marketing accommodations. The existing driveway and parking areas will be used. Noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the nearest residence. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Based on these findings, noise associated with truck traffic at the project is not expected to exceed daytime NE-2 noise standards at Residences 1, 2, and 3. In the Addendum, dated August 2017, for Residence 4, noise levels associated with automobiles and light vehicles using the winery's project driveways and parking lots would not exceed the daytime NE-2 noise standards at the property line. Also noise associated with medium truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4. However, heavy truck traffic would exceed these standards by up to 5 dBA. Heavy trucks are defined as: 26,000-33,000 lbs, such as garbage trucks, dump trucks, tank truck, tractor unit, etc., as classified by the Department of Transportation's Federal Highway Administration (FHWA) (refer to Exhibit Y). Nighttime truck use is prohibited. In the truck loading and turn around area, the height of the proposed retaining wall on the south side of the loading area shall be extended to 6 feet above existing (above retaining wall) grade. The proposed noise barrier/retaining wall shall consist of masonry materials and the noise consultant must confirm the design, location, and final construction is consistent with the noise standards of the General Plan, prior to operation of the winery. The noise barrier/retaining wall would located outside of the scenic corridor setback. A wood fence 6-feet in height needs to be extended for 100 feet parallel along the southerly property line to reduce winery operation noise. The wood fence would encroach into the scenic corridor setback, but, would be shielded by existing structures and existing landscaping in the site frontage.

Winery and Crush-Related Noise: The winery crush pad and press equipment room will be indoors on the first floor in the western side of the building, which creates shielding of crush-related noise by the building itself from nearby residences. Assuming the worst case scenario, the future crush pad was estimated to be within 1,280 feet of Residence 1, within 1,400 feet of Residence 2 and within 1,275 feet of Residence 3. The assessments conclude the noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standards at the property lines of the four nearby residences.

Bottling Noise: Bottling will be done in the production facility area, next to the truck access loading zone. The building will provide shielding from noise created during bottling activities. Based on distance and noise shielding, noise from bottling activities are expected to be an L50 of 37 to 42 dBA at Residence 1, an L50 of 36 to 41 dBA at Residence 2, and an L50 of 37 to 42 at Residence 3. Based on these findings, noise associated with bottling is not expected to exceed daytime or nighttime NE-2 noise standard at Residence 1, 2, or 3.

However, in the Addendum, dated August 2017, the noise consultant explains the noise levels from bottling activities are expected to be an L50 of 53 dBA at the property line of Residence 4. The noise associated with bottling noise is expected to exceed daytime and nighttime NE-2 noise standard at the property line of Residence 4 and mitigation is needed. It is concluded that the 6- foot high sound barrier/retaining wall as discussed above will also be effective in reducing daytime or nighttime bottling noise levels to below the L50 NE-2 noise standards at the property line of Residence 4.

Mechanical Equipment: The winery will include noise-generating mechanical equipment, such as air-cooled condensing units, pumps and compressors, as well as, less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawing do not indicate the precise location of such equipment. The noise assessment considered the “worst-case scenario” where the equipment is placed outside of production buildings and not shielded from the adjacent residences. The assessment indicates that constant L50 noise levels from mechanical equipment may be between an L50 of 32 and 34 dBA at Residence 1 and 2 and between an L50 of 33 and 35 dBA at Residence 3. The noise associated with mechanical equipment is not expected to exceed daytime or nighttime NE-2 noise standard at three of the nearest residences and no mitigation is needed. However, in the August 2017 Addendum, the noise consultant explains the noise associated with mechanical equipment is expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4 and mitigation is required. The southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be designed and constructed as solid walls (Refer to Sheet A1.12 of the Project Plans, dated August 23, 2017).

Forklift and maintenance operations: The use of forklifts would take place on the first floor inside the winery building, in the outdoor crushing and receiving areas, and in the wine cave. Such activities would also receive considerable shielding from the building. But, outdoor forklift and maintenance operations are considered worst-case condition and were analyzed in the assessment. Forklift and maintenance operations will only occur during daytime hours. Forklifts are not necessary for the tasting rooms’ operations. The noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at Residences 1, 2, and 3. In the Addendum, for Residence 4, it explains based on a review of project drawings, the center of the closest truck loading outdoor area will be about 55 feet from the property line of Residence 4. Using the source levels discussed in the original Noise Assessments, a 6 dB shielding factor for the noise barrier/retaining wall at the edge of the truck loading area and a 6 dB sound reduction for each doubling of the distance between the noise source and the receiver, noise from forklift and maintenance operations activities are expected to be an L08 of 60 dBA at

the property line of Residence 4. The noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4 with the construction the 6-foot noise barrier/retaining wall.

Forklift and maintenance operations will only occur during daytime hours. Based on these findings, the noise assessment concludes that noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at the four nearest residences and no mitigation is needed.

Event Noise at Adjacent Residential Uses: The winery proposes agricultural promotional events and participation in two industry-wide event days. The request includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests For the largest events of 300 guests, a staff of 14 employees is anticipated.

Agricultural promotional events will be held on the east side of Westside Road indoors within the tasting rooms or outdoors at the Picnic Grove area, located along the rear of the property. Agricultural promotional events at the winery are limited to a maximum of 30- guests and no industry-wide events will occur on this side of the project site. The winery building would receive noise shielding from the building structures estimated at 12 dBA (assuming open windows and doors). However, the outdoor events held in the garden area or yard between the tasting room/barn and Westside Road, in the yard south of the barn, or in the picnic grove area would receive little or no noise attenuation from intervening terrain or building structures at Residence 1, 2 and 3. The outdoor area between the public and private tasting room buildings would have some shielding from the private tasting room.

The noise assessment notes that outdoor events that take place around the two tasting rooms could be situated as close as 690 feet from Residence 1; 1,775 feet from Residence 2; and 1,900 feet from

Residence 3. The indoor events at these locations would be located as close as 885 feet from Residence 1; 1,100 feet from Residence 2; and 1,110 feet from Residence 3. It was concluded that all outdoor daytime and nighttime events would exceed County NE-2 standards at Residence 1, 2 and 3 in the amplified music and speech categories, except amplified speech during daytime hours at Residence 3. Additionally, non-amplified music NE-2 standards would also be exceeded at nighttime at Residence 1 and 2.

Outdoor events taking place in the picnic grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, 1,900 feet from Residence 3, and over 1,000 feet from Residence 4. The assessment determined the only County NE-2 standard that would be exceeded during an outdoor event in the Picnic Grove area would be at Residence 2 and would be amplified music in the nighttime.

For Residence 4, in the Addendum, the noise consultant explains that indoor agricultural promotional events held in the tasting rooms would exceed the daytime and nighttime NE-2 standards at property line of Residence 4 by 26 dBA and normal amplified music, amplified speech and non-amplified music would exceed the County daytime NE-2 standards by 2 to 7 dBA at property line of Residence 4. A Mitigation measure has been incorporated into the project to require that doors and windows be closed during agricultural promotional events when amplified music and/or sound is being used. The event space in the reserve tasting room (hop bale barn) and the guest rooms are the closest indoor venues for events to Residence 4, being as close as 125 feet from the property line of Residence 4. Amplified music within the baling barn or tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet.

Based on the Noise Element of the General Plan, the Environmental Noise Assessment prepared by Illingworth and Rodkin, dated March 7, 2017, and the Addendum dated August 16, 2017; and the current Site Plan; the following operational noise limitations related to having agricultural promotional events and industry wide events apply to each of the buildings or site features on the project site:

1. At the **Winery building** (*west side* of Westside Rd):
    - The use of amplified music or sound systems is not permitted either indoors or outdoors. This does not restrict the use of small personal music devices or personal computer music devices used by employees of the winery.
    - Acoustical music is not permitted either indoors or outdoors.

2. At the **two tasting room buildings** (*east side* of Westside Rd):
    - The use of amplified music and sound is permitted indoors during daytime hours with doors and windows closed.
    - The use of amplified music and sound is permitted up to 9 P.M. with doors and windows closed.
    - The use of loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music is permitted indoors with doors and windows closed.
    - Amplified music within the two tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet.
    - The use of outdoor music or sound systems is not permitted around the tasting room buildings.

3. At **Picnic Walnut Grove** (*east side* of Westside Rd):
    - The use of outdoor amplified music or sound systems is not permitted in this area.
    - The use of loud instruments (drums, cymbals, horns, and similar instruments) is

not permitted in this area.

- The use of outdoor amplified speech is permitted, but limited to using a sound system mechanically set to limit the volume level to 78 dBA at 50 feet.
- The use of quieter, **non-amplified,** acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors in the Picnic Walnut Grove, during daytime hours, when in compliance with the *Adjusted* Noise Element of the Sonoma County General Plan. Agricultural promotional events shall cease by 9 P.M.
-

4. Outdoor event activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the approved Site Plan.

The applicants have agreed to all the noise mitigation measures and monitoring set forth in the Mitigated Negative Declaration as listed in the Conditions of Approval.

Issue # 7: Water Use and Groundwater Availability

On December 30, 2015, a Project Water Use Analysis was prepared for the proposed project by Adobe Engineering, which concluded that the water demand for the proposed project would be estimated to be 5.4 million gallons or 16.7 acre feet, annually. The winery wastewater will be recycled for irrigation purposes so the annual demand on the water wells would be reduced to 4.4 million gallons or 14.06 acre feet.

On January 5, 2017, a Geologic Report (Report) was prepared for the project by EBA Engineering. The Report explains the property is currently equipped with five water supply wells located along the eastern margin of the property (see Figure 2). These wells are identified as Wells #1 through #5 and are used to provide water for the on-site operations, and to two neighboring property owners to the west.

Wells #1 and #3 will service the proposed development. Well #1 was installed in August 2013 and was constructed with a 50-foot sanitary seal, thereby suitable as a public water supply source for the proposed winery and domestic uses. An 8-hour well capacity test was performed on January 16, 2014 by Petersen Drilling & Pump, Inc. demonstrating a sustainable yield of 45 gallons per minute (GPM) with a resulting drawdown of 1.5 feet. Full recovery following the cessation of pumping was achieved within one hour. A copy of the test results is in Appendix B of the report. Well #3 will be used for landscape irrigation. For Well # 3, pumping test data is not available, but, it has a reported yield of approximately 300 GPM.

The most prominent surface water feature in proximity of the project site is the Russian River, which borders the entire eastern boundary of the property. The Russian River is a managed water system as governed by State Water Resources Control Board (SWRCB). Surface water flow in the Russian River is perennial in nature. As shown on Figure 2 (Appendix A), Wells #1 through #3 range from approximately 250 to 340 feet from the edge of the primary river channel, whereas the separation from Wells # 4 and #5 is approximately 70 feet. The project site is not located within one of the drought priority watersheds or reaches of interest identified in the State Water Resources Control Board's Russian River Tributaries Emergency Regulation. Table 1 below provides a summary of the project water demands based on Adobe's analysis in gallons per year and acre-feet per year measurements.

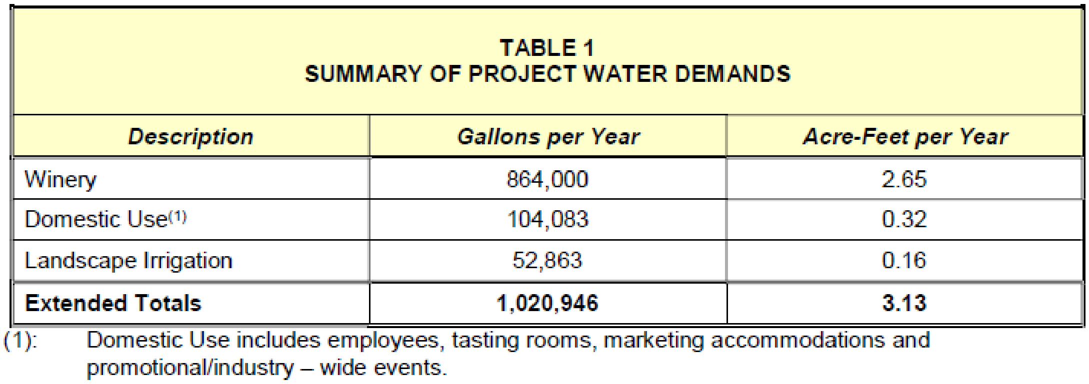


TABLE 1
SUMMARY OF PROJECT WATER DEMANDS

Description	*Gallons per Year*	*Acre-Feet per Year*
Winery	864,000	2.65
Domestic Use(1)	104,083	0.32
Landscape Irrigation	52,863	0.16
Extended Totals	**1,020,946**	**3.13**

(1): Domestic Use includes employees, tasting rooms, marketing accommodations and promotional/industry – wide events.

EBA concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following variables:

1) The site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin;

2) The underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer;

3) Well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system;

4) Based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and

5) The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.

The EBA report was found acceptable by Permit Sonoma staff. Based on the evidence in the Geologist Report prepared by a Senior Hydrologist with EBA Engineering, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge in the area and not induce measure changes in the surface water flows in the Russian River. No further mitigation is required.

Issue # 8: Biological Resources

A Habitat Assessment, dated June 24, 2014, prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting in response to the proposed project. On May 5, 2017, an addendum letter was provided by Wildlife Research Associates to address protection measures for the Western Pond Turtle. The Habitat Assessment evaluated the potential for occurrence of 58 special-status plant species, and 26 special-status wildlife species.

Surveys for special status plants were conducted on April 28 and May 12, 2014, which covered the flowering period for all of the special status plants that have potential to occur within the project area based on the presence of potential habitat. The assessment concluded that no special-status plants are likely to occur within the proposed project area and none were observed.

In addition, the biologist evaluated the California red-legged frog, Western pond turtle, Foothill yellow-legged frog, Nestling Passerines, Nestling Raptors and roosting bats for their high potential to occur at the project site. The assessment found that several passerine (perching birds) species were observed on site, such as the California towhee and scrub jays, build stick nests in trees and shrubs, while others, such as the white-breasted nuthatch and chestnut backed chickadee, nest in tree cavities. Disturbance during nesting season (February 15 to August 15) may result in potential nest abandonment and mortality of young, which is considered a “take of an individual. The mitigation measures described in the Assessment to avoid impacts to passerines and nesting raptors have been incorporated into the project’s Conditions of Approval.

Relative to mammals, the assessment found that the renovation of buildings may cause direct mortality of roosting bats that use the structures. All existing structures were investigated for the presence of bats. Mitigation measures have been incorporated into the project to restrict grading activities during nest season, pre-construction surveys before any construction activities, delineation of buffer zones around nesting trees, construction fencing, and require direct supervision by a qualified bat biologist during the building conversions of the hop kiln and bale barn to protect bats.

On the east side of the property is a grove of Northern California black walnut trees adjacent to the Russian River referred to as the Picnic Grove Area. The biologist explains that black walnut trees are not truly endemic or native which means they do not qualify as special status. The project proposal explains that outdoor events will be held under the grove on a seasonal basis and picnic tables will be placed in this area. The biologist concludes the proposed uses for this area would not have an adverse impact upon the grove.

The project development will result in the removal of a total of 21 trees as part of the project. This includes 16 native trees: 6 coast live oak trees, 5 valley oaks, 4 cottonwoods and one redwood. The County’s Tree Protection Ordinance requires one hundred percent (100%) replacement of trees or the payment of in-lieu fees. The VOH district under Section 26-67-030 of the Zoning Code requires mitigation for loss of valley oaks one of the following measures:

(1) retaining other valley oaks on the subject property,

(2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,

(3) a combination of measures (1) and (2), or

(4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county. Such person shall have the sole discretion to determine which mitigation measure to use to mitigate the valley oak loss.

A project applicant has the sole discretion to determine which mitigation measure to use to mitigate the valley oak loss. The applicant intends to add native trees. Mitigations require the final landscape plans will be reviewed by the Sonoma County Landmarks Commission and the Design Review Committee and construction fencing under the drip-line of all trees that will be retained. An arborist shall inspect the location of the construction fencing to insure the root zones of the trees to remain are protected.

Issue # 9: Greenhouse Gas Analysis

On October 28, 2013, a GHG Emissions Analysis was prepared and revised on October 1, 2014 by Illingworth & Rodkin, Inc. The California Emissions Estimator Model, Version 2013.2.2 (CalEEMod) was used to predict operational period emissions. The Year 2015 was used for modeling, as this assumed to be the first full year after construction that the project could be operational. However, the project was not deemed complete for processing until 2017 and annual emissions occurring after 2015 would be lower as vehicle and electricity production emission rates are anticipated to continually decrease.

Annual Operational GHG Emissions in Metric Tons of CO2e

Source	Methodology	Emissions
Mobile	Includes daily traffic generation including truck traffic	181
Mobile	24 Annual Events	22
Area	Includes landscaping from CalEEMod default	<1
Electricity	Based on CalEEMod default adjusted to PG&E emission rates published by CPUC	56
Natural Gas	Based on CalEEMod default	52
Water	Based on CalEEMod default	18
Solid waste	Based on CalEEMod default	20
Wine fermentation	Based on IWCC v1.3 estimate for 60,000 cases	125
Total		**475**

As shown in the table above, the proposed project would have total direct and indirect emissions that are below the GHG operational threshold (1,100 metric tons of CO2e per year) recommended by BAAQMD for new projects. Therefore, the project's greenhouse gas emissions would not significantly contribute to a cumulative impact on global climate change. Further details are discussed in the Mitigated Negative Declaration.

Issue # 10: Neighborhood Compatibility

Early Neighborhood Notification letters we mailed out to property owners within 300-feet of the project site. The project site is located outside of the Dry Creek Valley Citizens Advisor Committee. However, the project was referred to two local public interest groups Westside Community Association and WASA (Westside Association to Save Agriculture), who have concerns with allowing the reuse of the hop kiln buildings for tasting rooms within the scenic corridor, concentration of wineries and tasting rooms with events along Westside Road, and potential traffic and traffic safety impacts caused by the project. Staff has received letters in opposition and letters in support of the proposed project refer to Exhibit Z.

The traffic study prepared for the project was reviewed and found acceptable by the Sonoma County Department of Transportation and Public Works. Conditions of approval require driveway improvements, right of way dedication, and all parking be done on site. The frequency and size of the annual agricultural promotional events are limited and industry wide events will be a total of two days a year. Improvements are required on the west side of the project site to meet sight distance standards. Also on the west side of the project site, agricultural promotional events are limited to a maximum of 30 guests which equates to 12 vehicles or less. Hours of operation for the winery, the tasting rooms, agricultural promotional and industry wide events have been limited and food service has been limited on the project site.

A Traffic Control and Parking Management Plan has been prepared by the applicant to demonstrate queing areas for guest vehicles along the both the winery and tasting rooms driveway approaches and the locations of parking attendants on duty for the duration of events with 100 guests or more.
The Noise assessments prepared for the project analyzed noise impacts at the four closest residences' property lines. With the implementation of the mitigation measures, noise generated from construction, truck movement, winery production activities, and during agricultural promotional events and industry-wide events; at the property lines of the four sensitive receptors (four residences) would be maintained at or below the County NE-2 standards to a level of less than significant.

The Groundwater Availability Study prepared by EBA Engineering concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed project and will not result in negative impacts to local groundwater or surface water resources. In addition, the proposed water use is projected to not change surface water flows in the Russian River.

The proposal to convert the two hop kiln buildings to tasting rooms was reviewed in a joint session of the Sonoma County Landmarks Commission and the Design Review Committee. A condition of approval requires the applicant apply for a rezoning to place the HD (Historical District) overlay zone on the east side of the project site. Conditions have been incorporated into the project to require a final joint design review session before the Sonoma County Landmarks Commission and the Sonoma County Design Review Committee to reduce potential impacts from exterior lighting shall be fully shielded, downward cast, and Dark Sky compliant. Visual impacts have been addressed through the Design Review Committee, resulting in landscape screening that is more appropriate for the rural agricultural setting.

The County Fire Marshal reviewed the project and will require that the project comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management, and management of flammable or combustible liquids and gases. At the Fire Marshal's request, the applicant submitted a fire safety evaluation that analyzes the proposed project and recommends building features and operational standards to safely manage distilling operations.

Issue # 10: Environmental Determination

A Mitigated Negative Declaration has been completed in compliance with CEQA and the State CEQA Guidelines. All potential environmental impacts associated with the project will be mitigated to less than significant with the adoption of the mitigation identified in the MND and there is no substantial evidence in the record to support a contrary conclusion. The MND was circulated through the State Clearinghouse. A large public hearing sign was posted at the project site for 30 days, the hearing notice was published in the newspaper, three notices were posted along Westside Road, and public hearing notices were mailed to neighbors within 300-feet of the project site. In accordance with CEQA, the Board of Zoning Adjustment must adopt a mitigation monitoring program to ensure that the mitigation measures adopted herein are implemented. A mitigation monitoring program for the project is incorporated into the

Conditions of Approval. The Mitigation Monitoring program will be implemented in accordance with all applicable requirements of CEQA and State CEQA Guidelines.

STAFF RECOMMENDATION

Staff recommends that the Board of Zoning Adjustments adopt the Mitigated Negative Declaration and approve the request for a Use Permit to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, a new wine cave (approx. 20,720 square feet), a conversion of an existing hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and a conversion of an existing hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor. Approve the 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and the participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west of the project site, limit the size of agricultural promotional events to a maximum of 30 guest and not allow industry wide events on this side of the project site. Approve a four- year Use Permit term allowed under Section 26-92-130 of the Zoning Code.

FINDINGS FOR RECOMMENDED ACTION

1. The Board of Zoning Adjustments has considered the Mitigated Negative Declaration prepared to address environmental impacts of the project, together with all comments received during the public review process. Based upon the full record of proceedings (including the Initial Study and all comments received), there is no substantial evidence that the project as approved will have a significant environmental effect because Mitigation Measures have been incorporated into the Project as Conditions of Approval and agreed upon by the project applicant. Changes or alterations have been required of or incorporated into the project through the Conditions of Approval that mitigate or avoid the potentially significant environmental effects of the proposed project. These changes or alterations have been agreed to by the applicant and are subject to the Mitigation Monitoring Program contained in the Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with State and County CEQA guidelines and reflects the independent judgment and analysis of the County of Sonoma.

2. The project is consistent with the General Plan land use designation of Land Intensive Agriculture, and General Plan objectives to facilitate County agricultural production by allowing agricultural processing facilities and uses, including a winery and wine cave, in the Agricultural Land Use categories (Objectives AR 1.1, AR 1.2 and AR 5.1). Processing of agricultural products of a type grown or produced primarily on site or in the local area and tasting rooms and other temporary, seasonal, or year-round sales and promotion of agricultural products grown or processed in the county, subject to the criteria of General Plan Policies AR-5c, AR-5g, AR-6d, and AR-6f, are uses permitted with a Use Permit in the LIA zoning district. The project is consistent with General Plan Goal AR-5, which states that agricultural support services should be conveniently and accessibly located to the primary agricultural activity in the area because the winery is located in an area producing wine grapes and located within the Russian River Appellation. Tasting rooms, agricultural promotional events and industry-wide events will promote the winery and the wines produced on the site, educate visitors on the making of wines, and increase wine club membership; all as part of the marketing of an agricultural product grown and processed in Sonoma County. These activities are consistent with General Plan Objectives AR-1.1, AR 1.2, AR 5.1 and General Plan Policies AR-1a, AR-4a, AR-5c, AR-5g, AR-6a and AR-6d.

3. The primary potential land use conflicts associated with the proposed agricultural processing and visitor-serving uses, including the winery, tasting rooms, agricultural promotional events, and industry-wide events are aesthetics, exterior lighting, traffic, parking, hydrology and water use, water quality, and noise. Conditions of approval have been incorporated into the project to reduce these and all other potential impacts to a less than significant level. The proposed design plans to convert the two existing hop kiln buildings into tasting rooms received preliminary approval in a joint session of the Sonoma County Landmarks Commission and the Design Review Committee. The two hop kiln buildings are dilapidated and unless they are rehabilitated, the County could lose an important part of the local agricultural heritage. The joint committee also recommended approval of allowing the two hop kiln buildings to remain within the scenic corridor setback along Westside Road and to be kept at their present height, which exceeds the 35-foot height limit in the LIA zoning district. A condition of approval requires that HD (Historical District) zoning be placed on the east side of the project site where the hop kiln buildings are located. The winery building and wine caves on the west side are located outside the 200-foot scenic corridor setback and meet other setback requirements and the 35-foot height limit in the LIA zoning district. All elements of the final site plan and design require final approval by the Design Review Committee and the Landmarks Commission prior to issuance of building permits, to ensure compliance with conditions of approval and mitigation measures related to aesthetics, neighborhood compatibility and preservation of historic and cultural resources. New exterior lighting shall be low mounted, downward casting, and fully shielded to prevent glare. Lighting shall be shut off automatically after closing and security lighting shall be motion-sensor activated.

The Final Traffic Study prepared for the project by the traffic engineer from W-Trans, dated March 10, 2016, was reviewed and accepted by the Sonoma County Department of Transportation and Public Works. An Addendum letter prepared by W-Trans, dated April 21, 2017, explains that collision history for the study area indicates there were two collisions on the study segment in the most recent five-year period according to California Highway Patrol records. The collision rate is below average and according to the traffic engineer of W-Trans, the segment appears to be operating within expected safety parameters. The Conditions of Approval require driveway improvements, right of way dedication, and provision of all parking on site with no parking allowed on Westside Road. The frequency and size of agricultural promotional events are limited, and industry wide events will be two days total. Sight distances along Westside Road from the existing driveway locations were evaluated by W-Trans based on sight distance criteria contained in “A Policy on Geometric Design on Highways and Streets,” published by American Association of State Highways and Transportation Officials (AASHTO). The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. Sight distance to the north of the tasting room driveway on the east side, after removal of the existing Westside Farms sign, is more than 400 feet. To the south of the tasting room driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic. The sight distance to the south of the winery driveway on the west side is 250 feet. To the north of the winery driveway, vegetation will be removed and the northwesterly hillside of the project site lowered and terraced to allow a sight distance of 250 feet, in accordance with a letter report, Grading and Cross Section Plan, and a Stopping Sight Distance plan prepared by the applicant’s engineer, Adobe & Associates. Adobe & Associates also prepared a video simulation showing vehicles traveling along the project site with the sight distance improvements completed and sight stopping distance scenario. An Addendum letter from the traffic engineer of W-Trans, dated September 13, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway. Also, an existing mirror across Westside Road on the project site will remain and will extend sight lines.

In addition, a mitigation has been incorporated into the project to limit guest capacity for agricultural promotional events on the west side of the project site to a maximum of 30 guests which equals 12 vehicles using the standard ratio of 2.5 persons per vehicle. Industry wide events will not be held on this portion of the project site. A Traffic Control and Parking Management Plan has been prepared by the applicant to demonstrate queing areas for guest vehicles along the two project driveways for the winery and tasting rooms and the locations of parking attendants on duty for the duration of events. A Traffic Study's sensitivity analysis was done to demonstrate that even with events happening at the same time at more than one winery, there would not be traffic conflicts or an overconcentration of use. However, a condition has been added to the Use Permit to require event coordination between the Ramey winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since these event days are set by the Russian River Valley Grape Growers Association. The conditions also prohibit scheduling larger events during large organized bicycle events. Furthermore, a standard condition is included in the Use Permit requiring the applicant to participate in a future event coordination program to be used for wineries.

Based on the results of the Noise Assessment, dated March 2017 and the Noise Addendum dated August 2017 prepared by Illingworth & Rodkin, Inc., due to the distance of sensitive receptors (residences) and consistency with Table NE 2 of the Noise Element of the General Plan, mitigation is required to reduce heavy truck noise and mechanical and bottling noise. By extending a proposed retaining wall on and along the southerly property line next to the winery building, placing solid walls in the area of the mechanical room and restricting nighttime truck use and nighttime bottling, the noise standards of the General Plan can be met. Conditions of approval provide mitigation to reduce potential noise impacts from the different site features and buildings. The use of amplified music and sound, loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music are only permitted indoors in the two tasting room buildings during daytime hours until 9 P.M. with doors and windows closed. Amplified music within the tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet. No outdoor music or use of sound systems is permitted around the tasting room buildings. No amplified music or sound is permitted either indoors or outdoors at the winery building. Outdoor events can only occur within the Picnic Grove Area until 9 P.M. and may use amplified speech limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. In the Picnic Grove Area, the use of quieter, non-amplified, acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors, during daytime hours until 9 P.M. Prior to temporary or final occupancy of the winery building or tasting room buildings, a long term, on-going Noise Management and Monitoring Plan for event activities shall be submitted and cleared by the Permit Sonoma Health Specialist. The Plan shall be implemented for the project operations. The applicants have agreed to the Mitigation Measures and Monitoring program.

The Groundwater Availability Study prepared by EBA Engineering concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed project and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the fact that the project site is located within a Class 1 water area, identified in the Sonoma County General Plan as a major groundwater basin, and the underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer. The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measurable changes in surface water flows in the Russian River.

All project development will be over 800-feet from the Russian River. According to the Plan, there will be a slight increase in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff in the area of the winery improvements will be captured in the existing pond. The existing pond will have adequate capacity to capture increase. Water treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will infiltrate into the existing vegetation prior to exiting the property. The Best Management Practices incorporated into the proposed project, including the vegetated buffer areas, will provide the necessary treatment to meet the County's Low Impact Development (LID) requirements. . These improvements as designed would reduce the potential impacts on water quality to a level of less than significant.

The industrial wastewater from the proposed winery processing will be collected, aerated and stored in a series of treatment tanks to be disposed of via an irrigation system to serve the on-site vineyard. Domestic sewage disposal from the tasting rooms, marketing accommodations, guest and employee restrooms will be disposed of via on-site septic systems adjacent to the tasting room buildings on the east side and near the existing farmhouse on the west side. Both the winery wastewater system and the domestic systems will be designed by an engineer to meet all applicable standards. The property consists of flat gentle sloping terrain with slopes ranging between 5-15 percent. The soil classification of the project site is "Yolo Loam" which is commonly found in the Russian River and Dry Creek Valleys and described as sandy loam, gravelly loam, silt loam, and clay loam surface layers in some areas. Yolo Loam is suitable for domestic and industrial wastewater disposal systems. The Russian River forms the eastern boundary to the property. Both the winery wastewater system and domestic septic systems will be more than 800 feet from the Russian River.

4. The proposal is consistent with the LIA (Land Intensive Agriculture) zoning designation, which allows the following under Section 26-040-020 (i) of the Zoning Ordinance with a Use Permit approval: tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county. Sonoma County has a long history of permitting agriculture promotional events at wineries as a marketing tool that promotes the wine produced or grown on site. Project conditions of approval prohibit the winery facility from being rented out to third-parties for any activities, including events, weddings or concerts.

5. The project is consistent with the Land Conservation Act because: 1) the project will be supportive of agricultural production on the project and in the local area; 2) the project would not affect the agricultural use on adjacent properties because noise will be controlled and all parking needs can be accommodated on the project site; 3) the project site will continue to be devoted to agricultural use because well over fifty percent of the property is planted in vines; 4) all other uses, including the winery building, tasting rooms, associated parking, landscaping and outdoor activity area, and existing residence are compatible with the agricultural use of the property and are consistent with the Land Conservation Act's Principles of Compatibility and the County's Uniform Rules for Agricultural Preserves. The existing and proposed development will collectively occupy no more than 3.75 acres of the 75 acre site, which meets the threshold to

ensure that they remain incidental to the primary use of the land for agriculture; 5) there will be no removal or displacement of vines; 6) operation of the tasting rooms and hosting agricultural promotional events are consistent with the Land Conservation Act because they are marketing tools to help sell the wine produced on-site and ensure the long term viability of the vineyard and processing facility; 7) no permanent structures solely devoted to the agricultural promotional event activities will be constructed on the site, and none of the events will last more than two consecutive days; 8) the marketing accommodations for two guest rooms are consistent with the local Uniform Rules; and 9) the agricultural promotional events and industry-wide events are annually limited in number, duration, and scope to ensure that the increase in the temporary human population drawn to the site will not hinder or impair agricultural operations.

6. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. As discussed in Finding 2 above, in summary, the particular circumstances in this case are: exterior lighting must be low mounted, downward casting and fully shielded to prevent glare, lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated; Westside Road is adequate to support the volume of traffic associated with the proposed land uses; improvements will be done on the project site to provide adequate northerly sight line on the winery side of the project site, the project will not compromise agricultural capability because the proposed use is related to agriculture and no vines will be removed to accommodate the project; and mitigations have been incorporated into the project to ensure that noise from construction, winery operations, and agricultural promotional event and industry wide event activities shall meet the Daytime Noise limit standards established in the General Plan, with limited hours of event activities, and the conditions placed on the project to control noise and restrict the use of any outdoor amplified music and sound systems. Other project related circumstances include that the project will not create a detrimental concentration of visitor-serving and recreational uses because the traffic generated by the project will not result in road access conflicts; the project will preserve historic resources important to the local agricultural heritage and the rural character of the neighborhood; the project applicant will coordinate agricultural promotional events with the two adjacent wineries to off-set event days and/or event times, and the larger agricultural promotional events with 100 guests or more will not be held at the same time as a large, organized bicycle event. The project site wells will not affect or cause a significant drawdown of neighboring wells in the area or the Russian River; a Traffic Control and Parking Management Plan will be implemented to control guest traffic entering and exiting the project site, and guest vehicle parking and movement on the project site. The use of amplified music or sound and loud musical instruments are only permitted indoors at the tasting room buildings during daytime hours with doors and windows closed. Outdoor events and activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the Site Plan. In the Picnic Walnut Grove area, amplified speech is limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. The winery's Use Permit is under a one-year review of event activities after commencement of the first event to determine condition compliance.

LIST OF ATTACHMENTS

EXHIBIT A: Draft Conditions of Approval

EXHIBIT B: Use Permit Application

EXHIBIT C: Updated Proposal Statement, dated October 3, 2014

EXHIBIT D: Vicinity Map

EXHIBIT E: General Plan Map

EXHIBIT F: Zoning Map

EXHIBIT G: Aerial Overall Site Plan

EXHIBIT H: APN page

EXHIBIT I: Overall Site Plan

EXHIBIT J: Site Plan Footprint

EXHIBIT K: East Site Plan

EXHIBIT L: West Site Plan

EXHIBIT M: Floor Plan of Public Tasting Room

EXHIBIT N: Floor Plan of Private Tasting Room and Marketing Accommodations

EXHIBIT O: Floor Plan of Winery

EXHIBIT P: Elevations for Public Tasting Room (Existing and Proposed)

EXHIBIT Q: Elevations for Private Tasting Room (Existing and Proposed)

EXHIBIT R: Elevations for Winery

EXHIBIT S: Winery Production Area Compared to Administration/Office Area

EXHIBIT T: Landscape Plans, Exterior Lighting Plans, and Gates (9 pages)

EXHIBIT U: Engineer’s Letter, Grading Plan/Cross Sections, and Stopping Sight Distance Plan for Winery Entrance Driveway Improvements, prepared by Adobe & Associates, dated July 13, 2015; and W-Trans’ Addendum No. 2 Letter to the Traffic Study, dated September 12, 2017. (4 pages)

EXHIBIT V: Photomontages and Materials Sheet (7 pages)

EXHIBIT W: Site Photos – Grove Area and Parking Areas (east) and Existing Landscaping (west)

EXHIBIT X: Draft Traffic Control and Parking Management Plan, dated August 2017

EXHIBIT Y: Memorandum of Truck Sizes from Environmental Health Specialist, dated August 22, 2017

EXHIBIT Z: Letters from the Public

EXHIBIT AA: Draft Resolution

Separate Attachment for Commissioners: Mitigated Negative Declaration with Attachments including environmental studies and study addendum letters prepared by consultants for the project,full size project plans, and color copy of Traffic Queing Plan for West/East Driveways.

SONOMA COUNTY BOARD OF ZONING ADJUSTMENTS

Draft Conditions of Approval
Exhibit A

Staff:	Traci Tesconi	**Date:**	September 21, 2017
Applicant:	David and Carla Ramey Trust	**File No.:**	UPE14-0008
Owner:	David and Carla Ramey Trust	**APN:**	110-240-031, -032 and -040
Address:	7097 Westside Road, Healdsburg		

Project Description: Request for a Use Permit to construct a new winery building with a maximum annual case production of 60,000 cases and a new wine cave on the west side of the project site. On the east side of the project site is the conversion of a historic hop kiln building to a public tasting room and conversion of a historic hop bale barn to a reserve tasting room with a two-guest room marketing accommodation on the upper floor. The request also includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this side of the project site. A four- year Use Permit term to activate the permit is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, concerts, or non-agricultural related events are permitted under this Use Permit.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of $50.00 (or latest fee in effect at time of payment) for County Clerk processing, and $2,216.25 (or latest fee in effect at time of payment) because a Mitigated Negative Declaration was prepared, for a **total of $2,266.25 made payable to Sonoma County Clerk** and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

BUILDING:

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.

4. The business operator shall post a sign that includes the phone number for a current job manager for the benefit of neighbors. The job manager can be contacted if there are any problems associated with the construction process site such as dust, storm water runoff, hours of operation, equipment noise, traffic issues or lack of compliance with any project conditions of approval.

5. Any wine cave used for guided tours or public/private assembly shall comply with the model California Codes including, but not limited to exiting, fire suppression, lighting and accessibility regulations.

HEALTH:

“The conditions below have been satisfied BY ______________________________ DATE ________

PRIOR TO BUILDING PERMIT AND VESTING THE USE PERMIT:

Water:

6. Prior to building permit issuance the applicant shall have the proposed water supply system evaluated for potential contamination or pollution via backflow by an American Water Works Association certified Cross Connection Control Specialist. The recommendations for cross connection control shall, at a minimum, meet the requirements of the 2013 California Plumbing Code and subsequent editions adopted by Sonoma County. A copy of the report must be submitted to the Project Review Health Specialist for review.

   If the applicant has been required to do a cross-connection control survey by the California Department of Public Health, then a copy of that survey may be submitted to meet this condition within 120 days after occupancy.

7. Prior to building permit issuance and project operation, provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of your water tested by a State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well destruction under permit of this Department may be required.

8. Prior to the issuance of building permits the applicant shall provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Drinking Water Program because it has determined that more than 25 persons per day for 60 days within a year will be served by the water system. A copy of the Use Permit application and conditions must be provided to the State Drinking Water Program in order to obtain appropriate raw water source sampling requirements. (This process should begin as soon as possible, as the application, plan check and sampling will take some time.) Prior to the issuance of building permits, copies of the clearance letter must be submitted to the Project Review Health Specialist, or the State Drinking Water Program may e-mail clearance directly to PRMD.

9. The water supply well is required to have a 50-foot annular seal prior to vesting the Use Permit. Annular seals are installed at the time of construction of the water well, and are very difficult (and sometimes impossible) to retro-fit in an economic manner. If documentation of a 50-foot annular seal cannot be obtained, then a new water well may be required.

10. Prior to the issuance of any building permit an Easement is required to be recorded for this project to provide Sonoma County personnel access to any on-site water well serving this project and any required monitoring well to collect water meter readings and groundwater level measurements. Access shall be granted Monday through Friday from 8:00 a.m. to 5:00 p.m. All Easement language is subject to review and approval by PRMD Project Review staff and County Counsel prior to recordation.

11. Prior to building permit issuance, a water well serving this project shall be fitted with a groundwater level measuring tube and port, or electronic groundwater level measuring device. Water meter(s) to measure all groundwater extracted for the permitted use shall be installed on the water system. A Site Plan showing the location of the well with the groundwater level measuring device and the location of the water meter(s) shall be submitted to the PRMD Project Review Health Specialist.

Septic:

12. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area.

This project is approved for agricultural promotional events and shall provide septic system capacity in accordance with PRMD Policy 9-2-31 (available on PRMD's website under Policy and Procedures). The project septic system shall be designed to accommodate 100 % percent of the wastewater flow from an event with 60 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system, including the 15 employees listed in the traffic study.

If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

13. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance).
A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.

14. In-room Jacuzzi tubs, hot tubs or any other over-size tub designed for use by two or more persons, or any common area Jacuzzi or hot tub, or Vichy Shower shall not be allowed unless they are specified in the septic system analysis and additional capacity in the septic system is allocated for their use.

15. Toilet facilities shall be provided for patrons and employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

16. Prior to building permit issuance and vesting the Use Permit, sewage disposal system(s) shall be evaluated relative to the proposed wine cave(s). If the floor of the wine cave(s) are lower than any wastewater disposal field or septic tanks, a minimum 50-foot setback from any tanks, sumps, and septic disposal field shall be maintained. The Project Review Health Specialist shall receive a Topographic Map created by a Civil Engineer, Surveyor or REHS depicting the septic system and wine cave components for review.

Consumer Protection:

17. Prior to the issuance of building permits and the start of any on-site construction, plans and specifications for any food facility that provides food or beverage to the public must be submitted to, and approved by the Department of Health Services, Environmental Health & Safety Section. Be advised that major expenses can be triggered relating to the need for commercial exhaust hoods, fire suppression systems, food storage space and walk in refrigerators/freezers dependent upon the scale of food service and the menu items selected. Early consultation with Environmental Health & Safety is recommended. All food service on this site shall be limited to the scale, scope, frequency and any menu limitations specified under the Planning conditions in this Use Permit.

If the project will operate under a Wine Tasting Room Exemption, the exemption requires:

a. Proof of a State Wine Grower License (Alcoholic Beverage Control 02 license).

b. A statement that the wine tasting facility will not offer for sale, food or beverage for onsite consumption (with the exception of the actual wine tasting, prepackaged non-potentially hazardous beverages and crackers).

c. Note that this Use Permit requires that if any of the following items are new or replacement installations they shall be built to CalCode standards: all flooring, counter tops, restrooms and sinks in the food or beverage service area. The goal is to minimize the need to replace new materials when a small change in the menu triggers the need for a Food Facility permit.

Contact the Department of Health Services, Environmental Health & Safety Section at 565-6565 for information and instructions. An e-mail of the approval from the Environmental Health & Safety Section or a copy of the Plan Check Approval shall be presented to the Project Review Health Specialist to verify compliance with requirements of the California Retail Food Code (CalCode).

Solid Waste:

18. Prior to building permit issuance, the applicant shall submit a design for trash enclosures and recycling areas for review and approval by the PRMD Building Plan Check Section. (Fees may apply.) Note that trash trucks must have at least a 32-foot turning radius at the trash enclosure and the dumpster must have 16 feet of overhead clearance.

Noise:

19. Prior to the issuance of building permits, noise mitigations shall be photocopied from the Noise Study Addendum and attached to the building plans submitted for plan check.

20. NOTE ON GRADING, IMPROVEMENT, AND BUILDING PLANS:

Construction activities associated with this project shall be restricted as follows:

a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
c. There will be no starting up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.
d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
f. The Permit Holder shall designate a Project Manager with authority to implement the mitigation prior to issuance of each building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring: PRMD staff shall ensure that the note listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Vector Control:

21. A Mosquito and Vector Control Plan acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to bringing the public onto a property with ponds. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

PRIOR TO OCCUPANCY:

Noise:

22. Prior to issuance of temporary or final occupancy of the winery building, or vesting the Use Permit, to reduce noise levels from heavy trucks using the truck loading and turn around area, and from bottling noise, the height of the retaining wall on the south side of the loading area shall be extended to 6- feet above existing grade (above the retaining wall as depicted on project plans) and shall consist of masonry materials to act as a noise barrier. This noise barrier/retaining wall with a height of 6-feet above the existing ground level shall extend for 100-feet parallel to the southerly property line boundary of the winery site. The barrier height in relation to building pad elevation must be certified by the project engineer. The sound consultant shall confirm in writing that the design, location, and final construction of the noise barrier/retaining wall complies with the required noise standards as described in the Noise Study Addendum, prepared by Illingworth and Rodkin, dated August 16, 2017. (Refer to Sheets A0.00, A1.02, and A2.04 of the Project Plans, dated August 16, 2017).

    Mitigation Monitoring: Prior to temporary or final occupancy of the winery building or vesting of the Use Permit, a letter from the sound consultant shall be submitted to the Project Review Health Specialist confirming the noise barrier/retaining wall consisting of masonry materials has been located, designed, and constructed in accordance with the recommendations as described in the Noise Study Addendum, prepared by Illingworth and Rodkin, dated August 16, 2017.

23. The southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be designed and constructed as solid walls with any and all materials recommended by the sound consultant to ensure a 28+ dBA reduction and meet 42dBA nighttime standard per adjusted Table NE-2 (Refer to Sheet A1.12 of the Project Plans, dated August 16, 2017).

    Mitigation Monitoring: Prior to issuance of any building permit for the winery building, project plans shall depict the southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be installed with solid walls. Prior to temporary of final occupancy of the winery building, a letter from the sound consultant shall be submitted to the Project Planner confirming the solid walls have been constructed in accordance with the recommendations as described in the Noise Study Addendum dated August 16, 2017.

24. Prior to temporary or final occupancy of the winery building or tasting room buildings, a long term, on-going Noise Management and Monitoring Plan for event activities shall be submitted to the PRMD Project Review Health Specialist and found to be acceptable. The plan shall address potential cumulative noise impacts from all events in the area. Implementation of the on-going Noise Management and Monitoring Program shall be required upon operation of the project.

Septic:

25. Prior to building occupancy, all wastewater plumbing shall be connected to a sewage disposal system that has been constructed under permit for the proposed use by the PRMD Well and Septic Section. The Project Review Health Specialist shall receive a final clearance from the

District Specialist that all required septic system testing, design elements, construction inspections and any required operating permits have been met.

Wine Caves and Radon Gas:

26. Prior to completion of wine cave excavation, radon gas exposure shall be tested by an Electret-Passive Environmental Radon Monitor (E-PERM) or other method as approved by PRMD. A copy of the lab report shall be submitted to the Project Review Health Specialist. If radon gas is found to be present in excess of 25 pCi/L, then mitigation methods shall be implemented into the wine cave design.

27. Following construction but prior to wine cave operation, radon gas exposure shall be re-tested by an E-PERM or other method as approved by PRMD. A copy of the lab report shall be submitted to the Project Review Health Specialist. Where radon is found to be in excess of 100 pCi/L in areas where winery workers or guests are exposed, appropriate mitigation measures (such as continuous ventilation during human occupancy) shall be taken to comply with OSHA regulations. Where radon is found to be in excess of 25 pCi/L (25% of the maximum allowable exposure limit), airborne radioactive area signs shall be posted to conform to OSHA regulations.

OPERATIONAL REQUIREMENTS:

Water:

28. The property owner or lease holder shall have the backflow prevention assembly tested by an American Water Works Association certified Backflow Prevention Assembly Tester at the time of installation, repair, or relocation and at least on an annual schedule thereafter.

29. A safe, potable water supply shall be provided and maintained.

30. The location of the wells, and groundwater elevations and quantities of groundwater extracted for this use shall be monitored quarterly and reported to PRMD in January of the following year pursuant to Section WR-2d of the Sonoma County General Plan and County policies. Annual monitoring fees shall be paid at the rate specified in the County Fee Ordinance. If the County determines that groundwater levels are declining in the basin, then the applicant shall submit and implement a Water Conservation Plan, subject to review and approval by PRMD.

31. Required water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to PRMD Project Review staff at least once every five years.

Septic:

32. Maintain the Annual Operating Permit for any package treatment plant, alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable Waste Discharge Requirements set by the Regional Water Quality Control Board.

33. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.

34. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

35. When permitted agricultural promotional events exceed 60 persons, the permit holder shall provide portable toilets meeting the following minimum requirements:

    a. An adequate number of portable toilets shall be provided, but in no case shall the number of portable toilets be less than one toilet per one hundred (100) event employees and visitors per day for day use.

    b. Portable hand washing facilities shall be provided with all portable toilets used for serving visitors or the public. Employees serving food to visitors or the public must have access to permanently plumbed running hot and cold water sinks plumbed to a permitted on-site wastewater treatment system or public sewer.

    c. Portable toilets shall be serviced as needed, but in no case less than once every seven days.

    d. The applicant shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

    e. Portable toilets shall not be brought on-site prior to 48 hours before the special event and shall be promptly serviced and removed within 48 hours after the special event.

    f. If complaints are received by PRMD regarding the number of available portable toilets that PRMD deems a valid complaint, the applicant or current operator of the Use Permit shall increase the number of portable toilets and/or increase the frequency of maintenance of the portable toilets for the remainder of the agricultural promotional event and at future agricultural promotional events as directed by PRMD. The property owner and/or his agent(s) are expected to maintain portable toilets and hand washing units so that:

        i) The holding tank does not leak or overflow.
        ii) Toilet paper is promptly replaced when the dispenser runs out.

        iii) Water, paper towels and soap are promptly replaced when the hand washing units run out.

        iv) The wait to use a portable toilet shall not be so long that people use alternatives to sanitary restroom facilities.

        v) Reliance upon portable toilets shall not create a public nuisance.

36. Portable toilets and portable hand-washing facilities shall be placed and maintained for employees as needed on the work sites, but in no case shall they be serviced less than once per three days when 24 hour operations are conducted, and once per seven days when only daytime operations are conducted. The permitee shall provide an accessible portable restroom on the job site where required by Federal, State or local law, including but not limited to, requirements imposed under OSHA, the Americans with Disabilities Act or Fair Employment and Housing Act.

<u>Consumer Protection:</u>

37. Obtain and maintain all required Food Facility Permits from the Sonoma County Environmental Health Division if required for the wine tasting activities approved in this Use Permit. State law allows for a wine tasting exemption from a Food Facility Permit. However, in order to qualify for the wine tasting exemption State law requires that no food or beverage be sold for on-site consumption except for wine tasting, prepackaged non-potentially hazardous beverages and crackers. No food or beverage shall be sold for off-site consumption except for bottles of wine and prepackaged non-potentially hazardous beverages. Contact the Environmental Health Division at 565-6547 for information and instruction sheet. Note that no food service exceeding the limits specified under the planning conditions shall be authorized on this site by the issuance

of any retail food facility permit, catering permit, mobile food vendor permit or building permit.

38. Obtain and maintain all required Food Industry Permits from the Sonoma County Environmental Health Division prior to serving any food.

Noise:

Noise shall be controlled in accordance with Table NE-2 (or an *adjusted* Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

ABLE NE-2: *Adjusted* Maximum Allowable **Exterior Noise** Exposures

Hourly Noise Metric[1], dBA	Daytime[1] (7 a.m. to 10 p.m.)	Nighttime[1] (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	40
L25 (15 minutes in any hour)	50	45
L08 (4 minutes 48 seconds in any hour)	55	50
L02 (72 seconds in any hour)	60	55

[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.
[2] This table has been adjusted downward by 5dB for simple tone noises, music and speech.

TABLE NE-2: *Adjusted* Maximum Allowable **Special Event** Noise Exposures

Hourly Noise Metric[1], dBA	Daytime[2] (7 a.m. to 10 p.m.)	Nighttime[2] (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	45	40
L25 (15 minutes in any hour)	50	45
L08 (4 minutes 48 seconds in any hour)	55	50
L02 (72 seconds in any hour)	60	55

[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour.
[2]This table has been adjusted downward by 5 dB due to events with speech and music.

39. No nighttime heavy truck deliveries and/or shipments is permitted, and no nighttime bottling is permitted between the hours of 10 P.M. and 7 A.M.)

Mitigation Monitoring: Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing

40. Based on the Noise Element of the General Plan, the Environmental Noise Assessment prepared by Illingworth and Rodkin, dated March 7, 2017, and the Addendum dated August 16, 2017; and the current Site Plan; the following operational noise limitations apply to each of the buildings or site features on the project site:

1. At the **Winery building** (*west side* of Westside Rd):
   - The use of amplified music or sound systems is not permitted either indoors or outdoors. This does not restrict the use of small personal music devices or personal computer music devices used by employees of the winery.
   - Acoustical music is not permitted either indoors or outdoors.

2. At the **two tasting room buildings** (*east side* of Westside Rd):
   - The use of amplified music and sound is permitted indoors during daytime hours up to 9 P.M., with doors and windows closed.
   - The use of loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music is permitted indoors with doors and windows closed.
   - Amplified music within the two tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet.
   - The use of outdoor music or sound systems is not permitted around the tasting room buildings.

3. At **Picnic Walnut Grove** (*east side* of Westside Rd):
   - The use of outdoor amplified music or sound systems is not permitted in this area.
   - The use of loud instruments (drums, cymbals, horns, and similar instruments) is not permitted in this area.
   - The use of outdoor amplified speech is permitted, but limited to using a sound system mechanically set to limit the volume level to 78 dBA at 50 feet.
   - The use of quieter, **non-amplified,** acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations of 60 dBA at 3 feet, is permitted outdoors in the Picnic Walnut Grove, during daytime hours only, and when in compliance with the *Adjusted* Noise Element of the Sonoma County General Plan and shall cease by 9 P.M.

4. Outdoor event activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the approved Site Plan.

<u>Mitigation Monitoring</u>**:** If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

41. Agricultural promotional events shall not consist of weddings, concerts, dances or personal/business parties, but shall consist of wine marketing events, wine pairing meals or events promoting a specific aspect of Sonoma County agriculture.

<u>Mitigation Monitoring</u>: If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Solid Waste:

42. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

Smoking:

43. Smoking is prohibited at any public event, in any dining area, service area (including entry lines or ticket purchase lines) and in any enclosed area that is a place of employment (Sonoma County Code 32-6). “No Smoking” signs shall be conspicuously posted at the point of entry into every building where smoking is prohibited by Chapter 32 of the Sonoma County Code. The California Health and Safety Code (section 113978) also requires the posting of “No Smoking” signs in all food preparation areas, all retail food storage areas, and all food utensil washing areas. Note that Health and Safety Code section 113781 definition of food includes any beverage intended for human consumption.

44. A “Designated Smoking Area” may be established in unenclosed areas consistent with Sonoma County Code section 32-3. Designated Smoking Areas must be at least 25 feet away from any building or area where smoking is prohibited, must be conspicuously identified by signs as a smoking area, and shall be equipped with ash trays or ash cans.

GRADING AND STORM WATER:

“The conditions below have been satisfied BY ______________________________ DATE ________

45. Grading and/or building permits require review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance. Grading permit applications shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations.

46. A drainage report for the proposed project shall be prepared by a civil engineer, currently registered in the State of California, be submitted with the grading permit application, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department. The drainage report shall include, at a minimum, a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout.

47. Drainage improvements shall be designed by a civil engineer, currently registered in the State of California, and in accordance with the Sonoma County Water Agency Flood Control Design Criteria. Drainage improvements shall be shown on the grading plans and be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department (PRMD) for review and approval. Drainage improvements shall maintain off-site natural drainage patterns, limit post-development storm water levels and pollutant discharges in compliance with PRMD’s best management practices guide, and shall abide by all applicable standards and provisions of the Sonoma County Code and all other relevant laws and regulations. Drainage improvements shall not adversely affect adjacent properties or drainage systems.

48. The applicant shall provide grading plans, prepared by a civil engineer currently registered in the State of California, which clearly indicate the nature and extent of the work proposed and include all existing and proposed land features, elevations, roads, driveways, buildings, limits of grading,

adequate grading cross sections and drainage facilities such as swales, channels, closed conduits, or drainage structures. The grading plans shall abide by and contain all applicable items from the Grading Permit Required Application Contents (GRD-004) handout.

49. Portions of the proposed project are located within a Special Flood Hazard Area (SFHA) and is affected by flooding from the Russian River. No fill shall be placed within a SFHA, unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the grading plans as “SUBJECT TO INUNDATION” in one-inch lettering. The base flood elevation is estimated to be at 79 feet above mean sea level. The lowest floor elevation of any habitable structure must be at 80 feet or higher above mean sea level. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVGD 88).

50. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.

51. Residue or polluted runoff from the crush pad or from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Crush pads and production areas shall be covered or drain directly to a proper waste disposal system. No diversion valves shall be allowed.

52. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be covered and be separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment.

53. If the cumulative land disturbance of the project is equal to or greater than one (1) acre, then the project is subject to National Pollutant Discharge Elimination System (NPDES) requirements and must obtain coverage under the State Water Resource Control Board’s General Construction Permit (General Permit). Documentation of coverage under the General Permit must be submitted to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any grading permit for the proposed project.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY ________________________ DATE ________

54. The Applicant, his or her personal representatives, and project consultants are advised that the issuance of building permits is subject to the payment of a development fee (Traffic Mitigation Fee) as required by Section 26, Article 98 of the Sonoma County Code. The fee is computed multiplying project Average Daily Traffic (ADT) by the commercial fee in effect at the time of permit issuance. Project ADT is the sum of case production ADT and permitted event ADT.

55. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, entry to Westside Road shall conform to AASHTO recommendations. More specifically, the Applicant shall construct all driveway entrances to meet the following criteria:

a. A minimum paved throat width of 24 feet;

b. Return curves having a pavement radius sufficient to accommodate the wheel path of the largest vehicle entering the site; the design may incorporate paved tapers to insure right-turn movements are completed without the need to enter the opposing traffic lane.

c. The driveway shall enter Westside Road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular.

d. The entrance shall be surfaced with asphalt concrete a minimum distance of 25 feet from the edge of pavement.

e. The minimum sight distance for vehicles exiting the Project driveways shall be in accordance with the findings of the W-Trans traffic study dated March 10, 2016. Prior to issuance of a building permit for the winery building or wine cave, the Applicant shall implement all stopping sight distance improvements as recommended within the study. Improvement of the westerly driveway entry shall conform to the Winery Entry Grading Plan, dated June 26, 2017, prepared by Adobe Associates, Inc. The minimum finished grade shall be established 0.75 feet below the sightline. A hardscape shall be installed along this line to preserve sight distance. Alternatively, the finished grade shall be established 1.0' below the sightline with a low-growing ground cover planted on the surface. Any trees impacting the sight triangle shall be trimmed and maintained sufficiently above the ground surface to clear sight obstructions.

f. Refer to County of Sonoma Department of Transportation and Public Works Construction Standard Drawing 814, latest revision, for private road and driveway intersection details (http://sonomacounty.ca.gov/TPW/Roads/Services/Road-Data-and-Resources/Construction-Standards/).

g. An Encroachment Permit issued by PRMD shall be obtained prior to constructing any improvements within County road right-of-way.

h. All driveway entrance improvements shall be constructed prior to occupancy of any new structure.

56. Prior to PRMD issuance of temporary or final occupancy on building permits for the winery, the Permit Holder shall obtain necessary permits to install an automated swing or rolling gate at the winery production facility (west) project driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement. NOTE: Placement of temporary barricades in this driveway during events does not satisfy this requirement.

Mitigation Monitoring**:** PRMD shall not issue final or temporary occupancy on the winery or tasting room buildings, until the Permit Holder has obtained all necessary permits and has installed the automated swing or rolling gate at the winery production facility (west) project driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement.

57. To minimize pedestrian crossings at Westside Road, the winery production facility parking lot shall remain closed to the public, with the exception of the 30-person agricultural promotional events. During the 30-person events, a Parking Attendant shall monitor the gate to control vehicle and pedestrian access and egress of the winery facility.

58. All guest parking shall be provided on the tasting room side of the public road. The Department of Transportation and Public Works recommends the installation of an automated swing or rolling

gate at this driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement. Placement of temporary barricades in this driveway during events does not satisfy this requirement.

59. The Department of Transportation and Public Works recommends the Applicant update the project overflow parking plan to account for previously identified overflow spaces that are eliminated from the production facility parking lot.

60. Under the approval of an Encroachment permit and prior to issuance of any building permits for the winery building on the west side of the project site by PRMD, modifications to the embankment and vegetation on the Permit Holder’s property on the northerly side of the project’s west side driveway entrance shall be completed to allow a minimum of 250-feet of sight distance needed for the critical approach speed. The plans for the modification to the embankment shall be prepared by a Registered Civil Engineer and shown on the final grading plans for the project. The details of vegetation removal shall be done by a licensed landscape architect and depicted on the final landscape plans. This area shall be maintained with hardscape materials or low lying ground vegetation.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue any grading permit or building permit until the Encroachment permit has been approved to allow the modifications to the embankment and vegetation on the Permit Holder’s property on the northerly side of the project’s west side driveway entrance.

61. The existing Westside Farms sign shall be removed and this area left clear to provide adequate sight distance to the north.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue any grading permit until the Westside Farms sign has been removed.

62. Agricultural promotional events on the west side of the project site are limited to a maximum capacity of 30 guests. No industry wide events shall be held on the west side of the project site.

Mitigation Monitoring: Failure by the Permit Holder to adhere to the 30-guest maximum on the west side of the project site or holding industry-wide events on the west side of the project site is considered a violation of the Use Permit conditions and subject to modification or revocation proceedings.

63. To minimize pedestrian crossings at Westside Road, the winery production facility (west) parking lot shall remain closed to the general public. All guest parking shall be provided on the tasting room side (east) of the public road. (On-going Condition).

Mitigation Monitoring: Failure by the Permit Holder to keep the automated gate closed to the general public is considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. (On-going Condition).

64. Parking of vehicles and/or trucks associated with this winery facility is not permitted along any public or private roadways, or shared vineyard roads.

Mitigation Monitoring: If the Permit and Resource Management Department receives complaints that vehicles and/or trucks associated with this winery facility are being parked along public roadways, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

65. For the larger industry-wide events and agricultural promotional events of 100 guests or more, at least two parking attendants shall be on duty to direct traffic and guide the on-site parking of guest vehicles. Parking attendants shall remain on duty throughout the duration of the events.

Mitigation Monitoring: If the Permit and Resource Management Department receives complaints that parking attendants are not on duty during the larger industry-wide events and agricultural promotional events, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

FIRE AND EMERGENCY SERVICES:

“The conditions below have been satisfied BY ______________________________ DATE ________

66. As a condition of approval by Sonoma County Fire and Emergency Services and the Local Fire Protection District, this project is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals must be approved by the Sonoma County Fire Marshal, and shall be accompanied when required by code; plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall be in compliance with the following conditions: (Ref. California Code of Regulations Title-14, Division 1.5,Chapter 7, Subchapter 2, Articles 1 – 5, when located in the State Responsibility Area (SRA), & Sonoma County Code Chapter 13, Article IV, Section 13-17 & Sonoma County Code Chapter 13.

67. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire and Emergency Services Department.
    a. The applicant or owner shall demonstrate all existing use permit conditions are in compliance and recommend changes to address previously approved conditions set by the Fire Code Official.

68. Applicant shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
    a. Access roads: minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
    i. Newly constructed access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way of an approved width and shall extend to within 150 feet (45 720 mm) of all portions of the exterior walls of the first story of buildings as measured by an approved route around the exterior of the building or,
    ii. Buildings occupying greater than 62,000 sqft in total area on the same lot shall have additional fire apparatus access roads from two separate locations or as approved by the fire code official. See appendix D section D104 the exception is deleted by county amendment.
    iii. Buildings with a average height of greater than 30-0 feet shall meet aerial access per D105
    iv. Buildings meeting the requirements of D106 and D107 shall have additional access roads as approved by the fire code official.
    b. Premises Identification and Road Naming: Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
    c. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
    d. Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.
    e. Building features: Fire sprinklers are required and fire alarm system is required.

69. Applicant shall provide evidence to Sonoma County Fire that applicable Fire Code Operational Permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code will be obtained from Sonoma County Fire or the local fire code official.

70. Applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 403 and 404 of the California Fire Code) to Sonoma County Fire for approval. This includes but not limited to medial trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official.

    a. This shall be also provided for the special events larger than 100 persons.

71. Applicant shall provide evidence to Sonoma County Fire that there are enough parking spaces to support the proposed activity without compromising emergency access. A ratio of two persons per vehicle shall be used in making such calculations.

72. Applicant shall provide to Sonoma County Fire evidence of the type of winery cave that is on the facility – either Type-1, 2, or 3. Type 1 Winery Caves are not permitted for public access. Type-2 winery caves permit limited public access. Unless the winery cave is a Type 2 or 3 winery cave, it shall not be permitted to be used for any events.

    a. Wine caves may be required to be sprinklered and provide a fire alarm system

73. Prior to any business operation, applicant shall provide evidence to Sonoma County Fire that the prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials will be in accordance with Chapter 50 of the California Fire Code as adopted and amended by Sonoma County Code.

    a. Provide CUPA Exemption form
    b. Provide CERS ID Number
    c. Contact Hazmat CUPA Division for inspection clearance 707-565-1152

74. Due to the scope of this project a Fire Services Pre-Construction meeting is required at the applicant's cost with the local fire authority included.

PLANNING:

"The conditions below have been satisfied BY ______________________________ DATE ________

75. This Use Permit is for a winery with a maximum annual production capacity of 60,000 cases with public tasting, participation in two industry-wide events days per year with a maximum of 300 people on site per event and 22 agricultural promotional events per year with includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests). No weddings, receptions, or concerts are proposed.

    Event size on the west side is limited to a maximum of 30 guests, which equates to 12 vehicles using the standard ratio of 2.5 people per vehicle. Industry-wide events will not be held on this side of the project site. The agricultural promotional events on the west side will be business and marketing related technical tastings.

    The 22 authorized agricultural promotional events must promote and market agricultural products grown or processed in the County and be secondary and incidental to agricultural production. All event activities must be directly related to and promote agricultural products grown or processed on the property.

    Hours of operation:

- Winery operations: Monday through Friday, 7:00 a.m. to 6:00 p.m. Non-Harvest Season
  Monday through Friday, 6:00 a.m. to 10:00 p.m. Harvest Season

- Tasting Room hours: 10:00 a.m. to 5:00 p.m., 7 days a week
- Industry- Wide events: 11:00 a.m. to 5:00 p.m., two event days per year
- Agricultural Promotional Events: Varies. 11 a.m. to 3 p.m., 9 a.m. to 9 p.m., or 6 p.m. to 9 p.m. with all clean up completed by 10:00 p.m.

Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review. The use shall be operated in accordance with the proposal statement and site plan (as amended by this application) located in File No. UPE14-0008.

76. This Use Permit (UPE14-0008) shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.

77. Prior to temporary or final occupancy on either the hop kiln or hop bale barn, the applicant shall submit a complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 (east side of Westside Road) prior to issuance of any grading or building permit on that parcel. (Adding the HD overlay zone may be processed as a part of the Comprehensive Planning Division's semi-annual package of zone changes required as conditions of approval.)

<u>Mitigation Monitoring</u>: PRMD shall not allow temporary or final occupancy on either the hop kiln or hop bale barn until the applicant has submitted a complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 and-032 (east side of Westside Road).

<u>Noise:</u>

78. NOTE ON GRADING, IMPROVEMENT, AND BUILDING PLANS:

Construction activities associated with this project shall be restricted as follows:

a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.

b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.

c. There will be no starting up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.

d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.

e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

f. The Permit Holder shall designate a Project Manager with authority to implement the mitigation prior to issuance of each building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring : PRMD staff shall ensure that the note listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Marketing Accommodations:

79. The two guest room marketing accommodations located on the upper floor of the reserve tasting room (hop bale barn) shall not be used for commercial purposes, including, but not limited to, transient occupancy, vacation rental, hosted vacation rental, or farm stay; and a form of monetary compensation shall not be accepted or exchanged. The marketing accommodations are limited to use by private guests of the winery operator or the winery owners.

Mitigation Monitoring: If the Permit and Resource Management Department receives a complaint that the marketing accommodations are being used for occupancy beyond private guests of the winery operator or the winery owners, PRMD staff shall investigate the complaint and if the condition is violated the Use Permit may be subject to modification or revocation.

Planning Fees:

80. This "At Cost" entitlement is not vested until all permit processing costs and development fees are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs and development fees are paid in full.

81. Construction of new or expanded non-residential development on each lot shall be subject to Workforce Housing Requirements pursuant to 26-89-045 of the Sonoma County Code.

PRIOR TO BUILDING/GRADING PERMIT PHASE

82. Building permits for the winery building and the tasting room conversions shall be filed simultaneously. The applicant expects the tasting room improvements to be completed sooner than the new construction of the winery building and wine cave. The winery building construction shall begin prior to final occupancy issuance of the tasting rooms building by Permit Sonoma to ensure full operation to ensure the project site does not convert to stand-alone tasting rooms.

83. Prior to building permit issuance for the tasting rooms, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.

Design Review:

84. Prior to issuance of any grading permit for the winery or tasting room development project, a joint meeting shall be held by the Design Review Committee and Sonoma County Landmarks Commission to review and grant final approval on the site plan, building elevations, circulation, parking, landscaping, fencing, irrigation, signage, and exterior lighting plans to minimize any visual impact through design and landscaping improvements. The applicant shall comply with the recommendations listed on the joint DRC/Landmarks Commission Action Sheet, dated December 2, 2014, and any subsequent recommendations.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue any grading, building, or other development permit until the required plans have been given final approval from the Design Review Committee and Sonoma County Landmarks Commission. PRMD shall not issue temporary or final occupancy for any related building permit until a site inspection of the project site has been conducted by the Project Planner to verify exterior building colors, landscape improvements, signage, and exterior lighting have been installed in accordance with approved plans.

85. Prior to issuance of building permits for the winery and/or tasting room buildings, an exterior lighting plan shall be submitted to the Design Review Committee and Sonoma County Landmarks Commission for a joint-committee review and approval. Exterior lighting is required to be fully shielded from off-site views, and directed downward to prevent "wash out" onto adjacent properties or the night sky. Generally, fixtures should accept sodium vapor lamps and not be located at the periphery of the property. Flood lights are not allowed. The lighting shall be installed in accordance with the approved lighting plan during the construction phase.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue building permits for the winery and/or tasting room buildings until an exterior lighting plan has been reviewed and approved by the Design Review Committee and Sonoma County Landmarks Commission in a joint-committee review, consistent with the above mitigation measures and County standards. The Permit and Resource Management Department shall not sign off temporary or final occupancy on any related Building Permit for the winery or tasting room buildings until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and, if warranted, require that the property be brought into compliance or initiate procedures to revoke the permit.

With implementation of the foregoing mitigation, potential impacts due to new sources of exterior lighting and glare would be reduced to a level of insignificance.

86. Additional measures for lighting impacts include: Lighting plans shall be designed to meet the Lighting Zone (LZ2 for rural) standards from Title 24 effective October 2005.

87. All exterior fixtures shall be limited to lamps (light bulbs not exceeding 100 watts.

88. The project site is subject to the VOH district requirements to mitigate for removal of any Valley Oak tree under Section 26-67-030 of the Zoning Code. Any removal of any large valley oak, or any small valley oaks having a cumulative diameter at breast height greater than sixty inches (60″), on any property within the VOH district, the Permit Holder shall mitigate the resulting valley oak loss by one of the following measures:
    (1) retaining other valley oaks on the subject property,
    (2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,
    (3) a combination of measures (1) and (2), or
    (4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county.

The Permit Holder has the sole discretion under the VOH district criteria to determine which mitigation measure to use to mitigate the valley oak loss. The requirements for each mitigation measure are specified in the Table under Section 26-67-030 of the Zoning Code. Prior to occupancy of the winery or tasting room building whichever is first, the mitigation measure shall be implemented.

Mitigation Monitoring: Prior to issuance of any grading or building permits, or prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission, an appropriate form of mitigation set forth in the Table under Section 26-67-030 of the Zoning Code shall be incorporated into the project and the projects' final landscape plan. Prior to final occupancy on the winery or tasting room buildings whichever is first, the mitigation measure shall be implemented.

89. NOTE ON GRADING PLANS**:** "In the areas of project development, construction fencing shall be installed under the drip-line of all trees that will be retained. Construction fencing shall be placed to ensure that no construction equipment, fill, staging or storage will impact the root zone of these oaks. An arborist shall inspect the location of the construction fencing to insure the root zones of the trees to remain are protected."

Mitigation Monitoring**:** PRMD shall ensure the note has been placed on all grading plans. Also prior to any grading activities the Permit Holder shall submit to the Project Planner evidence through photographs and an arborist letter that construction fencing has been installed prior to issuance of any related grading or building permits for the project.

90. Native trees to be removed greater than 6" DBH should be replaced by planting same species Plantings of native oaks on site at a ratio of 5 to 1 should be installed within the project landscape plan. It is recommended that new landscape plantings utilize as many native species as possible (shrubs and trees).

Mitigation Monitoring: PRMD shall require any planting of any replacement native oaks trees is done prior to issuance of final occupancy of the winery and tasting room buildings for the project.

91. NOTES ON GRADING, IMPROVEMENT, AND BUILDING PERMIT PLANS:

"The following cultural resource protection measures shall be included in the project:

1. All employees or others on the project site/job site shall be told that no artifacts are to be removed from the area except through authorized procedures. In this usage "artifacts" means any item over fifty (50) years of age. As a general rule artifacts greater than 100 years of age should be considered important unless a specific evaluation determines otherwise.
2. If archaeological or paleontological resources are found, all earthwork in the vicinity of the find shall cease, and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist. When contacted, a member of PRMD Project Review staff and project archaeologist shall visit the site to determine the extent of the resource and to develop proper mitigation measures required for the discovery. No further grading in the vicinity of the find shall commence until a mitigation plan is approved and completed subject to the review and approval of the archaeologist and Project Review staff.
3. All employees or others on the job site shall be educated and informed that no artifacts are to be removed from the area except through authorized procedures. It should be made clear to all individuals and companies associated with any project that any artifacts found in the course of work are the property of the Agency. It is not up to the contractor to determine what the agency considers important.

4. Any artifacts that are found on or near the project area are to be turned over to, or brought to the attention of, the inspector, project manager, or the discoverer's immediate supervisor.

5. Whenever any artifact is found or reported, a tag should be included that indicates the following: (A) the identity of the finder and the date of discovery; (B) the identity of the inspector or other responsible individual to whom the artifact is given; (C) a description of the location where the artifact was found, such as the approximate distance and direction to the nearest measured point, identification of a point on the building plans, or other reliable, accurate method; and (D) a description of the artifact that will allow it to be identified if the tag and artifact are separated.

6. The inspector shall carry a small supply of plastic baggies and 3x5 cards for documentation of artifacts. The artifact, if portable, should be transported to a safe location where it can be kept until it can be inspected by an archaeologist. "

Mitigation Monitoring: PRMD staff shall ensure that the notes listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. The Permit Holder shall ensure the above protection measures are implemented during ground disturbing activities and project construction. If violations occur, PRMD shall seek voluntary compliance from the Permit Holder and thereafter may initiate an enforcement action and/or Use Permit revocation or modification proceedings, as appropriate. (Ongoing).

92. The Permit-Holder shall be responsible to ensure:

a. There shall be a qualified archaeological monitor and/or tribal monitor present during all initial ground- disturbing activities into native soils on the project. The tribal monitor shall be, but not limited to, a representative(s) of the Lytton Rancheria. The qualified archaeological monitor and/or tribal monitor shall have the authority to stop and redirect grading activities to evaluate any tribal cultural resources discovered on the property. Such evaluation shall be done in consultation with the appropriate tribe. However, if the archaeologist and tribal monitor determine, based on their knowledge and experience, that there is no further need for monitoring, the monitoring may cease.

b. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all byproducts of human land use greater than 50 years of age including trash pits older than 50 years of age. When contacted, a member of PRMD project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native

American, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed.”

Mitigation Monitoring: Prior to any ground disturbing or grading activities, the Permit Holder shall be responsible for ensuring a qualified archaeological monitoring and/or tribal monitor is present during all initial ground-disturbing activities into native soils on the project. The PRMD shall not issue any grading or building permit until staff has determined the above note has been placed on the plans. In the event that archaeological resources, tribal cultural resources, or cultural resources are discovered, such as pottery, arrowheads, midden, or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. Failure by the Permit-Holder to comply with these requirements shall be considered a violation of the Use Permit and may result in the modification or revocation proceedings of the said Use Permit.

93. The installation of adequate bicycle racks near the entrance to the proposed public tasting room. Please reference the bicycle parking standards provided on pages 19 and 20 of the 2010 Sonoma County Bicycle and Pedestrian Plan, which can be found via the following link; http://www.sonoma-county.org/prmd/docs/misc/bikeplandraft.pdf. Additional bicycle parking guidelines are also provided by the Association of Pedestrian and Bicycle Professionals (APBP), which can be found online at the following website; http://www.apbp.org/resource/resmgr/publications/bicycle_parking_guidelines.pdf. Please note that the SCBPAC recommends the installation of inverted-U style bicycle racks.

Construction Phase:

94. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:

“The Permit Holder shall be responsible for controlling dust and debris during all construction phases. Consistent with BAAQMD guidance, the following measures shall be implemented by the permit holder on the project site during the construction period:

a. Water all active construction areas at least twice daily

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

d. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas.

f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles dirt, sand, etc.

g. Limit traffic speeds on unpaved access roads to 15 mph.

h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

i. Replant vegetation and ground cover in disturbed areas as quickly as possible. The Permit Holder shall be responsible for controlling dust and debris during all construction phases."

<u>Mitigation Monitoring</u>: If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it's determined by PRMD staff that complaints are warranted, the Permit Holder shall implement greater or additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

95. Prior to issuance of final occupancy on any related building permit, landscape planting and irrigation shall be installed in accordance with the plans approved by the Design Review Committee and Sonoma County Landmarks Commission. A site inspection by the Project Planner is required and a letter from the Landscape Architect or Contractor must be submitted verifying landscape and irrigation installation is in accordance with approved plans.

<u>Mitigation Monitoring:</u> The Permit and Resource Management Department shall not issue final occupancy on any building related permit until it has been verified by a site inspection by the Project Planner and a letter from the Landscape Architect or Contractor that landscaping and irrigation have been installed in accordance with approved plans.

With the implementation of these mitigation measures, the project effect on scenic vistas and scenic resources would be reduced to a less than significant impact. (Also see item 1.d, below, regarding mitigation for night lighting.)

96. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**:** "To avoid or minimize potential impacts to passerines and raptors that may potentially nest in the trees**,** the following requirements shall be implemented during all stages of project development and construction:

1. Grading or removal of nesting trees should be conducted outside the nesting seasons, which occurs between approximately February 15 and August 15.
2. If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance free buffer zone shall be established around the nest trees until the young have fledged, as determined by a qualified biologist.
4. The radius of the required buffer zone can vary depending on species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
5. To delineate the buffer zones around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
6. After protective construction fencing is in place around the buffer zones, there will be no restrictions on grading or construction activities outside the prescribed buffer zones."

<u>Mitigation Monitoring</u>: PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

97. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**:** "To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage of the trees identified on the site, the following requirements shall be implemented during all stages of project development and construction:

1. Potential habitat trees shall be removed only between approximately March 1 or when evening temperatures are above 45° F and rainfall less than ½ " in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficient (September 1 through October 15), or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.

2. Tree removal shall be conducted using a two-stage process over two consecutive days. With this method, small branches and small limbs containing no cavity or crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on day 1, using chainsaws only (no dozers, backhoes, etc.). The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibrations, coupled with physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habitation and re-occupation of the altered tree.

3. Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction.

4. All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50-ft buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

5. If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50-ft. buffer around each habitat tree shall be observed to reduce likelihood of abandonment of the roost and young.

6. In order to minimize potential take of solitary bats, tree removal should begin with small trees and vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual to abandon the site.

   <u>Mitigation Monitoring</u>**:** PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

98. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**: "**To prevent direct mortality of bats that may roost in structures on the site, the following requirements shall be implemented during all stages of project development and construction:

A. Large Barn: Under direct supervision of a qualified bat biologist, and only during "seasonal periods of bat activity", conduct partial dismantling of portions of the exterior siding and roofing materials to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this, but the upper loft will also require supplemental lights aimed up from the floor directly beneath the hop cars to cause bats to abandon the roost crevices.

“Seasonal periods of bat activity” are identified as:

1. Between March 1 (or when heavy rains [greater than ½” in 24 hrs.] cease and/or evening temperatures remain above 45F) and April 15 (after which time females will begin to give birth to pups.
2. Between September 1 (after all pups are self-sufficient) and approximately October 15 (or before heavy rains [greater than ½” in 24 hrs.] begin and/or evening temperatures fall below 45F)

B. South Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing materials to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

C. North Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into the structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

D. Residence: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing materials to increase light and airflow into the structure, causing the bats to abandon the structure of their own volition. All walls and portions of the soffit boards will require some removal of material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

E. Chicken Shed: No further actions are required to prevent the use by bats or take of roosting bats.

F. Pump/Storage Barn: To reduce the likelihood of this building being used by bats abandoning the larger structures, all doors should be left open during the day and night hours. No further actions are required.”

Mitigation Monitoring **:** PRMD staff shall ensure that the measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

99. To protect the potential presence of the western pond turtle and its habitat, the following terms are recommended:

a. Establish and maintain a minimum 50-foot wide setback around the reservoir prior to any ground disturbing activities or project construction. Except for the exclusions stated herein, no activities shall occur within the setback area. Excluded from the setback area required by this term are any features, and access to such features, that are currently in existence and are delineated on the proposed development map. Features are defined as including but not limited to: cropland and planted landscape areas, roads and roadways, bridges, equipment and material storage areas, buildings, structures, fences, wells, pipes, drainage facilities, utility lines and poles, pumps, sumps, and water diversion and storage facilities. Planting and irrigation of riparian vegetation within the setback area is allowed;

b. A qualified biologist shall conduct a pre-construction survey for western pond turtle, in those areas not already paved or graveled. If pond turtle is observed in the proposed construction area, the biologist shall notify CDFW and provide a relocation plan for the individual.

c. In the future, prior to dredging the reservoir, a plan should be created to avoid disturbing the emergent (wetland) vegetation around the reservoir during dredging operations. Approval of any dredging operations should be obtained from the California Department of Fish and Wildlife; a. Establish and maintain a minimum 50-foot wide setback around the reservoir.

Mitigation Monitoring**:** Prior to issuance of any grading permit or any ground disturbing activities, the Permit Holder shall be responsible for establishing a 50-foot wide setback from the existing reservoir. Under the guidance of a qualified biologist, Wildlife Exclusion Fencing (WEF) shall be installed at the edge of the 50-foot setback line and shall remain in place throughout the duration of the project and while construction activities are ongoing. Upon project completion the WEF can be completely removed and the areas returned to original condition or better.

100. A total of 21 trees are proposed for removal as part of the project development, they include: 6 coast live oak trees, 5 valley oaks, 4 cottonwoods and one redwood, all of which are native trees. Prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission and prior to PRMD issuance of any grading or building permit, a certified arborist shall submit a final tree survey and inventory to the Project Planner. The arborist shall provide the replacement value of the trees to be removed and the protection measures during construction activities for the remaining trees. A final landscape plan shall be based on the findings of the arborist report address the replacement of any native specimens.

Mitigation Monitoring: Prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission and prior to issuance of any grading or building permits, the Project Planner shall review the arborist report and shall review the final design plans to ensure that the replacement trees are incorporated into the final landscape plan.

101. The project site is subject to the VOH district requirements to mitigate for removal of any Valley Oak tree under Section 26-67-030 of the Zoning Code. Any removal of any large valley oak, or any small valley oaks having a cumulative diameter at breast height greater than sixty inches (60″), on any property within the VOH district, the Permit Holder shall mitigate the resulting valley oak loss by one of the following measures:

(1) retaining other valley oaks on the subject property,

(2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,

(3) a combination of measures (1) and (2), or

(4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county.

The Permit Holder has the sole discretion under the VOH district criteria to determine which mitigation measure to use to mitigate the valley oak loss. The requirements for each mitigation measure are specified in the Table under Section 26-67-030 of the Zoning Code. Prior to occupancy of the winery or tasting room building whichever is first, the mitigation measure shall be implemented.

102. The following dust control measures will be included in the project:

a. Water or dust palliative shall be sprayed on unpaved construction and staging areas during construction as directed by the County.

b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.

c. Paved roads will be swept as needed to remove soil that has been carried onto them from the project site.

d. Water or other dust palliative will be applied to stockpiles of soil as needed to control dust.

PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits.

103. The applicant shall include these Conditions of Approval on separate sheets of plan sets to be submitted for building and grading permit applications.

104. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the drip-line, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.

PRMD shall not sign off the grading or building permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures (as required in the County Tree Protection Ordinance). PRMD shall not sign off the grading or building permit for occupancy until a site inspection has been conducted, and the applicant has provided written verification from the project's landscape architect or contractor, that the tree protection measures were complied with.

105. All building and/or grading permits shall have the following note printed on plan sheets:
''In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than fifty (50) years of age including trash pits older than fifty (50) years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

''If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a ''Most Likely Descendant'' can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed.''

Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

106. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

107. Prior to final or temporary occupancy on the winery or tasting room buildings, the Permit Holder shall submit for approval to the Project Planner at PRMD a Traffic and Parking Management Plan prepared by a qualified traffic engineer. In order to provide orderly and efficient movement of vehicles entering the site and to minimize traffic impacts on the public road the Traffic and Parking Management Plan shall include; but not limited to, on-site traffic control measures for all events that exceed 125 guests. Traffic control shall be located off of the public road.

Mitigation Monitoring: The Permit and Resource Management Department shall not issue temporary or final occupancy on any building permit for the winery or tasting room buildings until the any grading permit until a Traffic and Parking Management Plan has been submitted and approved by the Project Planner at PRMD.

USE PERMIT OPERATIONAL REQUIREMENTS

108. If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, according to the following priority:

1. Pomace shall be composted and land applied, or land applied and disced into the soil on vineyards or agricultural land owned or controlled by the applicant.

2. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.

3. Pomace shall be transported to any County's composting facility in a fashion that allows the pomace to be used by the County’s composting program.

Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities 1 through 3 above have been exhausted. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

Mitigation Monitoring: If the Permit and Resource Management Department receives complaints regarding objectionable odors from pomace stockpiling and/or disposal, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification. With implementation of the foregoing standard condition, project impacts associated with the creation of objectionable odors would be less than significant.

109. The Permit-Holder prior to scheduling any large agricultural promotional events of 100 guests or more on the project site shall coordinate events with the two adjacent winery operators within one-half mile to off-set event days and/or event times, with the exception of the two industry wide event days because these days are set by the Russian River Valley Grape Growers Association. Furthermore, the Permit Holder shall not hold larger agricultural promotional events of 100 guests or more when there is a large bike event sponsored by a bona-fide organization or group (on going).

Mitigation Monitoring: Failure by the Permit Holder to coordinate the larger agricultural promotional events of 100 guests or more on the project site with the two adjacent winery operators within one-half mile or holding a larger agricultural promotional event of 100 guests or more during a large bike event ,as specified above, shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings.

110. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

111. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation or modification.

112. One-Year Review. A review of event activities under this Use Permit shall be undertaken by the director one year after commencement of the first event to determine compliance with the Conditions of Approval applicable to agricultural promotional events. The director shall give notice of this Use Permit review to all owners of real property within three hundred feet (300′) of the subject site plus any additional property owners who have previously requested notice. The director shall allow at least ten (10) days for comment. If the director determines that there is credible evidence of non-compliance with the Conditions of Approval applicable to events or that event activities constitute a public nuisance, the director shall refer the matter to the Board of Zoning Adjustments for possible revocation or modification of the Use Permit with regard to events. Any such revocation or modification shall be preceded by a public hearing noticed and heard in compliance with the Zoning Code. This Use Permit review shall not include any other aspect of the original Use Permit approval, unless other Conditions of Approval have not been met, violations have occurred, or the use constitutes a public nuisance.

113. The days and hours for special events shall be subject to review and approval by a Special Events Coordinator or similar program established by the County or at the County’s direction.

The applicant shall submit to the County an annual request and schedule for special events for each calendar year including the maximum number of participants, times and dates. The applicant shall contribute, on an annual basis, a fair share towards the cost of establishing and maintaining the program. The program should consider the fairness for long established uses and establish reasonable costs for managing the program.

114. Annual Report. After commencement of event activities, the owner/operator shall submit a report each year to PRMD by January 15th describing the number of agricultural promotional events that occurred during the previous year, the day, date, time, and duration of each event, the number of persons attending each event, the purpose of each event, and any other information required by the director. The annual report shall also include the proposed events for the coming year.

115. Customer and Site Visitor Management. The operator of the establishment shall take all reasonable steps, including contacting law enforcement in a timely manner, to prevent customers

or other persons from engaging in objectionable activities on the premises, parking areas under the control of the operator, and other public or quasi-public areas within site of the premises during business hours.

116. Staff Training. Within 90 days from issuance of a Certificate of Occupancy or if no building permit is required, within 90 days of issuance of the Use Permit, all owners, managers, and employees selling alcoholic beverages at the establishment shall complete a certified training program in responsible methods and skills for selling alcoholic beverages. The certified program shall meet the standards of the California Department of Alcoholic Beverage Control or other certifying/licensing body, which the State may designate. New owners, managers, and employees shall complete the training course within 30 days of the date or ownership or employment and every third year thereafter. Records of successful completion for each owner, manager, and employee shall be maintained on the premises and presented upon request by a representative of the County.

117. Food Service Condition:

A restaurant, café, delicatessen or any other food service offering cooked-to-order food is prohibited. Table service, retail sales of cooked or prepared food or menu items are prohibited in the tasting room, except within the reserve tasting room for food and wine pairings as noted below. The following types of food service are allowed under this permit:

a. Samples or tastes of pre-packaged food, such as crackers, nuts or other palette cleansers, featuring local foods and food products offered in conjunction with wine tasting.

b. Prepared meals or appetizers featuring local foods and food products offered in conjunction with agricultural promotional events, such as wine club parties, and winemaker dinners, and with food and wine pairings as limited below. Such meals/appetizers may be prepared in a food preparation area prior to serving as described on the approved project floor plan. The preparation area can include counter space, a double sink, microwave oven(s), warming oven(s), refrigeration, a stove or range, and an exhaust hood.

c. Retail sales of pre-packaged food not associated with the activities described in a) and b) are allowed in conjunction with wine tasting subject to the following limitations:

    i) Retail sales of pre-packaged food featuring local foods and food products shall be permitted only during tasting room hours as approved by this Use Permit.

    ii) Retail sales of pre-packaged food available for on-site consumption only.

    iii) No indoor seating area or table service is permitted in conjunction with retail sales of pre-packaged food. Outdoor seating areas are permitted for use as outdoor picnic areas.

    iv) No off-site signs advertising retail sales of pre-packaged food is permitted. All project signage shall conform to the Zoning Code Sign Regulations.

Food and Wine Pairing:

Seating in the reserve tasting room shall be limited to15 seats and no more than 15 persons.

Food and wine pairings shall be selected by the winery with no menu options allowed.

Such pairing shall be limited to small appetizer-like portions, are limited to no more than four days per week and no more than twice per day at specified times (11:00 a.m. and 2:00 p.m.) avoiding the lunch hour and shall not be open to drop in guests.

118. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.

119. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

Planning Application

PJR-001

File#: UPE 14-0008

Type of Application:

☐ Admin Cert. Compliance
☐ Ag./Timber Preserve/Contract
☐ Cert. of Compliance
☐ Cert. of Modification
☐ Coastal Permit
☐ Design Review Admin.
☐ Design Review Comm./Ind.
☐ Design Review Residential
☐ Design Review Signs
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision
☐ Minor Subdivision
☐ Mobile Home Zoning Permit
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment
☑ Use Permit
☐ Variance
☐ Zone Change
☐ Other:

Applicant (Contact Person):

Name: David Ramey
Mailing Address: P. O. Box 788
City/Town: Healdsburg State: CA Zip: 95448
Phone: 707-433-0870, ext. 1101 Fax: 707-433-6311
email: David@RameyWine.com
Signature: David Ramey Date: Dec. 20, 2013

Owner, if other than Applicant:

Name: [illegible] Ramey Vineyards LLC
Mailing Address: P. O. Box 788
City/Town: Healdsburg State: CA Zip: 95448
Phone: 707-433-0870, ext. 2107 Fax: 707-433-0871
email: Carla@RameyWine.com
Signature: Date: 1/17/14

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name: David Brown	Name: Andy Bannister	Name: Olle Lundberg
Mailing Address: Adobe Associates, 1220 N. Dutton Ave.	Mailing Address: Earthtone Construction, 6932 Sebastopol Ave., Suite A	Mailing Address: Lundberg Design, 2620 Third Street
City/Town: Santa Rosa State: CA Zip: 95401	City/Town: Sebastopol State: CA Zip: 95472	City/Town: San Francisco State: CA Zip: 94107
Title: Principle Engineer	Title: President	Title: Principle Architect
Phone: 707-541-2300 Fax: 707-541-2301	Phone: 707-823-6118 Fax: 707-824-5608	Phone: 415-695-0110, ext. 17 Fax: 415-695-0379
email: DBrown@adobeinc.com	email: andy@earthtoneconstruction.com	email: olle@lundbergdesign.com

Project Information:

Address(es): 7097 Westside Road City/Town: Healdsburg, CA 95448
Assessor's Parcel Number(s): 110-240-031-[illegible] 110-240-032-[illegible] 110-240-040-[illegible] Acreage: 75
Project Description: Winery with caves, public tasting room and private events barn (see attached project description).
(Please attach additional sheet(s) if needed)
Site Served by Public Water? ☐ Yes ☑ No Site Served by Public Sewer? ☐ Yes ☑ No Number of new lots proposed: None

------------------------------------ ⬇ DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff ⬇ ------------------------------------

Planning Area: 3 and 4 Supervisorial District: 4 and 5 Current Zoning: LIA-B6-60 and [illegible] on different lots SR-BR-F1-F2-VOH overlay zones General Plan Land Use: LIA 60
Specific Plan: None S.P. Land Use: [illegible] Needs CEQA Review? ☐ yes ☐ no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: ______ Proposed: ______ Existing Employees: ______ New Employees: ______
New Manufactured Homes: ______ New Units For Sale: ______ New Units For Rent: ______ Density Bonus Units: ______
Violation? ☐ yes ☒ no; Application resolve planning violation? ☐ yes ☑ no; Penalty applicable? ☐ yes ☒ no; Civil Penalty Factor ______
Previous Files: LLA 04-0088
Application accepted by ______ Date ______

Type I Williamson Act Contract on all 3 lots

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

EXHIBIT B

Supplemental Application Information

Existing use of property: Vineyard; single-family residence.

Acreage: 75

Existing structures on property: Single family residence; hop kiln; baling barn; two non-residential cottages; barn; pole barn; pump house; construction trailer

Proximity to creeks, waterways and impoundment areas: Adjacent to Russian River

Vegetation on site: 42 acres of vineyard; many oaks, bay laurels, buckeye, willows, black walnut, cottonwood

General topography: Flat, rising to west

Surrounding uses to (Note: An adjoining road is not a use.)

North: Vineyard, tasting room

South: Residence, Russian River

East: Russian River; County park

West: Vineyards, winery

New structures proposed (size, height, type): Existing hop kiln and baling barn footprints increased nominally by required egress stairs; height unchanged. New winery built into west side hill with a 75' x 290' footprint, a front elevation height of 28' and bermed at the rear.

Number of employees: Full time: 15 Part time: 3 Seasonal: 6

Operating days: Tasting 7 days; winery Mon-Fri except 7 days during harvest

Hours of operation: Tasting 11-5; winery 8-5 except 8-10 during harvest.

Number of vehicles per day: Passenger: 87 Trucks: 5

Water source: Three wells on property

Sewage disposal: Leach field; pre-treated drip irrigation.

Provider, if applicable: ______

Provider, if applicable: ______

New noise sources (compressors, power tools, music, etc.): Infrequent music during summer daytime hours; air compressor; wine press operation; bottling line.

Grading proposed: Amount of cut (cu. yds.): 14,600 Amount of fill (cu. yds.): 150 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes x No ___ If Yes, indicate area of disturbance(acres): 2.8

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): Sheet flow and existing ditch flow.

Vegetation to be removed: Almost none; a few trees which will be replaced.

Will proposal require annexation to a district in order to obtain public services: Yes ___ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes x No ___

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes x No ___

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): ______

Ramey Vineyards, LLC (David and Carla Ramey) - UPE14-0008

County Use Permit Application--Proposal Statement

Dated October 3, 2014

7097 Westside Road, Healdsburg, CA 95448

Proposal Summary

This property, known as Westside Farms, totals 75 acres in one parcel, 42 acres of which are planted to wine grapes. Six and one-half acres lie to the west of Westside Road and currently contain a residence, a barn, a pole barn, two outbuildings and a 3½ acre-foot reservoir. On this side of the property we wish to construct a 60,000-case winery comprised of caves and, in front of the caves, a cut-and-fill, low-profile, two-story winery building, which will not be visible from Westside Road. Grapes will be locally sourced, primarily on-site and from Sonoma County, as well as from bordering counties.

To the east of Westside road, vineyard extends to the tree line adjacent to the Russian River. Near the entrance from Westside Road are a hop kiln and a baling barn, built in 1949, which have fallen into disrepair. We wish to refurbish the hop kiln into a public tasting room, leaving the exterior similar to its current appearance while maintaining the furnace and ductwork in the south side to demonstrate the building's original use. We wish to refurbish the three-story baling barn as a private, invitation-only tasting room: equipment storage on the ground level; a kitchen and meeting area for private tastings and meals on the mid-level; and two bedrooms as marketing accommodations on the top level, with two work stations. These accommodations will be used solely as approved by applicable zoning. The two barns will be connected by an elevated walkway evoking the railcar trestle which during the hop harvest carried dried hops from the kiln to the baling barn. The baling barn will also be refurbished to maintain its current appearance.

Past uses of the property

As far back as the mid-1800s this property has been in agriculture: fruit orchards, hops, and now grapes. Purchased by Ron and Pam Kaiser in 1988, this property was christened Westside Farms and operated as a pumpkin patch and farm store with hay rides starting in 1989 and continuing until 2000. Wine grapes were planted in 1990 and the vineyard currently produces approximately 250 tons of grapes annually. Initially, during the mid-nineties, Westside Farms was open five to six days each week from May through November. After that they were open to the public seven days a week during the month of October. Weekdays were focused on school groups totaling 200-400 children plus parents arriving in school buses and car pools, with an additional 100-200 children arriving after school. Weekends would see 300 to 1000 cars arriving over the course of a day with 400-600 maximum people on site at any one time. At any given moment, 200-300 cars might have been parked on site.

Project Background

Founded in 1996, Ramey Wine Cellars and now Ramey Vineyards, LLC are wholly owned by David and Carla Ramey. The winery is currently housed in two leased buildings in the town of Healdsburg and produces approximately 40,000 cases of wine annually with its own staff and

EXHIBIT C

equipment. The wine has been widely critically acclaimed and is distributed nationally and internationally. David Ramey has been a resident of Sonoma County since 1980 and has worked as winemaker at several Sonoma County wineries, including Simi, Matanzas Creek and Chalk Hill, along with Dominus and Rudd in the Napa Valley. Ramey Wine Cellars employs fifteen people, thirteen of whom live in Sonoma County.

The core team for the development of the project is comprised of architects Lundberg Design of San Francisco; general contractor Earthtone Construction of Sebastopol; civil engineers Adobe Associates of Santa Rosa; and geotechnical engineers Condor Earth Technologies for cave design and RGH Consultants for site work.

Project Details

The tasting room will be open from ten AM to five PM seven days a week, staffed by three employees during peak season with 75 visitors expected on a peak day. Proposed events are detailed in the attached table. The tasting room will be closed to the public on special event days. Depending on the size of the event, they will be held either in the baling barn (private tasting room); in the open space between the hop kiln and the baling barn; under the black walnut grove between the vineyard and the Russian River; or in the winery. Domestic flows will be discharged to septic systems designed adjacent to the tasting room and near the existing farm house. Winery process waste water will be collected, aerated and stored in a series of tanks for discharge by irrigation to the land. A Waste Discharge Permit from the North Coast Water Quality Control Board will be obtained and maintained.

Preliminary Studies

A traffic study has been completed by Whitlock & Weinberger Transportation. Their conclusion is that "A left-turn lane is neither warranted nor recommended on Westside Road at the project's driveway," and that the property's "prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year."

A noise assessment study was completed by Illingworth & Rodkin. Their conclusion is that amplified music and speech at events should occur only during daytime hours (7:00 a.m. to 10:00 p.m. per the report) within the private tasting (baling) barn or in the picnic (black walnut) grove. This conforms to our plans.

A greenhouse gas emissions analysis was completed by Illingworth & Rodkin. Their conclusion is that total direct and indirect emissions are projected to be only 43% of the operational threshold recommended by BAAQMD for new projects, and that "the project's GHG emissions would *not significantly* contribute to a cumulative impact on global climate change." A potential reduction in emissions may be realized when the approximately 200 tons of Chardonnay grown on the property are no longer trucked elsewhere in Sonoma County (principally Sonoma Valley) but instead are processed on site.

Additionally, we plan on continuing the stewardship of the property's agricultural heritage in a number of ways. We have completed an extensive repair of an eroding bank of the Russian River in the northeast corner of the property, a project completed by BioEngineering Associates. We're working with Master Gardener Janine Weaver of Garden Weaver Designs to select plant materials for landscaping that will be successful on our site. There will be raised bed planters for vegetables and herbs between the hop kiln tasting room and Westside Road as well as elsewhere on the property. We've spoken with Vinny Cilurzo of Russian River Brewing Company about planting a correct selection of hops which we'll then provide for their brewing. We've engaged arborist Frederick Frey of Vintage Tree Care to prune existing trees and cull those that are past their prime. We've engaged Chris Conrad of Bee Conscious to relocate nine bee colonies from the hop kiln walls to hives elsewhere on the property. We collaborated with the Russian River Wild Steelhead Society and CA Fish and Game in installing root wads along our banks of the Russian River to provide fish habitat. And as existing grape contracts expire and we assume control of the vineyard, we'll move to Integrated Pest Management utilizing Biological Control to minimize chemical inputs. We, and our children, plan on being stewards of this property for generations.

In order to meet anticipated Use Permit conditions requiring that permits be obtained from multiple government agencies, we request additional time for the Use Permit filed under UPE14-0008, as allowed under Section 26-92-130 of the Zoning Code. We request a four-year Use Permit with a one-year extension. Thank you.

Napa Sonoma
RAMEY
WINE CELLARS

RECEIVED
JAN 29 2015
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

January 23, 2015

Mr. Tennis Wick
Director, Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Director Wick,

I write in response to the letter from Mr. Marc Bommersbach and the Advisory Board of the Westside Community Association dated January 14, 2015. I'd like to briefly correct and clarify a number of misstatements in that letter and their prior letters.

--We propose a winery of 32,000 square feet, cut-and-fill new construction with 21,000 square feet of caves—not the 46,000 square feet *plus* caves claimed. The winery site sits outside the 200 foot scenic corridor easement, and further, will not be visible from Westside Road.

--The three year average (2012-14) grape yield from the 42 acres of vineyard at Westside Farms is 214 tons. At 61 cases per ton, this will produce 13,000 cases of wine, not 7,000 to 9,000. We currently produce, within the city of Healdsburg, 40-45,000 cases of wine from about 700 tons of grapes. Of this, approximately two-thirds come from Sonoma County and one-third from Napa. In the Russian River AVA we have long bought grapes from the Dutton's, the Martinelli's, the Rochioli's and Kent Ritchie. Vineyards sources in 2014 along Westside Road include Campbell-McKinney, Bucher, Rochioli, and our own vineyard. In the Sonoma Coast AVA we buy from the Martinelli's Charles Ranch, the Platt Vineyard and Rodgers Creek Vineyard. "Locally-sourced" has been and is interpreted by the County as grapes from Sonoma County and adjacent counties. This language was inserted into our project statement at the request of our planning staffer, Traci Tesconi. It does not mean that we need to, or intend to, begin importing grapes from multiple adjacent counties; to suggest so is disingenuous. Our single largest product, and the one most likely to grow, is Russian River Chardonnay. It will grow as we begin, in 2017, to use all the Chardonnay from our property—most of which is now trucked to Chateau St. Jean in Kenwood.

--The concern about an increase in traffic overlooks the traffic engineer's conclusion that "the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips than the previous use for Westside Farms" [that of pumpkin patch and hay trailer rides].

--The stated calculations of entertainment and administrative space are wildly exaggerated. The winery building itself will have 45,470 square feet (sf) of production space (including 21,000sf of cave), not 27,050, and 7,460sf of administration, production offices and marketing space—exactly 14.09%. The hop kiln and baling barn do not pertain to this calculation. But even looking at lumping together the winery and the two barns, there will be 6,400sf of combined entertainment space in the two barns and the winery, not 11,700, and 4,500sf of offices, not 6,000.

--To characterize our project as an event center and assert that we're proposing a restaurant and resort facility is completely incorrect. We will be entertaining invited guests for a small number of

25 HEALDSBURG AVE., P.O. BOX 788, HEALDSBURG, CA 95448 / T 707.433.0870 / F 707.433.0871
info@rameywine.com / www.rameywine.com

lunches or dinners, mostly indoors. As stated in our proposal, there will be no weddings or concerts and none of the facilities will be available to outside parties. There is no reference to a restaurant on any of our plans. Marketing accommodations *are* allowed on Williamson Act properties [Rule 8.3-B-2 of the Uniform Rules for Agricultural Preserves]; we propose two of these, not two to four. These will be available by invitation for our employees and guests at no charge. The authors want to skip directly from the use of the hop kiln and baling barn for hops to our proposed use as tasting rooms, omitting their recent use for pumpkin patch sales and hay rides, which drew far more people and cars at one time than anything we might possibly envision.

--The fact that the existing barns lie within the 200-foot scenic setback was addressed by the joint Landmarks and Design Review Committees meeting, along with the height regulation [Design Review Committee Record of Action, Dec. 2, 2014, attached]. Without rehabilitation and repurposing to support the current economic use of the property, these two historic buildings will continue to decay and collapse.

--It is impossible to see how the 24 events requested might be construed as 44 event days.

--The authors claim a 19% increase in footprint of the hop kiln when in fact it will be 7.5%; that will be due to the elevator for handicap access so the internal footprint of the kilns will be respected.

We reached out to Nancy Citro of the Westside Community Association and met with a group of them at her home on September 5th, 2013. As the owners of two residences on Westside Road and members of the Association ourselves, we share their concerns about traffic and quality of life on Westside Road. Our property has a long history of commercial agriculture which we intend to continue; our daughter Claire has joined the family business and lives in the yellow farmhouse at Westside Farms with her husband, Ivan. Our son Alan is finishing his final semester of college and has informed us that he, too, intends to join the family business. At the September 5, 2013 meeting, however, we were informed that the steering committee of the Westside Community Association has adopted the position of opposing *any* additional tasting rooms on Westside Road. We went to the meeting hoping for a dialogue with our neighbors but instead ran into preformed opposition. The many false and distorted allegations in these letters might have been cleared up if they had reached out to us, but working together is not their intent: complete blockage of new projects is. We will continue to make ourselves available to our Westside Road neighbors and welcome the opportunity to correct their misconceptions.

Thank you for your consideration.

Sincerely, David Ramey

David and Carla Ramey Carla R

Cc (via email): Supervisor James Gore
Supervisor Efren Carrillo
Planning Commissioner Tom Gordon
Planning Commissioner Willie Lamberson
Planning Commissioner Pamela Davis
Planning Commissioner Tom Lynch
Planner Traci Tesconi

From: David Ramey <david@rameywine.com>
Sent: Monday, January 26, 2015 3:28 PM
To: Tennis Wick (Tennis.Wick@sonoma-county.org)
Cc: James.Gore@sonoma-county.org; Efren.Carrillo@sonoma-county.org; Tom Gordon (tommgordon@gmail.com); Willie Lamberson (willielamberson24@gmail.com); Pamela Davis (p.davis479@gmail.com); Tom Lynch (tlynch@sonic.net); Traci Tesconi (traci.tesconi@sonoma-county.org); Carla Ramey (carla@rameywine.com); Claire Ramey (claire@rameywine.com)
Subject: RE: Response to Marc Bommersbach letters

Director Wick, et al.,

I apologize, I left out the code reference for the rule pertaining to guest lodging on a Williamson Act parcel: that is Rule 8.3-B-2 of the Uniform Rules for Agricultural Preserves.

Additionally, I'd like to elaborate on our business a bit. My wife Carla and I started our project in 1996 and have grown it so that we now have fifteen full-time employees, thirteen of whom live in Sonoma County. We have done this with no partners or investors, just a line of credit with Silicon Valley Bank, and have grown the business out of cash flow. We bring income into Sonoma County from all fifty states and twenty-three foreign countries. We are currently debt-free, other than the mortgage on Westside Farms, and have never taken any money out of the company, preferring to grow it and invest in land and a winery. It is a multi-generational family business. The claim that we intend to import grapes to our site from every adjacent county is particularly galling. In 2014 we purchased $1,513,004 worth of Sonoma County grapes--yet, we do not have our own permanent home. While we've equipped and staffed our leased facilities in Healdsburg, we've no guarantee that the next generation of lessors will continue to lease to us. If a 75-acre site with 42 acres of grapes is an inappropriate location for a mid-sized family winery, I'm not sure where in Sonoma County to go. If the authors of the letter have their way, Westside Road would turn into a collection of ranchettes which are not reliant on the land for their living. They seem to be attempting an end run around county zoning laws to convert LIA zoning into Rural Residential.

Conversations with other members of the WSCA lead us to believe that the small group of single-issue activists who form the association advisory committee do not speak for the entirety of the membership.

Thank you, again, for your consideration--

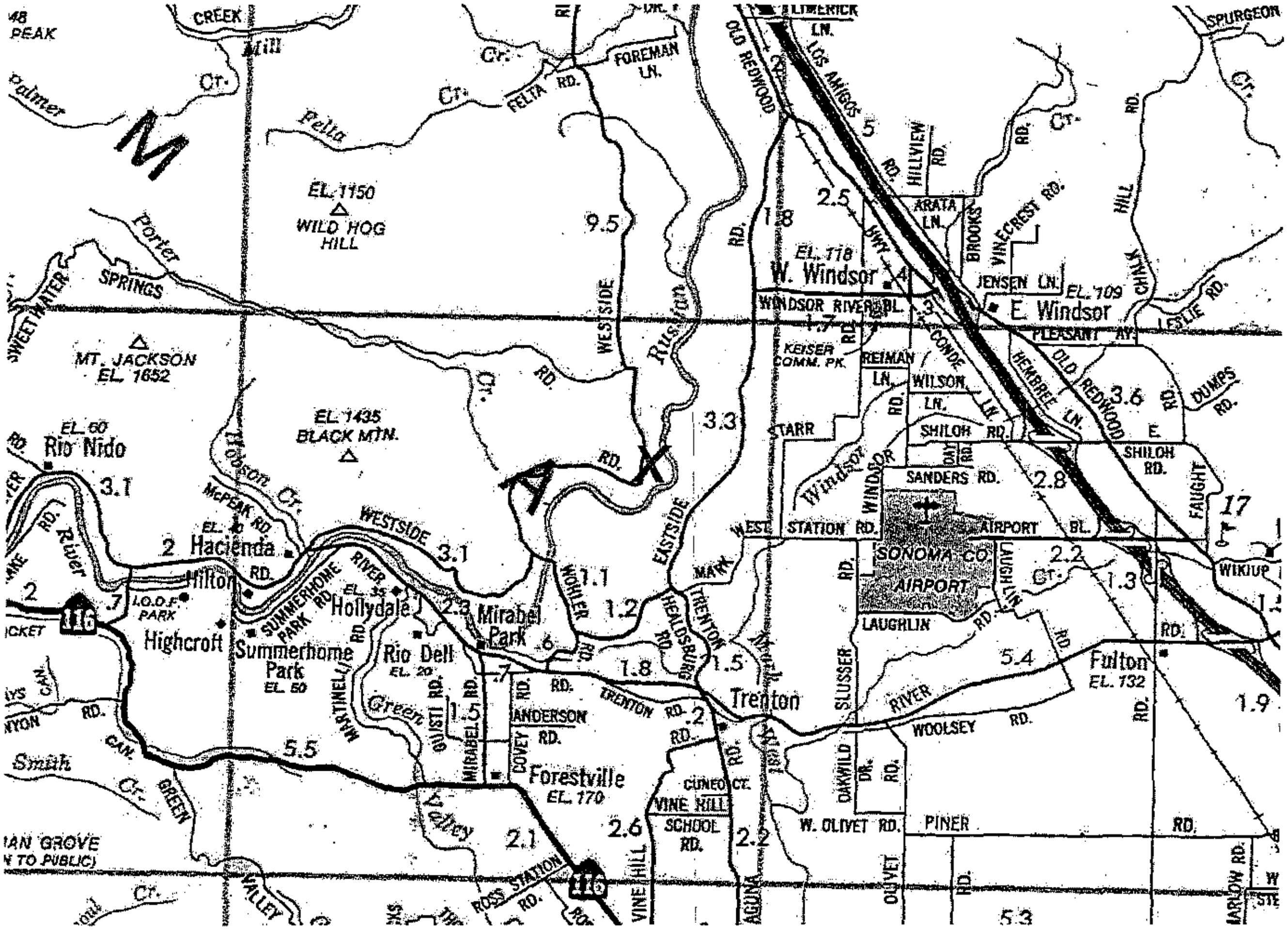
David Ramey

David Ramey
Ramey Wine Cellars
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448
T. 707-433-0870, ext. 1101
F. 707-433-6311
www.rameywine.com

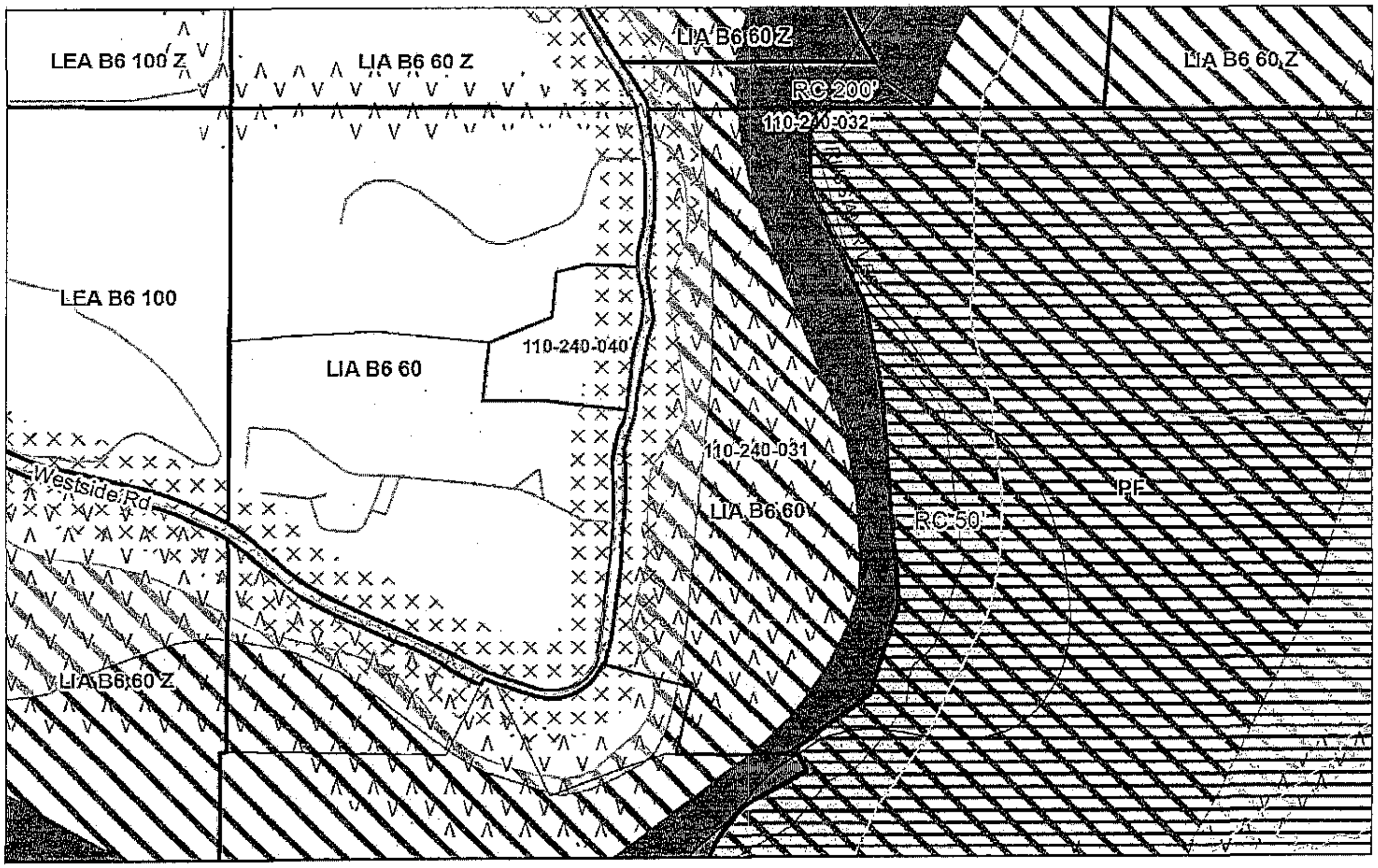
RAMEY
WINE CELLARS

EXHIBIT D

UPE14-0008 Vicinity Map



UPE14-0007 Zoning Map



Zoning and Combining Districts

▭ Zoning by Area
× × SR Scenic Resource
V V VOH Valley Oak Habitat
▤ MR Mineral Resource
▧ F1 Floodway
▨ F2 Floodplain
RC Riparian Corridor
░ 50'
▓ 200'

Base Map Data

▭ Parcel
—— Street
—— Perennial Stream

0 175 350 700 Feet
1:8,400

EXHIBIT E

UPE14-0008 Land Use Map

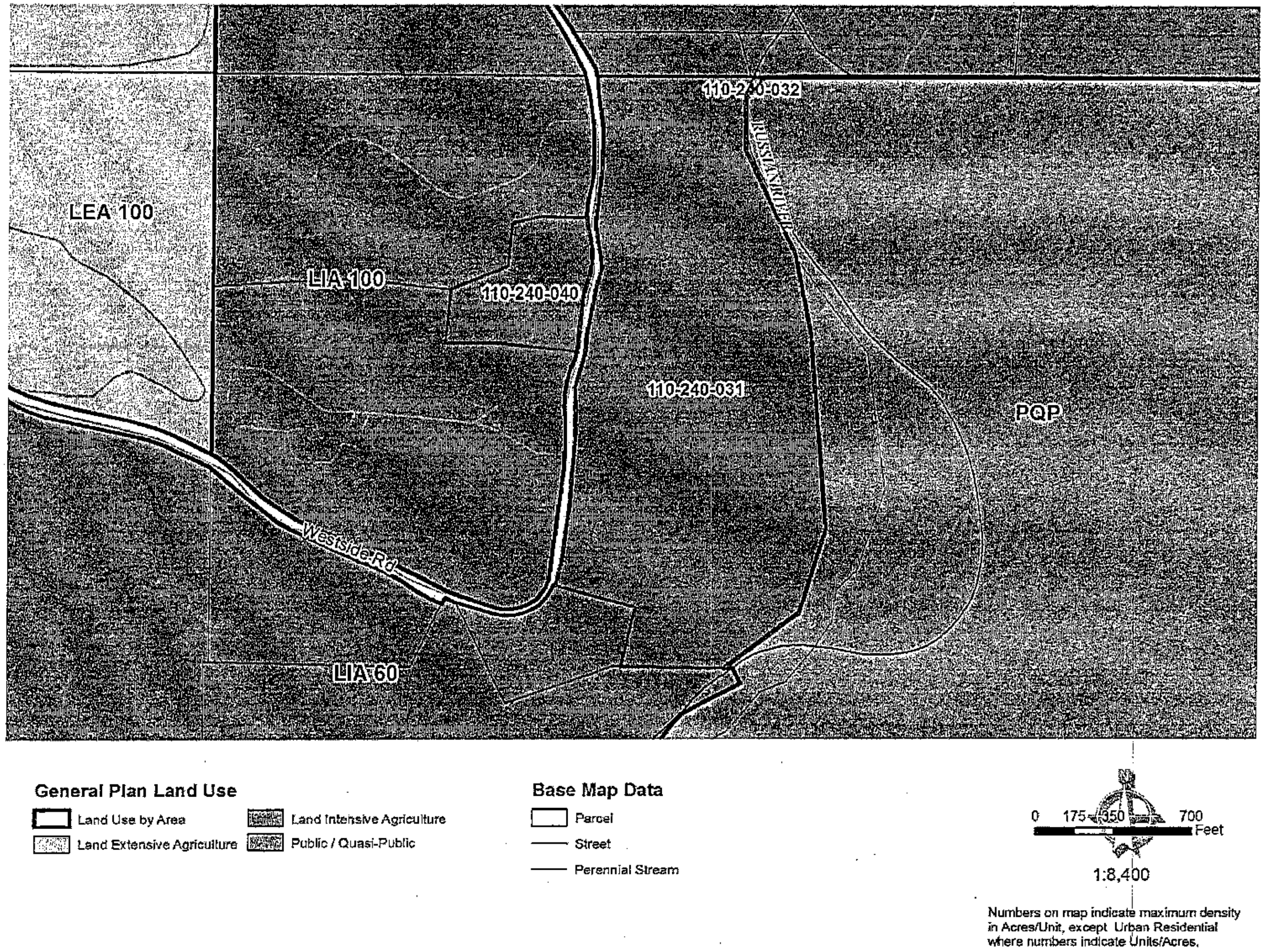
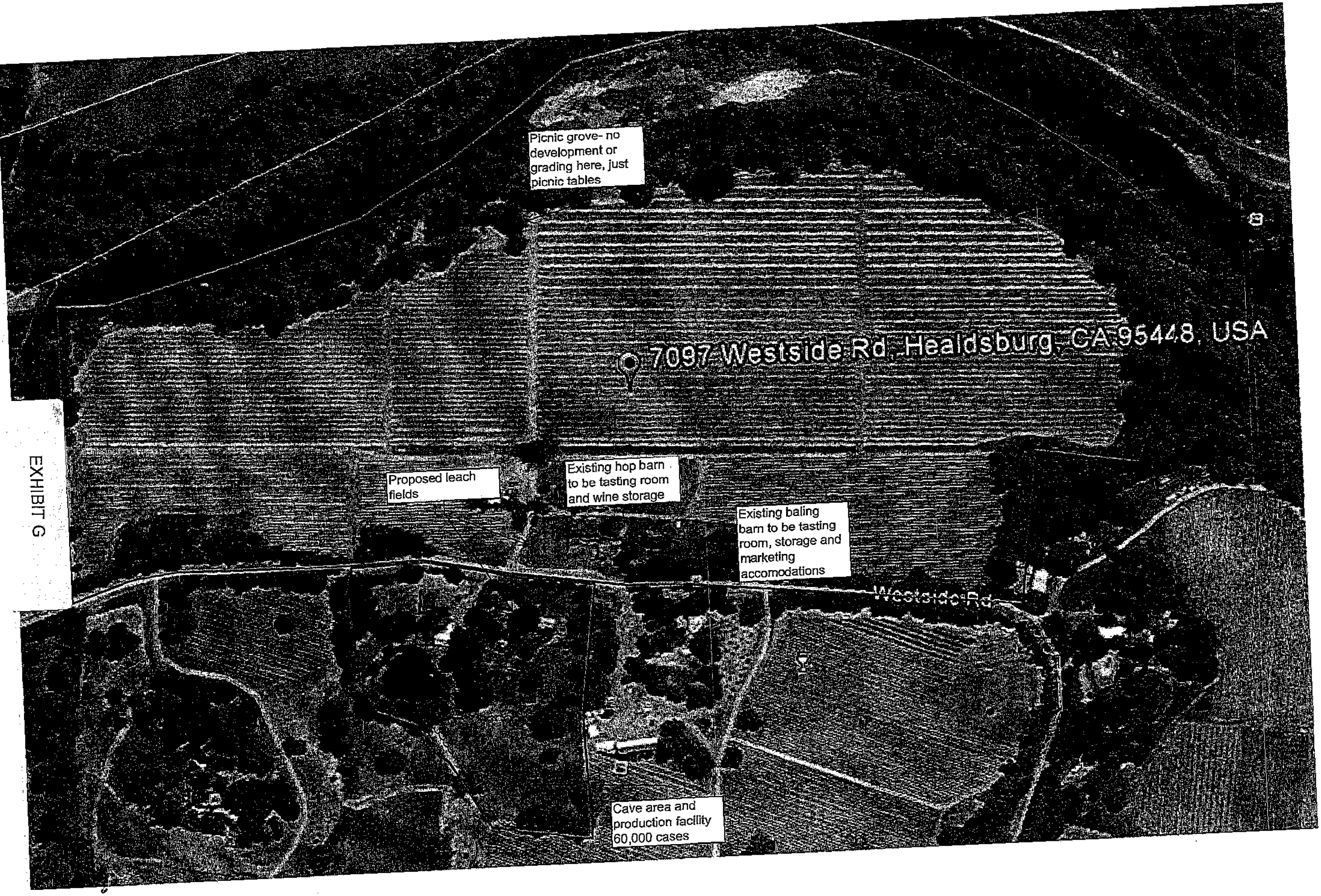


EXHIBIT F

EXHIBIT G



Picnic grove- no development or grading here, just picnic tables

Proposed leach fields

Existing hop barn to be tasting room and wine storage

Existing baling barn to be tasting room, storage and marketing accomodations

Cave area and production facility 60,000 cases

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
176-022
179-006

110-

p was prepared for
poses only. No liability
the accuracy of the
hereon.

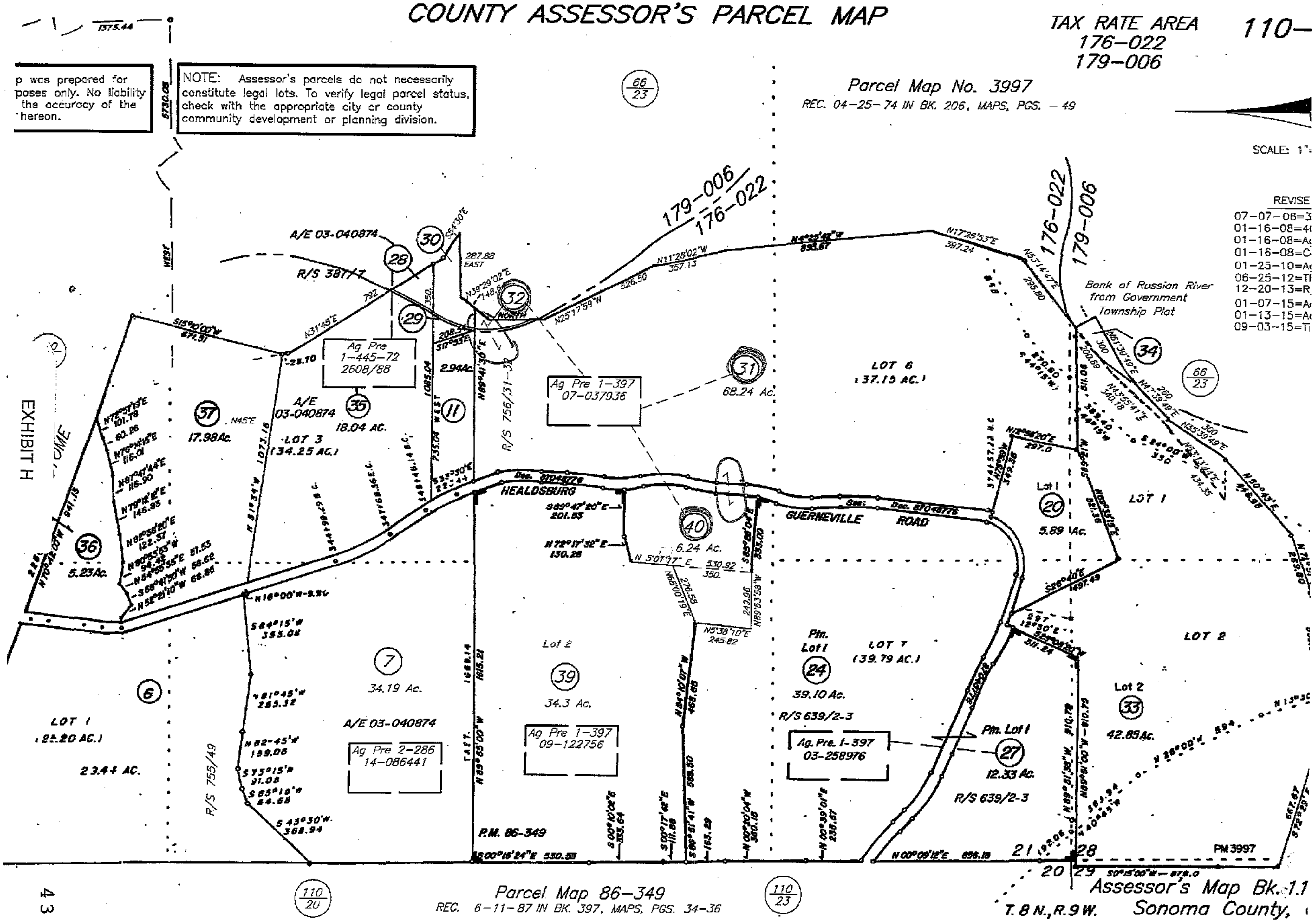
NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Parcel Map No. 3997
REC. 04-25-74 IN BK. 206, MAPS, PGS. - 49

SCALE: 1"

REVISE
07-07-06=3
01-16-08=4
01-16-08=A
01-16-08=C
01-25-10=A
06-25-12=T
12-20-13=R
01-07-15=A
01-13-15=A
09-03-15=T

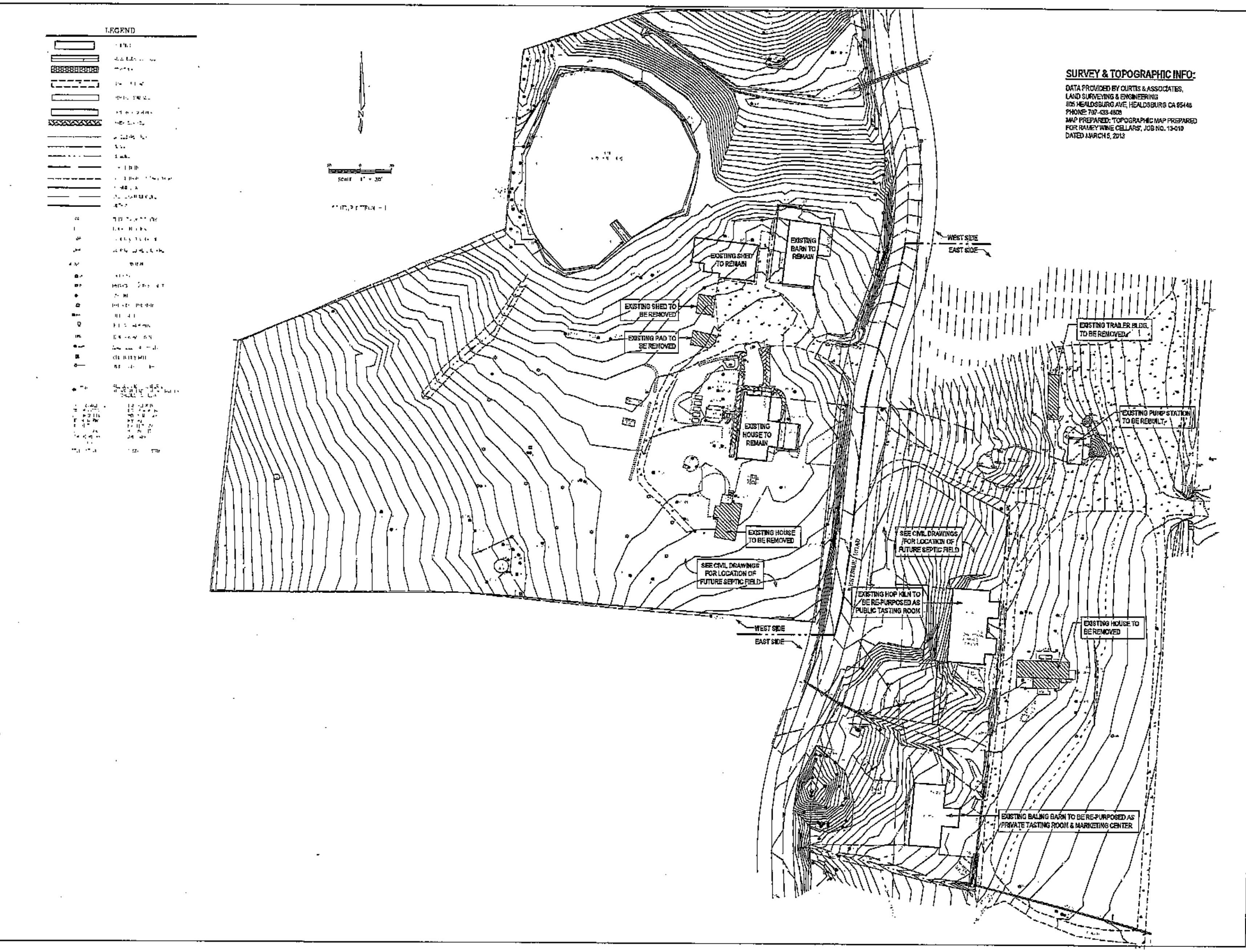
EXHIBIT H



Parcel Map 86-349
REC. 6-11-87 IN BK. 397, MAPS, PGS. 34-36

Assessor's Map Bk. 1.1
Sonoma County,
T. 8 N., R. 9 W.

HYBRID 7/7/06



SURVEY & TOPOGRAPHIC INFO:

DATA PROVIDED BY CURTIS & ASSOCIATES,
LAND SURVEYING & ENGINEERING
805 HEALDSBURG AVE, HEALDSBURG CA 95448
PHONE: 707-433-4808
MAP PREPARED: 'TOPOGRAPHIC MAP PREPARED
FOR RAMEY WINE CELLARS', JOB NO. 13-010
DATED MARCH 5, 2013

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHT

THOMAS DOLE LUNDBERG
1-31-12

Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:22:36 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 40'-0"

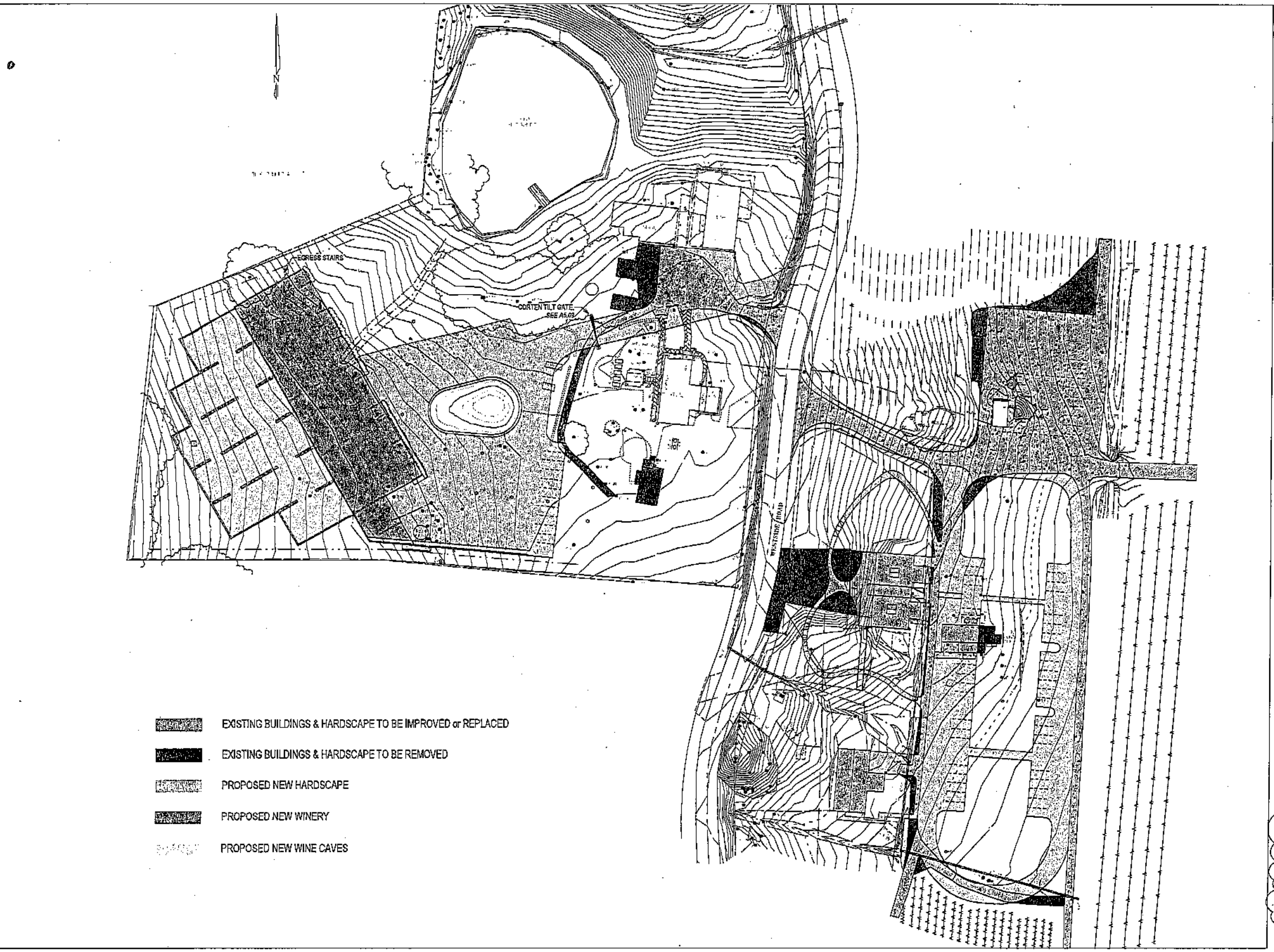
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Project Site Plan (Existing)

A1.00

EXHIBIT I

EXHIBIT J



LD

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

Issues/ Revisions

Rev. #	Description	Date
2	Add'l Site Analysis Overlay	05.12.17

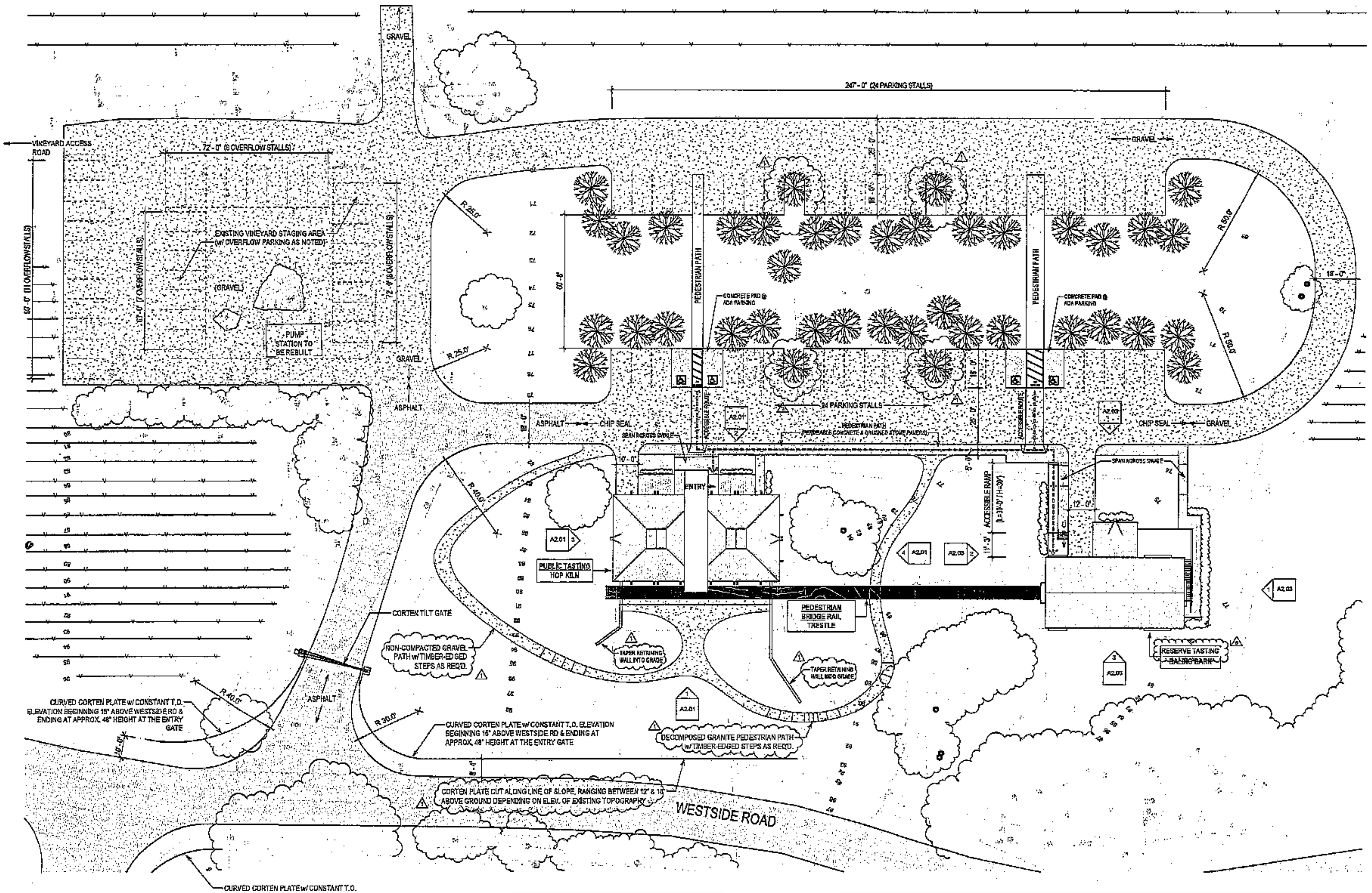
Print Date: 5/12/2017 1:50:59 PM
Drawn By: LB
Checked By: TCL
Scale: 1" = 40'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Project Site Plan Footprint Analysis

2

A1.00b



GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.00 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A1.00 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR SEPTIC INFORMATION.

PARKING CALCULATIONS

HOP KILN (TASTING ROOM)			
Case Storage	843 sf	(1 space / 2,000sf)	1
Tasting Rooms	796 sf	(1 space / 60sf)	14
Tasting Bar & Kitchen	397 sf	(1 space / 200sf)	2
TOTAL 'A' (Regular)			31
TOTAL 'B' (with Event Overflow) *			37 *

HOP BARN (TASTING ROOM + INDUSTRY ACCOMMODATIONS)			
Guest Rooms / Lounge	2 units	(1 space / unit)	2
Tasting Room	596 sf	(1 space / 60sf)	10
Tasting Bar & Kitchen	256 sf	(1 space / 200sf)	2
V.I.P. Lounge	545 sf	(1 space / 100sf) *	6
Sub-Total 'B' (Private Event Overflow) *			6 *

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE
C-21712
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
6	Design Review Modifications	08.24.17

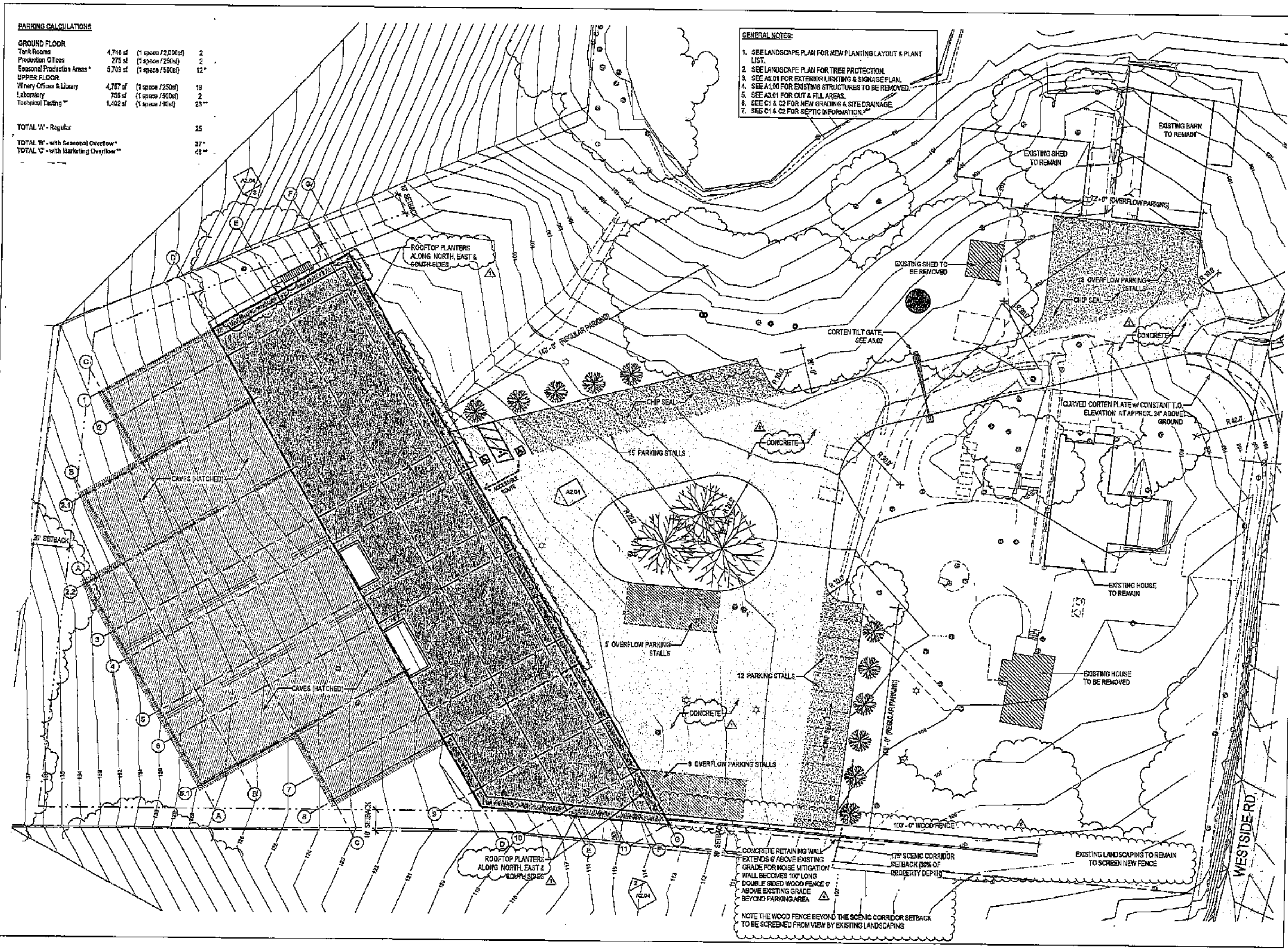
Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

EAST Site Plan (Proposed)

A1.01

EXHIBIT K



PARKING CALCULATIONS

GROUND FLOOR			
Tank Rooms	4,746 sf	(1 space / 2,000sf)	2
Production Offices	275 sf	(1 space / 250sf)	2
Seasonal Production Areas *	5,709 sf	(1 space / 500sf)	12 *
UPPER FLOOR			
Winery Offices & Library	4,757 sf	(1 space / 250sf)	19
Laboratory	756 sf	(1 space / 500sf)	2
Technical Tasting **	1,402 sf	(1 space / 60sf)	23 **
TOTAL 'A' - Regular			25
TOTAL 'B' - with Seasonal Overflow *			37 *
TOTAL 'C' - with Marketing Overflow **			48 **

GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.01 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A3.01 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR NEW GRADING & SITE DRAINAGE.
7. SEE C1 & C2 FOR SEPTIC INFORMATION.

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

Issued/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
4	Noise Mitigation Modifications	08.16.17
5	Scenic Corridor Modifications	08.22.17

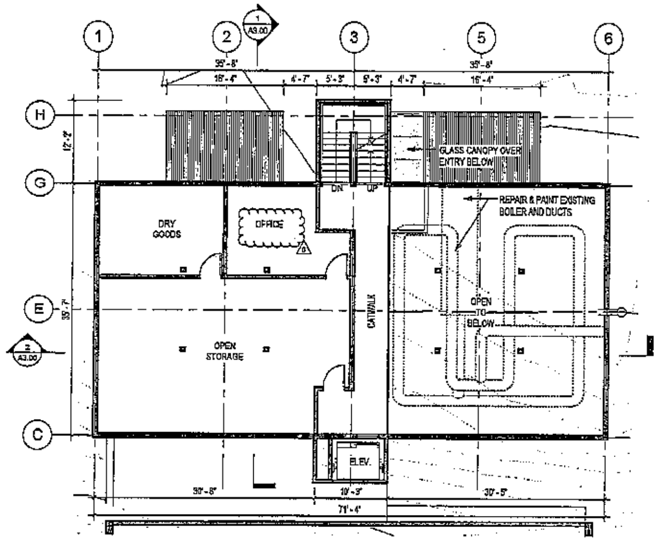
Print Date: 8/22/2017 4:11 PM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

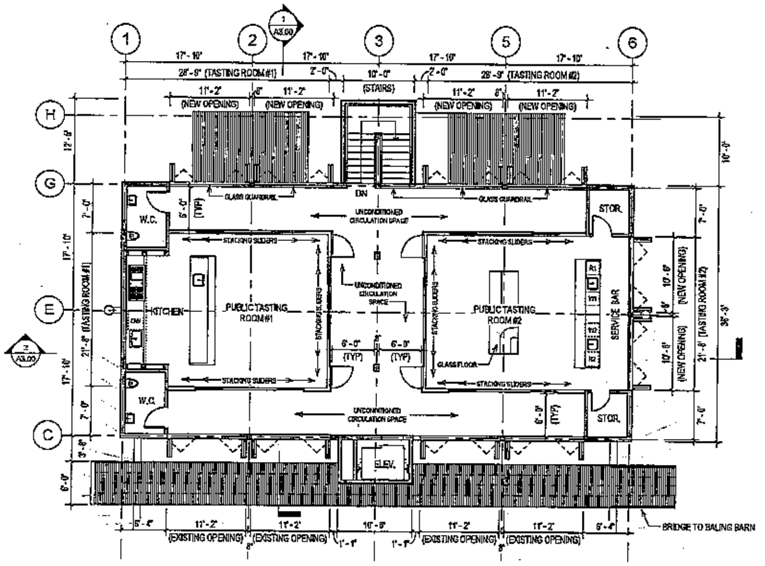
WEST Site Plan (Proposed)

A1.02

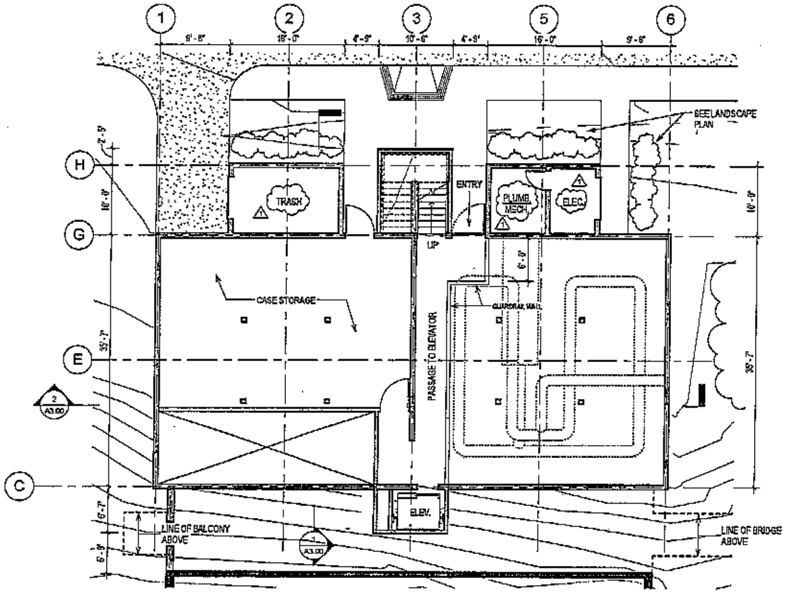
EXHIBIT L



③ Public Tasting / Hop Kiln - Mezzanine (Proposed)
1/8" = 1'-0"



② Public Tasting / Hop Kiln - 2nd Floor (Proposed)
1/8" = 1'-0"



① Public Tasting / Hop Kiln - 1st Floor (Proposed)
1/8" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
[illegible] Westside Road, Healdsburg, CA

NORTH ARROW THIS S.

LICENSED ARCHITECT
THOMAS DUE LUNDBERG
C-
12-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
6	Design Review Modifications	08.24.17

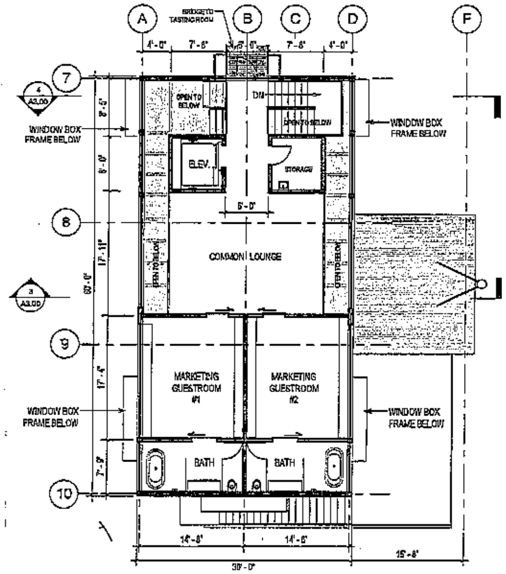
Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TDL
Scale: 1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Public Tasting / Hop Kiln Plans (Proposed)

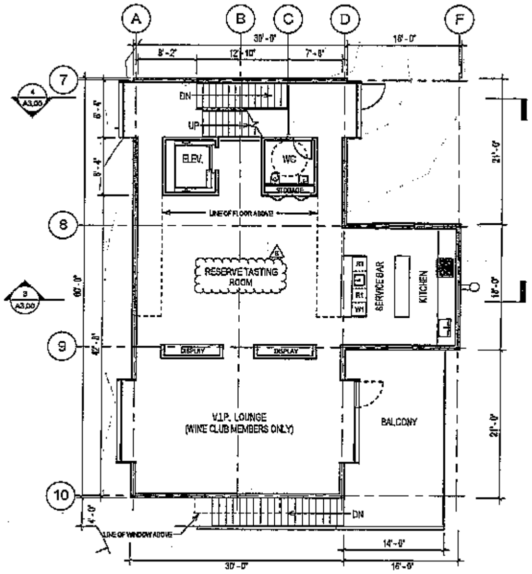
A1.10

EXHIBIT M



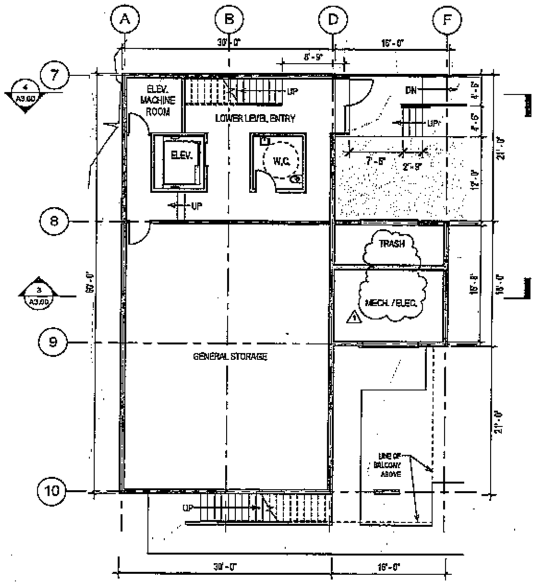
③ Reserve Tasting / Baling Barn - 3rd Floor

1/8" = 1'-0"



② Reserve Tasting / Baling Barn - 2nd Floor

1/8" = 1'-0"



① Reserve Tasting / Baling Barn - 1st Floor

1/8" = 1'-0"

EXHIBIT N

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS S

THOMAS DALE LUNDBERG
12-31-17

Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
6	Design Review Modifications	06.24.17

Print Date: 6/24/2017 1:52 PM

Drawn By: LB

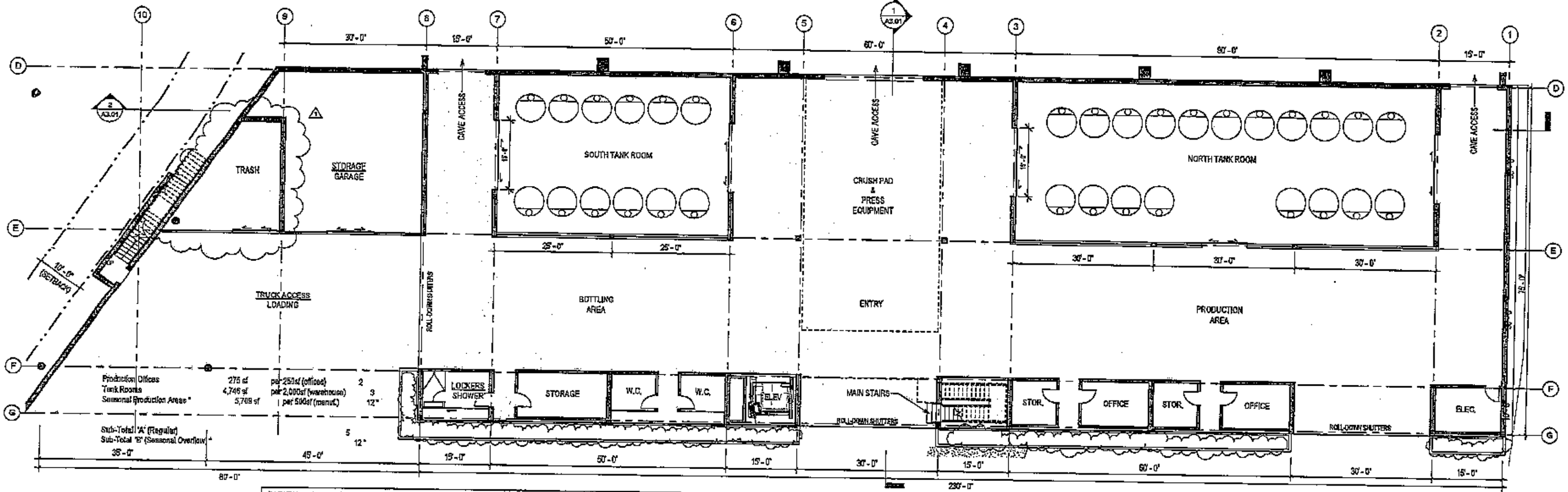
Checked By: TOL

Scale: 1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Reserve Tasting / Baling Barn Plans (Proposed)

A1.11

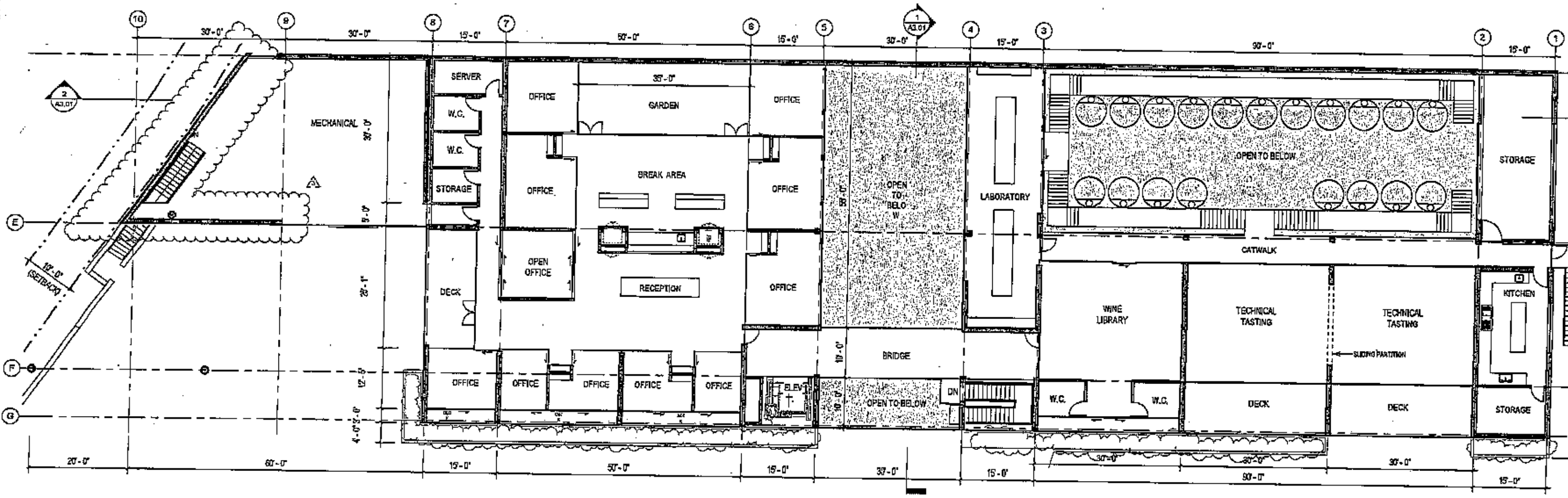


② Ground Level Floor Plan
3/32" = 1'-0"

PARKING CALCULATIONS							
Ground Floor				**Upper Floor**			
Production Offices	275 sf	(1 space / 250sf)	2	Winery Offices & Library	4,757 sf	(1 space / 250sf)	19
Tank Rooms	4,746 sf	(1 space / 2,000sf)	2	Laboratory	758 sf	(1 space / 500sf)	2
Seasonal Production Areas *	5,708 sf	(1 space / 500sf)	12*	Technical Tasting *	1,402 sf	(1 space / 60sf)	23*
Sub-Total 'A' (Regular)			4	Sub-Total 'A' (Regular)			21
Sub-Total 'B' (Seasonal Overflow) *			12*	Sub-Total 'B' (Marketing Overflow) *			23*

GENERAL NOTES:

1. LIGHT SHADED AREAS ARE UNCONDITIONED / EXTERIOR SPACES.
2. MEDIUM SHADED AREAS ARE OPEN TO BELOW.
3. SEE A1.13 FOR CAVE LAYOUT & WINERY AREA CALCULATIONS.
4. SEE LANDSCAPE PLANS FOR PLANT LIST & LAYOUT.



① Upper Level Floor Plan
3/32" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3116
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLE
1-31-17

Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
3	Noise Mitigation Modifications	08.18.17

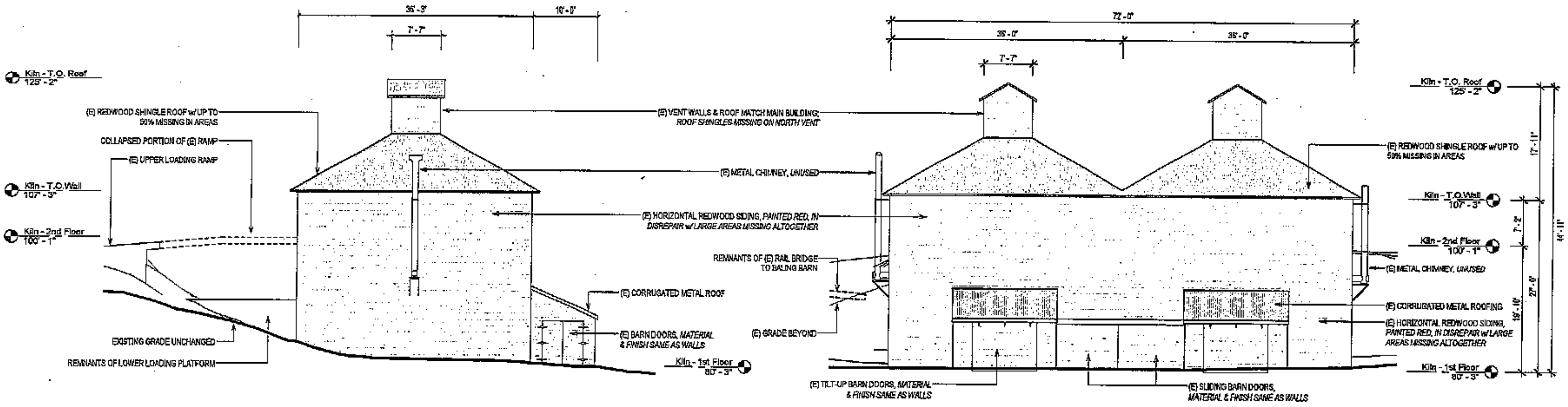
Print Date: 8/16/2017 11:05 AM
Drawn By: LB
Checked By: TOL
Scale: 3/32" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

New Winery Floor Plans

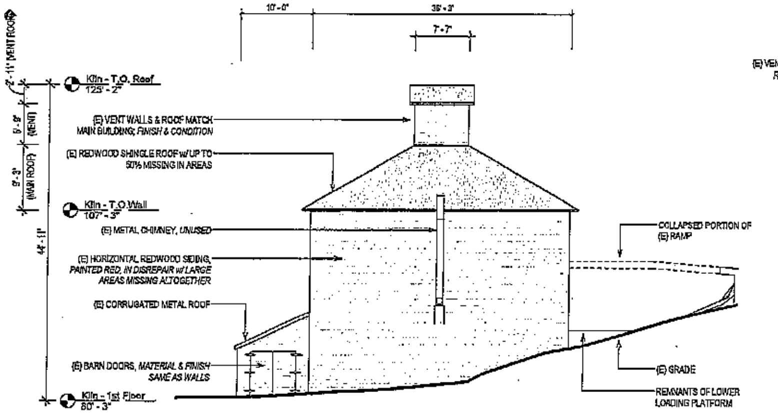
A1.12

EXHIBIT O

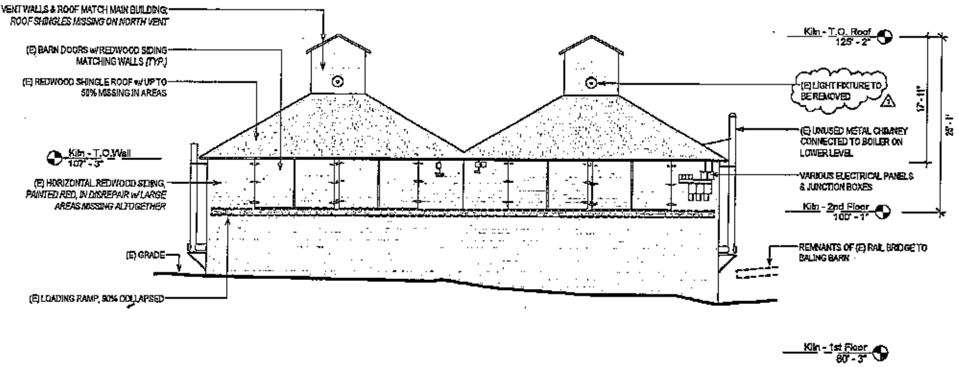


④ Hop Kiln (Existing) - South Elevation
1/8" = 1'-0"

② Hop Kiln (Existing) - East Elevation
1/8" = 1'-0"



③ Hop Kiln (Existing) - North Elevation
1/8" = 1'-0"



① Hop Kiln (Existing) - West Elevation
1/8" = 1'-0"

EXHIBIT P

LD

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
STATE OF CALIFORNIA

Issues/Revisions

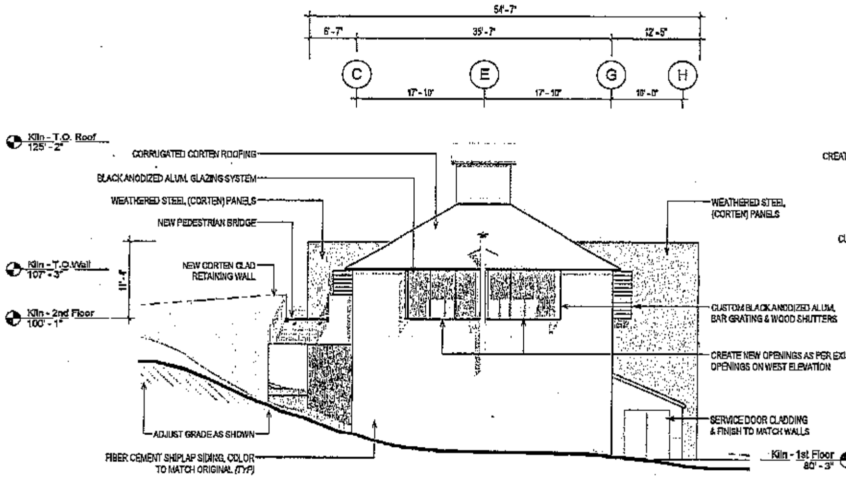
Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Plot Date: 4/16/2016 11:32:51 AM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

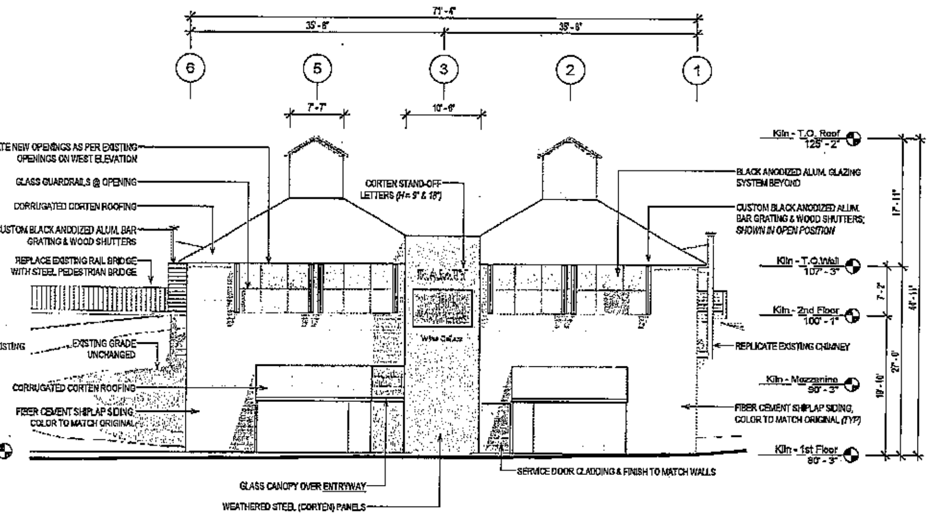
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Hop Kiln Elevations (Existing)

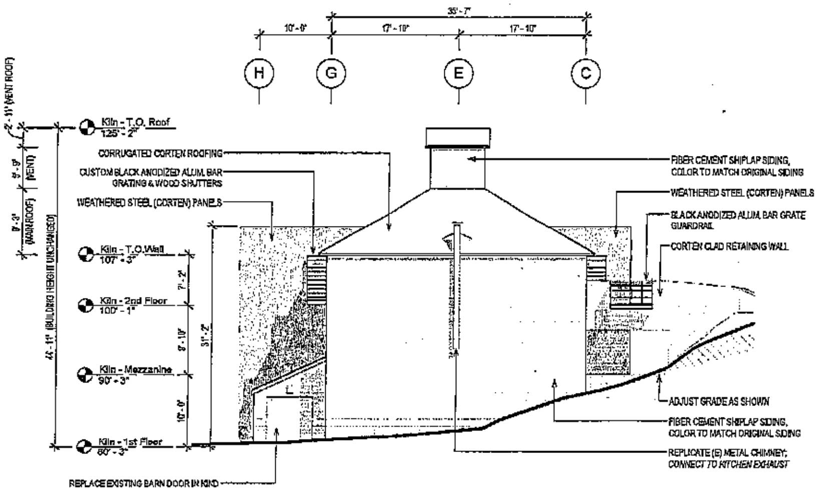
A2.00



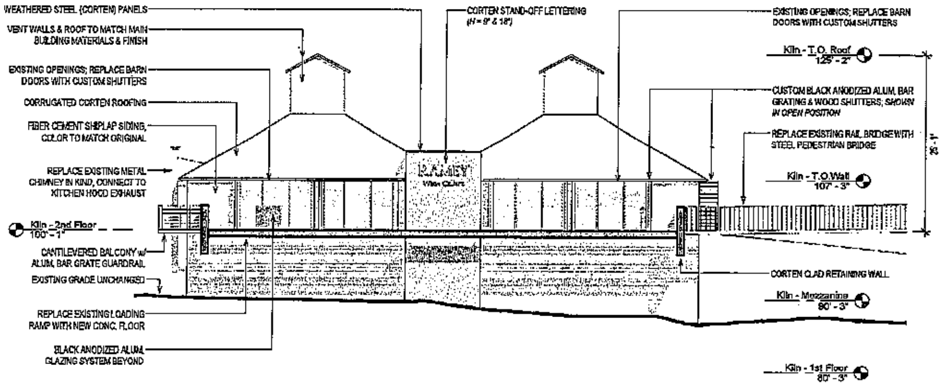
④ Public Tasting / Hop Kiln - Proposed South Elevation
1/8" = 1'-0"



② Public Tasting / Hop Kiln - Proposed East Elevation
1/8" = 1'-0"



③ Public Tasting / Hop Kiln - Proposed North Elevation
1/8" = 1'-0"



① Public Tasting / Hop Kiln - Proposed West Elevation
1/8" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
12-31-17

Issues / Revisions

Rev. #	Description	Date

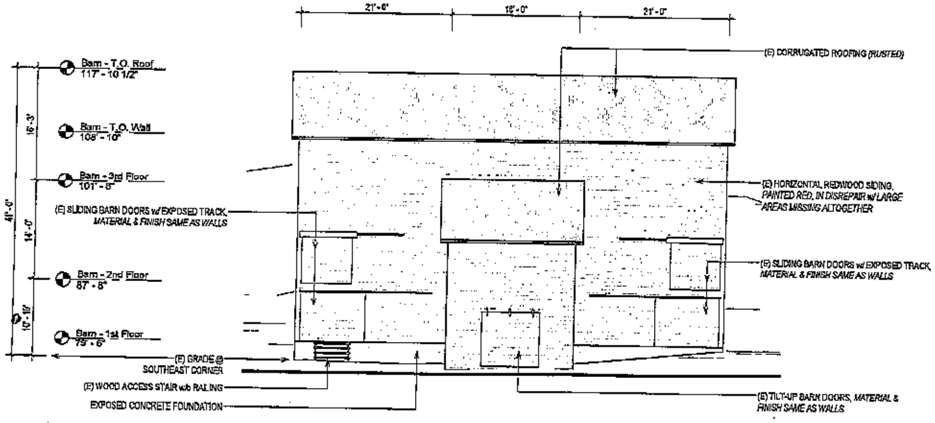
Print Date: 4/16/2016 11:33:10 AM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

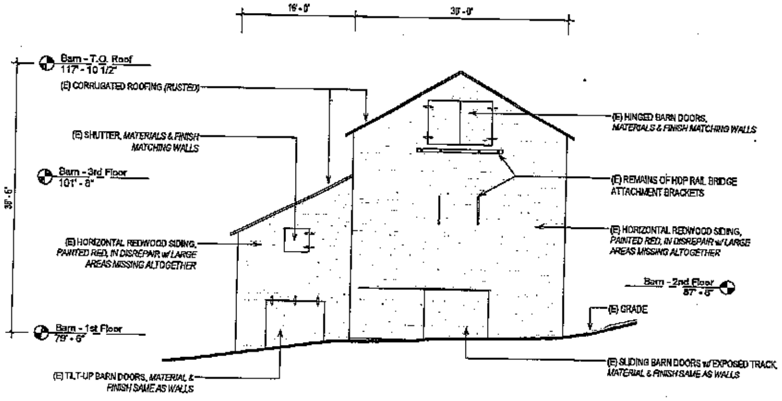
Public Tasting / Hop Kiln Elevations (Proposed)

A2.01

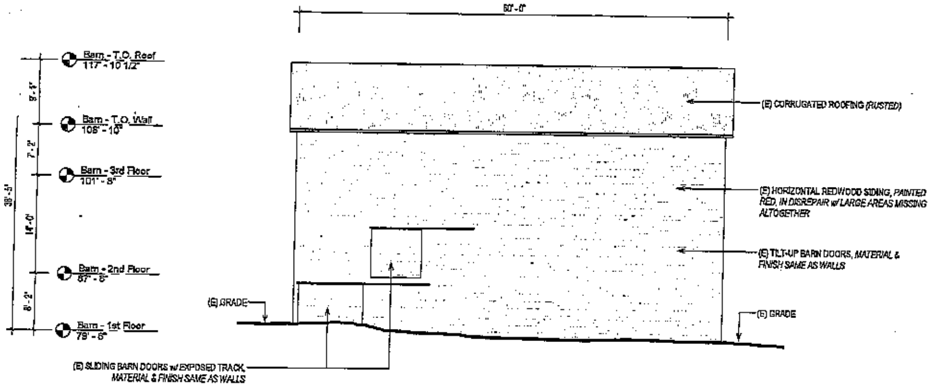
EXHIBIT Q



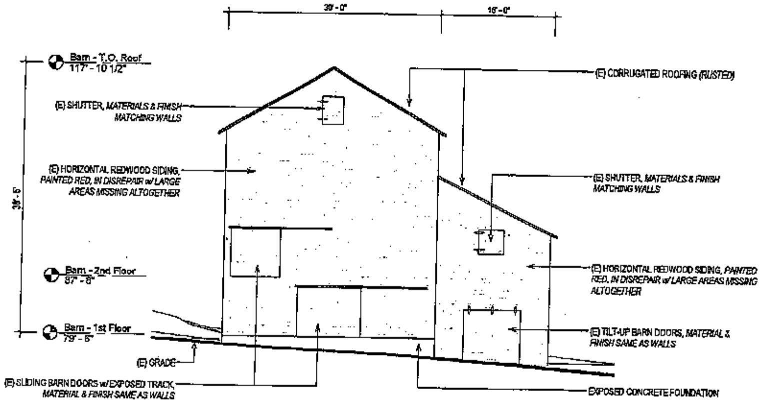
④ Baling Barn (Existing) - East Elevation
1/8" = 1'-0"



② Baling Barn (Existing) - North Elevation
1/8" = 1'-0"



③ Baling Barn (Existing) - West Elevation
1/8" = 1'-0"



① Baling Barn (Existing) - South Elevation
1/8" = 1'-0"

LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
STATE OF CALIFORNIA

Issues/ Revisions

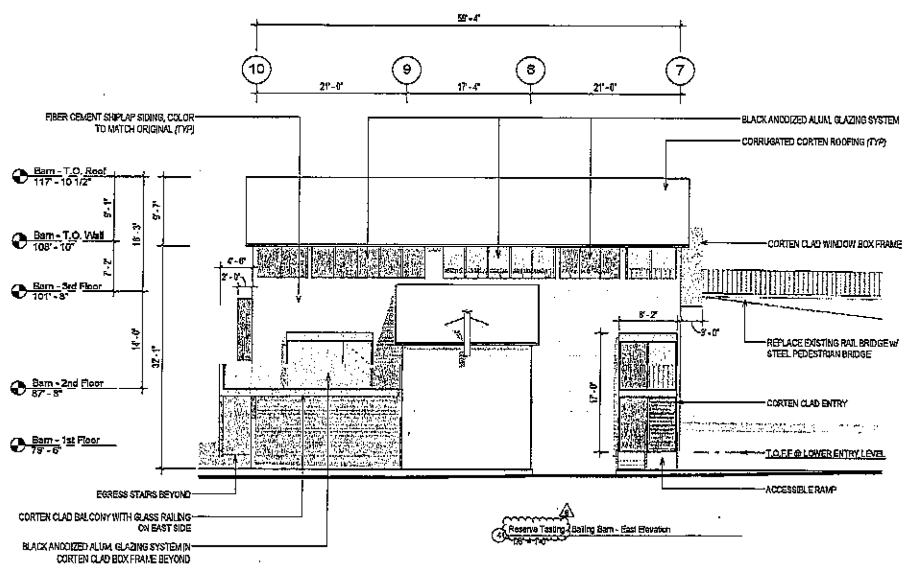
Rev. #	Description	Date

Print Date: 4/16/2015 11:33:12 AM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

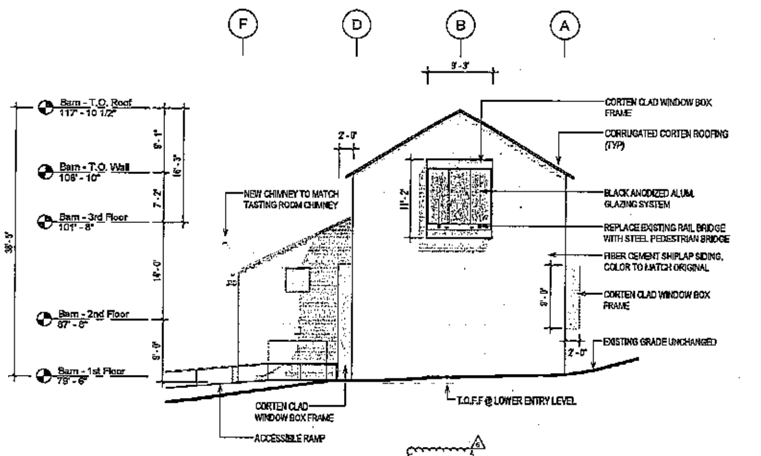
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Baling Barn Elevations (Existing)

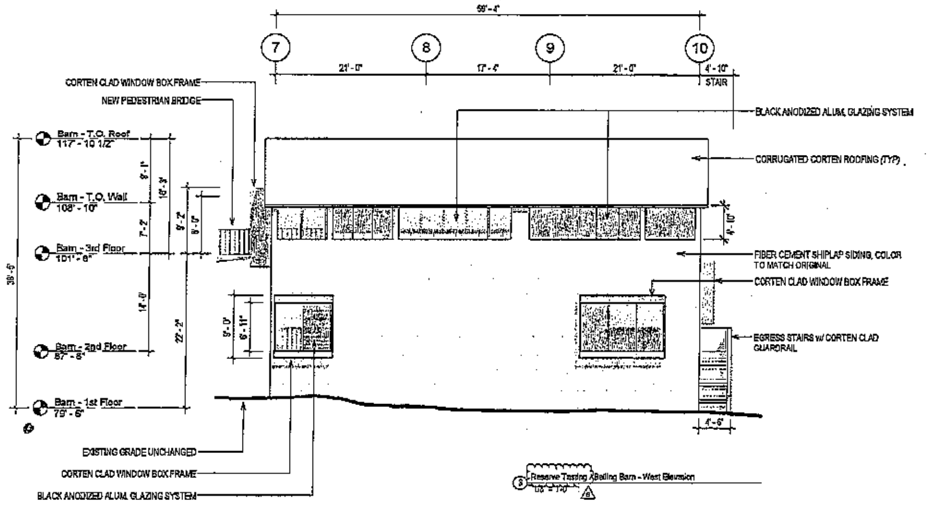
A2.02



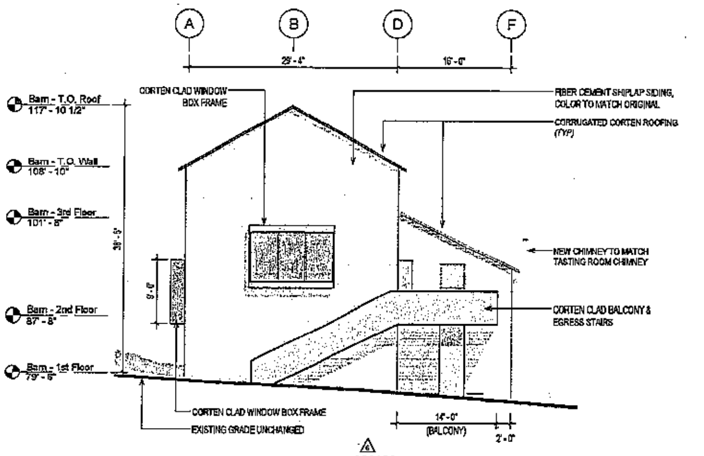
4 Reserve Tasting / Baling Barn - East Elevation
1/8" = 1'-0"



2 Reserve Tasting / Baling Barn - North Elevation
1/8" = 1'-0"



3 Reserve Tasting / Baling Barn - West Elevation
1/8" = 1'-0"



1 Reserve Tasting / Baling Barn - South Elevation
1/8" = 1'-0"

LD

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

Issued/ Revisions

Rev. #	Description	Date
6	Design Review Modifications	08.24.17

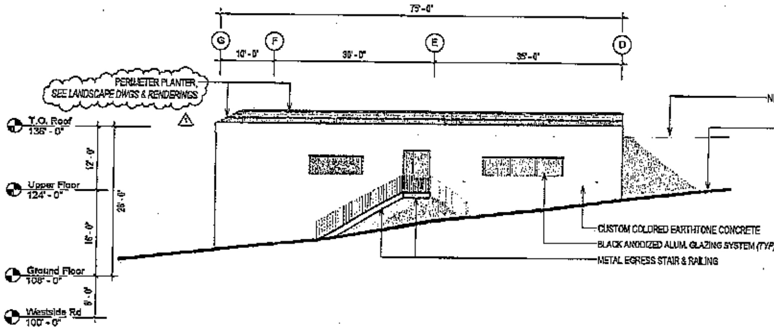
Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TDL
Scale: 1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

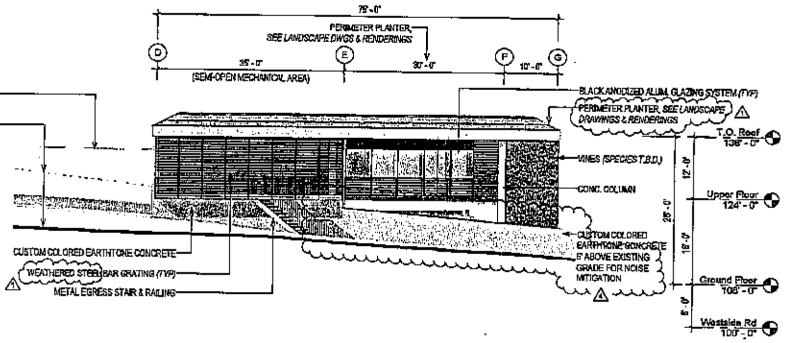
Reserve Tasting / Baling Barn Elevations (Proposed)

A2.03

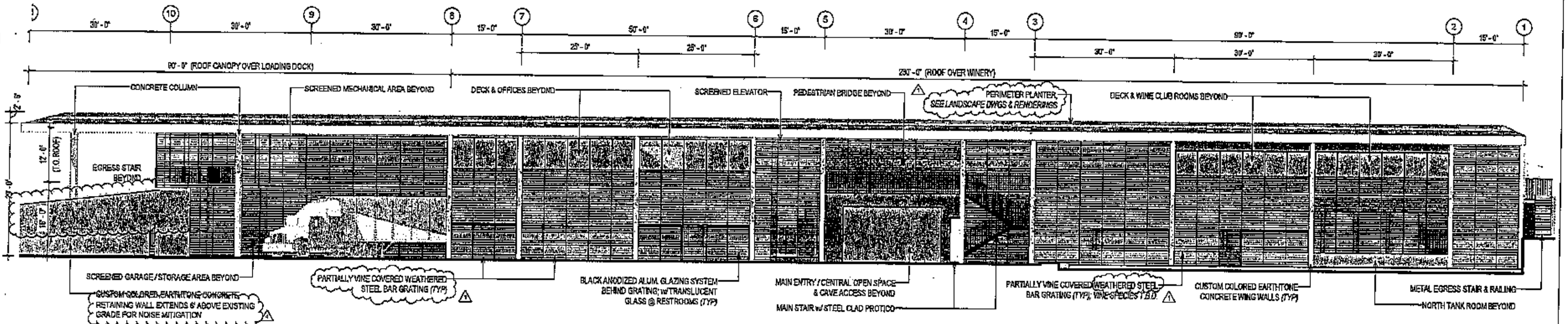
EXHIBIT R



③ Winery - North Elevation
3/32" = 1'-0"



② Winery - South Elevation
3/32" = 1'-0"



① Winery - Front / East Elevation
3/32" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

THOMAS OLE LUNDBERG
12-31-17

Issued/ Revisions

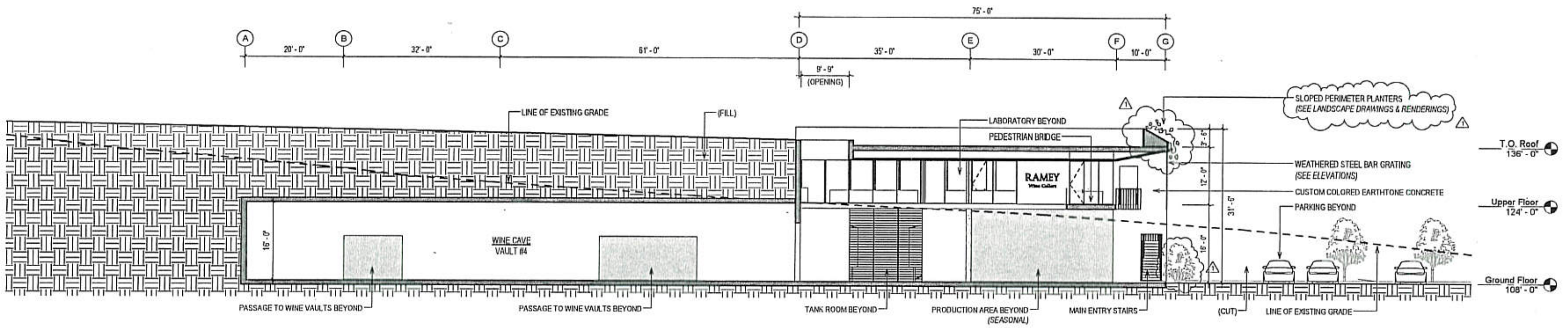
Rev. #	Description	Date
1	Design Review Modifications	04.15.15
4	Noise Mitigation Modifications	08.16.17

Print Date: 8/16/2017 4:19 PM
Drawn By: LB
Checked By: TOL
Scale: 3/32" = 1'-0"

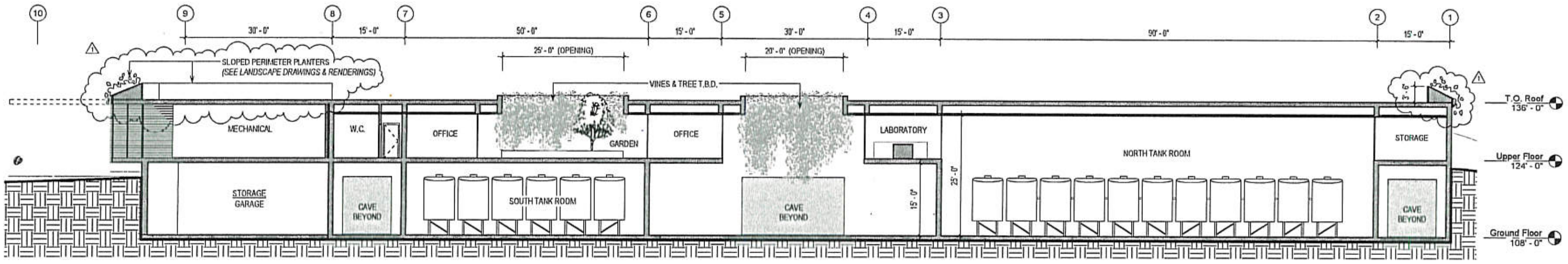
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

New Winery Elevations

A2.04



① Section thru Entry Looking North
3/32" = 1'-0"



② Section @ Tank Rooms & Garden
3/32" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

THOMAS OLLE LUNDBERG
1-31-17

Issues/ Revisions

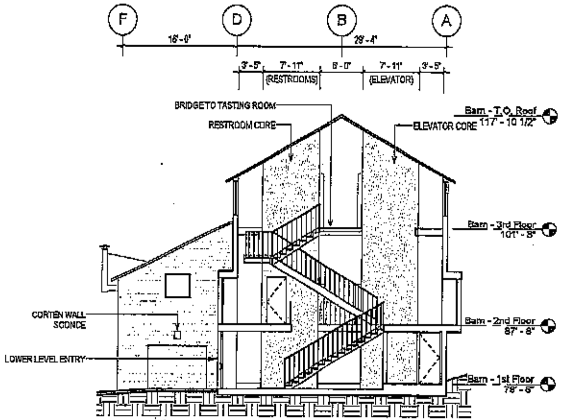
Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date: 4/16/2015 11:26:02 AM
Drawn By: LB
Checked By: TOL
Scale: 3/32" = 1'-0"

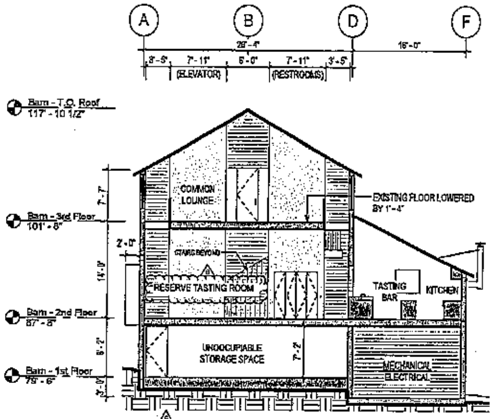
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated used or disclosed without written consent of the Architect

New Winery Sections

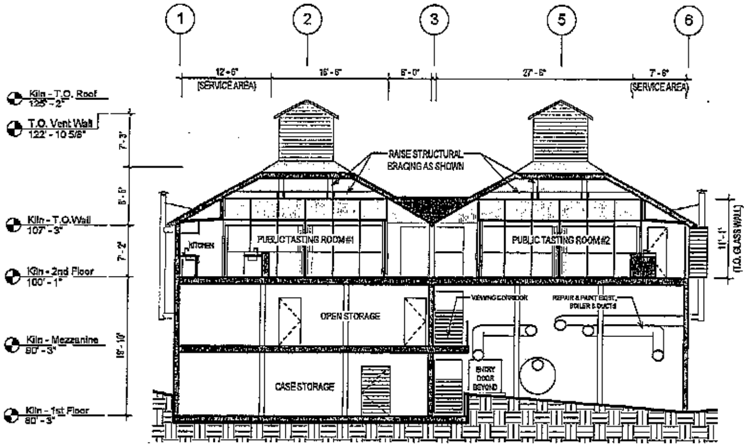
A3.01



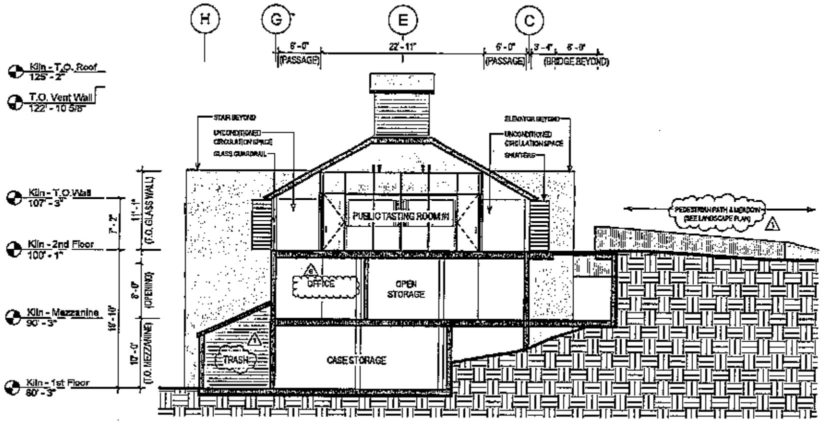
④ Reserve Tasting / Bailing Barn - Section @Stair (Proposed)
1/8" = 1'-0"



③ Reserve Tasting / Bailing Barn - Section @Tasting Room (Proposed)
1/8" = 1'-0"



② Public Tasting / Hop Kiln - Longitudinal Section (Proposed)
1/8" = 1'-0"



① Public Tasting / Hop Kiln - Cross Section (Proposed)
1/8" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

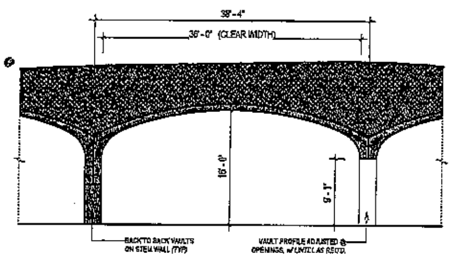
Issued Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
6	Design Review Modifications	06.24.17

Print Date: 6/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

Tasting KILN & BARN Sections (Proposed)

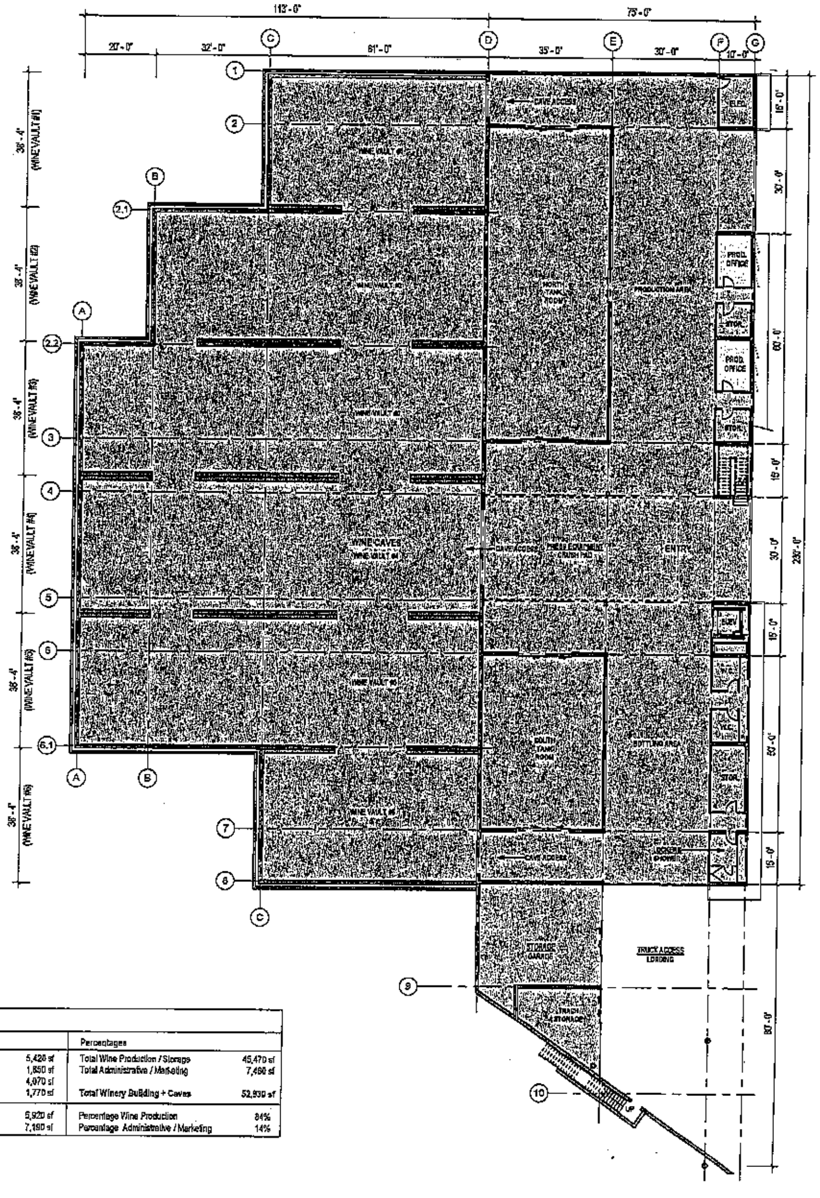
A3.00



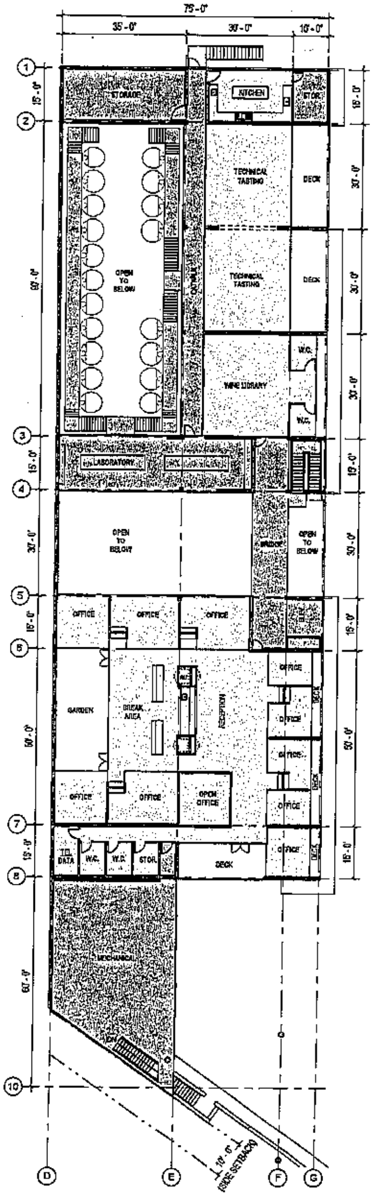
③ Precast Vault Caves
1/8" = 1'-0"

WINERY AREA CALCULATIONS					
Ground Floor		Upper Floor		Percentages	
Caves	20,720 sf	Administrative Offices	5,420 sf	Total Wine Production / Storage	45,470 sf
Production *	18,830 sf	Mechanical Area	1,850 sf	Total Administrative / Marketing	7,460 sf
Production Offices	270 sf	Wine Production **	4,070 sf		
		Marketing Area	1,770 sf	Total Winery Building + Caves	52,930 sf
Sub-Total (Production)	39,550 sf	Sub-Total (Production)	5,920 sf	Percentage Wine Production	84%
Sub-Total (Administrative)	270 sf	Sub-Total (Admin / Mktg)	7,190 sf	Percentage Administrative / Marketing	14%

* Includes tank rooms, restrooms & locker room
** Includes general circulation areas



② 1st Floor Plan - Area Calcs
1/16" = 1'-0"



① 2nd Floor Plan - Area Calcs
1/16" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS DALE LUNDBERG
STATE OF CALIFORNIA

Issues/ Revisions		
Rev. #	Description	Date

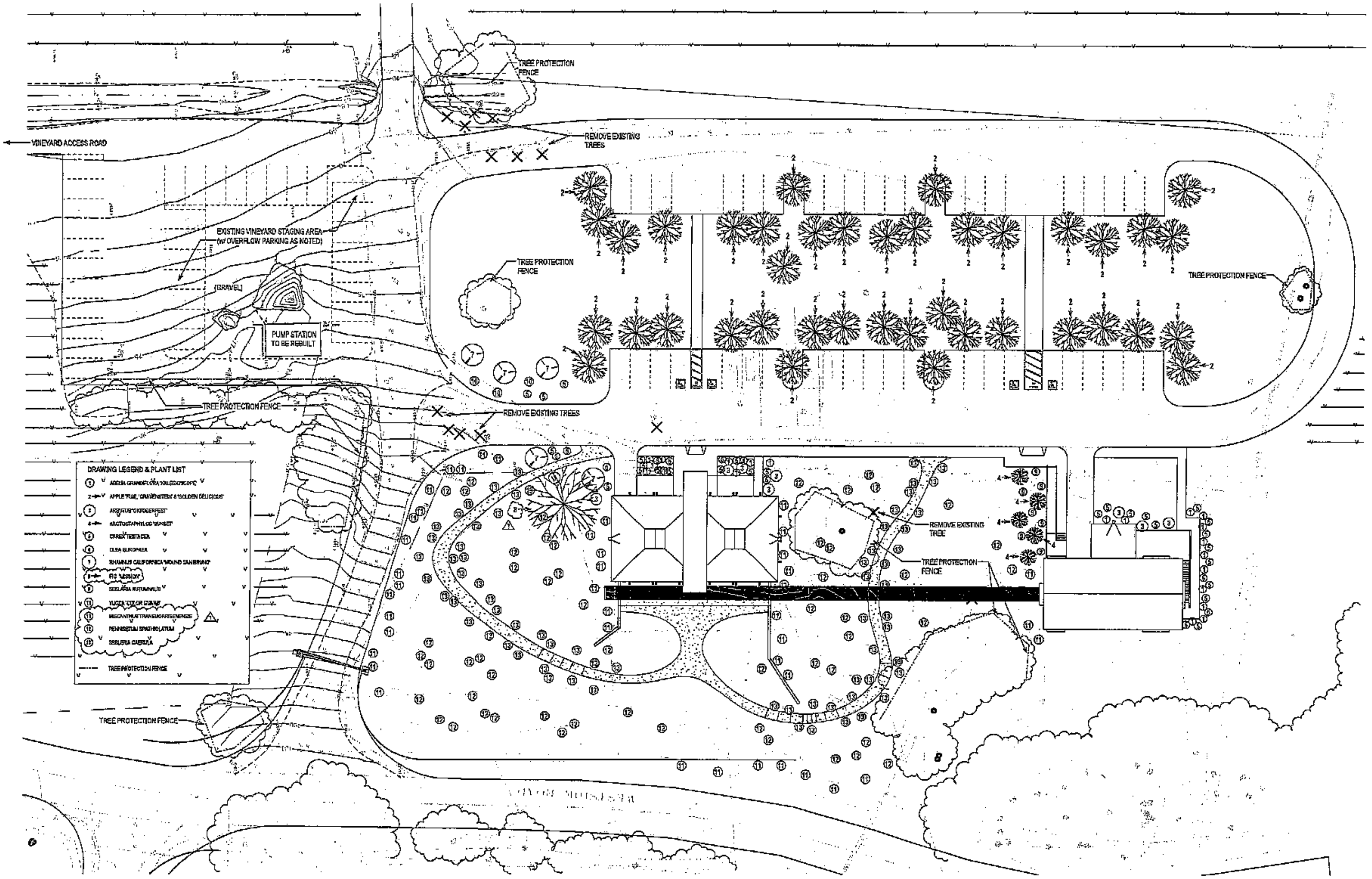
Print Date: 6/26/2017 9:05:15 AM
Drawn By: LB
Checked By: TDL
Scale: As Indicated

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Winery Area Calculations

A1.13

EXHIBIT S



LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLE LUNDBERG
1-31-17
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

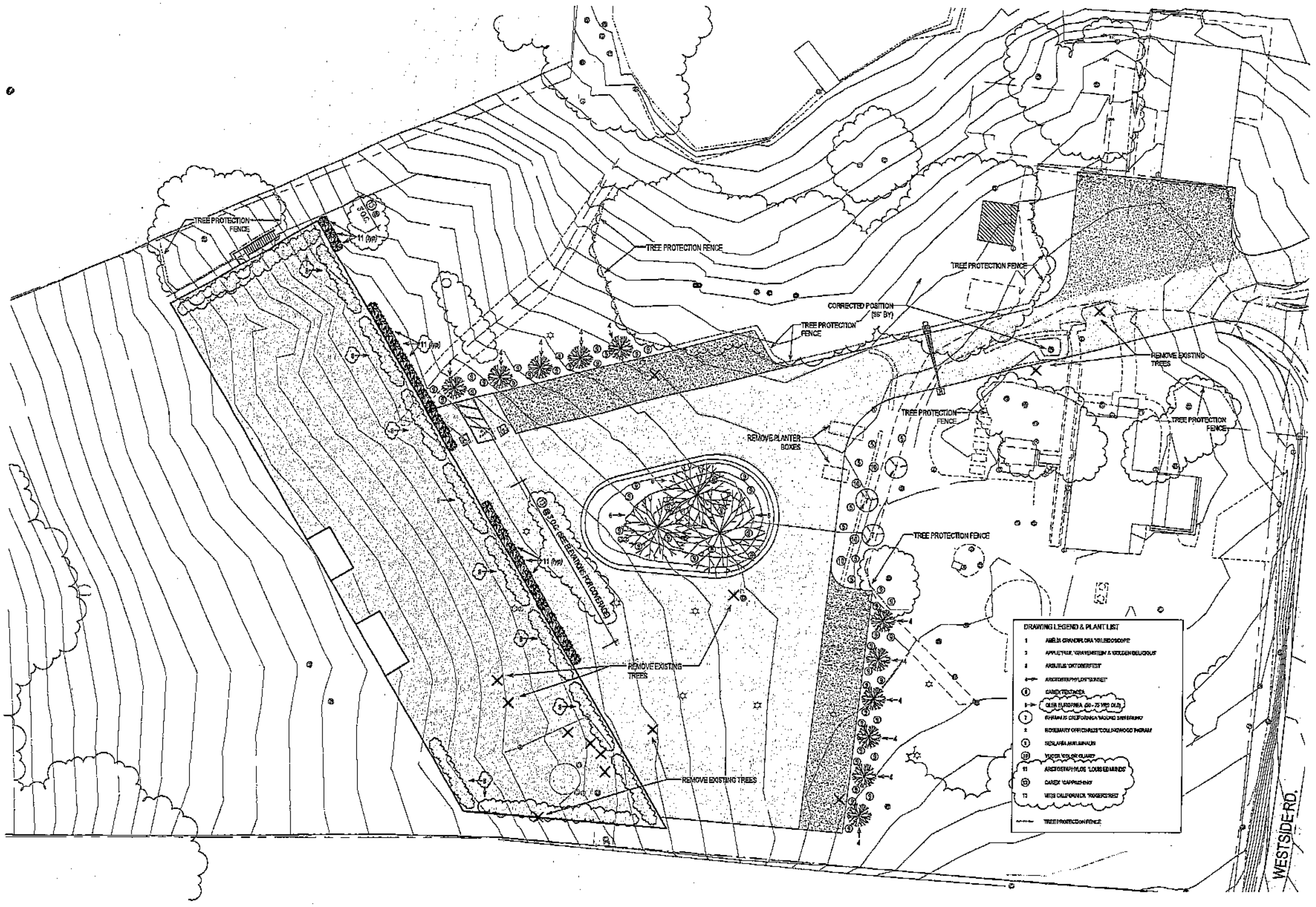
Print Date: 4/16/2015 11:34:51 AM
Drawn by: LB
Checked By: TOL
Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

East Landscape Plan (Proposed)

L1

EXHIBIT T



DRAWING LEGEND & PLANT LIST

1	ABELIA GRANDIFLORA 'KALEIDOSCOPE'
2	APPLE 'FUJI', 'GRAVENSTEIN' & 'GOLDEN DELICIOUS'
3	ARBUTUS 'OKTOBERFEST'
4	ARCTOSTAPHYLOS 'SUNSET'
⑤	CAREX TESTACEA
6	OLEA EUROPAEA (50 - 75 YRS OLD)
⑦	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
8	ROSEMARY OFFICINALIS 'COLLINGWOOD INGRAM'
⑨	SESLERIA AUTUMNALIS
⑩	YUCCA 'COLOR GUARD'
11	ARCTOSTAPHYLOS 'LOUIS EDMUNDS'
⑫	CAREX 'CAPPUCCINO'
13	VITIS CALIFORNICA 'ROGER'S RED'
	TREE PROTECTION FENCE

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

1-31-17

Issues / Revisions

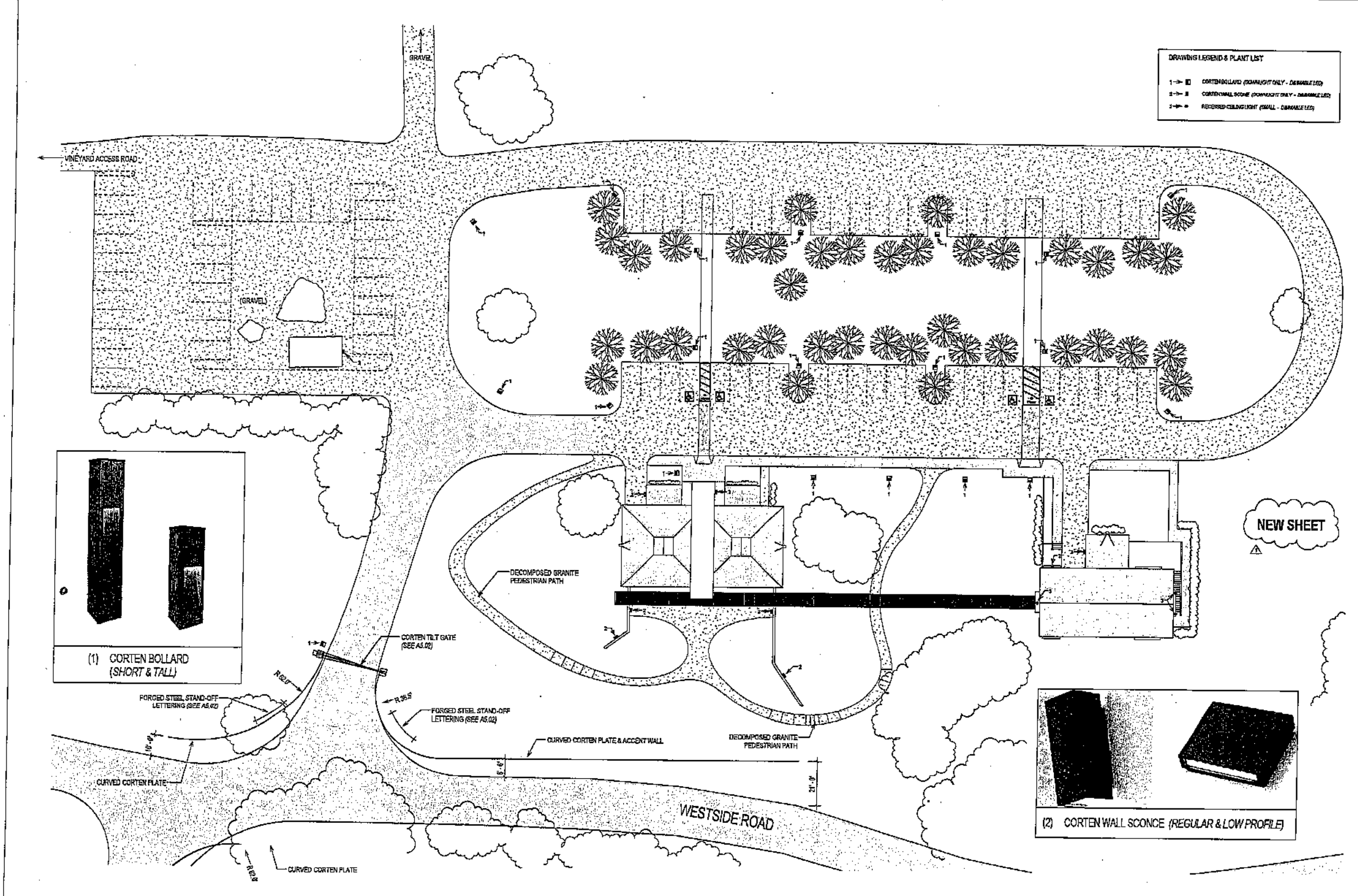
Rev. #	Description	Date
1	Design Review Modifications	04.15.15

Print Date:	4/16/2015 11:26:58 AM
Drawn By:	LB
Checked By:	TCL
Scale:	1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

WEST Landscape Plan (Proposed)

L2



LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
1-31-17

Issued/Revisions

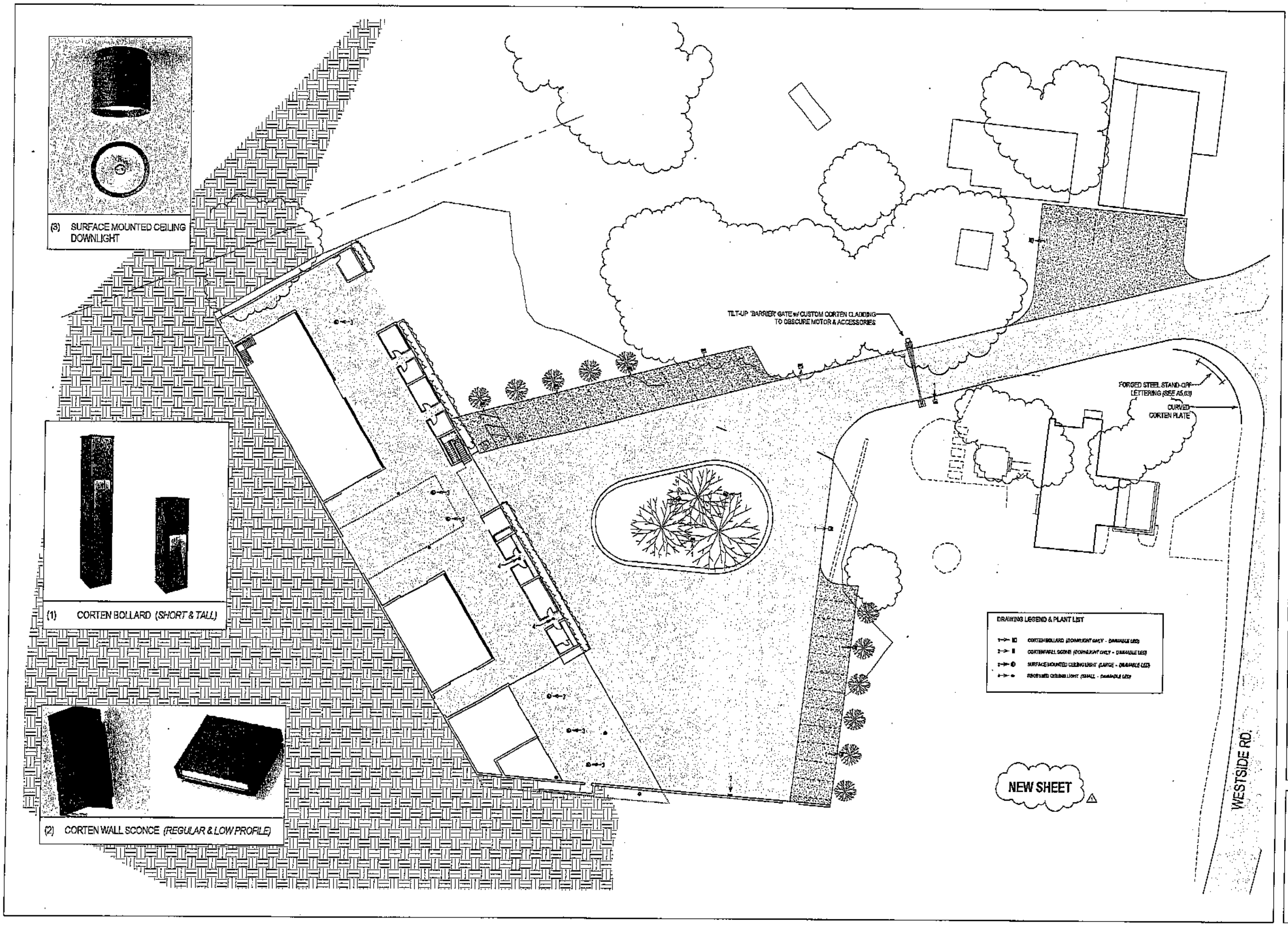
Rev. #	Description	Date
1	Design Review Modifications	04.15.15

Print Date: 4/16/2015 11:33:45 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Signage & Ext. Lighting Plan (East Side)

A5.00



(3) SURFACE MOUNTED CEILING DOWNLIGHT

(1) CORTEN BOLLARD *(SHORT & TALL)*

(2) CORTEN WALL SCONCE *(REGULAR & LOW PROFILE)*

DRAWING LEGEND & PLANT LIST

1 → ▮ CORTEN BOLLARD (DOWNLIGHT ONLY - DIMMABLE LED)
2 → ▮ CORTEN WALL SCONCE (DOWNLIGHT ONLY - DIMMABLE LED)
3 → ◐ SURFACE MOUNTED CEILING LIGHT (LARGE - DIMMABLE LED)
4 → ● RECESSED CEILING LIGHT (SMALL - DIMMABLE LED)

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

⊕ NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLE LUNDBERG
STATE OF CALIFORNIA

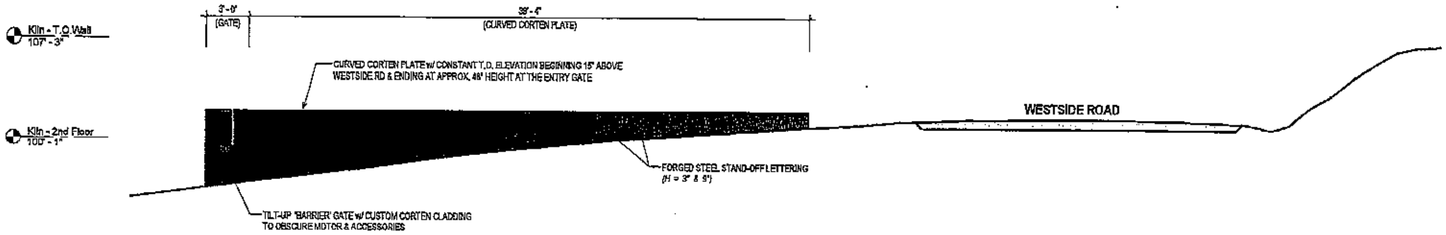
Issues / Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:28:16 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

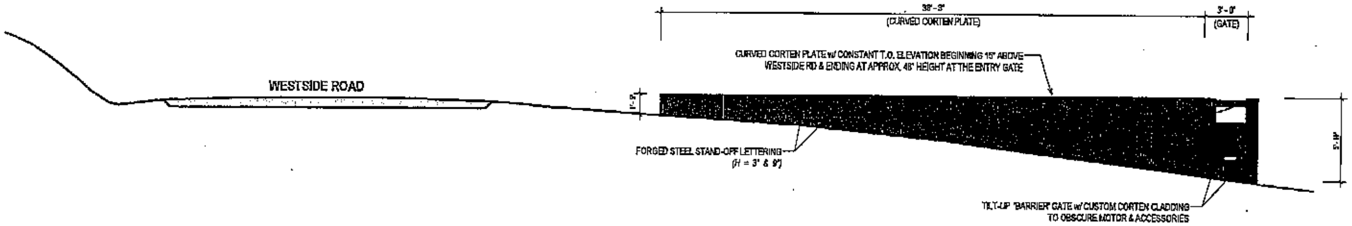
Signage & Ext. Lighting Plan (West Side)

A5.01

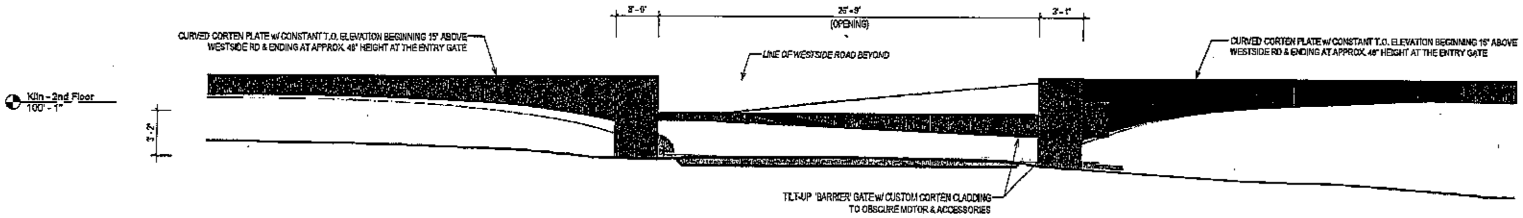


⑤ Main Gate Wall - South
1/4" = 1'-0"

NEW SHEET



④ Main Gate Wall - North
1/4" = 1'-0"



① Main Gate - East Side
1/4" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLE LUNDBERG
STATE OF CALIFORNIA

Issues/Revisions

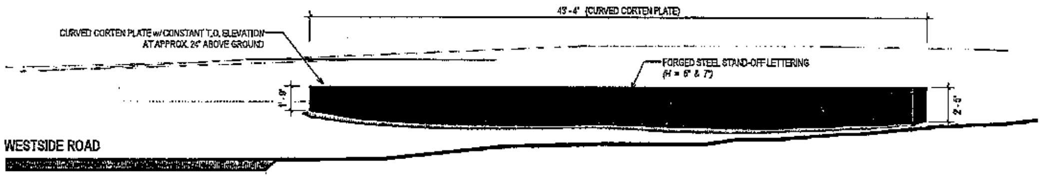
Rev. #	Description	Date
1	Design Review Modifications	04.15.15

Print Date: 4/16/2015 11:33:57 AM
Drawn By: Author
Checked By: Checker
Scale: 1/4" = 1'-0"

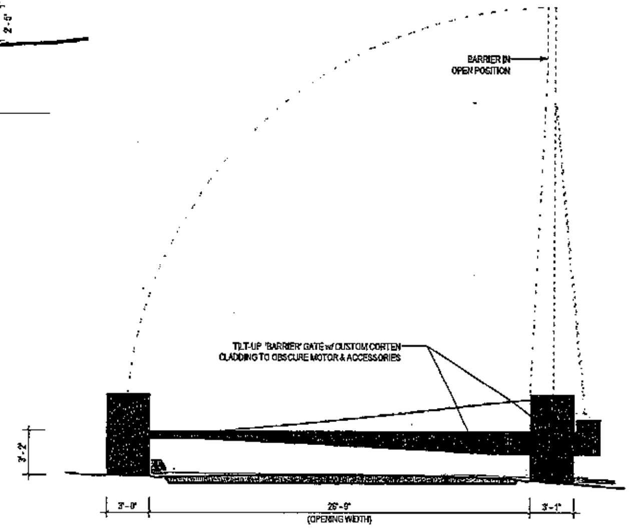
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect

Landscape Elements & Gates

A5.02

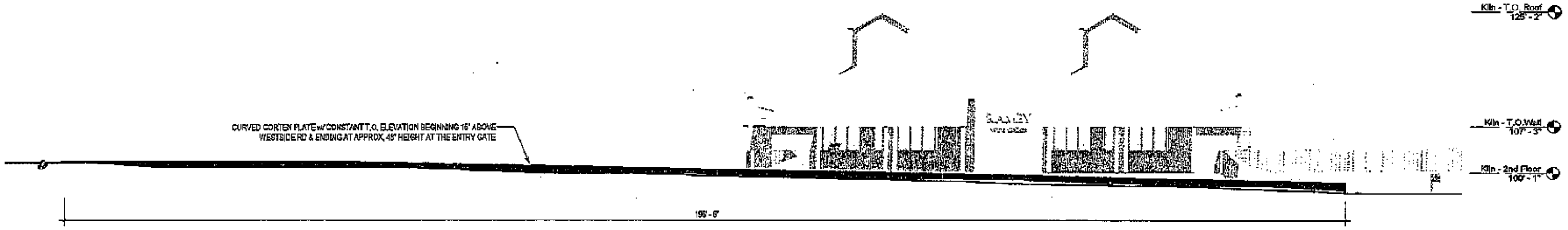


① Curved Corten Plate @ Winery
1/4" = 1'-0"



② Winery Gate
1/4" = 1'-0"

NEW SHEET
△



③ Corten Accent Wall along Westside Road - Looking East
1/8" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15

Plot Date: 4/16/2015 11:24:09 AM
Drawn By: Author
Checked By: Checker
Scale: As indicated

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Landscape
Elements & Gates

A5.03

Adobe
Associates, Inc.
Civil Engineering,
Land Surveying &
Land Development
Services

July 13, 2015

RECEIVED
JUL 15 2015
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Att: Traci Tesconi

Re: Ramey Winery, UPE14-0008

Dear Traci:

This letter follows up my emails to you about the sight distance requirements for the entrance to Westside Road from the property on the west side of the Road (APN 110-240-040). The existing driveway does not meet safe sight distance requirements as outlined in Caltrans Design Manual. Based upon a design speed of 35 mph the stopping site distance required is 250 feet. The attached Exhibits show the grading necessary to provide the required safe sight distance for this existing entrance proposed landscaping to restore that area to provide an enhanced vegetative buffer to onsite improvements. Whether the existing driveway is used for the existing residential use or a new proposed commercial use this driveway is not safe and should be improved. I trust this information will be of assistance as you plan on processing the Use Permit application. Please let me know if you need any additional information.

Very truly,

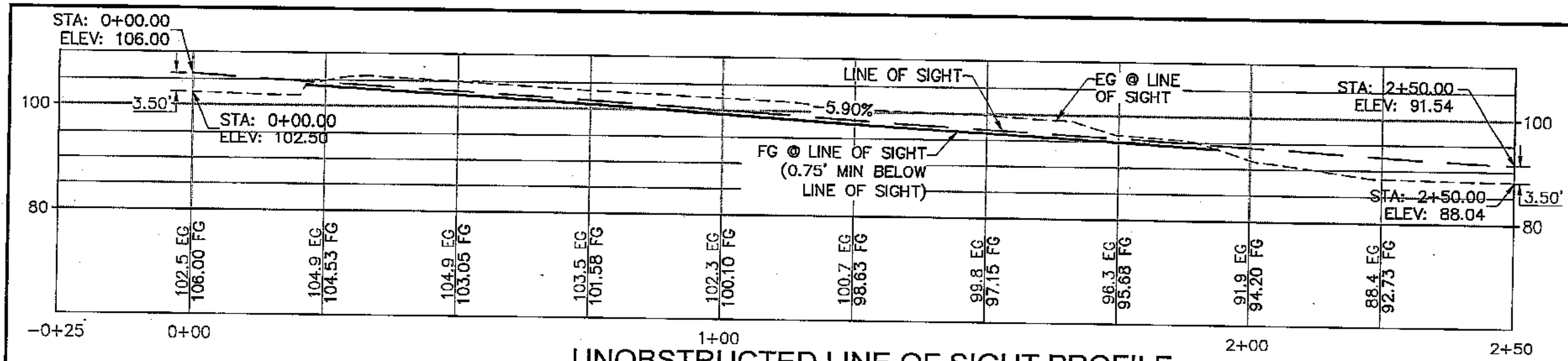
David Ralston Brown
No. C 41833
Exp. 03-31-16

David R. Brown, RCE 41833
My license expires 3/31/2016

cc David Ramey, Owner/Applicant

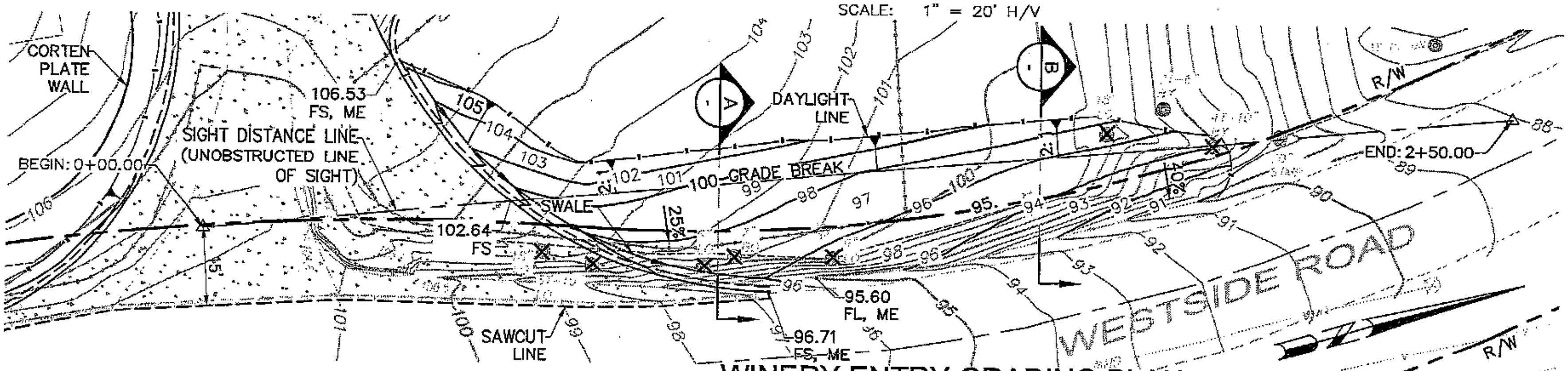
1220
North Dutton Ave.
Santa Rosa,
California
95401
707 541 2300
707 541 2301 - Fax
www.adobeinc.com

EXHIBIT U



UNOBSTRUCTED LINE OF SIGHT PROFILE

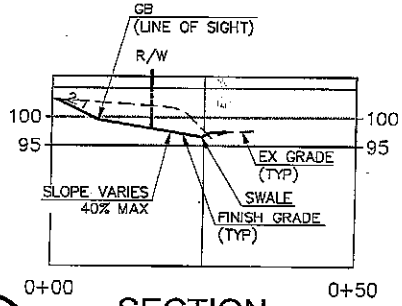
SCALE: 1" = 20' H/V



WINERY ENTRY GRADING PLAN

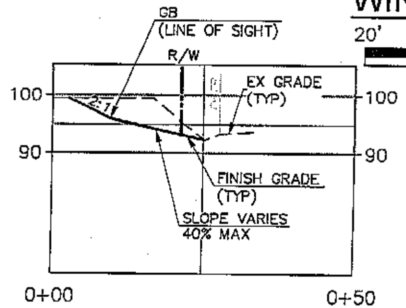
20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'



A SECTION

SCALE: 1" = 20' H/V



B SECTION

SCALE: 1" = 20' H/V

PAVING LEGEND:

░	AC OVER CL II AB
⁘	CONC OVER CL II AB

DEMOLITION TABLE:

X	REMOVE EX TREE	7 EA

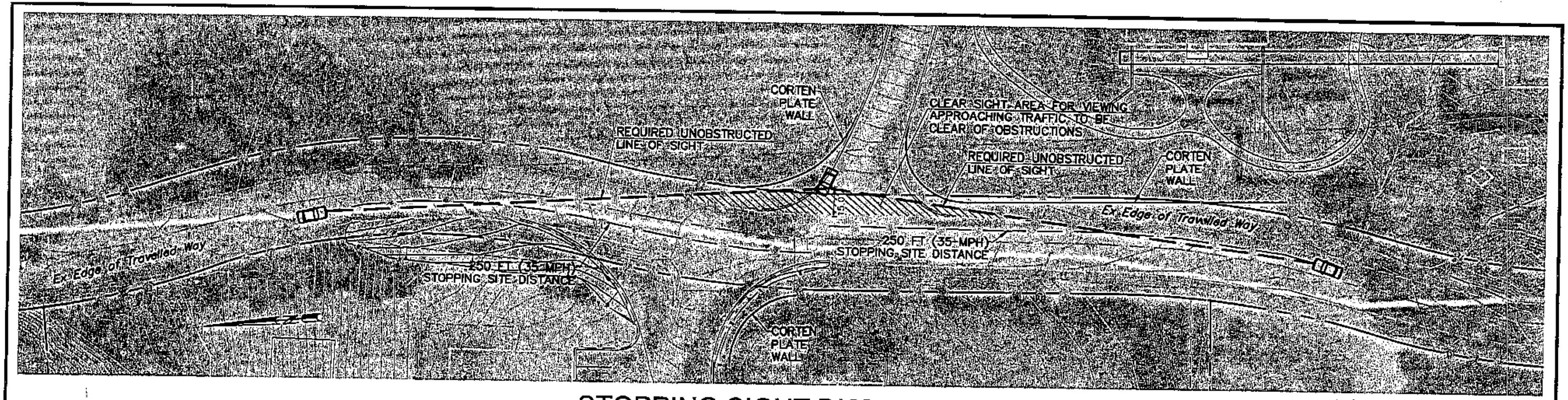
June 26, 2017

WINERY ENTRY GRADING PLAN

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

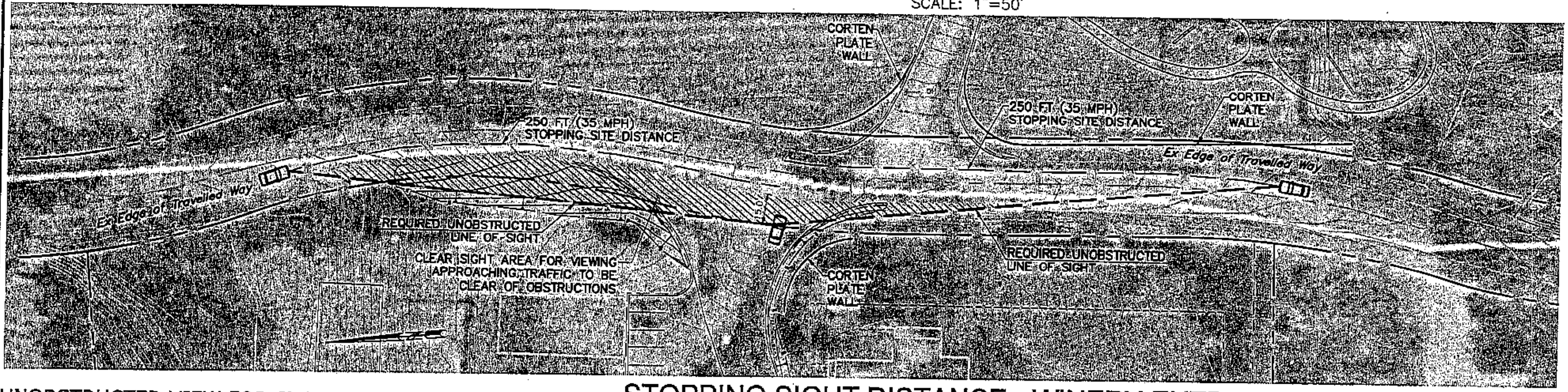
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: F:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- WINERY ENTRY GRADING PLAN EXHIBIT.DWG,6/26/2017 1:52:24 PM,Joe Conwell



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

- + DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
- + STOPPING DISTANCE: 250 FT
- + SETBACK FROM EDGE OF TRAVELED WAY: 15 FT
- + CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

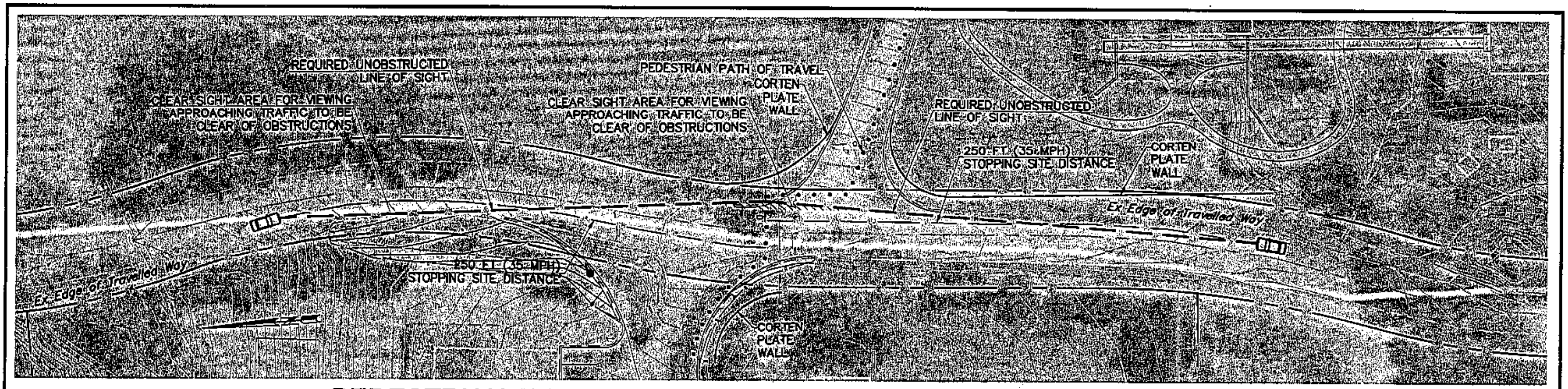
June 26, 2017

SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

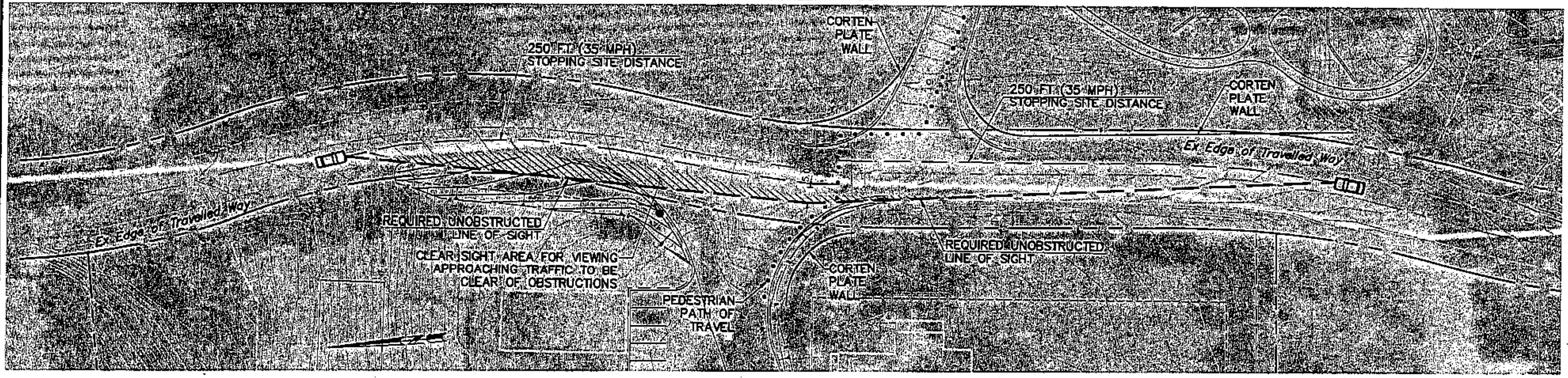
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- 35 MPH SIGHT DISTANCE EXHIBIT.DWG,6/26/2017 1:59:54 PM,Joe Cornell



PEDESTRIAN AVAILABLE SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



PEDESTRIAN AVAILABLE STOPPING SIGHT DISTANCE
WINERY ENTRANCE

SCALE: 1"=50'

June 26, 2017

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 5 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

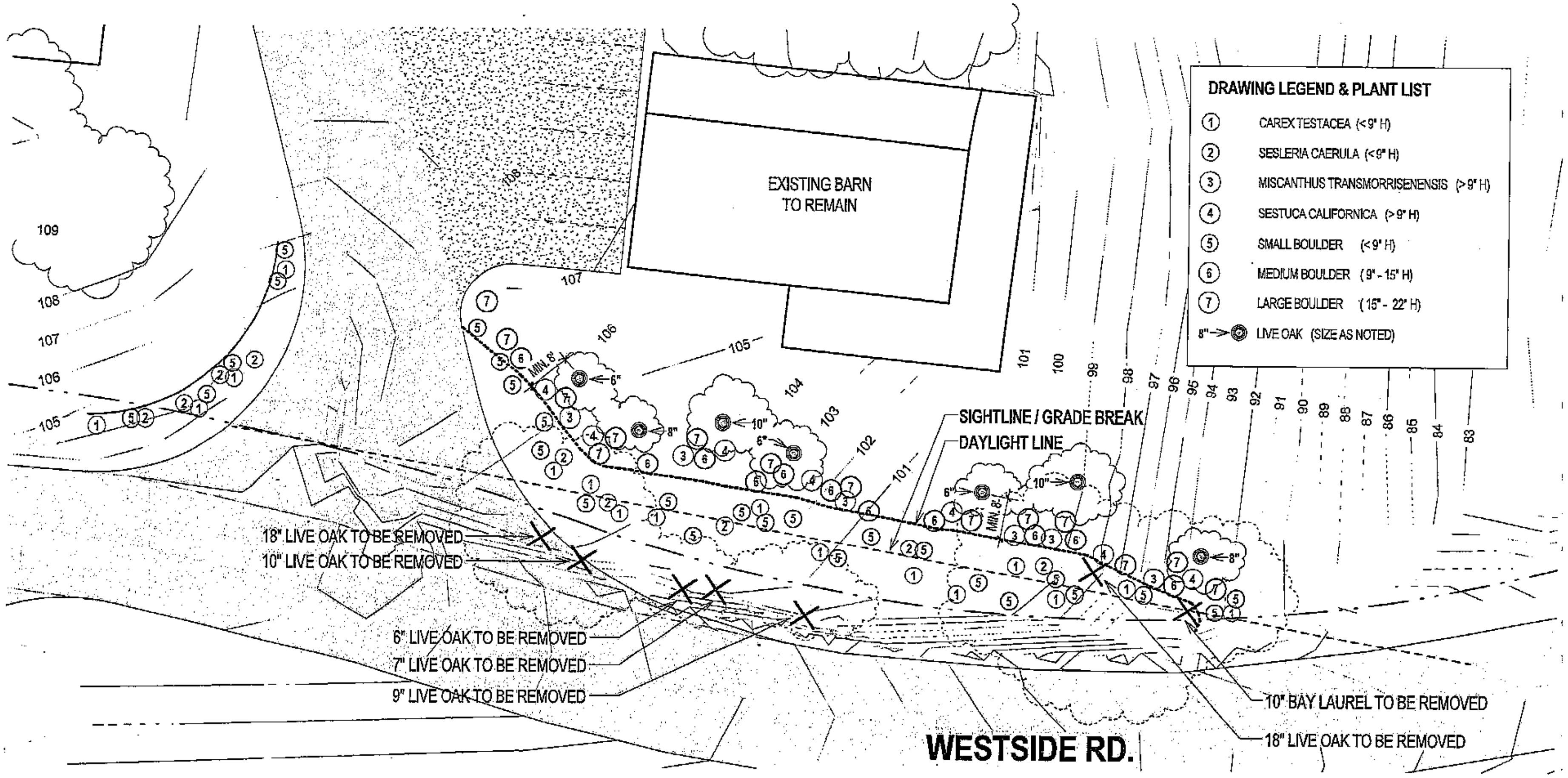
PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT.DWG,6/26/2017 2:03:13 PM,Joe Conwell


300'
250'
250'
200'
0+00
1+00
BC 0+95.91
EC 1+43.90
END 1+73.14
150'
250'



LUNDBERG

Winery Driveway - Sightlines

Ramey Winery

7097 Westside Road Healdsburg, CA

Date: 05/11/15

Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Rev #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Sheet No.:

ASK-01

W-Trans

September 13, 2017

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Addendum No. 2 to the Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

We have again reviewed the sight distance analysis performed for your project. As stated in the "Traffic Study for the Ramey Winery Project," March 10, 2016, 250 feet of sight distance is needed to the north to provide adequate visibility for oncoming drivers to react to and stop for traffic exiting the project driveway on the westerly side of Westside Road. Upon constructing the improvements proposed, which will increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway under the conditions evaluated. For the east side driveway serving the proposed tasting rooms, the 400-foot sight distance requirement can be met under existing conditions upon removal of the existing Westside Farms sign.

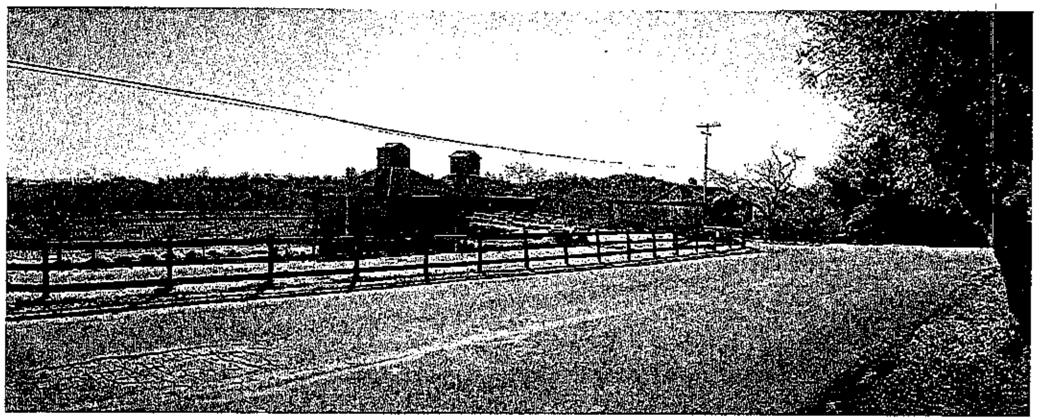
Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

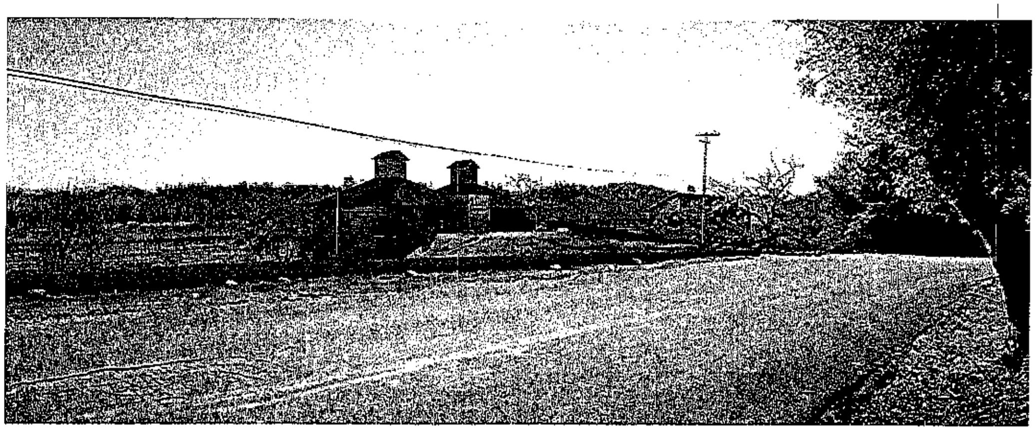
Dalene J. Whitlock, PE, PTOE
Principal

DALENE J. WHITLOCK
TR001552

DJW/djw/SOX472.L4



View Approaching from the North / Healdsburg - Existing Hop Kiln & Baling Barn



View Approaching from the North / Healdsburg - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE △

EXHIBIT V

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7077 West Side Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
1-31-17

Issued/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:12 AM
Drawn By: LS
Checked By: TOL
Scale:

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

**Photomontage
View from the
North**

A10.00

View from Westside Road Looking East - Existing Hop Kiln & Baling Barn

View from Westside Road looking East - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE ⚠

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15

Print Date: 4/15/2015 11:34:17 AM
Drawn By: LB
Checked By: TOL
Scale:

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Photomontage View from the West

A10.01

View Approaching from the South - Existing Hop Kiln & Baling Barn

View Approaching from the South - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS PER DESIGN REVIEW COMMENTS & RESPONSE △

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OGLE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Plot Date: 4/15/2015 11:34:22 AM
Drawn By: LB
Checked By: TOL
Scale:

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect

Photomontage View from the South

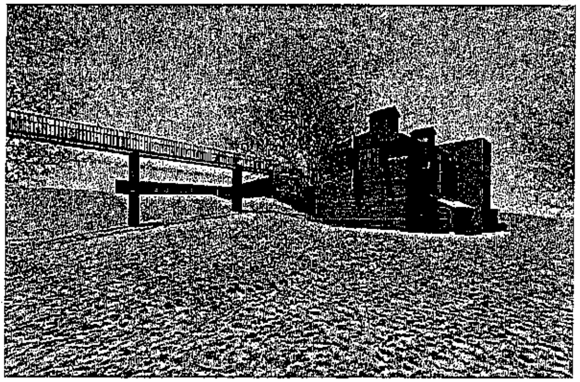
A10.02

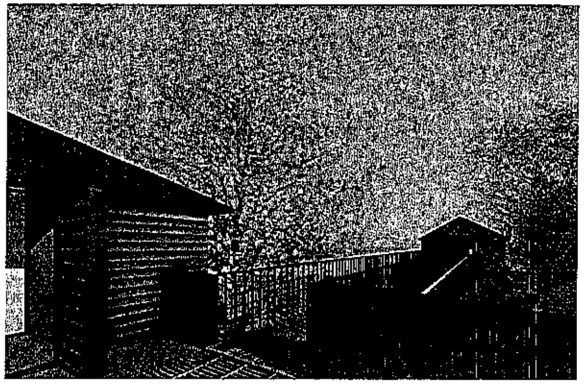
Remains of Old Trestle

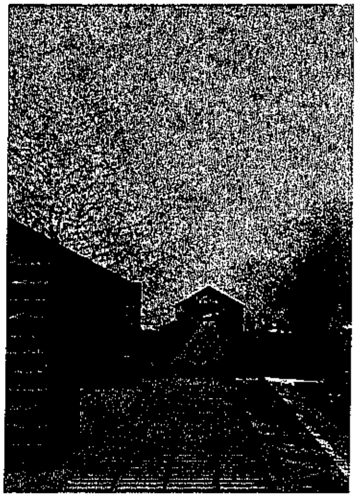

1a


2a


3a


1b


2b


3b

Proposed Pedestrian 'Trestle' Bridge

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

Issues/ Revisions

Rev. #	Description	Date

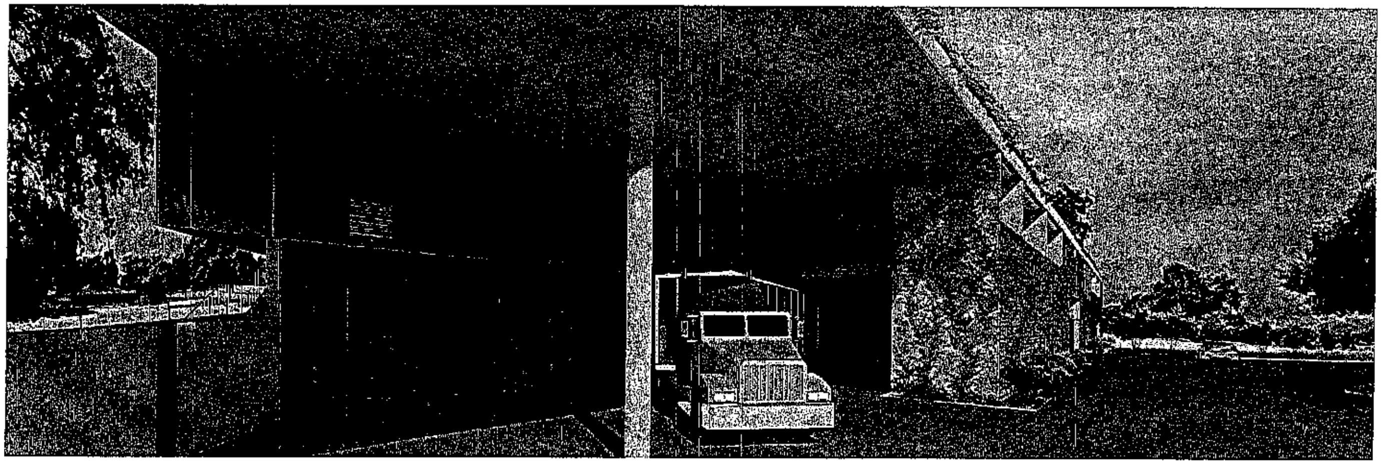
Print Date: 4/16/2015 11:34:28 AM
Drawn By: Author
Checked By: Checker
Scale: N.T.S.

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Old Trestle / Pedestrian Bridge Views

A10.03

View from Main Approach



View from Loading Dock

NEW SHEET △

L D

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

Issued Revisions

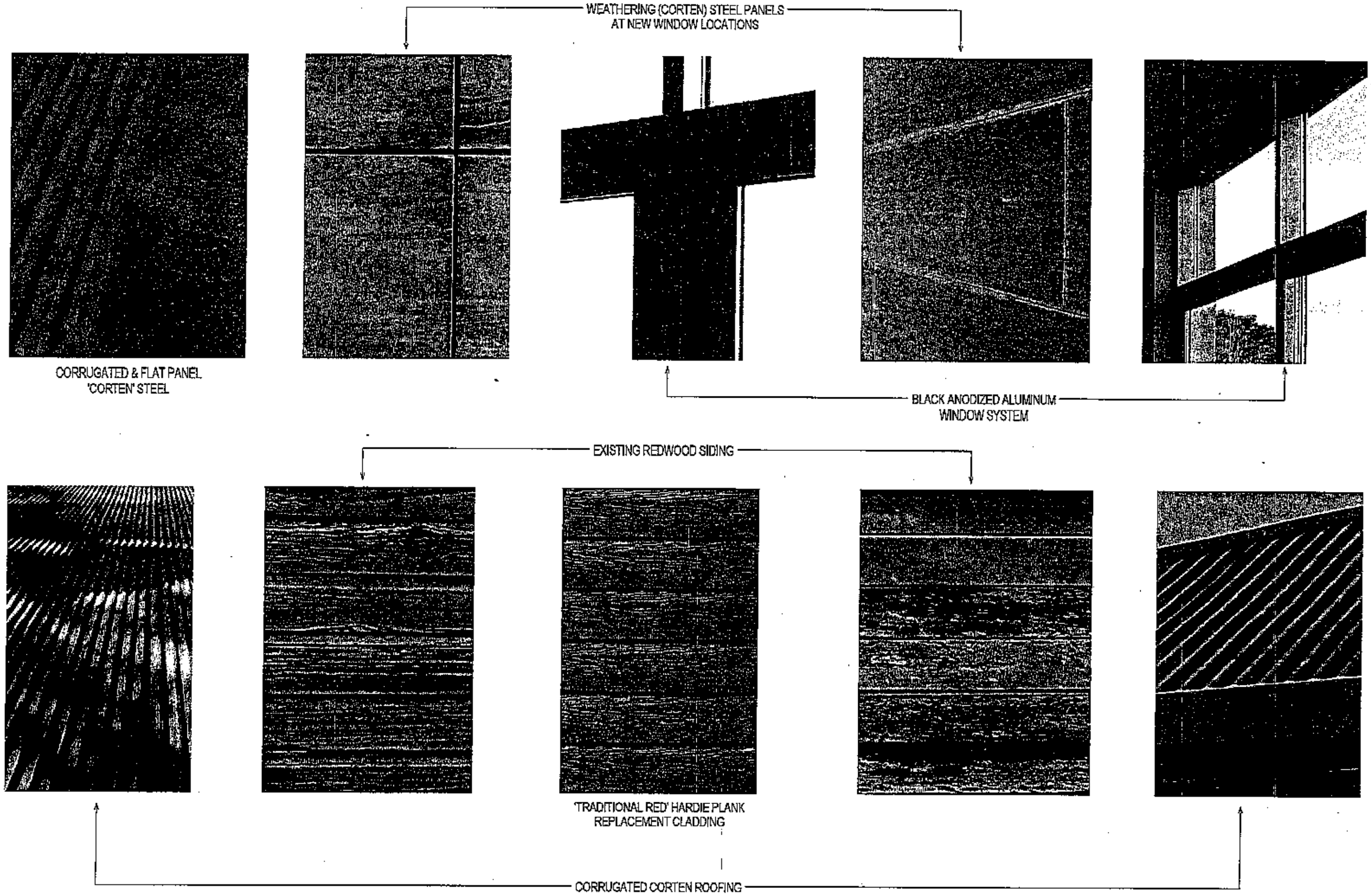
Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date: 4/16/2015 1:29:19 PM
Drawn By: LB
Checked By: TOL
Scale: 12" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Winery Renderings

A10.04



LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS DALE LUNDBERG
12-31-17
STATE OF CALIFORNIA

Issued/ Revisions

Rev. #	Description	Date

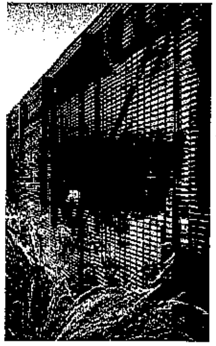
Print Date: 4/16/2015 11:34:31 AM
Drawn by: Author
Checked By: Checker
Scale: 12" = 1'-0"

Materials Board - Tasting Kiln & Barn

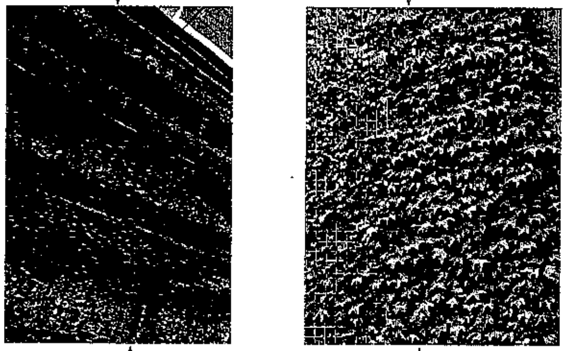
A10.10

BLACK ANODIZED ALUMINUM WINDOW SYSTEM

SEE ELEVATION FOR CORTEN BAR GRATING LOCATIONS AND EXTENT OF VINE COVERAGE

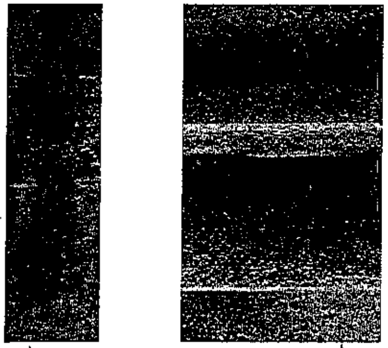


CORTEN BAR GRATING PANELS △

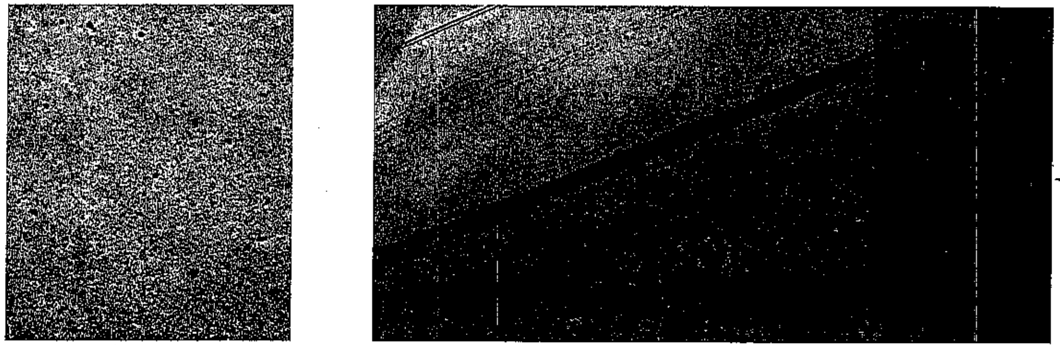


VERTICAL VINE SCREENING
(SPECIES T.D.B.)

SEE ELEVATION FOR EXTENT OF VINE COVERAGE ON CONCRETE



'CORTEN' STEEL ACCENT ELEMENTS



EARTH TONE CAST-IN-PLACE CONCRETE

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3116
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

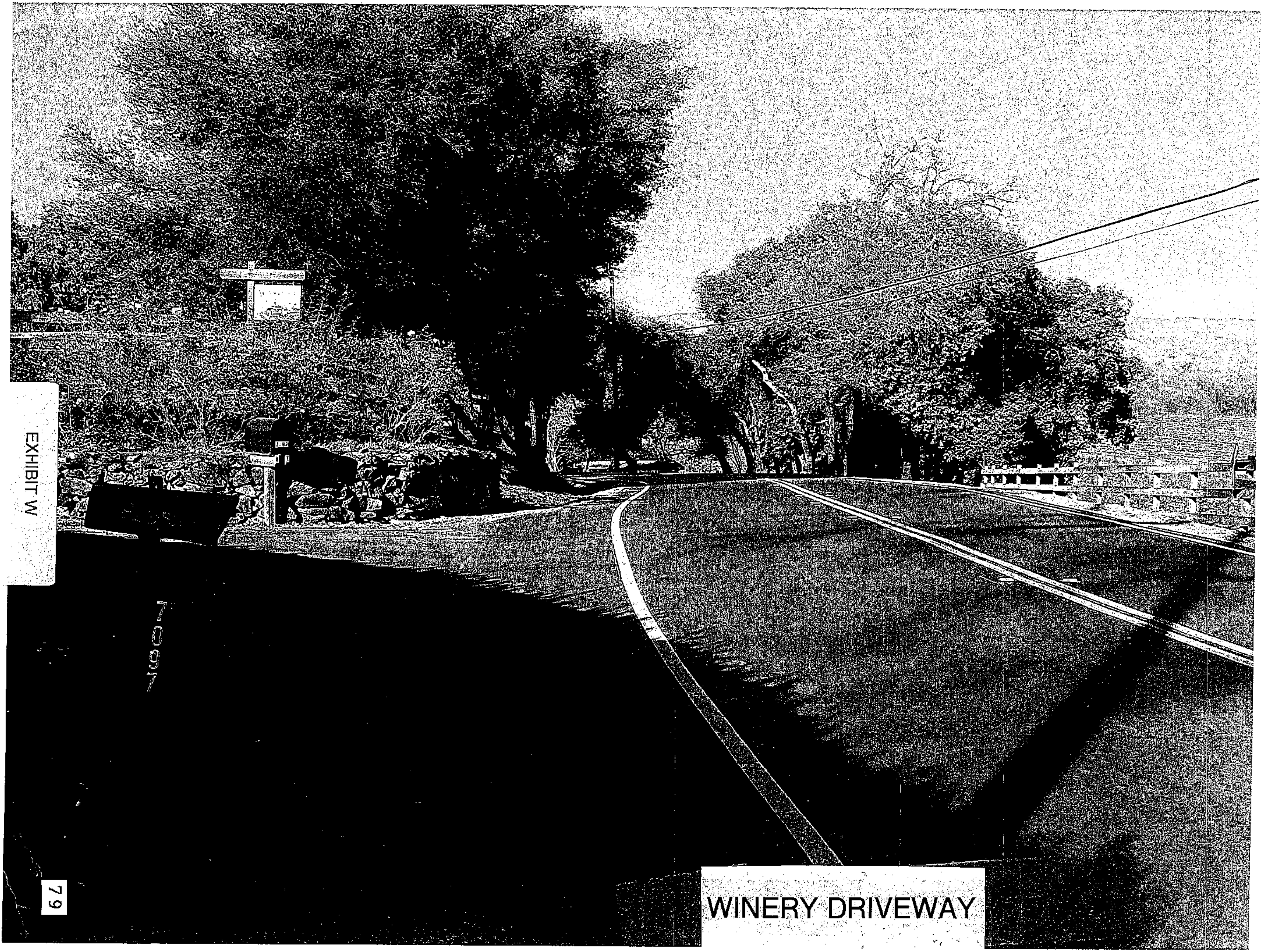
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date: 4/16/2015 11:34:33 AM
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"

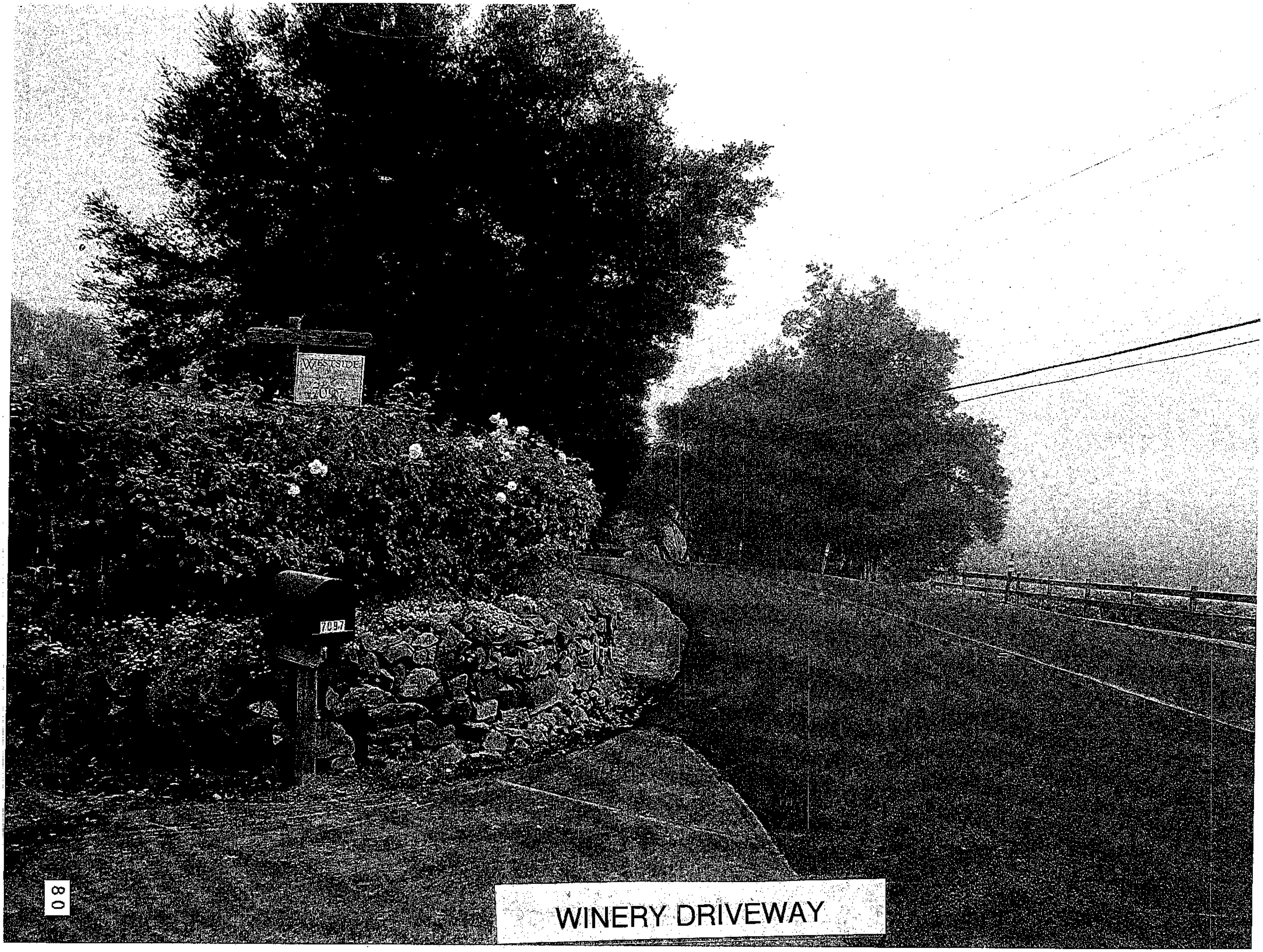
Materials Board - Winery

A10.11



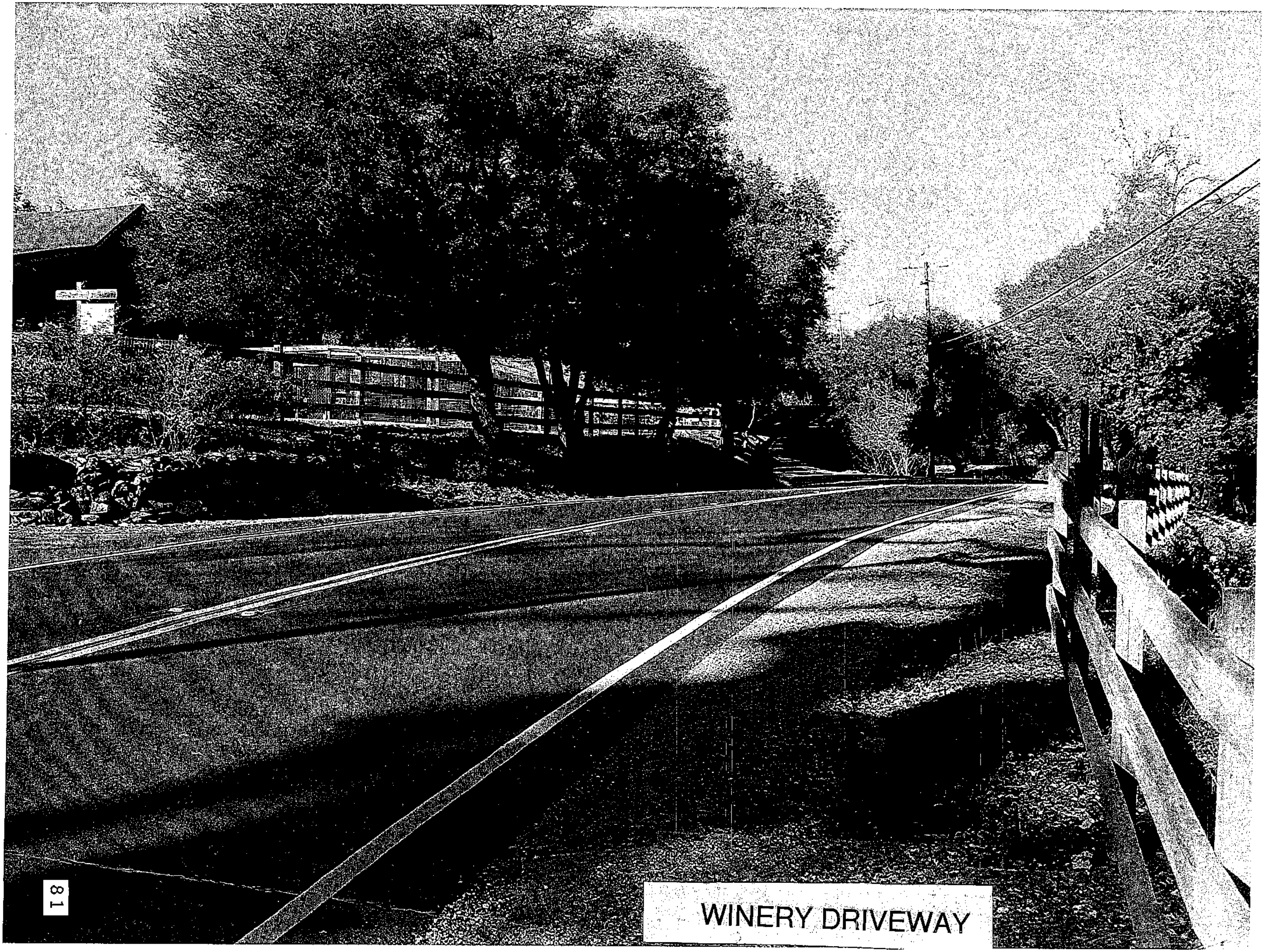
WINERY DRIVEWAY

EXHIBIT W



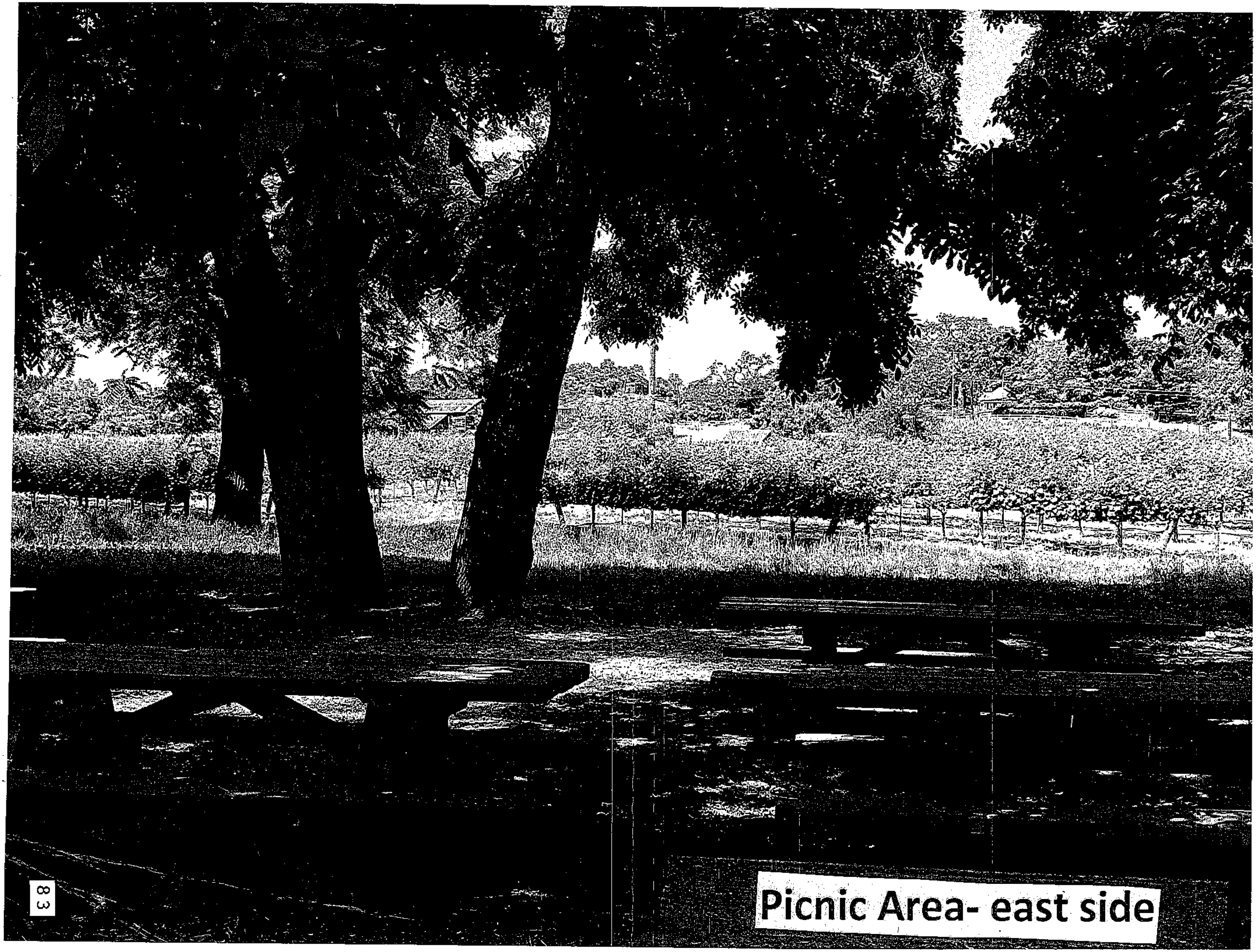
WINERY DRIVEWAY

80

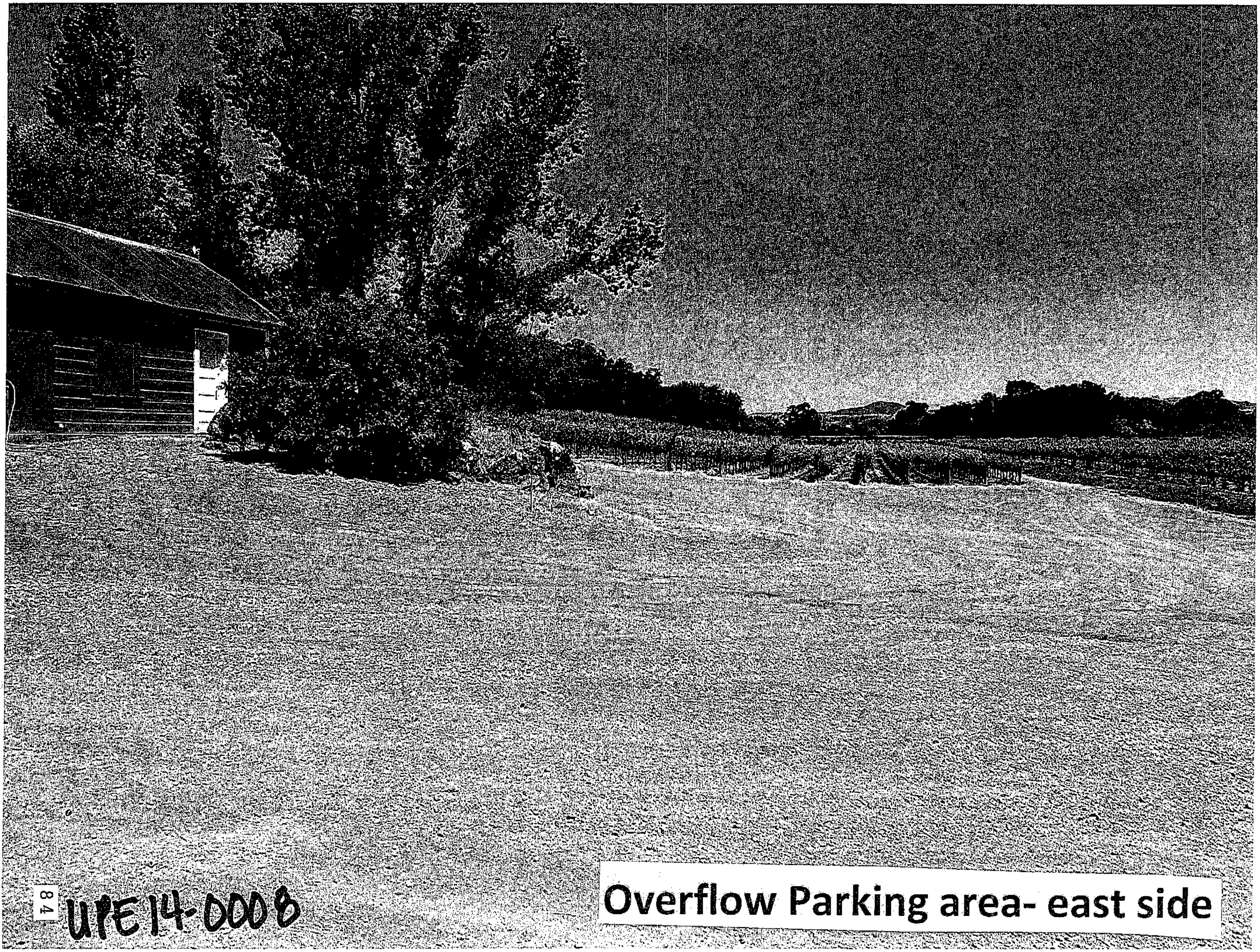


WINERY DRIVEWAY

Picnic Area- east side

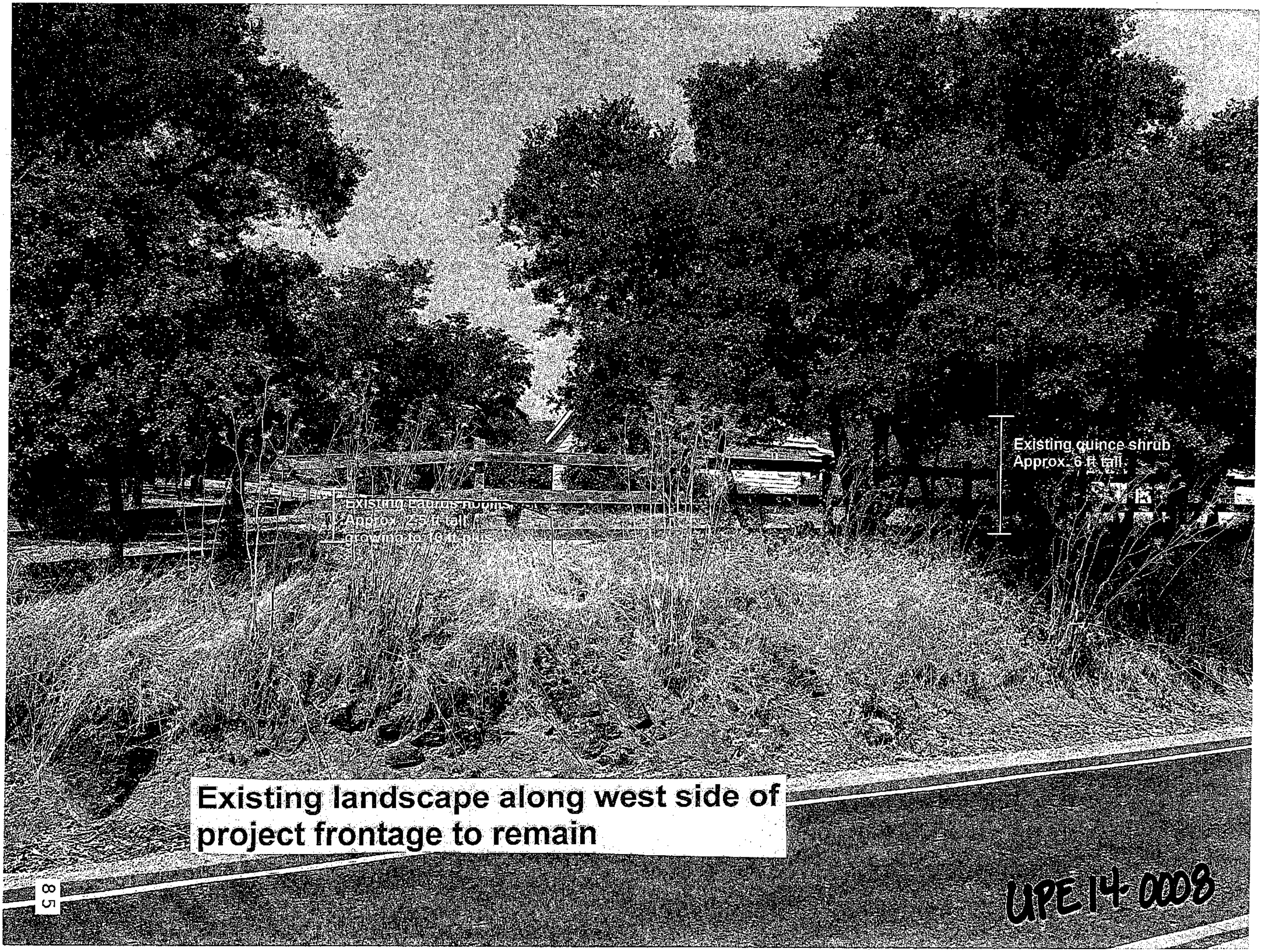


Picnic Area- east side



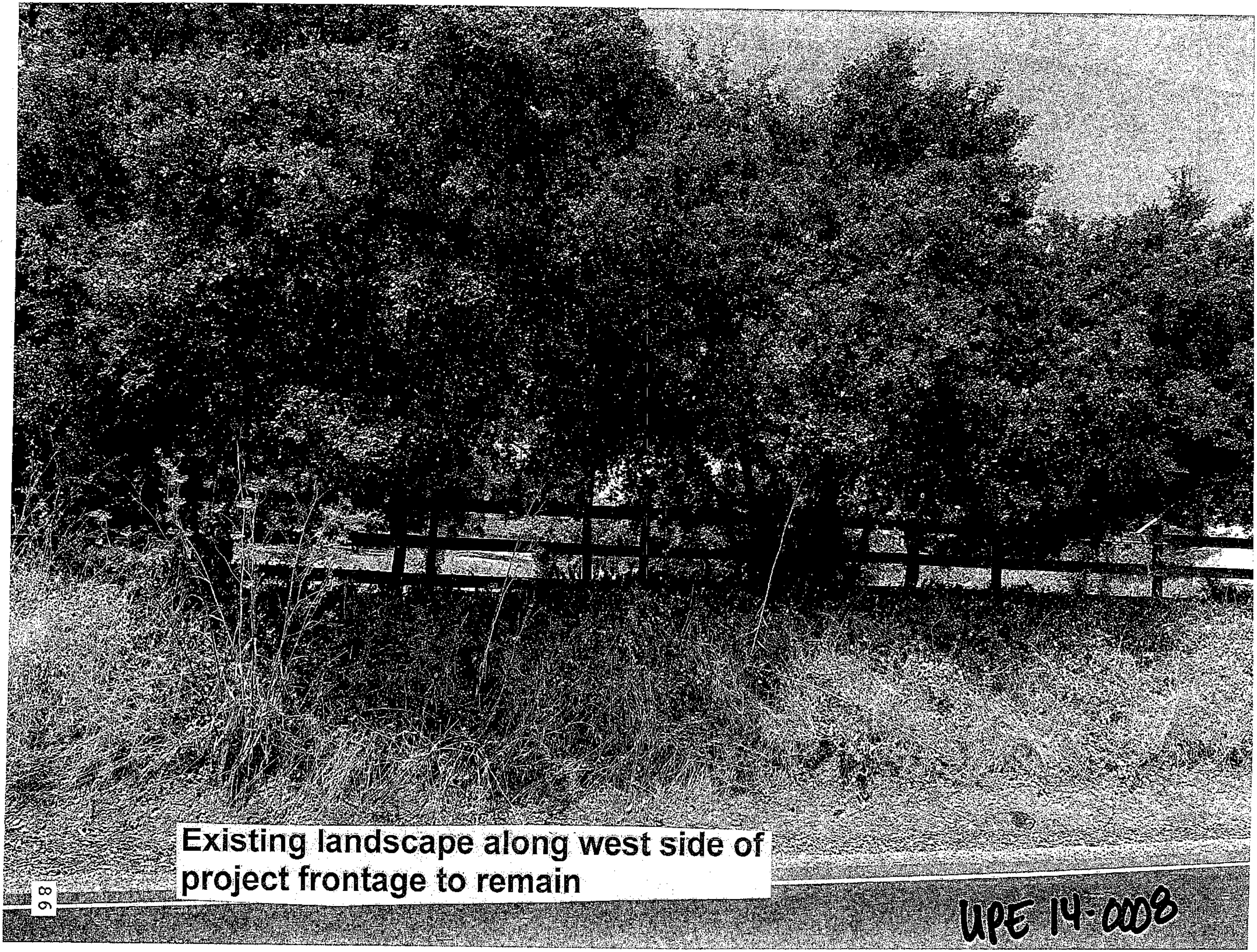
Overflow Parking area- east side

UPE14-0008



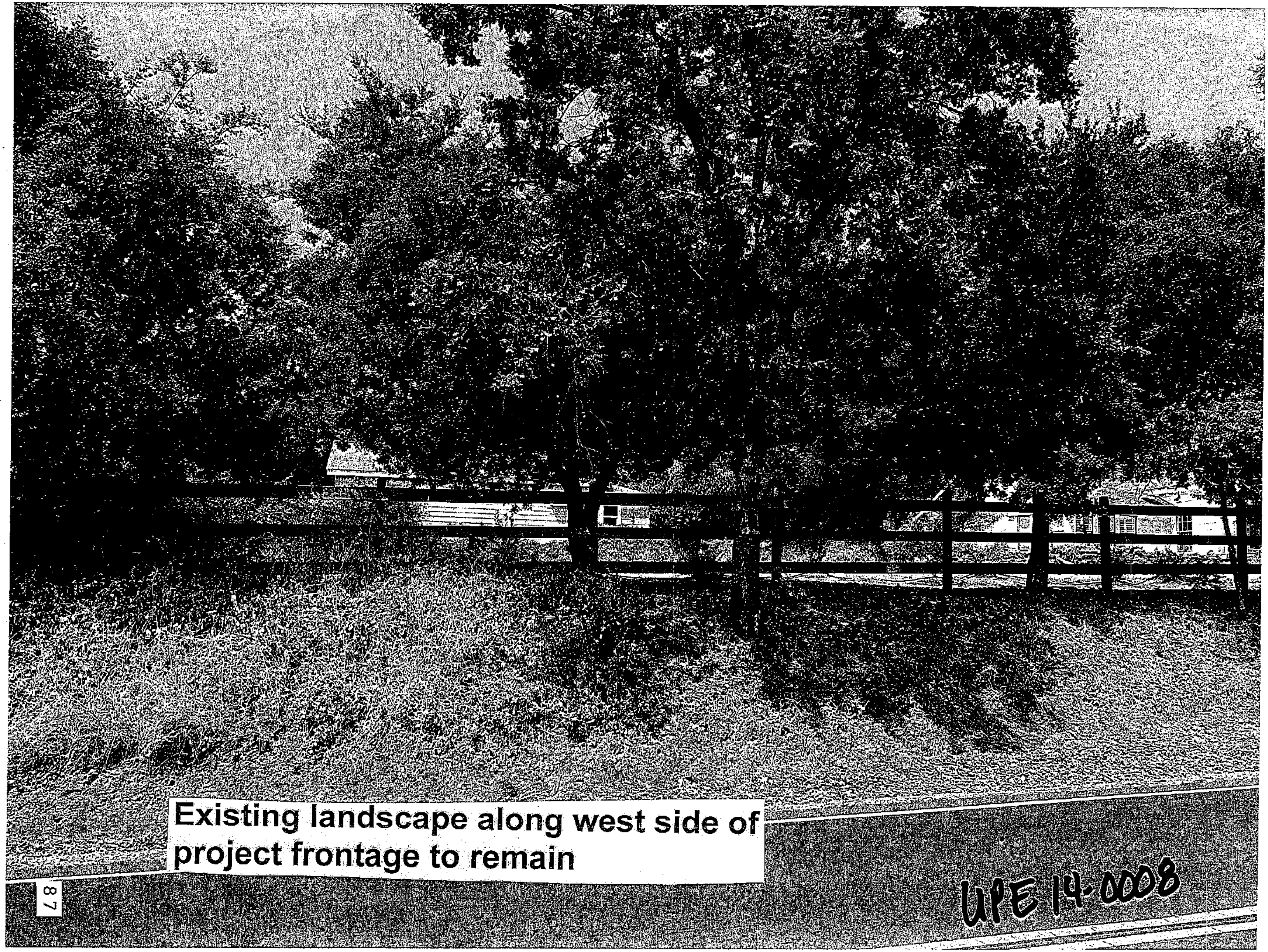
Existing landscape along west side of project frontage to remain

UPE14-0008



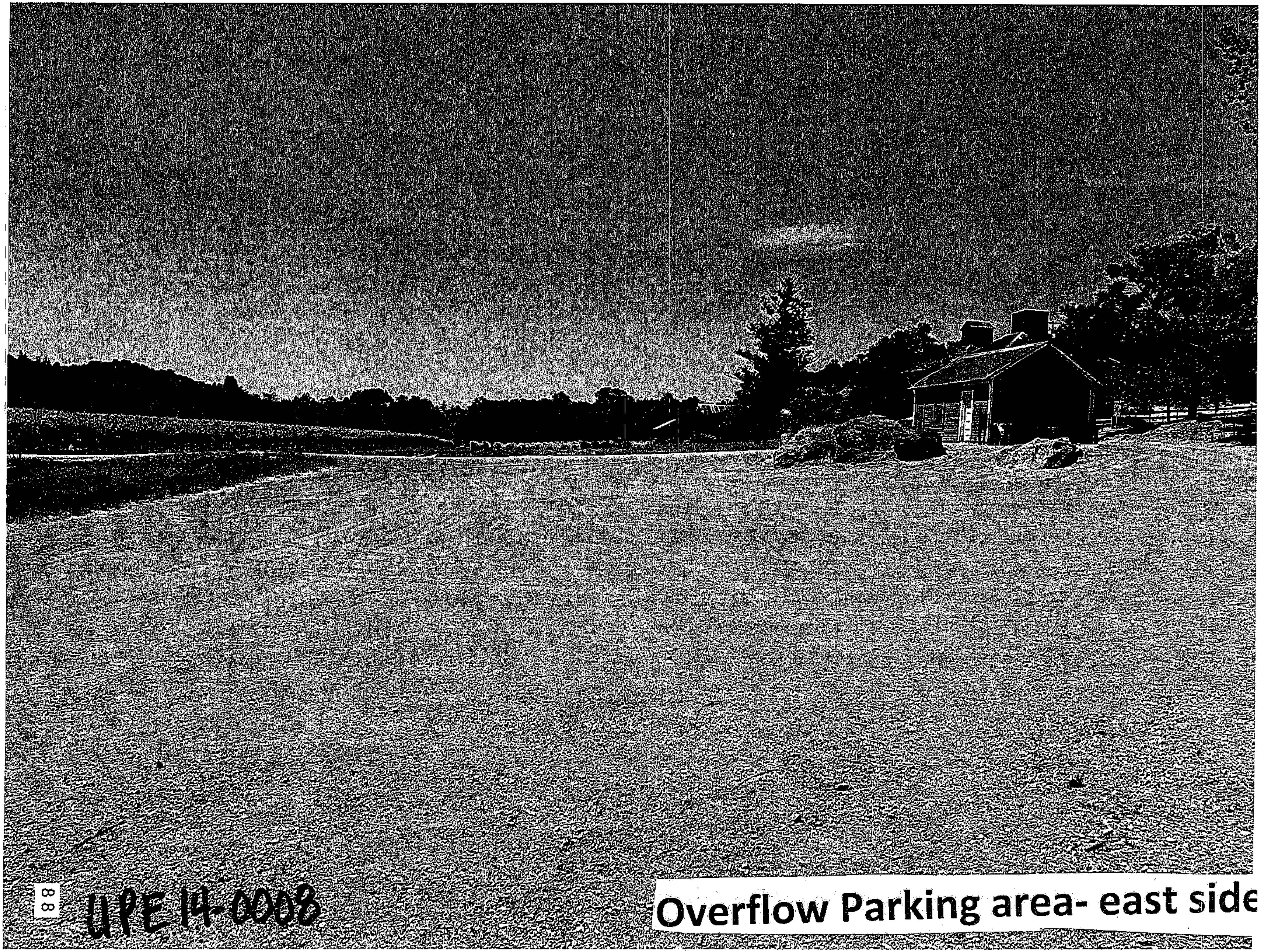
Existing landscape along west side of project frontage to remain

UPE 14-0008



Existing landscape along west side of project frontage to remain

UPE 14-0008



UPE 14-0008

Overflow Parking area- east side

Ramey Wine Cellars Traffic Control Plan

UPE14-0008

The east side of the road, where the tasting room is, will be open to the public. The west side of the road, where the winery will be located, will not be open to the public. We estimate that the highest number of people invited to the winery for standard business operations at one time would be thirty. Using the County's calculation of 2.5 people per car this translates to a maximum of 12 cars at one time for the 30 guest agricultural promotional event. Cased goods storage is off site and employee operations are to remain separate with email, fax etc. used to avoid crossings. The driveways are offset requiring a right turn followed by a left turn signal before turning into the eastside driveway.

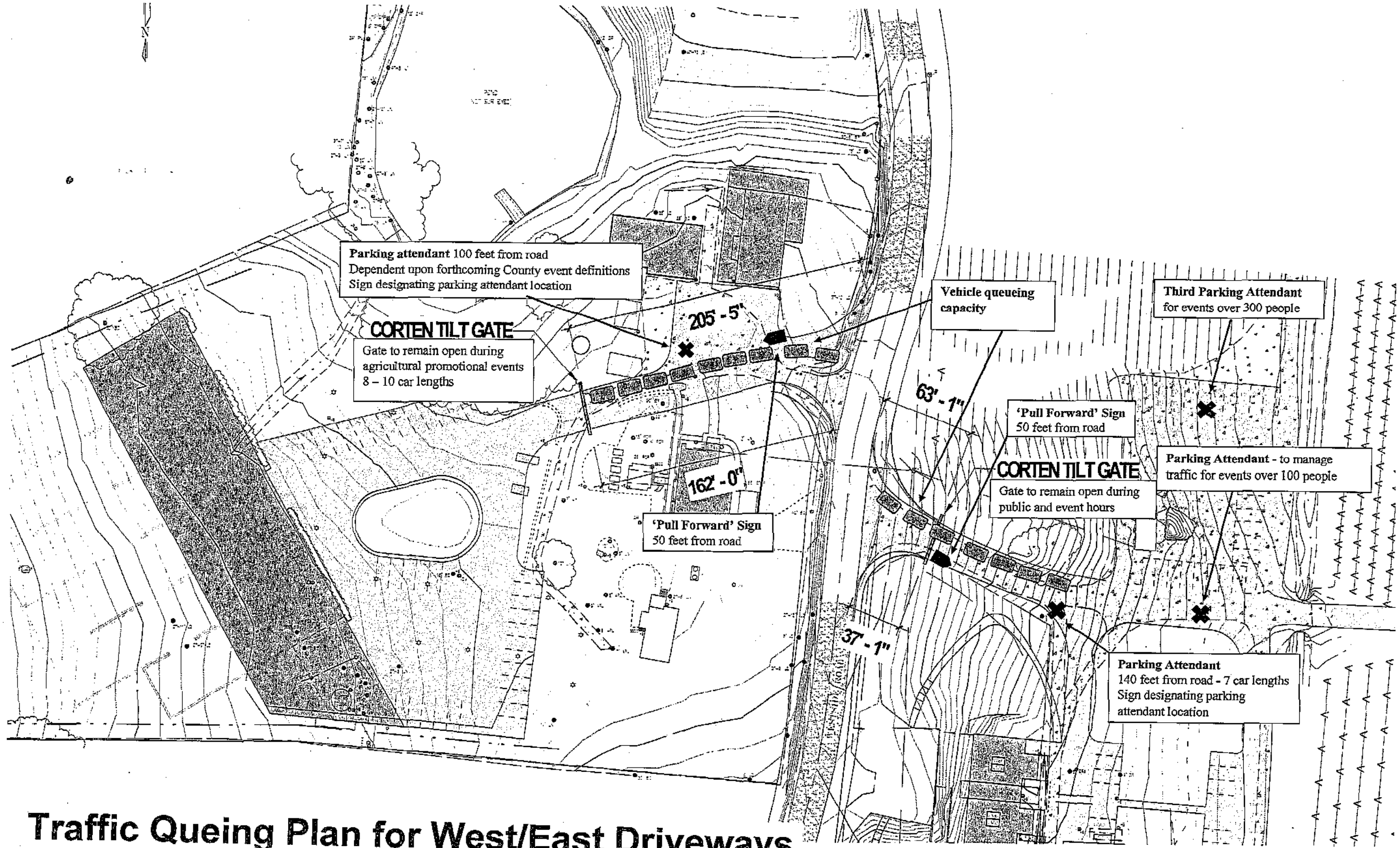
Both sides of the road are planned so that no cars will be stopping in the driveway immediately upon entry so as to avoid queueing on Westside Road. The property was previously operated as a pumpkin patch, with upwards of 1,000 visitors and 600 cars, with horses crossing the road throughout the month of October. The currently proposed uses represent substantially lower volumes than were historically experienced.

With that in mind, we have created a list of concrete plans as well as additional protocols that we will implement as needed so as to further the safety of the project.

Plans to be put into effect

- Coordinate events with winery neighbors and bicycle groups to ensure that events will neither begin nor end at two sites along Westside Road simultaneously
- Widen and flare the entry driveways to allow vehicles to enter more easily and quickly, thereby eliminating potential for vehicles to queue on Westside Road
- During events station traffic control personnel well away from Westside Road to contain any queuing that might occasionally occur on-site and not on the roadway.
- Complete grading and removal of shrubbery to ensure clear lines of sight from the driveways along Westside Road.
- A temporary sign will be placed on the east side of the road saying "Ramey Wine Cellars Tasting Room" printed on both sides with arrows pointing east so that there is no confusion as to which driveway to turn into.
- Signs saying "pull forward" could be placed about 100 feet in from the road to ensure cars do not stop immediately after pulling into the driveway.
- A gate will be the west side of the road to ensure no public access.
- Employees will be trained to avoid crossing the road unless absolutely necessary and to ensure guests never cross the road.
- A sign will be placed by the gate on the west side of the property stating 'not open to the public.
- Signs will be placed on the site designating the primary parking attendants' station during all events on the east side.
- The gate on the east side will remain open for public hours and all events to get guest vehicles on site to the designated parking areas in a timely manner. On the west side, the gate will open for the smaller 'agricultural promotional' events, with traffic control staff on duty for the duration of the event to monitor the gate and control access and egress of vehicles on the site.

EXHIBIT X



Parking attendant 100 feet from road
Dependent upon forthcoming County event definitions
Sign designating parking attendant location

CORTEN TILT GATE
Gate to remain open during agricultural promotional events
8 – 10 car lengths

Vehicle queueing capacity

'Pull Forward' Sign
50 feet from road

Third Parking Attendant
for events over 300 people

'Pull Forward' Sign
50 feet from road

CORTEN TILT GATE
Gate to remain open during public and event hours

Parking Attendant - to manage traffic for events over 100 people

Parking Attendant
140 feet from road - 7 car lengths
Sign designating parking attendant location

Traffic Queing Plan for West/East Driveways
dated 8-2017
UPE14-0008 Ramey Winery

permit SONOMA

County of Sonoma
Permit & Resource Management Department

MEMO

DATE: **August 22, 2017**

TO: **Traci Tesconi, Supervising Planner**

FROM: **Becky VerMeer, Environmental Health Specialist-Project Review**

SUBJECT: **Truck Sizes as defined by the Transportation's Federal Highway Administration**

Trucks as defined by (empty) weight in categories of Light, Medium and Heavy and by the Dept. of Transportation's Federal Highway Administration (FHWA) classifications:

Light Trucks: Passenger cars and small trucks

Up to 14,000 lbs

FHWA classes 1-3

5 lug wheel hub (depending on the year of the vehicle, more hubs =heavier duty suspension and load capacity)

Medium Trucks: Box truck, Van, Flatbed truck, Fire truck (may be Heavy Trucks too), RV, Ford F-650 Medium Duty, Delivery truck, Cutaway van chassis, Bottler

14,001 lbs -26,000 lbs.

FHWA classes 4-6

6-8 lug wheel hubs

Heavy Trucks:

26,001- 33,000 lbs. Garbage trucks, Dump trucks, Tank Truck, Tractor Unit, Mobile Crane, Cement Mixer Truck, Ford F-750, Semi trucks, 18 wheelers,

FHWA classes 7-8

Requires a Class B Commercial Driver's License for non-combo vehicles or Class A Commercial Driver License for combo vehicles (tractor-trailers)

Typically have 3 or more axles

Super Heavy Trucks:

- 33,000 lbs+
- Requires escorts and special permits for Highway use
- Usually for Off Highway vocations like logging, mining, etc.

EXHIBIT Y

Leonard and Carol Curry
Lazy W Ranch
7330 Westside Road, Healdsburg, CA 95448
Telephone: (707) 433-2362

September 12, 2017

Traci Tesconi, Supervising Planner
PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Application of David and Carla Ramey, # UPE14-0008 ("Ramey project" or "project")
Westside Farms

Dear Ms. Tesconi:

My wife, Carol and I have lived in our home on the Lazy W Ranch, at 7330 Westside Road, Healdsburg, since 1977. Carol has resided full-time on the Lazy W since the mid 1960's, and her family has owned the Ranch since 1944.

Attached is a photo depicting the view we have from our yard of the Ramey's vineyards, their hop kiln buildings and the former Westside Farms Store.

We cannot attend the public hearing on September 21, 2017, due to a long-scheduled family gathering away from Sonoma County that week.

Carol and I strongly support the Ramey project.

The Rameys have been, and will continue to be our good neighbors. We place a high value on having friendships with all of our neighbors on Westside Road. We feel comfort in being able to contact any neighbors to discuss common interests, and to offer or ask for help. We feel strongly that communication is the best way to solve issues with neighbors, instead drawing battle lines and filing complaints with code enforcement.

The Rameys were good enough to invite the entire Lazy W Ranch family to the Ramey home at Westside Farms, where every detail of the Ramey project was shown to us. Of course, we had many questions about the project, because our homes and daily activities will be in close proximity to the project activities, and there will be impacts. I was very attentive in listening and learning about the project. Carol and I give our enthusiastic support for the project with full knowledge of what will happen when it is approved and implemented.

We know that the plans call for a 32,210 sq. ft. winery, a tasting room and a wine cave. We are very happy to learn that the project calls for the restoration and good use of the historic hop kiln buildings. Those structures have deteriorated with the passage of time, and are on the verge of collapse. When the structures are restored and in use, all persons traveling on Westside Road will benefit. The restored buildings will be captivating.

Carol and I lived on Westside Road when it was less traveled. While we may fondly remember the past, we do not live there. In the long ago it was rare to see a bicycle, and the sight of someone running on the side of the road meant that something terrible had happened.

We have the benefit of knowing from our experiences with our neighboring wineries, that you learn to live with change, and that when you have good people running the wineries, care is taken to minimize traffic, noise and other impacts. We value our good relations with the people at William Selyem, Arista, Gracianna, Thomas George Estates, Porter Creek, Rochioli, Landmark and others.

We have been members of the Westside Community Association and the Wohler Bridge Association. Some of our neighbors who are miles away from Westside Farms, and will not have direct impacts from the Ramey project, raise objections, citing traffic, noise, etc. as factors supporting a denial of the project. The argument that there are already too many wineries and tasting rooms is invalid. There is no end to the "there are already too many" argument. Honest residents on Westside Road, know that the only significant cause of slow traffic is the hundreds (and on some days, thousands) of cyclists. There are already too many tractors, trucks, wind machines, tourists, delivery trucks, workers, joggers, races, homes, people, etc......This will always be the case, until we decide to live in the present. Driving slower on the road has benefits.

The Ramey project will keep the beautiful views of vineyards and the historic hop kilns. The use of the land will remain agricultural. We are happy to hear that the Rameys hope to add additional agricultural activities like growing hops, vegetables and using sheep for organic weed control. These are activities we hope to engage on the Lazy W.

More than any other factor, we know the Rameys will operate their project with empathic awareness of all impacts their activities will have on their neighbors. For all of these reasons, we respectfully ask that the Ramey project be approved.

Sincerely,

Leonard C. Curry
photo attached

Traci Tesconi

From: John Dyson <jdyson@millcap.com>
Sent: June 01, 2017 10:30 AM
To: Traci Tesconi
Cc: David Ramey; Bill Carle
Subject: Re: Ramey

Dear Traci,

Here is the email I have been trying to send:

I am writing to endorse the construction as proposed by Dave Ramey of a winery on his property neighboring that of Williams Selyem on Westside Road. Dave and I have discussed each of our plans as they have evolved in a very collaborative and neighborly way. We are happy to endorse his proposal wholeheartedly.

The key points to us are:

1. His plan will refurbish the hop kiln and bailing barn, historic properties, which have been deteriorating for many years. They are the only major eyesore on Westside Road and repurposing them as Dave suggests will be a great improvement for the area including us as they are practically at our entrance. We have visitors who comment on why they are allowed to deteriorate.

2. As you know, Dave and his family run one of the most prestigious wineries in the County and own a high quality Chardonnay vineyard right next to these structures.

3. We are happy that both Claire and Alan have joined him to create a second generation of family ownership of this important Sonoma Winery. We too are family owned and such ownership guarantees a special concern for the area.

Keeping viable agricultural businesses on Ag-zoned land is an important bulkwark against creeping residential development, which has been occurring too often in the County. Once precious Ag land is lost, it is gone forever and changes the whole tone and feel of the County.

For all these reasons, we urge that a use permit be granted so that this winery can be constructed and the hop kiln historic properties be renovated to improve the viewshed of Westside Road for all who us it.

With kind regards,

John S. Dyson

Proprietor

Williams Selyem Winery

7227 Westside Road

Healdsburg

Sent from my iPad

On Jun 1, 2017, at 12:06 PM, Traci Tesconi <Traci.Tesconi@sonoma-county.org> wrote:

> The last e-mail I received from John was April 27th regarding their barrel building project. There was not any letter attached.
>
> E-mail = Traci.Tesconi@sonoma-county.org
>
> ***Sincerely,***
>
> Traci Tesconi
> Supervising Planner
>
> Project Review Section
> Permit and Resource Management Department
> 2550 Ventura Avenue,
> Santa Rosa, CA 95403
> e-mail address: Traci.Tesconi@sonoma-county.org
> (707) 565-1903 direct line
> (707) 565-1103 fax
>
> ***OFFICE HOURS: PRMD's Public Lobby is open Monday through Friday***
> ***from 8:00 AM until 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.***
> <image001.png>

SONOMA COUNTY FARM BUREAU
Affiliated with California Farm Bureau Federation and American Farm Bureau Federation

March 10, 2016

Tennis Wick
Sonoma County Permit and Resources Department
550 Ventura Ave
Santa Rosa, CA 95403

Dear Mr. Wick,

Sonoma County Farm Bureau has learned of a project that aligns with our objective of preserving agriculture in Sonoma County. We support David and Carla Ramey and their proposed winery at the old Westside Farms on Westside Road. Ramey Wine Cellars is one of the premier wineries of Sonoma County.

Thirty-five years ago David came to Sonoma County to work with Zelma Long at Simi Winery. He then became winemaker a Matanzas Creek and subsequently Chalk Hill Winery helping build both businesses to the status they have today. In 1996, he and Carla started their wine brand, Ramey Wine Cellars, producing world class premium wines. Currently, they lease two production facilities in Healdsburg with no guarantees of permanency.

This project is important to Sonoma County and the Russian River Valley AVA. Considering the Ramey's style, class and integrity, we can envision their improvement of this property along Westside Road by upgrading the hop barn and baling barn that are both presently in decline. Their proposed winery would be built into the hillside and largely unseen. They would work within the planning process to build a winery of taste.

Please consider their proposal. The Rameys are not producers coming in from out of the area. They have long term roots in Sonoma County. They recently integrated their daughter into the business and have plans for their son as they intend for this to be a family legacy.

Thank you for your consideration.

Sincerely,

John Azevedo
President, Sonoma County Farm Bureau

CC:
Traci Tesconi, Supervising Planner, PRMD
Sonoma County Board of Supervisors
Sonoma County Farm Bureau Board of Directors

970 Piner Road, Santa Rosa, CA 95403 • Phone (707) 544-5575 • Fax (707) 544-7452 • Website: www.sonomafb.org

ROCHIOLI
VINEYARD & WINERY, LLC

Rochioli Estate Wines
J. Rochioli Reserve
Westside Vineyard

Subject: File 14-0008, 7097 Westside Road

April 20, 2015

Mr. Tennis Wick
Sonoma County PRMD
25580 Ventura Ave.
Santa Rosa, CA 95401

Mr. Wick:

My family has been on Westside Road for almost 80 years and we have seen many changes. Some are for the better and some not. Not long ago, all the neighbors knew each other and were friendly and shared a common interest of the love of their land. Now, it seems like only location and profit are important. What was once a quiet country road has now become a very popular destination for Sonoma County tourists. We need to be careful not to commercialize this road to a point of ruining the rural character..

The Ramey project is different. This family is dedicated to producing fine wine and has quite a track record to prove it. The property they intend to develop into a medium sized vineyard and winery are a perfect fit for them and for Westside Road. They are serious and that is what we need on this road. The restoration and re purposing of the hop kilns on the property is a welcomed improvement. The original owners, the Litton family were good friends with my grandparents and we look forward to having the Ramey family as our neighbor.

As you may know, we have been concerned about the events of the wineries. We believe that a producing winery should be able to promote their wines with a tasting room, a few industry events, and a few private events for their customers. However, the number of events should be limited and should end well before sunset. Weddings are not agricultural in any way and should not be allowed. The safety of the public as well as the residents of Westside Road should come first. The quality of life for those of us that actually live on our farms should not be impacted.

We support David Ramey's common sense approach to this project. He has assured me that there will be a few winery related events with no weddings, concerts, and rental of their facilities to an outside party. Most events will be limited to private invitation only lunches indoors and occasionally outside picnics.

The Ramey project is a fine example of the type of winery that fits our road. The quality of their product comes first and they do not need gimmicks to sell their wine.

If you have any questions, please contact me.

Sincerely,

Tom Rochioli

6192 WESTSIDE ROAD
HEALDSBURG, CA 95448
WINERY: 707 433-2305
FAX: 707 433-2358
WWW.ROCHIOLIWINERY.COM

BUCHER FARMS

April 12, 2015

Mr. Tennis Wick
Sonoma County PRMD
25580 Ventura Avenue
Santa Rosa, California, 95403

Dear Director Wick,

I am a lifelong resident of Westside Road in Healdsburg and my family has been farming on the same land in the Russian River Valley since 1958. I operate a diversified farming operation on our Westside property with 40 acres of premium wine grapes and an organic dairy farm. Additionally, my wife and I have our own wine brand from grapes both grown on the family vineyard and purchased from other local growers. Diane and I are also members of the Westside Community Association.

I am writing in support of David and Carla Ramey's proposed winery project on Westside Road. I believe this project will help protect vital farmland in the area, preserve a wonderful piece of our Sonoma County's agricultural history, and provide critical local agriculture processing for many farmers in Sonoma County.

The Ramey's project fits within the land use designation of the property. It will repurpose the hop barns, which would have most likely been demolished if someone else had purchased the vineyard land. Their foresight and vision will preserve a part of Sonoma County's rich agricultural heritage and protect the land as a viable producing agricultural property.

As a dairy farmer and grape grower, I understand how important local processing is to perishable agricultural crops. One of the biggest challenges of dairy farming is the lack of competition for our products via local processing. With wine grapes, we are blessed with a variety of local wineries that can purchase and process our crop. This also keeps our business carbon footprint to a minimum by selling to a winery a mile or two down the road.

The farmers I have talked to in the Westside Road area fully support the Ramey winery project. Please don't allow a vocal minority of non-agricultural residents to dictate the use of our agricultural lands and its rural heritage.

Sincerely,

John Bucher

5285 Westside Road • Healdsburg, CA 95448 • (707) 433-2916 • Fax (707) 433-0281

RECEIVED

DEC 0 1 2014

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

November 28, 2014

~~Melinda Grosch~~ Traci Tesconi
Design Review Committee
County of Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403

FILE: UPE14-0008

RE: Request for Use Permit to allow conversion of hop kiln and baling barn to tasting rooms including two marketing accommodations rooms

Dear ~~Ms. Grosch~~, Ms. Tesconi

This letter is intended to be applied to the public record as a positive declaration in favor of the use permit under consideration by the Permit & Resource Management Department in relation to the Ramey Cellars notice of waiver.

We are aware of the intent to use and acknowledge that the impacts, if any, will be minimal and concur with staff that any land use alteration is consistent with the neighborhood, land use zoning and county intent.

As neighbors we are familiar with the wine business and its need to offer the complete "Sonoma County" experience since healthy brands are critical to a viable and positive economic environment. We will be pleased to see the approval of this use permit and the restoration of a landmark that deserves reminding our community of its storied past. We are convinced the Ramey's will do a first-class job.

Best regards,

Lisa & Trini

Trini and Lisa Amador
6910 Westside Road
Healdsburg, Ca 95448

6910 Westside Road Healdsburg, CA 95448 707-235-0660

JOAN RAMSAY PALMER

• Palmer Ridge Ranch •

RECEIVED

APR - 8 2016

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

April 5, 2016

Traci Tesconi
Supervising Planner, PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Traci:

When I recently inquired at Ramey Cellars why I had not yet seen any construction at their Westside Farms site, I was shocked to learn that there have been delays upon delays due to a few neighbors who have taken it upon themselves to speak for those of us who have been here the longest, and for those of us who chose to be here precisely for the inimitable agricultural advantages which this part of Sonoma County has enjoyed historically since the early 1900's, and even before.

As you well know, I have had my share of battles with outsiders who have decided to become neighbors and then try to write their own rules! I shall not recite the list herein, for you know who they are!

I would like to weigh in on what I feel is a grave injustice in delaying David and Carla Ramey's intention and proposal to establish their eponymous Winery on the former site of Westside Farms. Having been a Westside Road resident for 40 years, with a sizeable agricultural property here, I cannot imagine having a more wonderful agricultural neighbor along this highly-prized agricultural Sonoma County road.

When I heard about the above situation, I went out to the Ramey's site to see for myself what could possibly be an issue *for there to be any serious discussion in opposition to what I recognized would only be a great addition to our agricultural neighborhood.*

I could not even find the winery site to the west side of the road! It was only after I had gone well past the site that I finally turned around and proceeded back north up Westside Road. I barely saw the yellow house tucked off to the west. Once in the driveway, I was shown where the proposed winery will be located and how it will be constructed. *There is no way that this structure would be intrusive to our Westside Road corridor or environment.* The Ramey's seem to have self-mitigated any concerns, even, in my opinion, though they should be able to have placed it closer to the road if they had so desired. It is their property; it is an agricultural structure; and it is totally in line with the other many recently constructed wineries along Westside Road, *one of which was heretofore permitted almost on the road*! Even that one, at which even I was appalled as it was going up, is now a nice addition to our agricultural neighborhood!

T 707-433-3790 • mmeq@att.net • C 707-321-2440

I have reviewed the plans for the Ramey's renovation of the Hop Kilns and the Bailing Barn. I find them to be wonderfully thought out to maintain their original integrity, while bringing them up to date to be used for today's agricultural purposes, as well as making Westside Road even more scenically stunning in maintaining its rural character.

If the powers that be in this county, allow "City" People to increasingly and subtly gain a voice to dictate their totally uninformed notions, fueled by their own power-trip-lies and dictums, then we who love and work everyday to preserve Sonoma County in particular, and Agriculture in general, are allowing seeds to be planted to destroy our own County. It takes a firm hand and resolve to keep Agriculture alive. I witnessed such a phenomenon in Santa Clara County, where my family had ranches when I was growing up. It starts slowly and, seemingly innocuously, until ultimate destruction of, not only a way of life, but of a once pristine and life-giving environment.

Another huge plus for the County to approve the Ramey's permit is that they have no interest in having weddings or other non-agricultural events at either of their locations. They agree with me entirely that there should *be no permits for gatherings to increase a "bottom line" which has little or nothing to do with their agriculturally-based permit.*

I have long been of the opinion that the County has over-burdened itself with permitting such events...even allowing way too many so-called Wine Events. Passport Weekend and a few others used to be a pleasure and an added attraction for everyone. Now, they no longer seem to be a special occasion, but have become a special turn-off and merely an excuse for the wineries and limousine businesses to increase their bottom lines, with often-debauched tourists spreading out onto County roads.

The Ramey's intended production of no more than 60,000 cases seems totally within acceptable lines of our neighborhood here. The fact that the Ramey label is well-renown for their quality Sonoma County wines speaks volumes already as to type of facilities they are proposing for Westside Road, as well as to their reputation. We are, indeed, very fortunate that it is Claire and David Ramey and their family who are the applicants for such a project.

As a devoted and proven Ag person here in the County, and throughout my life, and as a Westside neighbor, I ask that Ramey Wine Cellar's Permit be granted forthrightly, without further delays due to the limited minds of a relative few activists, who are simply enamored with their own voices, and who invade such neighborhoods as ours to seek to be "big fish in a little pond"!

Most respectfully submitted,

Joan

Joan Ramsay Palmer

cc: Tennis Wick, Sonoma County PRMD Director

R. Steven Hicks
Flax Vineyard
6677 Westside Road
Healdsburg, CA 95448

RECEIVED
FEB 1 - 2016
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

January 27, 2016

Mr. Tennis Wick
Sonoma County PRMD
25580 Ventura Aveune
Santa Rosa, CA 95403

Dear Mr. Wick,

I am new to the Westside Road neighborhood and am writing in support of David and Carla Ramey's proposed winery project on Westside Road.

While the project is only several hundred yards away from our property we expect to be impacted but totally support their plan. I believe this project will help protect and preserve a wonderful piece of our Sonoma County's agricultural history and provide critical local, agriculture processing for many farmers in Sonoma County.

The Ramey's project fits within the land use designation of the property. It will repurpose the Hop barns, which would have most likely been demolished if someone else had purchased the vineyard land. David and Carla's vision will preserve a part of Sonoma County's rich agricultural heritage and protect the land as a viable producing agricultural property.

I urge to you, as many residents in the Westside Road community do, to fully support the Ramey winery project.

Sincerely,

R. Steven Hicks
Flax Vineyard

DUTTON
RANCH

May 13, 2015

Dear Mr. Wick, Supervisors, Commissioners and Planner:

My brother, Joe, and I with our families want to inform you of our support for David and Carla Ramey and their proposed winery at the old Westside Farms on Westside Road. Ramey Wine Cellars is one of the premier wineries of Sonoma County.

Thirty-five years ago David came to Sonoma County to work with Zelma Long at Simi Winery. He then became winemaker a Matanzas Creek and subsequently Chalk Hill Winery bringing the both to the status they have today. In 1996, he and Carla started their wine brand, Ramey Wine Cellars, producing world class wines. Today they lease two production facilities in Healdsburg with no guarantees of permanency.

We feel this project is important to Sonoma County and the Russian River Valley AVA. With the Ramey's style, class and integrity, we cannot imagine how they would not improve their property along Westside Road by upgrading the hop barn and baling barn that are both in decline. The proposed winery would be tucked into the hillside and unseen. It would not be in their nature to abuse the planning process but to build a winery of taste.

Please consider their proposal. The Ramey's are not producers coming in from out of the area. They have long term roots in Sonoma County. They just integrated their daughter into the business and have plans for their son as they intend for this to be a family legacy.

Thank you for their consideration.

Sincerely,

Steve Dutton

Joe Dutton

P.O. Box 48 ◆ Graton, CA 95444 ◆ Telephone (707) 823-0448 ◆ Facsimile (707) 829-5942

April 8, 2015

Redwood Empire
Vineyard Management

Mr. Tennis Wick
Director, Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

RECEIVED
APR 13 2015
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

RE: File 14-0008, 7097 Westside Road

Dear Tennis,

Thank you for the opportunity to provide you with a letter to support Ramey Vineyards and the winery proposal at Westside Farms.

As the owner of Redwood Empire Vineyard Management for over thirty-two years I have worked with a variety of wineries and their owners. Mr. Ramey has established his winery as a business that is committed to the highest quality standards and best practice-in the agricultural world since 1996. He thoughtfully has created a winery with integrity and consideration of his surrounding neighbors. He generates economic growth back into our communities by providing jobs and opportunities for people living in Sonoma County.

The proposal set forth by Mr. Ramey is a refreshing change of venues. The concept of keeping the larger events to a minimum, no barrel tastings, restoring the hop kilns, and maintaining the agricultural region of the land is good common sense out in this part of Westside Road. Mr. Ramey is a long-time local family winemaker. His daughter, Claire joined the family in 2013 and works side by side with him and his wife Carla. His son, Alan will be joining the family tradition too. Ramey Vineyards has established a commitment and passion in the industry in a unique approach that represents Sonoma County wine country. This multi-generational family keeps their roots with a strong agricultural base and sensitivity to the community as their business ventures expand.

In closing, I would like to express that Ramey Wine Cellars is a family business with intentions to improve Sonoma County by developing their Westside Road land to fit in with this community and preserves the history of the beginnings of wine making. New opportunities will come from this project that will breathe life into our towns as more jobs will be created and stimulate growth. In my opinion, the developmental impact would be minimal and promotes agricultural life that is the backbone of our county. We need to embrace people like Dave and Carla Ramey for wanting to spend their life-earned savings right here in Sonoma County. To rebuild and preserve these hop kilns should be viewed as an act of tremendous foresight. We will all be able to enjoy this great preservation of our rich agricultural history.

Tennis, I know you are a fair and considerate leader here in Sonoma County. Please don't allow these wonderful people to have their hands tied behind their back. Let them flourish and do what they do best, promote the Sonoma County wine industry. I strongly urge your team to consider this project proposed by Mr. Ramey as a welcome change and a new vision for wineries in the future.

Sincerely,

Kevin Barr
President, Redwood Empire Vineyard Management

Napa Sonoma
RAMEY
WINE CELLARS

May 8, 2015

To: The Sonoma County Landmarks Commission

Re: Historic Designation of 7097 Westside Road

Dear Commissioners,

At our Dec. 2nd hearing before the Landmarks Commission the issue was raised as to whether both sides of the property, east and west of Westside Road, should be combined into a Historic District. We were asked to undertake another study. The same architectural historian who had completed the first study of the hop kiln and baling barn, Frederic Knapp, was engaged. You have a copy of his full study. He concludes that Historic District designation is not warranted. He notes that the buildings on the western portion of the property:

--do not have rare or noteworthy functions and features, in contrast to the hops complex on the other side of the road.

--neither they nor the rest of the subject property appear eligible to the California Register, and therefore do not meet the significance criteria for County landmark status and HD zoning.

--Applying HD zoning to the subject parcel would not add a measurable degree of historical protection for the hops complex . . .

--The intent of the HD zoning can best be achieved by applying it only to the Hop Kiln, Baling Barn, and Trestle; the County's prevailing zoning regulations are the best choice for the subject parcel.

Thank you for your consideration of this new study.

Sincerely,

David Ramey

David Ramey

Cc: Denise Peter, Planner

Traci Tesconi, Project Planner

Traci Tesconi

From:	Marc Bommersbach <mbommersbach@att.net>
Sent:	August 28, 2017 1:03 AM
To:	Traci Tesconi
Cc:	Tennis Wick; Jennifer Barrett
Subject:	WCA comments on 7097 Westside Road UPE14-0008
Attachments:	V2_WCA Sept 2017_7097Westside (3).docx; attch.#1 WCA 7097WestsideRamey 1-14-2015.pdf; attch.#2 warning sign.JPG

Traci,
Attached are comments from the Westside Community Association (WCA) Advisory Group regarding the above mentioned project. This letter summarizes the issues that were raised in our meeting on August 10 as well as supporting attachments which includes the WCA January 15, 2015 letter submitted during the initial study phase.

As outlined in the letter, the WCA is requesting that the Permit Sonoma staff recommend denial of this project.

This project is bisected by Westside Road resulting in driveways and public access on both side of the road, in an stretch with very limited sight distance and in close proximity to three other tasting rooms. As such, it will create significant road safety and joint road use conflicts.

Furthermore, with the winery operation only 10-20 feet from the property line to an adjacent residential use, it is unlikely that the project can meet the County's noise standards,

Other project concerns are addressed in the attached material

A separate e-mail with additional attachments will be sent due to the file size

The WCA greatly appreciates your consideration of these issues.

Thank you,

Marc Bommersbach
Westside Community Association Advisory Group

County of Sonoma
Permit Sonoma Department
Attention Traci Tesconi, via e-mail traci.tesconi@sonoma-county.org

RE: UPE14-0008, 7079 Westside Road

Dear Ms. Tesconi:

This letter supplements our letter dated January 14, 2015, on the above referenced application; a copy of that letter is appended (attachment #1).

For the reasons stated in the January 2015 letter and as augmented and reinforced in this letter, the Westside Community Association (WCA) requests that the County staff recommend to the BZA a denial of this application because at this location the proposed project will be detrimental to the health and safety of persons residing, working or visiting the area and detrimental to the general welfare of our community. (CEQA Mandatory Finding of Significance)

Specific concerns are:

1. Inadequate sight lines and close proximity to several adjacent tasting rooms access roads would cause traffic safety and joint road use conflicts
2. Minimum setbacks to adjacent properties will create significant unmitigated noise impacts
3. 60K case winery, office and hospitality complex/ operation and is out of scale other facilities on Westside Road and incompatible with the neighborhood
4. Disproportionate focus on hospitality and promotional uses which is inconsistent with the General Plan
5. Location within the scenic corridor would be inconsistent with the Open Space - Scenic Corridor Element
6. Situated in a high concentration of existing wineries/tasting rooms detrimental to the rural character

1. Significant impacts to public safety would result from the two opposing driveways with insufficient sight distances located in close proximity to three other tasting rooms.

The W-Trans traffic study dated March 10, 2016 does not adequately address the traffic safety and joint road use impacts associated with this project.

First, the project is on two sides of the road, with driveways directly opposing each other on a section of Westside Road with very limited sight distance. Attachment #2 shows a sign for an event at a winery located next door, warning drivers of stopped traffic during an event. This sign was placed at the location of the existing driveways for the proposed Project, and illustrates the challenging sight distances that currently exist for drivers visiting the three (3) existing wineries located in the quarter mile (1/4 mile) stretch of road where the Project is to be located.

Second, the prevailing speed analysis, indicating a speed of 35 mph, appears to be inaccurate. The prevailing speed study should be independently verified because is does not reflect speeds of drivers actually using this section of roadway.

Third, The W-Trans study did not apply the correct standard for a significance threshold and mitigations required for Discretionary Use Permit projects per the *Sonoma County Guidelines for Traffic Impact Studies.* As required by Section 6 of these guidelines, projects requiring traffic impact studies must meet 11 thresholds of significance. The County document states:

> "A project would have a significant traffic impact if it results in any of the following conditions:
> 9. Sight Lines: The project constructs an unsignalized **intersection (including driveways)** and/or adds traffic to an existing unsignalized intersection approach that does not have adequate sight lines based on Caltrans criteria for state highway intersections <u>and</u> AASHTO criteria for County **roadway intersections**." (Emphasis added)

The requirement for Staff to use the AASHTO **roadway intersection** standards was confirmed in the June 1st hearing for a proposed project at 4603 Westside. The W-trans study uses the shorter "stopping distance criteria for private driveways". Unless the proper sight distance significance threshold is achieved and the impacts mitigated, the County cannot approve a mitigated negative declaration for a project with a significant **unmitigated** impact.

At the prevailing speed assumed in the W-trans study of 35 mph, a sight distance of 390 feet is necessary in both directions. At 40 mph the required sight distance is 445 feet. The W-Trans study must be redone using the correct AASHTO roadway intersection standard – Attachment # 3. The Department of Transportation and Public Works is requiring removal of a hillside to increase the sight distances to the north, but even with this mitigation, it is not sufficient to create adequate sight distances.

Fourth, even if the County relies on stopping distance as opposed to sight distances for assessing traffic safety, the possibility of queuing onto Westside Road must be considered. With events of up to 300 people entering and exiting the two opposing driveways there are likely to be backups on Westside. Queuing was also considered by the BZA as a reason for denial of 4603 Westside that had similar issues using the minimum stopping distance standard. Meeting the minimum stopping distance standard is simply not sufficient to ensure the safety of the public in this stretch of Westside Road with limited visibility and three other winery/tasting room access roads in close proximity.

Finally, joint road use conflicts with visitors, local traffic, large trucks and bicycles all using this stretch of Westside Road were not addressed at all. Westside Road is a heavily used bicycle route with a bicycle "Level of Service (LOS) E. The April 2017 Level of Service Analysis shows that Westside is already at Level of Service C, with at least three (3) known projects in addition to the subject project, the Level of Service Analysis should address cumulative impacts of existing and known projects as well as the potential of increased visitation at existing wineries when permits are modified to add promotional and hospitality activities.

2. Noise assessment does not appear to adequately mitigate winey equipment and truck noise impacts on adjacent sensitive land uses.

The potential for noise environmental impacts from the project located at 7097 Westside Road (UPE14-0008) was assessed and reported by Illingworth & Rodkin (I&R) in four *Environmental Noise Assessment* documents dated October 9, 2013, September 4, 2015, March 7, 2017 and August 16, 2017.

According to General Plan Noise Element Policy NE-1c, *the total noise levels resulting from new sources shall not exceed the standards in Table NE-2 as measured at the exterior property line of any adjacent noise sensitive land use.*

The October 9, 2013 document was prepared with two major (critical) General Plan Policy NE-1c inconsistencies:

- The adjacent noise sensitive land use (APN 110-240-024) south of the proposed winery and wine cave location was omitted; and
- Noise levels for the noise sensitive land use (APN 110-240-020) south of the proposed wine tasting and events location were measured at the "residences" rather than the exterior property line.

An addendum was prepared dated September 4, 2015 assessing amplified music and speech generated at the Walnut Grove measured at the exterior property line of the APN 110-240-020 property. Yet, the March 7, 2017 *Environmental Noise Assessment,* which was prepared and described as twice revised contained the same original Policy NE-1c inconsistencies and critical omissions noted in the original 2015 document. This was brought to the attention of planner Traci Tesconi in a meeting held on August 10, 2017. As a result, a fourth assessment was prepared dated August 16, 2017, which included the adjacent noise sensitive land use (APN 110-240-024) immediately south of the proposed winery location.

Given the close proximity to sensitive land uses, a peer review should be required.

Further comments will be submitted under separate cover.

3. The 60K case size and intensity of winery, hospitality and office complex is out of scale with other Westside Road facilities and are incompatible with the neighborhood

As stated in the WCA January 14 letter, the Project is simply too large in scale compared to other winery/tasting rooms recently permitted on Westside Road. Attachment #6 is a summary of the other production facilities permitted in the Westside Area, which indicates an average of less than 20,000 cases.

Attachment #7 is a calculation of the square footage of various project components based on the preliminary design drawings.

Based on the most recent search of the files, the WCA believes the Project features include: Overall construction of 46,000 sq. ft., four (4) tasting rooms, three (3) kitchens, two (2) overnight lodgings, 6,000 sq. ft. of office space and 11,700 sq.ft. of hospitality area is simply too much commercial development for a rural area. This is particularly the case given the other 29 permitted facilities in the Westside Area.

4. The large land area and facilities dedicated to non-agricultural activities is not consistent with the general plan requirement that such uses and facilities be limited in scale and intensity, and secondary to agriculture.

General Plan policy AR6 states that visitor serving uses should be secondary and incidental to local agriculture. As stated in the WCA January 14 letter, the scale of visitor serving uses is disproportionate to the processing facilities and as mentioned above, out of scale with surrounding operations. Attachment # 8 shows the approximate area of the primary hospitality operation, and covers nearly 3 acres. The four tasting rooms, three kitchens, lodgings and other event space comprise nearly 65% of the size of the processing area.

The 24 Ag promotional event-days for up to 300 guests is much larger than for neighboring wineries. The average number of events per facility on Westside Road is 11, including industry events. The most recent project approval on Westside was for 12 events, which included 8 days of industry events.

5. The reconstruction of abandon hop kiln structures to tasting rooms, food service facilities and lodgings within the scenic corridor conflicts with the General Plan Scenic resource element, and detrimental to rural character.

See WCA January 14, 2015 and December 2, 2014 letters regarding the inappropriateness of reconstruction and intensification of use of existing farm structures within the scenic corridor.

As stated in these letters, Westside Road embodies Healdsburg's rich agricultural heritage. Keeping these old structures located within the scenic corridor in their natural state should be a priority. Attachment #9 is a picture of an old barn in the scenic corridor on Westside Road is one of the most recognizable scenes of Sonoma County agriculture. Converting such structures as the one shown in the photo, or the hop kilns at the Project into a tasting rooms, surrounded by parking with big signage and very commercial oriented uses should not be permitted. Such buildings could be used as barns for equipment storage for example.

Also, the County was not willing to allow conversion of an agricultural building in the scenic corridor to be converted to a tasting room for a recent project proposal on Westside Road.

6. The location of the winery, food service and logging and entertainment facilities in such close proximity to three (and potentially four such facilities) within a half mile will constitute a detrimental concentration under the General Plan.

The proposed project would result in the fourth tasting room in 0.25 miles. Attachment # 10 is an aerial view of this concentration of tasting rooms

The BZA is considering concentration in its approvals of applications for visitor serving facilities and activities. In a recent denial of a project in the same vicinity as the Project (4603 Westside Road PLP14-0031), the BZA resolution denying the project states:

> *"2. Event and Tasting Room Traffic .... Westside Road has 29 permitted wineries along the roadway, and traffic on Westside Road includes operational traffic from wineries, travel to/from tasting rooms and winery event traffic. The Project would result in four wineries with tasting rooms and events within 0.6 miles. The proposed winery is adjacent to MacRostie Winery at 4603 Westside Road to the south and near three tasting rooms to the north: VML Winery and Alysian Wines at 4035 Westside Road and Baccigalupi Winery at 4353 Westside Road."*
>
> *"The proposed addition of another winery and tasting room in close proximity to the existing tasting rooms would contribute to a concentration of uses that would be incompatible with the neighborhood character and deleterious to the rural character of the immediate area."*

In addition, as the attachment to the January 18 letter shows, that with 29 permitted facilities on Westside Road, any additional facilities or events would have a significant cumulative impact on the number of events and visitor serving activities.

For the above reasons, and site constraints, the WCA requests that the Project be denied.

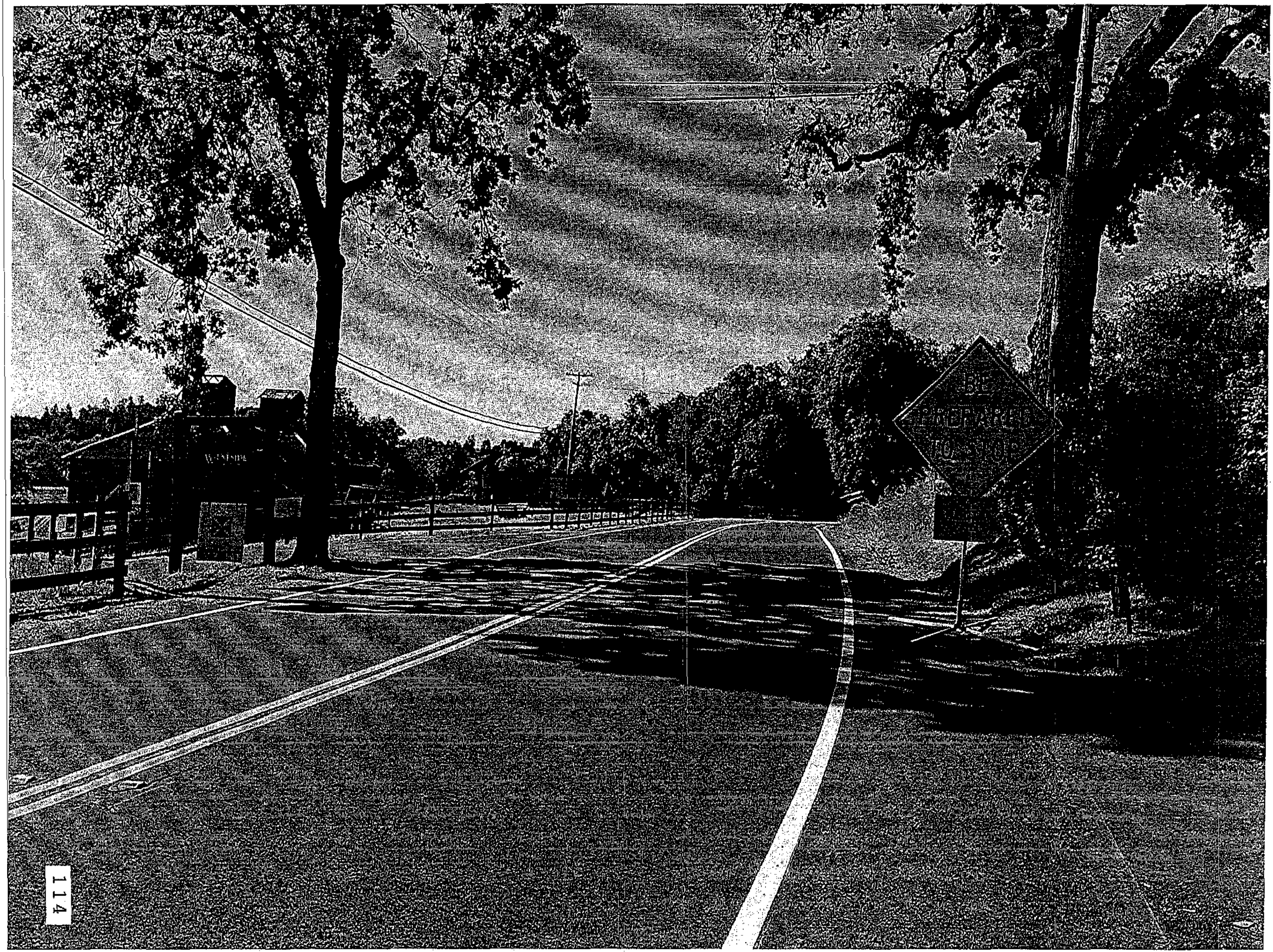
Sincerely,

Westside Community Association Advisory Committee

cc: Jennifer Barrett Jennifer.barrett@sonoma-county.org
Tennis Wick tennis.wick@sonoma-county.org

Attachments

1. WCA January 14, 2015 letter w/ attachements
2. Event warning sign at adjacent winery
3. AASHTO sight distances for roadway intersections
4. Aerial view of closest sensitive use to property line
5. Aerial view of closes sensitive use to property line
6. Production capacity of Westside Road wineries
7. Calculation of sq. footage of hospitality areas
8. Hospitality area dimensions
9. Iconic barn on Westside Road
10. Aerial view of concentration area



BE
PREPARED
TO STOP

Permitted Winery Processing Capacity for Wineries in the Westside Area

#	Winery_Name	Prod_Cap Cases/Yr	Use permit number	Street Number	Street Name
1	Geyser Peak	100,000	UPE00-0016	2306	Magnolia
2	MacPhail Family Wines	5,000	UPE-06-0039	851	Magnolia
3	Kistler	120	UPE06-0058	493	W. North
4	UpTick	20,000	UPE09-0063	779	Westside
5	DeVero	3,000	UPE10-0031	766	Westside
6	Mill Creek Vineyards	12,000	UPE80-52A	1401	Westside
7	Passalacqua	12,000	UPE9571	2062	Mill Creek
8	Armida Winery	32,000	UPE11-0072	2201	Westside
9	De la Montanya	10,000	UPE00-0001	745	Foreman
10	Twomey Cellars	30,000	UPE98-0155	3004	Westside
11	Matrix Winery	50,000	UPE01-0093	3291	Westside
12	Flowers	150,000	UPE97=0016	4032	Westside
13	Lion Natha(MacRostie)	10,000	UPE07-0123	4605	Westside
14	Landy Vineyards	5,000	UPE07-0060	2347	Sweetwater
15	Landmark	30,000	UPE13-0026	6050	Westside
16	J Rochioli Vineyards	15,000	UPE03-0019	6192	Westside
17	William Selyem (Allen)	16,000	UPE04-0018	6575	Westside
18	Arista Winery	20,000	UPE09-0026	7015	Westside
19	William Selyem	35,000	UPE04-0074	7227	Westside
20	Thomas George Estate	20,000	UPE10-0019	8075	Westside
21	Porter Creek	9,000	UPE86-0136	8735	Westside
22	Rob Tomerlin	500	UPE01-0110	8605	Westside
23	Moshin Vineyards	30,000	UPE01-0058	10295	Westside
24	Gary Farrell Winery	30,000	UPE99-0026	10701	Westside
	Total Case Productio	**644,620**			
	Total # of Wineries	**24**			

Avg. Capacity w/o 2 largest and 2 smallest = <u>19,575 cases</u>
Avg. Capacity wineries apprv. In last 10 years = <u>17,571 cases</u>
Avg. Capacity of all 24 wineries = <u>26,860 cases</u>

Calculations of Square Footages from Hop Kiln Application Drawings

Drawing A1.10

1. Existing Hop Kiln buildings 2 buildings at 35.5' X 35.5' X2 = 2,520 sq. ft.

Added footprint area from rebuilding Hop Kilns

1 - 16'X10' = 160 sf. Electrical/HVAC space
1- 16'X10' = 160 sf. Mechanical/Plumbing
1- 10'X10' = 100 sf. Stair well
1 – 6'X10' = 60 sf. Elevator
Total increase = 480 sf.

Ratio of new to existing square footage to new = 480/2,520 = **19% increase.**

Currently there is no use of the non-conforming hop kiln structures. Even if there was a legal non-conforming use such as a tasting room, or other such use, the proposed modifications exceed 10% of the existing footpring of the building.

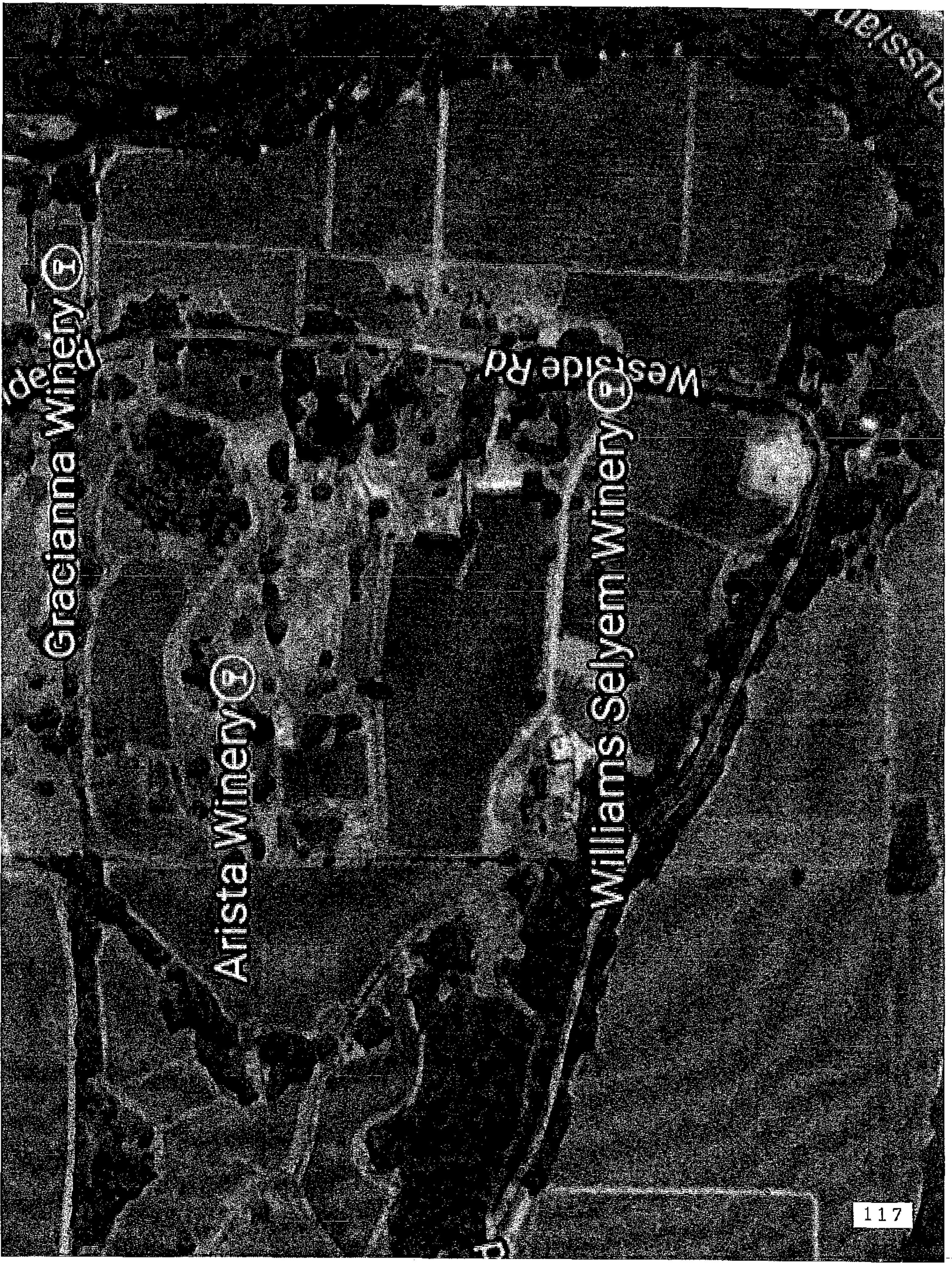
Calculation of Square footage of visitor serving and entertaining facilities

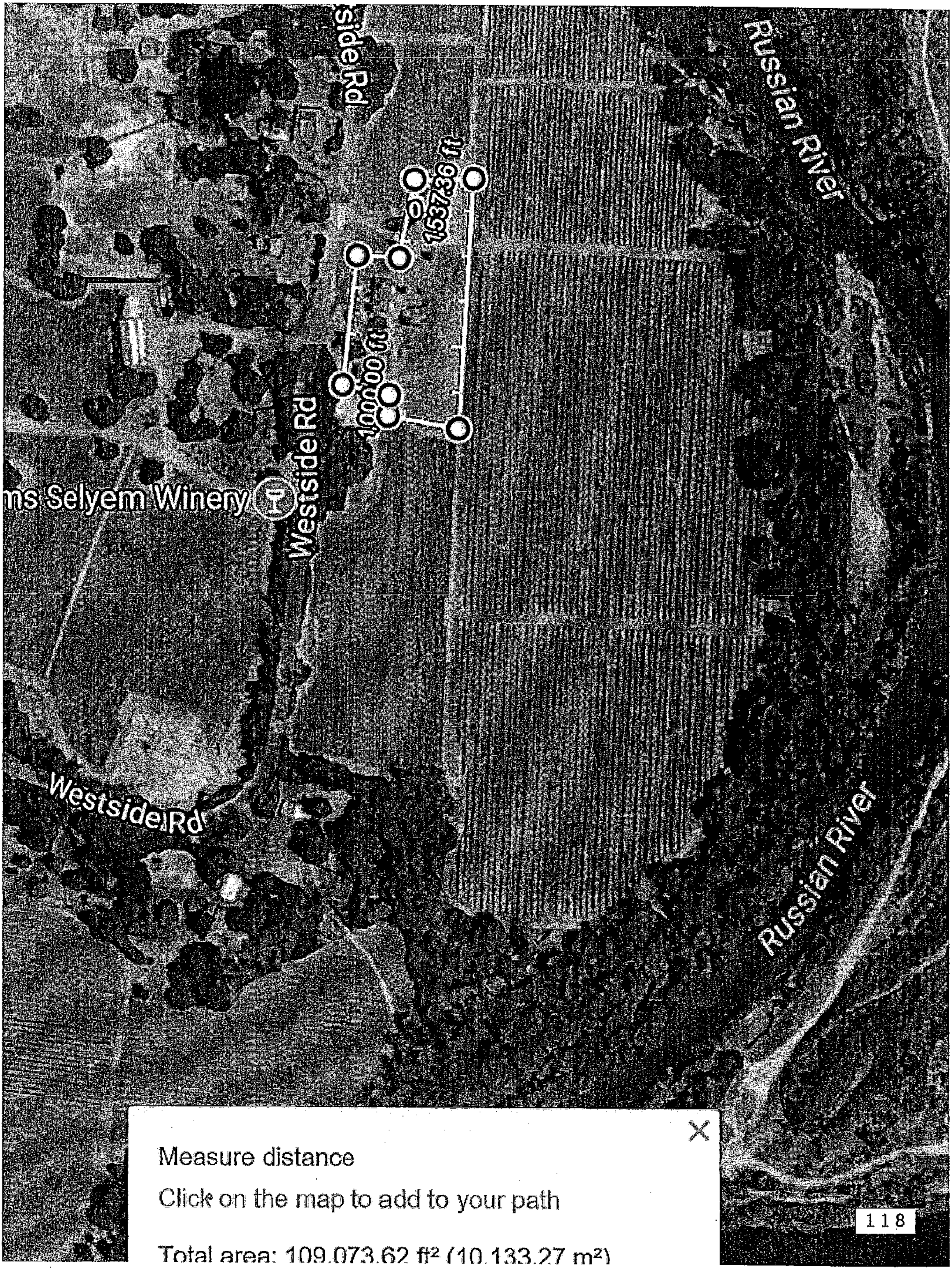
Hop Kilns tasting rooms	2,520 sf.
Winery tasting rooms	4,200 sf.
Bale Barn	3,600 sf.
Bridge	1200 sf.
Total	11,700 sf.

Winery size approximately 26,000 sf. plus cave storage.

Winery sf. calculations

Main Building 1st fl.	75X230=17,250
Main Building 2nd fl.	=12,500
Truck area	= 6,000
Mechanical	= 1.500
Hop Kiln	=5.000
Bale Barn	=4,000
Total	=46,250 buildings

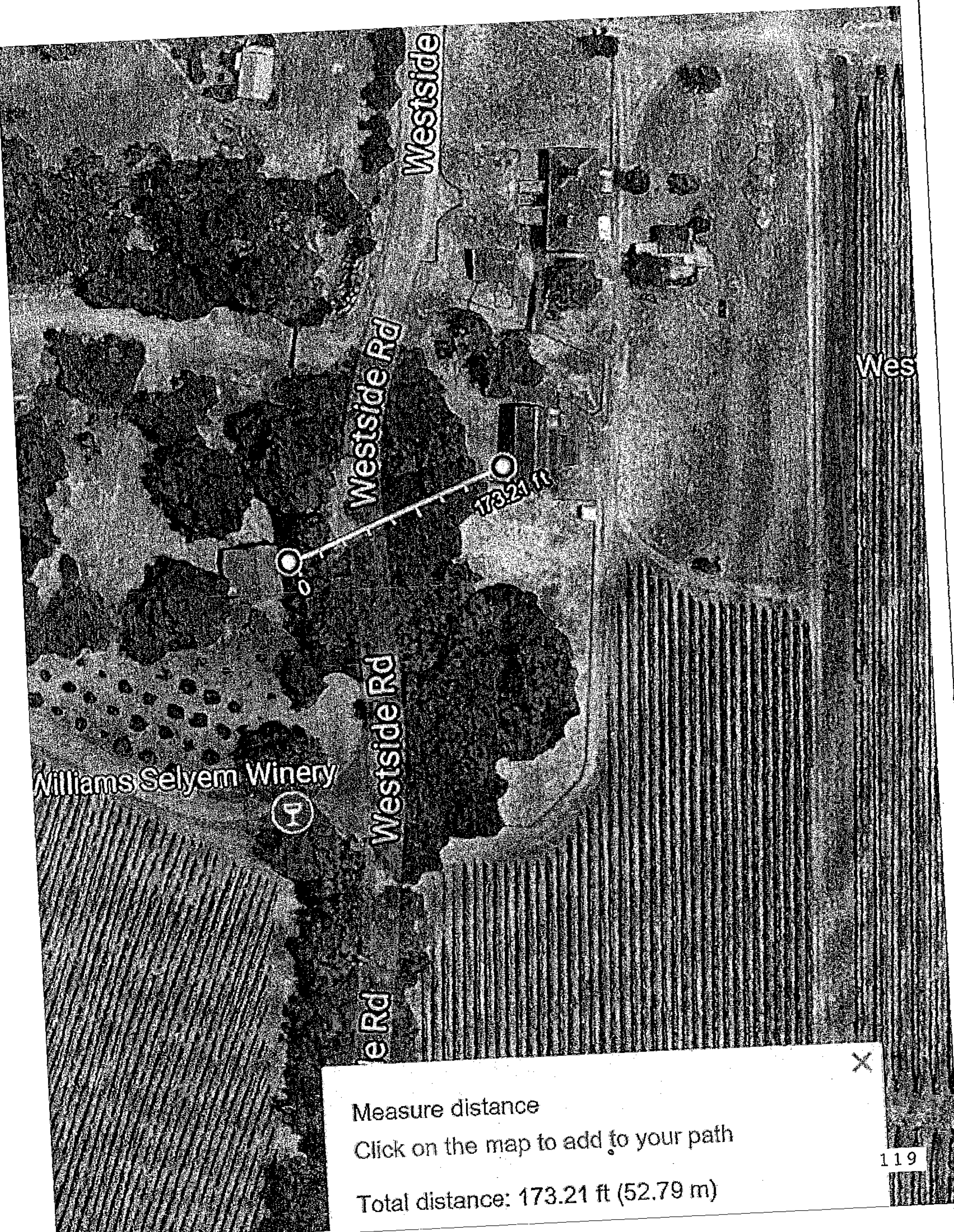

Gracianna Winery
ide Rd
Arista Winery
Williams Selyem Winery
Westside Rd
ussian



Measure distance

Click on the map to add to your path

Total area: 109,073.62 ft^2 (10,133.27 m^2)



Measure distance

Click on the map to add to your path

Total distance: 173.21 ft (52.79 m)

Sent: Monday, July 06, 2015 9:08 AM
To: McCall Miller
Subject: Fw: Landmarks Commission - Ramey

On Monday, July 6, 2015 8:16 AM, Jim Dreisback <jmdreisback@yahoo.com> wrote:

Dear Landmarks Commissioners

I am writing in response to the request by Ramey Vineyards LLC to have APN 110-240-040 removed from consideration for Historic District status.

As a 60+ year resident of Westside Road I have seen many changes on this small stretch of rural road. Living nearing 10 miles from town and working in Healdsburg all my life I have had a front row seat, nearly every day, to the changes that have taken place. With the unprecedented growth of the wine industry in the area, we seem to be loosing our heritage properties at an alarming rate. The property at 7097 Westside Road is a perfect example of one of the few remaining heritage properties that add to the rural character that make Westside Road a special place for its residents and visitors alike.

The Litton ranch is one of the few remaining remnants of the flourishing hop industry that played such an important role in the agricultural history of Sonoma County. This was a true working ranch with a farm house, equipment and storage barns, and an operating hop kiln and bailing barn. Knapp Architects states "Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property". This is beyond my comprehension since I have always viewed this as one ranch. Knapp Architects refers to the subject property as a "home farm". Doesn't that in itself mean they are interrelated? Knapp also states that the "very old" Main House and Barn "appear" not to be eligible to the California Register. I wonder if they might appear to be eligible of the California Register by another architectural firm.

I don't understand Knapps Architects continued efforts to disconnect the two parcels in question. They talk about an "ambiguous visual connection to the subject property, at best", but anyone who stands on either property can easily see that vistas from either property is enhanced by the other. In other Historic Districts I have noted that the propose of the district is to propose boundaries that protect vistas, and that other buildings contribute positively to the environment setting. These boundaries also help to control projected road work and development in the area that would detract from the historic nature of the hop barns. APN 110-240-040 must be protected in order to insure the significance of the hop processing facilities. The statement that HD designation may "inhibit future changes on the subject parcel" is actually the reason why both properties need to be included in the historic district.

In the conclusion to the "Supplement to Historical Study" Knapp states that "If the current winery proposal is approved.....then the HD zoning overlay is applied to it afterwards, there could be the perverse effect..." Fortunately no project has been approved for the parcel in question, so that is not a concern. Then Knapp reaches the conclusion "(Even worse, applying HD zoning to the subject parcel now could interfere with the winery project which offers the only hope of preserving the deteriorating hops complex....)". I must take exception to this conclusion. How could Knapp possibly know that the ONLY way to save the hop barn complex is to disallow the HD overlay on the farm house property? I conclude that the best way to preserve the historic nature of the Litton property is to include both parcels in a Historic District. This would save one of the few remaining heritage properties for generations to come. I ask that the Landmark Commisson look past the current owners and recognize the importance of your actions in saving this most valuable Sonoma County asset, for now and in the future.

Thank you

Jim Dreisback

9545 Westside Road

Healdsburg, CA 95448

From: Jim Dreisback [jmdreisback@yahoo.com]
Sent: Monday, July 06, 2015 9:08 AM
To: McCall Miller
Subject: Fw: Landmarks Commission - Ramey

On Monday, July 6, 2015 8:16 AM, Jim Dreisback <jmdreisback@yahoo.com> wrote:

Dear Landmarks Commissioners

I am writing in response to the request by Ramey Vineyards LLC to have APN 110-240-040 removed from consideration for Historic District status.

As a 60+ year resident of Westside Road I have seen many changes on this small stretch of rural road. Living nearing 10 miles from town and working in Healdsburg all my life I have had a front row seat, nearly every day, to the changes that have taken place. With the unprecedented growth of the wine industry in the area, we seem to be loosing our heritage properties at an alarming rate. The property at 7097 Westside Road is a perfect example of one of the few remaining heritage properties that add to the rural character that make Westside Road a special place for its residents and visitors alike.

The Litton ranch is one of the few remaining remnants of the flourishing hop industry that played such an important role in the agricultural history of Sonoma County. This was a true working ranch with a farm house, equipment and storage barns, and an operating hop kiln and bailing barn. Knapp Architects states "Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property". This is beyond my comprehension since I have always viewed this as one ranch. Knapp Architects refers to the subject property as a "home farm". Doesn't that in itself mean they are interrelated? Knapp also states that the "very old" Main House and Barn "appear" not to be eligible to the California Register. I wonder if they might appear to be eligible of the California Register by another architectural firm.

I don't understand Knapps Architects continued efforts to disconnect the two parcels in question. They talk about an "ambiguous visual connection to the subject property, at best", but anyone who stands on either property can easily see that vistas from either property is enhanced by the other. In other Historic Districts I have noted that the propose of the district is to propose boundaries that protect vistas, and that other buildings contribute positively to the environment setting. These boundaries also help to control projected road work and development in the area that would detract from the historic nature of the hop barns. APN 110-240-040 must be protected in order to insure the significance of the hop processing facilities. The statement that HD designation may "inhibit future changes on the subject parcel" is actually the reason why both properties need to be included in the historic district.

In the conclusion to the "Supplement to Historical Study" Knapp states that "If the current winery proposal is approved.....then the HD zoning overlay is applied to it afterwards, there could be the perverse effect..." Fortunately no project has been approved for the parcel in question, so that is not a concern. Then Knapp reaches the conclusion "(Even worse, applying HD zoning to the subject parcel now could interfere with the winery project which offers the only hope of preserving the deteriorating hops complex....)". I must take exception to this conclusion. How could Knapp possibly know that the ONLY way to save the hop barn

Dear Landmark Commissioners, UPE14-0008

I am responding the Knapp Architects supplement study for the Ramey Winery project at 7097 Westside Road. At your December 2nd meeting, your commission recommended that the parcel on the west side of Westside Road also be designated as HD. The parcel opposite the street on the east side currently has the HD overlay. I support your evaluation and recommendation.

The Knapp Architects Supplemental Study says that the buildings on either side of the street don't relate to each other or depend on each other. But common sense, suggests to me that they very much depended upon and related to each other.

"Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property." (page 10)

In considering the ranch and its buildings, it makes sense to me that the farmhouse was the hub of the ranch, and the other buildings supported the activities of the ranch owners.

The farmhouse looks down upon the hop and baling barns. Both pictures were taken in the front yard of the farmhouse. One shows the house, turning to the east, is the view of the barns.

applying HD zoning to the subject parcel now could interfere with the winery project which offers the **only hope** of preserving the deteriorating hops complex.) For these reasons, it appears that the intent of the HD zoning can best be achieved by applying it only to the Hop Kiln, Baling Barn, and Trestle; the County's prevailing zoning regulations are the best choice for the subject parcel.

What is troubling is that this conclusion seems like a threat with no other solution.

It is my hope that the project built at this site be appropriate in its scope, size and fit to support Sonoma County's farming heritage and embrace the rural character of the scenic corridor on Westside Road.

Sincerely

Nancy Citro
4160 Westside Road
Healdsburg, CA 95448

Dear Landmark Commissioners, UPE14-0008

I am responding the Knapp Architects supplement study for the Ramey Winery project at 7097 Westside Road. At your December 2nd meeting, your commission recommended that the parcel on the west side of Westside Road also be designated as HD. The parcel opposite the street on the east side currently has the HD overlay. I support your evaluation and recommendation.

The Knapp Architects Supplemental Study says that the buildings on either side of the street don't relate to each other or depend on each other. But common sense, suggests to me that they very much depended upon and related to each other.

"Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property." (page 10)

In considering the ranch and its buildings, it makes sense to me that the farmhouse was the hub of the ranch, and the other buildings supported the activities of the ranch owners.

The farmhouse looks down upon the hop and baling barns. Both pictures were taken in the front yard of the farmhouse. One shows the house, turning to the east, is the view of the barns.

The fact that there is now a busy two lane road cutting through the ranch, doesn't change the history that it was once a working ranch with a house, a commercial farming operation, and other buildings that supported the animals and maintenance of the ranch.

Another point in the study - the property history clearly mentions a collection of buildings, specifically the blacksmith shop, smoke house, corn crib and small barn. Only the small barn is mentioned in the study, and it states "these buildings are no longer extant" Did the author mean no longer stand out, or no longer exist? I believe they do exist.

The property history says the rear half of the Barn was probably built in the 1800s and that the
Kaisers "rebuilt deteriorated walls, installed new roof, rebuilt and expanded breezeway porches..." It says "Barn/garage adjacent to home was renovated, expanded and re-roofed in
1989." It describes the Cottage as "Garden cottage and deck with walk-in cold box built in 1992,
with permits." It refers to a "Collection of small buildings on home site—blacksmith shop, smoke house, corn crib, small barn—all add historic charm. All are in use, though upgrade work remains to be done." **These buildings are no longer extant**.

A final conclusion in the study states:

mostly to inhibit future changes on the subject parcel. If the current winery proposal is approved for the subject parcel and then the HD zoning overlay is applied to it afterwards, there could be the perverse effect of holding the subject parcel for many years in the condition it will reach when the new winery is completed. (Even worse,

applying HD zoning to the subject parcel now could interfere with the winery project which offers the **only hope** of preserving the deteriorating hops complex.) For these reasons, it appears that the intent of the HD zoning can best be achieved by applying it only to the Hop Kiln, Baling Barn, and Trestle; the County's prevailing zoning regulations are the best choice for the subject parcel.

What is troubling is that this conclusion seems like a threat with no other solution.

It is my hope that the project built at this site be appropriate in its scope, size and fit to support Sonoma County's farming heritage and embrace the rural character of the scenic corridor on Westside Road.

Sincerely

Nancy Citro
4160 Westside Road
Healdsburg, CA 95448

CMPR

CARLE, MACKIE, POWER & ROSS LLP
ATTORNEYS

July 1, 2015

VIA EMAIL ONLY

Sonoma County
Landmarks Commission
c/o Traci Tesconi, PRMD Supervising Planner
(Traci.Tesconi@sonoma-county.org)

Re: UPE 14-0008
Applicant: David and Carla Ramey

Dear Commissioners:

This letter is in support of the Rameys' request that the Historical District designation not be applied to the portion of their proposed project along the west side of Westside Road but, instead, be applied only to a separate parcel across the road, to the east. As you may recall, the Rameys have already agreed to allow the imposition of HD zoning on that eastern parcel: the parcel containing the historic hop kilns and related structures.

The purpose of the upcoming Landmarks hearing on this project (set for July 7, 2015) is to further discuss whether HD zoning is appropriate for the portion of the proposed project that lies on the west side of Westside Road. The Joint Landmarks Commission and Design Review Committee meeting of December 2, 2014 issued a recommendation that all parcels comprising the project - on both sides of Westside Road - be designated HD zoning. The Rameys have asked for reconsideration of that one issue.

The property on the west side of the road is APN 110-240-040 and lies within the Fifth Supervisorial District. The east parcel - containing the hop kilns and related buildings - is across the road and is identified as APN 110-240-031. That eastern parcel is in the Fourth Supervisorial District. A copy of the County Assessor's Map for that portion of Westside Road is attached to this letter, with the Ramey parcels marked in yellow and the neighbors' properties marked in green.

As suggested by the Joint Landmarks Commission and Design Review meeting last December, the Rameys retained Knapp Architects to prepare a supplemental report specifically discussing the portion of the project along the west side of Westside Road. That report was submitted to you in April 2015. As indicated in the Supplement to Historical Resource Study, the west side of the property contains buildings of a different nature and character than the historic east side.

The western portion of the project is different from the eastern portion in many ways. First, the western portion is about 1/10 the size of the property on the east side of the road. [Supplement, p. 3]. Second, the buildings on the west side of the road are not directly across from the east side's hop kilns and related buildings. [Supplement, p. 4]. Third, in relatively recent times, the property on the west side of the road has had many changes: the construction and installation of an irrigation pond, several additions to the "main house" with associated changes in both roof line and building outline, and changes to the barn as late as 1989 with visible differences in architecture/construction in various portions of the building. [Supplement, pgs. 4, 6, 10]. Fourth, while the main house and barn had early beginnings, "they can no longer convey their beginnings clearly enough to be eligible for their age alone." [Supplement, p. 15]. Fifth, several of the original buildings have already been torn down [Supplement, p. 8] and the Pole Barn and Cottage are relatively recent construction [Supplement, p. 13]. Finally, unlike the hop kilns and related structures on the east side of the road, there is no evidence that the buildings on the west side are any more historic than other properties on the roadway: The Main House, the Barn, and the Shed are not buildings which "embody the distinctive characteristics of a type, period, region, or method of construction." [Supplement, p. 13].

As such, on behalf of David and Carla Ramey and their family members, we ask that the Landmarks Commission make a recommendation that the HD zoning be applied only to the portion of this project that is on the east side of the road (APN 110-240-031) and that the parcel on the west side of the road (APN 110-240-040) remain governed by the County's prevailing zoning regulations.

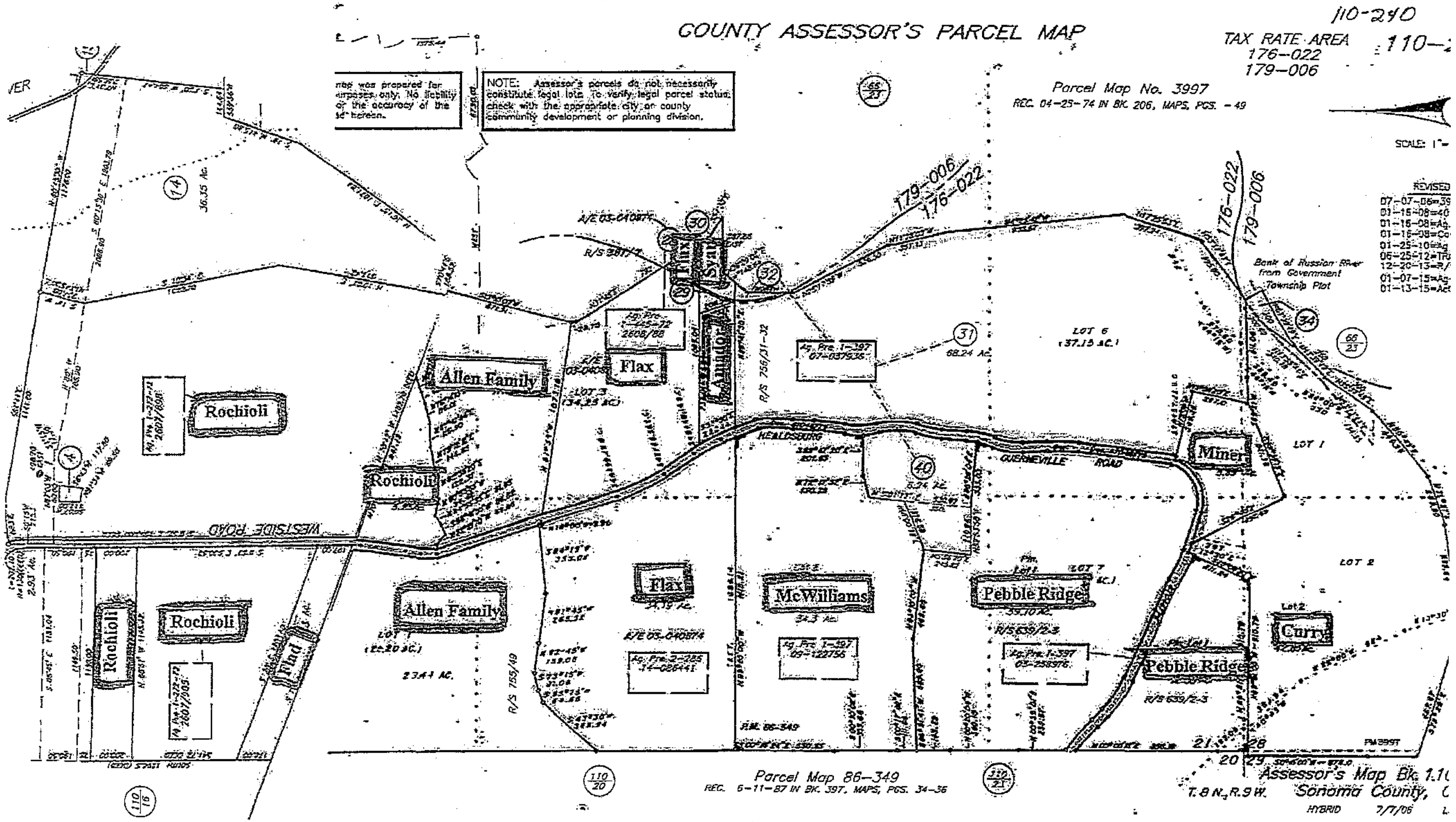
Thank you for your consideration of this letter as well as the Knapp Supplement to Historical Resources Study discussing the property on the west side of the roadway.

Very truly yours,

Kimberly Corcoran

Kimberly Corcoran

KC/lm
Enclosure
cc: Clients


COUNTY ASSESSOR'S PARCEL MAP
110-240
TAX RATE AREA 176-022 179-006
110-
Parcel Map No. 3997
REC. 04-25-74 IN BK. 206, MAPS, PGS. - 49
NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.
map was prepared for purposes only. No liability of the accuracy of the data herein.
SCALE: 1"=
REVISED
07-07-06=39
01-15-08=40
01-15-08=Ag.
01-15-08=Co
01-25-10=Ag
06-25-12=TR
12-20-13=R/
01-07-15=Ag
01-13-15=Ac
Bank of Russian River from Government Township Plot
179-006
176-022
LOT 6 (37.15 AC.)
68.24 Ac.
Ag. Pre. 1-397 07-037936
Ag. Pre. 1-445-72 2608/88
A/E 03-04097
R/S 3817
R/S 756/31-32
Flax
Syar
Amador
Allen Family
Rochioli
Rochioli
Allen Family
Flax
McWilliams
Pebble Ridge
Pebble Ridge
Miner
Curry
Find
Rochioli
Rochioli
LOT 3 (34.25 AC.)
A/E 03-04097
WESTSIDE ROAD
HEALDSBURG
GUERNEVILLE ROAD
LOT 7 (23.20 AC.)
23.41 AC.
R/S 755/49
34.19 Ac.
A/E 03-040874
Ag. Pre. 2-285 74-026441
34.3 Ac.
Ag. Pre. 1-397 05-122756
Ag. Pre. 1-397 05-238976
R/S 639/2-3
LOT 1
LOT 2
Lot 2
36.35 Ac.
2.93 Ac.
Ag. Pre. 1-272-72 2607/898
Ag. Pre. 1-272-72 2607/905
P.M. 86-349
PM3997
14
29
30
31
32
34
40
A
66/23
66/23
110/16
110/20
110/21
VER
21 28
20 29
Parcel Map 86-349
REC. 6-11-87 IN BK. 397, MAPS, PGS. 34-36
T.8 N., R.9 W.
Assessor's Map Bk. 110
Sonoma County, C
HYBRID 7/7/06

Traci Tesconi

From: Denise Peter
Sent: July 07, 2015 8:07 AM
To: Traci Tesconi
Subject: FW: Landmarks Commission - Ramey

From: Jim Dreisback [mailto:jmdreisback@yahoo.com]
Sent: July 06, 2015 8:16 AM
To: Denise Peter
Subject: Landmarks Commission - Ramey

Dear Landmarks Commissioners

I am writing in response to the request by Ramey Vineyards LLC to have APN 110-240-040 removed from consideration for Historic District status.

As a 60+ year resident of Westside Road I have seen many changes on this small stretch of rural road. Living nearing 10 miles from town and working in Healdsburg all my life I have had a front row seat, nearly every day, to the changes that have taken place. With the unprecedented growth of the wine industry in the area, we seem to be loosing our heritage properties at an alarming rate. The property at 7097 Westside Road is a perfect example of one of the few remaining heritage properties that add to the rural character that make Westside Road a special place for its residents and visitors alike.

The Litton ranch is one of the few remaining remnants of the flourishing hop industry that played such an important role in the agricultural history of Sonoma County. This was a true working ranch with a farm house, equipment and storage barns, and an operating hop kiln and bailing barn. Knapp Architects states "Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property". This is beyond my comprehension since I have always viewed this as one ranch. Knapp Architects refers to the subject property as a "home farm". Doesn't that in itself mean they are interrelated? Knapp also states that the "very old" Main House and Barn "appear" not to be eligible to the California Register. I wonder if they might appear to be eligible of the California Register by another architectural firm.

I don't understand Knapps Architects continued efforts to disconnect the two parcels in question. They talk about an "ambiguous visual connection to the subject property, at best", but anyone who stands on either property can easily see that vistas from either property is enhanced by the other. In other Historic Districts I have noted that the propose of the district is to propose boundaries that protect vistas, and that other buildings contribute positively to the environment setting. These boundaries also help to control projected road work and development in the area that would detract from the historic nature of the hop barns. APN 110-240-040 must be protected in order to insure the significance of the hop processing facilities. The statement that HD designation may "inhibit future changes on the subject parcel" is actually the reason why both properties need to be included in the historic district.

In the conclusion to the "Supplement to Historical Study" Knapp states that "If the current winery proposal is approved.....then the HD zoning overlay is applied to it afterwards, there could be the perverse effect..." Fortunately no project has been approved for the parcel in question, so that is not a concern. Then Knapp reaches the conclusion "(Even worse, applying HD zoning to the subject parcel now could interfere with the winery project which offers the only hope of preserving the deteriorating hops complex....)". I must take exception to this conclusion. How could Knapp possibly know that the ONLY way to save the hop barn complex is to disallow the HD overlay on the farm house property? I conclude that the best way to preserve the historic nature of the Litton property is to include both parcels in a Historic District. This would save one of the few remaining heritage properties for generations to come. I ask that the Landmark Commisson look past the current owners and recognize the importance of your actions in saving this most valuable Sonoma County asset, for now and in the future.

Thank you

Jim Dreisback
9545 Westside Road
Healdsburg, CA 95448

Dear Landmark Commissioners, UPE14-0008

I am responding the Knapp Architects supplement study for the Ramey Winery project at 7097 Westside Road. At your December 2nd meeting, your commission recommended that the parcel on the west side of Westside Road also be designated as HD. The parcel opposite the street on the east side currently has the HD overlay. I support your evaluation and recommendation.

The Knapp Architects Supplemental Study says that the buildings on either side of the street don't relate to each other or depend on each other. But common sense, suggests to me that they very much depended upon and related to each other.

"Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property." (page 10)

In considering the ranch and its buildings, it makes sense to me that the farmhouse was the hub of the ranch, and the other buildings supported the activities of the ranch owners.

The farmhouse looks down upon the hop and baling barns. Both pictures were taken in the front yard of the farmhouse. One shows the house, turning to the east, is the view of the barns.

applying HD zoning to the subject parcel now could interfere with the winery project which offers the **only hope** of preserving the deteriorating hops complex.) For these reasons, it appears that the intent of the HD zoning can best be achieved by applying it only to the Hop Kiln, Baling Barn, and Trestle; the County's prevailing zoning regulations are the best choice for the subject parcel.

What is troubling is that this conclusion seems like a threat with no other solution.

It is my hope that the project built at this site be appropriate in its scope, size and fit to support Sonoma County's farming heritage and embrace the rural character of the scenic corridor on Westside Road.

Sincerely

Nancy Citro
4160 Westside Road
Healdsburg, CA 95448

McCall Miller

From: Jim Dreisback [jmdreisback@yahoo.com]
Sent: Monday, July 06, 2015 9:08 AM
To: McCall Miller
Subject: Fw: Landmarks Commission - Ramey

On Monday, July 6, 2015 8:16 AM, Jim Dreisback <jmdreisback@yahoo.com> wrote:

Dear Landmarks Commissioners

I am writing in response to the request by Ramey Vineyards LLC to have APN 110-240-040 removed from consideration for Historic District status.

As a 60+ year resident of Westside Road I have seen many changes on this small stretch of rural road. Living nearing 10 miles from town and working in Healdsburg all my life I have had a front row seat, nearly every day, to the changes that have taken place. With the unprecedented growth of the wine industry in the area, we seem to be loosing our heritage properties at an alarming rate. The property at 7097 Westside Road is a perfect example of one of the few remaining heritage properties that add to the rural character that make Westside Road a special place for its residents and visitors alike.

The Litton ranch is one of the few remaining remnants of the flourishing hop industry that played such an important role in the agricultural history of Sonoma County. This was a true working ranch with a farm house, equipment and storage barns, and an operating hop kiln and bailing barn. Knapp Architects states "Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property". This is beyond my comprehension since I have always viewed this as one ranch. Knapp Architects refers to the subject property as a "home farm". Doesn't that in itself mean they are interrelated? Knapp also states that the "very old" Main House and Barn "appear" not to be eligible to the California Register. I wonder if they might appear to be eligible of the California Register by another architectural firm.

I don't understand Knapps Architects continued efforts to disconnect the two parcels in question. They talk about an "ambiguous visual connection to the subject property, at best", but anyone who stands on either property can easily see that vistas from either property is enhanced by the other. In other Historic Districts I have noted that the propose of the district is to propose boundaries that protect vistas, and that other buildings contribute positively to the environment setting. These boundaries also help to control projected road work and development in the area that would detract from the historic nature of the hop barns. APN 110-240-040 must be protected in order to insure the significance of the hop processing facilities. The statement that HD designation may "inhibit future changes on the subject parcel" is actually the reason why both properties need to be included in the historic district.

In the conclusion to the "Supplement to Historical Study" Knapp states that "If the current winery proposal is approved.....then the HD zoning overlay is applied to it afterwards, there could be the perverse effect..." Fortunately no project has been approved for the parcel in question, so that is not a concern. Then Knapp reaches the conclusion "(Even worse, applying HD zoning to the subject parcel now could interfere with the winery project which offers the only hope of preserving the deteriorating hops complex....)". I must take exception to this conclusion. How could Knapp possibly know that the ONLY way to save the hop barn

CMPR
CARLE, MACKIE, POWER & ROSS LLP
ATTORNEYS

July 1, 2015

VIA EMAIL ONLY

Sonoma County
Landmarks Commission
c/o Traci Tesconi, PRMD Supervising Planner
(Traci.Tesconi@sonoma-county.org)

Re: UPE 14-0008
Applicant: David and Carla Ramey

Dear Commissioners:

This letter is in support of the Rameys' request that the Historical District designation not be applied to the portion of their proposed project along the west side of Westside Road but, instead, be applied only to a separate parcel across the road, to the east. As you may recall, the Rameys have already agreed to allow the imposition of HD zoning on that eastern parcel: the parcel containing the historic hop kilns and related structures.

The purpose of the upcoming Landmarks hearing on this project (set for July 7, 2015) is to further discuss whether HD zoning is appropriate for the portion of the proposed project that lies on the west side of Westside Road. The Joint Landmarks Commission and Design Review Committee meeting of December 2, 2014 issued a recommendation that all parcels comprising the project - on both sides of Westside Road - be designated HD zoning. The Rameys have asked for reconsideration of that one issue.

The property on the west side of the road is APN 110-240-040 and lies within the Fifth Supervisorial District. The east parcel - containing the hop kilns and related buildings - is across the road and is identified as APN 110-240-031. That eastern parcel is in the Fourth Supervisorial District. A copy of the County Assessor's Map for that portion of Westside Road is attached to this letter, with the Ramey parcels marked in yellow and the neighbors' properties marked in green.

As suggested by the Joint Landmarks Commission and Design Review meeting last December, the Rameys retained Knapp Architects to prepare a supplemental report specifically discussing the portion of the project along the west side of Westside Road. That report was submitted to you in April 2015. As indicated in the Supplement to Historical Resource Study, the west side of the property contains buildings of a different nature and character than the historic east side.

100 B Street, Suite 400, Santa Rosa, California 95401 · tel: (707) 526.4200 fax: (707) 526.4707
CMPRLAW.COM

The western portion of the project is different from the eastern portion in many ways. First, the western portion is about 1/10 the size of the property on the east side of the road. [Supplement, p. 3]. Second, the buildings on the west side of the road are not directly across from the east side's hop kilns and related buildings. [Supplement, p. 4]. Third, in relatively recent times, the property on the west side of the road has had many changes: the construction and installation of an irrigation pond, several additions to the "main house" with associated changes in both roof line and building outline, and changes to the barn as late as 1989 with visible differences in architecture/construction in various portions of the building. [Supplement, pgs. 4, 6, 10]. Fourth, while the main house and barn had early beginnings, "they can no longer convey their beginnings clearly enough to be eligible for their age alone." [Supplement, p. 15]. Fifth, several of the original buildings have already been torn down [Supplement, p. 8] and the Pole Barn and Cottage are relatively recent construction [Supplement, p. 13]. Finally, unlike the hop kilns and related structures on the east side of the road, there is no evidence that the buildings on the west side are any more historic than other properties on the roadway: The Main House, the Barn, and the Shed are not buildings which "embody the distinctive characteristics of a type, period, region, or method of construction." [Supplement, p. 13].

As such, on behalf of David and Carla Ramey and their family members, we ask that the Landmarks Commission make a recommendation that the HD zoning be applied only to the portion of this project that is on the east side of the road (APN 110-240-031) and that the parcel on the west side of the road (APN 110-240-040) remain governed by the County's prevailing zoning regulations.

Thank you for your consideration of this letter as well as the Knapp Supplement to Historical Resources Study discussing the property on the west side of the roadway.

Very truly yours,

Kimberly Corcoran

Kimberly Corcoran

KC/lm
Enclosure
cc: Clients

McCall Miller

From:	Jim Dreisback [jmdreisback@yahoo.com]
Sent:	Monday, July 06, 2015 9:08 AM
To:	McCall Miller
Subject:	Fw: Landmarks Commission - Ramey

On Monday, July 6, 2015 8:16 AM, Jim Dreisback <jmdreisback@yahoo.com> wrote:

Dear Landmarks Commissioners

I am writing in response to the request by Ramey Vineyards ~~LLC to have~~ APN 110-240-040 removed from consideration for Historic District status.

As a 60+ year resident of Westside Road I have seen many changes on this small stretch of rural road. Living nearing 10 miles from town and working in Healdsburg all my life I have had a front row seat, nearly every day, to the changes that have taken place. With the unprecedented growth of the wine industry in the area, we seem to be loosing our heritage properties at an alarming rate. The property at 7097 Westside Road is a perfect example of one of the few remaining heritage properties that add to the rural character that make Westside Road a special place for its residents and visitors alike.

The Litton ranch is one of the few remaining remnants of the flourishing hop industry that played such an important role in the agricultural history of Sonoma County. This was a true working ranch with a farm house, equipment and storage barns, and an operating hop kiln and bailing barn. Knapp Architects states "Simply put, the subject property is best understood as a home farm, and APN 110-240-031 across the road is best understood as a hops operation, and they do not relate or depend on each other enough to be combined into a single property". This is beyond my comprehension since I have always viewed this as one ranch. Knapp Architects refers to the subject property as a "home farm". Doesn't that in itself mean they are interrelated? Knapp also states that the "very old" Main House and Barn "appear" not to be eligible to the California Register. I wonder if they might appear to be eligible of the California Register by another architectural firm.

I don't understand Knapps Architects continued efforts to disconnect the two parcels in question. They talk about an "ambiguous visual connection to the subject property, at best", but anyone who stands on either property can easily see that vistas from either property is enhanced by the other. In other Historic Districts I have noted that the propose of the district is to propose boundaries that protect vistas, and that other buildings contribute positively to the environment setting. These boundaries also help to control projected road work and development in the area that would detract from the historic nature of the hop barns. APN 110-240-040 must be protected in order to insure the significance of the hop processing facilities. The statement that HD designation may "inhibit future changes on the subject parcel" is actually the reason why both properties need to be included in the historic district.

In the conclusion to the "Supplement to Historical Study" Knapp states that "If the current winery proposal is approved.....then the HD zoning overlay is applied to it afterwards, there could be the perverse effect..." Fortunately no project has been approved for the parcel in question, so that is not a concern. Then Knapp reaches the conclusion "(Even worse, applying HD zoning to the subject parcel now could interfere with the winery project which offers the only hope of preserving the deteriorating hops complex....)". I must take exception to this conclusion. How could Knapp possibly know that the ONLY way to save the hop barn

January 23, 2015

Mr. Tennis Wick
Director, Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Dear Director Wick,

I write in response to the letter from Mr. Marc Bommersbach and the Advisory Board of the Westside Community Association dated January 14, 2015. I'd like to briefly correct and clarify a number of misstatements in that letter and their prior letters.

--We propose a winery of 32,000 square feet, cut-and-fill new construction with 21,000 square feet of caves—not the 46,000 square feet *plus* caves claimed. The winery site sits outside the 200 foot scenic corridor easement, and further, will not be visible from Westside Road.

--The three year average (2012-14) grape yield from the 42 acres of vineyard at Westside Farms is 214 tons. At 61 cases per ton, this will produce 13,000 cases of wine, not 7,000 to 9,000. We currently produce, within the city of Healdsburg, 40-45,000 cases of wine from about 700 tons of grapes. Of this, approximately two-thirds come from Sonoma County and one-third from Napa. In the Russian River AVA we have long bought grapes from the Dutton's, the Martinelli's, the Rochioli's and Kent Ritchie. Vineyards sources in 2014 along Westside Road include Campbell-McKinney, Bucher, Rochioli, and our own vineyard. In the Sonoma Coast AVA we buy from the Martinelli's Charles Ranch, the Platt Vineyard and Rodgers Creek Vineyard. "Locally-sourced" has been and is interpreted by the County as grapes from Sonoma County and adjacent counties. This language was inserted into our project statement at the request of our planning staffer, Traci Tesconi. It does not mean that we need to, or intend to, begin importing grapes from multiple adjacent counties; to suggest so is disingenuous. Our single largest product, and the one most likely to grow, is Russian River Chardonnay. It will grow as we begin, in 2017, to use all the Chardonnay from our property—most of which is now trucked to Chateau St. Jean in Kenwood.

--The concern about an increase in traffic overlooks the traffic engineer's conclusion that "the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips than the previous use for Westside Farms" [that of pumpkin patch and hay trailer rides].

--The stated calculations of entertainment and administrative space are wildly exaggerated. The winery building itself will have 45,470 square feet (sf) of production space (including 21,000sf of cave), not 27,050, and 7,460sf of administration, production offices and marketing space—exactly 14.09%. The hop kiln and baling barn do not pertain to this calculation. But even looking at lumping together the winery and the two barns, there will be 6,400sf of combined entertainment space in the two barns and the winery, not 11,700, and 4,500sf of offices, not 6,000.

--To characterize our project as an event center and assert that we're proposing a restaurant and resort facility is completely incorrect. We will be entertaining invited guests for a small number of lunches or dinners, mostly indoors. As stated in our proposal, there will be no weddings or concerts and none of the facilities will be available to outside parties. There is no reference to a restaurant on any of our plans. Marketing accommodations *are* allowed on Williamson Act properties [Rule 8.3-B-2]; we propose two of these, not two to four. These will be available by invitation for our employees and guests at no charge. The authors want to skip directly from the use of the hop kiln and baling barn for hops to our proposed use as tasting rooms, omitting their recent use for pumpkin patch sales and hay rides, which drew far more people and cars at one time than anything we might possibly envision.

--The fact that the existing barns lie within the 200-foot scenic setback was addressed by the joint Landmarks and Design Review Committees meeting, along with the height regulation [Design Review Committee Record of Action, Dec. 2, 2014, attached]. Without rehabilitation and repurposing to support the current economic use of the property, these two historic buildings will continue to decay and collapse.

--It is impossible to see how the 24 events requested might be construed as 44 event days.

--The authors claim a 19% increase in footprint of the hop kiln when in fact it will be 7.5%; that will be due to the elevator for handicap access so the internal footprint of the kilns will be respected.

We reached out to Nancy Citro of the Westside Community Association and met with a group of them at her home on September 5th, 2013. As the owners of two residences on Westside Road and members of the Association ourselves, we share their concerns about traffic and quality of life on Westside Road. Our property has a long history of commercial agriculture which we intend to continue; our daughter Claire has joined the family business and lives in the yellow farmhouse at Westside Farms with her husband, Ivan. Our son Alan is finishing his final semester of college and has informed us that he, too, intends to join the family business. At the September 5, 2013 meeting, however, we were informed that the steering committee of the Westside Community Association has adopted the position of opposing *any* additional tasting rooms on Westside Road. We went to the meeting hoping for a dialogue with our neighbors but instead ran into preformed opposition. The many false and distorted allegations in these letters might have been cleared up if they had reached out to us, but working together is not their intent: complete blockage of new projects is. We will continue to make ourselves available to our Westside Road neighbors and welcome the opportunity to correct their misconceptions.

Thank you for your consideration.

Sincerely,

David and Carla Ramey

Cc: Supervisor James Gore
Supervisor Efren Carrillo
Planning Commissioner Tom Gordon
Planning Commissioner Willie Lamberson
Planning Commissioner Pamela Davis
Planning Commissioner Tom Lynch
Planner Traci Tesconi

DESIGN REVIEW COMMITTEE RECORD OF ACTION

December 2, 2014

Item No.1 Time: 3:00 p.m.
File: UPE14-0008
Applicant: David and Carla Ramey
Staff: Traci Tesconi
Cont'd from: N/A
Env. Doc: N/A
Proposal: Request for a Use Permit and Administrative Design Review for a winery (two story, approx. 23,000 sq ft) with a maximum annual case production of 60,000 cases with a wine cave (approx. 20,720 sq ft) and conversion of hop kiln building to public and private tasting rooms open from 10 am to 5 pm, 7 days a week, and conversion of a hop baling barn to a public and private tasting room with a two-guest room marketing accommodation unit on the upper floor and to include 22 agricultural promotional events with a range of guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests) and participation in industry wide events totaling two event days with a maximum of 300 guests on 75 acres. A four- year Use Permit term is requested under Section 26-92-130 of the Zoning Code. No weddings or concerts are proposed. The parcel is under a prime Land Conservation Contract. The project site is located along a Scenic Corridor.
Location: 7097 Westside Road, Healdsburg
APN: 110-240-031, -032, and 040 Supervisorial Districts: 4 & 5
Zoning: LIA B6, 60 acre density, BR (Biotic Resource), SR (Scenic Resource), VOH (Valley Oak Habitat), F1 (Primary Floodplain), F2 (Secondary Floodplain)

Public Hearing: No

PEOPLE PRESENT:
Design Review Committee: Don MacNair, Jim Henderson, Melinda Grosch
Staff: Traci Tesconi
Applicant: David and Carla Ramey and their consultants
Others: Landmarks Committee and Staff, Denise Peter

PROJECT DESIGN: [ ] Final Review [ ] Referral [X] Preliminary Review

ACTION:	Project Design Needs Revision (see attached comments)	Project Design Approved (subject to comments and conditions attached)	Bring Back on Consent Prior to Issuance of Building Permit	Project continued to: ______	Bring Back to Staff Prior to Issuance of Building Permit
Site Plan	X				
Architecture	X				
Landscaping	X				
Signs	X				
Grading	N/A				
Exterior Lighting	X				
Fence Design	X				

VOTE: The Design Review Committee (DRC) approved the existing height of the Hop Kiln and Bale Barn buildings which exceeds 35 feet. The DRC also approved maintaining these two structures in their current footprint within the Scenic Corridor setback.

Don McNair: Aye Jim Henderson: Aye Melinda Grosch: Aye
Ayes: 3 Noes: 0 Absent: 0 Abstain: 0

The Land Marks Commission (LRC) and DRC took the following actions together:

- Final review of the project (after the Board of Zoning Adjustments decision) to be by the Joint LRC / DRC.

- The Joint LRC / DRC recommend that the HD (Historic Combining District) be added to the property.

DESIGN REVIEW RECORD OF ACTION SHEET
COMMENTS & CONDITIONS

Applicant: David and Carla Ramey
Address: 7097 Westside Road, Healdsburg
File: UPE14-0008
Date: December 2, 2014

NOTE: the applicant is urged to respond under each comment as to how plans have been revised. If a recommended change is not made, please indicate why. Please submit your responses with plans for Joint Landmarks Commission and Design Review Committee Final Design Review.

SITE PLAN

1. Parking on new winery (west) side of Westside Road the parking/drive seems to be a huge expanse of asphalt.

Response: ____________________

2. Flip parking stalls to opposite side of lot so that they are adjacent to building rather than having people cross the drive aisle.

Response: ____________________

3. Trash enclosure – where is it?

Response: ____________________

ARCHITECTURE: Building Elevations, Colors, Materials, etc.

1. New winery building is so completely divergent from the historic nature of the Hop Kiln, etc. Completely modern office type structure out in the rural area. Not the appropriate aesthetic for this location. How do you soften the building without relying only on the vines?

Response: ____________________

2. Should not really be able to see solar panels as you approach the building or from above (adjacent properties).

Response: ____________________

3. Consider design elements or re-massing to soften the front Hop Kiln elevation. The ramp and elevator structure look ultra modern in contrast to the rural character of the Hop Kilns.

Response: ____________________

LANDSCAPING: Design, Plant Types and Sizes, Irrigation, etc.

1. Rethink the "rosemary garden" as it has a very rigid geometric structure and detracts from the Hop Kiln building. The retaining walls along the edges of this area are particularly distracting, but may need to be maintained to preserve characteristics of Hop Kiln buildings.

Response: ____.

2. Need tree islands in the parking lot – one every eight spaces.

Response: ____.

3. Consider framing but not obscuring view of north end of Hop Kiln building with vegetation.

Response: ____.

4. Put oaks in the roundabout middle of new winery (west side) parking lot rather than olives. Oaks are part of the vernacular of the landscape.

Response: ____.

5. Don't want the landscaping to change the character of the view as you come around the corner – iconic view of Hop Kiln building. Soften the retaining walls along edge of "rosemary" garden. Plant something more natural and not so rigid rather than the rosemary.

Response: ____.

6. DRC Committee member MacNair: Urges the use of oaks near Hop Kiln as this would have been an oak woodland.

Response: ____.

7. LC Committee member McAllister: New landscaping is too strident in front of the Hop Kiln building. Would like to see the grades and mood of the front the same as they are currently – retain the ramp as historic but garden doesn't work. Garden is a good idea but needs to be elsewhere. Front of Hop Kiln and Baling Barn needs to stay quieter. Landscape plans need to be more fully developed. Espalier apples may be problematic – too hot? And need shade in the parking area which they don't really provide.

Response: ____.

8. LC Committee member Much: Historic view of Hop Kiln is very important so make sure landscaping doesn't interfere with that. Leave ramp but replace rosemary with grasses. Berms to hide or soften retaining wall would be good.

Response: ____.

9. LC Committee member Simpson: Liked open landscaping; likes agricultural use in parking lot (apples, olives); don't obscure the view; don't "over polish" – keep the feel authentic.

Response: ____.

SIGNS

1. Are Corten letters going to be back lit?

Response: No.

2. Need full set of sign plans for all internal and directional signs and any signs that will be along Westside Road.

Response: ____.

ROAD

1. Crossing by pedestrians?

Response: Not going to be an issue as operating as two separate businesses.

2. Concerned about potential employee crossing road.

Response: ____.

EXTERIOR LIGHTING

1. Need lighting plans

Response: ____.

FENCE DESIGN

1. Need gate and entry designs and elevations

Response: ____.

From: Pamela Martinelli [pammy@sonic.net]
Sent: April 08, 2015 10:01 AM
To: Tennis Wick; James Gore; Efren Carrillo; tommgordon@gmail.com; willielamberson24@gmail.com; p.davis479@gmail.com; tlynch@sonic.net; Traci Tesconi
Subject: Proposed Ramey Winery Site

Director Wick, et al.,

We are writing to express our support of David and Carla Ramey's proposed winery project on Westside Road. We believe that this project will in fact preserve a precious part of this county's agricultural history.

So much of our county's agricultural success today stems from attracting visitors to our farms and facilities and providing an on-site personal experience. We believe that their repurposing of, and creating access to, these historic structures, while still maintaining an agricultural use, will benefit all of us in the long run. Without a viable economic use of the old Westside Farms baling barn and hop kiln, this property cannot sustain itself.

We have had a business relationship with the Rameys for going on eight years now. They have conducted their business with the utmost integrity and have always been true to their word. We believe their project will insure an agricultural use of this historic site, all the while providing much needed jobs and tax revenues for our county.

Sincerely,

Lee and Pamela Martinelli

Lee Martinelli
Fifth Generation Farmer
Martinelli Farms, Inc.

Pamela Martinelli
Accountant/Truck Driver
Martinelli Farms, Inc.

Westside Community Association

Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

January 14, 2015

Tennis Wick
Director, PRMD
2550 Ventura Avenue
Santa Rosa CA 95403

RE: UPE14-0008; 7097 Westside Road Healdsburg, Ramey Vineyards LLC

Dear Mr. Wick,

The Westside Community Association (WCA) submits the following comments regarding the proposed Use Permit for a new winery and entertainment facilities at 7097 Westside Road (Project).

The Project, which includes a large winery, several tasting rooms, restaurant related facilities, lounge and overnight accommodations, is:

1. Too large in scale,
2. Disproportionately focused on entertainment and events,
3. Located within the scenic corridor,
4. Situated in a high concentration of existing wineries and tasting rooms, and
5. Has cumulative impacts that have not been assessed.

1. Too Large in Scale: This is the most intense project ever proposed for Westside Road, and is out of scale with other recently permitted projects. The project consists of over 46,000 square feet of new construction plus the construction of wine caves, four (4) separate tasting rooms, including a VIP lounge, three (3) kitchens, and two (2) overnight accommodations.

A 60,000 case operation would be significantly larger than neighboring facilities. Westside Road has 23 permits for grape processing. While decades ago two facilities were permitted for more, the average maximum permitted production of the other 21 faculties is 20,000 cases. The 42 acres of grapes planted on the Project site translates into roughly 7,000 to 9,000 cases of production utilizing on-site fruit.

The Project proposes to import fruit from as far away as Lake, Mendocino, Napa and Marin counties. Since the vast bulk of the fruit will be transported to the winery, there is no justification for a winery size in this rural location much larger than the 20,000-case average in the area.

In addition, a 60,000 case winery, importing the bulk of its fruit from far away does not appear to have a strong agricultural justification for re-locating a processing facility currently located within the City of Healdsburg to an already impacted and important rural roadway.

Furthermore, the existing winery in Healdsburg employs a staff of 15 people. Moving the existing operation out of town will mean that 15 people that now work in a location with access to transportation and other services will have to commute out to the far reaches of Westside Road, and in addition to the extra truck trips for importing fruit, will add yet more traffic on this already impacted rural roadway.

2. Disproportionate focus on entertainment: A large proportion of the Project's square footage is geared around entertainment, events and commercial office space, and calls into question whether the visitor serving and administrative components of the project are truly incidental and secondary to agriculture. With the 3-story baling barn, tasting rooms in the hop kilns, and tasting rooms and kitchen located within the winery as well, there is more than 11,700 square foot of entertainment and visitor serving facilities, and 6,000 square feet of office space. Actual winery processing space is 27,050 square feet, which means that entertainment and office space is equal to approximately 65% of the space dedicated to actual wine processing. The County has determined that amount of marketing and administrative office uses should not exceed 15% of the winery size to be considered "incidental" in use.

The proposed lounge, commercial kitchen, food service facilities, and lodgings together, effectively represent a restaurant or resort facility, which is not allowed in neither LIA zoning nor on Williamson Act lands, and these features should be removed from the project.

The strong hospitality and entertainment orientation weakens the agricultural connection justifying a location in a very rural area on Westside Road. It suggests that the main reason for moving the existing processing facilities from a location in Healdsburg, with good highway and transportation access for it operations and employees, to Westside Road; is to exploit the location on this rural roadway, for commercial marketing purposes.

3. Scenic Corridor and Non-Conforming Use Restrictions: Westside Road is a designated Scenic Corridor under the Open Space Element of the County General Plan. The proposed project would result in several structures, parking and other development within the 200-foot setback. (See Attached WCA Letter submitted on December 2, 2014 to the Design Review Committee.)

The WCA does not believe that constructing tasting rooms and other visitor serving facilities in the location of the current hop kilns and bale barn complies with either Sonoma County zoning ordinances, the General Plan Open Space Element or Section 65567 of the State Planning and Zoning law.

Westside Road embodies Healdsburg's rich agricultural heritage, with scenic vistas and historic structures, which provide continuity with our past and enhance our quality of life. The Project threatens this heritage. This Project includes large structures and parking adjacent to historic buildings and viewscapes, and includes intense visitor serving uses that will be degrade the rural character of the area.

4. **Situated in a high concentration of existing facilities**: Per General Plan Ag Resource Elements AR – 5F(3), 5G, and AR-6F, a detrimental concentration of wineries, tasting rooms and event facilities is a rationale for the County to deny a discretionary Use Permit.

There are already three (3) other facilities with visitor serving uses within the quarter mile stretch of Westside Road where the Project is proposed to be located[1]. Adding a fourth, very large project in this particular stretch of road, in close proximity to several other event facilities, will create traffic issues that have not been assessed. In addition, Westside Road is a designated County bicycle way. It is one of the most popular bicycle routes in the County, and is used by farm equipment and many local and visiting motorists as well. Such a tight concentration of event facilities will also greatly impact the rural character and rural landscapes on this already impacted and important rural scenic byway.

Also, having the winery across the street from the tasting room and entertainment facilities will create additional road safety issues with visitors and employees forced to cross the narrow roadway with limited sight lines.

5. Cumulative Impacts: The cumulative impacts for an additional and very large project as proposed in the area will be significant. Westside Road currently has 27 permitted tasting rooms, entertainment facilities, and wineries. It is an area that has one of the highest concentrations of events and event facilities in the County, and already has a detrimental concentration of events and event facilities.

---

[1] Other three facilities - Arista UPE09-0026, William Seylem UPE04-0074, Gracianna Family Winery UPE10-0021,

As a consequence, the cumulative impacts of any additional projects will degrade the rural character of the area. A project proposing a 60,000 case, 46,000 square foot facility with 10,700 square feet of entertainment facilities, 6000 square feet of office space, hosting 44 event days, public tasting and lodging facilities, will have a detrimental impact on the neighborhood.

In addition, the project site is located in a cluster of tasting rooms and wineries that, with the addition of the proposed Project would result in four facilities within approximately one-quarter mile along Westside Road.

Conclusion: The Project is simply too large, and commercially oriented for a rural area such as Westside Road, and will be detrimental to the rural character of the area. In addition, having restaurant facilities and buildings located within the scenic corridor, the Project violates Sonoma County Zoning Code and General Plan requirements. For these reasons, the WCA does not support the County granting a discretionary use permit for the Project. The WCA is also concerned that features of this Project do not comply with the zoning code or Rule 8 of the Williamson Act, and calls into question why the Project was sent for Initial Study review before the non-compliant features are removed.

For the above reasons, the WCA believes that this Project is not suited for the proposed location on Westside Road and should be denied.

Respectfully Submitted,

Westside Community Association Advisory Committee

cc
Supervisor James Gore
Supervisor Efren Carrillo
Planning Commissioner Tom Gordon
Planning Commissioner Willie Lamberson
Planning Commissioner Pamela Davis
Planning Commissioner Tom Lynch
Planner Tracy Tesconi
Attachment

Westside Community Association

Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

December 2, 2014

Sonoma County Joint Design Review/Landmarks Commission
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: 7097 Westside Road, UPE14-0008

Dear Commissioners

This letter is on behalf of the Westside Community Association (WCA) regarding the proposed use of the existing hop kiln structures for entertainment and visitor serving uses, which is included the Ramey Use Permit application.

The WCA does not believe that constructing a tasting room and other visitor serving facilities in the location of the current hop kiln structures complies with either Sonoma County zoning ordinances, the General Plan Scenic Resource Element or Section 65567 of the State Planning and Zoning law.

Section 65567 of the State Planning and Zoning law prohibits issuance of a building permit in contravention of the General Plan's Open Space Element. The proposed new tasting room, entertainment and parking facilities intrude into the 200 foot setback and may not be built consistent with either State law or the General Plan requirements.

The existing hop kiln structures are non-conforming structures because they are located within the 200 ft. scenic corridor setback. The provision of Section 26-64-030 Scenic Resource Combining District apply to properties along scenic corridor, and delineates the conditions whereby construction may be permitted on the properties covered by this provision The proposed project is located in a scenic corridor and thus subject to the provision of this section. Since the proposed project is a not a maintenance, restoration or reconstruction of the existing hop kiln, but rather a new use, requiring virtually all new construction, there is no provision that would permit such new construction and new use within the 200 foot setback.

The provision of Section 26-64-030 allowing construction new barns and similar agricultural support services would also not apply as agricultural support services are spelled out in Policy AR-5f as processing, storage, bottling, canning, and packaging. The proposed use is clearly visitor serving.

Similarly Article 94 – Nonconforming Uses of the Sonoma County Zoning Code delineates the circumstances under which a non-conforming use may be continued or reconstruction may be permitted. Again, the proposed new use and construction does not comply with County codes. Under section 26-94-010 the non-conforming use may be replaced by a use of the same or less intensity upon obtaining a use permit. The proposed project does not qualify under this provision for two reasons. First, the use of the hop kiln structure has been abandoned for a sufficiently long time that any new use would not be replacing a current use. Second, the proposed use is not "the same or less intensity". A tasting room, VIP lounge, marketing accommodations, and two kitchens and dining areas is certainly not a less intensive use.

Section 26-94-020 delineates how a non-conforming use can be reconstructed. Under this provision, the need for reconstruction would have to be as the result of several enumerated circumstances – explosions, acts of god and the like, and presumably be replacement of an existing, non-commercial use. The proposed project does not meet these standard for a reconstruction.

Finally, even if the proposed new construction and use were a continuation of an existing non-conforming use, which is not the case, the proposed modifications, in addition to being a more intense use, would increase the foot print of the structures by more than 10% limitation contained in Section 26-94-010. Based on drawing A1.10 of the application the existing hop kiln structures would be increased by approximately 19%.

Therefore, for the above stated reasons, the WCA requests that the Landmarks Commission not recommend approval of this new construction because is does not comply with the County's General Open Space Element and the County's Zoning Ordinances.

Thank you for your consideration of the important matter.

Sincerely,

Westside Community Association Advisory Board

cc Tracy Tesconi

Westside Community Association

Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

December 2, 2014

Sonoma County Joint Design Review/Landmarks Commission
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: 7097 Westside Road, UPE14-0008

Dear Commissioners

This letter is on behalf of the Westside Community Association (WCA) regarding the proposed use of the existing hop kiln structures for entertainment and visitor serving uses, which is included the Ramey Use Permit application.

The WCA does not believe that constructing a tasting room and other visitor serving facilities in the location of the current hop kiln structures complies with either Sonoma County zoning ordinances, the General Plan Scenic Resource Element or Section 65567 of the State Planning and Zoning law.

Section 65567 of the State Planning and Zoning law prohibits issuance of a building permit in contravention of the General Plan's Open Space Element. The proposed new tasting room, entertainment and parking facilities intrude into the 200 foot setback and may not be built consistent with either State law or the General Plan requirements.

The existing hop kiln structures are non-conforming structures because they are located within the 200 ft. scenic corridor setback. The provision of Section 26-64-030 Scenic Resource Combining District apply to properties along scenic corridor, and delineates the conditions whereby construction may be permitted on the properties covered by this provision The proposed project is located in a scenic corridor and thus subject to the provision of this section. Since the proposed project is a not a maintenance, restoration or reconstruction of the existing hop kiln, but rather a new use, requiring virtually all new construction, there is no provision that would permit such new construction and new use within the 200 foot setback.

The provision of Section 26-64-030 allowing construction new barns and similar agricultural support services would also not apply as agricultural support services are spelled out in Policy AR-5f as processing, storage, bottling, canning, and packaging. The proposed use is clearly visitor serving.

Similarly Article 94 – Nonconforming Uses of the Sonoma County Zoning Code delineates the circumstances under which a non-conforming use may be continued or reconstruction may be permitted. Again, the proposed new use and construction does not comply with County codes. Under section 26-94-010 the non-conforming use may be replaced by a use of the same or less intensity upon obtaining a use permit. The proposed project does not qualify under this provision for two reasons. First, the use of the hop kiln structure has been abandoned for a sufficiently long time that any new use would not be replacing a current use. Second, the proposed use is not "the same or less intensity". A tasting room, VIP lounge, marketing accommodations, and two kitchens and dining areas is certainly not a less intensive use.

Section 26-94-020 delineates how a non-conforming use can be reconstructed. Under this provision, the need for reconstruction would have to be as the result of several enumerated circumstances – explosions, acts of god and the like, and presumably be replacement of an existing, non-commercial use. The proposed project does not meet these standard for a reconstruction.

Finally, even if the proposed new construction and use were a continuation of an existing non-conforming use, which is not the case, the proposed modifications, in addition to being a more intense use, would increase the foot print of the structures by more than 10% limitation contained in Section 26-94-010. Based on drawing A1.10 of the application the existing hop kiln structures would be increased by approximately 19%.

Therefore, for the above stated reasons, the WCA requests that the Landmarks Commission not recommend approval of this new construction because is does not comply with the County's General Open Space Element and the County's Zoning Ordinances.

Thank you for your consideration of the important matter.

Sincerely,

Westside Community Association Advisory Board

cc Tracy Tesconi

RECEIVED

DEC 0 1 2014

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

November 23, 2014

Landmarks Commission and Permit & Resource Management Department
County of Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403

FILE: UPE14-0008

RE: Request for Use Permit to allow conversion of hop kiln and baling barn to tasting rooms including two marketing accommodations rooms

Dear Commissioners,

This letter is intended to be applied to the public record as a positive declaration in favor of the use permit under consideration by the Permit & Resource Management Department in relation to the Ramey Cellars notice of waiver.

We are aware of the intent to use and acknowledge that the impacts, if any, will be minimal and concur with staff that any land use alteration is consistent with the neighborhood, land use zoning and county intent.

As neighbors we are familiar with the wine business and its need to offer the complete "Sonoma County" experience since healthy brands are critical to a viable and positive economic environment. We will be pleased to see the approval of this use permit and the restoration of a landmark that deserves reminding our community of its storied past. We are convinced the Ramey's will do a first-class job.

Best regards,

Trini + Lisa Amador

Trini and Lisa Amador
6910 Westside Road
Healdsburg, Ca 95448

6910 Westside Road Healdsburg, CA 95448 707-235-0660

Received 9-17-2014

Judith Olney, editor

July 28, 2014

Westside Area InfoZone

RECEIVED
SEP 17 2014
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Dear Judith,

I have been looking over your website and thought it would be a good idea to introduce myself and my family. After reading the details about our project online I thought your members might appreciate a bit more information about our plans. Before the purchase of Westside Farms became final in December of 2012, we were already familiar with the ranch as we took our then young children to the Kaiser's pumpkin patch a number of times along with their school communities. We have since learned that hundreds of local children, now grown, have shared this wonderful experience.

My husband David has been involved with making wine and buying grapes for over 30 years, mostly in Sonoma County. Working originally for other wineries, such as Simi, Matanzas Creek, Chalk Hill, and Rudd, to name a few; he/we started our own business in 1996 with 250 cases of Chardonnay. Today we make approximately 40,000 cases of wine per year, much of which is Chardonnay from the Russian River Valley. We lease 2 buildings in Healdsburg from the Deas family and a partnership which includes the Deas'. They are warehouse-type buildings on Haydon Street and Healdsburg Avenue.

Our children were born and attended school here in Sonoma County. Our daughter Claire, age 23, and her husband Ivan, live in the old farmhouse on Westside Farms which the Kaisers vacated in December. They have 12 chickens and hope for some goats. Ivan, originally from Montenegro, became a US citizen a few months ago. He grew up on a farm and is very handy to have on the property. Claire has come to work for us full-time at the winery since graduating from college.

Our son Alan, now 22, works for us during the summer between college terms and will be graduating next May. I handle the books, payroll, compliance, and multiple administrative tasks for our business. At the winery buildings we have 11 fulltime local Sonoma County employees, many which live here in Healdsburg. They make it all possible for us and I invite you to visit our website to meet them online. www.rameywine.com

Redwood Empire Vineyard Management has been farming the 42 acres of Chardonnay and Pinot Noir for some time now and is careful to make sure the grapes are farmed sustainably. We have 6 honeybee hives adjacent to the vines, lovingly cared for by Agustin Carrasco, who originally worked for the Kaisers and now works for us as a full-time ranch manager. Planting of bee friendly gardens is on-going. We take our responsibility as caretakers of this exceptional property very seriously.

Last year we commissioned BioEngineering Associates to repair severe erosion along the Russian River at the northern boundary of the property, the same company that the Rochiolis used up river. The natural approach of using layers of willow saplings, gravel, burlap and rock to stabilize the bank allowed us to retain riparian land and preserved vegetation. Tree root wads were placed in the Russian River along our property by the Russian River Wild Steelhead Society and State Fish and Game to create slow water habitat for salmon.

Our property has been in agriculture for over 100 years. It was originally planted with oats, hay and beans, then hops, and when that crop fell to mildew, prunes. Grapes were finally planted in 1990--the crop that enables the majority of local farmers to stay in agriculture and sell their fruit to wineries. We are proud to continue the tradition of supporting agriculture here in Sonoma County and feel that the purchase of this amazing property is the realization of a dream for our family and business.

We are in the process of re-submitting our use permit after receiving suggestions from Traci Tesconi, our planner, for additional studies which should help the planning commission get a clearer picture of our intentions and the state of affairs on the parcel.

Our plan is to refurbish the hop kilns and baling barn and convert them into tasting rooms. We have worked with our architect, Olle Lundberg, to preserve the shape and footprint of one of only eight hop kilns remaining in northern California. We will preserve the furnace and ducting on one side so visitors can see how the hops were processed. I have attached a photo to show how little the buildings will change with the renovation. A large vegetable and flower garden will be planted in front of the kilns with a small orchard planted off to the side. We also plan on building a winery on the upper side of the parcel hidden from the vantage of the road, half buried (cut and fill) so it will save energy and disappear into the slope. The winery will not be open to the public and all shipping fulfillment and case goods storage is off site at the Sonoma County Vintners Coop in Windsor. Not only is this arrangement more convenient for trucking, it also cuts traffic and wear and tear on a rural road. Our completed traffic study found that we would produce significantly less traffic in one year than the pumpkin patch generated in two months.

If you take the time to research our winery you will see that we are in the wine business, not in the event (i.e. wedding) business. None of the facilities we propose will be available for rental or use by outside parties. This August marks only the 3rd consumer event we have ever hosted, an invitation to our mailing list customers to taste our new releases. Most of the popular wine tasting weekends held locally are not attractive to us--our wines carry a higher price point than would be attractive to a large audience. We hope you will come to welcome us as new neighbors of the Westside Road community. As residents of Westside Road ourselves, can understand your concerns.

Thank you for taking the time to read my letter. My family and I welcome your questions.

Sincerely,

Carla Ramey

Ramey Vineyards/Ramey Wine Cellars

Work phone 707-433-0870 ext. 2107 - carla@rameywine.com

Subject: Re: UPE14-0008 Ramey Winery and Tasting room
Date: Tue, 25 Nov 2014 10:41:57 -0800
From: Nancy <healdsburggal@sonic.net>
To: Traci Tesconi <Traci.Tesconi@sonoma-county.org>

Good morning Traci

I have been reviewing this project description and I note that two of the historic buildings are not listed as being on the project. In the email below, I mention the blacksmith shop and the corn feeder. Also, the historic significance is not mentioned, the history starts with the purchase of the property by the Kaisers. Since this is such a historically significant property in our neighborhood, I would like to see all the building mentioned, and a discussion as to which ones are going to be torn down along with the history of this site.

Also, I have a phone number of Yolando Solano, but not her email address. Would you please forward this to her? and also add it to the packet for the Dec 2nd Landmarks Commission meeting?

Thank you Traci
Nancy Citro

Denise Peter

From: Bryan Much [bryanmuch@gmail.com]
Sent: December 01, 2014 9:35 AM
To: Denise Peter
Subject: Re: FW: Re: UPE14-0008 Ramey Winery and Tasting room -note from Nancy Citro

Hi Denise,
Are you able to comment on Nancy's concerns about the 2 bldgs? I'm not sure if any of this came up at the last mtg I was not present at.

thanks!
-Bryan

On Tue, Nov 25, 2014 at 4:09 PM, Denise Peter <Denise.Peter@sonoma-county.org> wrote:

Dear Commissioners,

Nancy Citro (healdburggal@sonic.net) requested that I send you her emails below containing her comments on historic resources at the Ramey Winery site. These are for your consideration for the upcoming Joint Design Review/Landmarks Commission Review meeting on Tuesday December 2, at 3 pm.

I will also distribute these emails in hardcopy form to you at the meeting.

Best,

Denise Peter, AICP

Planner III, Comprehensive Planning

Sonoma County Permit and Resource Management Dept.

2550 Ventura Ave., Santa Rosa, CA 95403

707-565-7385 (direct), 707-565-1180 (fax)

dpeter@sonoma-county.org

From: McCall Miller
Sent: November 25, 2014 3:41 PM
To: Denise Peter; Traci Tesconi
Cc: Chelsea Holup
Subject: FW: Re: UPE14-0008 Ramey Winery and Tasting room -note from Nancy Citro

This is an email from Nancy Citro regarding the upcoming Landmarks Commission meeting.

Traci- she attempted emailing you, but got your out of office auto-reply.

Denise- she asked this be sent to Yolanda, but I am sending it to you since you are now the lead on Landmarks Commission.

McCall

From: Nancy [mailto:healdsburggal@sonic.net]
Sent: Tuesday, November 25, 2014 2:23 PM
To: McCall Miller
Subject: Fwd: Re: UPE14-0008 Ramey Winery and Tasting room -note from Nancy Citro

Hi McCall
Thank you for returning my call. Would you please forward this to Yolando and the commissioners for the Dec 2nd agenda? Also, would you please send me the staff report?

Thanks for your help,

Nancy Citro
433-2928
healdsburggal@sonic.net

-------- Original Message --------

Subject: Re: UPE14-0008 Ramey Winery and Tasting room
Date: Tue, 25 Nov 2014 10:41:57 -0800
From: Nancy <healdsburggal@sonic.net>
To: Traci Tesconi <Traci.Tesconi@sonoma-county.org>

Good morning Traci

I have been reviewing this project description and I note that two of the historic buildings are not listed as being on the project. In the email below, I mention the blacksmith shop and the corn feeder. Also, the historic significance is not mentioned, the history starts with the purchase of the property by the Kaisers. Since this is such a historically significant property in our neighborhood, I would like to see all the building mentioned, and a discussion as to which ones are going to be torn down along with the history of this site.

Also, I have a phone number of Yolando Solano, but not her email address. Would you please forward this to her? and also add it to the packet for the Dec 2nd Landmarks Commission meeting?

Thank you Traci
Nancy Citro

On 3/4/2014 8:57 AM, Traci Tesconi wrote:

> Hi Nancy,
>
> Thank you for the historical information about the site. Yes, I knew Ron and Pam Kaiser very well – great folks. I met with David Ramey at the site. With the amount of vineyard planted on the site there are options available to them to keep the old farmhouse, so I will continue to work with them with that goal in mind.
>
> Great that you are working with Yolanda on the grant for Westside Road in general.
>
> Sincerely,
>
> Traci Tesconi

Planner III / Project Review Section of PRMD

direct line: (707) 565-1903 / fax : (707) 565-1103

e-mail address: Traci.Tesconi@sonoma-county.org

From: Nancy [mailto:healdsburggal@sonic.net]
Sent: Monday, March 03, 2014 6:11 PM
To: Traci Tesconi
Subject: Re: UPE14-0008 Ramey Winery and Tasting room

Hi Traci

Thank you for taking the time to send me an email explaining the process, I appreciate it. The parcel may not be zoned HD but it probably has the oldest buildings on this site than any other on Westside Road. There is a rich history and hopefully is well documented at our local Healdsburg museum and at the Northwest Information Center.

This is going to be a tough project for me because I worked at Westside Farms for many years and am personal friends with the former owners. It is a mixed blessing. I know the Rameys' have plans to re-purpose the Hop and Baling barns, which is going to keep them from falling down. The former owners did not have the financial ability to do that, so, for that I am personally grateful.

The Ramey's told the Kaisers that the original farmhouse was NOT going to be torn down, but I see that has changed. The farmhouse was build in the 1800's. Also, the old blacksmith shop (which I worked in for two seasons) will be torn down, along with the corn feeder? (not sure that the name is correct) will also be torn down. The barn building that they want to convert into another dwelling is so old it is put together without nails and has hand crafted beams cut with an ax. I do not think there are other examples of this on Westside Road.

Our historical buildings on Westside Road are such a big part of our rural character, we as a community would like to see them remain as part of our farming heritage. I have spoken to Yolanda, and we (Westside Community Association) hope to apply for a grant thru the Landmarks Commission to do a Historic Resources Inventory of Westside Road. We will be applying for a grant this year.

Beyond the historical significance, I appreciate your letter to the applicant regarding the project. It is valuable to note the seven specific concerns early on as this permit process must be an expensive undertaking for the applicant.

We look forward to seeing the Historical Evaluation. Thanks again for taking the time to email me.

Best

Nancy

On 3/3/2014 4:49 PM, Traci Tesconi wrote:

Hi Nancy,

You reviewed the above file and left a note that Landmarks Commission was not marked for referrals. The project has been deemed incomplete so no referrals have been sent out at this time. But, I wanted to provide some clarification on processing procedures. The project site is **not** zoned HD (Historical Resource), but I have required an Historical Evaluation and Cultural Resource Survey. Once the Historical evaluation is submitted it is reviewed by PRMD's Planner who sits on the Landmarks Commission to determine if the project must be set for Landmarks Commission review. PRMD has always taken a conservative approach in this determination. But I will know more once the Historical Evaluation has been submitted. Also, once referrals are able to be sent out, the response from the Northwest Information Center at Sonoma State will also provide further information.

If you have any further questions, please contact me and Yolanda Solano is the PRMD Planner for Landmarks Commission if you have any processing questions.

Sincerely,

Traci Tesconi

Planner III / Project Review Section of PRMD

direct line: (707) 565-1903 / fax : (707) 565-1103

e-mail address: Traci.Tesconi@sonoma-county.org

SAVE PAPER
Think before you print

October 27, 2014

Tennis Wick, PRMD Director
2550 Ventura Ave Santa Rosa, CA 95403

RE: Concern – Potential Breach of Williamson Act Contract – UPE14-0008

Dear Planning Director Wick,

The Westside Association to Save Agriculture (WASA) is responding to the Referral to Agencies for the Initial Study of the subject project. And, are requesting that your department review the information outlined below (documents attached), and respond as to whether the project description included in the Initial Study constitutes a "material breach" of the Williamson Act contract.

Department of Conservation – Definition of Material Breach: " Government Code Section 512250(b) defines a material breach on land subject to a Williamson Act contract as a commercial, industrial or residential building (s), exceeding 2,500 square feet that is not permissible under the Williamson Act, contract, local uniform rules or ordinances. "

Project: Ramey Vineyards LLC 7097 Westside Road Healdsburg, CA 95448
APN: 110-240-031 -032 -040
Ag Preserve 397-07-037936 Type 1 Prime – with 50% planted in vineyard

Sonoma County Williamson Act Considerations: The project site is under a Williamson Act Contract for prime land (Type 1), which provides a tax break to the owner for land restricted to agricultural and open space uses, as outlined in the County Uniform Rules for Agricultural Preserves. In order to comply with the contract, land must meet the following standards:

1) The land must be devoted to an agricultural or open space use as defined in the Williamson Act; the County has required at least 50% of the land be devoted to agriculture or open space use to meet this standard;

2) The land must have a minimum parcel size of 10 acres for a type 1 or 40 acres; and

3) **Compatible uses may be permitted provided that they are incidental to the primary use of the land for agriculture and they meet the criteria for compatibility.**

Permit Application History:

A. **January 21, 2014 Original Application Proposal Statement:** Baling Barn building defined as primarily event/ entertaining space: "…refurbish three story baling barn as a marketing reception area: equipment storage on the ground level, kitchen and meeting area for marketing purposes on mid-level; and 2 bedrooms as marketing accommodations on the top level, and two work stations."

B. **February 4, 2014 Letter from PRMD Staff to Applicant: Page 2 -3, Item 4 addresses Williamson Act Consistency relative to dedicated "marketing center":** County questions the separate Baling Barn structure given uses include a commercial kitchen, private dining and tasting space, 2 bedrooms and baths and 2 work spaces – primarily event-related activities.

The planner cites Category G, attaches policy for dwelling units, and then concludes the Proposal does not comply: "Category G: Miscellaneous: Special events, when directly related to ag…promotion; provided that: a) events last no longer than two consecutive days and **do not provide overnight accommodations; b) No permanent structure dedicated to events is constructed or maintained on the contracted land."**

Finding: " For the project site, **neither the density, nor the Williamson Act contract allows another dwelling unit on the parcel.** Therefore, the marketing accommodations as designed are inconsistent with the zoning density allowance and the Williamson Act contract. Appropriate revisions to the project and plans are required prior to further processing the request."

C. **September 17, 2014 Meeting Re-cap between Ramey owners, Traci Tesconi, PRMD, Adobe Associates and Earthtone Construction: Paragraphs 3 -4:** The Applicant is proposing three to four separate tasting areas on the Williamson Act lands: (1-2) public in Hop Kiln(s), (3) private Club Member only Baling Barn with commercial kitchen, large event room, 2 bedrooms with bath and work spaces or lounge; and (4) winery location across the road for distributor and high end club member tastings.

The County generally only allows one tasting room, yet the PRMD planner advised the Applicant to label the building: **Parcel 110-240-031-032:** "Discussion about uses of Baling Barn as tasting – Tesconi recommends labeling it as …"private tasting by invitation only…" This would separate it from the public tasting room which will be located in the current Hop Kiln."

D. October 7, 2014 PRMD sends out the referral packet for UPE 14-0008: Ramey Vineyards LLC that describes the project as follows. **A significant deficiency in the application is the lack of clear square footages for its event and entertaining space.**

Conservatively, the Baling Barn has about 2,800 square feet of event-related and "dwelling" space on two stories, including a kitchen, dining area, several lounges, and 2 to 4 bedrooms with 2 baths. The Hop Kilns add between 2,500 – 5,000 square feet of

public tasting and food service facilities, depending on whether just one or both will have tasting. And, all the buildings are joined by outdoor entertaining space.

See Figure A1.01 which labels certain spaces as "retail" or "restaurant" or "lounge" for Hop Kilns and Baling Barn – one item missing from the description is the player piano and the chandeliers:

- **68+ acre parcel: 2 Hop Kilns** *(approximately 2,000 to 2,500 sq feet each)* **converted to public and private tasting:** (Tasting Rm 795 sq. ft.; Tasting Bar / Kitchen 397 sq. feet) and Case Storage 813 sq. feet)
- **2 story Baling Barn** (*approximately 1,500 sq. ft. per floor* **with two floors converted to a "Private Club and Lounge"** (second floor: Private tasting room 595 sq. feet, Retail bar and Kitchen 295 sq. feet, Private Club 545 square feet. Third Floor" 2 Bedrooms with bath, 2 " Work Spaces or Lounges
- **22 Promotional Events of up to 300 people,** with 10 in the Baling Barn including "on-site food preparation" with dinners lasting until 9 pm.
- 6+ acre parcel: 23,000 square feet of Winery Production facilities, with private tastings and some events, and Wine cave for storage.

From the above, and as further documented in the attachments, it does not appear that the Applicant changed the project to address the Williamson Act concerns about another "dwelling unit" – as the kitchens and bedrooms remain - nor the concern that the Baling Barn building is dedicated to Events and Entertaining.

The Westside Association to Save Agriculture thanks you in advance for your review and assessment of this situation. The Applicant is early in the process, and this is the time for adjustments to be made to the project.

Sincerely,

Westside Association to Save Agriculture
Cc: Planner Traci Tesconi, with Attachments

A. January 21st: Original Ramey Vineyards LLC Proposal
B. February 4th: PRMD Letter – Williamson Act concerns
C. September 17th: Meeting Re-Cap – PRMD Planner suggests labeling Baling Barn a "Tasting for Club Members only" or "Tasting by Invitation only" – but does not address the concerns with consistency with Williamson Act
D. Reference to: October 7th: Referral Packet for Application UPE14-0008

Traci Tesconi

From: Nancy [healdsburggal@sonic.net]
Sent: Monday, March 03, 2014 6:11 PM
To: Traci Tesconi
Subject: Re: UPE14-0008 Ramey Winery and Tasting room

Hi Traci

Thank you for taking the time to send me an email explaining the process, I appreciate it. The parcel may not be zoned HD but it probably has the oldest buildings on this site than any other on Westside Road. There is a rich history and hopefully is well documented at our local Healdsburg museum and at the Northwest Information Center.

This is going to be a tough project for me because I worked at Westside Farms for many years and am personal friends with the former owners. It is a mixed blessing. I know the Rameys' have plans to re-purpose the Hop and Baling barns, which is going to keep them from falling down. The former owners did not have the financial ability to do that, so, for that I am personally grateful.

The Ramey's told the Kaisers that the original farmhouse was NOT going to be torn down, but I see that has changed. The farmhouse was build in the 1800's. Also, the old blacksmith shop (which I worked in for two seasons) will be torn down, along with the corn feeder? (not sure that the name is correct) will also be torn down. The barn building that they want to convert into another dwelling is so old it is put together without nails and has hand crafted beams cut with an ax. I do not think there are other examples of this on Westside Road.

Our historical buildings on Westside Road are such a big part of our rural character, we as a community would like to see them remain as part of our farming heritage. I have spoken to Yolanda, and we (Westside Community Association) hope to apply for a grant thru the Landmarks Commission to do a Historic Resources Inventory of Westside Road. We will be applying for a grant this year.

Beyond the historical significance, I appreciate your letter to the applicant regarding the project. It is valuable to note the seven specific concerns early on as this permit process must be an expensive undertaking for the applicant.

We look forward to seeing the Historical Evaluation. Thanks again for taking the time to email me.

Best
Nancy

On 3/3/2014 4:49 PM, Traci Tesconi wrote:

> Hi Nancy,
>
> You reviewed the above file and left a note that Landmarks Commission was not marked for referrals. The project has been deemed incomplete so no referrals have been sent out at this time. But, I wanted to provide some clarification on processing procedures. The project site is **not** zoned HD (Historical Resource), but I have required an Historical Evaluation and Cultural Resource Survey. Once the Historical evaluation is submitted it is reviewed by PRMD's Planner who sits on the Landmarks Commission to determine if the project must be set for Landmarks Commission review. PRMD has always taken a conservative approach in this determination. But I will know more once the Historical Evaluation has been submitted. Also, once referrals are

able to be sent out, the response from the Northwest Information Center at Sonoma State will also provide further information.

If you have any further questions, please contact me and Yolanda Solano is the PRMD Planner for Landmarks Commission if you have any processing questions.

Sincerely,

Traci Tesconi
Planner III / Project Review Section of PRMD
direct line: (707) 565-1903 / fax : (707) 565-1103
e-mail address: Traci.Tesconi@sonoma-county.org

SAVE PAPER
Think before you print

***** Please Note*****

PRMD office hours are as follows: Monday through Thursday from 8:00 a.m. until 4:00 p.m.
The lobby is closed on Friday.
PRMD staff will continue to work in the field and will be in the office five days a week working on permitting and planning projects.

Westside Community Association

Formed for the purpose of furthering the welfare of the Mill Creek and Westside Communities

December 2, 2014

Sonoma County Joint Design Review/Landmarks Commission
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: 7097 Westside Road, UPE14-0008

Dear Commissioners

This letter is on behalf of the Westside Community Association (WCA) regarding the proposed use of the existing hop kiln structures for entertainment and visitor serving uses, which is included the Ramey Use Permit application.

The WCA does not believe that constructing a tasting room and other visitor serving facilities in the location of the current hop kiln structures complies with either Sonoma County zoning ordinances, the General Plan Scenic Resource Element or Section 65567 of the State Planning and Zoning law.

Section 65567 of the State Planning and Zoning law prohibits issuance of a building permit in contravention of the General Plan's Open Space Element. The proposed new tasting room, entertainment and parking facilities intrude into the 200 foot setback and may not be built consistent with either State law or the General Plan requirements.

The existing hop kiln structures are non-conforming structures because they are located within the 200 ft. scenic corridor setback. The provision of Section 26-64-030 Scenic Resource Combining District apply to properties along scenic corridor, and delineates the conditions whereby construction may be permitted on the properties covered by this provision The proposed project is located in a scenic corridor and thus subject to the provision of this section. Since the proposed project is a not a maintenance, restoration or reconstruction of the existing hop kiln, but rather a new use, requiring virtually all new construction, there is no provision that would permit such new construction and new use within the 200 foot setback.

The provision of Section 26-64-030 allowing construction new barns and similar agricultural support services would also not apply as agricultural support services are spelled out in Policy AR-5f as processing, storage, bottling, canning, and packaging. The proposed use is clearly visitor serving.

Similarly Article 94 – Nonconforming Uses of the Sonoma County Zoning Code delineates the circumstances under which a non-conforming use may be continued or reconstruction may be permitted. Again, the proposed new use and construction does not comply with County codes. Under section 26-94-010 the non-conforming use may be replaced by a use of the same or less intensity upon obtaining a use permit. The proposed project does not qualify under this provision for two reasons. First, the use of the hop kiln structure has been abandoned for a sufficiently long time that any new use would not be replacing a current use. Second, the proposed use is not "the same or less intensity". A tasting room, VIP lounge, marketing accommodations, and two kitchens and dining areas is certainly not a less intensive use.

Section 26-94-020 delineates how a non-conforming use can be reconstructed. Under this provision, the need for reconstruction would have to be as the result of several enumerated circumstances – explosions, acts of god and the like, and presumably be replacement of an existing, non-commercial use. The proposed project does not meet these standard for a reconstruction.

Finally, even if the proposed new construction and use were a continuation of an existing non-conforming use, which is not the case, the proposed modifications, in addition to being a more intense use, would increase the foot print of the structures by more than 10% limitation contained in Section 26-94-010. Based on drawing A1.10 of the application the existing hop kiln structures would be increased by approximately 19%.

Therefore, for the above stated reasons, the WCA requests that the Landmarks Commission not recommend approval of this new construction because is does not comply with the County's General Open Space Element and the County's Zoning Ordinances.

Thank you for your consideration of the important matter.

Sincerely,

Westside Community Association Advisory Board

cc Tracy Tesconi

Fred Euphrat
208 Haydon St
Healdsburg, Ca 95448
707.433.5544

26 March 2015

Mr. Tennis Wick
Director, Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

re: File 14-0008, 7097 Westside Road

Dear Director Wick,

This letter is in support of Ramey vineyards and winery for their proposal at Westside Farms.

I have known Mr. Ramey and his staff personally as a next-door neighbor on Haydon Street in Healdsburg. He and the winery staff have been good neighbors for a decade. I have always been impressed with the winery operations' professionalism and courtesy, and their willingness to help and share.

The proposal put forth by Mr. Ramey for use and re-outfitting of the Westside Farms operation is, to me, a welcome change in wine country. Ramey is a local wine with local grapes; at 60,000 cases the winery is not large; and the winery is based on high quality wine. Their proposal for Westside Farms is consistent with the business I know.

With four large events, no weddings and no 'barrel tasting' days, the project would be lower impact than many. Restoring the hop kilns would serve an historic purpose. Maintaining the land in agriculture, which is already vineyards, appears rational. The project is not extravagant in scope, nor a 'local' branding for a remote business. The Rameys are long-time local winemakers.

Like other neighbors, I share concern over the proliferation of wineries and the 'vineyard economy' of Sonoma county overriding other ways of life. I am concerned about the cumulative impact from many projects, which all generate tourism on the same days of the year, creating near-chaos on local roads and towns. I agree that wine can be made in town, but it has impact there as well - we sometimes work next to a bottling line!

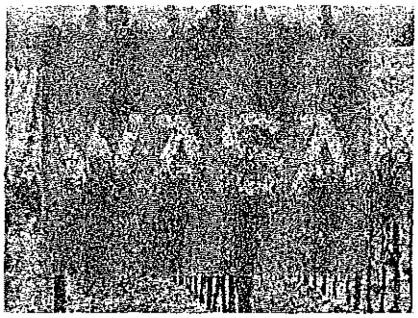
I support this project because, to control cumulative impacts, one must have good projects and honest players. The restoration of the hop barns by a local family, the continuation of farming at Westside farms by people I know as good neighbors, and their production of excellent Sonoma County wine, create a winery project I honestly support.

Please call me if you have any questions.

Sincerely,

Fred Euphrat
208 Haydon St.
Healdsburg, Ca 95448

707.591.5966



October 27, 2014

Tennis Wick, PRMD Director
2550 Ventura Ave Santa Rosa, CA 95403

RE: Concern – Potential Breach of Williamson Act Contract – UPE14-0008

Dear Planning Director Wick,

The Westside Association to Save Agriculture (WASA) is responding to the Referral to Agencies for the Initial Study of the subject project. And, are requesting that your department review the information outlined below (documents attached), and respond as to whether the project description included in the Initial Study constitutes a "material breach" of the Williamson Act contract.

Department of Conservation – Definition of Material Breach: " Government Code Section 512250(b) defines a material breach on land subject to a Williamson Act contract as a commercial, industrial or residential building (s), exceeding 2,500 square feet that is not permissible under the Williamson Act, contract, local uniform rules or ordinances. "

Project: Ramey Vineyards LLC 7097 Westside Road Healdsburg, CA 95448
APN: 110-240-031 -032 -040
Ag Preserve 397-07-037936 Type 1 Prime – with 50% planted in vineyard

Sonoma County Williamson Act Considerations: The project site is under a Williamson Act Contract for prime land (Type 1), which provides a tax break to the owner for land restricted to agricultural and open space uses, as outlined in the County Uniform Rules for Agricultural Preserves. In order to comply with the contract, land must meet the following standards:

1) The land must be devoted to an agricultural or open space use as defined in the Williamson Act; the County has required at least 50% of the land be devoted to agriculture or open space use to meet this standard;

2) The land must have a minimum parcel size of 10 acres for a type 1 or 40 acres; and

3) **Compatible uses may be permitted provided that they are incidental to the primary use of the land for agriculture and they meet the criteria for compatibility.**

Permit Application History:

A. **January 21, 2014 Original Application Proposal Statement:** Baling Barn building defined as primarily event/ entertaining space: "…refurbish three story baling barn as a marketing reception area: equipment storage on the ground level, kitchen and meeting area for marketing purposes on mid-level; and 2 bedrooms as marketing accommodations on the top level, and two work stations."

B. **February 4, 2014 Letter from PRMD Staff to Applicant: Page 2 -3, Item 4 addresses Williamson Act Consistency relative to dedicated "marketing center":** County questions the separate Baling Barn structure given uses include a commercial kitchen, private dining and tasting space, 2 bedrooms and baths and 2 work spaces – primarily event-related activities.

The planner cites Category G, attaches policy for dwelling units, and then concludes the Proposal does not comply: "Category G: Miscellaneous: Special events, when directly related to ag…promotion; provided that: a) events last no longer than two consecutive days and **do not provide overnight accommodations; b) No permanent structure dedicated to events is constructed or maintained on the contracted land."**

Finding: " For the project site, **neither the density, nor the Williamson Act contract allows another dwelling unit on the parcel.** Therefore, the marketing accommodations as designed are inconsistent with the zoning density allowance and the Williamson Act contract. Appropriate revisions to the project and plans are required prior to further processing the request."

C. **September 17, 2014 Meeting Re-cap between Ramey owners, Traci Tesconi, PRMD, Adobe Associates and Earthtone Construction: Paragraphs 3 -4:** The Applicant is proposing three to four separate tasting areas on the Williamson Act lands: (1-2) public in Hop Kiln(s), (3) private Club Member only Baling Barn with commercial kitchen, large event room, 2 bedrooms with bath and work spaces or lounge; and (4) winery location across the road for distributor and high end club member tastings.

The County generally only allows one tasting room, yet the PRMD planner advised the Applicant to label the building: **Parcel 110-240-031-032:** "Discussion about uses of Baling Barn as tasting – Tesconi recommends labeling it as …"private tasting by invitation only…" This would separate it from the public tasting room which will be located in the current Hop Kiln."

D. October 7, 2014 PRMD sends out the referral packet for UPE 14-0008: Ramey Vineyards LLC that describes the project as follows. **A significant deficiency in the application is the lack of clear square footages for its event and entertaining space.**

Conservatively, the Baling Barn has about 2,800 square feet of event-related and "dwelling" space on two stories, including a kitchen, dining area, several lounges, and 2 to 4 bedrooms with 2 baths. The Hop Kilns add between 2,500 – 5,000 square feet of

public tasting and food service facilities, depending on whether just one or both will have tasting. And, all the buildings are joined by outdoor entertaining space.

See Figure A1.01 which labels certain spaces as "retail" or "restaurant" or "lounge" for Hop Kilns and Baling Barn – one item missing from the description is the player piano and the chandeliers:

- **68+ acre parcel: 2 Hop Kilns** *(approximately 2,000 to 2,500 sq feet each)* **converted to public and private tasting:** (Tasting Rm 795 sq. ft.; Tasting Bar / Kitchen 397 sq. feet) and Case Storage 813 sq. feet)
- **2 story Baling Barn** (*approximately 1,500 sq. ft. per floor* **with two floors converted to a "Private Club and Lounge"** (second floor: Private tasting room 595 sq. feet, Retail bar and Kitchen 295 sq. feet, Private Club 545 square feet. Third Floor" 2 Bedrooms with bath, 2 " Work Spaces or Lounges
- **22 Promotional Events of up to 300 people**, with 10 in the Baling Barn including "on-site food preparation" with dinners lasting until 9 pm.
- 6+ acre parcel: 23,000 square feet of Winery Production facilities, with private tastings and some events, and Wine cave for storage.

From the above, and as further documented in the attachments, it does not appear that the Applicant changed the project to address the Williamson Act concerns about another "dwelling unit" – as the kitchens and bedrooms remain - nor the concern that the Baling Barn building is dedicated to Events and Entertaining.

The Westside Association to Save Agriculture thanks you in advance for your review and assessment of this situation. The Applicant is early in the process, and this is the time for adjustments to be made to the project.

Sincerely,

Westside Association to Save Agriculture
Cc: Planner Traci Tesconi, with Attachments

A. January 21st: Original Ramey Vineyards LLC Proposal
B. February 4th: PRMD Letter – Williamson Act concerns
C. September 17th: Meeting Re-Cap – PRMD Planner suggests labeling Baling Barn a "Tasting for Club Members only" or "Tasting by Invitation only" – but does not address the concerns with consistency with Williamson Act
D. Reference to: October 7th: Referral Packet for Application UPE14-0008

Carla Ramey

From: Carla Ramey <carla@rameywine.com>
Sent: Friday, August 08, 2014 11:04 AM
To: 'Judith Olney'
Cc: 'Nancy Citro'
Subject: RE: Westside Area InfoZone

RECEIVED
SEP 17 2014
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Judith,

I feel confident we will be able to reassure your members with the results of our studies when we file our use permit. However the process of convincing our neighbors that we are leaving our business to our socially aware and responsible children and that we don't have any interest in the restaurant business, seems daunting. A commercial kitchen is just a place to cook real food rather than microwave items for reheating. Catering kitchens mean paying outside help to cook and drive the food to us. All of us have the equivalent of a commercial kitchen in our homes but most of us don't entertain the idea of offering our services to outsiders. You referred to "large dining spaces" but when you consider the amount of space needed for glassware in order to show a wine writer or distributer group a selection of our wines (six Chardonnays, four Cabernets and three Syrahs) you might be surprised at the amount of table space required.

It is apparent that some wineries have exceeded the limitations of their permits and created less than agreeable conditions for their neighbors. Being wary of new development is perfectly understandable. At the same time I believe we happen to agree on a fair bit: protecting the environment, preserving agriculture, refraining from excessive events (especially after hours), and limiting noise.

Sincerely,

Carla

Carla Ramey
P.O. Box 788 | Healdsburg, CA 95448
Tel: 707.433.0870 ext 2107 | Fax: 707.433.0871| carla@rameywine.com

RAMEY
WINE CELLARS

From: Judith Olney [mailto:judith.olney@att.net]
Sent: Monday, August 04, 2014 11:25 AM
To: Carla Ramey
Cc: Judith Olney; Nancy Citro
Subject: Re: Westside Area InfoZone

Carla -

I'm responding as the editor of the InfoZone and not in the official capacity of the WCA Advisory Committee. However, I'm hoping that some clarifications on the process will be helpful in further discussions. The reality is we can only evaluate the specifics of an application based on its cumulative impact on our scenic corridor, rural character and road safety concerns. And, our challenge is that Westside Road already has over 20 permitted wineries, so the current baseline traffic levels from all existing winery uses and permitted events are significantly higher than the happy weekends of the pumpkin patch.

Please let us know when when your revised proposal is submitted to the County, and the Advisory Committee will review so we can update the information on the website. In line with the County's comments, are concerns are with the Marketing Center - commercial kitchens and large dining spaces raise legitimate concerns about Ag facilities morphing into commercial restaurants. And, we remain concerned about road safety and noise associated with any events that extend past tasting room hours. Given the County's Use Permits run with the land, we have to be mindful that the property can be sold to owners who are not connected to the welfare of our community.

We want to ensure you that our comments are focused on the project itself, and are not intended in any way to be personal toward you and your family. We welcome you and your family as neighbors who care about the land, are pleased you are retaining your ranch-manager with sustainable farming practices, and applaud you for the work you've done to improve the riparian corridor.

Judith

On Jul 28, 2014, at 11:22 AM, Carla Ramey <carla@rameywine.com> wrote:

Hi Judith,

I have attached a letter written after viewing your website. Please let me know if I can answer any further questions regarding our property at 7097 Westside Road.

Thank you,

Carla

Carla Ramey
P.O. Box 788 | Healdsburg, CA 95448
Tel: 707.433.0870 ext 2107 | Fax: 707.433.0871| carla@rameywine.com
<image001.jpg>

<WASA Letter 7 22 14.docx><Hop Kiln renovation rendering_AFTER_shutters-closed.jpg>

From: Monica Smith <citygirlinsonoma@gmail.com>
Sent: September 12, 2017 8:58 AM
To: Tennis Wick; Traci Tesconi
Subject: In support of the Ramey Wine Cellars project on Westside Road

Good morning,

Thank you for taking the time to read my email in support of the Ramey Wine Cellars proposed winery on Westside Road.

The Ramey's are already careful stewards of this land and will continue to be.

Aside from the tax revenue, this project will also bring jobs to the community. The fact that many of Ramey's team members have been with them for 10 years or more says a lot about the kind of employers they are. They care about the people that work for them, pay a generous wage, give opportunities for growth and offer fair benefits packages.

The plans they are proposing will fit within the scope of their neighboring wineries, and they will share mutual guests. Thus, a large amount of additional traffic will not be created.

I hope that you will carefully consider this proposal and vote in favor of Ramey Wine Cellars.

They make outstanding wines and they are outstanding people. Westside Road will be lucky to have them.

Kindest regards,
Monica Smith
Healdsburg, CA
707-239-9033

From: Bill Smart <bill@lambertbridge.com>
Sent: September 12, 2017 4:25 PM
To: Tennis Wick; Traci Tesconi
Subject: In Support of David Ramey

Dear Tennis and Traci,

I am writing to voice our support of David and Carla Ramey and their winery project on Westside Road.

I can think of no better stewards for such a project as the Ramey's. Not only have they contributed immensely to Sonoma County (with their time and their money) but they also embody the spirit and work ethic of the people who work tirelessly to make the wine industry successful.

In the view of our winery, our ownership and our employees the Ramey Winery project should be approved post haste and applauded by all of us who are fortunate enough to call Sonoma County home.

I thank you for your time and attention to this.

Sincerely,

Bill

LAMBERT BRIDGE
BILL SMART | vice president + general manager
4085 West Dry Creek Road, Healdsburg, CA 95448
cell 707.327.6899 | work 707.431.4669
email | website

From: Clay Mauritson <Clay@mauritsonwines.com>
Sent: September 11, 2017 9:57 AM
To: Tennis Wick; Traci Tesconi
Subject: Support of Ramey

Dear Tennis and Traci,

I am writing in support of David Ramey's proposed winery at the Westside Farms location!

It is discouraging to see that a vocal minority is shaping our counties policies toward the wine industry. This county was built on the back of agriculture, it is what makes this such a beautiful place to live and work. But increasingly, there are a number of people who want to close the door on the very industry that protects our ag land, brings tax dollars to our county, and provides countless jobs in our community! There is no doubt that there are winery (and other development) projects that do not respect our land, neighbors, and zoning......but this is not one of those projects!

Thank you for your service to our county and your time in reviewing this proposal. I hope you will approve the Ramey project based on the zoning and facts, not on the fabricated opinions of a vocal minority.

Sincerely,

Clay Mauritson
Owner/Winemaker
Mauritson Wines
www.mauritsonwines.com
1-707-431-0804

Sent from my iPhone

From: Christopher O'Gorman <chrisogwine@gmail.com>
Sent: September 11, 2017 12:20 PM
To: Tennis Wick; Traci Tesconi
Subject: Ramey Westside Road Winery Project

Hello Tennis & Traci,

My name is Chris,and my family has been in Sonoma County since the 1970s. I graduated from Healdsburg High in 1987. My first job was working for a winery in Dry Creek Valley as a 16 year old.

I am writing you to express my support for the Ramey Family's winery project on Westside Road. The wine business has been integral in my family's love and connection with the land in Sonoma County. As we all know, it provides jobs and much needed tourism and tax revenue that keep our cities, our schools, our infrastructure and roads maintained.

I would even surmise that the wine business, and resultant scenic beauty of manicured vineyards throughout the area was a key reason why many of the very small and vocal opposition group chose to move here.

I hope that you will reject this blatant N.I.M.B.Y. action and approve the Ramey's project.

Sincerely,

Christopher O'Gorman
707-480-3198
chrisogwine@gmail.com

From: Nachbaur <nachbaur@acornwinery.com>
Sent: September 10, 2017 9:28 PM
To: Tennis Wick; Traci Tesconi
Subject: Betsy & Bill Nachbaur/ACORN Winery & Alegria Vineyards support Ramey Project

As Sonoma County taxpayers since 1990, and the owners of a very small winery and vineyard, we support the Ramey project.

The project is appropriately designed and scaled. It will preserve and enhance exisitng historic buildings and the riparian habitat along the Russian River. It is responsibly and sustainably planned, and it is consistent with Sonoma County's agricultural heritage. The Ramey's have demonstrated their commitment to a quality project through more than three years of planning, study, meetings, and good faith accomodations.

We encourage your approval.
Thank you,
Betsy & Bill Nachbaur

Betsy & Bill Nachbaur
ACORN Winery
www.acornwinery.com
707-433-6440

Traci Tesconi

From: Brad Smith <brad@snugharborwine.com>
Sent: September 10, 2017 10:36 PM
To: Tennis Wick; Traci Tesconi
Subject: Ramey Winery Westside Road

Dear Tennis and Traci,

Please support the Ramey application.

These are good people and their plans are right in line, both in the letter and in the spirit of the law.

Sincerely,

Brad Smith
Consultant
Snug Harbor Wine
459 Washington St.
Duxbury, MA 02332
Shop: 781-934-2033
Mobile: 781-424-3396
brad@snugharborwine.com

From: Joel Miller <joel@chateauhr.com>
Sent: September 11, 2017 12:45 PM
To: Tennis Wick; Traci Tesconi
Subject: Support for the Ramey Project

Dear Ms. Tesconi and Mr. Wick,

I'm writing this note to express my support for the efforts of David Ramey and his family to enhance their property on Westside Road. The Ramey's have run a very professional and county-centric business for years, and have done all of the per-requisite jumping thru hoops and studies and analyses to show that this project would be demonstrably positive to the county. On top of that, they are excellent corporate citizens and deserve our support and respect. Thank you for your consideration.

--
Joel
Joel A. Miller
, Owner

ChateauHR Consulting
438 Matheson St, Healdsburg, CA 95448
(707) 217-2468

From: Mary Katherine Bittle <mkbittle16@gmail.com>
Sent: September 11, 2017 11:02 AM
To: Tennis Wick; Traci Tesconi
Subject: Ramey Westside Road Winery

Hello,

I want to express that I am happy to support the Ramey's winery on Westside Road. I would hate to see them not get this opportunity.

Thank you,

Mary Katherine Bittle
Rodan + Fields
903.277.0165
https://mkbittle.myrandf.com

From: Don de Brauwere <dondsongs@gmail.com>
Sent: September 09, 2017 11:02 AM
To: Traci Tesconi
Subject: WESTSIDE ROAD FARM PROJECT!

Follow Up Flag: Follow up
Flag Status: Flagged

As a homeowner at 8455 Westside Rd for over 50 years I am saddened by the increase of NON-AGRIGULTURE related business on Westside Rd.

I have witnessed beautiful open fields turned into WINE TASTING parking lots.
Daily I see private busses bringing people out to one of the more than 30 wineries on Westside Rd.
On the weekends the traffic is so CONGESTED and DANGEROUS (thousands of cars,trucks,busses and bikes; all out there on WESTSIDE RD sampling Alcohol)
that making the drive into town, is out of the question..

WESTSIDE ROAD is beyond the saturation point with TOO MANY WINERIES.

Vineyards ARE agriculture;
WINE TASTING EVENTS are NOT!

If a wine maker can not survive just growing grapes and making wine then they should be in another business. For many years there were no events for vineyards / wine growers.
They made their product , advertised and sold their wines at stores.

WESTSIDE RD. is NOT a Retail Outlet or Liquor Store street.

This new paradigm of more, more , more is WRONG!

NO MORE WINERIES ON WESTSIDE RD.
NO MORE NEW EVENTS.
THIS HAS BECOME AND MAJOR INTERFERENCE
of our daily lives on WESTSIDE ROAD.

The time is NOW for limited events and NO NEW WINERIES !

Don deBrauwere (Kathryn deBrauwere and 98 year old June deBrauwere)
8455 WESTSIDE ROAD
Healdsburg,Calif.

Traci Tesconi

From: Nachbaur <nachbaur@acornwinery.com>
Sent: September 11, 2017 7:14 AM
To: Tennis Wick
Cc: Traci Tesconi; Jennifer Barrett; Dean Parsons; Jeff Brax
Subject: Re: Betsy & Bill Nachbaur/ACORN Winery & Alegria Vineyards support Ramey Project

Also, forgot to mention, that as full time Sonoma County residents, and members of the Healdsburg community, since 2013, who live on a very small road, we totally support the Ramey project as ideally, and appropriately located.
Thank you.

Sent from my iPhone
Betsy Nachbaur
415-990-7096

On Sep 11, 2017, at 1:55 AM, Tennis Wick <Tennis.Wick@sonoma-county.org> wrote:

> Thanks folks.
>
> **Tennis Wick, AICP**
> Director
> www.PermitSonoma.org
> County of Sonoma
> 2550 Ventura Avenue, Santa Rosa, CA 95403
> Direct: 707-565-1925 |
> Office: 707-565-1900 | Fax: 707-565-1103
>
> Sent from my iPhone
>
> On Sep 11, 2017, at 00:28, Nachbaur <nachbaur@acornwinery.com> wrote:
>
>> As Sonoma County taxpayers since 1990, and the owners of a very small winery and vineyard, we support the Ramey project.
>>
>> The project is appropriately designed and scaled. It will preserve and enhance exisitng historic buildings and the riparian habitat along the Russian River. It is responsibly and sustainably planned, and it is consistent with Sonoma County's agricultural heritage. The Ramey's have demonstrated their commitment to a quality project through more than three years of planning, study, meetings, and good faith accomodations.
>>
>> We encourage your approval.
>> Thank you,
>> Betsy & Bill Nachbaur

Betsy & Bill Nachbaur
ACORN Winery
www.acornwinery.com
707-433-6440

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.
Warning: If you don't know this email sender or the email is unexpected,
do not click any web links, attachments, and never give out your user ID or password.

From: Ben Papapietro <ben@papapietro-perry.com>
Sent: September 11, 2017 8:01 AM
To: Traci Tesconi
Subject: Ramey winery

This email is in support of the Ramey Family being able to build and operate a winery on their property. It is very unfortunate that there is opposition to this project that will add value to the community. Please consider the opposition to this project as short sighted and not in the best interest of our community.

Best regards,

Ben Papapietro

Sent from my iPad

Ben Papapietro
Papapietro Perry Winery
4791 Dry Creek Rd.
Healdsburg, Ca 95448
Work 707-433-0422
Cell 415-336-3220
www.papapietro-perry.com

Traci Tesconi

From: Jim Caudill <jimcaudill@comcast.net>
Sent: September 11, 2017 4:28 PM
To: Tennis Wick; Traci Tesconi
Subject: Support for David Ramey Westside Road

My wife and I have lived in Sonoma County since 1997 and have a good perspective on the people, the place and our need to treasure and protect it.

With that in mind, we write to support David Ramey and his Westside Road winery project.

It is clear that David has carefully considered the impact of this project and completed in detail a variety of studies and required steps to provide a good bit of information for consideration. That is the required and necessary part of this equation, and it speaks pretty plainly in support of his efforts.

But who David is also matters. And David Ramey and his family have been great stewards of Sonoma County's dreams and aspirations, as well as the operations he has maintained here. Under his guidance, many additional vintner families have achieved success that allows them to also invest and participate fully in our community. He is anything but reckless or uncaring, anything but thoughtful and considerate. His project will be a model for others to observe and follow.

I urge approval of this project. The noise created by a few should not be allowed to drown out complete and careful consideration of the facts, and the facts support approval and, in fact, a grateful appreciation for the Ramey's willingness to complete all that has been asked of them.

Thank you for consideration.

James Caudill\Char Banach
Windborne Farm\Bennett Valley\Sonoma County
[707] 299-0796\jimcaudill@comcast.net
4436 Grange Road\Santa Rosa, CA\95404

From: Larry Martin <Larry@foodandwinetrails.com>
Sent: September 11, 2017 4:02 PM
To: Traci Tesconi
Subject: Ramey

Hi Traci. I've long known your parents.

Please let me weigh in on the Ramey winery controversy.

My Santa Rosa based tour company has employed 16-20 Sonoma County folk for 20+ yrs. We try to be good neighbors.

It relies on guys like David Ramey and I've worked with him and Kara for many years. They're solid people and this site is appropriate

Please support the Ramey winery project.

Regards; Larry - Founder & Chief Program Designer at Food & Wine Trails (from my iPhone. Pls forgive brevity and typos)

Traci Tesconi

From:	scottbittle19@gmail.com
Sent:	September 11, 2017 5:17 PM
To:	Tennis Wick; Traci Tesconi
Subject:	Ramey Winery

I support the Ramey winery on Westside Road.

Scott Bittle

From: Donald Plumley <don@wingmanadvisory.com>
Sent: September 11, 2017 5:32 PM
To: Tennis Wick; Traci Tesconi
Subject: In Support of Ramey | Westside Road

Supervisors Wick and Tesconi,

I am aware of the proposed expansion for Ramey winery on Westside Road. The value of investment in our industry, in our infrastructure, and in keeping historic buildings part of Sonoma County are important to me.

I am a property tax payer and resident of Geyserville and support this development.

Thank you,

Don

--

Donald Plumley | Wingman Advisory | +1 707.206.1538

From:	Laura Morgan <thesquig@yahoo.com>
Sent:	September 11, 2017 8:08 PM
To:	g_carr@sbcglobal.net; larry@reedgilliland.com; komron@oakmontsl.com; cameron@mauritsonfarms.com; p.davis479@gmail.com
Cc:	Tennis Wick; Traci Tesconi
Subject:	ANOTHER BIG WINERY PROJECT??? Please reject the 7097 Westside Road development application.
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Planning Commissioners,

We strongly object to the full-scale sell-out of the laid-back, rural, bucolic environment we used to have here in Sonoma County. We appreciate that wine tourism brings lots of money into the County coffers but there's a limit to how much you can squeeze into the landscape and still find it a good place to live. Or even to visit.

My husband and I moved here in 1986 to escape the crowds and traffic and noise and general hype of the Bay Area. Now Sonoma County is becoming just like it--losing its character to ambitious rich people who don't care about the impact their wineries have on the environment or lives of normal people. We have enough vineyard monoculture here already.

We strongly urge you to deny the permit for the absurdly gigantic, inappropriate commercial development of 7097 Westside Road. It's in violation of the County's general plan and an insult to residents and our quality of life.

Sincerely,

Jim Seward and Laura Morgan
2821 Dyer Ave
Sebastopol

Sent from my iPad

Traci Tesconi

From:	Leslie Lihou <leslielihou@hotmail.com>
Sent:	September 12, 2017 3:54 AM
To:	g_car@sbcglobal.net; larry@reedgilliland.com; Komron@oakmontsl.com; cameron@mauritsonfarms.com; p.davis479@gmail.com
Cc:	Tennis.wick@sonomo-county.org; Traci Tesconi
Subject:	7097 Westside Rd. winery permit
Follow Up Flag:	Follow up
Flag Status:	Flagged

Dear Planning Commissioners,

I am concerned that the winery project at 7097 Westside Road is too large and inappropriate for the rural character of the neighborhood and does not meet criteria of the scenic corridor in the General Plan Open Space Element. Large buildings, parking lots, lodging, large kitchens, tasting rooms on both sides of the road within a quarter mile of other much smaller wineries, is inconsistent with the intent of the General Plan to preserve the rural character of Sonoma County. This large tourist and business development would create traffic, noise and pollution and would require destruction of natural features to construct. The hospitality complex, winery distribution center, office building is more suitable for a city center than an agricultural area. The majority of citizens live in Sonoma County because they relish it's rural and natural aspects, rather than seek enrichment from commercial development. Once one large business like this is allowed a foothold, other large hospitality developments can roll into the agricultural areas and ruin its rural characteristics. Moreover, such development is incompatible with California's mandate to reduce the carbon footprint that is creating climate disruption.

Please emphasize these concerns when considering the permitting of this winery complex.

Sincerely,
Leslie Lihou
Santa Rosa

From: Kitty de Brauwere <kitty@flyingace.net>
Sent: September 12, 2017 3:35 PM
To: g_carr@sbcglobal.net; larry@reedgilliland.com; komron@oakmontsl.com; cameron@mauritsonfarms.com; Pamela Davis; Tennis Wick; Traci Tesconi
Cc: Tom & Shane Meldau - McColgin; Nancy Citro
Subject: Project at 7097 Westside Road, UPE14-0008

Dear Planning Commissioners,

The scale of this project violates many of the rules that have been set in place to protect agricultural lands, the scenic and rural area of Westside Road, and much of Sonoma County. This project would serve the same people with less impact on our Westside community if relocated. There is plenty of space to relocate in Sonoma County at a town center or business center to accommodate the goal of the owners of this project. To try to take away the beauty of this area is deceitful to those who live here and to the project's anticipated consumers, guests and or customers.

To continue considering such a scale of construction in the Westside area is just wrong for all parties involved. There is no option to widen Westside Rd and that is what it would take to keep yourselves on what might be considered a self serving path. You are not serving our county or our community when you do not draw a solid line against these types of projects. To consider a huge processing plant on Westside Road is just wrong - adding commercial kitchens, guest housing - why is this continually happening?

Please listen to us - don't destroy what so many of us have worked so hard to maintain in order to sustain a healthy life style. Westside Road is a happy place NOW, and there is NO MORE ROOM for WINERIES of this SCALE and realistically of any scale.

Thank you for listening and please lets move on and stop with these types of project requests/permits for Westside Road, Healdsburg, CA.

"Keep our County's Natural Beauty"

My best regards,
Kitty

Kitty de Brauwere
8455 Westside Road
Healdsburg, CA 95448

From:	linda farwell <lindafarwell@yahoo.com>
Sent:	September 12, 2017 2:45 PM
To:	Tennis Wick; Traci Tesconi
Subject:	7097 Westside Rd.-Westside Farms-Ramey's

Good afternoon Tennis and Traci,

I am writing on behalf of my support for the Ramey's to continue with their vision of the Westside Farms property.

I have known the Ramey family quite intimately for about 15 years. They are the most down to earth, Waldorfian folks I know. Westside residents should count their lucky stars that this beautiful property fell into the hands of the Ramey family and not to somebody that doesn't have a connection to or the love of Healdsburg the way David and Carla do. Somebody could have just as easily purchased this property and built a heinous, monstrosity of a home with no regard to natural scenery or wanting to preserve the Hop Kilns there.

The Ramey's have more love and respect for that property. Carla told me they used to take their kids there 25 years ago. They purchased the URL to continue Westside Farms. They will produce jams, honey, olive Oil etc., using the Westside Farms logo and name. They had the 20 year old bee hives that were in the hop kilns, professionally removed then brought back onto the property. These are not people that are going to butcher or disrespect the land.

Please consider all of this when making your decision.

Thank you very much.

Sincerely,
Linda

LINDA FARWELL Realtor®
Healdsburg Sotheby's International Realty
707.695.0123
BRE #01255747

PROFILE PAGE

My current listings:

MODERN LIVING NESTLED IN WINE COUNTRY

SOPHISTICATED TOWNHOUSE

Winewaterwatch.org

www.winewaterwatch.org

September 4, 2017

Regarding: Project at 7097 Westside Road, UPE14-0008

To following recipients:

County Planning Director **Tennis.wick@sonoma-county.org,**

Permit Sonoma staff Traci Tesconi, traci.tesconi@sonoma-county.org

1st District Greg Carr g_carr@sbcglobal.net

2nd District Larry Reed larry@reedgilliland.com

3rd District Paula Cook komron@oakmontsl.com

4th district Cameron Mauritson cameron@mauritsonfarms.com

5th district Pam Davis p.davis479@gmail.com

Wine and Water Watch is a local organization of over 250 citizens concerned with the overdevelopment of the wine tourism industry and promotes ethical land and water use. We oppose the industrialization of agricultural lands not growing food, fiber or sileage and advocate agricultural practices that are ecologically regenerative.

We are very concerned with the application for this permit which we consider over-scaled and will contribute to the myriad of problems already that exist in that area due to over concentration by the wine industry. This is one of the areas that the County of Sonoma is studying due to over concentration, we don't see how this can possibly be permitted under the circumstances. Wine & Water Watch is not against the wine industry, just bad projects that make situations for the residents untenable. It is unfair to the applicants as well to spend copious amounts of money to fund a project when the community does not want it and will oppose strenuously.

We are particularly disturbed with the morphing of the term agriculture to now include food pairings, office suites, commercial kitchens and VIP lounges. This is NOT a Williamson Act provision to allow such over building on precious agricultural lands which the General Plan protects. Is the food they want to prepare from their property? Is a VIP lounge necessary to promote agriculture? Why is there a need for 4 tasting room venues on the same property?

Westside Road has been the site of numerous driving and bicycle accidents due to the narrow, winding roads. Adding more trucks and people on this road is a huge safety concern with many "joint road use conflicts". The area is totally saturated. Losing the rural character that brings visitors to our area is self-defeating.

Neighbors must deal with traffic, pollution, noise and safety issues as is. With food pairing and commercial kitchen how many local restaurants will be by passed to accommodate corporate interests? This business model is not sustainable in any way as other communities have found.

We urge you to reject this permit in the initial stages to not only protect the community from the problems created by the industrialization of agricultural lands but stop the capitalization costs to the winery owners seeking this over scale expansion in our rural community.

Sincerely,

Wine & Water Watch Board members

Deb Preston, Dr. Shepherd Bliss, Janus Holt Matthes, Pamela Singer, Charlotte Williams, Geoff Ellsworth, Merrilyn Joyce

1st District Greg Carr	g_carr@sbcglobal.net
2nd District Larry Reed	larry@reedgilliland.com
3rd District Paula Cook	komron@oakmontsl.com
4th district Cameron Mauritson	cameron@mauritsonfarms.com
5th district Pam Davis	p.davis479@gmail.com

From: Samantha Marquis <samanthamarquishomes@gmail.com>
Sent: September 12, 2017 8:29 PM
To: Tennis Wick; Traci Tesconi
Subject: Ramey Westside Road Project

To Whom It May Concern,

It seems that people's opposition to the Ramey project is without merit. This is an established winery that has proven to be a positive mark on the wine industry in our area. They have done their due diligence to meet every requirement. They want to restore a dilapidated building into something beautiful and useful, and they want to utilize their land in the purpose that it is zoned for. I am not sure I see where the problem is. Without the wine industry, we lose a great deal of what this area is about and why visitors come here. In my experience, wineries bring beauty, culture and sophistication. Why wouldn't we want to welcome them to our community?

Sincerely,
Samantha

Samantha Marquis
Healdsburg & Artisan Sotheby's International Realty
409 Healdsburg Avenue, Healdsburg 95448
707.955.5442 (Sonoma) | 818.216.2618 (Los Angeles)
www.SamanthaMarquisHomes.com
BRE# 01859380

Traci Tesconi

From: Kevin Mcdermott <kmcd643@gmail.com>
Sent: September 14, 2017 8:27 AM
To: Tennis Wick; Traci Tesconi
Subject: I support the Ramey Winery project on Westside Rd.

Tennis and Traci,

I send this email to wholeheartedly support the Ramey Winery project on Westside Rd. The Ramey's are longtime winery owners that put out world class wines and support the entire region. Thank you for your support of their project.

Kevin McDermott
630-352-7930

Sent from my iPhone

Resolution Number

County of Sonoma
Santa Rosa, California

September 21, 2017
UPE14-0008   Traci Tesconi

RESOLUTION OF THE BOARD OF ZONING ADJUSTMENTS, COUNTY OF SONOMA, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND GRANTING A USE PERMIT APPROVAL TO RAMEY VINEYARDS, LLC FOR A NEW WINERY WITH A PUBLIC AND A RESERVE TASTING ROOM WITH TWO-GUEST ROOM MARKETING ACCOMMODATIONS ON THE UPPER FLOOR, AGRICULTURAL PROMOTIONAL EVENTS, AND INDUSTRY WIDE EVENTS LOCATED AT 7097 WESTSIDE ROAD, HEALDSURG; APN'S 110-240-031, -032, and -040.

WHEREAS, the applicant, David and Carla Ramey, on behalf of Ramey Vineyards LLC, filed a Use Permit application with Permit Sonoma to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, a new wine cave (approx. 20,720 square feet), a conversion of an existing historic hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and a conversion of an existing historic hop baling barn to a reserve tasting room with a two-guest room marketing accommodation unit on the upper floor. The request includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests on 75 acres. On the west side of the project site, agricultural promotional events would be limited to a maximum of 30 guests and industry wide events will not be held on this portion of the project site. A four- year Use Permit term is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts are proposed. The parcel is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or related site infrastructure. The property is located at 7097 Westside Road, Healdsburg; APN APNs: 110-240-031, -032, and -040; Land Intensive Agriculture 60 acres per dwelling unit (east of Westside Road) and Land Intensive Agriculture 100 acres per dwelling unit (west of Westside Road); Supervisorial District No. 4 and 5.

WHEREAS, a Mitigated Negative Declaration was prepared for the Project and noticed and made available for agency and public review in accordance with the California Environmental Quality Act ("CEQA") and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Board of Zoning Adjustments held a public hearing on September 21, 2017, at which time the Board of Zoning Adjustments heard and received all relevant testimony and evidence presented orally or in writing regarding the Mitigated Negative Declaration and the Project. All interested persons were given an opportunity to hear and be heard regarding the Mitigated Negative Declaration and the Project; and

WHEREAS, the Board of Zoning Adjustments has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Board regarding the Mitigated Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Zoning Adjustments makes the following findings:

1. The Board of Zoning Adjustments has considered the Mitigated Negative Declaration prepared to address environmental impacts of the project, together with all comments received during the public review process. Based upon the full record of proceedings (including the Initial Study and all comments received), there is no substantial evidence that the project as approved will have a significant environmental effect because Mitigation Measures have been incorporated into the Project as Conditions of Approval and agreed upon by the project applicant. Changes or alterations have been required of or incorporated into the project through the Conditions of Approval that mitigate or avoid the potentially significant environmental effects of the proposed project. These changes or alterations have been agreed to by the applicant and are subject to the Mitigation Monitoring Program contained in the Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with State and County CEQA guidelines and reflects the independent judgment and analysis of the County of Sonoma.

2. The project is consistent with the General Plan land use designation of Land Intensive Agriculture, and General Plan objectives to facilitate County agricultural production by allowing agricultural processing facilities and uses, including a winery and wine cave, in the Agricultural Land Use categories (Objectives AR 1.1, AR 1.2 and AR 5.1). Processing of agricultural products of a type grown or produced primarily on site or in the local area and tasting rooms and other temporary, seasonal, or year-round sales and promotion of agricultural products grown or processed in the county, subject to the criteria of General Plan Policies AR-5c, AR-5g, AR-6d, and AR-6f, are uses permitted with a Use Permit in the LIA zoning district. The project is consistent with General Plan Goal AR-5, which states that agricultural support services should be conveniently and accessibly located to the primary agricultural activity in the area because the winery is located in an area producing wine grapes and located within the Russian River Appellation. Tasting rooms, agricultural promotional events and industry-wide events will promote the winery and the wines produced on the site, educate visitors on the making of wines, and increase wine club membership; all as part of the marketing of an agricultural product grown and processed in Sonoma County. These activities are consistent with General Plan Objectives AR-1.1, AR 1.2, AR 5.1 and General Plan Policies AR-1a, AR-4a, AR-5c, AR-5g, AR-6a and AR-6d.

3. The primary potential land use conflicts associated with the proposed agricultural processing and visitor-serving uses, including the winery, tasting rooms, agricultural promotional events, and industry-wide events are aesthetics, exterior lighting, traffic, parking, hydrology and water use, water quality, and noise. Conditions of approval have been incorporated into the project to reduce these and all other potential impacts to a less than significant level. The proposed design plans to convert the two existing hop kiln buildings into tasting rooms received preliminary approval in a joint session of the Sonoma County Landmarks Commission and the Design Review Committee. The two hop kiln buildings are dilapidated and unless they are rehabilitated, the County could lose an important part of the local agricultural heritage. The joint committee also recommended approval of allowing the two hop kiln buildings to remain within the scenic corridor setback along Westside Road and to be kept at their present height, which exceeds the 35-foot height limit in the LIA zoning district. A condition of approval requires that HD (Historical District) zoning be placed on the east side of the project site where the hop kiln buildings are located. The winery building and wine caves on the

west side are located outside the 200-foot scenic corridor setback and meet other setback requirements and the 35-foot height limit in the LIA zoning district. All elements of the final site plan and design require final approval by the Design Review Committee and the Landmarks Commission prior to issuance of building permits, to ensure compliance with conditions of approval and mitigation measures related to aesthetics, neighborhood compatibility and preservation of historic and cultural resources. New exterior lighting shall be low mounted, downward casting, and fully shielded to prevent glare. Lighting shall be shut off automatically after closing and security lighting shall be motion-sensor activated.

The Final Traffic Study prepared for the project by the traffic engineer from W-Trans, dated March 10, 2016, was reviewed and accepted by the Sonoma County Department of Transportation and Public Works. An Addendum letter prepared by W-Trans, dated April 21, 2017, explains that collision history for the study area indicates there were two collisions on the study segment in the most recent five-year period according to California Highway Patrol records. The collision rate is below average and according to the traffic engineer of W-Trans, the segment appears to be operating within expected safety parameters. The Conditions of Approval require driveway improvements, right of way dedication, and provision of all parking on site with no parking allowed on Westside Road. The frequency and size of agricultural promotional events are limited, and industry wide events will be two days total. Sight distances along Westside Road from the existing driveway locations were evaluated by W-Trans based on sight distance criteria contained in “A Policy on Geometric Design on Highways and Streets,” published by American Association of State Highways and Transportation Officials (AASHTO). The stopping sight distance criterion for private street intersection was applied by W-Trans for this evaluation. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. Sight distance to the north of the tasting room driveway on the east side, after removal of the existing Westside Farms sign, is more than 400 feet. To the south of the tasting room driveway, the sight distance is more than 400 feet, which is more than adequate for the speed of traffic. The sight distance to the south of the winery driveway on the west side is 250 feet. To the north of the winery driveway, vegetation will be removed and the northwesterly hillside of the project site lowered and terraced to allow a sight distance of 250 feet, in accordance with a letter report, Grading and Cross Section Plan, and a Stopping Sight Distance plan prepared by the applicant’s engineer, Adobe & Associates. Adobe & Associates also prepared a video simulation showing vehicles traveling along the project site with the sight distance improvements completed and sight stopping distance scenario. An Addendum letter from the traffic engineer of W-Trans, dated September 13, 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway. Also, an existing mirror across Westside Road on the project site will remain and will extend sight lines.

In addition, a mitigation has been incorporated into the project to limit guest capacity for agricultural promotional events on the west side of the project site to a maximum of 30 guests which equals 12 vehicles using the standard ratio of 2.5 persons per vehicle. Industry wide events will not be held on this portion of the project site. A Traffic Control and Parking Management Plan has been prepared by the applicant to demonstrate queing areas for guest vehicles along the two project driveways for the winery and tasting rooms and the locations of parking attendants on duty for the duration of events. A Traffic Study’s sensitivity analysis was done to demonstrate that even with events happening at the same time at more than one winery, there would not be traffic conflicts or an overconcentration of use. However, a condition has been added to the Use Permit to require event coordination between the Ramey winery and the two closest wineries (Williams-Seylem and Arista) for larger events of 100 guests or more, with the exception of the two industry wide event days since these event days are set by the Russian River Valley Grape Growers Association. The conditions also prohibit scheduling larger events during large organized bicycle events. Furthermore, a standard condition is included in the Use Permit requiring the applicant to participate in a future event coordination program to be used for wineries.

Based on the results of the Noise Assessment, dated March 2017 and the Noise Addendum dated August 2017 prepared by Illingworth & Rodkin, Inc., due to the distance of sensitive receptors (residences) and consistency with Table NE 2 of the Noise Element of the General Plan, mitigation is required to reduce heavy truck noise and mechanical and bottling noise. By extending a proposed retaining wall on and along the southerly property line next to the winery building, placing solid walls in the area of the mechanical room and restricting nighttime truck use and nighttime bottling, the noise standards of the General Plan can be met. Conditions of approval provide mitigation to reduce potential noise impacts from the different site features and buildings. The use of amplified music and sound, loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music are only permitted indoors in the two tasting room buildings during daytime hours until 9 P.M. with doors and windows closed. Amplified music within the tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet. No outdoor music or use of sound systems is permitted around the tasting room buildings. No amplified music or sound is permitted either indoors or outdoors at the winery building. Outdoor events can only occur within the Picnic Grove Area until 9 P.M. and may use amplified speech limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. In the Picnic Grove Area, the use of quieter, non-amplified, acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors, during daytime hours until 9 P.M. Prior to temporary or final occupancy of the winery building or tasting room buildings, a long term, on-going Noise Management and Monitoring Plan for event activities shall be submitted and cleared by the Permit Sonoma Health Specialist. The Plan shall be implemented for the project operations. The applicants have agreed to the Mitigation Measures and Monitoring program.

The Groundwater Availability Study prepared by EBA Engineering concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed project and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the fact that the project site is located within a Class 1 water area, identified in the Sonoma County General Plan as a major groundwater basin, and the underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer. The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measurable changes in surface water flows in the Russian River.

All project development will be over 800-feet from the Russian River. According to the Plan, there will be a slight increase in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff in the area of the winery improvements will be captured in the existing pond. The existing pond will have adequate capacity to capture increase. Water treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will infiltrate into the existing vegetation prior to exiting the property. The Best Management Practices incorporated into the proposed project, including the vegetated buffer areas, will provide the necessary treatment to meet the County's Low Impact Development (LID) requirements. . These improvements as designed would reduce the potential impacts on water quality to a level of less than significant.

The industrial wastewater from the proposed winery processing will be collected, aerated and stored in a series of treatment tanks to be disposed of via an irrigation system to serve the on-site vineyard. Domestic sewage disposal from the tasting rooms, marketing accommodations, guest and employee restrooms will be disposed of via on-site septic systems adjacent to the tasting room buildings on the east side and near the existing farmhouse on the west side. Both the winery wastewater system and the domestic systems will be designed by an engineer to meet all applicable standards. The property consists of flat gentle sloping terrain with slopes ranging between 5-15 percent. The soil classification of the project site is "Yolo Loam" which is commonly found in the Russian River and Dry Creek Valleys and described as sandy loam, gravelly loam, silt loam, and clay loam surface layers in some areas. Yolo Loam is suitable for domestic and industrial wastewater disposal systems. The Russian River forms the eastern boundary to the property. Both the winery wastewater system and domestic septic systems will be more than 800 feet from the Russian River.

4. The proposal is consistent with the LIA (Land Intensive Agriculture) zoning designation, which allows the following under Section 26-040-020 (i) of the Zoning Ordinance with a Use Permit approval: tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county. Sonoma County has a long history of permitting agriculture promotional events at wineries as a marketing tool that promotes the wine produced or grown on site. Project conditions of approval prohibit the winery facility from being rented out to third-parties for any activities, including events, weddings, or concerts.

5. The project is consistent with the Land Conservation Act because: 1) the project will be supportive of agricultural production on the project and in the local area; 2) the project would not affect the agricultural use on adjacent properties because noise will be controlled and all parking needs can be accommodated on the project site; 3) the project site will continue to be devoted to agricultural use because well over fifty percent of the property is planted in vines; 4) all other uses, including the winery building, tasting rooms, associated parking, landscaping and outdoor activity area, and existing residence are compatible with the agricultural use of the property and are consistent with the Land Conservation Act's Principles of Compatibility and the County's Uniform Rules for Agricultural Preserves. The existing and proposed development will collectively occupy no more than 3.75 acres of the 75 acre site, which meets the threshold to ensure that they remain incidental to the primary use of the land for agriculture; 5) there will be

no removal or displacement of vines; 6) operation of the tasting rooms and hosting agricultural promotional events are consistent with the Land Conservation Act because they are marketing tools to help sell the wine produced on-site and ensure the long term viability of the vineyard and processing facility; 7) no permanent structures solely devoted to the agricultural promotional event activities will be constructed on the site, and none of the events will last more than two consecutive days; 8) the marketing accommodations for two guest rooms are consistent with the local Uniform Rules; and 9) the agricultural promotional events and industry-wide events are annually limited in number, duration, and scope to ensure that the increase in the temporary human population drawn to the site will not hinder or impair agricultural operations.

6. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. As discussed in Finding 2 above, in summary, the particular circumstances in this case are: exterior lighting must be low mounted, downward casting and fully shielded to prevent glare, lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated; Westside Road is adequate to support the volume of traffic associated with the proposed land uses; improvements will be done on the project site to provide adequate northerly sight line on the winery side of the project site, the project will not compromise agricultural capability because the proposed use is related to agriculture and no vines will be removed to accommodate the project; and mitigations have been incorporated into the project to ensure that noise from construction, winery operations, and agricultural promotional event and industry wide event activities shall meet the Daytime Noise limit standards established in the General Plan, with limited hours of event activities, and the conditions placed on the project to control noise and restrict the use of any outdoor amplified music and sound systems. Other project related circumstances include that the project will not create a detrimental concentration of visitor-serving and recreational uses because the traffic generated by the project will not result in road access conflicts; the project will preserve historic resources important to the local agricultural heritage and the rural character of the neighborhood; the project applicant will coordinate agricultural promotional events with the two adjacent wineries to off-set event days and/or event times , and no event will be held the same time as a large bicycle event. The project site wells will not affect or cause a significant drawdown of neighboring wells in the area or the Russian River; a Traffic Control and Parking Management Plan will be implemented to control guest traffic entering and exiting the project site, and guest vehicle parking and movement on the project site. Use of amplified music or sound and loud musical instruments are only permitted indoors at the tasting room buildings during daytime hours with doors and windows closed. Outdoor events and activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the Site Plan. In the Picnic Walnut Grove area, amplified speech is limited to sound systems mechanically set to a volume level no greater than 78 dBA at 50 feet. The winery's Use Permit is under a one-year review of event activities after commencement of the first event to determine condition compliance.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program set forth in the Conditions of Approval. The Board of Zoning Adjustments certifies that the Mitigated Negative Declaration has been completed, reviewed, and considered, together with comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments hereby grants the requested Use Permit, subject to the Conditions of Approval in Exhibit ‘’A’‘, attached hereto.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments designates the Secretary as the custodian of the documents and other material which constitute the record of proceedings upon which the Board’s decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments’ action shall be final on the 11th day after the date of the Resolution unless an appeal is taken.

THE FOREGOING RESOLUTION was introduced by Commissioner , who moved its adoption, seconded by Commissioner , and adopted on roll call by the following vote:

Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Ayes: Noes: Absent: Abstain:

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.

MEMORANDUM

alta
PLANNING + DESIGN

100 Webster Street, Suite 300
Oakland, CA 94607
(510) 788-6880
www.altaplanning.com

To: Marc Bommersbach

From: Hugh Louch, Principal, Alta Planning + Design

Amy Jackson, PE, PTOE, Alta Planning + Design

Date: September 14, 2017

Re: Review of Ramey Winery Project Traffic Impact Analysis

Alta Planning + Design has reviewed the traffic study conducted by W-Trans for the Ramey Winery Project in Sonoma County, CA. This memorandum summarizes the results of this review. The traffic study performed by W-trans provides thorough explanation regarding the methodology used to assess the anticipated impacts of the Ramey Winery project. W-trans used a conservative approach to assume the existing traffic volumes, and applied the appropriate level of service methodology for the existing conditions analysis, which uses percent time spent following thresholds to determine levels of service. W-trans also appropriately used Sonoma County's Winery Trip Generation form, as the ITE Trip Generation Manual does not include data for wineries.

There is concern regarding the reported 85th percentile speed that could impact the required sight distance for vehicles leaving the winery driveways from a stop condition. The 85th percentile speed plays a large role in determining the required sight distance for the driveways later in the report.

The report indicates there is not currently a posted speed limit on Westside Road. Based on a spot speed study performed by W-Trans, the 85th percentile travel speed on Westside Road is reported as 35 mph. However, the calculation for determining the 85th percentile speed from the data provided is not clear. The average speed for each hour is provided in the attachment, instead of a full set of speed captures for an entire hour. A spot study should be conducted during a non-peak hour when vehicles are expected to travel at free flow conditions rather than a peak hour when vehicles could be experiencing congestion. Vehicle speeds should be captured for an entire hour, or during the time it takes to capture 100 vehicle speeds, whichever occurs first. Based on a set of data from either 100 vehicles or an hour of vehicles, the 85th percentile speed can be calculated.

Based on the average speed data provided in the attachment, it appears that the 85th percentile speed could be higher than 35 mph. It would be reasonable to request that the calculations or data set used to determine the 85th percentile speed be provided.

The 85th percentile speed should be used to determine the sight distance for vehicles exiting the winery driveway from a stop condition. This type of sight distance is referred to in AASHTO's *A Policy on Geometric Design of Highways and Streets* as "departure sight triangles" and referred to in the California Highway Design Manual as "corner sight distance".

Assuming the speed is 35 mph, the left turn sight triangle and right turn sight triangle from stop should be 390' and 335', respectively. However, if the 85th percentile speed is higher, as speculated, these sight triangles would be increase. **Therefore, the 85th percentile speed should be calculated based on a speed study as discussed above in order to accurately determine the minimum intersection sight distance for passenger cars exiting the winery, making left and right turns onto Westside Road.**

ATTACHMENT J

Integrated Waste
Road & Bridge Operations
Sonoma County Airport
Sonoma County Transit

Susan R. Klassen, Director

Deputy Director, Transportation and Operations: Johannes J. Hoevertsz
Deputy Director, Engineering and Maintenance: Olesya Tribukait

Memorandum

Date: **September 20, 2017**

To: **Traci Tesconi**
Supervising Planner
Permit Sonoma

Subject: **Review of Ramey Winery Project Traffic Impact Analysis**

File No: **UPE14-0008**

Traci,

Sonoma County Department of Transportation and Public Works (DTPW) has reviewed the memorandum regarding the *Review of Ramey Winery Project Traffic Impact Analysis* from Alta Planning and Design, dated September 14, 2017.

The memorandum states the methodology from W-Trans for determining the 85th percentile travel speed was not clear. Alta states the spot study should be conducted during a non-peak hour for an entire hour, or during the time it takes to capture 100 vehicle speeds, whichever occurs first. Our review of the W-Trans data revealed the speed study in the accepted March 10, 2016 report complies with the requirements stated by Alta and is consistent with standard engineering practice for performing engineering speed studies.

Therefore, Transportation and Public Works is satisfied with and accepts the results of the W-Trans methodology for determining the 85th percentile speed and necessary stopping sight distance.

Jeffrey Clark P.E. T.E.

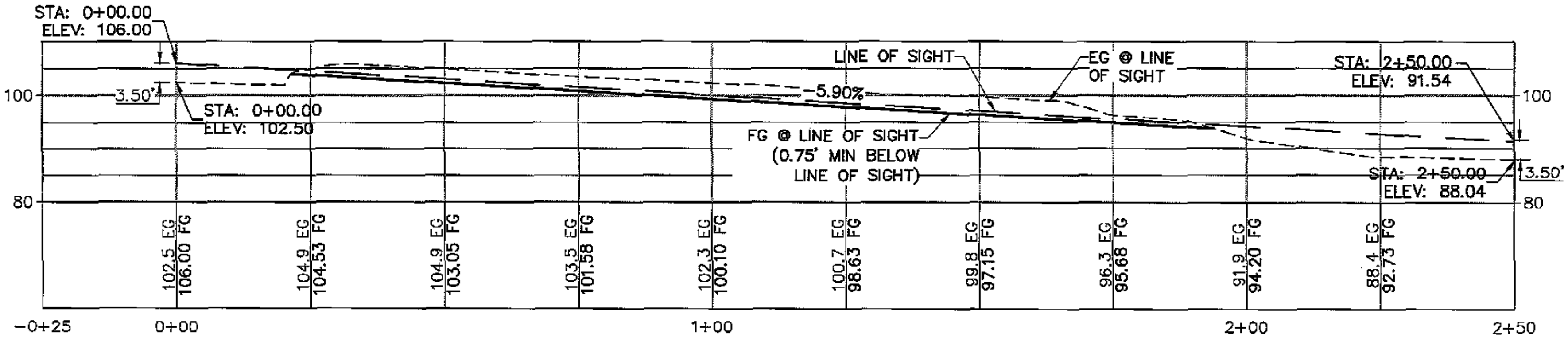
Jeffrey Clark, P.E., T.E.
Traffic Engineer
Sonoma County Department of Transportation and Public Works

Cc: **Dean Parsons - Project Review Manager, Permit Sonoma**
Andrew Manalastas – Assistant Engineer, DTPW

ATTACHMENT K

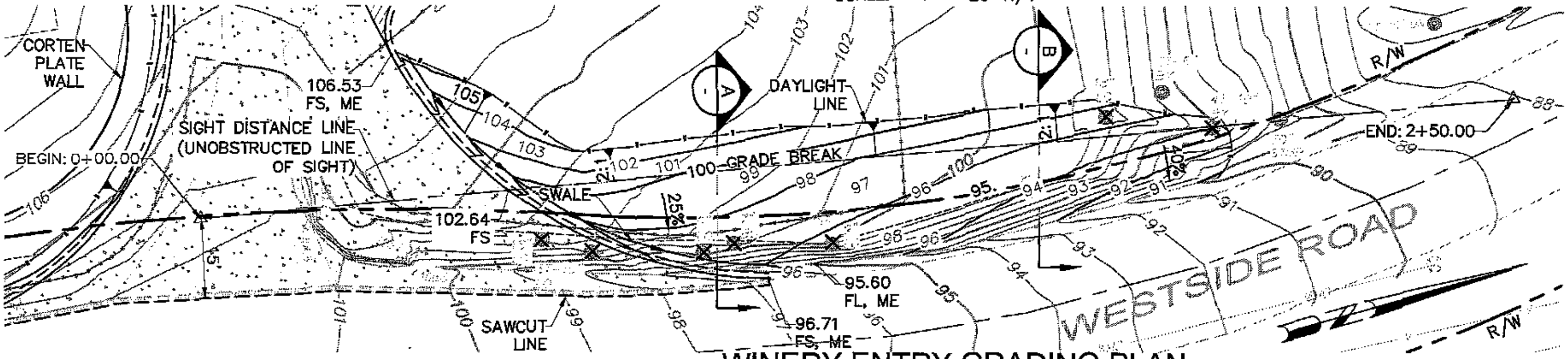
ATTACHMENT L

File: T:\2013 PROJECTS\13077\DWG\ADOBE_DESIGN\DESIGN REVIEW\EXHIBITS\13077- WINERY ENTRY GRADING PLAN EXHIBIT.DWG,6/26/2017 1:52:24 PM,Joe Conwell



UNOBSTRUCTED LINE OF SIGHT PROFILE

SCALE: 1" = 20' H/V



WINERY ENTRY GRADING PLAN

Graphic Scale: 1" = 20'

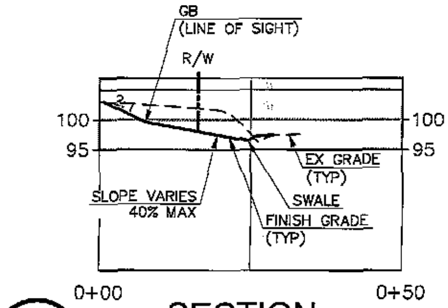
PAVING LEGEND:

▨	AC OVER CL II AB
▨	CONC OVER CL II AB

DEMOLITION TABLE:

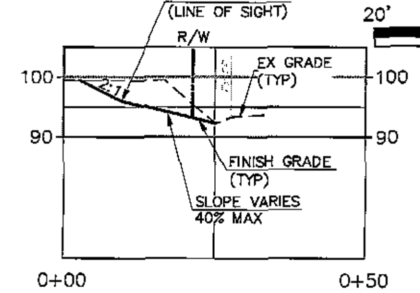
⊗	REMOVE EX TREE	7 EA

June 26, 2017



A SECTION

SCALE: 1" = 20' H/V



B SECTION

SCALE: 1" = 20' H/V

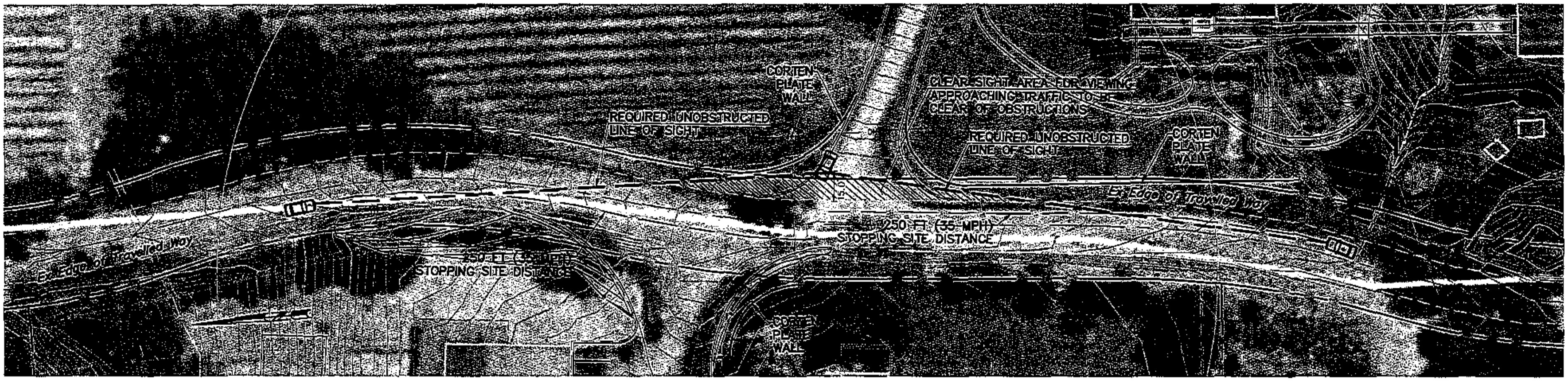
WINERY ENTRY GRADING PLAN

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

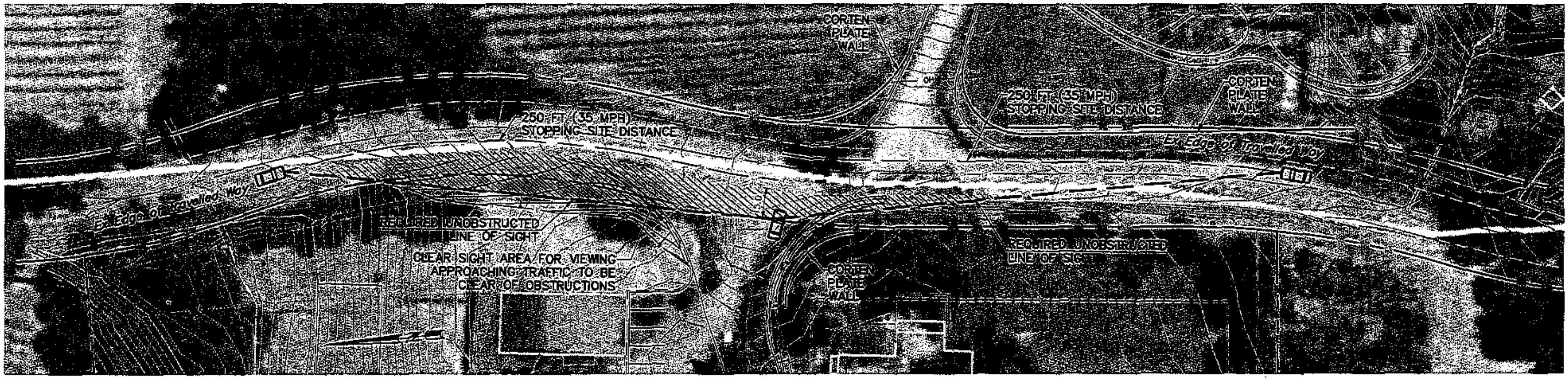
ATTACHMENT M

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- 35 MPH SIGHT DISTANCE EXHIBIT.DWG,6/26/2017 1:59:54 PM,Joe Cornwell



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED:	35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE:	250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY:	15 FT

+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

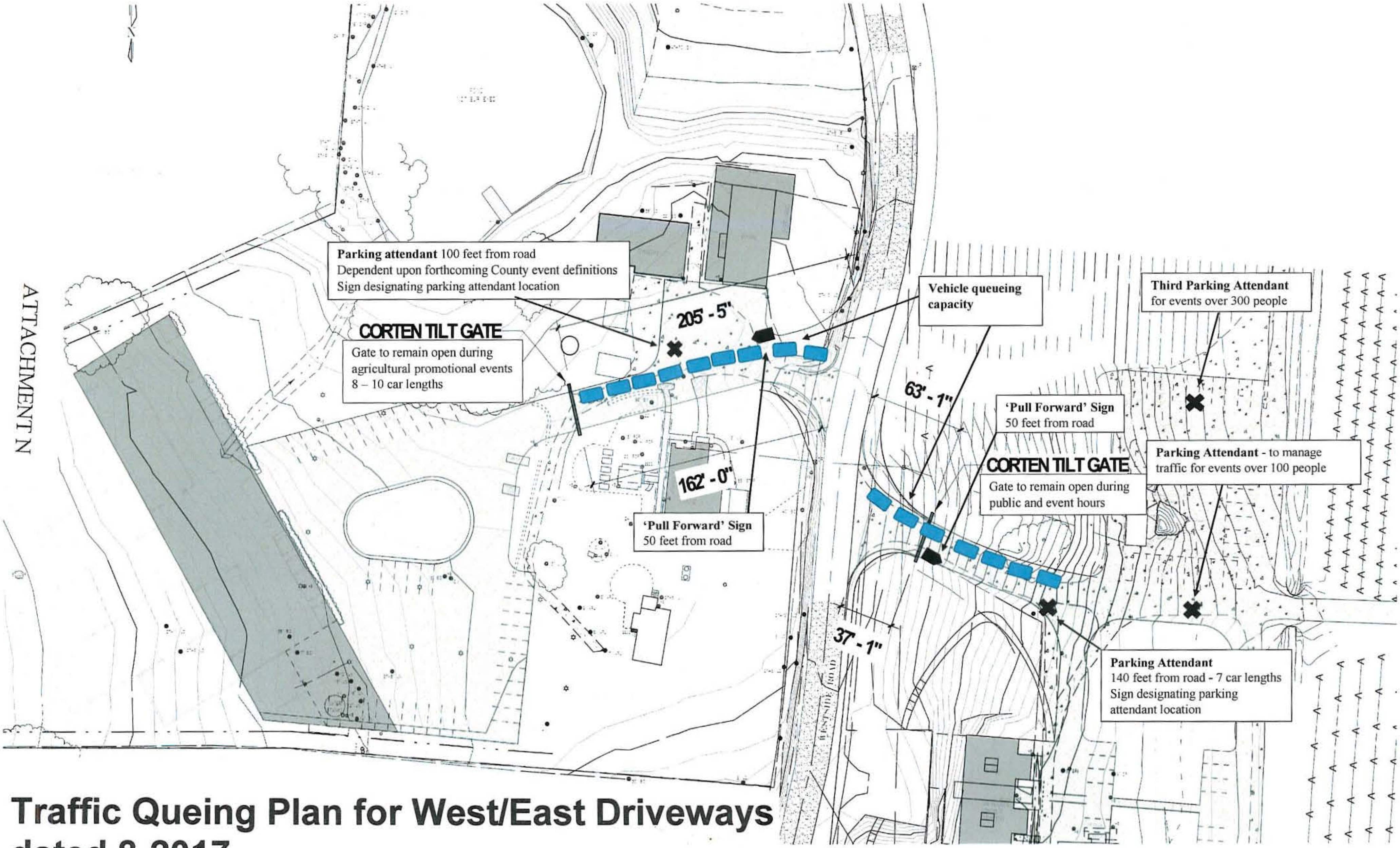
June 26, 2017

SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

ATTACHMENT N



Traffic Queing Plan for West/East Driveways
dated 8-2017
UPE14-0008 Ramey Winery

Wildlife Research Associates

Trish and Greg Tatarian
1119 Burbank Avenue
Santa Rosa, CA 95407
Ph: 707.544.6273 Fax: 707.544.6317
www.wildliferesearchassoc.com
trish@wildliferesearchassoc.com
gregbat@wildliferesearchassoc.com

October 1, 2018

David Ramey - david@rameywine.com
Kim Corcoran - kcorcoran@cmprlaw.com
Michael Zischke - mzischke@coxcastle.com
Bill Carle - bcarle@cmprlaw.com
Elena Herrera - eherrera@cmprlaw.com

RECEIVED
OCT 01 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Re: Response to Comments for Ramey Vineyards

The following are Wildlife Research Associates and Jane Valerius Environmental Consulting's response to comments from the Westside Farms Winery and Hospitality Complex [UPE14-0008] memo dated August 10, 2018 (Avocet Research Associates LLC 2018):

The comments from Avocet Research Associates LLC and its principal, Jules Evens, are numbered, and each is followed by a response paragraph from Wildlife Research Associates and Jane Valerius Environmental Consulting below.

1) *Comment*: Mr. Evens' letter and CV recite his experience on other properties, including one property in the Russian River area.

Response: The analysis for the Ramey Vineyards project is based on site-specific analysis for this property. Also, the experts preparing this analysis have substantial experience in analyzing the amphibian species in question. While Mr. Evans' background is with birds, Trish Tatarian has conducted radio-telemetry research on the federally-listed Threatened California red-legged frog (*Rana draytonii*) in three different populations and with the Endangered Sonoma County population of the California tiger salamander (*Ambystoma californiense*). She has contributed new records of new locations for the California red-legged frog in Alameda, Contra Costa, Marin, San Mateo and Sonoma counties, and of the California tiger salamander in Alameda, Contra Costa, San Benito, San Joaquin and Sonoma counties to the California Natural Diversity Data Base (CNDDB). Since 2013, she has taught the California red-legged Frog Workshops through the Livermore Resource Conservation District, the Elkhorn Slough Coastal Training Program, the Auburn Resource Conservation District and California Polytechnic University, Swanton Ranch.

2) *Comment*: Mr. Evens is familiar with the local fauna

Response: Each site is evaluated on a site by site basis and each pond/reservoir provides different habitats based on management techniques. Distance alone is not a determination of similarity.

For example, this pond has an active water fern (*Azolla filiculoides*) removal program that includes two aerators in the deepest portion of the pond. Water fern can form a dense mat over the pond reducing water temperatures that may be unfavorable to breeding California red-legged frog (pers. observation). Previous owners had stocked the pond with carp, which are still present, along with mosquitofish. The strong bullfrog population, which was documented in 2014,, together with the carp, which feed on algae and small invertebrates (which are tadpole foods) and mosquitofish, which have also been shown to reduce California red-legged frog survivorship, results in a heavy predator load.

3) *Comment*: No special status species surveys were conducted

Response: This is incorrect. The surveys conducted in April and May 2014 were specifically for special status plants and were selected to address those plant species that had the potential to occur on site, based on the presence of potential habitat. All of the special status plants with the potential to occur would have been in flower during that time period. Also, as required, plant surveys were floristic, meaning that all plant species identifiable during the surveys were recorded, which covers both common and special status plants and also any plants that may come up in the future as special status. Special status plant surveys are typically conducted because plants are not as mobile as wildlife species.

We state in our Habitat Assessment in 2014 that no focused surveys were conducted, which refers to surveys for special status *wildlife* species and not plants as described above. Typically, Habitat Assessments are conducted well in advance of the proposed project and only provide a snap shot in time of the occupancy of the parcel. For many species, survey results become out of date after 5 years, which then requires additional surveys. For nesting birds, this time frame can be as short as one year. In our 2014 report, we recommended conducting nesting bird surveys prior to habitat removal if the habitat was to be removed during the bird nesting season, which we identified as being between February 15 and August 15. Under CEQA, non-active nests of birds are not protected, except for California fully protected species. We observed no California fully protected species on the site.

We did a bat habitat assessment as part of the 2014 report, because typically, bats have a greater fidelity to the roost sites, than say passerines (perching birds). The assessment was to determine the suitability of the habitat and if potentially suitable habitat is present, we assume occupancy and provide measures to prevent take of individuals.

The site visit in 2014 was conducted during the spring, which is a suitable time period to detect basking or floating western pond turtle (*Emys marmorata*). However, none were observed. Our May 5, 2017, *Response to Sonoma County Counsel Request for More Information – Ramey Wine Cellars* (Wildlife Research Associates 2017), identifies mitigation measures to prevent take of western pond turtle despite the statement that no western pond turtles were observed in the reservoir at the time of the 2014 survey, or in subsequent surveys in 2015 and 2016. We stated that there is suitable aquatic habitat present that may be occupied in the future. Measures to protect potential habitat and individuals are described in detail in that letter report.

4) *Comment*: Field visits and coverage referenced in those reports was minimal (two dates: 28 April and 12 May 2014) therefore insufficient to accurately assess the status of several special status species.

Response: We disagree. We chose two dates that were within the flowering season and breeding season for most species. Habitat Assessments are typically conducted to ascertain the habitats on the parcel and to provide measures to prevent loss of habitat and prevent take of individuals. As described above, the timeframe for this analysis was too far in the future for focused surveys (a term both the USFWS and CDFW use for surveying listed wildlife species), to be acceptable without having to be conducted again, if the surveys were negative. The aim of the Habitat Assessment is: a) to prevent take of individuals, through construction seasonality and pre-construction surveys; and b) replace loss of habitat for listed species (i.e., federal or State Threatened or Endangered, or Candidates for listing) that are occupying or presumed to occupy the habitat based on the existing conditions, as required under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA). No Federal or State listed species are known or expected to occur on the site based on current conditions.

In addition, we have conducted five additional amphibian surveys in August (17th , 24th and 30th), and September (6th and 13th) 2018; each was both a daytime and nighttime survey. These surveys were conducted during the season when tadpoles are metamorphosing into froglets (of young of the year) and would have been detected if they were present, thus showing breeding habitat. We have also conducted single nocturnal surveys with a dipnetting component during the past four years. None of the surveys have detected presence of western pond turtle or California red-legged frog.

5) *Comment*: Documents referenced to evaluate special status (plant) animal species are out-of-date

Response: Although the project description was corrected in 2017, the report was not re-evaluated for special status species in 2017. The numbers were updated in the table in the 2017 report to reflect the current drawing design.

In this response to comments letter, we have updated the analysis from the California Natural Diversity Data Base (CNDDB) for special status plants and animals for 2018. In addition, the USFWS now provides the Information for Planning and Consulting (IPaC), which was not available in 2014. We have included the run for the IPaC data base as well and the species are listed in each table at the end of these comments. Additions from the 2018 CNDDB and the 2018 IPaC are in blue.

A total of 6 plant species were added to the Special Status Plant Species table from 2014. Of these species, only 2 have potential to occur on the project site based on presence of potential habitat: hogwallow starfish (*Hesperevax caulescens*) and Gairdner's yampah (*Perideridia gairdneri* ssp. *gairdneri*). Both of these species would have been observed on the site if they were present back in 2014. The survey was conducted within the flowering period for hogwallow starfish but not Gairdner's yampah. However, both of these species have leaves that are very distinctive and different from other plant species and therefore would have been identifiable based on leaves alone, at least to the genus level. Secondly, both of these species are CNPS Rank 4 species which are not protected by CESA or CEQA and therefore mitigation is not required. However, CNPS does recommend that impacts to these species be addressed during the CEQA process. It is up to the lead agency for CEQA to determine if mitigation is required due to local conditions. Since these plants were not observed, and are not likely to occur because the grassland habitats on the site are highly modified from previous land uses (past use as a pumpkin patch with farm store, current use as a vineyard) and the fact that non-native species dominate the vegetation cover, no further action is required.

A total of 8 animal species were added to the Special Status Animal Species table from 2014 based on the CNDDB. A total of 16 species were added from the IPaC. Of these species, 5 bird species have been identified as having a high potential to occur and one bird species has a low potential to occur, based on the habitats present. Two invertebrates, bumble bees, have a low potential to occur, based on the habitats present. Although the bird species from 2018 have not been addressed specifically in the 2014 report, measures to protect bird in general were addressed in the 2014 report.

6) *Comment*: The close proximity to the Russian River and associated wetlands indicates the necessity for conducting protocol-level surveys for several special status animal species.

Response: Both the USFWS and CDFW use the term focused surveys for listed wildlife species. No focused surveys were conducted near the Russian River because no development is occurring adjacent or in close proximity to the Russian River. All development is at least 680 feet to the west. As a result, those species occurring in the Russian River will not be directly affected by the proposed project. For those species that can move away from the Russian River (e.g., amphibians and western pond turtle), measures to prevent take of individuals have been addressed in *Response to Sonoma County Counsel Request for More Information – Ramey Wine Cellars* (Wildlife Research Associates 2017) and in the comments in this letter.

7) *Comment*: California Red-Legged Frog (*Rana draytonii*) has been reported less than a mile east of the site.

Response: We disagree. Review of the 2018 CNDDB does not show any *Rana draytonii* sightings within 1 mile to the east. There are no unprocessed sightings within 1 mile to the east. If Mr. Evans continues to make this assertion, we would ask that he please provide CNDDB number and UTM coordinates of sighting. In addition, focused surveys conducted by Wildlife Research Associates in 2016 of a reservoir within 1.6 miles to the southwest did not reveal any *Rana draytonii* either. No California red-legged frogs were observed during the five surveys, comprising both daytime and nighttime surveys, conducted in August (17th, 24th and 30th), and September (6th and 13th) 2018.

8) *Comment*: Focused surveys for the California Red-Legged Frog (*Rana draytonii*) should be conducted.

Response: There is no need for focused surveys. For this portion of the Russian River area, the lack of presence of *Rana draytonii* in ponded areas, in general, negated the need for focused surveys. Surveys (both day and night) conducted between 2014 and 2018, with late summer surveys conducted in 2018 (August 17th, 24th and 30th, and September 6th and 13th), an ideal time for detecting metamorphosing young of the year showing breeding occupancy, did not reveal any *Rana draytonii* or *Emys marmorata*. Between 221 and 486 individual American bullfrogs (*Lithobates catesbeianus*) were counted at the reservoir on the property during the three (3) nocturnal surveys in August and two (2) in September 2018, showing a high predator load. Had either *Rana draytonii* or *Emys marmorata* been detected they would have been reported, as per Scientific Collecting Permit (#2619) to the CNDDB.

It is my professional opinion, based on the project location and previously conducted surveys of the pond, that focused surveys are not required for the California red-legged frog (*Rana draytonii*).

9) *Comment*: The project site's proximity (<2 miles) to the western boundary of the Potential Range of the Sonoma County California Tiger Salamander (Windsor Creek) should require consideration before approval of a negative declaration is issued.

Response: The project site is outside the species range as identified by the federal listing (USFWS 2002), the state listing (CDFW 2012), the Santa Rosa Plain Conservation Strategy (SRPCS) (USFWS 2005), the Critical Habitat designation (USFWS 2011) and the Draft Recovery Plan (USWFS 2014). There have been no reported occurrences of California Tiger Salamander on the north or west side of the Russian River. The Russian River likely acts as a major barrier to movement for California tiger salamander. A copy of the California Tiger Salamander range map and Core Mitigation Areas for this portion of Sonoma County is attached to this letter.

10) *Comment*: Western pond turtle was not addressed

Response: We disagree. This species was addressed in our additional report, *Response to Sonoma County Counsel Request for More Information – Ramey Wine Cellars* (Wildlife Research Associates 2017), that discusses mitigation measures to avoid take of *Emys marmorata* if the animal begins to occupy the reservoir. Surveys conducted in the spring of 2014, and annual subsequent surveys at the pond together with our 2018 surveys have not revealed any western pond turtle.

Emys marmorata has been reported in the Russian River < 1 mile to the east. However, no proposed development on this property is near the Russian River.

11) *Comment*: Address the Errata in the Assessment

Response: The species designations for chestnut-backed chickadee (*Poecile rufescens*) and oak titmouse (*Baeolophus inornatus*) have been noted. The mitigation measures presented in the Habitat Assessment remain the same to prevent take of passerines (perching birds).

Although white-tailed kites are irruptive and highly nomadic, they are very specific in their nesting and foraging requirements. They typically build a platform of sticks in the fork of a tree or tall brush, which would have been easily detected at the time of the survey in 2014. Several factors have been reported as important in successful white-tailed kite nests and include the following: 1) nests occur in rows or patches of trees overlooking low-lying natural vegetation, fallow fields, wet pasture, or alfalfa; 2) nests are less than 1,500 meters (4,921 feet) from fresh water; 3) nests are greater than 100 meters (328 feet) from roads; and 4) nests are within 800 meters (2,625 feet) of natural, fallow, or riparian vegetation (Erichsen et al 1996). Orchard, vineyards, and most row crops are not preferred foraging habitats based on the low prey base of California voles (*Microtus californicus*) (Erichsen et al 1996)

12) *Comment*: A formal delineation of wetlands and waters of the U.S. and state was not conducted as part of protocol-level surveys for special status animal species.

Response: A wetland delineation is not required as a determination of suitable habitat for special status amphibians. Wildlife habitat characteristics described in the 2014 Habitat Assessment are sufficient for determining suitable habitat for special status species. The use of the term protocol-level surveys comes from the USFWS and CDFW guidelines for conducting special status plants surveys and not for animals. For plants the surveys must be floristic, meaning that all plants identifiable at the time of the survey must be recorded, as state above. The purpose of a wetland delineation is to identify areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE), which also falls under the jurisdiction of the state RWQCB and in some cases CDFW. A formal delineation, conducted in accordance with the USACE guidelines and manuals, was not needed because the project is designed to avoid any wetlands or waters of the U.S. and state, as discussed in the Habitat Assessment. The drainages on the east side will be avoided as the drainage crossings are designed to span any ditches or creeks so there will be no fill of any creeks or drainages. The pond, drainages and other aquatic features on the site were reviewed for potential special status and common wildlife species as described above, so any potential impacts to wildlife species were addressed in the Habitat Assessment as described above.

We appreciate the opportunity to submit these responses.

Trish Tatarian Jane Valerius

Trish Tatarian Jane Valerius

Appendix B: Potentially Occurring Special Status Plant Species in the Study Area - 2018

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Alopecurus aequalis var. *sonomensis* Sonoma alopecurus	FE/-/1B	Freshwater marshes and swamps, riparian scrub. May-July. Elevation: 5-365m.	None. No habitat present in study area.
Amorpha californica var. *napensis* Napa false indigo	-/-/1B	Broadleafed upland forest (openings), chaparral, cismontane woodland. Blooms April-July. Elevation: 120-2000m.	None. No habitat present in study area.
Arctostaphylos bakeri ssp. *bakeri* Baker's manzanita	-/CR/1B	Broadleafed upland forest, chaparral often on serpentinite. Blooms February to April. Elevation: 75-300m.	None. No habitat present in study area.
Arctostaphylos bakeri ssp. *sublevis* The Cedars manzanita	-/CR/1B	Closed-cone coniferous forest, chaparral, often on serpentine. Blooms February to April.	None. No habitat present in study area.
Arctostaphylos densiflora Vine Hill manzanita	-/CE/1B	Chaparral on acid marine sand. February-April. Elevation: 50-120m.	None. No habitat present in study area.
Arctostaphylos hispidula Howell's mananita	-/-/1B	Chaparral on serpentinite or sandstone. Blooms March to April. Elevation: 120-1250m.	None. No habitat present in study area.
Arctostaphylos stanfordiana ssp. *decumbens* Rincon Ridge manzanita	-/-/1B	Chaparral on rhyolitic soils and cismontane woodland. Blooms February to April (sometimes May). Elevation: 75-370m.	None. No habitat present in study area.
Blennosperma bakeri Sonoma sunshine	FE/CE/1B	Valley and foothill grassland (mesic), vernal pools. Blooms March to May. Elevation: 10-110m.	None. Not observed during surveys. Typical habitat not present in study area.
Brodiaea leptandra Narrow-anthered brodiaea	-/-/1B	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland on volcanic soils. Blooms May to July. Elevation: 110-915m.	None. Typical habitat present in study area. Not observed during surveys.
Calamagrostis bolanderi Bolander's reed grass	-/-/4	Bogs and fens, broadleafed upland forest, closed-cone coniferous forest, coastal scrub, meadows and seeps, freshwater marshes and swamps, North Coast coniferous forest on mesic sites. May-August. Elevation: 0-455m.	None. No habitat present in study area. Not observed during surveys.
Calamagrostis crassiglumis Thurber's reed grass	-/-/2B	Coastal scrub (mesic), freshwater marshes and swamps. Blooms April to July. Elevation: 90-1065m.	None. No habitat present in study area. Not observed during surveys.
Campanula californica Swamp harebell	-/-/1B	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows and seeps, freshwater marshes and swamps, North Coast coniferous forest. June-October. Elevation: 1-405m.	None. No habitat present in study area.
Carex comosa Bristly sedge	-/-/2B	Coastal prairie, marshes and swamps, lake margins, mesic sites in grasslands. Blooms May to Sept.	None. No habitat present in study area.
Castilleja ambigua var. *ambigua* Johnny-nip	-/-/4	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, margins of vernal pools. Blooms March to August. Elevation 0-435m.	None. Typical habitat not present in study area. Not observed during surveys.
Castilleja uliginosa Pitkin Marsh paintbrush	-/CE/1A	Freshwater marshes and swamps. June-July. Elevation: 60m.	None. No habitat present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Ceanothus confusus Rincon Ridge ceanothus	-/-/1B	Closed-cone coniferous forest, chaparral, cismontane woodland on volcanic or serpentinite. Blooms February to June. Elevation: 75-1065m.	None. No habitat present in study area..
Ceanothus foliosus var. *vineatus* Vine Hill ceanothus	-/-/1B	Chaparral. March-May. Elevation: 45-305m.	None. No habitat present in study area.
Ceanothus gloriosus var. *exaltatus* Glory brush	-/-/4	Chaparral. Blooms March to August. Elevation: 30-610m.	None. No habitat present in study area.
Ceanothus purpureus Holly-leaved ceanothus	-/-/1B	Chaparral and cismontane woodland with rocky, volcanic substrate. Blooms February to June. Elevation: 120-640m.	None. No habitat present in study area.
Centromadia parryi ssp. *parry* Pappose tarplant	-/-/1B	Chaparral, coastal prairie, meadows and seeps, coastal marshes and swamps, valley and foothill grassland on vernally mesic, often alkaline sites. May-November. Elevation: 2-420m.	None. Typical habitat not present in study area. Not observed during surveys.
Chorizanthe valida Sonoma spineflower	FE/CE/1B	Coastal prairie on sandy soils. Blooms June to August. Elevation: 10-305m.	None. No habitat present in study area.
Clarkia imbricata Vine Hill clarkia	FE/CE/1B	Chaparral, valley and foothill grassland on acidic sandy loam soils. June-August. Elevation: 50-75m.	None. No habitat in study area.
Cordylanthus tenuis ssp. *brunneus* Serpentine bird's-beak	-/-/4	Closed-cone coniferous forest, chaparral, cismontane woodland on serpentinite. Blooms July to August. Elevation: 475-915m.	None. No habitat present in study area.
Cordylanthus tenuis ssp. *capillaris*	FE/CR/1B	Closed-cone coniferous forest, chaparral on serpentinite. June-September. Elevation: 45-305m.	None. No habitat in study area.
Cuscuta obtusiflora var. *glandulosa*	-/-/2B	Freshwater marshes and swamps. July-October. Elevation: 15-280m.	None. No habitat in study area.
Cypripedium montanum Mountain lady's-slipper	-/-/4	Broadleafed upland forest, cismontane woodland, lower montane coniferous forest, North Coast coniferous forest. Blooms March to August. Elevation: 185-225m.	None. No habitat in study area. Not observed during April and May surveys.
Delphinium bakeri Baker's larkspur	FE/CE/1B	Broadleafed upland forest, coastal scrub, valley and foothill grassland, on decomposed shale, often mesic. Blooms March to May. Elevation: 80-305m.	None. Typical habitat not present in study area. Not observed during surveys.
Delphinium luteum Golden larkspur	FE/CR/1B	Chaparral, coastal prairie, coastal scrub on rocky soils. March-May. Elevation: 0-100m.	None. Not observed during surveys. Habitat not present on site.
Downingia pusilla Dwarf downingia	-/-/2B	Valley and foothill grassland (mesic), vernal pools. Blooms March to May. Elevation: 1-445m.	None. Not observed during surveys. Typical habitat not present in study area.
Erigeron biolettii Streamside daisy	-/-/3	Broadleafed upland forest, cismontane woodland, North Coast coniferous forest on rocky and mesic sites. Blooms June-October. Elevation 30-1100m.	None. No habitat present in study area.
Erigeron greenei Greene's narrow-leaved daisy	-/-/1B	Chaparral on serpentinite or volcanic soils. Blooms May to September. Elevation: 80-1005m.	None. No habitat present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Erigerion serpentinus Serpentine daisy	-/-/1B	Chaparral on serpentine and seeps. May-August. Elevation: 60-670m.	None. No habitat in study area.
Eriophorum gracile Slender cottongrass	-/-/4	Bogs and fens, meadows and seeps, upper montane coniferous forest on acidic soils. Blooms May to September. Elevation: 1280-2900m.	None. No habitat in study area.
Fritillaria liliacea Fragrant fritillary	-/-/1B	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland often on serpentinite. Blooms February to April. Elevation: 3-410m.	None. Not observed during surveys. Typical habitat not present in study area.
Gilia capitata ssp. *tomentosa* Woolly-headed gilia	-/-/1B	Coastal bluff scrub, valley and foothill grassland on serpentinite or rocky soils or outcrops. Blooms May to July. Elevation: 10-220m.	None. Not observed during surveys. Typical habitat not present in study area.
Hemizonia congesta ssp. *congesta* White seaside tarplant	-/-/1B	Valley and foothill grassland sometimes on roadsides. Blooms April to November. Elevation: 20-560m.	None. Not observed during surveys. No species of *Hemizonia* were observed in the study area.
Hesperevax caulescens Hogwallow starfish	-/-/4	Valley and foothill grassland (mesic, clay), vernal pools (shallow), sometimes alkaline. Blooms March to June. Elevation: 0-505m.	None. Potential grassland habitat on site but no alkaline soils. Not observed during April and May surveys.
Horkelia tenuiloba Thin-leaved horkelia	-/-/1B	Broadleafed upland forest, chaparral, valley and foothill grassland in mesic openings and on sandy soils. Blooms May to July. Elevation: 50-500m.	None. Not observed during surveys. No habitat present in study area.
Hosackia gracilis Harlequin lotus	-/-/4	Broadleafed upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland/wetlands, roadsides. Blooms March to July. Elevation: 0-700m.	None. Not observed during surveys. Typical habitat not present in study area.
Iris longipetala Coast *iris*	-/-/4	Coastal prairie, lower montane coniferous forest, meadows and seeps in mesic sites. Blooms March to May. Elevation 0 -600 m.	None. Typical habitat not on site. Not observed during April or May survey.
Kopsiopsis hookeri Small groundcone	-/-/2B	North Coast coniferous forest. Blooms April to August. Elevation: 90-885m.	None. No habitat on site. Not observed during April or May survey.
Lasthenia burkei Burke's goldfields	FE/CE/1B	Meadows and seeps (mesic), vernal pools. April-June. Elevation: 15-600m.	None. Not observed during surveys. No habitat present in study area.
Lasthenia californica ssp. *bakeri* Baker's goldfields	-/-/1B	Closed-cone coniferous forest (openings), coastal scrub, meadows and seeps, marshes and swamps. April-October. Elevation: 60-520m.	None. Not observed during surveys. No habitat present in study area.
Legenere limosa Legenere	-/-/1B	Vernal pools. Blooms April-June. Elevation: 1-880m.	None. Not observed during surveys. No habitat present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Leptosiphon jepsonii Jepson's leptosiphon	-/-/1B	Chaparral, cismontane woodland, usually volcanic. Blooms March to May. Elevation: 100-500m.	None. Not observed during surveys. No habitat present in study area.
Lessingia arachnoidea Crystal Springs Lessingia	-/-/1B	Cismontane woodland, coastal scrub, valley and foothill grassland. Blooms July to October.	None. Not observed during surveys. Typical habitat not present in study area.
Lessingia hololeuca Woolly-headed Lessingia	-/-/3	Broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Blooms June to October. Elevation: 15-305m.	None. Not observed during surveys. Typical habitat not present in study area.
Lilium pardalinum ssp. *pitkinense* Pitkin Marsh lily	FE/CE/1B	Cismontane woodland, meadows and seeps, freshwater marshes and swamps, in mesic and sandy soils. June-July. Elevation: 35-65m.	None. No habitat present in study area.
Limnanthes vinculans Sebastopol meadowfoam	FE/CE/1B	Meadows and seeps, valley and foothill grassland, vernal pools/vernally mesic. April-May. Elevation: 15-305m.	None. Not observed during surveys. No habitat present in study area.
Microseris paludosa Marsh microseris	-/-/1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. April-June (sometimes July). Elevation: 5-300m.	None. Not observed during surveys. Typical habitat not present in study area.
Monardella viridis Green monardella	-/-/4	Broadleafed upland forest, chaparral, cismontane woodland. June-September. Elevation: 100-1010m.	None. No habitat on site. This species is identifiable by leaves and fragrance (minty). Not observed on site.
Navarretia leucocephala ssp. *bakeri* Baker's navarretia	-/-/1B	Cismontane woodland, lower montane coniferous forest, meadows and seeps, valley and foothill grassland, vernal pools/mesic. Blooms April to July. Elevation: 5-1740m.	None. Not observed during surveys. Typical habitat not present in study area.
Navarretia leucocephala ssp. *plieantha* Many flowered navarretia	FE/-/1B	Volcanic ash flow vernal pools. Blooms May to June. Elevation: 30-950 m.	None. Not observed during surveys. No habitat present in study area.
Perideridia gairdneri ssp. *gairdneri* Gairdner's yampah	-/-/4	Broadleafed upland forest, chaparral, coastal prairie, valley and foothill grassland, vernal pools/vernally mesic. Blooms June to October. Elevation: 0-610m.	None. Potential grassland habitat on site. The genus is identifiable by leaves and no leaves or plants that look like *Perideridia* were observed during surveys.
Pleuropogon hooverianus North Coast semaphore grass	-/CT/1B	Broadleafed upland forest, meadows and seeps, North Coast coniferous forest. Blooms April to June. Elevation: 10-671m.	None. Not observed during surveys. No habitat present in study area.
Ranunculus lobbii Lobb's aquatic buttercup	-/-/4	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland and vernal pools in mesic sites. Blooms February to May. Elevation: 15-470m.	None. Not observed during surveys. No habitat present in study area.
Rhynchospora alba White beaked-rush	-/-/2B	Bogs and fens, meadows and seeps, freshwater marshes and swamps. July-August. Elevation: 60-2040m.	None. Not observed during surveys. Typical habitat not present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Rhynchospora californica California beaked-rush	-/-/1B	Bogs and fens, lower montane coniferous forest, meadows and seeps, freshwater marshes and swamps. May-July. Elevation: 45-1010m.	None. Not observed during surveys. Habitat not present in study area.
Rhynchospora capitellata Brownish beaked-rush	-/-/2B	Lower montane coniferous forest, meadows and seps, marshes and swamps, upper montane coniferous forest/mesic. July-August. Elevation: 45-2000m.	None. Not observed during surveys. Habitat not present in study area.
Rhynchospora globularis Round-headed beaked-rush	-/-/2B	Freshwater marshes and swamps. Blooms July to August. Elevation: 45-60m.	None. No habitat present in study area.
Trifolium amoenum Showy Rancheria clover	FE/-/1B	Coastal bluff scrub, valley and foothill grassland, sometimes on serpentinite. Blooms April to June. Elevation: 5-415m.	None. No habitat present in study area.
Trifolium hydrophilum Saline clover	-/-/1B	Marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. April-June. Elevation: 0-300m.	None. Not observed during surveys. Typical habitat not present in study area.
Viburnum ellipticum Oval-leaved viburnum	-/-/2B	Chaparral, cismontane woodland, lower montane coniferous forest. Blooms May to June. Elevation: 215-1400m.	None. Not observed during surveys. No habitat present in study area.
Usnea longissima Long-beard lichen	-/-/4	Broadleafed upland forest, North Coast coniferous forest on tree branches; usually on old growth hardwoods and conifers. Elevation: 50-1460m.	None. Suitable habitat not present on site. Not observed during surveys.
SPECIAL STATUS NATURAL COMMUNITIES			
Coastal and Valley Freshwater Marsh			None
Northern Hard Pan Vernal Pool			
Northern Vernal Pool			None

NOTES:

U.S. FISH AND WILDLIFE SERVICE

FE = federally listed Endangered
FT = federally listed Threatened

CALIFORNIA DEPT. OF FISH AND WILDLIFE

CE = California listed Endangered
CR = California listed as Rare
CT = California listed as Threatened

CALIFORNIA NATIVE PLANT SOCIETY -

Rank 1A:	Plants presumed extinct in California
Rank 1B:	Plants rare and endangered in California and elsewhere
Rank 2B:	Plants rare and endangered in California but more common elsewhere
Rank 3:	Plants about which additional data are needed
Rank 4:	Plants of limited distribution.

Appendix C: Potentially Occurring Special Status Animal Species in the Project Area - 2018

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence Potential
Invertebrates			
Blennosperma vernal pool andrenid bee *Andrena blennospermatis*	-/-	Bee is oligolectic (specialist pollinator) on vernal pool Blennosperma and nest in upland around vernal pools.	None: no suitable habitat.
Obscure bumblebee *Bombus calignosus*	-/-	Food plants include Baccharis, Circium, Lupinus, Lotus, Grindelia and Phacelia. Occurs in Coastal areas from northern Washington to southern California.	Low: plant species occur but habitat highly manipulated.
Western bumblebee *Bombus occidentalis*	-/-	Generalist foragers. They do not depend on any one flower type but they favor Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, Eriogonum. Historically from the Pacific coast to the Colorado Rocky Mountains; severe population decline west of the Sierra-Cascade Crest.	Low: plant species occur but habitat highly manipulated.
Giuliani's dubiraphian riffle beetle *Dubiraphia giulianii*	-/-	Inhabits exposed, wave-washed willow roots in the slow flows of the Russian River.	None: no suitable habitat.
California linderiella *Linderiella occidentalis*	-/-	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	None: no suitable habitat.
California freshwater shrimp *Syncaris pacifica*	FE/SE	Endemic to Napa, Sonoma and Marin Counties. Occurs in low elevation and low gradient streams with moderate to heavy riparian cover.	None: no suitable habitat.
Fish			
Russian River tule perch *Hysterocarpus traskii pomo*	-/SSC	Occurs in low elevation streams of the Russian River. Requires clear, flowing water with abundant cover and deep (>1M) pool habitat.	None: no suitable habitat.
Navarro roach *Lavinia symmetricus navarroensis*	-/SSC	Habitat generalists, found in warm intermittent streams as well as cold, well-aerated streams.	None: no suitable habitat.
Coho salmon - Central California Coast ESU *Onchorhynchus kisutch*	FE/SE	Occurs from Punta Gorda, in northern California, to the San Lorenzo River, in Santa Cruz County, and includes coho salmon populations from several tributaries of San Francisco Bay (e.g., Corte Madera and Mill Valley Creek). Reported from Russian River (CNDDB 2018).	None: no suitable habitat.
steelhead - Central California Coast DPS *Onchorhynchus mykiss*	FT/SSC	Requires beds of loose, silt-free, coarse gravel for spawning. Also needs cover, cool water and sufficient dissolved oxygen. Species reported in Russian River (CNDDB 2018).	None: no suitable habitat.
Amphibians			
California tiger salamander *Ambystoma californiense*	FT /ST	Breeds in temporary or semi-permanent pools. Seeks cover in rodent burrows in grasslands and oak woodlands.	None: Outside species range.
California giant salamander *Dicamptodon ensatus*	-/SSC	Known from wet coastal forests near streams and seeps. Larvae found in cold, clear streams and adults known from wet forests under rocks and logs near streams and lakes. Reported 1 mi W of site in Porter Creek (CNDDB 2018).	None: no suitable habitat.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence Potential
foothill yellow-legged frog *Rana boylii*	-/ SPT	Inhabits permanent, flowing stream courses with a cobble substrate and a mixture of open canopy riparian vegetation. Species reported approximately 1 mile west from project site in Porter Creek (CNDDB 2018).	None: no suitable habitat in pond.
California red-legged frog *Rana draytonii*	FT/ SSC	Prefers semi-permanent and permanent stream pools, ponds and creeks with emergent and/or riparian vegetation. Occupies upland habitat especially during the wet winter months. Species reported more than 3 miles in distance from project site (CNDDB 2018).	**Low**: provides suitable habitat outside project area, but high predator load. None detected over past 4 years.
Red-bellied newt *Taricha rivularis*	-/SSC	Spends dry season underground within root channels. Requires rapid streams with temps between 15°C and 26° C and rocky substrate for breeding and egg-laying.	None: no suitable habitat.
Reptiles			
western pond turtle *Emys marmorata*	-/ SSC	Prefers permanent, slow-moving creeks, streams, ponds, rivers, marshes and irrigation ditches with basking sites and a vegetated shoreline. Requires upland sites for egg-laying. Species reported in Russian River (CNDDB 2018).	**High**: pond on site provides suitable habitat. None detected over past 4 years.
Birds			
Cooper's hawk *Accipiter cooperi*	MB/ SSC	Nests primarily in deciduous riparian forests. May also occupy dense canopied forests from gray pine-oak woodland to ponderosa pine. Forages in open woodlands.	None: no suitable habitat.
sharp-shined hawk *Accipiter striatus*	MB/ SSC	Dense canopy pine or mixed conifer forest and riparian habitats. Water within one mile required.	None: no suitable habitat.
Clark's grebe *Aechmophorus clarkii*	BCC	Breeds in colonies on large bodied freshwater lakes and marshes with emergent vegetation. Nest is built on floating plants or submerged snag, among emergent vegetation.	None: no suitable habitat. Would have been detected.
tricolored blackbird *Agelaius tricolor*	BCC/ SCE	Nests primarily in dense freshwater marshes with cattail or tules, but also known to nest in upland thistles. Forages in grasslands.	None: no suitable habitat. Would have been detected.
golden eagle *Aquila chrysaetos*	/ CFP	Forages in a variety of habitats including grasslands, chaparral and oak woodland supporting abundant mammals. Nests on cliffs and escarpments and tall trees.	None: no suitable habitat.
Great blue heron *Ardea herodius*	MB/ SSC	Nests colonially in large trees near water	None: no suitable habitat.
burrowing owl *Athene cunicularia hypugea*	BCC/ SSC	Nests in open, dry grasslands, deserts, prairies, farmland and scrublands with abundant active and abandoned mammal burrows. Prefers short grasses and moderate inclined hills.	None: no suitable habitat. Would have been detected.
Oak titmouse *Baeolophus inornatus*	BCC/ -	Breeds in cavities in oak woodlands, gleaning insects from the bark. Occurs from southern Oregon to northern Mexico along the Central Valley and xeric coastal foothills.	High: likely occurs on the site.
Wrentit *Chamaea fasciata*	BCC	Nests in coastal scrub and chaparral.	None: no suitable habitat. Would have been detected.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence Potential
white-tailed kite *Elanus leucurus*	MB/CFP	Inhabits low rolling foothills and valley margins with scattered oaks and river bottom- lands or marshes adjacent to deciduous woodlands. Prefers open grasslands, meadows and marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None: would have been detected during field surveys.
common yellowthroat *Geothylpis trichas sinuosa*	BCC/SSC	Nests in fresh and salt marshes in tall grasses, tule patches and willows and forages in thick, continuous cover down to the water surface.	None: no suitable habitat. Would have been detected.
bald eagle *Haliaeetus leucocephalus*	BCC/CE, CFP	Nests in tall snags near water and forages on fish. This species winters near large bodies of waters with fish.	None: no suitable habitat. Would have been detected.
Lewis's woodpecker *Melanerpes lewis*	BCC/SSC	Found in open forest and woodland, often logged or burned, including oak, coniferous forest, riparian woodland, orchards, less often pinyon-juniper. Closely associated with open ponderosa pine forest in western North America. Most commonly uses pre-made or natural cavities. Wintering areas must provide storage sites for grain or mast.	Low: suitable habitat occurs on the site.
Song sparrow *Melospiza melodia*	BCC/-	Primarily breeds in riparian habitat or wetlands, or coastal scrub along the fog belt where the lack of standing or running water is compensated by moisture from fog.	None: no suitable habitat. Would have been detected.
Nuttall's woodpecker *Picoides nuttallii*	BCC/-	Found primarily in oak woodlands and riparian woods. Cavity nester.	High: likely occurs on the site.
Spotted towhee *Pipilo maculatus clementae*	BCC	Nests in shrubs and trees.	High: likely occurs on the site.
Osprey *Pandion haliaetus*	-/SSC	Nests in large trees within 15 miles of good fish-producing water body.	None: no suitable habitat.
black phoebe *Sayornis nigricans*	-/-	Nests in anthropogenic structures on ledges. Nest made of mud pellets, dry grasses, weed stems, plant fibers and hair.	**Observed on-site.**
rufous hummingbird *Selasphorus rufus*	BCC/-	Nests in chaparral, coniferous forest, scrub habitats and riparian habitats in Canada and winters in Mexico. Nests are placed on a downward drooping structure.	High: likely occurs on the site.
Allen's hummingbird *Selasphorus sasin*	BCC/-	Nests in wooded areas, meadows, or thickets along shaded streams, on a branch low down on stem, although placement height varies between 10 inches and 90 feet.	High: likely occurs on the site.
Mammals*			
Pallid bat *Antrozous pallidus*	-/SSC, WBWG:H	Day roosts in crevices and cavities in rock outcrops, mines, caves, buildings, bridges, properly-designed bat houses, as well as hollows and cavities in a wide variety of tree species. May roost alone, in small groups (2 to 20 bats), or in 100s in maternity roosts, with males and non-reproductive subadults in other, smaller roosts..	**High:** Suitable potential building habitat occurs on site.
Sonoma tree vole *Arborimus pomo*	-/SSC	North coast fog belt in Douglas fir, redwood and montane hardwood-conifer forests.	None: no suitable habitat occurs on the site.

Common Name Scientific Name	**Status USFWS/ CDFW**	**Habitat Affinities and Reported Localities in the Project Area**	**Occurrence Potential**
Townsend's big-eared bat *Corynorhinus townsendii townsendii*	-/CPE, WBWG:H	Day roosts in cave analogs; mines, buildings, bridges, sometimes large tree hollows. Particularly sensitive to roost disturbance, this species has declined throughout its range in California; very few maternity roosts are known in California. Switches roosts seasonally, sometimes within each season. Females form maternity colonies, males roost singly, and all disperse widely after maternity season. During winter, roosts in cold, but non-freezing roosts, which may include man-made structures. Forages in a variety of habitats, consistently in riparian and stream corridors, avoiding open habitat. May commute relatively long distances to forage.	**Medium**: Suitable potential building habitat occurs on site, but currently less suitable due to disturbance levels.
North American porcupine *Erethizon dorsatum*	-/-	Occurs in forests, mountains, chaparral, and sagebrush. During the winter porcupines eat evergreen needles and the inner bark of trees. During the spring and summer they eat flowers, berries, tender twigs, and leaves from deciduous plants.	None: no suitable habitat occurs on the site.
Western red bat *Lasiurus blossevillii*	-/SSC, WBWG:H	Solitary roosting, except when females are with young (from 2 to 6 are born). Roosts almost exclusively in foliage, under overhanging leaves, in woodland borders, rivers, agricultural areas including orchards, and urban areas with mature trees. Typically found in large cottonwoods, sycamores, walnuts and willows associated with riparian habitats. Forages over mature orchards, oak woodland, low elevation conifer forests, riparian corridors, non-native trees in urban and rural residential areas, and around strong lighting.	**Medium:** Suitable potential tree foliage occurs on site.
Hoary bat *Lasiurus cinereus*	-/-, WBWG:M	Roosts singly except when females are with young (from 2 to 4 are born) in dense foliage of medium to large coniferous and deciduous trees. Highly migratory, occurs from sea level to tree line in Sierra Nevada. Summer records predominantly male. Forages along stream and river corridors, open water bodies, meadows, and open forest above canopy.	**Medium:** Suitable potential tree foliage occurs on site.
California myotis *Myotis californicus*	-/-	Females give birth to one young. Typically roosts alone or in small groups in almost every habitat from desert to mountains, but most abundant at lower to mid-elevations. Roosts in crevices in rocks, slabs, hollow trees, exfoliating bark, buildings, mines. In trees may exhibit low roost fidelity, switching frequently. Emerges early in evening, forages along tree margins, canopy edge, over water, along trails and higher above ground in open habitat. Typically hibernates.	**Medium**: Potential to occur in trees and buildings.
Western small-footed myotis *Myotis ciliolabrum*	-/-, WBWG:M	Females give birth to one young, roosts singly or in small maternity groups in cliff and rock crevices, tree snags, buildings, concrete bridges and viaducts, caves and mines, occasionally under tree bark, swallow nests – males roost singly. Forages in early evening near rocks, bluffs, cliffs and tree margins, as well as water courses, and man-made water impoundments. Hibernates in small numbers.	**Low**: Potential to occur in buildings.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence Potential
Long-eared myotis *Myotis evotis*	-/-, WBWG:M	Reproductive females form small maternity colonies between 2-30 individuals; males and non-reproductive females roost singly or in small groups nearby. Found from coastal forests to high elevation, is absent from Central Valley and Sonoran and Colorado desert regions. May switch roosts frequently. Day roosts in hollow trees, under exfoliating bark, caves, mines, bridges, buildings and crevices in rock outcrops, under bark of small black oaks in northern California, also use mixed conifer forests throughout California. Nights roosts include bridges, caves. May hibernate.	**Medium**: Potential to occur in trees and buildings.
Fringed myotis *Myotis thysanodes*	-/-, WBWG:H	Roosts colonially, up to 2,000 individuals. Females form maternity roosts, give birth to one young. Found from coast to ca. 1,800 m in Sierra Nevadas, though most are known to the west of that range. Rare in all localities, data suggests serious population declines. Roosts in rock crevices, caves, mines, buildings and bridges, as well as tree hollows, particularly large conifer snags. Occurs in xeric woodland, hot desert-scrub, grassland, sage-grassland steppe, spruce-fir, mesic old growth forest, coniferous and deciduous/coniferous forests. Forages over secondary streams in fairly cluttered habitat, over meadows. May hibernate or use intermittent torpor.	Low: Potential to occur in buildings.
Long-legged Myotis *Myotis volans*	-/-, WBWG:H	Roosts colonially, females forming maternity colonies, giving birth to single young. Found throughout most of California from the coast to high elevation in Sierra Nevada and White Mountains, as well as mountains of Mojave Desert, central San Diego County, Coast Range, transverse ranges between Los Angeles basin and Central Valley. Roosts from sea level to ca. 3,000 m, in coniferous montane forests, occasionally riparian and desert habitats. Primarily uses trees, particularly large diameter conifers, under bark and in cavities, sometimes in abandoned buildings, mines, caves, cracks in the ground, and cliff/rock faces. Aerially forages in and around forest canopy. Hibernates in caves and mines.	Low: Potential to occur in buildings.
Yuma myotis *Myotis yumanensis*	-/-, WBWG:M	Forms often large maternity colonies, females giving birth to one young. Generally confined to lower elevations from sea level to up to 1,300 m in central Sierra Nevada and 2,000 m in southern Sierra Nevada. Males roost singly. Primarily a crevice roosting species in natural habitat, forms large maternity colonies in large spaces in man-made roosts, e.g. buildings. Also uses bridges, caves, mines, tree cavities, bat houses, abandoned swallow nests, exfoliating bark. Emerges early and forages almost exclusively over quiet water – ponds, pools, reservoirs, swimming pools. Appears to migrate, may hibernate in colder portions of their range.	**Observed on site: occupying barn and hop kiln in 2014.**

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence Potential
Brazilian free-tailed bat *Tadarida brasiliensis*	-/-	Found in large to very large colonies (several hundred to millions), females giving birth to single young in maternity roosts. Found almost everywhere throughout California, from sea level up to about 3,700 m in some western mountain ranges, but mostly below about 2,000 m. Crevice and cavity dwellers, uses rock crevices, caves, mines, buildings, bridges, tunnels, bat houses, culverts, abandoned swallow nests. Forages from 6 m to thousands of meters above ground, often very large distances (<50 km) from day roost. Migrates in colder portions of range, or makes winter movements to Coast Range where it remains active or semi-active throughout winter, using torpor. Can remain active throughout winter in southern portion of state.	**Observed on site: occupying barn and hop kiln in 2014.**
American badger *Taxidea taxus*	-/SSC	Inhabits open grasslands, savannas and mountain meadows near timberline. Requires abundant burrowing mammals, their principal food source, and loose, friable soils.	None: no suitable habitat.

* Includes bat species expected to occur in the project region and vicinity based on known roosting ecology and habitat relationships, but not reported in the CNDDB.

U.S. FISH AND WILDLIFE SERVICE
FE = federally listed Endangered
FT = federally listed Threatened
FC = federal candidate for listing
BCC = Bird of Conservation Concern.

CALIFORNIA DEPT. OF FISH AND WILDLIFE
CE = California listed Endangered
CT = California listed as Threatened
SCE = State Candidate for listing as Endangered
SCT = State Candidate for listing as Threatened
SSC = Species of Special Concern

WESTERN BAT WORKING GROUP
WBWG:H – High Priority, species are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.
WBWG:M – Medium Priority, species are at medium risk of imperilment based on available information on distribution, status, ecology and known threats.

References

CALIFORNIA DEPARTMENT OF FISH AND GAME. 2010. A STATUS REVIEW OF THE CALIFORNIA TIGER SALAMANDER (AMBYSTOMA CALIFORNIENSE). WILDLIFE BRANCH NONGAME WILDLIFE PROGRAM REPORT 2010-4. JANUARY 11.

ERICHSEN, A.L., S.K. SMALLWOOD, A.M. COMMANDATORE, B.W. WILSON, AND M.D. FRY. 1996. "WHITE-TAILED KITE MOVEMENTS AND NESTING PATTERNS IN AN AGRICULTURAL LANDSCAPE." IN *RAPTORS IN HUMAN LANDSCAPES: ADAPTATIONS TO BUILT AND CULTIVATED ENVIRONMENTS.* (D.M. BIRD, D.E. VARLAND, AND J.J. NEGRO, EDS.), PP. 167–176. SAN DIEGO, CALIFORNIA: ACADEMIC PRESS.

U.S. FISH & WILDLIFE SERVICE (USFWS). 2002. PROPOSED RULE: LISTING THE SONOMA COUNTY DISTINCT POPULATION SEGMENT OF THE CALIFORNIA TIGER SALAMANDER AS ENDANGERED. FEDERAL REGISTER 67: 66377-66378.

U.S. FISH & WILDLIFE SERVICE (USFWS). 2003A. LISTING THE SONOMA POPULATION OF CALIFORNIA TIGER SALAMANDER AS AN ENDANGERED SPECIES. FEDERAL REGISTER 68:13497.

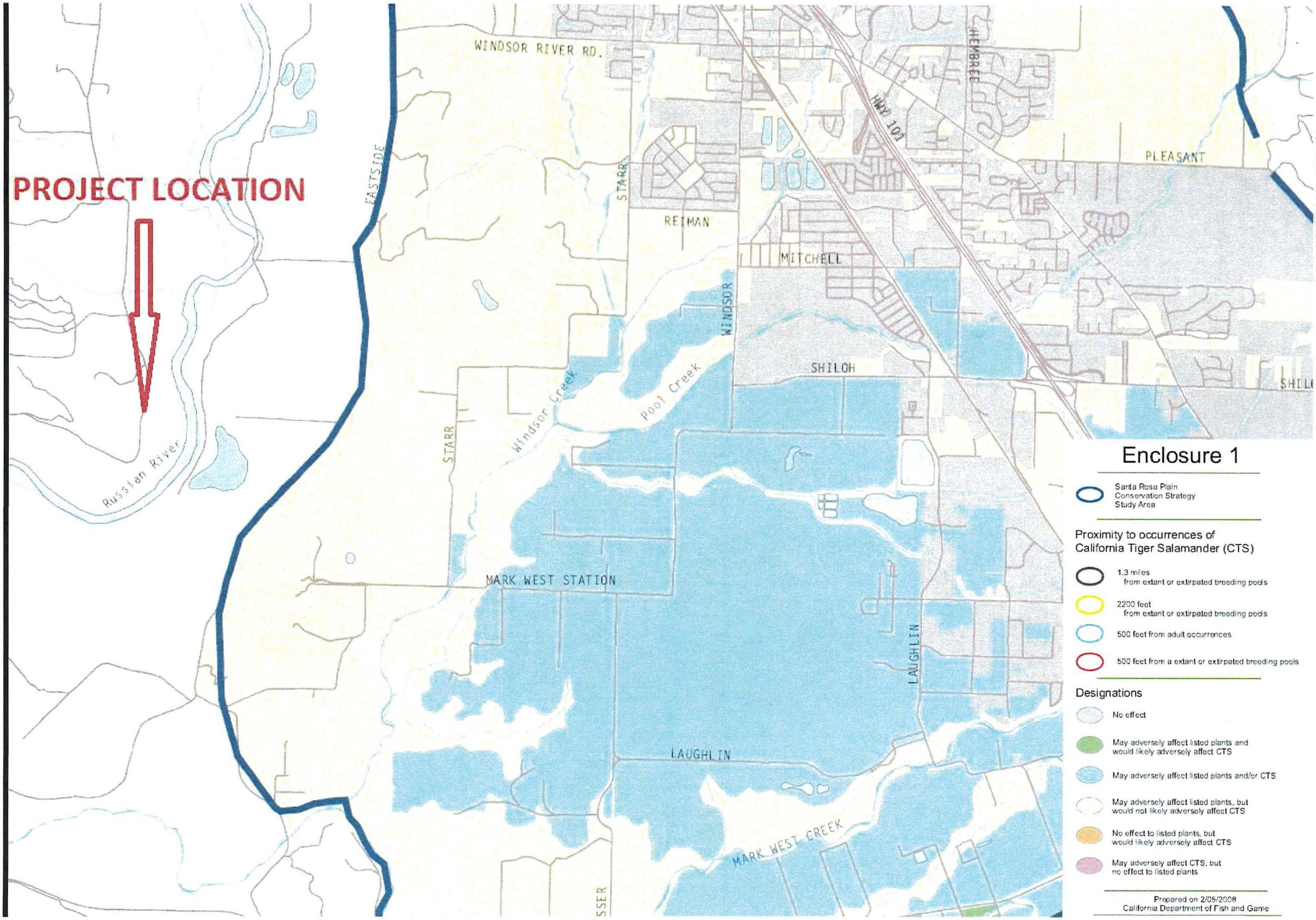
U.S. FISH AND WILDLIFE SERVICE (USFWS) 2003B. INTERIM GUIDANCE ON SITE ASSESSMENT AND FIELD SURVEYS FOR DETERMINING PRESENCE OR A NEGATIVE FINDING OF THE CALIFORNIA TIGER SALAMANDER. SACRAMENTO FIELD OFFICE. OCTOBER 30.

U.S. FISH AND WILDLIFE SERVICE (USFWS). 2007. PROGRAMMATIC BIOLOGICAL OPINION (PROGRAMMATIC) FOR U.S. ARMY CORPS OF ENGINEERS (CORPS) PERMITTED PROJECTS THAT MAY AFFECT CALIFORNIA TIGER SALAMANDER AND THREE ENDANGERED PLANT SPECIES ON THE SANTA ROSA PLAIN, CALIFORNIA (CORPS FILE NUMBER 223420N). SACRAMENTO FIELD OFFICE. NOVEMBER 19.

U.S. FISH AND WILDLIFE SERVICE (USFWS). 2011. REVISED DESIGNATION OF CRITICAL HABITAT FOR THE SONOMA COUNTY DISTINCT POPULATION SEGMENT OF CALIFORNIA TIGER SALAMANDER. FEDERAL REGISTER VOL 79 (169): 54346- 54371. AUGUST 11.

U.S. FISH AND WILDLIFE SERVICE. 2014. DRAFT RECOVERY PLAN FOR THE SANTA ROSA PLAIN: *BLENNOSPERMA BAKERI* (SONOMA SUNSHINE)*; LASTHENIA BURKEI* (BURKE'S GOLDFIELDS)*; LIMNANTHES VINCULANS* (SEBASTOPOL MEADOWFOAM); SONOMA COUNTY DISTINCT POPULATION SEGMENT OF THE CALIFORNIA TIGER SALAMANDER (*AMBYSTOMA CALIFORNIENSE*). U.S. FISH AND WILDLIFE SERVICE, PACIFIC SOUTHWEST REGION, SACRAMENTO, CALIFORNIA. VI + 132 PP.

Insert California tiger salamander Range Map



Enclosure 1

Prepared on 2/05/2008
California Department of Fish and Game

Insert California tiger salamander Core Mitigation Areas

U. S. Fish and Wildlife Service

Sacramento Fish and Wildlife Office

Sonoma County California Tiger Salamander - Core and Management Area Boundaries

RGH
CONSULTANTS
Experience is the difference

Santa Rosa Office
1305 North Dutton Ave
Santa Rosa, CA 95401
P: 707-544-1072
F: 707-544-1082

Napa Office
1041 Jefferson St, Suite 4
Napa, CA 94559
P: 707-252-8105
F: 707-544-1082

Middletown Office
P.O. Box 852
Middletown, CA 95461
P: 707-987-4602
F: 707-987-4603

RECEIVED
OCT 29 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

October 18, 2018

Ramey Vineyards, LLC
Attention: David and Carla Ramey
P.O. Box 788
Healdsburg, CA 95448

Geotechnical Engineering Report Update
Ramey Winery
7097 Westside Road
Healdsburg, California

Project Number: 3053.01.06.1

The purpose of this letter is to update our previous geotechnical report for the project to current design standards. The results of our geotechnical study for the site were presented in our report dated January 27, 2014. On October 18, 2018, we performed a brief reconnaissance of the site and noted that the site surface conditions have not changed significantly since our report was issued.

Based on our review and reconnaissance, it is our opinion that the recommendations in our report are valid for design and construction of the improvements. We understand that some of the planned features may have shifted and that a new sound wall is being planned. We reviewed the architectural plans for the project that show a print date of September 21, 2018. Attached is the subject plan showing our subsurface exploration points.

With code changes, seismic design criteria can change. Current seismic design parameters are based on Section 1613 titled "Earthquake Loads" of the 2016 California Building Code (CBC). Based on Table 20.3-1 of American Society of Civil Engineers (ASCE) Standard 7-10, titled "Minimum Design Loads for Buildings and Other Structures" (2010), we confirmed that a Site Class of C should be used for the site. Using a site latitude and longitude of 38.5218°N and 122.8666°W, respectively, the design maps from the United States Geological Survey (USGS), and the website https://www.seismicmaps.org/, we determined that the seismic design criteria presented in our report are still valid for this project. We have represented them below.

2016 CBC Seismic Criteria

Spectral Response Parameter	Acceleration (g)
S_S (0.2 second period)	1.500
S_1 (1 second period)	0.600
S_{MS} (0.2 second period)	1.500
S_{M1} (1 second period)	0.780
S_{DS} (0.2 second period)	1.000
S_{D1} (1 second period)	0.520

We trust this provides the information you require at this time. If you have questions please call.

Very truly yours,
RGH Consultants

Jared J. Pratt
Project Manager

CERTIFIED ENGINEERING GEOLOGIST
JARED JACKSON PRATT
No. 2453
STATE OF CALIFORNIA

cc: Kim Corcoran
kcorcoran@cmprlaw.com

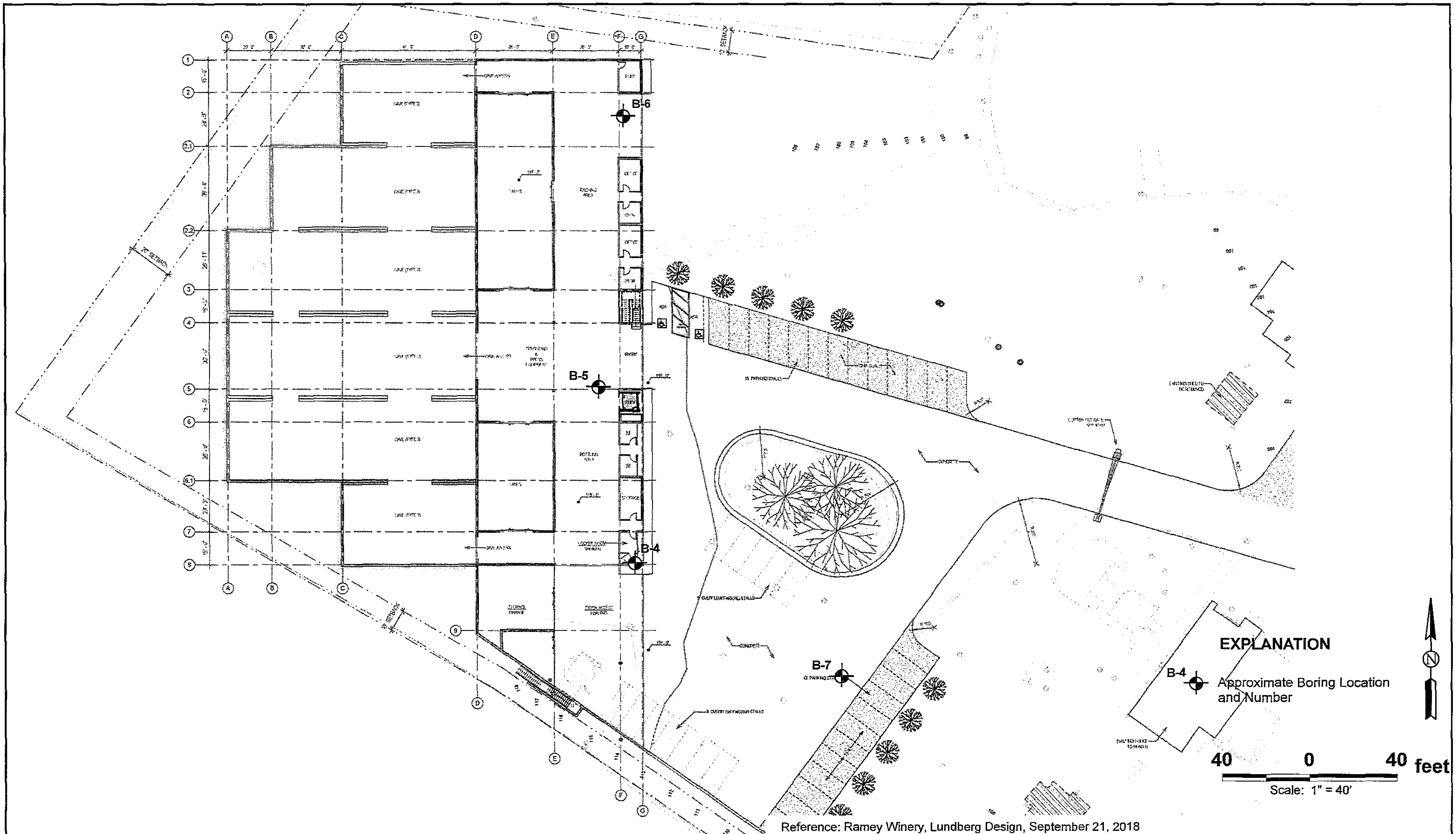
Travis A. Whitted
Principal Geotechnical Engineer

REGISTERED PROFESSIONAL ENGINEER
TRAVIS A. WHITTED
No. 2782
GEOTECHNICAL
STATE OF CALIFORNIA

JJP:TAW:jp:ejw
Electronically and parcel post submitted

s:\project files\3001-3250\3053\3053.01.04.1 ramey winery\report update letter with seismic.doc

Attached: Updated Site Plan, Plate 1



Reference: Ramey Winery, Lundberg Design, September 21, 2018

RGH
CONSULTANTS

Job No: 3053.01.06.1

Date: OCT 2018

UPDATED SITE PLAN
Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
1

CONDOR

CONDOR EARTH
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
209.532.0361
Fax 209.532.0773
www.condorearth.com

Condor Project No. 6692

August 13, 2018

RECEIVED
OCT 01 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

David Ramey
Ramey Vineyards, LLC.
PO Box 788
Healdsburg, CA 95448

Subject: Wine Cave Feasibility
Ramey Wine Cellars
7097 Westside Road
Healdsburg, California

Dear Mr. Ramey:

As per your request, Condor Earth (Condor) reviewed a comment letter addressed to the Sonoma County Board of Supervisors prepared by Jane Nielson, dated August 7, 2018. Following is Condor's response to the referenced letter.

In January 2014 Condor prepared a report regarding wine cave technical feasibility (Condor Project No. 6692, dated January 17, 2014). Wine barrel storage caves are a common component of numerous wineries in Sonoma County, dating back to as early as the 1850's. Caves are advantageous for several reasons, most importantly for sustainability purposes: lower energy consumption, very long operational life, increased wine yield due to reduced evaporation, reduced construction materials compared to a surface buildings, and caves are non-flammable structures so are fire-safe. In addition, subterranean wine caves are not visible from the outside, so are advantageous for aesthetic purposes.

Our 2014 report included a description of the site and subsurface geologic conditions, based on our review of published literature, plus four on-site core borings and five test pits. The report includes a map (Figure 2) illustrating the boring and test pit locations, and an excerpt from a published geologic map of the area (Figure 3). A 3-dimensional (block) diagram is not necessary for us to understand the subsurface conditions.

Based on our investigation, Condor concludes that construction of the proposed wine cave is feasible. We understand the client has heeded our recommendations and plans to construct the entirety of the new wine barrel storage cave using cut-and-cover methods. Native ground materials excavated during construction of the caves will be used as backfill over the completed cave structure. We understand that the intent is to re-contour (raise) the ground surface above the caves and/or to otherwise disperse the excavated material on site to the extent possible, with the excess, if any, relocated to an appropriate site.

Wine cave and other project facilities geotechnical and engineering construction details will be provided as a part of the future Building Permit submittal.

Please contact Condor if you have any questions or if you require additional information.

Respectfully submitted,

CONDOR EARTH

Scott W. Lewis, CEG No. 1835 Principal Engineering Geologist Senior Tunneling Consultant	Andy Kositsky, GE No. 2532 Senior Geotechnical Engineer

X:\Project\6000_prj\6692 Ramey Wine Cellars\Correspondence\L 20180813 Ramey Wine Cave Feasibility.docx

RECEIVED

OCT 01 2018

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

August 13, 2018

David Ramey
Ramey Wine Cellars, Inc.
P.O. Box 788
Healdsburg, CA 95448

RE: RAMEY WINERY, 7097 WESTSIDE ROAD, HEALDSBURG, CA
RESPONSE TO APPELLANTS' HYDROGEOLOGY COMMENTS
PRMD APPLICATION No. UPE14-0008
EBA JOB No. 16-2366

Dear Mr. Ramey:

This letter presents EBA Engineering's (EBA) response to the Maacama Watershed Alliance's appeal of the above referenced application, dated August 9, 2018. Page 8 of the appellants' comments includes:

Issue 3, Factor 2: "Draws water from the zone of influence of area wells. The EBA Engineering January 2017 report for the proposed project, with vineyard irrigation, the project will require about 5 million gallons of water annually, is clear that two of the five wells on the property serve neighboring properties to the west. Yet, there is no analysis of potential impacts to water delivered to these properties…"

EBA's January 2017 report lists five water supply wells located along the eastern margin of the property, wells #1 though #5. Two of these wells are identified as providing water to two neighboring property owners. Well #1 will exclusively provide water for the proposed on-site development, including the winery and tasting room. Well #2 supplies water to a single family dwelling for domestic use located on a neighboring property to the west (APN 110-240-039). Well #5 supplies water for vineyard irrigation to a separate neighboring property (APN 110-240-024).

The January 2017 report presents the following information:

- The subject water supply wells are completed in an alluvial aquifer associated with the Russian River, a Class 1 water area which is identified in the Sonoma County General Plan as a major groundwater basin.
- The Russian River is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer. This contribution, coupled with recharge from seasonal rainfall, minimizes the potential for depletion of the aquifer system.

L:\project\2366 Ramey Winery\08.13.2018 EBA.ltr.doc

- An 8-hour well capacity test performed on Well #1 demonstrated a sustainable yield of 45 gallons per minute (gpm) while inducing only 1.5 feet of drawdown and full recovery with one hour following cessation of pumping, indicative of a highly prolific aquifer system.

- The estimated radius of influence from the 8-hour, 45 gpm well capacity test is less than 160 feet from Well #1.

- The predicted maximum peak daily water demand for the proposed project equates to less than two hours of pumping at the demonstrated sustainable yield of 45 gpm.

- At the maximum peak daily water demand for the proposed project, the radius of influence of Well #1 is less than 100 feet.

- The closest neighboring property is more than 1,100 feet away from Well #1, therefore the projected radius of influence induced by pumping to supply the proposed project will not encroach onto neighboring off-site water supply wells.

- The proposed water use is projected to induce no measureable changes in surface water flows in the Russian River

EBA has estimated the distance between Well #1 and Well #2 to be approximately 100 feet; and the distance between Well #1 and Well #5 to be approximately 830 feet. Based on the estimated radius of influence of Well #1, which is less than 100 feet when pumping to meet the maximum peak daily water demand for the proposed project, we conclude that the drawdown in Well #2 will be de minimis. At approximately 830 feet distant from Well #1, Well #5 is also far enough away that the potential impact from Well #1 is de minimis.

Regrettably, we were only informed of the appellants' hydrogeology comments Friday evening and are not able to free our calendars in order to attend the Board of Supervisors hearing scheduled for Tuesday August, 14, 2018.

Sincerely,
EBA ENGINEERING

Mike Delmanowski, P.G., C.E.G., C.Hg.
Senior Hydrogeologist

Damon Brown, P.G., C.E.G., C.Hg.
President

CERTIFIED HYDROGEOLOGIST
MICHAEL A. DELMANOWSKI
No. 382
Exp. 8/31/19
STATE OF CALIFORNIA

REGISTERED GEOLOGIST
DAMON F. BROWN
CERTIFIED HYDROGEOLOGIST
STATE OF CALIFORNIA

Cc: Ms. Kim Corcoran, Esq, Carle, Mackie, Power & Ross

W-Trans

RECEIVED

OCT 29 2018

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

October 26, 2018

Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Ramey Winery Appeal Response to Traffic Issues

In response to information presented in Item 1, Public Safety, in the August 9, 2018 letter from the Maacama Watershed Alliance which references an attached letter by Hough Louch and Amy Jackson of Alta Planning + Design dated September 14, 2017, the issue raised regarding the adequacy of sight distance was further reviewed within the context of the applicable criteria, County standards, and field data.

Summary of Issue

Maacama Watershed Alliance identified sight distance as an issue needing specific review because there is a curve in the road north of the project's driveways that limits sight lines from the driveway on the west side of the roadway to the north. The comment letter characterizes the use of the criteria applied as downgrading road safety due to a misunderstanding of the various criteria and their uses.

Background

Sight distance criteria are provided in two references that are used by local jurisdictions in lieu of creating their own standards. One is the Caltrans *Highway Design Manual*, a reference used by all the cities in the County as well as all jurisdictions in nearby counties. The second is *A Policy on Geometric Design of Highways and Streets*, American Association of State Highway and Transportation Officials. While the County uses the AASHTO guidelines for sight distance in some conditions, the County uses the Caltrans manual where guidance regarding specific issues is not provided in the AASHTO manual, and it is noted that the County's Sight Distance Standard as contained in Drawing No. 812 (copy enclosed) refences the Caltrans *Highway Design Manual* as the source for the sight distance standards indicated.

Both references provide guidance for various categories of sight lines, including corner sight distance for intersections of public streets, passing sight distance, design sight distance, and safe stopping sight distance. Additionally, the AASHTO manual provides sight line recommendations for vehicles entering two-lane roadways from a side-street or other stop-controlled approach.

The *Sonoma County Guidelines for Traffic Impact Studies* (Guidelines) indicate that a project will have a significant impact if it constructs a new unsignalized intersection (including driveways) or adds traffic to an existing unsignalized intersection with inadequate sight distance according to AASHTO criteria. Because the project does not propose any new driveways, but rather, uses existing driveways, if applied literally, this policy excludes the project from sight distance analysis. However, because sight distance is a safety criterion, it was deemed prudent to evaluate it even though not strictly necessary under the County's criterion.

Appropriate Use of Criteria

The flexibility to apply the various types of sight distance criteria vary, depending on their purpose. The ones with the least flexibility are those that, if not met, would result in the most serious safety concern. An example of this is passing sight distance. Inadequate sight lines when passing could result in a head-on collision at high speed, likely leading to serious injuries or even fatalities. Similarly, stopping sight distance is used as the minimum

490 Mendocino Avenue, Suite 201 Santa Rosa, CA 95401 707.542.9500 **w-trans.com**
SANTA ROSA • OAKLAND • SAN JOSE

recommended sight distance for safe operation of intersections; lack of sufficient stopping sight distance could result in a broadside crash, which can in turn lead to serious injuries or worse.

The recommendations provided by AASHTO for vehicles entering from a side street as well as corner sight distance criteria are the most flexible because their basis is to provide a comfortable driving experience. These sight distance values are desirable to provide optimal conditions and allow a driver entering a street to do so without the approaching driver needing to alter their speed in any way and are specifically associated with entry to a highway according to the information in the AASHTO reference. These sight distance values are not, however, required or necessary to achieve safe operating conditions. As noted regarding corner sight distance in the Caltrans design manual, where corner sight distance cannot be achieved due to geometric or right-of-constraints, stopping sight distance is the minimum acceptable criterion.

While the County's guidelines for traffic impact studies do not specify what criterion should be applied, the County Road Standard as indicated on Drawing No. 812 clearly identifies application of stopping sight distance criteria for driveways and indicates how sight distance is to be measured for driveways intersecting County roads. As indicated on Drawing No. 812, stopping sight distance is to be measured from 10 feet back of the edge of pavement. Because this standard has been in place since June 2005, the application of stopping sight distance does not reflect a "downgrading" of County policy as is asserted in the appeal; this has been the County's direction for many years. The language provided in the original traffic study prepared by W-Trans reflects the conditions that are desirable, or achievement of sight distance that is adequate to allow vehicles to enter from a side street without causing oncoming traffic to alter their speed, but this is not the metric against which safety is measured.

Site Conditions

Approach Speed

To determine the minimum sight distance necessary at the site's driveways, it was first necessary to survey the speed of vehicles approaching the driveways at the point where drivers exit the curve and are first able to observe traffic in either of the driveways. As part of the initial analysis for this project a two-hour survey of southbound traffic was performed on February 11, 2015, a copy of which was provided in the traffic study dated March 10, 2016 (Page 51 of the 54-page file, copy enclosed for reference.). The speed profile for the 79 vehicles captured during this time is provided in this spreadsheet along with the cumulative speed curve indicating the speed at which the 85th, or critical, speed occurs.

In preparing for the appeal hearing a second speed survey was conducted, this time to capture northbound speeds at the curve to the south of the site's driveways (copy enclosed). Based on a two-hour survey performed on October 16, 2018, that captured 52 northbound vehicles, the critical speed was measured at 36 mph, though two vehicles were captured at speeds of 45 mph or more. However, sight lines were measure at about 400 feet, which is adequate stopping sight distance for approach speeds of more than 45 mph.

In the memorandum from Hugh Louch of Alta Planning + Design dated September 14, 2017, the adequacy of the speed survey is questioned, noting that the speed study should capture traffic over an entire hour or until a sample of 100 vehicles is obtained, whichever occurs first. As noted above, the surveys performed covered two-hour periods, so exceeded the minimum indicated. The speed surveys are more than adequate to meet the requirements indicated in the Alta memorandum, so are acceptable for application in the analysis without obtaining additional data.

Sight Distance Required

The threshold of significance applicable to the sight distance analysis is contained in the CEQA checklist, and it states that a project would have a significant impact if it, "Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)." There would only be a significant impact if drivers could not **stop** in time to avoid a collision with the entering vehicle; the applicable criterion for this condition is stopping sight distance.

As discussed in detail in the March 10, 2016, letter report, southbound drivers were found to be driving 35 mph when exiting the curve north of the project driveways. From that point they would need 250 feet of sight distance to the driveways so that, if a driver were already initiating a turn into Westside Road, the approaching driver would have adequate time to react to the entering vehicle and reduce their speed accordingly to allow the driver to complete their turn into Westside Road. Because this distance was not initially available at the driveway to the winery on the west side of the road, improvements are planned that will result in southbound drivers having a clear view of the driveways and a vehicle in either when they are at least 250 feet, as measured along the path of travel, from that vehicle. Similarly, the driver of a vehicle in a driveway will be able to see an oncoming vehicle when it has at least 250 feet to travel before arriving at the driveway location. While the appeal asks that the project not be approved until adequate sight lines have been achieved, this is not necessary. One of the conditions of approval is for the project to achieve at least 250 feet of stopping sight distance; this will be confirmed in the field prior to the project obtaining an occupancy permit, so the County can be assured this will be completed.

It is noted that sight lines as determined for the traffic study were measured at 15 feet from the edgeline. Under the County's standard as set forth in Drawing No. 812, the measurement can be taken at 10 feet from the edge of pavement. The shoulder in this area is only about one foot wide, so the measurements would be taken 4 feet closer to the road, resulting in increased sight distance compared to conditions from 15 feet from the edgeline. Upon completion of the planned improvements, sight lines as measured per the County's standard would be 275 feet, exceeding the minimum requirement of 250 feet indicated, which will be achieved when measured from 15 feet away from the edgeline. Minimum sight distance would therefore be available regardless of which measurement methodology were applied.

Similarly, sight lines to the south from both driveways and to the north from the east side of the roadway are already adequate to meet applicable stopping sight distance criteria. The available sight lines as measured from both 10 feet from the edge of pavement per the County's adopted standard and 15 feet from the edgeline per AASHTO guidance are summarized in Table 1. For the 36-mph critical approach speed for northbound traffic, approximately 260 feet of stopping sight distance would be needed. As shown, the available sight distance exceeds the minimum necessary in both directions from both driveways.

Table 1 – Sight Distance Summary (35-mph Design Speed)

Driveway ***Direction***	**15 Feet from Edgeline (AASHTO)**	**10 Feet from Edge of Pavement (County Standard)**
West side (winery)		
Looking North	*250*	*275*
Looking South	*300*	*305*
East side (tasting room)		
Looking North	*425*	*435*
Looking South	*390*	*400*

Conclusion

Because there will be adequate stopping sight distance for an approaching driver to safely avoid a collision with a vehicle moving into or out of the project driveways, including slower-moving trucks, the project driveways are expected to continue operating acceptably, as they have for decades, and the impact on safety is therefore less-than-significant.

Sincerely,

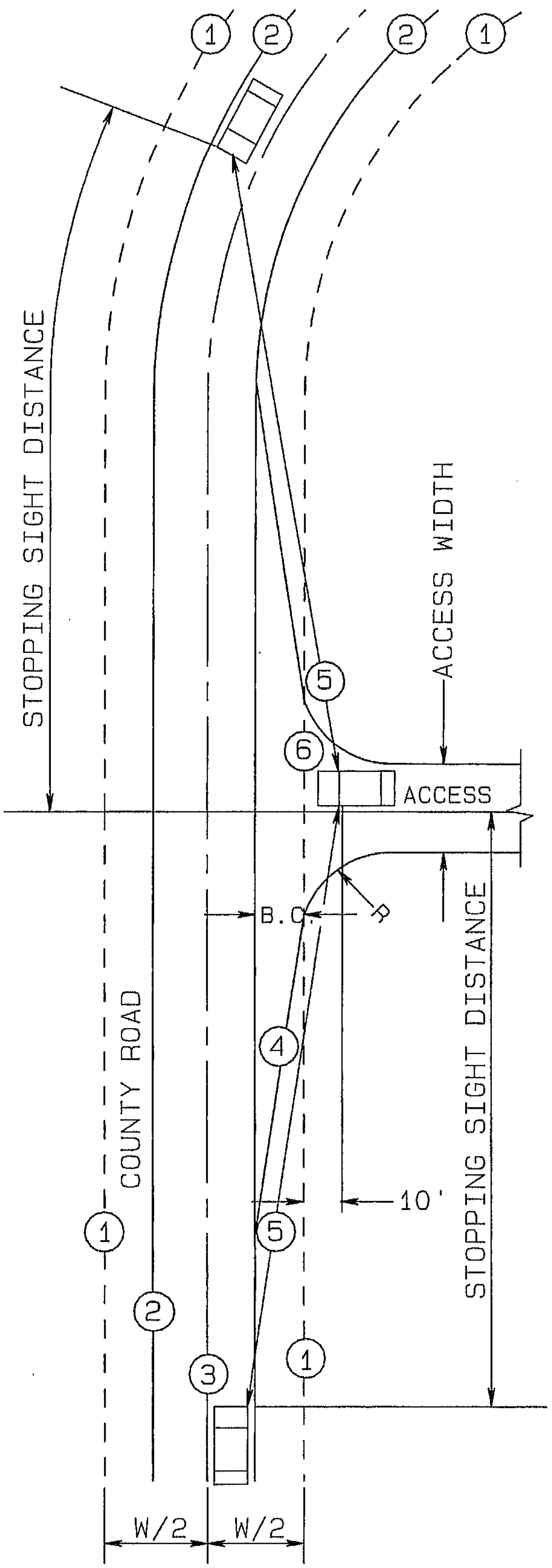
Dalene J Whitlock

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

Dalene J. Whitlock, PE, PTOE
Principal

DJW/djw/SOX472.L5

Enclosures: County of Sonoma Drawing No. 812, Speed Surveys



① = ULTIMATE EDGE OF PAVEMENT AS DEFINED BY THE SONOMA COUNTY GENERAL PLAN.
(W/2=ULTIMATE HALF WIDTH OF ROAD)

② = EXISTING EDGE OF PAVEMENT.

③ = CENTERLINE OF ROAD.

④ = TAPER 10:1 FROM EXISTING EDGE OF PAVEMENT TO BEGINNING OF ACCESS CURVE (B.C.) AT THE INTERSECTION OF THE ULTIMATE EDGE OF PAVEMENT OR MINIMUM NEW PAVEMENT DESCRIBED BELOW.

FOR VERY LOW VOLUME COUNTY ROADS (LESS THAN 400 ADT), A 4:1 TAPER CAN BE USED IF SIGHT DISTANCE REQUIREMENTS ARE ADEQUATE.

⑤ =SIGHT LINE: UNOBSTRUCTED VIEW FROM A POINT 10 FT. BEHIND ULTIMATE EDGE OF PAVEMENT AND 3.5 FT. ABOVE FINISHED SURFACE THROUGH THE STOPPING SIGHT DISTANCE.

⑥ =PROJECTION OF ULTIMATE EDGE OF PAVEMENT ACROSS ACCESS.

R=RADIUS OF CURVE CONNECTING ACCESS ROAD WITH COUNTY ROAD

R=48' MIN. FOR COMMERCIAL DRIVEWAY WITH 8' MIN. NEW PAVEMENT AT B.C. IF NO ULTIMATE E.P. IS DESIGNATED BY GENERAL PLAN.

R=25' MIN FOR PRIVATE RD. AND PRIVATE DWY. (DWY. CAN BE LESS WITH APPROVED EXCEPTION FROM SONOMA COUNTY DEPT. OF FIRE SERVICES) WITH 6' MIN. NEW PAVEMENT AT B.C. IF NO ULTIMATE E.P. IS DESIGNATED BY GENERAL PLAN.

SIGHT DISTANCE STANDARDS

TABLE 201.1 CALTRANS DESIGN MANUAL

DESIGN SPEED (mph)	STOPPING (ft)
20	125
25	150
30	200
35	250
40	300
45	360
50	430
55	500

COUNTY OF SONOMA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS

RURAL COUNTY ROAD DRIVEWAY AND PRIVATE ROAD INTERSECTIONS

DATE: JUN. 2005
REVISED: SEPT. 2005
APPROVED BY:
SCALE: NONE
DRAWING NO. **812**

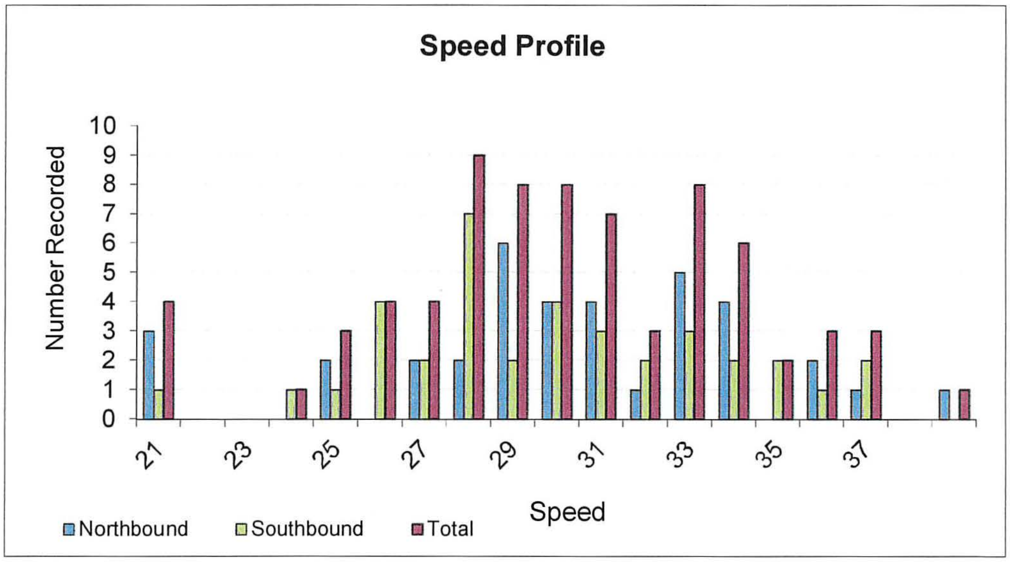
County of Sonoma
Radar Speed Survey

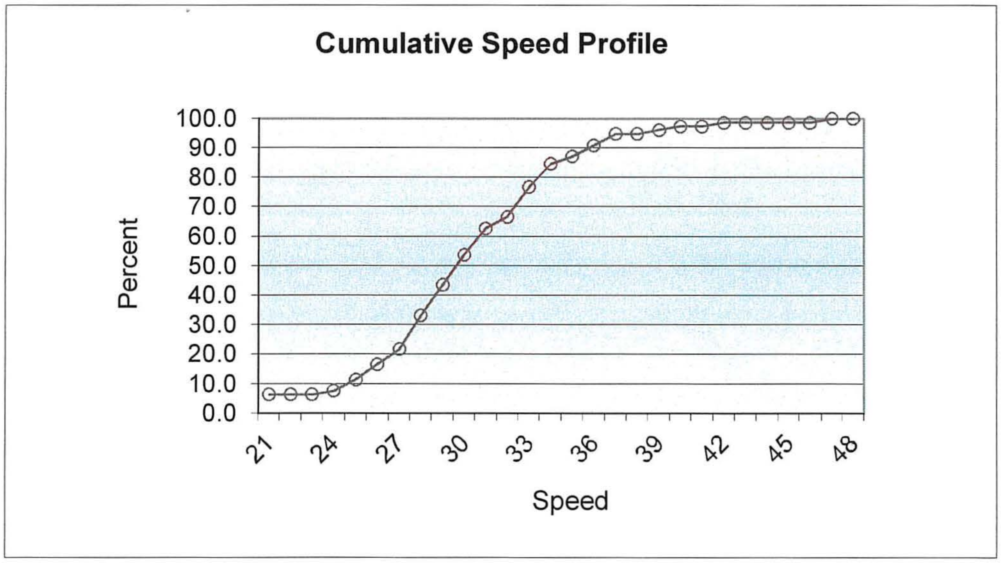
Location: 7097 Westside Road

Observations and Evaluation

Volume (ADT): 1,000 vpd
Segment Length: 1 miles
Collisions: 1 crash
Evaluation Period: 5 years
Collision Rate: 0.55 c/mvm (collisions per million vehicle miles)
Statewide Average Rate: **1.52** c/mvm

Vehicles Sampled: 78
85th Percentile Speed: 35 mph
Mean (50th Percentile) Speed: 30 mph
Pace: 24 to 34 mph
Percent in Pace: 76.9%





Date Data Collected: 02/11/15
Day of the Week: Wednesday
Start Time: 10:40 AM
End Time: 12:40 PM
Weather: Sunny
Recorder: SJ

County of Sonoma
Speed Survey

Street: Westside Road ***At:*** Curve south of driveway to 7097 Westside Road

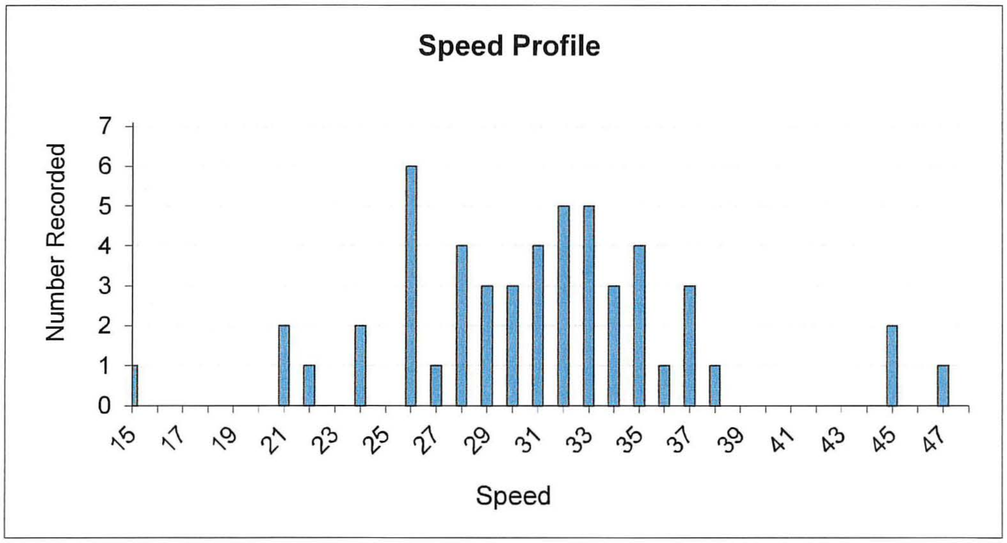
---

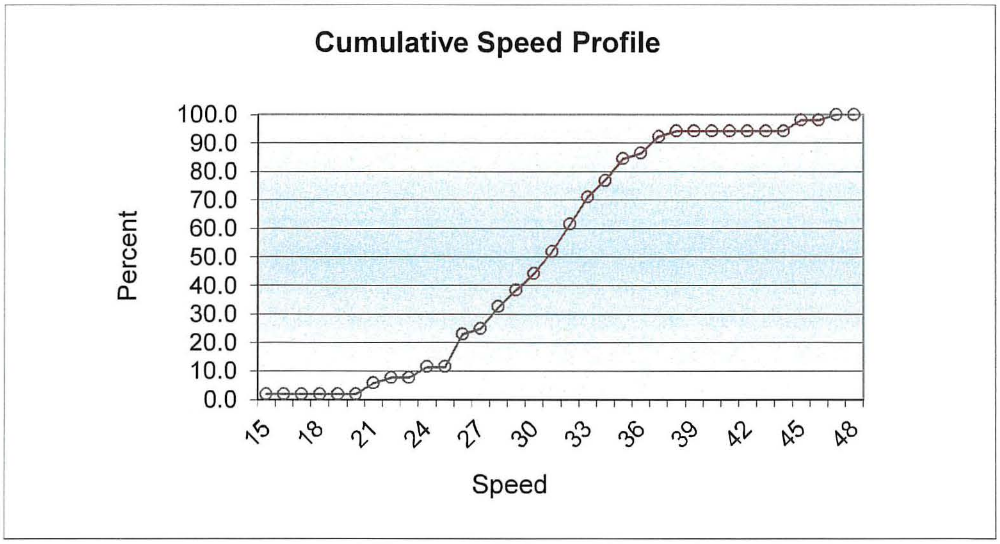
Observations and Evaluation

Survey Date: 10/16/2018
Start Time: 11:58 AM
End Time: 13:58 PM
Weather: Partially Cloudy

Vehicles Sampled: 52
85th Percentile Speed: 36 mph
Mean (50th Percentile) Speed: 31 mph
Pace: 25 to 35 mph
Percent in Pace: 73.1%

(Additional details provided on the next sheet.)





Date Data Collected: 10/15/18 *Start Time:* 11:58 AM *Weather:* Cloudy
Day of the Week: Monday *End Time:* 13:58 PM *Recorder:* KL

W-Trans

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.illingworthrodkin.com *fsvinth@illingworthrodkin.com*

September 26, 2018

RECEIVED
OCT 01 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Mr. David Ramey
Ramey Vineyards, LLC
Healdsburg, CA 95448

Subject: **Ramey Winery Project, Sonoma County, CA**
Response to Keith Kimberling Noise Comments

Dear Mr. Ramey:

Illingworth& Rodkin, Inc. has the following responses to the August 7, 2018 letter prepared for Appellants by Keith Kimberling of Vibro-Acoustics Consultants. That letter provided a critique of the noise studies we prepared for the Ramey Winery at 7097 Westside Road. Those noise studies referred to in the critique are our March 7, 2017 Environmental Noise Assessment ("Environmental Noise Assessment") and our August 16, 2017 Addendum to that Assessment ("The Addendum").

A. Overview of Our Response to the Kimberling Letter

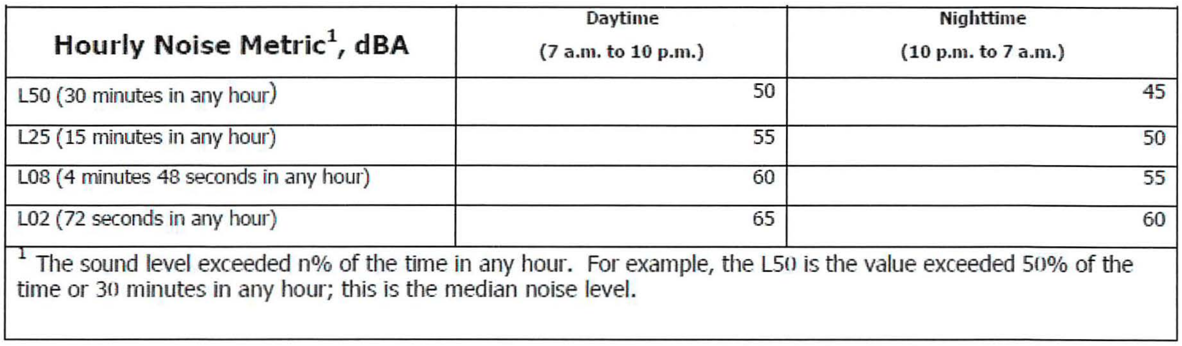
This letter addresses each of the issues that are raised in Mr. Kimberling's letter. First, many of the comments in his letter are based on a clear misreading of the noise standards set forth in the General Plan (see section B, below). This is a fundamental flaw running through several of the comments.

Second, there are a number of other flaws in Mr. Kimberling's comments, and these are demonstrated in the specific responses to each of his comments (see Section C, below). Among other things, the letter grossly over-estimates vehicle speeds, and thus noise levels, on a winery property, reflecting a lack of understanding of how wineries actually work. The letter also attacks the use of an acoustical center as a method of calculating noise effects, but the acoustical center method is used as a standard in noise evaluation courses, and is commonly applied in Sonoma County. Also, Mr. Kimberling's letter misunderstands and thus overstates the number of visitors at any one time expected at the proposed winery and also misunderstands several aspects of the proposed retaining wall.

Third, in evaluating the Environmental Noise Assessment and the Addendum along with Mr. Kimberling's comments and our responses, it is important to consider the substantial experience of Illingworth & Rodkin in evaluating noise impacts at wineries in Sonoma County. It is also important to consider that we coordinated and consulted with expert staff at the County Environmental Health Department in preparing the Environmental Noise Assessment and the Addendum. These points are covered in the concluding section of this letter (see Section D, below).

B. Application and Interpretation of General Plan 2020 Noise Standards

Many of the Kimberling comments are based on a fundamental misreading and misapplication of the noise level standards set forth in the Noise Element of the Sonoma County 2020 General Plan, and in particular Table NE-2 within that noise element. As set forth below, Table NE-2 sets forth a series of daytime and nighttime noise standards that apply within a certain range of durational exposure.



Hourly Noise Metric[1], dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.

As the footnote to the table explains, the applicable noise standard is based on the "sound level exceeded n% of the time in any hour. For example, the L50 standard is the value exceeded 50% of the time or 30 minutes in any hour." This means that the L50 standard applies to noise that lasts between 30 minutes and a full hour. The Kimberling comments are predicated on a different and erroneous reading of the General Plan standards, however, as they assume that a particular standard applies for exposures *up to* the stated threshold, rather than exposures that *exceed* the stated threshold. This is shown, for example, in Kimberling's comment 3(c), when he states that the L02 metric "is to be used when noise level is exceeded for *less than* one minute and twelve seconds per hour." (emphasis added). Under the plain language of the General Plan, that standard applies when the noise level is exceeded for *more than* one minute and twelve seconds (but less than the next threshold, LO8, which is triggered at 4 minutes 48 seconds per hour – or 8% of the hour).

Our understanding of County Table NE-2 standards comes not only from a correct interpretation of the plain language of the General Plan but also from extensive experience with this standard in both the Current 2020 General Plan and the prior 1998 General Plan. A review of the prior General Plan shows that with the exception of the Category 5 maximum noise level standard (which was not carried over to the 2020 General Plan), the prior 1998 General Plan Table NE-2 standards (reproduced in Attachment A) are the same as in the current 2010 General Plan. The only changes being that 1998 Category numbers were replaced in 2020 with statistical descriptors, and the heading describing the cumulative duration of noise events per hour in each of the categories was removed. Thus, when the 2020 General Plan was adopted in 2008 Category 1 became the L50, Category 2 became the L25, Category 3 became the L08, and Category 4 became the L02. If Mr. Kimberling had the benefit of our experience long term experience with the implementation of General Plan Noise Standards within Sonoma County, he would clearly have not come to his incorrect interpretation of the Table NE-2 standards.

C. Response to Specific Comments in the Kimberling Letter

1. Kimberling Comment 1 - Noise Source Levels

Comment 1(a): The Environmental Noise Assessment states that the "maximum noise levels generated by heavy-duty (i.e., semi-tractor trailer type) trucks" would range from 70 dBA at constant speeds and 75 dBA when maneuvering and backing up, measured at 50 feet. We find these noise levels to be unrealistically low for heavy trucks and would expect levels around 75-85 dBA for heavy trucks at constant speeds and 80-85 dBA for heavy trucks maneuvering, when measured at 50 feet.

Response 1(a): Here, Mr. Kimberling clearly makes some incorrect assumptions about the speed of trucks on small winery access roads and loading areas at wineries. Considering measurement experience and Reference Energy Mean Emissions Level[1] modeling values, constant speed heavy truck sound levels of 75 to 85 dBA at 50 feet would be expected from heavy trucks traveling at between 20 and 55 mph, whereas the on-site trucks are expected to travel at 10 to possibly 15 mph. The heavy truck noise levels used in the Environmental Noise Assessment are based on measured and modeled levels of low speed truck operations at other commercial facilities I&R has used in a multitude of noise studies over the past 10 to 15 years. These same levels have been used for the evaluation of noise impacts the other winery projects within Sonoma County we have analyzed in this time period. Additionally, our definition of truck sizes and ratings are consistent with those defined by the Federal Highway Administration and used within Sonoma County (See Attachment B). Thus, Illingworth & Rodkin stands by its use of heavy truck noise levels at 50 feet of 70 dBA at constant speeds and 75 dBA when maneuvering and backing up.

Comment 1(b): Similarly, we find that the noise levels given for light vehicles of 53-63 dBA to also be unrealistically low. We would expect levels between 60 and 70 dBA for light vehicles measured at 50 feet, depending on the vehicle type and speed.

Response1(b): Again, Mr. Kimberling clearly makes some incorrect assumptions about the speed of light vehicles (autos and light trucks) traveling on small winery access roads and parking areas. Considering measurement experience and Reference Energy Mean Emissions Level modeling values, constant speed light vehicle sound levels of 60 to 70 dBA at 50 feet would be expected from vehicles traveling at between 25 and 45 mph, whereas on-site passenger vehicles would actually travel at speeds of 15 to 25 mph. The levels used for light vehicle noise levels in the Environmental Noise Assessment are based on measured and modeled levels of low speed auto and light truck operations and these same levels have been used for the evaluation of noise impacts for many other winery projects within Sonoma County. Thus, Illingworth & Rodkin stands by its use of auto and light truck levels at 50 feet of 53-63 dBA.

Comment 1(c): We found the stated noise levels for winery equipment and operations to be generally reasonable. For crush activities, it is important to note that the peak noise levels of 70-80 dBA measured at 50 feet should be used to assess noise impacts under worst-case conditions (during crush activities).

---

[1] Using California Vehicle Noise Reference Energy Mean Emissions Levels (REMELS).

Response 1(c): As noted in the Environmental Noise Assessment crush activities typically result in relatively constant noise levels from hoppers, presses, de-stemmers, separators, crushers, air compressors, forklifts, conveyors, etc. interspersed with discrete maximum noise events. During maximum crush operations both of these types of noise occur, and are already analyzed accordingly in the Environmental Noise Assessment.

Comment 1(d): For maintenance and forklift operations, we note that backup alarm noise is both tonal and "repetitive and irritating by design", as stated by Illingworth & Rodkin in the Environmental Noise Assessment. Therefore, noise limits applied to forklift noise should be reduced by five dBA according to exception number 2 of the Noise Element of the Sonoma General Plan.

Response 1(d): The 5 dBA tonal noise penalty has generally not been applied to forklift operations since while they are repetitive and irritating they are not continuous tonal sounds, are not composed of speech or music, and are not impulsive in nature, thus forklift backup alarms do not meet the requirements of NE-1C exception 2. Additionally, there is no statement in exception 2 that it should be applied to required safety equipment. Furthermore, it should be noted that even if the 5 dBA penalty were applied, the resulting sound levels would still be over 15 dBA below the adjusted County standards - so the use of the tonal penalty would not alter to findings of the Environmental Noise Assessment.

Comment 1(e): Table 4 of the Environmental Noise Assessment shows typical noise source levels for promotional events. While the stated values in this chart seem reasonable, the Environmental Noise Assessment does not specify how large the events from which these values were derived are in terms of number of people. This is troublesome because the table of proposed events at the Ramey Winery show four events per year where up to 300 people are expected to attend. (Environmental Noise Assessment Table 1) Clearly, the noise level coming from conversations at an event largely depends on the number of people at the event. For a 300-person event, we find that the value of 65 dBA measured at 50 feet for "Raised Conversation" stated in Table 4 is unrealistically low.

Response 1(e): It is our experience that noise resulting from raised conversation at a distance of 50 feet from winery and other social gatherings are generally around 65 dBA due to increasing distance from individual speakers. We have also found that for events with less than 150 to 175 guests the levels due to raised conversation at 50 feet are less than 65 dBA, however for the sake of conducting a conservative impact analysis, the 65 dBA at 50 feet levels were used for all event sizes. Additionally, we understand that while 300 person industry events are part of the project description, non-industry related (private) 300 person events are no longer part of the project. Based on experience with industry related winery events for such events are “rolling” type events were the number of guests equal to the total event attendance would visit the winery, but this number of guests would not be on site at the same time. Because of this the noise produced by rolling industry events at any one time would not be equivalent to Private events where the entire guest count would be on site at the same time. Thus, noise from 300 person industry events can be considered equivalent to small-to-medium sized events.

2. Kimberling Comment 2 - Residence 4

Comment 2: The March 7, 2017 does not address Residence 4 in its assessment of the noise impact of the proposed winery. Since Residence 4 is significantly closer to the proposed winery than the other three residences, conclusions based on the impact to the other three residences cannot be applied to Residence 4.

Response 2: The Noise Addendum, dated August 16, 2017, addresses the impacts from the proposed winery on Residence 4.

3. Kimberling Comment 3 - Traffic, Parking Lot and Truck Noise

(Noise Impact 1 in the August 2017 Noise Addendum)

Comment 3(a): Here, and in several other sections, Illingworth & Rodkin characterize a noise-producing area such as a parking lot as if all of the sound is emitted from the geometric center of the area. In this section, they state: "Based on review of the current site plans the acoustic center of the 12 regular parking stalls in this area will be 75 feet from the property line of Residence 4." This methodology is not commonly used in acoustics because even if a number of noise sources are distributed evenly across an area, they would not act the same way as a point source located in the center of the area producing the same total energy. This "acoustic center" model underestimates the distance of sound sources to the receptor, and thus underestimates the noise level at the receptor.

Response 3(a): Contrary to Mr. Kimberling's statements, the use of an equivalent acoustical center is an accepted and commonly used calculation method to model the overall impacts of dispersed outdoor environmental noise sources[2]. Additionally, in our analysis we did <u>not</u> "characterize a noise-producing area such as a parking lot as if all of the sound is emitted from the geometric center of the area" as stated by Mr. Kimberling, but instead considered parking lot noise from the "acoustic center" of the 12 regular parking stalls closest to the property line (see the plan view of acoustical center calculations in Attachment C). If we had considered parking lot noise from the true acoustic center of either just the regular parking spaces or all parking spaces (including overflow spaces) the distance to the property line would have been greater and the potential for noise impacts lower. Since the regular parking stalls closest to the entry drive and public entrance to the winery, which are furthest from the property line, would naturally be used more often than those further from the entrance, we find our approach to be a worst-case analysis of overall parking lot noise at the proposed winery in relation to Residence 4.

Comment 3(b): Illingworth & Rodkin state that automobile and light vehicle noise would be between 49 and 59 dBA at the property line of Residence 4. They state that "given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L02 NE-2 daytime category of 65 dBA." The use of the L02 metric for activity that is "expected to occur for less than five minutes" is a misapplication of the Noise Element of the Sonoma General Plan. The L02 metric is to be used when the noise level is exceeded for less than one minute and twelve seconds per hour. For an activity which may occur for up to five minutes out of a typical hour, the correct metric is the L08, which gives a noise limit of 60 dBA according to table

---

[2] Hoover & Keith, 1996, *Noise Control for Buildings, Manufacturing Plants, Equipment and Products,* Lecture notes, first published 1981, Houston TX; Hoover & Keith, Inc. pp.6-21 to 6-23.

NE-2. The effect of this incorrect interpretation is that The Addendum uses a noise limit for light vehicle traffic which is 5 dBA higher than the actual limit, and the projected vehicle noise of 49-59 dBA falls barely within the correct daytime limit of 60 dBA.

Response 3(b): As stated above, this comment is based on a misreading and misapplication of the Sonoma County NE-2 standards. Per the clear text of the General Plan noise table, the L_{02} metric is applicable to noise levels which occur for 1 minute (and twelve seconds to be precise) per hour, up to the next level, or four minutes and 48 seconds per hour. Then, the L_{08} metric is applicable to noise levels which occur for 4 minutes 48 seconds per hour up to 15 minutes, the L_{25} metric is applicable to noise levels which occur for 15 minutes per hour up to 30 minutes, and the $L_{50\,\text{metric}}$ is applicable to noise levels which occur for 30 minutes or more per hour. It follows then that noise levels which occur for less than 1 minute (and 12 seconds) per hour are not regulated by NE-2 standards, noise levels which occur for more than 1 minute but less than 5 minutes per hour are regulated by the L_{02} NE-2 noise standard, noise levels which occur for more than 5 minutes but less than 15 minutes per hour are regulated by the L_{08} NE-2 noise standard, noise levels which occur for more than 15 minutes by less than 30 minutes per hour are regulated by the L_{25} NE-2 noise standard, and noise levels which occur for more than 30 minutes per hour are regulated by the L_{50} NE-2 noise standard. This understanding and interpretation of the County NE-2 noise standards has been confirmed by County Staff and used in numerous winery noise studies prepared by Illingworth & Rodkin. *It should also be noted that in two prior peer reviews of our winery studies by Vibro-Acoustic Consultants*[3]*, this correct interpretation of Table NE-2 standards was used and no comments were made by Vibro-Acoustic Consultants as the proper application of these standards.*

Comment 3(c): Furthermore, Illingworth & Rodkin state that "during events or on busy weekends, such activities may occur more frequently and fall in the L08 daytime category." It is reasonable to assume that this activity would last for longer than five minutes per hour during events and busy weekends. Therefore, the appropriate metric to be used is the L25 metric which gives a noise limit of 55 dBA. Again, this incorrect interpretation of the Noise Element of the Sonoma General Plan results in the use of a noise limit which is 5 dBA higher than the appropriate noise limit, and the projected vehicle noise of 49-59 dBA will exceed the correct daytime limit of 55 dBA.

Response 3(c): This comment is likewise based on a misreading and misapplication of the Sonoma County NE-2 standards. Maximum noise levels from light vehicle traffic during events or on busy weekends that are expected to last for longer than five minutes per hour but less than 15 minutes per hour would be properly regulated by the Sonoma County L_{08} NE-2 standard.

Comment 3(d): This incorrect interpretation of the Noise Element of the Sonoma General Plan is also applied to heavy truck noise. Illingworth & Rodkin state that "truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour ... thus, truck operations would fall into the L02 NE-2 category of 65 dBA." The

---

[3] These were review letters of Illingworth & Rodkin's Environmental Noise Assessment of the proposed Hunt Ryd Winery (VACC letter dated 10 December 2014) and our Environmental Noise Assessment of the Hop Kiln Winery (VACC letter dated 6 March 2015).

correct metric to be used is the L08 metric of 60 dBA. This incorrect interpretation results in the use of a noise limit which is 5 dBA higher than the appropriate noise limit when applied to heavy truck noise, and the projected truck noise of 65-70 dBA will exceed the correct daytime limit of 60 dBA.

Response 3(d): This comment is likewise based on a misreading and misapplication of the Sonoma County NE-2 standards. Truck operations which occur during daytime hours only and on a basis of one to five minutes per hour would be properly governed by the Sonoma County L_{02} NE-2 standard.

Comment 3(e): Based on the incorrect noise limits, The Addendum notes that heavy truck noise would be 5 dB above the limit. The mitigation measure proposed is to extend a 6-foot retaining wall and to use the extension as a 6-foot sound barrier. Based on the correct noise limit, this barrier wall would need to provide a minimum of 10 dB of attenuation. There is no evidence presented in The Addendum as to how the barrier would provide this attenuation.

Response 3(e): This comment is irrelevant because the use of the Sonoma County L_{02} NE-2 standard is correctly applied in the Environmental Noise Assessment and the Addendum. Thus, a 6-foot high noise barrier only needs to provide a 5-dB noise reduction, not a 10-dB reduction as implied by the comment. Our calculations (see Attachment D) indicate that the proposed 6-foot retaining wall extension barrier in the Addendum would achieve the more than the needed 5-dB reduction. The location of the proposed retaining wall extension and stand-alone barrier and an illustration of the ability of the 6-foot high retaining wall extension to block the line-of-sight to trucks, and thus noise, from winery trucks is shown in Addendum Figure 2 (see Attachment E).

Comment 3(f): The predicted noise level at the property line due to heavy truck noise is also based on questionably low source levels, as noted earlier in this report. This means that the 6-foot barrier wall proposed as a mitigation measure would likely need to provide significantly more than 10 dB of attenuation to heavy truck noise. We could not analyze the effectiveness of a 6-foot wall as a sound barrier in this situation because there was very little detail in The Addendum as to the location of the proposed wall.

Response 3(f): Refer to response 1a. This comment is irrelevant considering that the heavy truck noise levels used in the Environmental Noise Assessment analysis are correct. Additionally Figure 2 in the Addendum (see Attachment E) clearly calls out the 6 foot high wall as extending 100 feet in-line with the retaining wall, and the text states that the height should be measured above the existing ground level and specifies the acceptable solidity and surface weight of the wall. Such specification is sufficient to analyze the effectiveness of the sound barrier.

4. Kimberling Comment 4 - Mechanical Equipment Noise

Comment 4: The problem in this section is that the structural attenuation of the mechanical room walls was essentially double-counted. Originally, the mechanical room was planned to be a semi-open area. As a mitigation measure, Illingworth & Rodkin proposed that the mechanical room have solid walls on the southern side, between the equipment and

Residence 4. The issue is that the predicted noise levels at the property line were reduced based on 6 dB of structural attenuation due to the semi-open mechanical room. Since the mitigation measure is to change the walls of this room from semi-open to solid, this 6 dB of attenuation cannot be added onto whatever level of attenuation the solid walls are expected to provide. This means that the solid walls need to provide 6 dB more attenuation in addition to the 23-28 dB. The solid walls between the mechanical room and Residence 4 would need to provide 34 dB of attenuation in order to ensure that noise from the mechanical room measured at the property line of Residence 4 does not exceed Sonoma County noise limits. The Addendum did not specify how much attenuation the solid wall would need to provide.

Response 4: The analysis of the Addendum's mechanical noise mitigation measure did not double-count the structural attenuation of the mechanical room walls. While the commenter is correct that we also did not specify the attenuation of the solid wall, and the details of the solid wall to be used are not available, any typical non-glazed (i.e. solid) wood or steel framed wall with exterior siding and interior plywood or gypsum board facing is typically capable of attenuating interior to exterior by 35 dBA or more. Attachment F shows the typical sound isolation ratings provided by such solid walls as extracted from the Catalog of STC and IIC Ratings for the Wall and Floor/Ceiling Assemblies published by the California Office of Noise Control for example wood and steel framed walls with gypsum board on each stud face. While not directly equivalent, the STC rating of a wall roughly equals the decibel (dBA) noise reduction from one side of a wall to the other. It can be noted that the use of any siding materials over exterior gypsum sheathing would increase the sound isolation rating of the wall). Thus, the sound reduction of a given wall rated at STC-37 equals 37 dBA ±1 to 2 dBA. So, it clearly follows that use of solid mechanical room walls would reduce the sound level from the interior to the exterior of the mechanical room by 35 dBA or more. Thus, special sound rated construction was not needed and specifying the walls as solid was considered sufficient for the project.

5. Kimberling Comment 5 - Crush-Related Noise

Comment 5(a): As with the first impact/mitigation section, Illingworth & Rodkin make the assumption that sound coming from multiple sources in an area acts like a single point source in the center of the area producing the same sound levels. We reiterate that this is not a reasonable assumption to make and is not common practice in acoustics.

Response 5(a): Again, contrary to the review statements, the use of an acoustic center is an accepted and commonly used calculation method to model the overall impacts of dispersed outdoor environmental noise sources and I&R has used this approach in many analysis' of winery noise impacts in the past.

Comment 5(b): According to the predicted noise levels in The Addendum, the noise from the bottling area measured at the property line would exceed the daytime noise limit by 3 dB and the nighttime limit by 6 dB. The mitigation measure proposed is to use the same 6-foot retaining wall extension described in the first impact/mitigation section as a sound barrier for the bottling noise. As with the first section, Illingworth & Rodkin do not provide any evidence of the efficacy of this wall in providing the needed attenuation.

Response 5(b): As discussed in Response 3(e), the top of the 6-foot high retailing wall extension and 6-foot high ground level wall extension would also break the line of sight from bottling operations to the property line and thus also reduce bottling noise levels. As discussed in Response 3(e), this noise level reduction would be more than 3 dB allowing the County NE-2 standards to be met.

6. Kimberling Comment 6 - Maintenance and Forklift Noise

Comment 6(a): In this section, the L08 metric is used as the noise limit for forklift and maintenance operations. There is no justification given for why this metric was chosen, and it is not reasonable to assume that maintenance and forklift noise would only occur for less than five minutes in a typical hour.

Response 6(a): This comment is likewise based on a misreading and misapplication of the Sonoma County NE-2 standards. Maximum noise levels from forklift and maintenance operations are reasonably assumed to occur for more than 5 minutes but less than 15 minutes per hour and are thus regulated by the Sonoma County L_{08} NE-2 standard.

Comment 6(b): Once again, Illingworth & Rodkin make the questionable assumption that sound coming from multiple sources in an area acts like a single point source in the center of the area producing the same sound levels.

Response 6(b): See responses 3a and 5a. Again, the use of the acoustic center of multiple, dispersed noise sources is an accepted and commonly used calculation method to model the overall impacts of outdoor environmental noise sources and I&R has used this approach in many analysis' of winery noise impacts in the past.

Comment 6(c): As mentioned in our analysis of the March 7 Environmental Noise Assessment, forklift backup alarms are tonal and annoying by design, and would be subject to a reduction of the noise limit by 5 dB, per exception 2 of the Noise Element of the Sonoma General Plan. This is not addressed in The Addendum.

Response 6(c): Forklift noise was addressed in our Addendum. As discussed in Response 1d forklift backup alarms do not meet the requirements of NE-1C exception 2. Additionally, even if a 5 dBA penalty were applied, the additional noise reduction supplied by the 6-foot high retaining wall extension and 6-foot high ground level wall extension would provide the additional 5 dBA of noise reduction needed to reduce noise levels from the worst case conditions with outdoor forklift and maintenance operations in the truck loading area. See calculations in Attachment D.

Comment 6(d): In the calculations for the predicted forklift/maintenance noise levels at the property line, Illingworth & Rodkin state that the 6-foot retaining wall extension would provide 6 dB of attenuation. This attenuation level of 6 dB is not mentioned in any of the other sections where the retaining wall and/or the extension of the retaining wall were discussed, and no evidence is provided to support the claim that this wall would provide 6 dB of attenuation.

Response 6(d): This comment is addressed in Response 6(c), above.

Comment 6(e): The predicted forklift/maintenance noise level measured at the property line is exactly at the L08 daytime limit of 60 dB. Considering that questionable assumptions were made, the fact that the 60 dB L08 limit is used without justification, and the fact that the predicted noise level is exactly at the limit, we are not convinced by the claim that no mitigation is needed for forklift/maintenance noise.

Response 6(e): Based on calculations shown in Appendix A, the level will likely be lower than 60 dBA. The 60 dBA level was just reported in the Addendum to confirm that this source would not exceed County Standards.

7. **Kimberling Comment 7 – Event Noise**

Comment 7(a): The noise source levels used in this section are based on Table 4 of the Environmental Noise Assessment, which provides typical noise source levels for promotional events. While these levels seem reasonable for small-to-medium sized events, they do not address the four 300-person events per year planned at the winery, which will inevitably produce a higher noise level.

Response 7(a): In general, we have found that the noise source levels used in this section are based on Table 4 of the Environmental Noise Assessment are also applicable to larger winery events. It terms of the noted 300-person events as in Response 1e, because non-industry 300-person events are no longer part of the project the noise produced by rolling industry events at any one tome would not be equivalent to Private events where the entire guest count would be on site at the same time and thus noise from 300 person industry events can be considered equivalent to small-to-medium sized events.

Comment 7(b): The noise impact of the automobile traffic due to a 300-person event is also not addressed. While impact/mitigation section 1 does mention "events and busy weekends," it uses the L08 metric for these "busy" times. We noted earlier that the L25 metric would be more appropriate, since *it* is not reasonable to assume that traffic noise during "busy" times would only be present for less than five minutes in a typical hour. For 300-person events, we believe that the L50 is the only appropriate metric, since the traffic noise of 300 people showing up to an event cannot reasonably be expected to last for less than 15 minutes in an hour. Using the L50 metric, the predicted automobile and light vehicle noise levels at the property line would exceed the noise limit by up to 9 dB, based on the light vehicle noise levels used by Illingworth & Rodkin. We also note that these light vehicle noise levels of 49 to 59 dB measured at the property line (75 feet from the parking lot) are questionably low, especially for the number of vehicles expected for such a large event.

Response 7(b): The L_{08} metric, which governs maximum noise levels from light vehicle traffic which lasts longer than five minutes per hour but less than 15 minutes per hour is appropriate for these "busy" times.

Comment 7(c): The mitigation measures proposed in this section address amplified speech, amplified music, and non-amplified music, and are as follows:

1) "Indoor events with amplifies speech or non-amplifies music should only occur within the baling barn or tasting room buildings with closed windows and doors."

2) "Amplified music within the baling barn or tasting room should be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet."

These two mitigation measures do not address the heightened automobile and light vehicle noise likely to occur during the large events.

Response 7(c): Parking and vehicular noise impacts are addressed separately from event impacts because they do not generally occur at the same time - event noise occurs after the guests arrive and before they leave and thus the impacts are not additive. However, when the winery holds a "rolling" event, with the number of guests equal to the total attendance and with people coming and going at different times, the number of guests in attendance while traffic from others arriving or leaving would be lower. Thus, any additive noise from event and traffic activities would not be expected to result in a noise impact.

D. Illingworth & Rodkin Experience; Consultation with County Experts

Two other points should be considered in evaluating the Illingworth & Rodkin noise reports, the Kimberling comments and these responses. The first point is the substantial experience and expertise of the Illingworth & Rodkin experts in noise assessments of wineries in Sonoma County. The second point is the Illingworth & Rodkin's consultation with the County in the preparation of the noise reports.

On the first point, Illingworth & Rodkin has prepared noise evaluations related to 89 wineries in Sonoma County, and as a result has substantial experience working with County staff and applying County noise standards. A list of wineries in Sonoma County for which Illingworth & Rodkin has evaluated noise issues is attached to this letter (Attachment G).

I hold degrees in both architecture and engineering and have 23 years of experience in acoustical matters. My resume is attached (Attachment I) to this letter as is an overall a description of our firm (Attachment H). The other engineer that worked on this project, Carrie Janello, has two degrees in mechanical engineering and 14 years of work experience in the field. Her resume is also attached to this letter (Attachment J). We both have experience in evaluating noise related to wineries. Between us, we have evaluated noise related to at least 34 wineries in Sonoma County alone.

On the second point, during the analysis and development of the Environmental Noise Assessment and supplemental Addendum Reports, Illingworth & Rodkin consulted with Becky Vermeer at County Environmental Health and County Planning Staff to ensure that the noise criteria and impact analysis met with accepted County Standards.

This concludes Illingworth& Rodkin's responses to the Mr. Kimberling's comments on our Environmental Noise Assessment, and Noise Addendum of the Ramey Winery at 7097 Westside Road from Vibro-Acoustics Consultants dated August 7, 2018.

Sincerely yours,

Fred M. Svinth, INCE, Assoc., AIA
Senior Consultant, Principal
Illingworth & Rodkin, Inc.

Attachment A: Prior (1998) General Plan NE-2 Standards

3.0 NOISE ISSUES, POLICIES AND STANDARDS

3.1 LAND USE COMPATIBILITY AND PROJECT REVIEW

Noise level performance standards in Table NE-2 below are to be applied as performance standards for noise producing land uses which may affect noise sensitive land uses and vice versa.

Infrequent single events such as passage of a train, truck, or airplane may interfere with adjacent uses even though the cumulative noise exposure is within acceptable limits. These events call for a single event noise standard. The potential for sleep disturbance is often the main concern in these cases.

GOAL NE-1: Protect people from the harmful effects of exposure to excessive noise and to achieve an environment in which people and land uses may function without impairment from noise.

Objective NE-1.1: Provide noise exposure information so that noise impacts may be effectively evaluated in land use planning and project review.

Table NE-2 Noise Level Performance Standards

	Maximum Exterior Noise Level Standards, dBA		
Category	Cumulative Duration of Noise Event in any one-hour period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30-60 Minutes	50	45
2	15-30 "	55	50
3	5-15 "	60	55
4	1-5 "	65	60
5	0-1 "	70	65

Objective NE-1.2: Develop and implement measures to avoid exposure of people to excessive noise levels.

Objective NE-1.3: Protect the present noise environment and prevent intrusion of new noise sources which would substantially alter the noise environment.

Objective NE-1.4: Mitigate noise from recreational and tourist serving uses.

Attachment B: Sonoma County Truck Sizes

permit
SONOMA

County of Sonoma
Permit & Resource Management Department

MEMO

DATE: **August 22, 2017**

TO: **Traci Tesconi, Supervising Planner**

FROM: **Becky VerMeer, Environmental Health Specialist-Project Review**

SUBJECT: **Truck Sizes as defined by the Transportation's Federal Highway Administration**

Trucks as defined by (empty) weight in categories of Light, Medium and Heavy and by the Dept. of Transportation's Federal Highway Administration (FHWA) classifications:

Light Trucks: Passenger cars and small trucks

Up to 14,000 lbs

FHWA classes 1-3

5 lug wheel hub (depending on the year of the vehicle, more hubs =heavier duty suspension and load capacity)

Medium Trucks: Box truck, Van, Flatbed truck, Fire truck (may be Heavy Trucks too), RV, Ford F-650 Medium Duty, Delivery truck, Cutaway van chassis, Bottler

14,001 lbs -26,000 lbs.

FHWA classes 4-6

6-8 lug wheel hubs

Heavy Trucks:

26,001- 33,000 lbs. Garbage trucks, Dump trucks, Tank Truck, Tractor Unit, Mobile Crane, Cement Mixer Truck, Ford F-750, Semi trucks, 18 wheelers,

FHWA classes 7-8

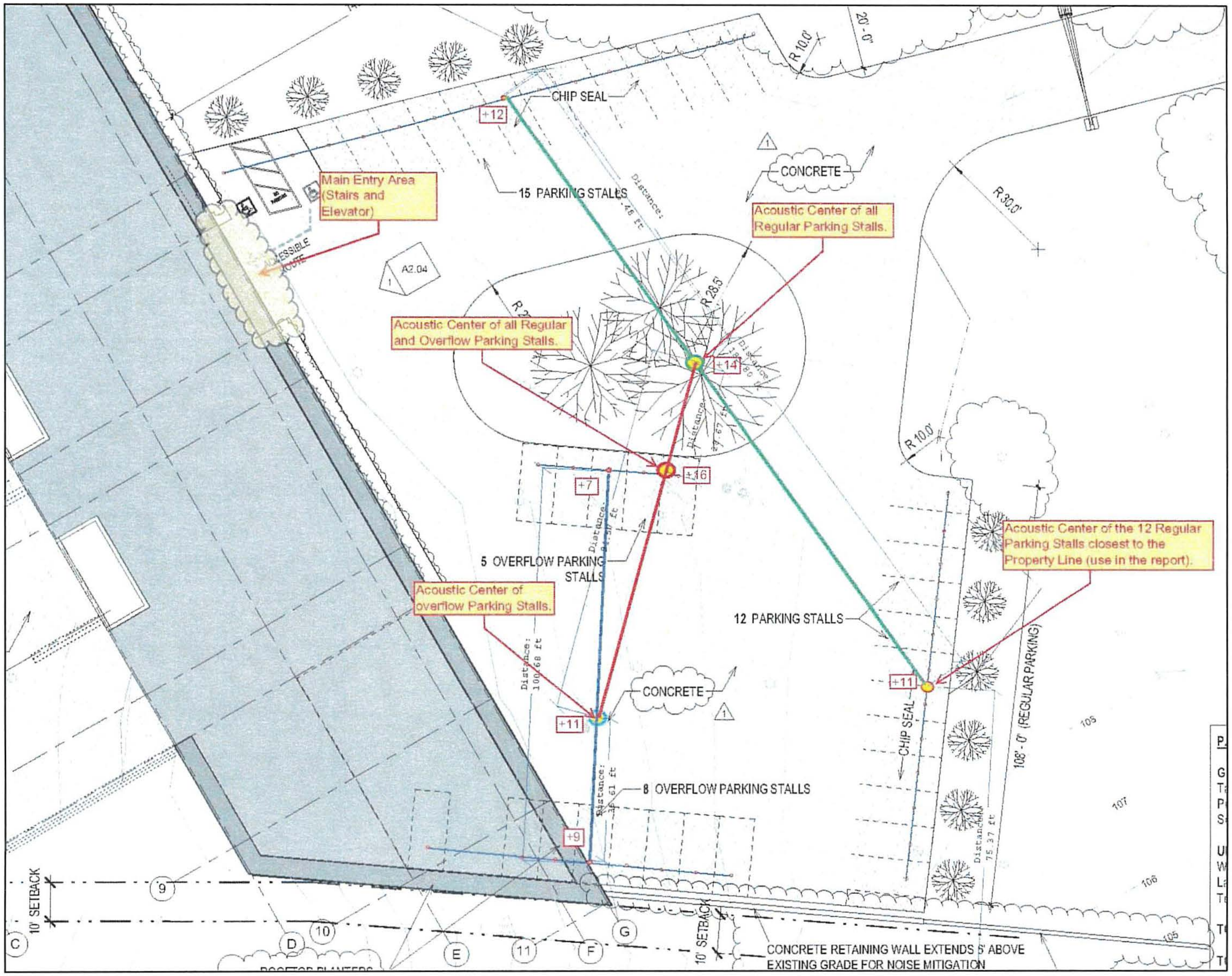
Requires a Class B Commercial Driver's License for non-combo vehicles or Class A Commercial Driver License for combo vehicles (tractor-trailers)

Typically have 3 or more axles

Super Heavy Trucks:

- 33,000 lbs+
- Requires escorts and special permits for Highway use
- Usually for Off Highway vocations like logging, mining, etc.

Attachment C: Plan View of Acoustical Center Calculations



Attachment D: Noise Barrier Calculations

Truck engine noise in Loading Area to PL with 3' Retaining wall and 6 foot Extension

Truck engines

	INPUTS Thin Barrier w/ K	
Ds= 90		
Dr= 3	d	93.13
Bh= 9	d1	90.20
Sh= 3	d2	3.16
Rh= 8	t	0.08
t (in.)= 1		
	Degrees F	70.00

Fresnel #	Atmospheric Correction Factor (K)	Insertion Loss of Barrier
N=(2/λ)(d1+t+d2-d)	K=exp^[-.0005*sqrt((d1*d2*d)(Nλ))]	IL=10log[3+30NK]

							With K			Without K	
c	Octave Band	λ	2/λ	N	N*λ	d1*(d2+t)*d	K	ILbarrier	AVG attenuation	ILbarrier	AVG attenuation
1128.22	63	17.91	0.11	0.03	0.62	27265.39	0.9370	6.00	12.5	6.07	12.5
	125	9.03	0.22	0.07	0.62		1.0000	7.05		7.05	
	250	4.51	0.44	0.14	0.62		1.0000	8.53		8.53	
	500	2.26	0.89	0.28	0.62		1.0000	10.52		10.52	
	1000	1.13	1.77	0.55	0.62		1.0000	12.91		12.91	
	2000	0.56	3.55	1.10	0.62		1.0000	15.57		15.57	
	4000	0.28	7.09	2.21	0.62		1.0000	18.40		18.40	
	8000	0.14	14.18	4.41	0.62		1.0000	21.31		21.31	

Truck stack noise in Loading Area to PL with 3' Retaining wall and 6 foot Extension

Truck exhaust

	INPUTS Thin Barrier w/ K	
Ds= 90		
Dr= 3	d	93.02
Bh= 9	d1	90.01
Sh= 10	d2	3.16
Rh= 8	t	0.08
t (in.)= 1		
	Degrees F	70.00

Fresnel #	Atmospheric Correction Factor (K)	Insertion Loss of Barrier
N=(2/λ)(d1+t+d2-d)	K=exp^[-.0005*sqrt((d1*d2*d)(Nλ))]	IL=10log[3+30NK]

							With K			Without K	
c	Octave Band	λ	2/λ	N	N*λ	d1*(d2+t)*d	K	ILbarrier	AVG attenuation	ILbarrier	AVG attenuation
1128.22	63	17.91	0.11	0.03	0.46	27173.72	0.9457	5.71	11.6	5.76	11.6
	125	9.03	0.22	0.05	0.46		1.0000	6.56		6.56	
	250	4.51	0.44	0.10	0.46		1.0000	7.82		7.82	
	500	2.26	0.89	0.20	0.46		1.0000	9.59		9.59	
	1000	1.13	1.77	0.41	0.46		1.0000	11.82		11.82	
	2000	0.56	3.55	0.81	0.46		1.0000	14.38		14.38	
	4000	0.28	7.09	1.63	0.46		1.0000	17.15		17.15	
	8000	0.14	14.18	3.26	0.46		1.0000	20.03		20.03	

Ds = source to barrier distance
Dr = reciever to barrier distance
Bh = barrier height
Sh = source height
Rh = reciever height

d = line of sight distance sqrt((Ds+Dr)^2+ (abs(Rh-Sh))^2)
d1 = source side to top of barrier (sqrt((Ds^2+(Bh-Sh)^2))
d2 = receiver side to top of barrier (sqrt((Dr^2+(Bh-Rh)^2))
t = barrier thickness(ft)

Truck engine noise in Loading Area to PL with level (0') Retaining wall and 6 foot Extension

Truck engines

Fresnel #	Atmospheric Correction Factor (K)	Insertion Loss of Barrier
N=(2/λ)(d1+t+d2-d)	K=exp^[-.0005*sqrt((d1*d2*d)(Nλ))]	IL=10log[3+30NK]

	INPUTS									With K			Without K	
Ds= 90	Thin Barrier w/ K		c	Octave Band	λ	2/λ	N	N*λ	d1*(d2+t)*d	K	ILbarrier	AVG attenuation	ILbarrier	AVG attenuation
Dr= 3	d	93.02	1128.22	63	17.91	0.11	0.03	0.55	27187.14	0.9408	5.87	12.2	5.93	12.2
Bh= 6	d1	90.05		125	9.03	0.22	0.06	0.55		1.0000	6.83		6.83	
Sh= 3	d2	3.16		250	4.51	0.44	0.12	0.55		1.0000	8.22		8.22	
Rh= 5	t	0.08		500	2.26	0.89	0.24	0.55		1.0000	10.12		10.12	
t (in.)= 1				1000	1.13	1.77	0.49	0.55		1.0000	12.45		12.45	
Degrees F	70.00			2000	0.56	3.55	0.97	0.55		1.0000	15.07		15.07	
				4000	0.28	7.09	1.94	0.55		1.0000	17.88		17.88	
				8000	0.14	14.18	3.89	0.55		1.0000	20.78		20.78	

Truck stack noise in Loading Area to PL with level (0') Retaining wall and 6 foot Extension

Truck exhaust

Fresnel #	Atmospheric Correction Factor (K)	Insertion Loss of Barrier
N=(2/λ)(d1+t+d2-d)	K=exp^[-.0005*sqrt((d1*d2*d)(Nλ))]	IL=10log[3+30NK]

	INPUTS									With K			Without K	
Ds= 90	Thin Barrier w/ K		c	Octave Band	λ	2/λ	N	N*λ	d1*(d2+t)*d	K	ILbarrier	AVG attenuation	ILbarrier	AVG attenuation
Dr= 3	d	93.13	1128.22	63	17.91	0.11	0.02	0.40	27231.85	0.9491	5.61	11.2	5.65	11.2
Bh= 6	d1	90.09		125	9.03	0.22	0.04	0.40		1.0000	6.37		6.37	
Sh= 10	d2	3.16		250	4.51	0.44	0.09	0.40		1.0000	7.53		7.53	
Rh= 5	t	0.08		500	2.26	0.89	0.18	0.40		1.0000	9.20		9.20	
t (in.)= 1				1000	1.13	1.77	0.35	0.40		1.0000	11.35		11.35	
Degrees F	70.00			2000	0.56	3.55	0.71	0.40		1.0000	13.85		13.85	
				4000	0.28	7.09	1.42	0.40		1.0000	16.59		16.59	
				8000	0.14	14.18	2.84	0.40		1.0000	19.45		19.45	

Ds = source to barrier distance
Dr = reciever to barrier distance
Bh = barrier height
Sh = source height
Rh = reciever height

d = line of sight distance sqrt((Ds+Dr)^2+ (abs(Rh-Sh))^2)
d1 = source side to top of barrier (sqrt((Ds^2+(Bh-Sh)^2))
d2 = receiver side to top of barrier (sqrt((Dr^2+(Bh-Rh)^2))
t = barrier thickness(ft)

Trucks - Loading @Prop Line-low

Bottling to PL with level (0')
Retaining wall and 6 foot Extension

Fresnel #	Atmospheric Correction Factor (K)	Insertion Loss of Barrier
N=(2/λ)(d1+t+d2-d)	K=exp^[-.0005*sqrt((d1*d2*d)(Nλ))]	IL=10log[3+30NK]

INPUTS		Thin Barrier w/ K	
Ds= 110			
Dr= 3		d	113.00
Bh= 6		d1	110.00
Sh= 5		d2	3.16
Rh= 5		t	0.08
t (in.)= 1			
	Degrees F	70.00	

							With K			Without K	
c	Octave Band	λ	2/λ	N	N*λ	d1*(d2+t)*d	K	ILbarrier	AVG attenuation	ILbarrier	AVG attenuation
1128.22	63	17.91	0.11	0.03	0.50	40344.61	0.9314	5.78	11.9	5.84	11.9
	125	9.03	0.22	0.06	0.50		1.0000	6.69		6.69	
	250	4.51	0.44	0.11	0.50		1.0000	8.01		8.01	
	500	2.26	0.89	0.22	0.50		1.0000	9.85		9.85	
	1000	1.13	1.77	0.44	0.50		1.0000	12.12		12.12	
	2000	0.56	3.55	0.89	0.50		1.0000	14.71		14.71	
	4000	0.28	7.09	1.77	0.50		1.0000	17.50		17.50	
	8000	0.14	14.18	3.55	0.50		1.0000	20.39		20.39	

Forklifts to PL with level (0')
Retaining wall and 6 foot Extension

Fresnel #	Atmospheric Correction Factor (K)	Insertion Loss of Barrier
N=(2/λ)(d1+t+d2-d)	K=exp^[-.0005*sqrt((d1*d2*d)(Nλ))]	IL=10log[3+30NK]

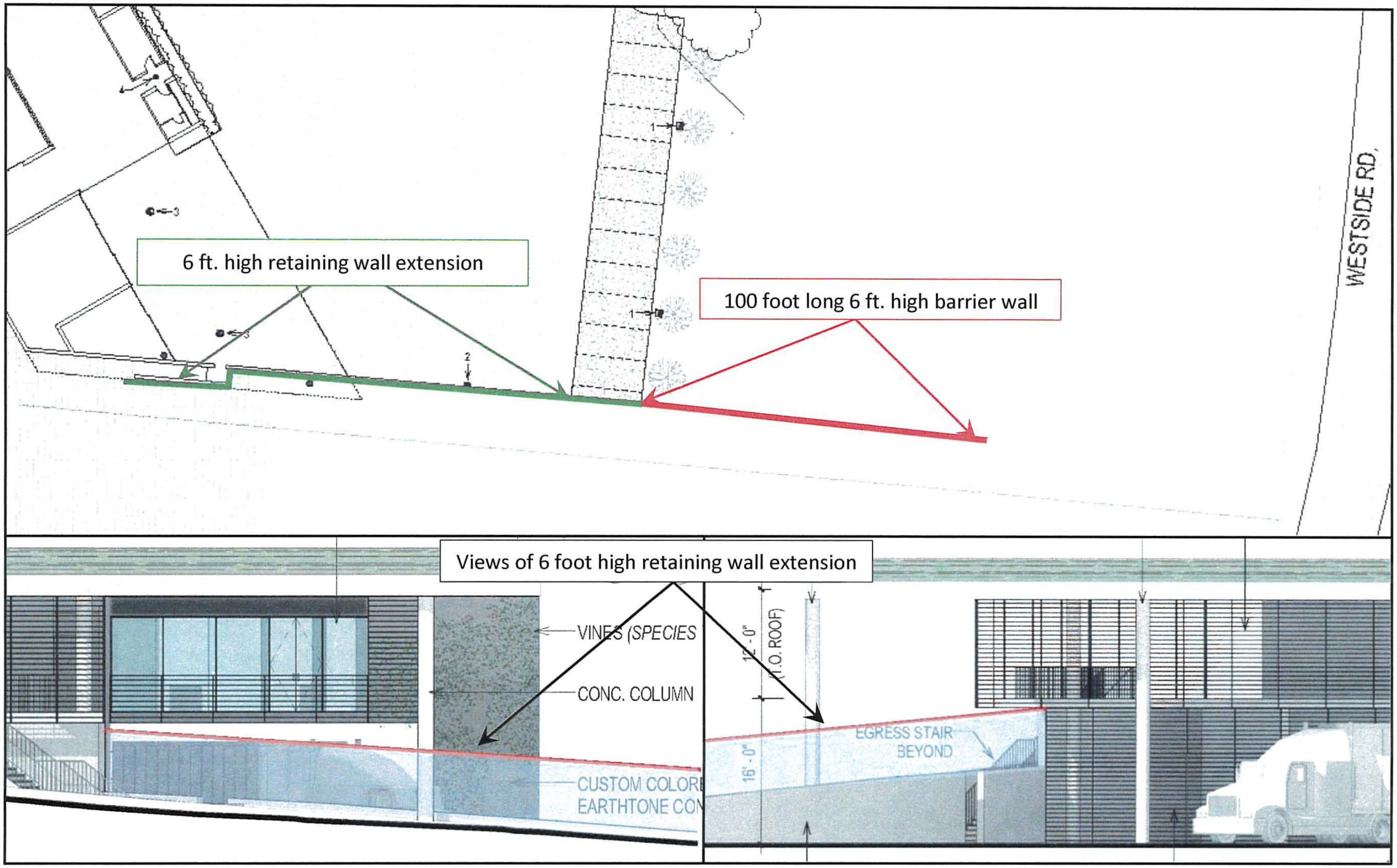
INPUTS		Thin Barrier w/ K	
Ds= 55			
Dr= 3		d	58.00
Bh= 6		d1	55.01
Sh= 5		d2	3.16
Rh= 5		t	0.08
t (in.)= 1			
	Degrees F	70.00	

							With K			Without K	
c	Octave Band	λ	2/λ	N	N*λ	d1*(d2+t)*d	K	ILbarrier	AVG attenuation	ILbarrier	AVG attenuation
1128.22	63	17.91	0.11	0.03	0.51	10355.21	0.9643	5.82	11.9	5.86	11.9
	125	9.03	0.22	0.06	0.51		1.0000	6.71		6.71	
	250	4.51	0.44	0.11	0.51		1.0000	8.05		8.05	
	500	2.26	0.89	0.23	0.51		1.0000	9.90		9.90	
	1000	1.13	1.77	0.45	0.51		1.0000	12.19		12.19	
	2000	0.56	3.55	0.90	0.51		1.0000	14.78		14.78	
	4000	0.28	7.09	1.81	0.51		1.0000	17.57		17.57	
	8000	0.14	14.18	3.61	0.51		1.0000	20.47		20.47	

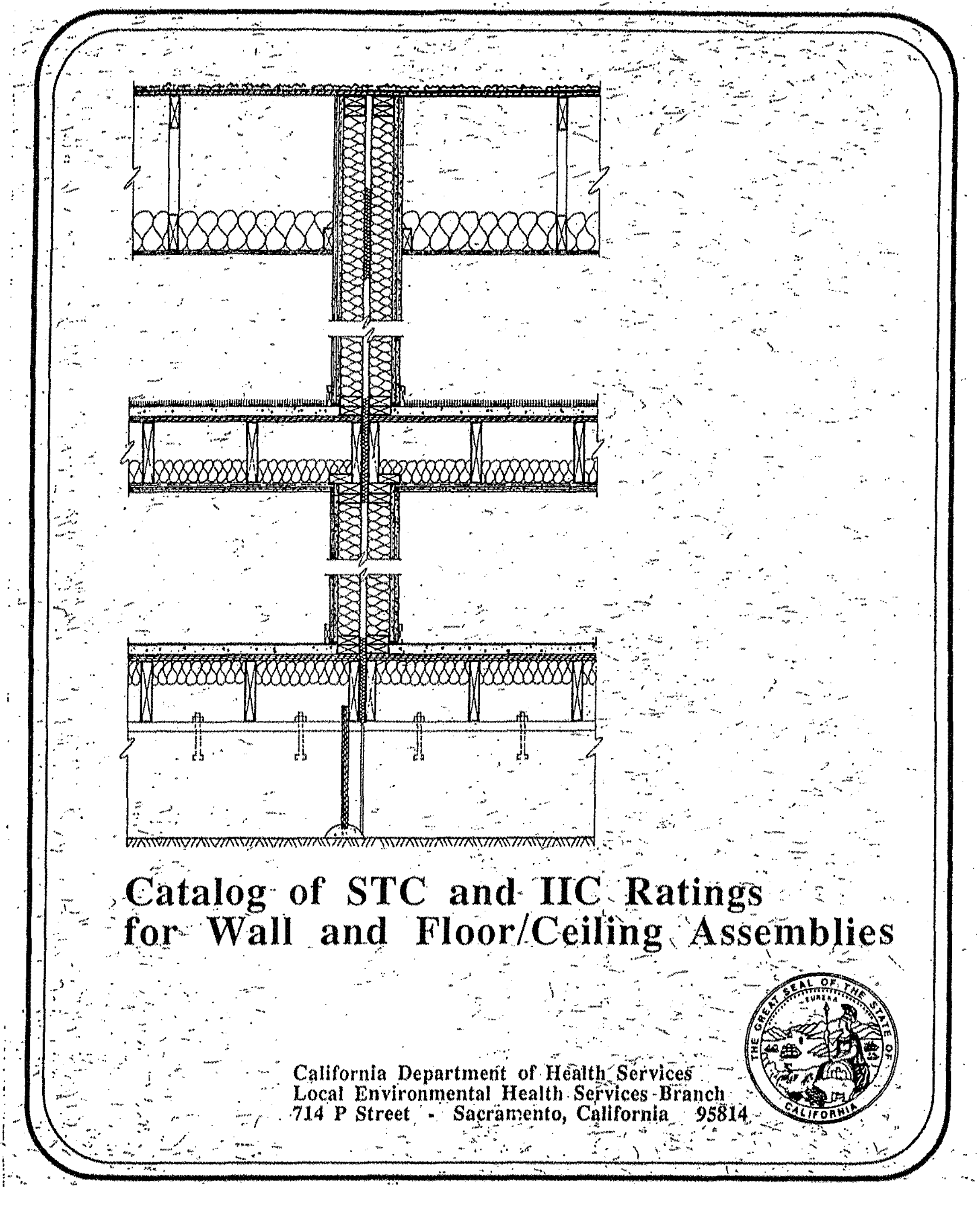
Ds = source to barrier distance
Dr = reciever to barrier distance
Bh = barrier height
Sh = source height
Rh = reciever height

d = line of sight distance sqrt((Ds+Dr)^2+ (abs(Rh-Sh))^2)
d1 = source side to top of barrier (sqrt((Ds^2+(Bh-Sh)^2))
d2 = receiver side to top of barrier (sqrt((Dr^2+(Bh-Rh)^2))
t = barrier thickness(ft)

Attachment E:
Addendum Figure 2: Plan and Views of Noise Barrier placement



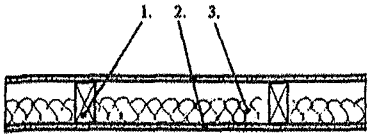
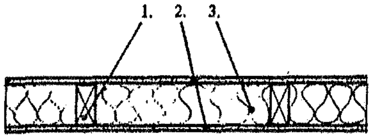
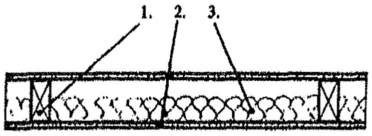
Attachment F:
Sound Isolation tests of wood or steel framed walls



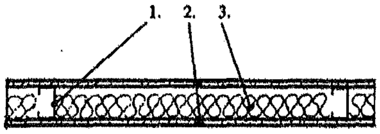
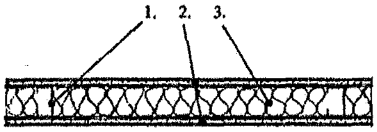
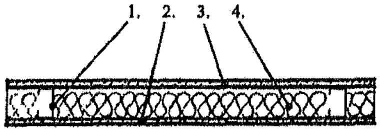
Catalog of STC and IIC Ratings for Wall and Floor/Ceiling Assemblies

California Department of Health Services
Local Environmental Health Services Branch
714 P Street - Sacramento, California 95814

California Office of Noise Control 29 1980

Sketch	Brief Description	...	Laboratory Test Number Year Frequencies Tested Source of Data	STC	Section Number
	1. 2x4 studs, 16"o.c. 2. 1/2" gypsum board screwed to studs. 3. 2" thick sound attenuation blanket.	...	National Research Council of Canada NRC #66 1968 16f National Research Council of Canada	37	1.2.1.1.4.7
	1. 2x4 studs, 16"o.c. 2. 1/2" type X gypsum board screwed 12"o.c. 3. 3 1/2" thick sound attenuation blanket.	...	Owens/Corning Fiberglas OCF W-20-69 1969 16f Owens/Corning Fiberglas	39	1.2.1.1.4.8
	1. 2x4 studs, 24"o.c. 2. 1/2" gypsum board screwed to studs. 3. 2" thick sound attenuation blanket.	...	National Research Council of Canada NRC #66 1968 16f National Research Council of Canada	40	1.2.1.1.4.9

California Office of Noise Control 88 198

Sketch	Brief Description	...	Laboratory Test Number Year Frequencies Tested Source of Data	STC	Section Number
	1. 2 1/2" metal studs, 24"o.c. 2. 5/8" type X gypsum board screwed to studs. 3. 2" thick sound attenuation blanket.	...	Owens/Corning Fiberglas OCF 476 1967 16f Owens/Corning Fiberglas	45	1.3.2.1.5.7
	1. 2 1/2" metal studs, 30"o.c. 2. 5/8" type X gypsum board screwed to studs and held in place by battens. 3. 3" thick sound attenuation blanket.	...	Kodaras Acoustical Labs. 1421-2-72 1976 16f Eastern Products Corp.	43	1.3.2.1.5.8
	1. 2 1/2" metal studs, 24"o.c. 2. 1/2" gypsum board. 3. 5/8" gypsum board. 4. 2" thick sound attenuation blanket.	...	National Research Council of Canada NRC #66 1968 16f National Research Council of Canada	45	1.3.2.1.5.9

Attachment G:
Winery Projects in Sonoma County where Illingworth & Rodkin has evaluated noise issues

WINERY PROJECTS IN SONOMA COUNTY
(2000 to Current)

	Year	Project Name	County Area/ Closest Community
1.	2000	Rabbit Ridge Vineyards Winery	Healdsburg
2.	2000	Chiquita Road Winery	Healdsburg
3.	2001	Mauritson Vineyards	Healdsburg
4.	2001	Codera Production Group Winery	Graton
5.	2002	Deerfield Ranch Winery	Kenwood
6.	2002	Orsi Papale Winery	Windsor
7.	2002	J Winery	Santa Rosa
8.	2002	Sangiacomo Vineyards Winery	Sonoma
9.	2002	Blackstone Winery	Kenwood
10.	2002	Apple-a-Day Winery	Sebastopol
11.	2003	Freeman Winery	Sebastopol
12.	2003	Gundlach-Bundschu Winery	Sonoma
13.	2004	Zichichi Winery	Healdsburg
14.	2004	Sunce Winery	Santa Rosa
15.	2004	Adobe Creek Vineyards	Petaluma
16.	2004	Vintner's Grove Winery	Glen Ellen
17.	2005	Martorana Winery	Healdsburg
18.	2005	Simoncini Winery	Healdsburg
19.	2005	Clos du Bois Winery	Sonoma
20.	2005	Pelton House Winery	Knights Valley
21.	2005	Merry Edwards Winery	Graton
22.	2006	Hales Winery	Healdsburg
23.	2006	Tuscan Ridge Winery Special Events	Healdsburg
24.	2006	B.R. Cohn Winery	Glen Ellen
25.	2006	VJB Vineyards	Kenwood
26.	2006	DeTurk Winery	Santa Rosa
27.	2006	Trentadue Cave Winery	Healdsburg

Year	**Project Name**	**County Area/ Closest Community**
28. 2007	Willowside Family Winery	Santa Rosa
29. 2007	Mayo Family Winery	Glen Ellen
30. 2007	Wattle Creek Winery	Cloverdale
31. 2007	Millstone Valley Winery	Healdsburg
32. 2007	O'Connell Winery	Sebastopol
33. 2007	Rodney Strong Vineyards	Healdsburg
34. 2007	Palm Drive Vineyards	Sonoma
35. 2007	Kelly Creek Winery	Healdsburg
36. 2008	Best Family Winery	Sebastopol
37. 2008	Roessler Cellars	Sonoma
38. 2009	Dutton Goldfield (DG) Winery	Graton
39. 2009	Valdez Family Winery	Healdsburg
40. 2010	Ceja Family Winery	Sonoma
41. 2010	Benovia Winery Expansion	Santa Rosa
42. 2010	Annadel Winery	Kenwood
43. 2010	Marcassin Winery	Windsor
44. 2010	Petroni Winery	Glen Ellen
45. 2010	Fort Ross Vineyard Events & Tasting Room	Fort Ross
46. 2011	Deerfield Ranch Winery Update	Kenwood
47. 2011	Trattore Winery	Healdsburg
48. 2011	Mira Winery	Cloverdale
49. 2011	JVERO Winery	Sonoma
50. 2012	Lancaster Estates Winery	Healdsburg
51. 2012	Armida Winery Special Events	Healdsburg
52. 2012	Sunce Winery Events	Santa Rosa
53. 2012	VJB Vineyards Update	Kenwood
54. 2012	Knights Bridge Vineyards	Knights Valley
55. 2013	Martin Ray Winery Pavilion	Sebastopol
56. 2013	Zialena Winery	Geyserville
57. 2013	Patz & Hall Winery Special Events,	Sonoma
58. 2013	Wagner Road Winery Special Events	Sonoma
59. 2013	Hunt Ryd Winery	Santa Rosa
60. 2013	Hop Kiln Winery	Healdsburg
61. 2013	BCRS Dry Creek Road Winery	Healdsburg
62. 2013	Ten Acres Winery	Healdsburg
63. 2013	Ramey Wine Cellars	Healdsburg

Year	**Project Name**	**County Area/ Closest Community**
64. 2014	Windsor Oaks Winery	Windsor
65. 2014	Patz & Hall Winery Tasting Room	Sonoma
66. 2014	Sei Querce Winery	Geyserville
67. 2014	Freeman Vineyard & Winery	Sebastopol
68. 2014	Fort Ross Winery	Fort Ross
69. 2014	Rudd Wines Westside Road Winery	Healdsburg
70. 2014	Dairyman Winery / Distillery	Sebastopol
71. 2015	Fields Vineyards	Cloverdale
72. 2015	Verité Winery	Healdsburg
73. 2016	Small Vines Winery	Sebastopol
74. 2016	Kenwood Vineyards Tasting Room	Kenwood
75. 2016	Beltane Ranch Winery	Glen Ellen
76. 2016	Carol Shelton Winery	Healdsburg
77. 2016	Belden Barns Winery	Santa Rosa
78. 2017	Aperture Winery	Healdsburg
79. 2017	Purple Wine & Spirits	Graton
80. 2017	Guadagni Winery	Healdsburg
81. 2017	1340 Dry Creek Road Winery	Healdsburg
82. 2017	DuMol Winery, Westside Rd	Healdsburg
83. 2017	Anaba Winery	Schellville
84. 2017	Annadel Winery Phase II	Santa Rosa
85. 2017	Hop Kiln Winery Update	Healdsburg
86. 2018	Bricoleur Winery	Windsor
87. 2018	Kanzler Winery	Sebastopol
88. 2018	20680 Hyde Road Winery	Sonoma
89. 2018	Trenton Heights Winery	Forestville

Attachment H: Firm Description Illingworth & Rodkin, Inc.

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.Illingworthrodkin.com *illro@illingworthrodkin.com*

ILLINGWORTH & RODKIN, INC. (I&R) FIRM DESCRIPTION AND PROFESSIONAL SERVICES

Illingworth & Rodkin, Inc. was founded in 1987 and provides a complete range of consulting services in acoustics, hydroacoustics, vibration, and air quality (including greenhouse gases) to governmental agencies, private sector clients, and other environmental and design professionals. We have completed over 5,000 projects over 30 years in architectural acoustics, community noise and vibration, industrial noise and vibration control, hydroacoustics, tire/pavement noise research, transportation noise, and air quality/GHG studies. Our goal is to provide our clients with the benefit of our expertise and experience with an emphasis on objective and thorough analyses of issues, timeliness, teamwork, and practical solutions. I&R's main office is located in Petaluma, CA, with satellite offices in Marysville, CA, Denver, CO, and Ridgefield, WA, and is Colorado ESB certified. Our services include:

Environmental Studies
- Noise and air quality assessments for environmental studies (EIR, IS, EIS, EA)
- Noise and air quality technical studies for transportation projects
- Noise studies for new residential developments
- Underwater noise (hydroacoustic) monitoring and analysis
- Tire/pavement noise research
- Community noise control plans and ordinances
- Noise Ordinance compliance
- Air quality conformity determinations

Architectural Acoustics
- Designs for interiors
- Control of noise transmission between spaces
- Sound Isolation and Room Reverberation Testing
- Isolation from exterior noise
- Code compliance

Noise Control Engineering
- Designs and specifications for mechanical and electrical equipment
- Solutions for existing noise and vibration problems in buildings and industry

Computer Modeling
- Traffic noise using TNM, SOUND32 and LEQV2
- Noise sources using SoundPLAN and ENM
- Air Pollutant emissions estimation using URBEMIS, CalEEMod, EMFAC, OFFROAD, MOVES, AP-42
- Microscale air quality traffic modeling using CALINE4, CAL3QHC
- Stationary air pollution source modeling using EPA-approved models (e.g., ISCST, AERMOD)

Field Monitoring
- Environmental noise and vibration
- Sound isolation, impact insulation and reverberation time in buildings
- Mechanical and electrical equipment noise and vibration
- Noise from industrial plants
- Meteorological conditions
- Aerometrics and Air toxics

Expert Testimony
- Lawsuits
- Presentations to government bodies

Attachment I: Svinth Resume

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.Illingworthrodkin.com *fsvinth@illingworthrodkin.com*

FREDERICK M. SVINTH, INCE, Assoc. AIA

Mr. Svinth holds degrees in both architecture and engineering. With this background he has focused his professional interests and experience in room acoustics and the control of noise and vibration within the built environment. In addition to experience working as a power plant field engineer and an architectural designer, he has over 23 years of experience consulting in the U.S. and internationally on various aspects of acoustics and vibration. He has consulted on a large number of projects for public, private and government clients, ranging from the study of environmental noise and vibration related to land-use compatibility to acoustic design within and without all types of residential structures, entertainment venues, religious facilities, and industrial buildings.

Mr. Svinth's unique educational background and professional experience in architecture and engineering enables the firm to develop complete solutions for projects with acoustic and vibration requirements. Fred's focus and technical specialties are involved in architectural acoustics and encompass the design and detailing of all types of new and renovated buildings, the control of noise and vibration for mechanical systems, transportation facilities, and entertainment venues within the built environment, conventional and alternative energy power generation noise control, and noise & land-use compatibility planning.

Mr. Svinth's skills include freehand and computer aided drafting (AutoCAD), heliport and airport noise modeling (HNM & INM), and the use of commercial and in-house software tools for architectural acoustics design and the development of noise control treatment options.

PROFESSIONAL EXPERIENCE

2009 to Present: Principal & Sr. Consultant January 2000 to 2009: Senior Consultant & Sept. 1990 to Aug. 1992: Staff Consultant	Illingworth & Rodkin, Inc. Petaluma, California
August. 1997 to January 2000 Senior Acoustical Consultant	Jack Evans & Associates, Inc. Austin, Texas
August 1996 to August 1997 Architectural Designer/Project Manager	Chiles Architects, Inc. Austin, Texas
March 1996 to August 1996 Architectural Designer	Madison Graham Architects, Inc. Austin, Texas
June 1989 to September 1990 Power Systems Field Engineer	General Electric Corp. Oakland, California

EDUCATION

Master of Architecture Degree (1996)	University of Texas at Austin
B.S.- Mechanical Engineering (1989)	California Polytechnic State University San Luis Obispo, California

PROFESSIONAL AFFILIATIONS

Associate, American Institute of Architects
Member, Acoustical Society of America
Member, Institute of Noise Control Engineers

Attachment J: Janello Resume

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.Illingworthrodkin.com *cjanello@illingworthrodkin.com*

CARRIE J. JANELLO

Ms. Janello joined at Illingworth & Rodkin as a consultant in 2008. Since then, she has applied her expertise to projects related to highway tire/pavement and environmental noise impact assessment. Her highway related work has included acquiring and analyzing tire/pavement noise using the on-board sound intensity (OBSI) technique for both the California Department of Transportation (Caltrans) and the Arizona Department of Transportation (ADOT). Specific Caltrans projects include the on-going performance evaluation of test pavements on the LA 138 and the PCC texture pavements study on the SR 58 Mojave Bypass utilizing the sound intensity technique. For her work with ADOT, Ms. Janello has been involved in OBSI and wayside measurements contributing to the Quiet Pavement Pilot Project. She also contributed to three recent research projects completed for the National Cooperative Highway Research Program. Ms. Janello has also completed a variety of environmental noise impact assessment projects in Northern California that have included wineries, car washes, and highway expansion.

Ms. Janello earned her BS and MS degrees in Mechanical Engineering from the Ohio State University in 2004 and 2005, respectively. The focus of her studies and education in graduate school included acoustics, vibrations, digital signal processing, systems dynamics, and overall automotive noise, vibration, and harshness (NVH). In conjunction with Dr. Crowther and Dr. Singh from Ohio State, Ms. Janello's research was published in the *Journal of Sound and Vibration* in 2007.

Ms. Janello has also worked for Ford Motor Company in the Powertrain NVH department where she developed procedures for measuring and quantifying "unique" NVH issues, determined target level thresholds for qualifying customer satisfaction, and contributed to overall sound packaging improvements for production vehicles.

PROFESSIONAL EXPERIENCE

October 2008 to present Staff Consultant	Illingworth & Rodkin, Inc. Petaluma, California
August 2007- September 2008 Applications Engineer	ITW Anchor Fasteners Bedford Heights, Ohio
February 2007-July 2007 Consultant I	RNR Consulting Cleveland, Ohio
June 2004-January 2007 Product Development Engineer & Graduate Student Intern	Ford Motor Company Dearborn, Michigan
June 2002-September 2002 Mechanical Engineering Intern	Goodyear Tire & Rubber Company Akron, Ohio

EDUCATION

2005	The Ohio State University M.S. Mechanical Engineering
2004	The Ohio State University B.S. Mechanical Engineering

W-Trans

May 9, 2018

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Response to Caltrans Comments on the "Traffic Study for the Ramey Winery"

Dear Mr. Ramey;

We are in receipt of comments from Caltrans on the traffic analysis prepared for the Ramey Winery project (UPE14-0008) as contained in a letter dated September 14, 2017 to Ms. Traci Tesconi from Ms. Patricia Maurice. As requested by Ms. Tesconi, the following information is provided in response to these comments. The Caltrans headings are provided along with a summary of comment for ease of review.

Operations Analysis

Caltrans indicated a concern about conflicts at the Westside Road interchange with US 101, and requests a traffic study that includes the trip generation and distribution. This information is available in the March 10, 2016, traffic study prepared for the project. Because the project generates fewer than 20 peak hour trips, analysis would only be required if the project affects a State facility that operates at LOS E or F. The section of US 101 north of Windsor is expected to operate acceptably under long-term future volumes in its current configuration according to the *Sonoma County GP 2020 Draft EIR*, therefore analysis of the project's potential impacts on this segment of the freeway is not warranted.

Travel Demand Analysis

Caltrans recommended that a VMT analysis be provided. However, the County has not yet established guidance for preparing a VMT analysis, nor have standards been adopted against which findings could be measured. Further, the guidance provided by the Office of Planning and Research is insufficient to address the trips generated by a winery. It is therefore premature to prepare a VMT analysis. It is noted that the potential safety issues as well as adequacy of facilities for pedestrians and bicyclists are addressed in the traffic study, as discussed in the final two bullets of this section of the comment letter.

Vehicle Trip Reduction

While the project is of insufficient size to establish a robust program for managing transportation demand, the applicant will be providing bicycle parking, which is one of the potential trip-reducing measures. Given the rural nature of the project and limited number of employees, implementation of any of the other typical Transportation Demand Management measures is infeasible.

Multimodal Planning

The project will have a driveway on Westside Road, which provides a connection to the proposed Class III bike route. No additional facilities are planned or proposed.

ATTACHMENT P

Traffic Impact Fees

The County has an established fee to mitigate traffic impacts by private development that it is assumed will be collected from the applicant.

Transportation Permit

Should there be a need for an oversized or excessive load vehicle to travel to the site, the appropriate permit will be required of the shipper.

We hope this information is adequate to address the Caltrans comments. Please feel free to contact me if there are any questions regarding this information or our conclusions. Thank you for giving us the opportunity to provide these services.

Sincerely,

Dalene J Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX472.R2CC

Dear Traci,   10-16-2014

On behalf of the members of the Sonoma County Bicycle and Pedestrian Advisory Committee (SCBPAC), thank you for the opportunity to review the proposed winery and public tasting room to be located at 7097 Westside Road in Healdsburg, project # UPE14-0008. Please accept the following comments on behalf of the SCBPAC.

As a condition of project approval, please require the installation of adequate bicycle racks near the entrance to the proposed public tasting rooms. Please reference the bicycle parking standards provided on pages 19 and 20 of the 2010 Sonoma County Bicycle and Pedestrian Plan, which can be found via the following link; http://www.sonoma-county.org/prmd/docs/misc/bikeplandraft.pdf. Additional bicycle parking guidelines are also provided by the Association of Pedestrian and Bicycle Professionals (APBP), which can be found online at the following website; http://www.apbp.org/resource/resmgr/publications/bicycle_parking_guidelines.pdf. Please note that the SCBPAC recommends the installation of inverted-U style bicycle racks.

Thanks again for the opportunity to comment on this project. I can be reached at 585-7516 should you have any questions.

Sincerely,

Steven Schmitz
SCBPAC Staff
585-7516

Cc: Mitch Simson, TPW

From: Randy Tuell <randy@tuellreynolds.com>
Sent: August 10, 2018 3:55 PM
To: Traci Tesconi
Cc: Claire@rameywine.com
Subject: 7097 Westside Rd

Follow Up Flag: Follow up
Flag Status: Flagged

I am in full support of people developing their land and using as they chose, and welcome this development of a historic building. However from a safety standpoint: I Strongly object to any events where there might be stopped cars on the road: THERE CAN BE NO BACK UP, OR STOPPED CARS ON WESTSIDE. The access point sits between multiple sharp curves with no visibility in either direction for stopped cars. Additionally the new law regarding passing a bicycle of 3' makes all (except for 2 short sections of dotted yellow) illegal , one must pass within 3' or cross the double yellow, both illegal.

While writing this I spoke with Claire Ramey, who seems to understand my concerns .

Best,

--
Randy Tuell
CFO/Director of Operations

Tuell + Reynolds
228 S. East Street
Cloverdale, CA 95425
Ph: (707) 669-0556
Fax: (707) 669-0557
randy@tuellreynolds.com
www.tuellreynolds.com

Traci Tesconi

From:	fsonoma@sbcglobal.net
Sent:	August 14, 2018 11:03 AM
To:	Traci Tesconi; Shirlee Zane; Lynda Hopkins; James Gore
Cc:	fsonoma@sbcglobal.net; dawn darien
Subject:	Support Ramey Winery Use Permit
Importance:	High

Dear Ms. Tesconi, and Supervisors Gore, Hopkins, Zane, Rabbit and Gorin-

I am writing you in support of the Ramey Winery use permit approval, and to deny this appeal.

Twenty years ago, I worked with the first Board of Directors, and helped organize and formulate the Russian River Valley Winegrowers, whose membership includes growers and wineries. AVA groups like the RRVW require good stewards of the land, responsible viticulture leaders and wineries that can provide extraordinary brands, honest neighborhood respect and strong consumer relations.

I am vowing that you can trust the Ramey organization to build a responsible and positive facility. The outstanding wines and acclaim garnered by the Ramey winery may seem very similar to the "marketing noise" you here about many wineries, but believe me this is a company whose results and accomplishments are extremely rare. You should expect no less in this new operation and business endeavor.

Although I am not a traffic engineer, I drive Westside Road on a regular basis, and find this southern end towards the Wohler Bridge to be quite often nearly devoid of what I would describe as "heavy" traffic. I seriously estimate except for less than perhaps 5 weekends a month, even the tasting room traffic is very, very minimal.....you would be surprised, almost unnoticeable.

And, certainly nothing even approaching the backed up traffic, and parking issues, etc., when I used to take my children out to the old Westside Farms in the Fall around Halloween.

Sincerely, Frank & Dawn Darien

Frank Darien
Darien Estate Vineyrds/Bertolone Realty
Vineyards Wineries & Estates
707-799-7472
fsonoma@sbcglobal.net

Dear Jennifer Barrett

It was nice to meet you yesterday. I wish to respond to the several pending applications for development along Westside road between Mill Creek Road and the Wohler bridge. I am a homeowner at 6495 Westside Rd. for the last 22 years. There are a number of destination wineries with tasting rooms already on this stretch of the road, and there are applications for at least two additional properties to become not just destination wineries but have event and perhaps lodging capability.

I am specifically concerned about safe travel and the capacity Westside Road to handle the additional traffic. Westside Road is for it's entire length a minimally developed two lane country road. With only two short exceptions, it has a solid yellow line and no passing is permitted. There is no bicycle lane. There is no shoulder for the entire length of West Side Road. In fact, the edge of pavement often ends into deep unimproved ditches. Coming off the roadway even a few inches spells catastrophe for both cars and bicycles.

The county plan calls for the area to be “Intensive Agriculture”. By having permitted multiple destination wineries with expanded functions such as weddings, retreats, restaurants and events beyond the agricultural fundamentals, there has been a gradual conversion of Westside Road into a commercial area. Further permits for commercial development need to be concordant with the County General Plan.

Westside Road is a “Proposed Class III” bicycle route, but presently does not meet criteria for even a Class III designation. I have almost never driven on Westside Road without having to take care to pass bicyclists. It is an extremely popular route for multiple commercial bicycle touring companies, many charity rides and competitive races, on top of everyday cyclists. During crush, travel on the road is especially fraught. Any large truck already takes up all of one lane and more.

I feel that until Westside Road is improved to safely accommodate even the current traffic, and make additional improvements for increased traffic and bicycle safety, the proposed developments should be delayed.

Ward Flad, MD
6495 Westside Rd.

LAW OFFICE OF JERRY BERNHAUT
23 Woodgreen Street
Santa Rosa, CA 95409
Tel: (707) 595-1852
Email: j3bernhaut@gmail.com

RECEIVED
NOV 05 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Ramey Winery Project Mitigated Negative Declaration Comments 11-1-18

I am submitting the following comments on behalf of California River Watch (CRW), an Internal Revenue Service Code § 501(c)(3) non-profit, public benefit corporation organized under the laws of the State of California. Its headquarters and main office are located in Sebastopol. Its mailing address is 708 Gravenstein Hwy North, Suite 407, Sebastopol, CA 95472.

CRW has the following concerns regarding the Ramey Winery Project Mitigated Negative Declaration ("MND") :

1.<u>Failure To Provide an Accurate Assessment Of Greenhouse Gas ("GHG") Emissions That Would Be Generated By The Project</u>

The MND defines the scope of GHG emissions that would be generated by the project as follows:

"The primary source of GHG emissions associated with the project would be from traffic generated by the proposed project. Other sources would include direct emissions from natural gas usage and indirect emissions from electricity usage. Winemaking, occurring on-site, generates emissions of CO2 through the fermentation process that are considered biogenic emissions." (MND p. 54-Environmental Checklist, 7.a)

Based on the above defined scope of emissions, the MND refers to a GHG analysis which used Estimator Model, Version 2013.2.2 (CalEEMod) to predict operational period emissions, and mobile emission factors from the California Air Resources Board's EMFAC2011 model. CRW is objecting to limiting the scope of transportation induced emissions to local traffic and trip generation, while failing to consider emissions from wine distribution to regional, United States and global destinations.

The Project includes a new winery building with a maximum annual case production of 60,000 cases, (MND p.1). Sonoma County wines are exported to multiple destinations globally, by sea and air. The global distribution of Sonoma County wines results in thousands of metric tons of GHG emissions annually. There is no analysis in the MND of what percent of the annual 60,000 case wine production would be shipped globally or domestically, contributing to the yearly GHG emissions from wine distribution.

The GHG emissions from the global distribution of wine produced as a result of the Project are a clearly foreseeable, intended consequence of the Project's operation. It is the commercial purpose of the Project to produce wine for global as well as regional patronage. It is standard practice for visitors to local wineries to order cases of wine for distribution to distant locations. The CEQA Guidelines and case law are clear that such readily foreseeable indirect consequences of a project must be accounted for and mitigated if significant.

When preparing the EIR (or MND) for a project, the EIR must consider all sources of GHG emissions resulting from the activities associated with the project. GHG emissions that must be acknowledged, addressed and mitigated include indirect, long-term and long-range emissions such as wine export. These emissions are part of the Ramey Winery Project the MND is analyzing and are appropriate for inclusion in the MND. Under CEQA, a "project" is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment . . . ." (Tuolumne County Citizens for Responsible Growth, Inc. v. City of Sonora (2007) 155 Cal.App.4th 1214, 1222 (citing CEQA Guidelines § 15378, subd. (a).)

"An agency shall consider both primary or direct and secondary or indirect consequences. Secondary consequences may be several steps removed from the project in a chain of cause and effect." Cal. Code Regs. Tit. 14, § 15064(d).

"An indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project." Cal. Code Regs. Tit. 14, § 15064(d)(2).

The Court in *California River Watch v. Sonoma County Et Al.* , Case No. SCV-259242, Sonoma County Superior Court (7-20-17),concluded that the record showed the Sonoma County Regional Climate Protection Authority had a feasible ability to include, in a GHG Inventory for its Climate Action Plan (CAP), cross-boundary, transportation induced emissions generated by wine production and tourism in Sonoma County. The failure to include that scale of emissions was determined by the Court to be a prejudicial abuse of discretion in the preparation of the Programmatic EIR. It was a failure to provide sufficient information for informed decision making and public participation. The Court's reasoning is equally applicable here regarding the MND for a winery project which will generate thousands of tons of transportation induced GHG emissions from wine export over multiple years.

2. Failure To Propose Enforceable Mitigation Measures With Clearly Defined Performance Standards

Mitigation measures must be definite and defined so that their effectiveness is ascertainable. See, *Communities for a Better Environment v. City of Richmond* (2010) 184 Cal. App. 4th 70.

2.a: Storm Water Pollution Control

The MND, at page 61, refers to a Preliminary Storm Water Mitigation Plan (Plan) which identifies sources and pollutants of concern which include landscape and planting areas which could result in sediment, nutrients, pesticides, pathogens, trash and debris. Parking lots and driveways could result in sediments, metals, total petroleum hydrocarbons and trash. All of these pollutants of concern have potential to discharge at harmful levels into the adjacent Russian River in storm water runoff from the Project.

As explained in the MND, the Plan relies heavily on directing storm water flows to the on-site vegetated buffer areas to allow for treatment as a Best Management

Practice (BMP) to prevent the discharge of polluted runoff from the Project. The MND claims "These BMPs have been designed to meet Sonoma County Low Impact Development (LID) Manual requirements.". There is no mention of a sampling program to verify the effectiveness of these measures. The Plan provides for a BMP Maintenance and Monitoring plan to be prepared by the property owner post Project approval. "At minimum, the maintenance plan shall include: the scope and frequency for inspection and scheduled maintenance, provisions for unscheduled maintenance, estimated design life including replacement." Conditions of approval require access for inspection by responsible agencies." If remediation of problems is required because maintenance is inadequate, County staff may enter the property and take necessary steps to restore the BMPs to good working order. The property owner shall be responsible for reimbursing the County for expenditures associated with restoring the BMPs to good working order." (MND p. 61)

The above description of storm water pollution mitigation is a classic example of mitigation measures lacking clearly defined performance standards to ensure their effectiveness and of deferred mitigation, both in violation of CEQA.

2.b. Traffic Congestion And Public Safety

The MND offers the following measure to avoid the impacts of multiple events from the over concentration of hospitality facilities on Westside Road:

"To avoid the potential for multiple large events occurring simultaneously, PRMD has encouraged wineries to coordinate event schedules amongst each other. The applicant is willing to do implement such coordination. For this project, a condition of approval requires the Permit Holder to coordinate with the two existing wineries (Williams-Selyem and Arista) closest to the project site." (MND p.98)

Here there is no effort to define what would constitute adequate "coordination" to satisfy this condition of permit approval. Would it require no two wineries to schedule events on the same day? Would it only apply to events expected to attract some set minimum number of guests? Again, there are no clear standards to ensure effective mitigation.

3. <u>General Plan Factors For Denial</u>

CRW concurs with the comment from the Maacama Watershed Alliance that the Project meets all three General Plan factors for denial; 1)Commercialization of agricultural lands, 2) A threat to public safety, 3) A detrimental concentration of commercial facilities in the 6000 to 7000 block of Westside Road.

In light of the above concerns, California River Watch requests that the County not approve a discretionary use permit for the Ramey Winery Project and decline to adopt the associated Mitigated Negative Declaration.

Respectfully submitted on behalf of California River Watch,

Jerry Bernhaut, Esq.

Revised- Recirculated
Mitigated Negative Declaration

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Publication Date: November 11, 2018
Adoption Date: December 11, 2018
State Clearinghouse: November 9, 2018
Public Hearing Notice: November 9, 2018
Revision Date: October 15, 2018

SCH #: 2017-082052

Pursuant to Section 15073.5 of the State CEQA Guidelines, the original Mitigated Negative Declaration and attached initial study checklist were revised on October 23, 2018 and on November 9, 2018, recirculated through the State Clearinghouse. The Recirculated Mitigated Negative Declaration modifies the original Mitigated Negative Declaration, dated August 2017, to provide additional information on the proposed wine cave construction for the project and additional information under the following Environmental Factors: Aesthetics, Air Quality, Geology & Soils, and Hydrology & Water Quality.

In addition, pursuant to Section 15073.5 (a) & (b) - (1) of the State CEQA Guidelines, the Recirculated Mitigated Negative Declaration was recirculated to discuss and incorporate an additional mitigation measure and monitoring under Environmental Factor 1, Aesthetics, Mitigation Measure and Monitoring 1.a. (3) was incorporated into the project to require the spoils from the wine cave excavation be located outside of the Scenic Highway Corridor setback and be screened from the public road by existing structures and existing or proposed landscaping to the extent feasible. Under Environmental Factor 3, Air Quality. Mitigation Measure and Monitoring under 3.b. (2) was incorporated into the project to require prior to any construction or grading, that further sampling of soil shall be conducted to verify whether naturally occurring asbestos is present. If naturally occurring asbestos is encountered, the project applicant shall prepare an asbestos dust mitigation plan that complies with the California Air Resources Board (CARB) Airborne Toxic Control Measure 93105, and the provisions of the BAAQMD naturally occurring asbestos program. These provisions require, but not limited to, such measures as limiting construction vehicle speeds to 15 miles per hour, wetting the site prior to and during grading, wetting or covering stockpiles, and washing equipment.

It is recognized that the project site is located in the Northern Sonoma County Air Pollution Control District (NSCAPCD), however, this District does not have its own program, therefore, the provisions under the local BAAQMND's program is required.

In addition, under Environmental Factor 9 Hydrology & Water Quality, Mitigation Measure and Monitoring under 9 (c) 1, was incorporated into the project to require that prior to grading or building permit issuance, construction details for all storm water best management practices (BMPs) shall be submitted for review and approved by the Engineering Section of Permit Sonoma. The construction plans shall be in substantial conformance with the conceptual plan reviewed and approved at the planning permit stage. The applicant shall submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the planning and permitting process, including cave excavation. The Erosion and Sediment Control Plan shall be subject to review and approval by Permit Sonoma prior to the issuance of a grading permit. The Plan shall clearly show limits of disturbed areas, vegetated areas to be preserved, cave spoils storage and fill placement areas, pertinent details, notes, and specifications to prevent damage and minimize adverse impacts to the environment.

Furthermore, Mitigation Measure and Monitoring under 9(c) 2 was incorporated into the project to require that excavation, handling, transport and/or any deposit of fill that involves soil or material containing naturally-occurring asbestos (serpentine) shall comply with all applicable State [and BAAQMD program] regulations, including but not limited to 17 CCR §93105.

The project applicant has agreed to all mitigation measures and monitoring contained in in the attached initial study checklist.

This statement and attachments constitute the Revised-Recirculated Mitigated Negative Declaration as proposed for adoption by the Sonoma County Board of Supervisors, the decision-making body for the project described below.

Project Title:	Ramey Winery
PRMD file#:	UPE14-0008
Project Location Address:	7097 Westside Road, Healdsburg, CA.
APN:	110-240-031, -032, and -040
Lead Agency:	Sonoma County Permit and Resource Management Department
Decision Making Body:	Board of Zoning Adjustments
Project Applicant:	David and Carla Ramey

Project Description: Request for a Use Permit to construct a new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases, a new wine cave (approx. 20,720 square feet), a conversion of an existing hop kiln building to a public tasting room open from 10 am to 5 pm, 7 days a week, and a conversion of an existing hop baling barn to a private tasting room with a two-guest room marketing accommodation unit on the upper floor. The request includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation an industry wide events totaling two event days with a maximum of 300 guests on a parcel 75 acres in size. On the west side of the project site, agricultural promotional events will be limited to a maximum of 30 guests and industry wide events will not occur on this side of the project site. A four- year Use Permit with a one year extension of time is requested under Section 26-92-130 of the Zoning Code. No weddings, receptions, or concerts are proposed. The parcel is under a prime Land Conservation Contract. No vines will be removed to accommodate the winery facility or site infrastructure.

Zoning: LIA B6-60; F1, F2, RC200/100, SR, VOH (Land Intensive Agriculture; 60 acres per dwelling unit, Flood Plain; Riparian Corridor 200/100; Scenic Resources; Valley Oak Habitat Combing Districts – east of Westside Road); and LIA B6-60; SR (Land Intensive Agriculture; 60 acres per dwelling unit; Scenic Resources – west of Westside Road).

The parcel is not currently zoned HD (Historic Combining District). All project development, including the new construction, existing buildings, driveways, septic systems, wastewater system, parking and landscape areas are located outside of the Riparian Corridor setback and outside of the F1 (Floodway) and F2 (Floodplain).

The project site is one legal separate parcel bisected by Westside Road and due to this has different APN numbers. A road does not in of itself create legal separate parcels. The 75- acre project site cannot not be divided or sold separately.

General Plan Land Use Designation: Land Intensive Agriculture 60 acre density (east of Westside Road) and Land Intensive Agriculture 100 acre density (west of Westside Road).

Environmental Finding: Basis on the attached revised Initial Study, the project described above will not have a substantial adverse impact on the environment, provided that the mitigation measures identified in the Initial Study are included in the project.

Revised Initial Study: See attached.

Revised Mitigation Measures: Included in attached Initial Study. The project applicant has agreed to implement all mitigation measures.

This report is the Initial Study required by the California Environmental Quality Act (CEQA). The report was prepared by Traci Tesconi, Project Planner with the Sonoma County Permit and Resource Management Department, Project Review Division. Information on the project was provided by the applicant. Additional information was provided by various consultants as identified in this Initial Study. Technical studies referred to in this document are available for review at the Permit and Resource Management Department.

SETTING: Surrounding Land Use and Zoning:

Land use in the project vicinity is primarily vineyard, wineries, tasting rooms, small family farms, and single family residences. The zoning designation in the project vicinity is LIA (Land Intensive Agriculture) due to its rich farming soils. The project site is located on both sides of Westside Road. Westside Road runs approximately 12 miles from Hacienda Bridge in Forestville to Highway 101 in Healdsburg. The closest wineries and tasting rooms within one-half mile of the project site are:

1) Williams- Selyem Winery to the south- approximately 725 feet
2) Arista Winery to the north –approximately 830 feet
3) Gracianna Tasting Room to the north – approximately 1,093 feet (no events)
4) Allen Family Vineyard and Winery (no tasting room or events)

Lands surrounding the subject property are residential and agricultural with vineyards and wineries. To the east is the Russian River, which includes riparian habitat and oak woodland along with vineyards. On the other side of the Russian River is Riverfront Regional Park.

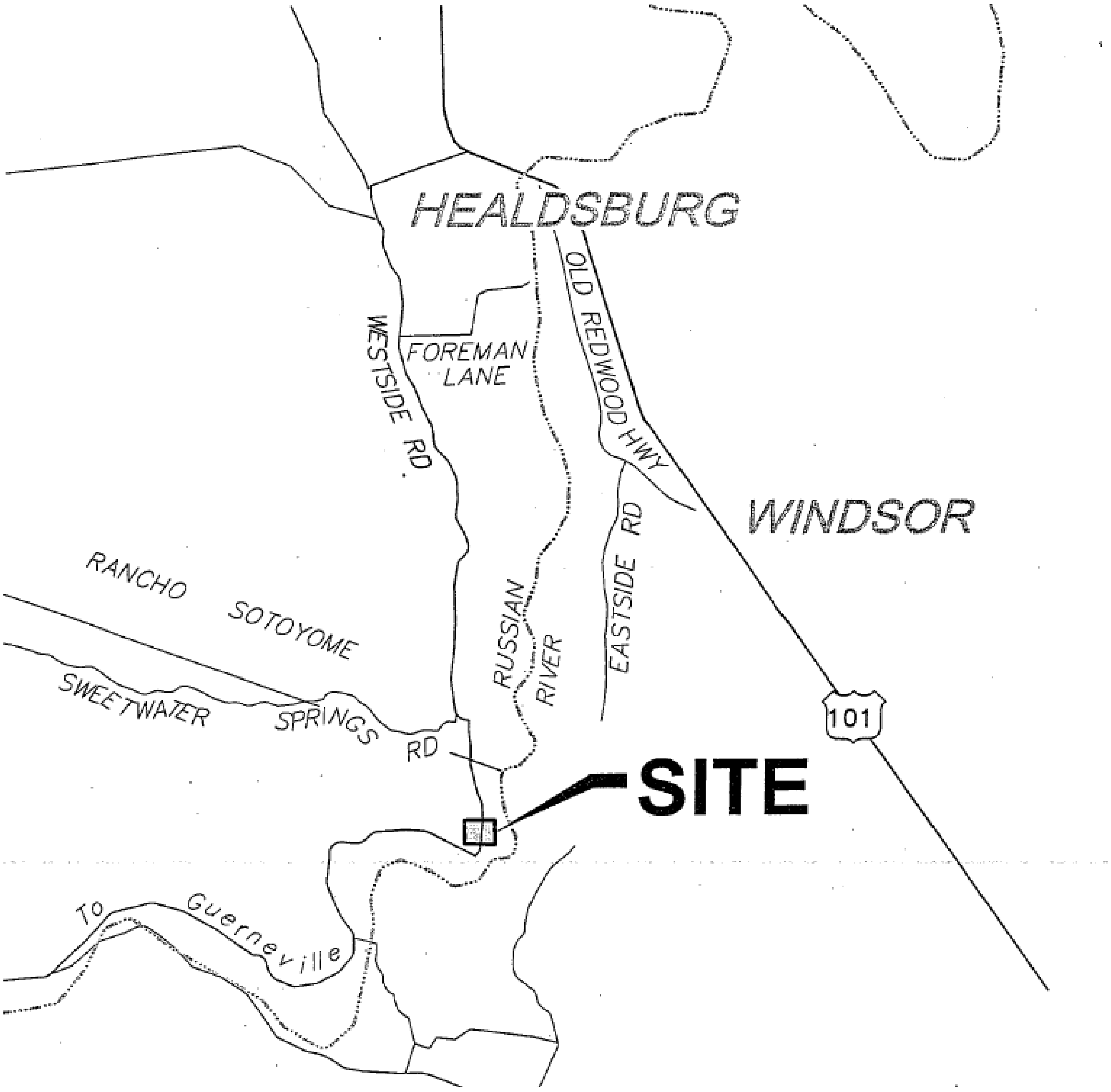
The project site is located outside of the Dry Creek Valley Citizens Advisory Committee referral area. The project referral was sent public interest groups: Westside Community Association (WSA) and Westside Association to Save Agriculture (WASA).

OTHER PROPOSED PROJECTS ON WESTSIDE RD:
As of January 1, 2014 to February 21, 2017, there are three other winery related projects filed with PRMD besides this proposed project:

- PLP14-0031; 4603 Westside Rd, 10,000 case winery, public tasting room, and 12 promotional event days with a maximum of 180 people and 13 industry-wide event days, plus winemaker meals not proposed as events. No weddings are proposed. North of proposed project. Located approximately 2.5 miles from this project site. In July 2017, the Board of Zoning Adjustments denied the request. The applicant filed an appeal to the Board of Supervisors. (Appeal hearing pending).

- PLP15-0032; 4075 Westside Rd, Stand-alone tasting room. (Withdrawn) No special events, including agricultural events, promotional events, industry-wide events and/or tours, are proposed. North of proposed project. Located approximately 3 miles from this project site. The public hearing was held on August 17, 2017, it was denied by the Board of Zoning Adjustments. The applicant filed an appeal to the Board of Supervisors. On February 12, 2018, the applicant withdrew the appeal and Planning application filed under (PLP15-0032).

- UPE16-0102; 6677 Westside Rd, 492 case winery, public tasting, tours, appointment only food and wine tasting service, and annual agricultural promotional events (four w/ 100 guests, and 14 w/ 50 guests with no outdoor amplified music. Adjacent parcel to the north of proposed project. Located approximately .40 miles from the project site. (Incomplete/Pending).



PROJECT DESCRIPTION

A Use Permit for:

- A new winery building (two story, approx. 32,210 square feet) with a maximum annual case production of 60,000 cases. The winery building would be built into the hillside meadow in front of the wine caves, using a cut-and-fill, low-profile design. Grapes will be locally sourced, primarily on-site and from Sonoma County, as well as from bordering counties. All processing, aging, bottling, and storage of wine will be done indoors. Features include processing area, bottling area, wine storage and tank areas, administrative offices, employee kitchen/breakroom, employee shower and locker room, technical tasting rooms, a wine library, a commercial kitchen, employee and public restrooms.

- Wine cave (approx. 20,720 square feet) for wine vault storage (long-term aging of wine in barrels). The wine cave will be a Class II wine cave not open to the general public. The proposed wine cave will be 36 feet wide and 16 feet high. The wine cave will be located on the east side of the project site, on a hillside on the project site sloping to the northeast from an existing vineyard down to the pond and existing buildings. The ground surface inclination is approximately 12 horizontal to 1 vertical (12:1). The wine cave will have three portals. It will be constructed by cut-and-cover grading; the area will be excavated, the structure for the cave will be erected, and then excavated soil will be filled in above and around the structure. The portals will be located along the new winery building wall approximately 260 feet in length. The wine cave area excavation will require cuts up to 22 feet deep, which will be temporarily shored during construction. The wine cave structure will include cast-in-place foundations, stem walls and concrete slabs, and pre-cast tunnel arch segments. Soil material from the cave area will be used to fill over the top of the cut and cover cave. All of the soil generated from this excavation, as well as from other grading for the winery, would be placed in temporary stockpiles only on the west side of the project site. These stockpiles are anticipated to total 15,843 cubic yards of material, of which 9,575 cubic yards will be from the cut-and-cover grading operation. The soils will then be used to backfill around the wine cave structure, and for grading and landscaping around the new winery building. Any stockpiling of cave spoils shall be located outside of the scenic corridor setback and maintain a 50-foot setback from the on-site reservoir.

- Conversion of hop kiln building to public tasting building with two rooms with wine tasting bars, a commercial kitchen, public restrooms, case-good storage, general storage, and office supply storage room. Includes an elevator.

- Conversion of a hop baling barn to a private tasting room with wine bar, a commercial kitchen, and VIP lounge area on middle floor. A two-guest room marketing accommodation with full bathrooms and lounge area on upper floor. A general storage on lower floor. Includes an elevator.

- Food and wine pairing is proposed in the public and private tasting rooms.

- New parking areas added to east and west side of project site. East side includes: 20 standard spaces, 4 handicap accessible spaces, and 58 overflow parking spaces (unmarked gravel area). West side includes: 13 standard spaces, 2 handicap accessible spaces, and 21 overflow parking spaces (unmarked).

- New winery wastewater disposal system with pre-treatment system and disposal via on-site vineyard irrigation system. The process waste will be pre-screened at collection points in the facility and directed to an aerobic treatment unit (manufacturer to be determined). The treatment unit will reduce waste strength and suspended solids to levels approved by the State Water Quality Control Board for surface irrigation. The treated wastewater will be directed to storage until discharged to irrigation. Treated wastewater will be pumped to a point of connection to the vineyard irrigation system. The process system will be subject to a Waste Discharge Permit issued by the State Water Quality Control Board, North Coast Region.

- New domestic septic systems on east and west side of project site to serve all employee and guest restrooms. The septic systems will be subject to a Septic Permit and Plans issued by the Well and Septic Section of PRMD.

- Two new driveway improvements on east and west side of project site. Sight distance improvements by removing vegetation and terracing west side of project site along Westside Road. Driveway and sight distance improvements will be subject to an Encroachment Permit issued by the Engineering Section of PRMD.

- Existing on-site wells to be used for all winery and domestic uses.

- None of the existing vineyard will be removed to accommodate the proposed use or infrastructure.

- The 42 acre on-site vineyard consisting of Chardonnay (32 acres) and Pinot Noir (10.5 acres) grapes. The Project Proposal Statement explains the on-site vineyard produces 250 tons of grapes. The Chardonnay grapes will be processed on site in the proposed winery. The Pinot Noir grapes are leased to another winery on a long term basis. The former Chardonnay grape contracts expired at the end of the 2016 harvest. The Winery Trip Generation Form prepared by W-Trans, states approximately 720 tons of grapes would be imported to the project site from local areas in order to reach the maximum annual production capacity of 60,000 cases. This calculates to approximately 62 cases/ton, which is consistent with industry standards which range between 58 to 65 cases/ton based on grape variety and processing operations.

Hours of operation:

- Winery operations: Monday through Friday, 7:00 a.m. to 6:00 p.m. Non-Harvest Season. Monday through Friday, 6:00 a.m. to 10:00 p.m. Harvest Season
- Tasting Room hours: 10:00 a.m. to 5:00 p.m., 7 days a week
- Industry- Wide events: 11:00 a.m. to 5:00 p.m. , two event days per year
- Agricultural Promotional Events: Varies. 11 a.m. to 3 p.m., 9 a.m. to 9 p.m., or 6 p.m. to 9 p.m.

The following Table provides the proposed events and locations on the project site:

Ramey Wine Cellars Proposed Ag Promotional Events
UPE14-0008

Industry-wide Event	Total of 2 event days per year	10 am - 5 pm (*)	300	Tasting rooms, and outdoor walnut grove

New wine release tastings – by invitation only	2	9 am - 9 pm	300	Tasting rooms, and outdoor walnut grove
Private tastings	5	9 am - 9 pm	120	Tasting rooms, and outdoor walnut grove
Private tastings	5	11 am - 3 pm; or 6 pm - 9 pm	60	Tasting rooms, and outdoor walnut grove
Winemaker lunches or dinners with on-site food preparation, and food and wine pairings	10	11 am - 3 pm; or 6 pm - 9 pm	30	Baling barn, outdoor walnut grove, and winery

(*) Industry wide events must occur during the public tasting room hours.

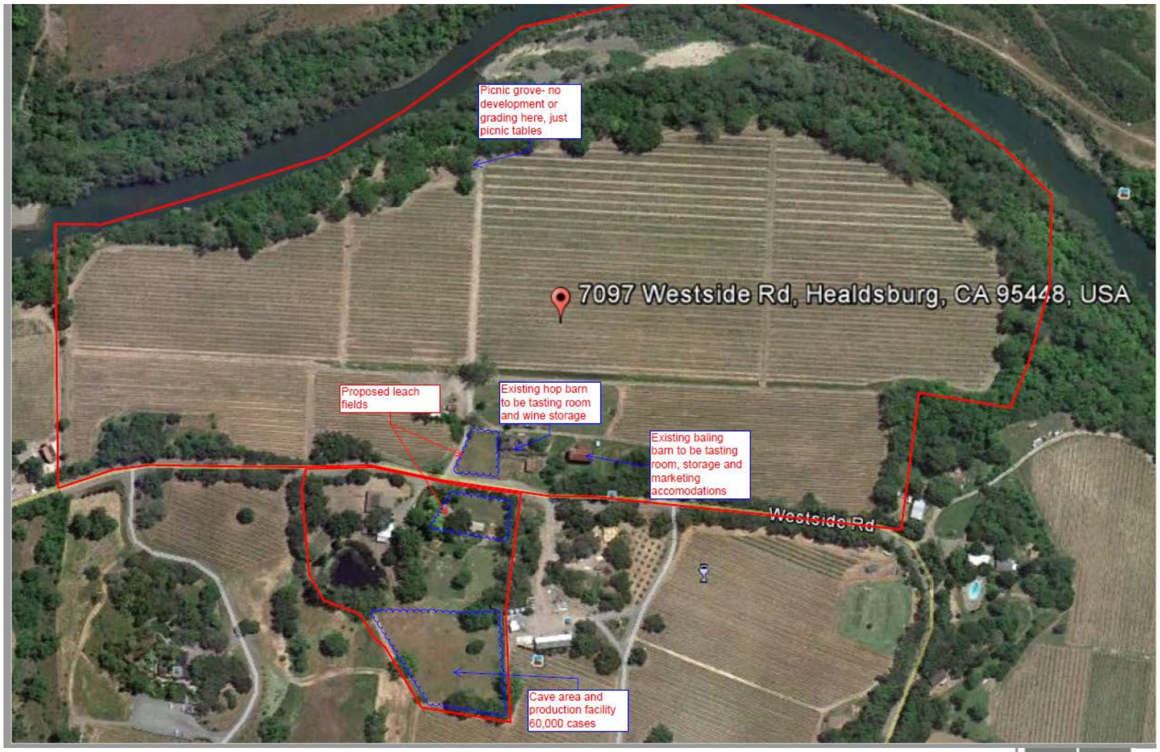
East Portion of Project Site:
The improvements on the eastern portion of the property will include refurbishing the hop kiln building into a public tasting room, leaving the exterior similar to its current appearance while maintaining the furnace and duct work in the south side of the building intact to demonstrate the building's original use. The 3-story baling barn would also be refurbished as a private, invitation only tasting room, which would include equipment storage on the ground level; a kitchen and meeting area for private tastings and meals on the midlevel; and two bedrooms as marketing accommodations on the top (third) level, with two work stations. These guest rooms are to be used solely as marketing and industry related accommodations with no fee charged and not for commercial purposes. These two buildings are to be connected by an elevated walkway utilizing a railcar trestle which historically was used during hop harvests to carry dried hops from the kiln to the baling barn. The baling barn will also be refurbished to maintain its current appearance. An existing 1,250 sq. ft. residence is to be removed in order to accommodate the associated parking, driveway and landscaping improvements. The project would provide for all on-site parking for tasting room and event activity. The parking area is to be landscaped providing a separation between primary parking field and overflow parking. The entrance to the property is to be improved with an asphalt driveway that would transition to chip seal base for the primary parking area, gravel for the overflow parking and for the vineyard access road. A new gate will be installed at the entrance to the east side of the property.

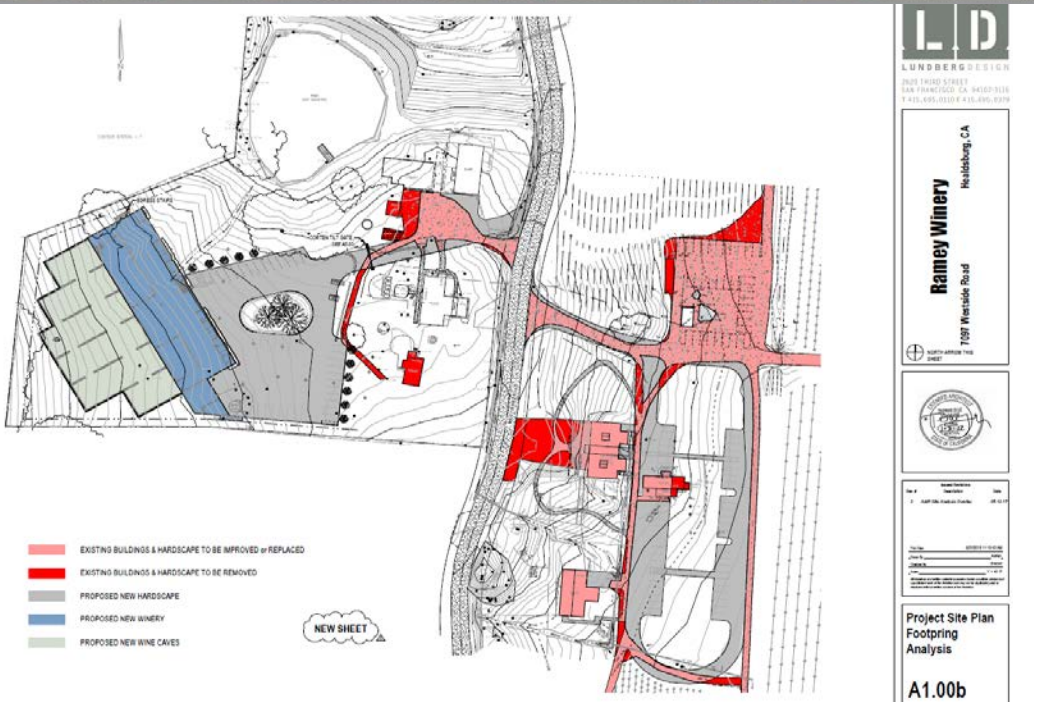
West Portion of Project Site:
The west side of the property is to be developed with a two-story winery in front of the wine caves. The winery will use a cut-and-fill, low-profile built into the hillside meadow to reduce visible impacts from Westside Road. Grapes will be locally sourced, primarily on-site and from Sonoma County, as well as from bordering counties. The 32,210 sq. ft. winery building will include all indoor processing, bottling, aging, and storage of wine. Features consist of tank rooms, offices, technical tasting rooms, a wine library, laboratory, case good storage, mechanical room, an employee breakroom/kitchen, and a commercial kitchen. Behind the winery is a 20,720 sq. ft. wine cave constructed below grade that will serve vault storage (long term aging of wine in barrels) of the wine processed on the site. Associated landscaping improvements will be done around the parking areas. One 300 sq. ft. shed and a 925 sq. ft. residence would be removed, while all other existing structures would remain (2,000 sq. ft. residence; 1,800 sq. ft. barn; and

1,800 sq. ft. shed) with no development occurring near the existing 3 ½ acre reservoir.

The proposed facility (winery and tasting facility) would employ a total of 15 fulltime; 3 part time; and 6 seasonal employees for a total of 24 employees. There will be no weddings, no wedding receptions, or rental of any of the facilities to outside parties.

Overall Site and Aerial Plan for Ramey Winery:





SITE CHARACTERISTICS

The parcel is located approximately 7.2 miles southwest of the City of Healdsburg, along both sides of Westside Road, within Section 21, Township 8 North; Range 9 West, MDBM. The property is known as Westside Farms and is comprised of one legal parcel of record, under three Assessor's Parcel Numbers (110-240-031; 110-240-032; and 110-240-040) totaling 75 acres in area. The subject property is bisected by Westside Road, with approximately 6.5 acres situated to the west of Westside Road and 68.5 acres lying on the east side of Westside Road. The western 6.5 acres is currently developed with two single family residences, a barn, a pole barn two out buildings and a 3 ½ acre-foot reservoir. The eastern 68.5 acres is planted with approximately 42 acres of vineyard (Chardonnay and Pinot Noir grapes) and contains an existing hop kiln structure (6,850 sq. ft.) and hop baling barn (5,290 sq. ft.) constructed sometime between 1915 and 1930, and are in a state of disrepair. These structures are to be refurbished as part of the proposal. There is also currently a 350 sq. ft. pump station, a 1,250 sq. ft. home that is to be removed located east of the hop kiln and baling barn. The eastern portion of the property gently slopes downward and eastward toward the Russian River to the east. The existing 42 acre vineyard extends from the western end of Westside road easterly to the tree line adjacent to the Russian River.

The vineyard is accessed and bordered by an existing dirt/gravel access roadway that forms a perimeter around the vineyard that provides access for maintenance. The Russian River forms the eastern boundary of the site and can be accessed by an existing access road located at the eastern end of the property. Also located near the eastern end of the site is an elevated electrical utility box above the floodplain for the well pumps that serve the vineyard. The hop kiln and baling barn tasting rooms are located approximately 950 feet west of the Russian River. Additionally, on the eastern end of the property near the Russian River is a grove of walnut trees. This area is not proposed for development but, will be used for outdoor agricultural promotional events. The property in general (both east and west sides) also contains oak woodland, ruderal non-native grassland and landscaped areas.

The western portion of the property also gently slopes from west to east down toward Westside Road and is currently developed with an existing 925 sq. ft. home (to be removed); an existing 2,000 sq. ft. home (to remain); an existing 1,800 sq. ft. barn (to remain); an existing 1,800 sq. ft. shed (to remain); a 300 sq. ft. shed (to be removed); and a 3 ½ acre-foot reservoir. The existing reservoir does appear to support some willow and other riparian vegetation. As noted above, the western portion of the property is to be developed with the new winery and the wine caves.

Since the 1800's the property has been used for agriculture, including fruit orchards, hops and currently is planted in grapes. In 1988, the project site was known as Westside Farms, a vegetable farm and pumpkin patch with hay rides starting in 1989 and continuing until 2000. The project proposal statement and traffic study prepared for the proposed project states that in 1988 Westside Farms operated as a diversified agricultural operation with a pumpkin patch and farm store with hay rides starting in 1989. Initially, during the mid-1990's Westside Farms was open five to six days each week from May through November. After that they were open to the public seven days a week during the month of October. Weekdays were focused on school groups totaling 200-400 children arriving in school buses and car pools, with an additional 100-200 children arriving after school. Weekends would see 300 to 1000 cars arriving over the course of a day with 400-600 maximum people on site at any one time. At any given moment, 200-300 cars might have been parked on site. In 1990, 32 acres of Chardonnay grapes and 10 acres of Pinot Noir grapes were planted.

Access to the property is from Westside Road, via two existing 20-ft wide driveways (each serving both sides of the property east/west). The property is currently served by on-site well water and septic. The site is within a Type I Williamson Act Contract.

RESPONSIBLE AND TRUSTEE AGENCIES

The Regional Water Quality Control Board (RWQCB) must approve a Waste Discharge Requirements/permit or waiver thereof prior to PRMD's issuance of a building permit construct the winery and associated improvements. In addition, the State of California, State Drinking Water Program will be required to issue a permit for an on-site water supply prior to issuance of a building permit that the facility is able to meet minimum water quality requirements for drinking water.

The permitting for the winery building, the wine cave construction (cut and cover excavation), and the restoration of the two hop kiln buildings will require Building permits, Fire approval, Grading and Septic permit approvals under the authority of the Sonoma County Permit and Resource Management Department.

ISSUES RAISED BY THE PUBLIC OR AGENCIES

A referral packet was sent to the appropriate local, State, and Federal agencies, and special interest groups anticipated to take interest in the project. The following issues were raised:

- Overconcentration of wineries, tasting rooms, and events on Westside Road
- Existing buildings located within the scenic corridor
- Re-use/re-construction of historical hop kiln buildings
- Proposed project's compliance with the Land Conservation Act (Williamson Act) and the local Uniform Rules for Agricultural Preserves
- Potential traffic impacts
- Potential noise impacts
- Potential groundwater impacts

INITIAL STUDY CHECKLIST

This checklist is based on Appendix G of the State CEQA Guidelines. For each item, one of four responses is given:

> **No Impact: The project would not have the impact described.** The project may have a beneficial effect, but there is no potential for the project to create or add increment to the impact described.
>
> **Less Than Significant Impact**: The project would have the impact described, but the impact would not be significant. Mitigation is not required, although the project applicant may choose to modify the project to avoid the impacts.
>
> **Potentially Significant Unless Mitigated:** The project would have the impact described, and the impact could be significant. One or more mitigation measures have been identified that will reduce the impact to a less than significant level.
>
> **Potentially Significant Impact:** The project would have the impact described, and the impact could be significant. The impact cannot be reduced to less than significant by incorporating mitigation measures. An environmental impact report must be prepared for this project.

Each question on the checklist was answered by evaluating the project as proposed, that is, without considering the effect of any added mitigation measures. The checklist includes a discussion of the impacts and mitigation measures that have been identified. Sources used in this Initial Study are numbered and listed on page 10, 11, and 106. Following the discussion of each checklist item one or more sources used are noted in parentheses.

The applicant has agreed to accept all mitigation measures listed in this checklist as conditions of approval of the proposed project and to obtain all necessary permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation” as indicated by the checklist on the following pages.

Table of CEQA topics identified as having “Potentially Significant Impact” or “Less than Significant with Mitigation”

CEQA Topic	Yes	No
Aesthetics	Yes	
Agricultural & Forest Resources	Yes	
Air Quality	Yes	
Biological Resources	Yes	
Cultural Resources	Yes	
Geology and Soils	Yes	
Greenhouse Gas Emission		No
Hazards and Hazardous Materials		No
Hydrology and Water Quality	Yes	
Land Use and Planning	Yes	
Mineral Resources		No

Noise	Yes	
Population and Housing		No
Public Services		No
Recreation		No
Transportation and Traffic	Yes	
Utility and Service Systems		No
Mandatory Findings of Significance	Yes	

Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

_X_ Project Application and Description
___ Initial Data Sheet
_X_ County Planning Department's Sources and Criteria Manual
_X_ Sonoma County General Plan and Associated EIR
___ Specific or Area Plan: none
_X_ Sonoma County Zoning Ordinance
_X_ Project Referrals from Responsible Agencies
_X_ State and Local Environmental Quality Acts (CEQA)
_X_ Correspondence received on project.
_X_ Other technical reports:

1. Applicant's Submittal/Project Description packet, October 2014. Revised Project Proposal Statement dated October 2014. Revised Project Plans dated 2018.

2. Preliminary Storm Water Mitigation Plan for Ramey Winery, Adobe Associates, Inc., December 20, 2013.

3. Projected Water Use Letter, Adobe Associates, Inc., December 30, 2015.

4. Traffic Study for Ramey Winery Project, W-Trans, February 23, 2015, and revised Final Version dated March 10, 2016.

5. Addendum Traffic Letter, W-Trans, dated April 21, 2017.

6. Habitat Assessment Ramey Winery, Wildlife Research Associates & Jane Valerius Environmental Consulting, June 24, 2014; and revised/corrected May 5, 2017.

7. Biologist Addendum letter, Wildlife Research Associates, dated May 5, 2017.

8. Ramey Winery at 7097 Westside Road Greenhouse Gas Emissions Analysis, Illingworth & Rodkin, Inc., October 23, 2013, and revised October 1, 2014.

9. Environmental Noise Assessment prepared by Illingworth and Rodkin, dated October 2013, Revised October 2014, Revised September 2015, revised March 2017 final assessment, and an addendum August 16, 2017.

10. Geologic Report for General Plan Policy WR-2e, Ramey Winery, 7097 Westside Road, Healdsburg CA, EBA Engineering, January 5, 2017.

11. Peer Review letter from Permit Sonoma Geologist, January 5, 2018.

12. Historical Resource Study 7097 Westside Road, Knapp Architects, July 2014, and Supplement to Historical Resource Study, Knapp Architects, March 2015.

12. Landowners Compliance Statement for Land Conservation Contract.

13. Sonoma County General Plan Circulation and Transit Element, Sonoma County, August 24, 2010.

14. Sonoma County Important Farmland Map 2008. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.

15. Assessor's Parcel Maps.

16. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) http://www.arb.ca.gov/.

17. Final Bay Area 2010 Clean Air Plan, Volumes I & II, Bay Area Air Quality Management District, September 15, 2010.

18. California Environmental Protection Agency - http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm; California Regional Water Quality Control Board - http://geotracker.swrcb.ca.gov/; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - http://www.ciwmb.ca.gov/SWIS/Search.asp.

19. Alquist-Priolo Special Studies Zones; State of California; 1983.

20. Flood Insurance Rate Maps, Federal Emergency Management Agency.

21. Special Report 120, California Division of Mines and Geology; 1980.

22. Tree Protection and Replacement Ordinance (Ordinance No. 4014); Sonoma County.

23. Heritage or Landmark Tree Ordinance (Ordinance No. 3651); Sonoma County.

24. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.

25. Sonoma County Bicycle and Pedestrian Plan, Sonoma County Permit and Resource Management Department, August 24, 2010.

26. North Coast Regional Water Quality Control Board, http://www.waterboards.ca.gov/northcoast/water_issues/programs/non_chapter_15_permitting.shtml.

27. Referral Response from Steven Schmitz Representing the Sonoma County Bicycle and Pedestrian Advisory Committee (SCBPAC), October 16, 2014.

28. Condor Earth Technologies, Tunnel Data and Feasibility Report – Wine Caves, January 17, 2014.

29. Condor Earth Technologies, William Selyem Well Impact Assessment, dated April 8, 2015.
30. Condor Earth Technologies, Wine Cave Data and Feasibility Report, Updated August 13, 2018.
31. Condor Earth Technologies Licensing letter for the Wine Cave Construction, November 5, 2018

32. RGH Consultants, Geotechnical Study Report – Ramey Winery, January 27, 2014.
33. RGH Consultants, Geotechnical Study Report, Updated October 18, 2018
34. Sight Distance Improvements, Adobe & Associates, June 2017 and July 2018
35. Truck Size Definitions Related to Noise Addendum, B. VerMeer, August 2017
36. On-Site Traffic Queing Diagram, 8-2017
37. Traffic Management and Parking Control Plan and Written Plan, 8-2017

1. AESTHETICS – Would the project:

a) Have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
1.a and 1.b Less Than Significant with Mitigation Incorporated:

Scenic Corridor:
Westside Road is designated as a Scenic Resource (Scenic Corridor) by the Sonoma County General Plan (Figure OSRC-1). However, the site itself is not designated as a Scenic Landscape Unit in the Open Space and Resource Conservation Element of the General Plan. These areas are identified under General Plan Objective OSRC-3.1, for scenic corridors along "…roadways that cross highly scenic areas, provide visual links to major recreation areas, give access to historic areas, or serve as scenic entranceways to cities." New development, other than barns and similar agricultural support buildings, are generally prohibited within an area equal to 30 percent of lot depth, to a maximum of 200 feet, measured from centerline of a Scenic Corridor.

The proposed winery building and wine cave are located approximately 240 to 260 feet from the front property line, 10-feet from the side property lines, and 20-feet from the rear property line, and located outside of the 200-foot from the centerline of Westside Road, conforming to the

Scenic Corridor setback and all other LIA zoning district setback requirements. Spoils from the wine cave excavation are also required to be placed outside of the Scenic Corridor setback and on the west side of the project site.

As discussed below under the Item 11. Noise section, to reduce noise associated with heavy trucks and winery activity noise, a noise barrier/retaining wall is required. This noise barrier/retaining wall will be located on the south side of the winery building and located outside of the 200-foot Scenic Corridor setback along Westside Road. In this same location, to reduce winery operation noise, a 6-foot high solid wood fence would be installed at the southerly property line extended for 100 feet parallel along the southerly property line. The wood fence would encroach into the scenic corridor setback, but, would be shielded by existing the existing residence and existing landscaping in the site frontage. The wood fence design would be typical fence design see on agricultural or residential properties.

The existing hop kiln building and bale barn are located within the Scenic Corridor 200-foot setback. Under Section 26-64-030 (a) -3 it states, in part, development within the setback shall be prohibited with the following exceptions, where such uses are allowed by the base district with which this district is combined:

(3) Maintenance, restoration, reconstruction or minor expansion of existing structures;

<u>Design Review Committee/Sonoma County Landmarks Commission Meetings</u>:

On December 2, 2014, the proposed project went before a joint review with the Design Review Committee and the Sonoma County Landmarks Commission to review the project proposal and project plans. On December 2, 2014 for following actions were taken:

DRC: Unanimously voted to approve:
- The existing height of the Hop Kiln and Bale Barn buildings which exceeds 35 feet.
- Maintaining the two structures (Hop Kiln and Bale Barn buildings) in their current footprint within the Scenic Corridor setback.

Landmarks Commission/ DRC decided to require:
- Final review of the project to be jointly done by the Landmarks and DRC Committees, after a final decision is made on the project.
- The HD (Historic Combining District) be added to the entire property.

At the applicant's request, on July 7, 2015, the project went back to the Sonoma County Landmarks Commission. The applicant requested that the HD overlay zone on the west side of the project site not be required since this side does not contain any existing structures that appear to be eligible to the California Register. To support the applicant's request, a Supplemental Historical Resource Study prepared by Knapp Architects, dated March 2015, was provided to the Landmarks Commission. The Knapp report concludes that although the Main House and Barn are definitely very old, neither they nor the rest of the subject property appear eligible to the California Register.

At the July 7, 2015, Landmarks Commission meeting, the Commission voted unanimously to:

- Recommend addition of the HD Combining Zone and Landmark Designation on APN 110-240-031 in its entirety (east side of Westside Road). Landmarks Commission recommended not adding the HD combining zone on APN 110-240-040 (west side of Westside Road). Their decision was based on findings that the historic resources on the east side of Westside Road met the eligibility and integrity criteria for State and Local

County designation and the HD Combining Zone; while the structures on the west side of Westside Road had changed over time to the extent that they no longer retained historic integrity that met eligibility criteria.

The Use Permit shall be conditioned to require:

- Prior to issuance of any grading permits or building permits on APN 110-240-031, the applicant shall submit a complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 (east side of Westside Road). (Adding the HD combining district to the APN may be processed as a part of the Comprehensive Planning Division's semi-annual package of zone changes required as conditions of approval.)

The hop kiln buildings on the east side will remain intact, but will be refurbished with their original architecture remaining the same. A new bridge connecting the two structures will be introduced, but as noted this bridge was once part of the original architecture connecting the uses of the two hop buildings. A new parking area and overflow area will be introduced on the east side as well along with landscaping. These new parking areas are required to meet rural lighting standards. New landscaping will shield new asphalt and paving from Westside Road and should act to blend with the adjacent vineyard.

On the west side of Westside Road, the new winery building and wine caves will employ a cut and fill approach to result in a low profile building which will be further screened by the existing topography on the west side. The maximum height of the winery building will be 29-feet. Although there will be new lighting introduced as a result of the new winery facility, the proposed lighting is to be down cast type lighting which will minimize glare and spillage of light onto adjacent properties. There will be a total of 12 trees removed in order to accommodate the new winery, however, the landscape plan proposes new trees and ground cover that will serve to screen the building from the public right-of-way. Much of the vegetation between Westside Road and the new winery building will remain, with the trees only being removed where the new winery is to be located. Final design review is required prior to any grading or building permit issuance. Approval of a final lighting and landscaping plan that will maintain nighttime lighting levels at a minimum necessary to provide for security and safety. The light plan shall include a photometric lighting plan that illustrates that there will be no light spillage onto adjacent properties and onto Westside Road. The landscaping plan shall address and include appropriate tree and shrub species that will adequately screen the proposed structure from the public right-of-way.

As recommended with prior review, a joint review before the Design Review Committee and the Sonoma County Landmarks Commission is required. Therefore to ensure the proposed project does not have an adverse aesthetic effect on the rural or scenic setting of the area, the following Mitigation Measure has been incorporated into the project:

Mitigation Measure 1.a. (1). Prior to issuance of any grading permit for the winery or tasting room development project, a joint meeting shall be held by the Design Review Committee and Sonoma County Landmarks Commission to review and grant final approval on the site plan, building elevations, circulation, parking, landscaping, irrigation, signage, and exterior lighting plans to minimize any visual impact through design and landscaping improvements. The applicant shall comply with the recommendations listed on the joint DRC/Landmarks Commission Action Sheet, dated December 2, 2014, and any subsequent recommendations.

Mitigation Monitoring 1.a. (1): The Permit and Resource Management Department shall not issue any grading, building, or other development permit until the required plans have been given final approval from the Design Review Committee and Sonoma County Landmarks Commission. PRMD shall not issue temporary or final occupancy for any related building permit until a site inspection of the project site has been conducted by the Project Planner to verify exterior building colors, landscape improvements, signage, and exterior lighting have been installed in accordance with approved plans.

Mitigation Measure 1.a. (2): Prior to issuance of final occupancy on any related building permit, landscape planting and irrigation shall be installed in accordance with the plans approved by the Design Review Committee and Sonoma County Landmarks Commission. A site inspection by the Project Planner is required and a letter from the Landscape Architect or Contractor must be submitted verifying landscape and irrigation installation is in accordance with approved plans.

Mitigation Monitoring 1.a. (2): The Permit and Resource Management Department shall not issue final occupancy on any building related permit until it has been verified by a site inspection by the Project Planner and a letter from the Landscape Architect or Contractor that landscaping and irrigation have been installed in accordance with approved plans.

Mitigation Measure 1.a. (3): The spoils from the wine cave excavation shall be placed outside of the Scenic Highway Corridor and screened from the public road by existing structures and existing or proposed landscaping to the extent feasible.

Mitigation Monitoring 1.a. (3): If the Permit and Resource Management Department staff observes during the development of the project that spoils are located within the Scenic Corridor setback, or receives a complaint, the applicant will be required to remove and relocate the spoils or the Use Permit may be subject to modification or revocation.

With the implementation of these mitigation measures, the project effect on scenic vistas and scenic resources would be reduced to a less than significant impact. (Also see item 1.d, below, regarding mitigation for night lighting.)

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

As noted above under item 1(a), the frontage road to the project site, Westside Road, is designated as a Scenic Resource (Scenic Corridor) by the Sonoma County General Plan, and as discussed above in item 1(a) with the inclusion of the mitigation measures, the project is consistent with scenic resources policies. Also refer to item 5 (a) in this initial study checklist for mitigation measure to require HD (Historic Combining District) on the eastern portion of the project site to protect the historic value of the existing Hop Kiln and Hop Bale Barn buildings.

Mitigation: Refer to Mitigation Measures under Item 1 (a) and Mitigation Measures under Item 5 (a) in this initial study checklist.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	Less than Significant with	Less than Significant Impact	No impact

		Mitigation Incorporation		
		X	X	

Comment:
1.c. Less Than Significant with Mitigation Incorporated: (**Refer to Mitigation Measures and Monitoring Incorporated into the project under item 1.a. above).** As discussed above, under items 1.a and 1.b, and below, under item 1.d, the project would not be expected to result in a significant impact upon the visual character of the area or its surroundings. Nonetheless, mitigation measures have been incorporated into the project to require joint review by the Design Review Committee and Sonoma County Landmarks Commission after a final decision has been made on the Use Permit request. Implementation of the identified mitigation measures will ensure that potential project effects to visual character will be less than significant.

Mitigation: Refer to Mitigation Measures under Item 1 (a) above.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
1.d. Less Than Significant With Mitigation Incorporated: The proposed project would create a new source of exterior lighting that may impact nighttime views as seen from Westside Road, the Russian River, wildlife corridors, and surrounding properties.

The Sonoma County General Plan Open Space and Resource Conservation Element contains goals and policies to preserve and maintain views of the night time skies and visual character of urban, rural and natural areas, while allowing for nighttime lighting levels appropriate to the use and location. Policies include:

<u>Policy OSRC-4a</u>: Require that all new development projects, County projects, and signage utilize light fixtures that shield the light source so that light is cast downward and that are no more than the minimum height and power necessary to adequately light the proposed use.

<u>Policy OSRC-4b</u>: Prohibit continuous all night exterior lighting in rural areas, unless it is demonstrated to the decision making body that such lighting is necessary for security or operational purposes or that it is necessary for agricultural production or processing on a seasonal basis. Where lighting is necessary for the above purposes, minimize glare onto adjacent properties and into the night sky.

The proposed winery and tasting room project will add new land uses to the site and thus will introduce permanent new sources of exterior lighting. The proposed exterior lighting plan (Sheets A5.00 & A5.01) prepared by Lundberg Designs, dated April 2015, indicates the new exterior lighting fixtures would be down-casted and will utilize wall mounted sconce fixtures where possible and parking area lighting would be low, bollards with down-casted fixtures. No flood lights are permitted.

The following mitigation measure will be added to the project to ensure that lighting is controlled according to PRMD standards and that impacts will be less than significant.

Mitigation Measure 1.d.: Prior to issuance of building permits for the winery and/or tasting room buildings, an exterior lighting plan shall be submitted to the Design Review Committee and Sonoma County Landmarks Commission for a joint-committee review and approval. Exterior lighting is required to be fully shielded from off-site views, and directed downward to prevent "wash out" onto adjacent properties or the night sky. Generally, fixtures should accept sodium vapor lamps and not be located at the periphery of the property. Flood lights are not allowed. The lighting shall be installed in accordance with the approved lighting plan during the construction phase.

Mitigation Monitoring 1.d.: The Permit and Resource Management Department shall not issue building permits for the winery and/or tasting room buildings until an exterior lighting plan has been reviewed and approved by the Design Review Committee and Sonoma County Landmarks Commission in a joint-committee review, consistent with the above mitigation measures and County standards. The Permit and Resource Management Department shall not sign off temporary or final occupancy on any related Building Permit for the winery or tasting room buildings until a site inspection of the property has been conducted that indicates all lighting improvements have been installed according to the approved plans and conditions. If light and glare complaints are received, the Permit and Resource Management Department shall conduct a site inspection and, if warranted, require that the property be brought into compliance or initiate procedures to revoke the permit.

With implementation of the foregoing mitigation, potential impacts due to new sources of exterior lighting and glare would be reduced to a level of insignificance.

2. AGRICULTURE AND FOREST RESOURCES – Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:

2 (a). No Impact: The proposed project site contains a mix of designations on the Important Farmlands Map including: Prime farmland on the western side where the commercial vineyard exists, Farmland of Statewide Importance and Unique Farmland along the roadway frontages on both sides of Westside Road, and Grazing land on the eastern side where the new winery building is proposed. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, 3.75 total acres comprises of existing and proposed development, comprising of 5 % of the total parcel size which is not significant as the majority of the total acreage remains in agricultural production (refer to Table 1 below). None of the existing vineyard will be removed to accommodate the proposed uses or site infrastructure.

Table 1: Square footage of surfaced area – 7097 Westside Road

Entrance Roadway (west)	7,660 (gravel)	
Roadway to winery and parking (west)		31,190
Winery Building (west)		19,100
Wine caves (west)		21,250
Entrance roadway (east)	5,595 (gravel)	2,735
Parking and building access (east)		
Chipseal		10,660
gravel	30,360	13,245
Hop kiln (east)	2,930	190
Baling barn (east)	2,090	20
Concrete walkways		920
Total	48,635	**99,310**

The proposed project includes a new winery and wine caves on the west side of Westside Road, and on the east side of Westside Road the re-purposing/refurbishing of two existing hop kiln buildings into tasting rooms and marketing accommodations. The project includes the construction of parking areas, driveways and the enlarging of the existing driveways to meet fire safe standards. The proposal also includes 22 agricultural promotional events with a range of guests (10 events and 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and participation in an industry-wide event totaling two (2) day events with a maximum of 300 guests for a total of 24 events. The winery and tasting room uses are considered agricultural related uses in support of the large commercial vineyard and local agricultural industry. The project site would remain devoted to agricultural uses and the project will not result in conversion of farmland or cultivated area to any non-agricultural use.

Mitigation: None required

b) Conflict with existing zoning for agricultural use, or Williamson Act Contract?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:

2.b. Less Than Significant Impact with Mitigation Incorporated: The project site is under a Land Conservation contract (Williamson Act contract) and in the LIA (Land Intensive Agriculture) land use and zoning designation. The General Plan policy for Land Intensive Agricultural states that agricultural production, agricultural support uses, and visitor serving uses, as provided in the Agricultural Resources Element of the General Plan, are permitted uses with a Use Permit approval. The project must be found consistent with the General Plan's Agricultural Element Goals, Objectives and Policies, which include the following:

General Plan

Goal AR-1: *"Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County."*

Objective AR-1.2: "*Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use."*

"Policy AR-4a": *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals*."

Staff Analysis: The project site is within the Land Intensive Agriculture General Plan land use designation and the existing primary use of the project site will remain agriculture production with over 50 percent of the project site planted in vineyard. None of the existing vineyard will be removed to accommodate the proposed uses or site infrastructure. The project site is located within the Russian River appellation. To avoid conflicts with residences in the project vicinity, conditions have been incorporated into the proposed project to reduce potential land use conflicts such as exterior lighting, limit on frequency and hours of events, and noise. All exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Noise generated by the proposed winery and event activities must be controlled by mitigation measures incorporated into the project under item 11 (Noise) in this initial study checklist in accordance with the standards set in the Noise Element of the General Plan.

"GOAL AR-5: *Facilitate agricultural production by allowing agriculture-related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area*."

Staff Analysis: The project site is 75 acres with 42 acres of existing vineyard consisting of 32 acres planted in Chardonnay grapes and 10.5 acres in Pinot Noir grapes. The winery would process grapes grown on-site, from the local area, and from neighboring Counties. The Pinot Noir grapes are leased to another winery on a long term basis. The 32 acres of Chardonnay grapes will be processed on the site at the proposed winery. The former Chardonnay grape contracts expired by the end of the 2016 harvest. The Project Proposal Statement explains the on-site vineyard produces 250 tons of grapes. The Winery Trip Generation Form prepared by W-Trans, states approximately 720 tons of grapes would be imported to the project site from local areas in order to reach the maximum annual production capacity of 60,000 cases. This calculates to approximately 62 cases/ton, which is consistent with industry standards which range between 58 to 65 cases/ton based on grape variety and processing operations. Previous Use Permits have approved wineries that process grapes from neighboring Counties. In times of drought or other natural disasters (fire or flood), allowing importation of grapes from neighboring Counties is necessary for wineries to continue to operate.

"Objective AR-5.1: *Facilitate County agricultural production by allowing agricultural processing facilities and uses in all agricultural land use categories."*

Staff Analysis: The subject site is designated as Land Intensive Agriculture which is considered one of the primary agricultural land use designations. As discussed above, an on-site winery allows processing of grapes grown onsite, from the local area, and neighboring Counties.

“Policy AR-5a: *Provide for facilities that process agricultural products in all three agricultural land use categories only where processing supports and is proportional to agricultural production on site or in the local area*.”

Staff Analysis: The growing of grapes will continue to be the primary use of the site. Grapes would be processed from the grapes grown on site, from the local area, and from neighboring counties.

“Policy AR-5c: *Permit storage, bottling, canning, and packaging facilities for agricultural products either grown or processed on site provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation. Establish additional standards in the Development Code that differentiate between storage facilities directly necessary for processing, and facilities to be utilized for the storage of finished product such as case storage of bottled wine. Such standards should require an applicant to demonstrate the need for such on-site storage.”*

Staff Analysis: The above policy relates to limiting the amount of finished product (case good storage) on agricultural zoned lands. The proposed project has case good storage approximately 843 square feet within the tasting room building. The winery and wine cave contain tank storage and barrel storage, respectively, for the aging of the wine which is considered a component of the processing operation. No vines will be removed to accommodate the proposed project.

The applicant expects the tasting room improvements to be completed sooner than the construction of the new winery building and wine cave. A condition will be placed on the project to require the winery building and wine cave be completed one year after the tasting rooms are in full operation to ensure the project site does not convert to stand-alone tasting rooms.

PRMD also requires that office and administration areas do not exceed 15 percent of the square footage of the winery’s production and aging areas to ensure these uses are incidental to the winery. The proposed administration/office area for the entire project is 14 percent of the total winery production facility, consistent with PRMD’s maximum threshold.

“***Policy AR-6a***”: *Permit visitor serving uses in agricultural categories that promote agricultural production in the County, such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events that support and are secondary and incidental to local agricultural production*.”

Staff Analysis: Consistent with past approvals for similar projects, the events held at the winery facility would be considered agricultural promotional events. No weddings, receptions, or concerts are proposed. The purpose of the winery holding agricultural promotional events and participating in industry-wide events is to educate consumers on the wine-making process and to increase direct sales and wine club memberships for future wine purchases. Hosting on-site events is a proven marketing tool used for many wineries in a competitive market.

The majority of the site would remain planted in vineyard, no vines will be removed to accommodate the project, and the events would be limited in frequency and size to ensure they remain secondary and incidental to the on-site agricultural production and processing.

Consistent with past approvals, the proposed events would promote wine processed on the site. The LIA (Land Intensive Agriculture) zoning district allows for tasting rooms, subject to the minimum criteria of General Plan Policies AR-6d and AR-6g and approval of a Use Permit.

"***Policy AR-6d***: *Follow these guidelines for approval of visitor serving uses in agricultural areas*:

1. The use promotes and markets only agricultural products grown or processed in the local area."

Staff Analysis: The tasting room use will promote the wine processed on site.

"2. *The use is compatible with and secondary and incidental to agricultural production activities in the area*."

Staff Analysis: The winery and tasting rooms encompass a small portion of the overall project site and considered secondary to the primary use of the project site which is a large commercial vineyard. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, new and existing development area consists of 3.75 acres using information on Table 1 below. No vines will be removed to accommodate the proposed winery building, tasting rooms, or site infrastructure. The existing 2,000 sq. ft. residence; 1,800 sq. ft. barn; 1,800 sq. ft. shed, and existing 3 ½ acre reservoir are existing permitted uses that will remain on the site. They are not part of the discretionary review or subject to CEQA.

"3. *The use will not require the extension of sewer and water*."

Staff Analysis: The use will be served by on-site septic system and water well and extension of sewer and water lines will not be required.

"4. *The use is compatible with existing uses in the area*."

Staff Analysis: There are other wineries, tasting rooms, large commercial vineyards, small family farms and residences in the project vicinity. The tasting room operating hours would be limited and agricultural promotional events are limited per year in size and frequency. Also, the use of amplified music/sound would be indoors only. Amplified sound, music, and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors in the Picnic Grove, during daytime hours, when in compliance with the Adjusted Noise Element of the Sonoma County General Plan. Agricultural promotional events shall not include of weddings, receptions, or concerts, but shall consist of wine marketing events, wine pairing meals or events promoting a specific aspect of Sonoma County agriculture.

"5. *Hotels, motels, resorts, and similar lodging are not allowed*.'

Staff Analysis: The proposed project does include marketing accommodations which are not considered commercial lodging. Refer to Marketing Accommodation discussion below in the initial study.

"6. Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed."

Staff Analysis: The project includes public and private tasting rooms, retail sales, agricultural promotional events, and an industry wide event. The purpose for hosting events is to educate consumers on the wine-making process and to increase direct sales and wine club memberships for future wine purchases. Hosting on-site events is a proven marketing tool used for many wineries in a competitive market.

Determining concentration of uses is explained under General Plan Policy AR-5g which states: "*Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors*:

"1. *Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis*."

Staff Analysis: Based on the Traffic Analysis prepared by W-Trans, and the review and acceptance of the analysis by the Sonoma County Transportation and Public Works Department (DTPW), project generated traffic would not result in road access conflicts and would not exceed the level of service established in the Circulation and Transit Element's objectives (Refer to further discussion under item 16 Traffic Impacts below in this initial study checklist).

"2. Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells".

Staff Analysis: A groundwater availability study was prepared for the project by EBA Engineering. EBA explains the project site is located within a Class1 water area, which is identified as representing a major groundwater basin that is typically characterized by robust groundwater yields.

EBA concludes the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following variables:

1) The site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin;
2) The underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer;
3) Well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system;
4) Based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and
5) The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.

Further information can be found under Item 9 (b) below in this initial study checklist.

"3. Whether the above uses would be detrimental to the rural character of the area."

Staff Analysis: The project site is 75 acres with 42 acres of existing vineyard. The proposed winery building design and architecture has been reviewed in a joint meeting by the Design Review Committee and the Sonoma County Landmarks Commission with a majority who had no objection to the proposed project design. Existing and proposed landscaping on the site will help screen the building from the public road. The winery building would be setback from Westside Road outside of the scenic corridor and the wine cave is underground and not visible. The existing hop kiln buildings on the east side will remain intact, but will be refurbished with their original architecture remaining the same. A new bridge connecting the two structures will be introduced, but as noted this bridge was once part of the original architecture connecting the uses of the two hop buildings barns. A new parking area and overflow area will be introduced on the east side with new landscaping. This new parking areas are required to meet rural lighting standards. New landscaping will shield new asphalt and paving from Westside Road and should act to blend with the adjacent vineyard. Agricultural production appears to be the primary use of the project site. Other wineries and tasting rooms projects in the vicinity within one-half a mile of the project site are:

Table 1: Approvals in Project Vicinity (within ½ mile)

Winery Name/File					
Williams-Selyem Winery PLP04-0062	7227 Westside Rd APN:110-240-024	Modification 6/2007	35,000 cases	Tasting hours 10AM -5 PM	Yes. 24 annual ag promo events w/110 max. guests per event. Four wine pick weekends/year.
Arista Winery UPE04-0113B	7014 Westside Rd APN:110-240-039	Modification 10/2012	20,000 cases	10 AM – 5 PM	Yes. 15 annual ag promo events w/200 max. guests per event
Gracianna Wines Tasting room-(stand-alone) UPE10-0021	6914 Westside Rd APN: 110-240-011	Modification 3/2014	Not applicable	10 AM – 6 PM April 1 thru November 30th each year	No
Allen Family Vineyards UPE04-0018	6575 Westside Rd APN: 110-240-006	10/2004	16,000 cases Retails sales of wine by appt only	No	No

Gracianna is a stand-alone tasting room not approved for events. Allen Family Vineyards is a winery not approved for a tasting room or events.

*Distance from subject site is measured from existing project site driveway to winery driveway using Google driving directions. ½ mile distance is consistent with recent winery projects before the BZA.

Note: There are two winery related Use Permits on the northern segment of Westside Road, PLP14-0031 denied by the Board of Zoning Adjustments in July 2017 and on appeal to the Board of Supervisors. PLP15-0032, denied by the Board of Zoning Adjustments in August 2017. Both projects are more than five miles from the project site.

Zoning Ordinance:

The project site is zoned LIA (Land Intensive Agriculture). The purpose of LIA is stated as follows: “To enhance and protect lands best suited for permanent agricultural use and capable of relatively high production per acre of land; and to implement the provisions of the land intensive agriculture land use category of the General Plan and the policies of the agricultural resources element.” In the LIA (Land Intensive Agriculture) zoning district, Section 26-04-010(g); allows for processing and preparation of agricultural products. And, Section 26-04-010 (f); allows for:

“Tasting rooms and other temporary, seasonal or year-round sales and promotion of agricultural products grown or processed in the county subject to the minimum criteria of general plan Policies AR-6d and AR-6g. This subsection shall not be interpreted so as to require a use permit for uses allowed by Section 26-04-010(g)”;

Staff analysis: The County has historically found tasting rooms and agricultural promotional events consistent with the agricultural zoning districts, including the LIA zoning district, if the events promote agricultural products grown or processed on the site. In addition, such events can be found compatible with surrounding agricultural activities if the hours, size, and frequency of the events are limited and if there are no substantial noise or traffic impacts as a result of the activities. The project site is located directly off of Westside Road, a County maintained roadway. According to the Traffic Impact Study prepared by W-Trans, the traffic generated by the project would not cause traffic concerns. According to the project engineer, Adobe & Associates, a clear line of sight shall be provided on the west side of Westside Road by trimming trees and terracing/lowering the northwest hillside on the applicants' property along the frontage. In terms of noise, mitigation measures have been incorporated into the project. The tasting room operating hours would be limited and agricultural promotional events are limited per year in frequency, size, and hours. Also, the use of amplified music would be indoors only. Amplified sound, music, and the very loud musical instruments (such as horns, drums and cymbals) are not permitted outdoors. The quieter, non-amplified musical instruments (such as piano, stringed instruments, woodwinds, flute, etc) are allowed outdoors in the Picnic Grove, during daytime hours, when in compliance with the Adjusted Noise Element of the Sonoma County General Plan. Agricultural promotional events shall consist of wine marketing events, wine pairing meals or events promoting a specific aspect of Sonoma County agriculture. The project does not include weddings, receptions, or concerts.

Marketing Accommodations:

The request includes two guest room marketing accommodations. The request for marketing accommodations are consistent with the following Zoning Code section (26-04-020.j):

"1. The use promotes or markets agricultural products grown or processed on the site."

Analysis: The marketing accommodations will provide overnight accommodations for private guests of the winery in conjunction with promoting and marketing the wine processed on the site.

"2. The scale of the use is appropriate to the production and/or processing use on the site."

Staff Analysis: An existing building (hop bale barn) would be used by converting the upper floor to the two guest room marketing accommodations. The existing 2,300 square foot structure would continue to be subordinate to the large commercial vineyard and winery operations.

"3. The use complies with General Plan Policies AR-6d and AR-6f."

Staff Analysis: The above responses regarding tasting room compliance to General Plan Policy AR-6d and AR-6f are applicable to marketing accommodations.

"4. No commercial use of private guest accommodations is allowed."

Staff Analysis: The project description states no public use of the marketing accommodations would be allowed and mitigation requires no reimbursement of any kind is allowed.

"5. Any such use on a parcel under a Land Conservation contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules and regulations."

Staff analysis: The property is subject to a Land Conservation Act (Williamson Act) contract. The marketing accommodations contain two guest bedrooms with full bathrooms located on the upper floor of the private tasting room building (Hop Bale Barn). Marketing accommodations are an allowed use under Rule 8.3 (B)-(2) of the local Uniform Rules for Agricultural Preserves. The request for marketing accommodations is consistent with prior approved marketing accommodations as the following wineries through approved Use Permits:

Silver Oak Winery: A residence used for three marketing accommodations, expansion of an existing winery facility to 120,000 cases, a maximum of 25 agricultural promotional event days per year with a range of 50 to 200 guests, and one event day per year with a maximum of 1,000 guests with a limited term of five years is permitted, PLP14-0004; 7370 Highway 128, Healdsburg.

David Coffaro Winery: One marketing accommodation attached to a wine storage building, maximum annual production capacity of 7,000 per year, UPE94-931 & UPE99-0031; 7485 Dry Creek Rd., Geyserville, APN 139-130-031.

Lambert Bridge Winery: Two detached marketing accommodations, maximum annual production capacity of 30,000 per year, UPE02-0063; 4085 W. Dry Creek Rd., Healdsburg, APN 090-130-022.

Silver Oaks Cellars: Three marketing accommodations attached to the winery, maximum annual production capacity of 65,000 per year, UPE93-0070; 24625 Chianti Rd, Geyserville, APN 118-070-012.

Jordan Vineyard and Winery: Two marketing accommodations attached to the winery, maximum annual production capacity of 250,000 per year, PLP00-0034; 1474 Alexander Valley Rd., Healdsburg, APN 091-030-043.

Hartford Family Winery: Three marketing accommodations attached to the tasting room, maximum annual production capacity of 60,000 per year, UPE00-0122; 8075 Martinelli Rd., Forestville, APN 083-200-053.

Palm Drive Vineyards/Scribe Winery: Four marketing accommodations attached to the tasting room, maximum annual production capacity of 150,000 per year, PLP09-0010; 2300 Napa Rd., Sonoma, APN 126-101-034.

Agricultural Promotional Events:

The request is consistent in scale with other projects, especially due to the large production.
Currently, the Zoning Ordinance does not limit the number of agricultural promotional events allowed on agricultural zoned parcels. Using the Winery Database prepared by PRMD staff, the average number of approved events at wineries in Sonoma County is 20 and the average number of guests per an event is 50.

The County has approved similar projects where it was found that the agricultural promotional events, if limited in frequency, size, and hours, are compatible with the agricultural zoned land because such events are a marketing tool to insure the long term viability of wine sales and promote the long-term viability of agriculture in the county. Here, the specific circumstances with this particular application include a determination that the project would not have traffic impacts, change the level of service, or create traffic hazards with mitigations to meet sight distance standards, or cause a drawdown of wells in the area. Mitigation measures have been incorporated into the project to reduce potential exterior lighting under item 1 (Aesthetics), reduce potential noise impacts under item 11 (Noise), and reduce potential impacts under item 16 (Traffic hazard) impacts in this initial study checklist.

Permit Sonoma requires that office and administration areas not exceed 15 percent of the square footage of the winery's production, storage and tasting areas. The proposed administration area for the proposed project is at 14 percent of the total winery facility (refer to Sheet A1.13).

Land Conservation Contract:

The project site is under a prime Land Conservation Contract (Williamson Act contract) recorded in 2007 (Ag. Preserve 1-397; OR# 2007-037936). In order to comply with the contract, land must meet the following standards of the Sonoma County Uniform Rules:

1) The land must be devoted to an agricultural or open space use as defined in the Williamson Act. The County has required at least 50% of the land be devoted to agriculture or open space use to meet this standard.

Staff Analysis: The project site is 75 acres with 42 acres planted in vineyard. The property meets the 50% threshold. Since the mid-1800s this property has been in agriculture: fruit orchards, hops, and now grapes. In 1988, this property operated as a pumpkin patch and farm store until 2000. Wine grapes were planted in 1990 and the vineyard currently produces approximately 250 tons of grapes annually, consisting of approximately 15,000 cases. Approximately, 750 tons of grapes, which calculates to 45,000 cases, would have to be imported to the project site to reach the maximum annual production capacity of 60,000 cases.

2) The land must have a minimum parcel size of 10 acres for a Type 1 or 40 acres for a Type 2 contract.

Staff Analysis – The property is 75 acres and under a prime (Type I) contract.

3) Compatible uses may be permitted provided that they are incidental to the primary use of the land for agriculture, listed in the County's Uniform Rules for Agricultural Preserves and meet the criteria for compatibility.

Staff Analysis – Under the Uniform Rules, the following are listed as compatible uses: winery, tasting rooms, including the marketing accommodations, and the existing primary residence to remain on the project site. Under the Uniform Rules, the existing barn, existing storage shed/canopy, and existing reservoir, used for the vineyard irrigation, are considered accessory agricultural structures under Rule B.8 and B.9, respectively. Incidental has been defined by the County to mean compatible uses may collectively occupy no more than 15 percent of the land area or five acres whichever is less.

Table 1: Square footage of surfaced area – 7097 Westside Road

Entrance Roadway (west)	7,660 (gravel)	
Roadway to winery and parking (west)		31,190
Winery Building (west)		19,100
Wine caves (west)		21,250
Entrance roadway (east)	5,595 (gravel)	2,735
Parking and building access (east)		
Chipseal		10,660
gravel	30,360	13,245
Hop kiln (2 structures)	2,930	190
Baling barn	2,090	20
Concrete walkways		920
Total	48,635	**99,310**

For the 75 acres parcel size, the 5 acre threshold would apply. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, the total area consists of 3.40 acres for existing and new development area (147,945 square feet), using information on Table 1 above. The existing primary residence and area consists of approximately .35 acres. In total, the compatible uses comprise of 3.75 acres of the 75 acre parcel, meeting the threshold. No vines will be removed to accommodate the proposed project. The winery, tasting rooms, existing residence and the related infrastructure and improvements encompass approximately a small portion, approximately 5%, of the overall project site and considered secondary to the primary use of the project site which will remain a large commercial vineyard. The majority of the project site will remain in agricultural production.

"Compatible Use" is defined as any use determined by the county or city administering the preserve pursuant to sections 51231, 51238 or 51238.1 or by this act to be compatible with the agricultural, recreational, or open space use of land within the preserve and subject to contract. In addition, Section 51220.5 states that "cities and counties shall determine the types of uses to be deemed compatible in a manner which recognizes that a permanent or temporary population increase hinders or impairs agricultural operations."

The County's Uniform Rules list agricultural promotional events as a "compatible use" for land under an agricultural contract under the following circumstances:

- When directly related to agricultural education or the promotion or sale of agricultural commodities and products produced on the contracted land, and,
- Events last no longer than two consecutive days and do not provide overnight accommodations, and,
- No permanent structure dedicated to events is constructed or maintained on the contracted land.

The proposed events are considered agricultural promotional events according to the current County interpretation and broken down into two categories by the applicant:

- Agricultural Promotional marketing events, include the wine club dinners, food and wine pairing, wine releases, barrel tasting.
- Industry-wide events

Staff Analysis: Events would not last longer than two consecutive days. No lodging is provided, except for marketing accommodations which are for private guests of the winery without any exchange of monetary compensation. No permanent structures just devoted to event-use would be constructed as part of the project. The agricultural promotional events and industry-wide events would take place inside the public and private tasting rooms or in the Walnut Grove.

The project must also be found consistent with the state law of the Land Conservation Act (Williamson Act). The following analysis addresses the findings required by the applicable Sections of the Land Conservation Act.

Section 51201 (e) of the Land Conservation Act defines "Compatible Use" as any use determined by the county or city administering the preserve pursuant to sections 51231, 51238 or 51238.1 or by the Act to be compatible with the agricultural, recreational, or open space use of land within the preserve and subject to contract. In addition, Section 51220.5 states that "cities and counties shall determine the types of uses to be deemed compatible in a manner which recognizes that a permanent or temporary population increase hinders or impairs agricultural operations."

Staff Analysis: Consistent with Section 51220.5, the County's Uniform Rules consider agricultural promotional events and industry-wide events compatible uses in association with an on-site agricultural use because they are a marketing tool for sales of an agricultural product and promote the long-term viability of agriculture within the county. Events require a Use Permit which limit the frequency and size (# of guests) of events, limit hours, and incorporate conditions into the Use Permit to prevent conflicts with on-site and surrounding agricultural operations.

Section 51238.1 of the Williamson Act states, “Uses approved on contracted lands shall be consistent with all of the following principles of compatibility:

(1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

(2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted land in agricultural preserves.

(3) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Staff analysis: The proposed use is a winery to process grapes grown on the site and from the local area. No vines would be removed to accommodate the project development. The agricultural promotional events or industry wide events do not compromise agricultural capability because they are marketing tools to help sell wine produced on site and ensure the long term viability of the vineyard and winery. The proposed agricultural promotional events are limited in frequency and size and held in the afternoon and evening hours and would not conflict with a majority of the on-site agricultural activities which occur in the early morning hours. To the north of the proposed project site there are two parcels and to the south is one parcel under Land Conservation Act contracts. These are also commercial vineyard properties along Westside Road. Adjacent to the project site are four parcels also planted in vineyard and under a Land Conservation Act contract.

In summary the LIA General Plan and Zoning designations and the Uniform Rules for Land Conservation Act contracts allows for wineries and tasting rooms. The scale and location of the proposed winery and tasting facility are consistent with applicable General Plan Agricultural Resource Element objectives and policies, specifically Objective AR-1.2: Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use. The proposed project does not conflict with existing zoning for agricultural use, or Land Conservation Act contract (Williamson Act Contract) with mitigation incorporated into the project below:.

Mitigation Measure 2.b: The two guest room marketing accommodations located on the upper floor of the private tasting room (hop bale barn) shall not be used for commercial purposes, including, but not limited to, transient occupancy, vacation rental, hosted vacation rental, or farm stay; and a form of monetary compensation shall not be accepted or exchanged. The marketing accommodations are limited to use by private guests of the winery operator or the winery owners.

Mitigation Monitoring 2.b.: If the Permit and Resource Management Department receives a complaint that the marketing accommodations are being used for occupancy beyond private guests of the winery operator or the winery owners, PRMD staff shall investigate the complaint and if the condition is violated the Use Permit may be subject to modification or revocation.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment: **2.c. No Impact:** The project site is zoned Land Intensive Agriculture (LIA) and is not located in a zoning district which is intended for forest land protection or timberland production. The project would not cause the rezoning of this or any other property currently in forestland protection or timberland production zoning.				
Mitigation: None required				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: **2.d No Impact:** The project will not convert existing forestland to a non-forest use.				
Mitigation: None required				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: **2.e No Impact:** The project does not involve other changes in the environment that could result in conversion of farmland to non-agricultural use or forest land to non-forest use.				
Mitigation: None required				

3. AIR QUALITY – Would the project

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

a) Conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	
Comment: **3. a. Less than Significant:** The project is within the jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD). The NSCAPCD does not have an adopted air quality				

plan because they are in attainment for all federal and state criteria pollutants, although the District occasionally exceeds state standards for PM10. It is anticipated that the proposed new winery including the tasting room would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle. The proposed project is anticipated to generate an average of 92 vehicle trips per day.

The project also includes provisions for a total of 22 agricultural promotional events (including 10 events with 30 guests in attendance, five 60-guest catered events, five 120-guest events) and two industry wide events with 300-person event would require a staff of 14. Using an occupancy of 2.5 vehicles per guests and solo occupancy for staff, a maximum sized event would be expected to generate 254 trip ends at the driveway, including 127 inbound trips at the start of the event and 127 outbound trips upon conclusion. The project proposal statement and traffic study prepared for the proposed project states that in 1988 Westside Farms, the previous use of this site, operated as a diversified agricultural operation with a pumpkin patch and farm store with hay rides starting in 1989. Initially, during the mid-1990’s Westside Farms was open five to six days each week from May through November. After that they were open to the public seven days a week during the month of October. Weekdays were focused on school groups totaling 200-400 children plus parents arriving in school buses and car pools, with an additional 100-200 children arriving after school. Weekends would see 300 to 1000 cars arriving over the course of a day with 400-600 maximum people on site at any one time. At any given moment, 200-300 cars might have been parked on site. In 1990, wine grapes were planted. The vineyard currently produces approximately 250 tons of grapes annually. Westside Farms transferred ownership in 2012. The traffic engineer from W-Trans opines in the traffic study the prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year.

Given the conclusions of the project traffic study (estimated to be an average 92 trips per day, and 254 event trip ends on a peak day) relative to the screening criteria, ozone precursor emissions would be less than significant. (See Transportation section of this Initial Study).

Mitigation: None required

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
3.b Less than Significant with Mitigation Incorporated: State and federal standards have been established for “criteria pollutants“: ozone, carbon monoxide, sulfur dioxide and particulates (PM10 and PM2.5). The pollutants NOx (nitrogen oxides) and hydrocarbons form ozone in the atmosphere in the presence of sunlight. Significance thresholds for ozone precursors, carbon monoxide and particulates have been established by the Bay Area Air Quality Management District (BAAQMD).

The principal source of ozone precursors is vehicle emissions, although stationary internal combustion engines must also be considered. BAAQMD generally does not recommend detailed NOx and hydrocarbon air quality analysis for projects generating less than 2,000 vehicle trips per day. Given the low traffic generation of the project (estimated to be an average 26 net trips per day, and 48 net trips on a peak day) relative to the screening criteria, ozone precursor emissions would be less than significant.

Detailed air quality analysis for carbon monoxide is generally not recommended unless a project would generate 10,000 or more vehicle trips a day, or contribute more than 100 vehicles per hour to intersections operating at LOS D, E or F with project traffic. This project would not generate 10,000 or more vehicle trips per day and based on the information in the Traffic Study prepared by W-Trans, Westside Road is not operating at a level of service of LOS D, E, or F even with project traffic. Wood smoke from fireplaces and wood stoves are sources of pollutants receiving increasing scrutiny and generating numerous complaints to local air districts. Although constituting a very small percentage of the total PM10 emissions on an annual basis, wood smoke is a major contributor to reduced visibility and reduced air quality on winter evenings in both urban and rural areas. Sonoma County building regulations restrict fireplaces to natural gas fireplaces, pellet stoves and EPA-Certified wood burning fireplaces or stoves. With the restriction on fireplace design, this would be a less than significant impact.

Though the project may require limited grading for the establishment of the parking area(s), the project will generate temporary, minor amounts of dust (which includes PM10) during project construction. PM10 is a criteria pollutant that is closely monitored under the BAAQMD air quality plan. The BAAQMD requires projects to prevent construction-related emissions of dust through the implementation of best management practices (BMPs), which will be required by Sonoma County as conditions of approval as part of its standard plan review and permitting procedures.

In addition, site investigations revealed the presence of serpentinite on the site, and serpentinite may contain asbestos fibers. Grading on the site, including grading and excavation for the wine cave structures, is under County jurisdiction. While a mined cave would fall under the jurisdiction of the State Department of Conservation, this wine cave structure is not mined, it is being constructed with cut-and-cover excavation and grading with permitting authority under the County of Sonoma’s Building Official within the Permit and Resource Management Department.

It is standard practice in Sonoma County to rely upon compliance with BAAQMD’s naturally occurring asbestos program and ARB ATCM (air toxic control measure) 93105 to avoid impacts from naturally occurring asbestos during construction and grading; this compliance has been used by the County and by agencies such as the Regional Water Board to avoid impacts from naturally occurring asbestos.

To ensure emissions of construction-related dust would be less than significant, the following dust control mitigation measure has been incorporated into the project:

Mitigation Measure 3.b. (1) : NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:

“The Permit Holder shall be responsible for controlling dust and debris during all construction phases. Consistent with BAAQMD guidance, the following measures shall be implemented by the permit holder on the project site during the construction period:

a. Water all active construction areas at least twice daily

b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

d. Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

e. Hydro-seed or apply (non-toxic) soil stabilizers to inactive construction areas.

f. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles dirt, sand, etc.

g. Limit traffic speeds on unpaved access roads to 15 mph.

h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

i. Replant vegetation and ground cover in disturbed areas as quickly as possible. The Permit Holder shall be responsible for controlling dust and debris during all construction phases."

Mitigation Monitoring 3.b. (1): If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it's determined by PRMD staff that complaints are warranted, the Permit Holder shall implement greater or additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

Mitigation Measure 3.b. (2) .: NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS:
"The permit holder shall also be responsible for complying with provisions to avoid any impacts of naturally occurring asbestos. Prior to any construction or grading, further sampling of soil shall be conducted to verify whether naturally occurring asbestos is present. If naturally occurring asbestos is encountered, the project applicant shall prepare an asbestos dust mitigation plan that complies with the Airborne Toxic Control Measures required by 17 California Code of Regulations, Section 93105 and the provisions of the BAAQMD. These provisions require, but not limited to, such measures as limiting construction vehicle speeds to 15 miles per hour, wetting the site prior to and during grading, wetting or covering stockpiles, and washing equipment."

Mitigation Monitoring 3.b. (2): If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it's determined by PRMD staff that complaints are warranted, the Permit Holder shall implement greater or additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

c) Result in a cumulatively considerable net increate of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
3.c. Less than Significant with Mitigation Incorporated: (Refer to discussion and mitigation measures in item 3 b. above). The Bay Area is a non-attainment area for ozone and PM10 (fine particulate matter). The project will not have a cumulative effect on ozone because it will not generate traffic which would result in significant new emissions of ozone precursors (hydrocarbons and Nox). (See response to 3(b) above). The project will have no long-term effect on PM10, because all surfaces will be paved or landscaped, and dust generation will be insignificant. However, there could be a significant short-term emission of dust (which would include PM10) during construction. These emissions could be significant at the project level, and would also contribute to a cumulative impact. The impact could be reduced to less than significant by including dust control measures as described in response to item 3(b) above.

Mitigation: Refer to mitigation measure as listed under item 3(b) above

d) Expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
3.d Less than Significant Impact. There are sensitive receptors in the general project vicinity, consisting of single family residences located south of the project site. However, the project will not generate substantial long-term pollutant concentrations, and mitigation has been included above (under item 3.b.) to address any short-term potential impacts related to dust generation during construction and management of grape pomace (under item 3.e below). The vineyard operations and dust generated by the vineyard operations is not subject to CEQA.

Mitigation: Refer to mitigation measure as listed under item 3(b) above

e) Create objectionable odors affecting a substantial number of people?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
3.e. Less than Significant Impact: See discussion above under item 3(d). Construction will be limited to the removal of two on-site residential structures, the construction of a new 23,000 sq. ft. winery building with associated caves, the refurbishing of two hop kiln structures and associated grading and parking and landscaping improvements. Construction equipment may generate odors during project construction. The impact would be limited in duration (construction only) and would be located a considerable distance from land uses that accommodate substantial number of people. The applicant will be required to secure both demolition and grading permits from PRMD, which will contain provisions for dust control as part of the permit issuance.

In addition, wineries seasonally generate odors associated with the crushing and fermenting of fruit. These odors are relatively short-term and mild. Local Air Board’s typically receive complaints about winery odors only when grape residues (pomace) is burned. However, the processing of grapes requires the long-term management of grape residues. The applicant intends to disc the grape pomace back into the soil on all his parcels. To reduce potential odor impacts caused by grape residue to a less-than significant level, the following standard condition has been incorporated into the project as follows:

Mitigation Measure 3.e. If pomace is to be disposed of, it shall be disposed of in a manner that does not create a discharge to surface water, or create nuisance odor conditions, or attract nuisance insects or animals, according to the following priority:

1. Pomace shall be composted and land applied, or land applied and disced into the soil on vineyards or agricultural land owned or controlled by the applicant.

2. Pomace shall be sold, traded or donated to willing soil amendment or composting companies that prepare organic material for use in land application.

3. Pomace shall be transported to any County's composting facility in a fashion that allows the pomace to be used by the County's composting program.

Pomace shall not be disposed of into the County solid waste landfill by direct burial, except where all possibilities to dispose according to priorities 1 through 3 above have been exhausted. In all cases, care shall be taken to prevent contamination of pomace by petroleum products, heavy metals, pesticides or any other material that renders pomace unsuitable for composting with subsequent land application. Land application, placement of pomace into a composting facility or disposal shall occur within two weeks of the end of wine grape crush.

Mitigation Monitoring 3.e. If the Permit and Resource Management Department receives complaints regarding objectionable odors from pomace stockpiling and/or disposal, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

With implementation of the foregoing standard condition, project impacts associated with the creation of objectionable odors would be less than significant.

4. BIOLOGICAL RESOURCES - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment;

4.a. Less than Significant Impact with Mitigation Incorporated: The proposed project includes a new winery and wine caves on the west side of Westside Road, and on the east side of Westside Road will involve the re-purposing/refurbishing of the existing 1949 hop kiln into a tasting room and the refurbishing of the 1949 baling barn into a marketing facility, including the construction of additional parking, driveways and the enlarging of the existing driveways in order to meet fire safe standards. The proposal also includes 24 agricultural promotional events with a range of guests (10 events and 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and participation in industry-wide events totaling two day events with a maximum of 300 guests. There are no weddings planned nor will the facility be rented out to third parties. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, 3.47 (150,942 sq. ft.) are proposed for development.

A Habitat Assessment, dated June 24, 2014, prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting in response to the proposed project. According to the Habitat Assessment, three vegetation community types occur within the project area: Quercus agrifolia woodland alliance or coast-live oak woodland; ruderal non-native grassland; and landscaped areas. The majority of the parcel consists of existing vineyards adjacent to the project area, but they are not part of the proposed project development, nor is a grove of Northern California black walnut trees, which is located in the eastern portion of the property near the Russian River. No development is proposed for the black walnut grove other than the placement of some picnic tables which would not impact the trees or the non-native grassland understory. A pond is located on the west side of the property (west side of Westside Road) and is within the property boundary, but will not be impacted by development. The pond does support some willow, and other riparian vegetation.

The Habitat Assessment evaluated the potential for occurrence of 58 special-status plant species, and 26 special-status wildlife species. Surveys for special status plants were conducted on April 28 and May 12, 2014, which covered the flowering period for all of the special status plants that have potential to occur within the project area based on the presence of potential habitat. Relative to the plant species those species that occur in freshwater marshes and swamps, riparian scrub, broadleaf upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, vernal pools, bogs and fens, coast scrub, meadows and seeps, North Coast coniferous forest, coastal prairie, coastal bluff scrub or plants that occur on serpentine or other substrates not occurring within the project area were considered to not have the potential to occur. Species associated with valley and foothill grassland could potentially occur on the site, but none of these species were observed during surveys in April and May, the appropriate times for special status plant surveys. The property on the east side of the Westside Road was previously a pumpkin patch and a farm store starting in 1990 and then became vineyards. The property on the west side has been a residence with landscaped yard and garden. The grassland communities in the project area are highly disturbed and dominated by weedy, non-native species. The assessment concluded that no special-status plants are likely to occur within the proposed project area and none were observed.

According to the habitat assessment, of the 20 special-status animal species identified as potentially occurring in the project vicinity, including within a 3 mile radius, several additional species were evaluated for their potential to occur within the study area based on review of California Natural Diversity Database, the “Special Animals” lists on the California Department of Fish and Wildlife, and the habitat present of the project site. Appendix C of the Habitat Assessment lists the 26 species evaluated by the biologist. Several species were evaluated for their high potential to occur at the project site, including the California red-legged frog, Western pond turtle, Foothill yellow-legged frog, Nestling Passerines, Nestling Raptors and roosting bats.

Western Pond Turtle

Although no western pond turtle was observed in the reservoir at the time of the 2014 survey, or subsequent surveys in 2015 and 2016, there is suitable aquatic habitat present that may be occupied in the future. The surrounding unplanted areas may be suitable habitat for upland nesting habitat in the future. To protect the western pond turtle and its habitat, buffer zones around the existing reservoir have been incorporated into the project as mitigation measures (refer below).

Surveys for wildlife were also conducted and the exterior surfaces and grounds, the interior surfaces of all buildings on the east side proposed for removal and/or refurbishment were surveyed for signs of past or present use by bats. All interior building spaces were examined, including the attic spaces. The project site was also examined for suitable bird nesting habitat.

The assessment found that several passerine (perching birds) species were observed on site, such as the California towhee and scrub jays, build stick nests in trees and shrubs, while others, such as the white-breasted nuthatch and chestnut backed chickadee, nest in tree cavities. Disturbance during nesting season (February 15 to August 15) may result in potential nest abandonment and mortality of young, which is considered a “take of an individual. However, many of these species observed on site were fledged juveniles from the current year, which means that nesting season had concluded in the project area. However, the assessment outlines the several mitigation measures that should be adhered to in order to avoid impacts to passerines and raptors that may potentially nest in the trees.

Relative to mammals, the assessment found that the renovation of buildings may cause direct mortality of roosting bats that use the structures, if the structures are removed during seasonal periods on inactivity (maternity season or winter), or without first conducting humane bat eviction or partial dismantling under supervision of a qualified bat biologist experienced with bats using man made roosts. All existing structures were investigated for the presence of bats:

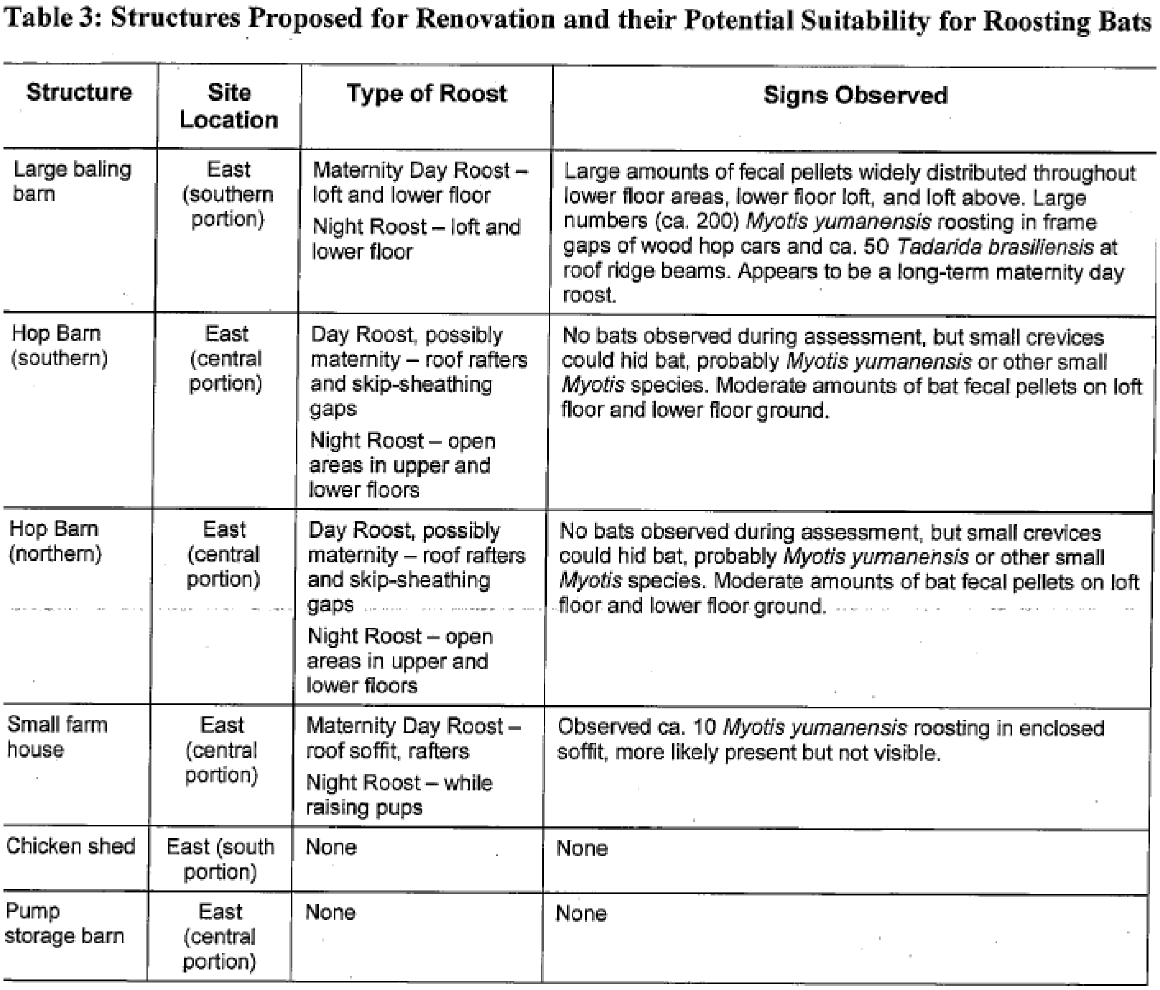


Table 3: Structures Proposed for Renovation and their Potential Suitability for Roosting Bats

Structure	Site Location	Type of Roost	Signs Observed
Large baling barn	East (southern portion)	Maternity Day Roost – loft and lower floor Night Roost – loft and lower floor	Large amounts of fecal pellets widely distributed throughout lower floor areas, lower floor loft, and loft above. Large numbers (ca. 200) *Myotis yumanensis* roosting in frame gaps of wood hop cars and ca. 50 *Tadarida brasiliensis* at roof ridge beams. Appears to be a long-term maternity day roost.
Hop Barn (southern)	East (central portion)	Day Roost, possibly maternity – roof rafters and skip-sheathing gaps Night Roost – open areas in upper and lower floors	No bats observed during assessment, but small crevices could hid bat, probably *Myotis yumanensis* or other small *Myotis* species. Moderate amounts of bat fecal pellets on loft floor and lower floor ground.
Hop Barn (northern)	East (central portion)	Day Roost, possibly maternity – roof rafters and skip-sheathing gaps Night Roost – open areas in upper and lower floors	No bats observed during assessment, but small crevices could hid bat, probably *Myotis yumanensis* or other small *Myotis* species. Moderate amounts of bat fecal pellets on loft floor and lower floor ground.
Small farm house	East (central portion)	Maternity Day Roost – roof soffit, rafters Night Roost – while raising pups	Observed ca. 10 *Myotis yumanensis* roosting in enclosed soffit, more likely present but not visible.
Chicken shed	East (south portion)	None	None
Pump storage barn	East (central portion)	None	None

Mitigation measures are provided to address roosting bats. Adherence to the prescribed mitigation measures for birds and mammals will reduce the impacts to such to less than significant.

On the east side of the property is a grove of Northern California black walnut trees adjacent to the Russian River. The biologist explains that black walnut trees are not truly endemic or native which means they do not qualify as special status. The project proposal explains that outdoor events will be held under the grove on a seasonal basis and picnic tables will be placed in this area. The biologist concludes the proposed uses would not have an adverse impact upon the grove.

The site's base zoning district is (LIA) Land Intensive Agriculture District, where its purpose is to enhance and protect lands best suited for permanent agricultural uses and capable of relatively high production per acre of land; and to implement the provisions of the land intensive agriculture land use category of the General Plan and the policies of the Agricultural Resources Element. The site also contains an (RC) Riparian Corridor Combining Zone, to protect riparian ecological functions; (VOH) Valley Oak Habitat Combing District Combining District, for the purpose of protecting and enhancing valley oaks and valley oak woodlands; and a Floodplain (F1) and (F2) Combing Districts, for the purpose of providing protection from hazards and damage which may result from flood waters. As noted above, drainages were identified on site, but based on the design of the project, these will be avoided.

Mitigation Measure 4.a. 1. NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**:** "To avoid or minimize potential impacts to passerines and raptors that may potentially nest in the trees**,** the following requirements shall be implemented during all stages of project development and construction:

1. Grading or removal of nesting trees should be conducted outside the nesting seasons, which occurs between approximately February 15 and August 15.

2. If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.

3. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance free buffer zone shall be established around the nest trees until the young have fledged, as determined by a qualified biologist.

4. The radius of the required buffer zone can vary depending on species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.

5. To delineate the buffer zones around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.

6. After protective construction fencing is in place around the buffer zones, there will be no restrictions on grading or construction activities outside the prescribed buffer zones."

Mitigation Monitoring 4.a.1: PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

Mitigation Measure 4.a. 2.: NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**:** "To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage of the trees identified on the site, the following requirements shall be implemented during all stages of project development and construction:

1. Potential habitat trees shall be removed only between approximately March 1 or when evening temperatures are above 45° F and rainfall less than ½ " in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficient (September 1 through October 15), or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.

2. Tree removal shall be conducted using a two-stage process over two consecutive days. With this method, small branches and small limbs containing no cavity or crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on day 1, using chainsaws only (no dozers, backhoes, etc.). The following

day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibrations, coupled with physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habitation and re-occupation of the altered tree.

3. Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction.

4. All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50-ft buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

5. If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50-ft. buffer around each habitat tree shall be observed to reduce likelihood of abandonment of the roost and young.

6. In order to minimize potential take of solitary bats, tree removal should begin with small trees and vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual to abandon the site.

Mitigation Monitoring 4.a.2: PRMD staff shall ensure that the above mitigation measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

Mitigation Measure 4.a. 3.: NOTE ON ALL GRADING, BUILDING, AND IMPROVEMENT PLANS**: "**To prevent direct mortality of bats that may roost in structures on the site, the following requirements shall be implemented during all stages of project development and construction:

A. Large Barn: Under direct supervision of a qualified bat biologist, and only during "seasonal periods of bat activity", conduct partial dismantling of portions of the exterior siding and roofing materials to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this, but the upper loft will also require supplemental lights aimed up from the floor directly beneath the hop cars to cause bats to abandon the roost crevices.

   "Seasonal periods of bat activity" are identified as:

   1. Between March 1 (or when heavy rains [greater than ½" in 24 hrs.] cease and/or evening temperatures remain above 45F) and April 15 (after which time females will begin to give birth to pups.

   2. Between September 1 (after all pups are self-sufficient) and approximately October 15 (or before heavy rains [greater than ½" in 24 hrs.] begin and/or evening temperatures fall below 45F)

B. South Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing materials to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

C. North Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into the structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

D. Residence: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity, conduct partial dismantling of portions of exterior siding and roofing materials to increase light and airflow into the structure, causing the bats to abandon the structure of their own volition. All walls and portions of the soffit boards will require some removal of material to accomplish this. Refer to mitigation above to identify the seasonal periods of bat activity.

E. Chicken Shed: No further actions are required to prevent the use by bats or take of roosting bats.

F. Pump/Storage Barn: To reduce the likelihood of this building being used by bats abandoning the larger structures, all doors should be left open during the day and night hours. No further actions are required."

Mitigation Monitoring 4.a.3: PRMD staff shall ensure that the measures are listed on all grading, building and improvement plans, prior to issuance of grading or building permits. Failure by the applicant to comply with the above requirements may result in a revocation or modification of the Use Permit.

Mitigation Measure 4.a.4: To protect the potential presence of the western pond turtle and its habitat, the following terms are recommended:

To protect the potential habitat for the western pond turtle, the following terms are recommended:

a. Establish and maintain a minimum 50-foot wide setback around the reservoir prior to any ground disturbing activities or project construction. Any stockpiling of wine cave spoils on the project site shall also maintain a minimum of 50-foot wide setback around the reservoir. Except for the exclusions stated herein, no activities shall occur within the setback area. Excluded from the setback area required by this term are any features, and access to such features, that are currently in existence and are delineated on the proposed development map. Features are defined as including but not limited to: cropland and planted landscape areas, roads and roadways, bridges, equipment and material storage areas, buildings, structures, fences, wells, pipes, drainage facilities, utility lines and poles, pumps, sumps, and water diversion and storage facilities. Planting and irrigation of riparian vegetation within the setback area is allowed;
b. A qualified biologist shall conduct a pre-construction survey for western pond turtle, in those areas not already paved or graveled. If pond turtle is observed in the proposed construction area, the biologist shall notify CDFW and provide a relocation plan for the individual.
c. In the future, prior to dredging the reservoir, a plan should be created to avoid disturbing the emergent (wetland) vegetation around the reservoir during dredging operations. Approval of

any dredging operations should be obtained from the California Department of Fish and Wildlife; a. Establish and maintain a minimum 50-foot wide setback around the reservoir.

Mitigation Monitoring 4.a.4: Prior to issuance of any grading permit or any ground disturbing activities, the Permit Holder shall be responsible for establishing a 50-foot wide setback from the existing reservoir. Under the guidance of a qualified biologist, Wildlife Exclusion Fencing (WEF) shall be installed at the edge of the 50-foot setback line and shall remain in place throughout the duration of the project and while construction activities are ongoing. Upon project completion the WEF can be completely removed and the areas returned to original condition or better.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<u>**Comment**</u>:
4. b. No Impact: See discussion above in 4(a) and below in item 4(c). The project has been designed to avoid wetlands and riparian habitats and would not require wetland delineations or permits from the Corp of Engineers or the RWQCB. The project does not include the placement of fill into wetlands or water. No impacts are anticipated as a result of the project design in which such habitats are avoided.

Mitigation: None required

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<u>**Comment:**</u>
4 c. No Impact There are two natural drainages on the east side of Westside Road. These drainages do not show up as blue line drainages on the USGS quadrangle and do not occur on the west side of the road or property. One of the drainages is located between the two existing hop kilns and is fed by the road side ditch that runs along the west side of West Side road. The other natural drainage is south of the hop kiln. A drainage ditch runs along the west side of the existing access road just east of the hop kilns and an agricultural ditch runs along the west side of the existing vineyard east of the hop kilns. The agricultural ditch is located east of the proposed overflow parking area, between the proposed parking area and the existing vineyard. The agricultural ditch supports wetland vegetation according to the Habitat Assessment. Wetland

vegetation in the agricultural ditch included meadow barley, water plantain, umbrella sedge and ryegrass.

All of the drainages and ditches within the project area and on the property potentially qualify as waters of the United States as defined by the U.S. Army Corps of Engineers (Corps) and all of these features definitely qualify as waters of the State as defined by the RWQCB. The natural drainages would also likely fall within the jurisdiction of the California Department of Fish and Wildlife (CDFW).

Formal delineation of wetlands and waters of the U.S. and state was not conducted as part of the habitat assessment. However, the assessment concludes that the project has been designed to avoid any impacts to the existing drainages in the project area, therefore a delineation is not required and no permits will be needed from the U.S. Army Corp of Engineers or the Regional Water Quality Control Board (RWQCB) for placement of fill into wetlands or water.

Mitigation: None required

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:

4.d. Less than Significant Impact:
Wildlife movement includes migration, inter-population movement and small travel pathways. While small travel pathways usually facilitate movement for daily home range activities such as foraging or escape from predators, they also provide connection between outlying populations and main the corridor, permitting an increase in gene flow among populations.

Wildlife connectivity of the project site to other open lands in the area can occur through the vineyards and undeveloped lands. There are no barriers to movement between the pond on site and ponds located further west. Westside Road is likely not a barrier to movement based on the rate of traffic after the wineries and tasting rooms have closed their doors. As a result, animals are likely able to move across the road at dusk and night without mortality from traffic.

As noted above, the proposed project involves existing and proposed uses and structures within already developed areas of an agricultural parcel as well as new structures that as designed and would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. As designed, the project will not result in barriers being created for wildlife migration. Wildlife will still be able to move through the open areas and the vineyard and should not result in an impediment for wildlife to move through the property or to access the Russian River, and therefore would result in less than significant impact.

As noted above, Mitigation Measures under Item 1 require that all exterior lighting meet County standards for rural areas and does not allow flood lights that could impede wildlife corridors.

Mitigation: Refer to Mitigation Measures in Item 1 Aesthetics above in this initial study				
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

<u>**Comment**</u>:

4.e. Less than Significant with Mitigation Incorporated: The project site is within the VOH (Valley Oak Habitat) combining zoning district and the project must be consistent with the requirements of the VOH district. In addition, Sonoma County has regulatory authority over large native trees, trees with historical importance, and oak woodland habitat, under the Sonoma County Native Tree Protection and Preservation Ordinance. Three vegetation community types occur within the project site: *Quercus agrifolia* woodland alliance or coast live oak: ruderal non-native grassland and landscaped areas. There are also existing vineyards adjacent to the project area but they are not part of the proposed development. There is also a grove of Northern California black walnut (Juglans hindsii) in the eastern part of the property near the Russian River. No development is proposed for the black walnut grove other than placement of some picnic tables which would not impact the trees or non-native grassland understory. A pond is located on the west side is within the property boundary but will not be impacted or developed. The pond does support some willow (Salix spp.), and other riparian vegetation.

The coast live oak woodland is located on the east side, adjacent to Westside Road, is a remnant stand of oak woodland, from what was probably the native vegetation prior to development of the area. The dominant tree species is coast live oak and includes some valley oak, black oak, California buckeye and California bay laurel. A common understory shrub species in this type is poison oak. Understory herbs includes miner's lettuce and California poppy. Coast live oak woodland occurs in small patches within and adjacent to the property. Other than individual oak trees to be removed within the ruderal non-native grassland type, the remnant oak woodland stands will not be impacted by the project. The ruderal grassland is comprised of a variety on non-native grasses and forbs with no one species being dominant. Within the ruderal grassland are several native tree species including coast live oak, valley oak and cottonwood. Landscapes areas include the landscaped yard around the existing residence and buildings. Plant species associated with this type include garden herbs such as sweet alyssum and garden iris, garden shrubs such as roses along with planted landscape trees such as red oak, Italian alder, honey locust, fig, apple, and various fruit trees as well as native coast redwood. A grove of Northern California black walnut is located outside of the project area adjacent to the Russian River on the east side of the property. However, only those trees which are considered truly endemic or native are given a special status. Although the grove of walnut trees may be significant it is likely that they are not truly endemic or native which means that they do not qualify as special status species. The only plans for this area are to place some picnic tables which would only be used seasonably, and as noted in the Biological Assessment prepared by Wildlife Research Associates, the placement of picnic tables within the grove would not have an adverse impact upon the grove.

The project development will result in the removal of a total of 21 trees as part of the project. This includes 16 native trees: 6 coast live oak trees, 5 valley oaks, 4 cottonwoods and one redwood. The Sonoma County Tree Protection Ordinance General Provisions state:

"Projects shall be designed to minimize the destruction of protected trees. With development permits, a site plan shall be submitted that depicts the location of all protected trees greater than 9 inches (9") and their protected perimeters in areas that will be impacted by the proposed development, such as the building envelopes, access roads, leachfields, etc."

Protected Trees are defined as:

"Protected tree" means Big Leaf Maple, Black Oak, Blue Oak, Coast Live Oak, Interior Live Oak, Madrone, Oracle oak, Oregon Oak, Redwood, Valley Oak, California Bay."

"Protected tree of special significance" means Quercus lobate Valley Oak.

The Tree Protection Ordinance also states:

"The valley oak shall receive special consideration in the design review process to the extent that mature specimens shall be retained to the fullest extent feasible. Valley oaks contribute greatly to Sonoma County's visual character, landscape and they provide important visual relief in urban settings. On existing parcels created without the benefit of an accompanying EIR, design review shall focus on the preservation of valley oaks to the fullest extent feasible. Where such preservation would render a lot unbuildable, partial protection with accompanying appropriate mitigations developed by a certified arborist shall be incorporated into the project design. In such cases where only partial protection can be achieved, full replacement in accordance with the arboreal value chart shall be required."

The project shall comply with the County's Tree Protection Ordinance. Compensation for loss of native trees is provided in the ordinance and is based on arboreal value. The ordinance requires one hundred percent (100%) replacement of trees or the payment of in-lieu fees. The VOH district under Section 26-67-030 of the Zoning Code states that when any person cuts down or removes any large valley oak, or any small valley oaks having a cumulative diameter at breast height greater than sixty inches (60″), on any property within the VOH district, such person shall mitigate the resulting valley oak loss by one of the following measures:

(1) retaining other valley oaks on the subject property,
(2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,
(3) a combination of measures (1) and (2), or
(4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county. Such person shall have the sole discretion to determine which mitigation measure to use to mitigate the valley oak loss.

The requirements for each mitigation measure are specified in the Table under Section 26-67-030 of the Zoning Code. The selected mitigation measure shall be undertaken and completed within one (1) year after the valley oak or valley oaks are cut down or removed in accordance with guidelines established by resolution or ordinance of the Board of Supervisors.

A certified arborist shall provide a final tree survey and inventory. The project shall comply with all provisions of the County's Tree Protection Ordinance so as to avoid impacts and injury to the remaining trees on-site. A report prepared by a certified arborist shall be completed and submitted to PRMD prior to issuance of any grading or building permits, which shall provide for the replacement of those trees to be removed as well as the protection of remaining trees. A final landscape plan shall be based on the findings of the arborist report address the replacement of any native specimens.

Mitigation Measure 4.e 1: A total of 21 trees are proposed for removal as part of the project development, they include: 6 coast live oak trees, 5 valley oaks, 4 cottonwoods and one redwood, all of which are native trees. Prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission and prior to PRMD issuance of any grading or building permit, a certified arborist shall submit a final tree survey and inventory to the Project Planner. The arborist shall provide the replacement value of the trees to be removed and the protection measures during construction activities for the remaining trees. A final landscape plan shall be based on the findings of the arborist report address the replacement of any native specimens.

Mitigation Monitoring 4.e.1: Prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission and prior to issuance of any grading or building permits, the Project Planner shall review the arborist report and shall review the final design plans to ensure that the replacement trees are incorporated into the final landscape plan.

Mitigation Measure 4.e.2: The project site is subject to the VOH district requirements to mitigate for removal of any Valley Oak tree under Section 26-67-030 of the Zoning Code. Any removal of any large valley oak, or any small valley oaks having a cumulative diameter at breast height greater than sixty inches (60″), on any property within the VOH district, the Permit Holder shall mitigate the resulting valley oak loss by one of the following measures:

(1) retaining other valley oaks on the subject property,
(2) planting replacement valley oaks on the subject property or on another site in the county having the geographic, soil, and other conditions necessary to sustain a viable population of valley oaks,
(3) a combination of measures (1) and (2), or
(4) payment of an in-lieu fee, which shall be used exclusively for valley oak planting programs in the county.

The Permit Holder has the sole discretion under the VOH district criteria to determine which mitigation measure to use to mitigate the valley oak loss. The requirements for each mitigation measure are specified in the Table under Section 26-67-030 of the Zoning Code. Prior to occupancy of the winery or tasting room building whichever is first, the mitigation measure shall be implemented.

Mitigation Monitoring 4.e.2: Prior to issuance of any grading or building permits, or prior to final design review before a joint meeting with the Design Review Committee/Sonoma County Landmarks Commission, an appropriate form of mitigation set forth in the Table under Section 26-67-030 of the Zoning Code shall be incorporated into the project and the projects' final landscape plan. Prior to final occupancy on the winery or tasting room buildings whichever is first, the mitigation measure shall be implemented.

Mitigation Measure 4.e.3: NOTE ON GRADING PLANS: "In the areas of project development, construction fencing shall be installed under the drip-line of all trees that will be retained. Construction fencing shall be placed to ensure that no construction equipment, fill, staging or storage will impact the root zone of these oaks. An arborist shall inspect the location of the construction fencing to insure the root zones of the trees to remain are protected."

Mitigation Monitoring 4.e.3: PRMD shall ensure the note has been placed on all grading plans. Also prior to any grading activities the Permit Holder shall submit to the Project Planner evidence through photographs and an arborist letter that construction fencing has been installed prior to issuance of any related grading or building permits for the project.

Mitigation Measure 4.e. 4: Native trees to be removed greater than 6" DBH should be replaced by planting same species Plantings of native oaks on site at a ratio of 5 to 1 should be installed within the project landscape plan. It is recommended that new landscape plantings utilize as many native species as possible (shrubs and trees).

Mitigation Monitoring 4.e.4: PRMD shall require any planting of any replacement native oaks trees is done prior to issuance of final occupancy of the winery or tasting room buildings for the project.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
4.f. No Impact: There are no adopted Habitat Conservation Plans or Natural Community Conservation Plans applicable to the project site.

Mitigation: None required

5. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
5.a. Less than Significant with Mitigation Incorporated: The proposed project includes a new winery and wine caves on the west side of Westside Road, and on the east side of Westside Road will involve the re-purposing/refurbishing of the existing hop kiln into a tasting room and the refurbishing of the hop baling barn into a private tasting room with marketing accommodations on the upper floor. The proposal also includes 22 agricultural promotional events with a range of guests (10 events and 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and participation in industry-wide events totaling two (2) day events with a maximum of 300 guests, totaling 24 annual events. There are no weddings proposed and the winery facility will not be rented out to third parties.

Historical Resource Study and Supplemental Historical Resource Study:

A Historic Resource Study (dated July 2014) and a Supplemental Historic Resource Study (dated March 2015) was prepared for the project by Knapp Architects. Since the project includes the conversion of an old hop kiln building into a public tasting room and a hop bale barn into a private tasting room with a two-guest room marketing accommodation unit on the upper floor, the project was referred to Sonoma County Landmarks Commission. The site is not identified in the current Historic Resources Inventory in use by PRMD, nor is it identified in the expanded list provided in the 2007 Sonoma County Landmarks Commission Five Year Work Plan and New Sonoma County Historic Era Resources Database.

The report evaluated the historical and architectural significance of two agricultural buildings, the Hop Kiln and Baling Barn, and the wood Trestle that connected them. The report finds that the property appears to be eligible for listing in the California Register, and therefore considered historical resources for the purposes of CEQA.

Sonoma County Landmarks Commission and Design Review Committee:

On November 4, 2014, the Landmarks Commission reviewed the project plans and the Historic Resource Study prepared by Knapp Architects, whereas, they accepted the Historic Resource Study, but recommended further review in a joint meeting with the Design Review Committee.

On December 2, 2014, a joint meeting before the Sonoma County Landmarks Commission and the Design Review Committee was held to review the project. The Design Review Committee (DRC) approved the existing height of the Hop Kiln and Bale Barn which exceeds 35 -feet. The DRC also approved maintaining these two structures in their current footprint within the Scenic Corridor setback. The two Committees' review resulted in the following actions:

- Final review of the project (after the Board of Zoning Adjustments decision) to be by the Joint LRC I ORC.
- The Joint LRC I DRC recommend that the HD (Historic Combining District) be added to the property.

The report further evaluated proposed alterations and concludes that the project would conform to the Secretary of the Interior's Standards for Rehabilitation in almost all respects and would not materially impair the characteristics which make it eligible for listing, meaning that under the CEQA Guidelines, the project would have a less than significant impact on historical resources.

On July 7, 2015, at the applicant request, the project returned to the Landmarks Commission requesting that HD zoning not be recommended for the west side of the road, as the buildings on this property have been found to be ineligible for listing on the California Register, and because the addition of the HD to the west side of the road would not add a measurable degree of historical protection for the hops complex on the east side of the road.

At the July 7, 2015, Landmarks Commission meeting, the Commission voted unanimously to recommend addition of the HD Combining Zone and Landmark Designation on APN 110-240-031 in its entirety (east side of Westside Road). They recommended not adding the HD combining zone on APN 110-240-040 (west side of Westside Road. Their decision was based on findings that the historic resources on the east side of Westside Road met the eligibility and integrity criteria for State and Local County designation and the HD Combining Zone. However, the structures on the west side of Westside Road had changed over time to the extent that they no longer retained historic integrity that met eligibility criteria. A mitigation measure will be incorporated into the project to ensure the historical protection is provided by placing the HD combining zoning district on the parcel.

Cultural Resource Evaluation:

A cultural resources evaluation of the property was conducted by William Roop, of Archaeological Resources Service, April 2014. A surface reconnaissance of the project areas located on both the west and eastern sides of the property was performed. The evaluation was focused on the presence of pre-historic era stone tools or discolored soil deposits. The areas of the proposed improvements were examined as well as the accessible faces of exposed boulders for the presence of cupule petroglyphs or bedrock mortar depressions, however, no signs of either were observed. The report further states that in spite of the presence of the historic-era farm house, barn and hop kiln structures with both sides of the parcel, no concentrations of historic era artefactual materials such as solarized glass, broken glass containers, pottery or earthen-ware ceramics and items that would normally be found in a historic farmstead similar to this. The cultural resources evaluation found no indication of the presence of a potentially significant historic or pre-historic era archaeological deposit with the evaluated area. The soils of the site are alluvial, indicating the possibility of buried cultural resources. This potential exists wherever Holocene alluvium or colluviums are present. Examination of rodent burrows and other exposures did not indicate the presence of subsurface deposits, and it is likely that none are present. No potentially significant cultural materials were observed on the site. Modern debris was observed, but none was considered to be culturally significant.

The cultural resources evaluation concluded that since no significant cultural resources were identified on the property, no further recommendations are warranted for pre-historic materials. However, if during earth disturbing activities on the property a concentration of artifacts is encountered, all work should be halted in the vicinity of the find and an archeologist contacted immediately. If human remains are encountered anywhere on the property, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and pre-historic, the Native American Heritage Commission must be contacted by the Coroner so that the “Most Likely Descendant” can be designated and the appropriate procedures followed. The project area consists of alluvial deposits that are less than 10,000 years old. These soils were deposited during the span of human occupation of the Santa Rosa Plain, and thus have a potential to contain archaeological deposits, artifacts, or features, that are not visible on the surface.

Conformance with AB 52

Permit Sonoma referred the project to those Native American tribes who requested such notices pursuant to Assembly Bill 52. A referral was also sent by the County to Tribal contacts to solicit input under AB 52 related to Tribal Cultural Resources. One local tribe responded, the Lytton Rancheria, requesting a mitigation measure be incorporated into the project. The language below under Mitigation Measure 5.a. 3 was found acceptable by the tribe. The following mitigation measures will be incorporated into the project reducing potential impacts to cultural, historical, and tribal cultural resources to a level of less than significant.

Mitigation Measure 5.a.1: Prior to temporary or final occupancy on either the hop kiln or hop bale barn, the applicant shall submit complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 (east side of Westside Road) prior to issuance of any grading or building permit on that parcel. (Adding the HD overlay zone may be processed as a part of the Comprehensive Planning Division’s semi-annual package of zone changes required as conditions of approval.)

Mitigation Monitoring 5.a.1: PRMD shall not allow temporary or final occupancy on either the hop kiln or hop bale barn, the applicant shall submit complete application and current processing fee for Level 1 zone change to add the HD Combining Zone and Landmarks designation on APN 110-240-031 (east side of Westside Road) prior to issuance of any grading or building permit on that parcel.

Mitigation Measure 5.a.2: NOTES ON GRADING, IMPROVEMENT, AND BUILDING PERMIT PLANS:

“The following cultural resource protection measures shall be included in the project:

1. All employees or others on the project site/job site shall be told that no artifacts are to be removed from the area except through authorized procedures. In this usage “artifacts” means any item over fifty (50) years of age. As a general rule artifacts greater than 100 years of age should be considered important unless a specific evaluation determines otherwise.

2. If archaeological or paleontological resources are found, all earthwork in the vicinity of the find shall cease, and PRMD staff shall be notified so that the find can be evaluated by a qualified archaeologist. When contacted, a member of PRMD Project Review staff and project archaeologist shall visit the site to determine the extent of the resource and to develop proper mitigation measures required for the discovery. No further grading in the vicinity of the find shall commence until a mitigation plan is approved and completed subject to the review and approval of the archaeologist and Project Review staff.

3. All employees or others on the job site shall be educated and informed that no artifacts are to be removed from the area except through authorized procedures. It should be made clear to all individuals and companies associated with any project that any artifacts found in the course of work are the property of the Agency. It is not up to the contractor to determine what the agency considers important.

4. Any artifacts that are found on or near the project area are to be turned over to, or brought to the attention of, the inspector, project manager, or the discoverer’s immediate supervisor.

5. Whenever any artifact is found or reported, a tag should be included that indicates the following: (A) the identity of the finder and the date of discovery; (B) the identity of the inspector or other responsible individual to whom the artifact is given; (C) a description of the location where the artifact was found, such as the approximate distance and direction to the nearest measured point, identification of a point on the building plans, or other reliable, accurate method; and (D) a description of the artifact that will allow it to be identified if the tag and artifact are separated.

6. The inspector shall carry a small supply of plastic baggies and 3x5 cards for documentation of artifacts.

7. The artifact, if portable, should be transported to a safe location where it can be kept until it can be inspected by an archaeologist. “

Mitigation Monitoring 5. a. 2: PRMD staff shall ensure that the notes listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. The Permit Holder shall ensure the above protection measures are implemented during ground disturbing activities and project construction. If violations occur, PRMD shall seek voluntary compliance from the Permit Holder and thereafter may initiate an enforcement action and/or Use Permit revocation or modification proceedings, as appropriate. (Ongoing).

Mitigation Measure 5.a. 3: The Permit-Holder shall be responsible to ensure:

a. There shall be a qualified archaeological monitor and/or tribal monitor present during all initial ground- disturbing activities into native soils on the project. The tribal monitor shall be, but not limited to, a representative(s) of the Lytton Rancheria. The qualified archaeological monitor and/or tribal monitor shall have the authority to stop and redirect grading activities to evaluate any tribal cultural resources discovered on the property. Such evaluation shall be done in consultation with the appropriate tribe. However, if the archaeologist and tribal monitor determine, based on their knowledge and experience, that there is no further need for monitoring, the monitoring may cease.

b. All building and/or grading permits shall have the following note printed on plan sheets:

“In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all byproducts of human land use greater than 50 years of age including trash pits older than 50 years of age. When contacted, a member of PRMD project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant’s sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a “Most Likely Descendant” can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed.”

Mitigation Monitoring 5.a. 3: Prior to any ground disturbing or grading activities, the Permit Holder shall be responsible for ensuring a qualified archaeological monitoring and/or tribal monitor is present during all initial ground-disturbing activities into native soils on the project. The PRMD shall not issue any grading or building permit until staff has determined the above note has been placed on the plans. In the event that archaeological resources, tribal cultural resources, or cultural resources are discovered, such as pottery, arrowheads, midden, or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. Failure by the Permit-Holder to comply with these requirements shall be considered a violation of the Use Permit and may result in the modification or revocation proceedings of the said Use Permit.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
5. b. Less than Significant with Mitigation Incorporated: (Refer to discussion and mitigation measures listed in item 5.a. above in this initial study checklist). As noted in item 5(a) above, the project will involve the refurbishing and rebuilding of existing structures on the west side of property as well as the construction of a new winery building and associated wine cave, along with the removal of an existing residence on both the west and east side of the property. As discussed above, a Cultural Resources evaluation has been conducted for the project site, which concluded that no significant cultural resources were identified on the property, but did provide for recommendations should resources be unearthed during construction. Mitigation measures have been included that when implemented will reduce the impact to less than significant.

Mitigation: Refer to mitigations under item 5.a. above.

Mitigation Monitoring: Refer to monitoring under item 5.a. above.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
5.c. Less than Significant with Mitigation Incorporated. (Refer to discussion and mitigation measures listed in item 5.a. above in this initial study checklist). The proposed project will not destroy unique geologic features. However, the project could potentially uncover previously undiscovered paleontological resources during project construction. The following mitigation measure will reduce the impact to less than significant.

Mitigation Measure: Refer to mitigations under item 5.a. above.

Mitigation Monitoring: Refer to monitoring under item 5.a. above.

d) Disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

			X	

Comment:
5.d. Less than Significant Impact: In the event that human remains are unearthed during construction, state law requires that the County Coroner be contacted in accordance with Section 7050.5 of the State Health and Safety Code to investigate the nature and circumstances of the discovery. If the remains were determined to be native American interment, the Coroner will follow the procedure outlined in CEQA Guidelines Section 15065.5(e).

6. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
6.a. No Impact: The project site is not mapped by the California Geological Survey (CGS) under the Alquist-Priolo Act, to be underlain by a “Holocene-active” earthquake fault capable of resulting in surface fault rupture. A Geotechnical Study Report prepared by RGH Consultants, dated January 27, 2014, states the geologists did not observe landforms within the area that would indicate the presence of active faults. The table included in the Geotechnical Study (page 6) lists the closest fault to be the Healdsburg-Rodgers Creek fault approximately 5 ¼ miles to the north-east of the project site. Although new structures are proposed and significant rehabilitation of existing structures will occur it is anticipated that any impacts would be less than significant as earthquake design is taken into account for the occupancy of a structure, including site class, soil classifications and various seismic coefficients, which are used to determine a seismic design category for a project.

Mitigation: None required

ii. Strong seismic ground shaking?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
6.a.ii Less than Significant Impact: All of Sonoma County is subject to seismic shaking that would result from earthquakes along the San Andreas, Healdsburg-Rodgers Creek, and other faults. Predicting seismic events is not possible, nor is providing mitigation that can entirely reduce the potential for injury and damage that can occur during a seismic event. However using accepted geotechnical evaluation techniques and appropriate engineering practices, potential

injury and damage that can be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The design and construction of the tasting facilities, winery and wine cave are subject to load and strength standards of the California Building Code (CBC), which take seismic shaking into account. Project conditions of approval require that building permits be obtained for all construction and that the project meet all standard seismic and soil test/compaction requirements. The project would therefore not expose people to substantial risk or injury from seismic shaking, therefore reducing the impact to less than significant.

Mitigation: None required

iii. Seismic-related ground failure, including liquefaction?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
6.a.iii Less than Significant Impact. The project site is located within an area subject to liquefaction hazards as shown on the Sonoma County Relative Hazard from Seismic Shaking map. Strong ground shaking during an earthquake can result in ground failure and/or settlement such as that associated with soil liquefaction, and can also cause deformation of slopes, particularly fill slopes. Therefore the property has the potential to experience liquefaction and settlement during a seismic event. However, all structures will be required to meet building permit requirements, including seismic safety standards and soil test/compaction requirements. Based on standard permitting requirements, the project will have no significant risk of loss, injury or death from seismic ground failure or liquefaction. Also see discussion above in item 6.a.ii above.

Mitigation: None required

iv. Landslides?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
6.a.iv No Impact The project site is not located in a landslide prone area as shown on Geology for Planning in Sonoma County Special Report 120 Slope Stability, or the General Plan Safety Element Hazard Maps. This was confirmed in the Geotechnical Study Report prepared by RGH Consultants, dated January 27, 2014. The Geotechnical Study explains that a recent geologic map (Delattre 2011) which is used to depict large-scale landslides, does not indicate active landslides at the project site. The geologists of RGH Consultants also state they did not observe activate landslides at the project site. Therefore, the threat of landslide occurrence is low and no impacts would occur.

Mitigation: None required

b) Result in substantial soil erosion or	Potentially	Less than	Less than	No

the loss of topsoil?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	impact
			X	

Comment:
6.b. Less than Significant Impact: The project includes grading, cuts and fills which require the issuance of a grading permit under the authority of the County of Sonoma Permit and Resource Management Department. Construction activities will include on-site grading for the winery building and related facilities and surrounding landscaping, and excavation and construction of the wine cave using the cut-and-cover method (excavating that portion of the site, constructing the wine cave structure, and then covering the cave structure). No excavated materials will be removed from the site. As the excavation for the cut-and-cover operation is completed, and as the winery building site is graded, it is expected that excavated soil will be placed in two temporary stockpiles totaling about 7224 and 8619 cubic yards, and approximately 20 feet tall. The temporary stockpiles will be located outside of the required buffers for the scenic corridor and for the pond. The excavated soils will then be moved to their final locations (which may include landscaping on the site of the temporary stockpiles) and used to fill in and cover around the constructed cave structure, as fill under the winery, and for landscaping.

Unregulated grading during construction has the potential to increase soil erosion from a site which could have adverse downstream flooding impacts and further erosion impacts, and which could adversely impact downstream water quality. See discussion and mitigation measures under Hydrology and Water Quality, Items 9(c) of this checklist.

Mitigation: None required

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
6.c. Less than Significant Impact: The risk of impact to the project from the effects of lateral spreading, subsidence, liquefaction or collapse is considered to be less than significant with implementation of the conditions of approval requiring that all structures and grading be subject to grading and building permits as discussed above in item 6(a).

On January 17, 2014, a Tunnel Data and Feasibility Report for the project site's proposed wine cave was prepared by Condor Earth Technologies and provided to PRMD on October 1, 2018 (see Attachments to this initial study checklist). The 2014 Condor report provides subsurface data and preliminary geotechnical engineering conclusions and recommendations for the design and construction of the wine caves (tunnels) for the Ramey Winery.

A Condor staff geologist visually logged the earth materials encountered during drilling and directed the sampling of soil and rock. Five test pits were excavated on November 5, 2013 to depths of about 3 to feet. Figure 2 of the Condor report shows the approximate borings and test pit locations. Borings and test pit logs with the descriptions and classifications of rock properties

are attached in Appendix A. Appendix B contains the photographs of the core.
The Condor report explains they investigated subsurface conditions on the project site on by drilling four borings to depths of 20, 33, 43, and 20 feet, referred to a B-1, B-2, B-3, and B-4 respectively. A track mounted CME-55 drill rig and both auger and core drilling techniques were used.

According to the Condor report, the subsurface data indicates the ground surface at the project site is underlain by the following from top to bottom:

- Natural soil to depths of about 7 feet
- Up to about 7 feet of old alluvium
- Up to about 7 feet of completely weathered shale
- Serpentine extending to the maximum depth drilled of about 43 feet

Condor's initial sampling indicates that serpentine soils are present and may be within the area to be excavated for the caves. If found during wine cave excavation, it will be subject to strict controls in compliance with State Air Resources Board regulations, discussed under Air Quality, Section 3, above in this initial study.

Condor's report concludes, based on their review of the subsurface data and engineering evaluation, that the construction of the proposed wine cave at the project site is feasible, but that for much of the site, caves constructed using cut and cover methods are more suitable than tunnels. The applicant intends to use the cut and cover method for the entirety of the cave excavation.

Condor further explains in a letter dated November 2, 2018, that the proposed wine cave construction will require engineering, including, but not limited to civil, grading, geotechnical, structural, mechanical, and electrical, and will be designed by a California- licensed engineers and the construction will be done by California-licensed contractors. Licensing requirements for "tunneling" will not apply to this project based on the proposed wine cave construction-type.

Site Seismicity

The site is located in a seismically active area of California in an area of regional faulting. In the Condor report, Figure 5, Regional Fault Map shows the nearest active fault (Rodgers Creek Fault) is approximately 5.5 miles from the project site. The project site is also approximately 3.5 miles away from a potentially active fault, special study zone according to the Healdsburg Quadrangle map from the website of the State of California Department of Conservation. Condor concludes the risk of surface rupture from faulting is considered low because the project site is not located near any active faults. With the requirement for engineered grading and building permit plans to construct the winery building and wine cave to meet the California Building Code standards and Fire Code standards, the potential impacts of the project resulting in unstable soils is less than significant.

Mitigation: None required

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
6.d. Less than Significant Impact: See discussion above under Item 6(a) iii and 6(c), which will require the issuance of building permits and a review of seismic and soil test/compaction requirements.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Comment:
6.e. Less than Significant Impact: The project site is not in an area served by public sewer. There is no evidence that the soils are incapable of supporting the disposal of waste water. The North Coast Regional Water Quality Control Board (NCRWQCB) must review and approve the required waste water system report. The domestic wastewater will be disposed of via on-site septic systems. The winery wastewater will be pre-screened at collection points in the facility and directed to an aerobic treatment unit (manufacturer to be determined). The treatment unit will reduce waste strength and suspended solids to levels approved by the State Water Quality Control Board for surface irrigation. The treated wastewater will be directed to storage until discharged to irrigation. Treated wastewater will be pumped to a point of connection to the vineyard irrigation system. The process system will be subject to a Waste Discharge Permit issued by the State Water Quality Control Board, North Coast Region. Prior to building permit issuance and vesting the Use Permit, the applicant shall obtain a permit for the sewage disposal system. The system may require design by a Registered Civil Engineer or Registered Environmental Health Specialist and both soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area.

This project is approved for agricultural promotional events and shall provide septic system capacity in accordance with PRMD Policy 9-2-31 (available on PRMD’s website under Policy and Procedures). The project septic system shall be designed to accommodate 100 % percent of the wastewater flow from an event with 60 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system, including the 15 employees listed in the traffic study. Additionally, prior to issuance to building permits, the applicant will be required to obtain a permit for the sewage disposal system. The system may require to be designed by Registered Civil Engineer or Registered Environmental Health Specialist and both soil analysis, percolation and wet weather testing may be required. Application for wastewater discharge requirements shall be filed by the applicant with the North Coast Regional Water Quality Control Board. Documentation of acceptance of a complete application with no initial objections or concerns by the Regional Water Quality Control Board shall be submitted to the Project Review Health Specialist prior to building, grading for ponds or septic permit issuance (if the Regional Water Board Water Resource Engineer or Environmental Specialist have objections or concerns then the applicant shall obtain Waste Discharge Requirements prior to building permit issuance).

A copy of the Waste Discharge Permit shall be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit. Prior to issuance of any related Building permits, the on- site septic systems and winery wastewater systems shall be approved under a permit with the Well and Septic Section of PRMD and These reviews as a condition of building permit issuance shall serve to address potential impacts associated with the on-site soils and sewage disposal to less than significant.

Mitigation: None required

7. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:

7.a. Less than Significant Impact: The proposed project includes the production of 60,000 cases of wine within a two-story winery building, 32,210 square feet in size. The project would include a tasting room, retail sales, and an area designated for trade related industry events. The project application includes provisions for a total of 24 agricultural industry events per year. These include 10 events with 30 people in attendance, five 60-person catered events, participation in five 120-person industry wide events, and four 300-person outdoor events.

The primary source of GHG emissions associated with the project would be from traffic generated by the proposed project. Other sources would include direct emissions from natural gas usage and indirect emissions from electricity usage. Winemaking, occurring on-site, generates emissions of CO2 through the fermentation process that are considered biogenic emissions.

The proposed project is located in northern Sonoma County, which is in the Coast Air Basin. The Northern Sonoma County Air Pollution Control District has not established a climate protection program. The Northern Sonoma County Air Pollution Control District has jurisdiction over air quality in this area but uses the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines to evaluate GHG emissions.

On October 28, 2013, a GHG Emissions Analysis and a Revised GHG Analysis was prepared for the project by Illingworth & Rodkin, Inc. The California Emissions Estimator Model, Version 2013.2.2 (CalEEMod) was used to predict operational period emissions. Unless otherwise noted below, the model defaults for Sonoma County were used. The Year 2015 was used for modeling, as this assumed to be the first full year after construction that the project could be operational. However, the project was not deemed by PRMD to be complete for processing until 2017 and annual emissions occurring after 2015 would be lower as vehicle and electricity production emission rates are anticipated to continually decrease. Relative to traffic, the CalEEMod model uses mobile emission factors from the California Air Resources Board’s EMFAC2011 model. Forecasted project trip generation estimates provided by the traffic consultants, W-Trans, were applied. The default trip lengths and traffic mix for Sonoma County in CalEEMod were also used. Mobile emissions from planned county-wide industry events were calculated in a separate model run and were based on a reasonable worst-case scenario involving twenty-four 300-person events annually. Each event was calculated to generate 2,006 pounds of CO2e per day, or 48,114 pounds (22 metric tons) annually.

Relative to electricity, natural gas, water usage and solid waste production, default rates for energy consumption were assumed in the model. Emissions rates associated with electricity consumption were adjusted to account for Pacific Gas & electric utility's (PG&E) projected 2015 CO2 intensity rate. This 2015 rate is based, in part, on the requirement of renewable energy portfolio standard of 33 percent by the year 2020. CalEEMod uses a default rate of 641.35 pounds of CO2 per megawatt of electricity produced. The derived 2015 rate for PG&E was estimated at 391.16 pounds of CO2 per megawatt of electricity delivered and is based on the California Public Utilities Commission (CPUC) GHG Calculator.

The GHG analysis explains that relative to wine fermentation, the CalEEMod model does not account for CO2 emissions from wine fermentation. CO2 is released during the fermentation process. The International Wine Carbon Calculator (IWCC version 1.3) is an Excel spreadsheet that provides GHG emission estimates from various winery operations. This program was utilized to generally estimate CO2 emissions from fermentation, since specific details of the wine making were not known.

Assuming about 1,110 tons of grapes would be used to produce 60,000 cases of wine, CO2 emissions would be about 125 metric tons per year. These emissions are offset by the carbon sequestration resulting from the growing of the grapes; however, the offset was not computed for this evaluation.

Annual Operational GHG Emissions in Metric Tons of CO2e

Source	**Methodology**	**Emissions**
Mobile	Includes daily traffic generation including truck traffic	181
Mobile	24 Annual Events	22
Area	Includes landscaping from CalEEMod default	<1
Electricity	Based on CalEEMod default adjusted to PG&E emission rates published by CPUC	56
Natural Gas	Based on CalEEMod default	52
Water	Based on CalEEMod default	18
Solid waste	Based on CalEEMod default	20
Wine fermentation	Based on IWCC v1.3 estimate for 60,000 cases	125
Total		**475**

As shown in the table above, the proposed project would have total direct and indirect emissions that are below the GHG operational threshold (1,100 metric tons of CO2e per year) recommended by BAAQMD for new projects. Therefore, the project's GHG emissions would not significantly contribute to a cumulative impact on global climate change.

Global temperatures are affected by naturally occurring and anthropogenic-generated (generated by humankind) atmospheric gases, such as water vapor, carbon dioxide, methane, and nitrous oxide. Gases that trap heat in the atmosphere are called greenhouse gases (GHG). Solar radiation enters the earth's atmosphere from space, and a portion of the radiation is absorbed at the surface. The earth emits this radiation back toward space as infrared radiation. Greenhouse gases, which are mostly transparent to incoming solar radiation, are effective in absorbing infrared radiation and redirecting some of this back to the earth's surface. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This is known as the greenhouse effect. The greenhouse effect helps maintain a habitable climate. Emissions of GHGs from human activities, such as electricity production, motor vehicle use and agriculture, are elevating the concentration of GHGs in the atmosphere, and are reported to have led to a trend of natural warming of the earth's natural climate, known as global warming or global climate change. The term "global climate change" is often used interchangeably with the term “global warming,” but “global climate change” is preferred because it implies that there are other consequences to the global climate change include the following gases:

- Carbon dioxide (CO2);
- Nitrous oxide (N2O);
- Methane (CH4);
- Chlorofluorocarbons (CFCs);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs)

State of California is addressing the issue of GHG through legislation, policy guidance, and outreach programs. California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S-3-05, the following GHG emission reduction targets for California: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels. The California Climate Action Team’s (CAT) Report to the Governor contains recommendations and strategies to help ensure the targets in Executive Order S-3-05 are met.

The project is also subject to the County’s building ordinance and energy efficiency ordinance, which requires new construction, including the project, to comply with the California Green Building Standards (CalGreen). In addition, the County implements General Plan Open Space and Resource Conservation Element Objective OSRC-14.4, which states “reduce GHG emissions by 25 percent below 1990 levels by 2015.”

The County is currently in the process of adopting a Climate Action Plan in conjunction with the other local agencies in Sonoma County that will meet the tiering and streamlining requirements of CEQA Guideline 15183.5.

The project would have a less than significant impact on GHG emissions because the project would generate an insignificant amount of GHG emissions as shown in the table and discussion above. Nonetheless, the proposed winery building must continue with being built in compliance with the California Green Building (CALGreen) Standards Code and include voluntary requirements which include exceeding Title 24 energy efficiency requirements. These include, but not limited to,

- Designated parking for fuel efficient vehicles (min. of 10 % of parking)
- Cool roofs that meet thermal emittance and solar reflectance standards
- A 30 percent reduction in indoor potable water use
- Outdoor potable water use not to exceed 60 percent of acceptable rates
- Recycled content of 10 percent of materials used
- Construction waste reduction of 65 percent, and
- Thermal insulation that meets low emitting materials standards.

The project development must meet the CALGreen Tier 1 standards using technologies that include, but not limited to, passive solar design, natural lighting and ventilation, hydrozone irrigation techniques, low flush toilets, disc grape pomace back into the on-site vineyard, and permeable hardscapes. All things considered, the proposed project is well below the thresholds established statewide and considered a less than significant impact.

Mitigation: None required

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
7.b. Less than Significant Impact: (Refer to discussion in item 7.a. above in this initial study checklist). The project does not propose any type of use or structure that would conflict with the County's adopted CalGreen building requirements. As shown in the table above in item 7a, the proposed project would have total direct and indirect emissions that are below the GHG operational threshold (1,100 metric tons of CO2e per year) recommended by BAAQMD for new projects. Therefore, the project's GHG emissions would not significantly contribute to a cumulative impact on global climate change. The County's Cal-Green requirements will help to ensure the project will implement GHG reduction measures reducing potential impacts to a level of less than significant.

Mitigation: None required

8. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
8.a. Less than Significant Impact: The project consists of a winery with tasting rooms and event activities and is not a land use that produces or generates hazardous materials. The processing and fermentation of the grapes into wine includes the use and maintenance of machinery and equipment that require the transport, use, and disposal of hazardous materials (e.g., oils, diesel, solvents, lubricants, etc.). The vineyard operation requires the use and storage of pesticides and herbicides on the project site. The Sonoma County Agricultural Commissioner's Office regulates the storage and use of herbicides and pesticides by requiring the annual issuance of a Pesticide I.D. and classes be taken by persons applying such hazardous materials for agricultural uses such as vineyard operations. The County Fire and Emergency Services Department regulates storage and use of flammable materials associated with wineries. The County Environmental Health Specialist requires that the project applicant submit copies of updated permits. These regulatory agencies apply conditions to building permits that ensure the storage and use of any hazardous waste associated with the winery would not create a hazard.

Prior to initiation of the use permit, the winery and tasting rooms must comply with Code requirements already in place that will ensure the storage and use of any hazardous materials associated with the winery would not create a hazard to the public or the environment. Further, the County Fire Department requires the establishment of a Hazardous Materials Business Plan that specifies the use of use, storage, quantities, transportation, disposal and upset conditions for hazardous materials in accordance with County and state regulations. Therefore, with the standard permitting requirements under the local Building and Fire Codes, and the Hazardous Materials Business Plan required for the winery operations, the project would have a less than significant level of with regard to the use or storage of hazardous materials.

Mitigation: None required

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
8.b. Less than Significant Impact. (Refer to discussion in item 8.a. above in this initial study checklist). The project would not generate or produce hazardous materials. Hazardous materials (diesel fuels, solvents, oils, etc.) are contained in products used on site for use and maintenance of equipment and machinery. The vineyard operation is not part of this review, but use of pesticides and herbicides are regulated by the Sonoma County Agricultural Commissioner's Office. The project would have a less-than-significant impact involving release of hazardous materials into the environment.

Mitigation: None required

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
8.c. Less than Significant Impact. (Refer to discussion in items 8.a. and 8.b. above in this initial study checklist). The project is not located within one-quarter mile of a school, nor would the proposed winery include emission of hazardous materials or substances. See item 7.a, above, regarding regulation of hazardous materials at the planned winery.

Mitigation: None required

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<u>Comment</u>:
8.d. Less than Significant Impact. The project site was not identified on, or in the vicinity of, any parcels on lists compiled by the California Environmental Protection Agency, Regional Water Quality Control Board, California Department of Toxic Substances Control, and the California Integrated Waste management Board, and no impacts would occur.

Mitigation: None required

For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

<u>Comment</u>:
8.e. Less than Significant Impact: The site is not within an airport land use plan as designated by Sonoma County. The project site (proposed 60,0000 case production winery, wine caves, tasting room, 24 agricultural industry events) is located 2.25 miles immediately northwest of the Sonoma County Airport/Charles Shultz Airport, runway number 2. The proposed project has been reviewed with respect to airport compatibility criteria in the County's March 14, 2016 Revised Comprehensive Airport Land Use Plan as well as the proposed amended criteria. Based on the initial review, the proposal was found consistent with the CALUP criteria. The subject property is outside of the Approach Protection Plan Area as depicted in Figure AT-10 of the General Plan. No safety hazard to people residing or working within two miles as the nearest airport is 2.25 miles to the southeast and therefore no impacts are anticipated as a result of the proposed project.

Mitigation: None required

f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

<u>Comment</u>:
8.f. No Impact: There are no known private airstrips within the vicinity of the proposed project. However, the project is located 2.25 mile northwest of the Sonoma County/Charles Shultz Airport. As discussed above under Item 8e, the proposed project has been reviewed with respect to airport compatibility criteria in the County's 2016 Revised Comprehensive Airport Land Use Plan as well as the proposed amended criteria. Therefore, the project would have no impact.

Mitigation: None required

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

			X	

Comment:
8.g Less than Significant Impact: The project would not impair implementation of, or physically interfere with the County's adopted emergency operations plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns significantly, and would have no effect outside the area. In addition, the project was reviewed by the Office of Fire and Emergency Services who placed one of several conditions on the project as follows:

The Applicant shall provide a written "Fire Safety and Evacuation Plan" (as required by Section 403 and 404 of the California Fire Code) to Sonoma County Fire for approval. This includes but not limited to medial trained staff, fire watch, crowd managers. This plan shall be re-evaluated at any time when requested in writing by the fire code official.

a. This shall be also provided for the special events larger than 100 persons.

Mitigation: None required

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
8.h Less than Significant Impact: The project proposal statement includes water storage on-site as part of a project fire protection system. The project was reviewed by Fire officials and conditions for the project was provided to the Project Planner. Additionally, the County Fire Marshal's Fire Safe Standards require that new structures be installed with fire sprinklers with the intent to contain or prevent fires from spreading from structures to wildlands fires. Fire service features for buildings, structures and premises are required to comply with the Sonoma County Fire Safe Standards and the California Fire Code as adopted and amended by Sonoma County Code; including but not limited to: emergency access; road naming and address numbers; emergency water supply; and defensible space. Compliance with this Fire Safe Standards will ensure that the exposure of people and property to fire hazards would be reduced to a degree that the risk of injury or damage is less than significant.

Mitigation: None required

9. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

			X	

Comment:

9.a Less Than Significant Impact: The proposed project is located on Westside Road, west of Highway 101 southwest of Healdsburg. Summary of the project proposal is construction of a new winery building, wine caves, two new driveway entrances, tasting room improvements to existing buildings, addition of parking areas, new on-site industrial wastewater disposal system and new on-site domestic septic systems. The project site is in a rural area not served by public sewer or water. The existing project site contains slopes ranging from 5-15 percent. There are several existing buildings, an existing pond, existing gravel driveways, and existing septic systems serving the residential uses. The existing septic systems (septic tank and leachfields) will be abandoned under permit with PRMD.

A Preliminary Storm Water Mitigation Plan (Plan), December 20, 2013 was prepared by Adobe Associates, Inc. for the proposed project. The report identified sources and pollutants of concern which include landscape and planting areas which could result in sediment, nutrients, pesticides, pathogens, trash and debris. Parking lots and driveways could result sediments, metals, total petroleum hydrocarbons and trash. The report addresses Source Controls and states that runoff from on-site driveway, parking lot and roofs will be directed to the on-site vegetated buffer areas to allow for treatment. These BMPs have been designed to meet Sonoma County Low Impact Development (LID) Manual requirements.

The Plan explains that as designed, drainage from winery parking area will be directed toward a drop inlet in the center island area that will outfall upslope of the existing pond. Runoff in the area of the turnout and driveway entrance will be directed toward an existing roadside swale along Westside Road. Runoff in the area of the tasting room improvements will be allowed to sheet flow through existing vegetation toward the eastern property line which borders the Russian River. All of the project development will be over 800-feet from the Russian River. According to the Plan, there will be a slight increase in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff in the area of the winery improvements will be captured in the existing pond. The existing pond will have adequate capacity to capture increase. Water treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will be able to infiltrate into the existing vegetation prior to exiting the property. The BMPs to be incorporated into the proposed project, including the vegetated buffer areas will provide the necessary treatment to meet the County’s LID requirements.

The report concluded that runoff from the impervious roof and hardscape areas will be directed towards the proposed vegetated buffer areas. There will be no retention required as there is no increase from pre-construction to post-construction conditions.

To address storm water and related runoff concerns associated with the proposal, the Preliminary Storm Water Mitigation Plan provides for BMP Maintenance and Monitoring to be performed by the property owner. The property owner must prepare a maintenance plan, the implementation of which will keep the proposed source and treatment controls operating as originally designed and approved. At minimum, the maintenance plan shall include: the scope and frequency for inspection and scheduled maintenance, provisions for unscheduled maintenance, estimated design life including replacement. Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance activities that were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request to the County of Sonoma. Conditions of approval require that the County, the Regional Water Board, and Marin/Sonoma Mosquito &

Vector Control District be given permission to access the property as needed for inspection and remediation. If remediation of problems is required because maintenance is inadequate, County staff may enter the property and take necessary steps to restore the BMPs to good working order. The property owner shall be responsible for reimbursing the County for expenditures associated with restoring the BMPs to good working order.

The BMPs to be incorporated into the proposed project, including the vegetated buffer areas will provide the necessary treatment to meet the County's LID requirements, which as designed would reduce the potential impacts on water quality to a level of less than significant.

The industrial wastewater from the proposed winery's (ag processing) will be collected, aerated and stored in a series of treatment tanks to be disposed of via an irrigation system to serve the on-site vineyard. Domestic sewage disposal from the tasting rooms, marketing accommodations, guest and employee restrooms will be disposed of via on-site septic systems adjacent to the tasting rooms buildings on the east side and near the existing farmhouse on the west side. Both the winery wastewater system and the domestic systems will be designed by Adobe& Associates, a local engineering firm. The existing property consists of flat gentle sloping terrain with slopes ranging between 5-15 percent. The soil classification of the project site is "Yolo Loam" which is commonly found in the Russian River and Dry Creek Valleys and described as sandy loam, gravelly loam, silt loam, and clay loam surface layers in some areas. Based on the existing residential development on the project site and in the vicinity, Yolo Loam is suitable for domestic and industrial wastewater disposal systems. The Russian River forms the eastern boundary to the property. Both the winery wastewater system and domestic septic systems will be over 800 feet from the Russian River. There are several existing buildings on site, an existing pond, existing gravel driveways, and other improvements on site. The existing septic system is to be abandoned under a separate permit. A new septic system under a separate permit is proposed to accommodate the proposed development. Structures located within the proposed leach field are to be removed/demolished.

The Division of Environmental Health has reviewed the proposal and has recommended that prior to building permit issuance and vesting of the use permit, the applicant shall obtain a permit for the sewage disposal system. The system must be designed by a Registered Civil Engineer or Registered Environmental Health Specialist. Soils analysis, percolation and wet weather testing may be required. Wet weather groundwater testing may also be required. The sewage system shall meet peak flow discharge of the wastewater from all sources granted in the use permit and any additional sources from the parcel plumbed to the disposal system, and shall include the required reserve area. This is typically addressed as part of the building permit issuance process. The applicant has also noted that chemical toilets (portable toilets) will be utilized in addition for special events so as to minimize impacts to the on-site septic system. Additionally, all construction of buildings and wastewater systems require permits from PRMD which include erosion control and established standards to insure that no water quality standards/waste discharge requirements are violated.

Grading and septic permits shall be submitted to PRMD and are required to meet all applicable standards and provisions of the Sonoma County Code and all other applicable laws and regulations. The applicant shall show how the project will deploy construction site controls to prevent on- or off-site erosion or siltation. Also refer to discussion in items 9(c) through 9(e) of this checklist. The required measures will reduce potential water quality impacts to a level of less significant.

Mitigation: None required

b) Substantially	Potentially	Less than	Less than	No impact

deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	
			X	

Comment:

9.b Less Than Significant Impact: On December 30, 2015, a Project Water Use Analysis was prepared for the proposed project by Adobe Engineering, which concluded that the water demand for the proposed winery project would be estimated to be 16.7 acre feet per year. The winery wastewater will be recycled for irrigation purposes so the annual demand on the water wells would be 4,581,272 gallons or 14.06 acre feet per year.

Water Use Analysis:

Specifically, the proposed winery includes an annual production facility for 60,000 cases of wine, tasting rooms, marketing accommodations, 22 agricultural promotional events, and two industry wide events. The total ***annual*** water demand for the proposed project is estimated to be 5,445,272 gallons or 16.7 acre feet. The winery wastewater will be recycled for irrigation purposes so the ***annual*** demand on the water wells would be reduced to 4,581,272 gallons or 14.06 acre feet. The report provided a breakdown of water usage for the project using PRMD's Subsurface Waste Disposal System Design Criteria

Winery Production
Annual Water Use:
60,000 case production x 2.4 gallons per case x 6 gal water use/gal wine = 864,000 gallons

Peak Daily use During Crush:
60,000 x 2.4 x 1.5/60 day crush period = 3,600 gallons

Domestic Water:
Employees:
15 full time employees x 15 gal/day = 225 gal per day x 250 days/year = 56,250 gallons
3 part time employees x 15 gal/day = 45 gal per day x 150 days/year = 6,750 gallons
6 seasonal employees x 15 gal/day = 90 gal per day x 40 days/year = 3,600 gallons

Tasting Room Visitors:
75 peak, 25 average: 25 x 2.5 gallons x 365 = 22,813 gallons

Event Visitors:

Industry Wide 2 days x 300 visitors x 2.4 gallons =	1,500 gallons
2 events of 300 visitors x 2.5 gallons =	1,500 gallons
5 events of 120 visitors x 2.5 gallons =	1,500 gallons
5 events of 60 visitors x 5 gallons =	1,500 gallons
10 winemaker lunch or dinner of 30 visitors x 10 (incl. kitchen) =	3,000 gallons

Marketing Accommodations

2 rooms x 120 gal/room x 24 days per year =	5,760 gallons
Total Domestic Demand:	***104,083 gallons***

Geologic Report:

On January 5, 2017, a Geologic Report (Report) was prepared for the project by EBA Engineering. The Report explains the property is currently equipped with five water supply wells located along the eastern margin of the property (see Figure 2). These wells are identified herein as Wells #1 through #5 and are used to provide water for the on-site operations, and to two neighboring property owners to the west. Further details regarding the existing and proposed water use for the respective wells are provided as follows:

Well #1: Used solely for the proposed on-site development, including the winery and tasting room.
Well #2: Currently used to supply water to a single family dwelling located on a neighboring property to the west (APN 110-240-039). The water is provided under an Easement Grant Deed. This use will not change as part of the proposed project.
Well #3: Currently used to supply water for irrigation and frost protection for the on-site vineyards. Water from this well will also be used for landscape irrigation related to the proposed on-site development.
Well #4: Currently used to supply water to the various structures and garden on the western portion of property. This use will not change as part of the proposed project.
Well #5: Currently used to supply water for vineyard irrigation on a neighboring property to the west (APN 110-240-024). Similar to Well #2, the water is provided under an Easement Grant Deed. This use will not change as part of the proposed project.

Wells #2 through #5 were installed between 1988 and 1990, whereas Well #1 was installed in 2013. These wells range in depth from approximately 60 to 110 feet below ground surface (BGS).

Wells #1 and #3 will service the proposed development. Well #1 was installed in August 2013 and was constructed with a 50-foot sanitary seal, thereby making it suitable as a public water supply source for the proposed winery and domestic uses associated with the various facility operations. As a means of confirming its suitability for the proposed improvements, an 8-hour well capacity test was performed on January 16, 2014 by Petersen Drilling & Pump, Inc. that demonstrated a sustainable yield of 45 gallons per minute (GPM) with a resulting drawdown of 1.5 feet. Full recovery following the cessation of pumping was achieved within one hour. A copy of the test pump and recovery log documenting the test results is enclosed in Appendix B to the EBA Engineering report. Well #3 will be used for landscape irrigation. For Well # 3, pumping test data is not available, but, it has a reported yield of approximately 300 GPM.

A geologic map presented in Bulletin 118-4 (California Department of Water Resources [CDWR], 1983) indicates that the central and eastern portions of the project site area are underlain by Holocene alluvium (Qal) associated with the Russian River depositional system. The alluvium beneath and adjoining the Russian River are comprised of unconsolidated, coarse-grained gravel and sand deposits that can be highly permeable with reported yields in excess of 1,000 GPM. As you move away from the river, the alluvium contains less coarse-grained material and more silt and poorly sorted sands and gravel with lower permeability characteristics. Quaternary terrace deposits (Qt) are present along the western margin of the property that consist of cross-bedded deposits of sand and gravel originally formed as alluvial fan or stream channel deposits. Finally, the terrace deposits are bound to the west by rocks identified as the Jura-Cretaceous Franciscan Complex (KJ), which consist of sandstone, shale, greenstone, chert and serpentine. The Franciscan Complex underlies both the terrace deposits and alluvium in the area and typically exhibits very low yield characteristic (refer to Figure 3(Appendix A) for a geologic map).

The most prominent surface water feature in proximity of the project site is the Russian River, which borders the entire eastern boundary of the property. The Russian River is a managed water system as governed by State Water Resources Control Board (SWRCB) Decision 1610 (SWRCB, 1986) that receives regulated surface water discharges from Lake Mendocino and Lake Sonoma (via Dry Creek). Surface water flow in the Russian River is perennial in nature. As shown on Figure 2 (Appendix A), Wells #1 through #3 range from approximately 250 to 340 feet from the edge of the primary river channel, whereas the separation from Wells # 4 and #5 is approximately 70 feet. The project site is not located within one of the drought priority watersheds or reaches of interest identified in the State Water Resources Control Board's Russian River Tributaries Emergency Regulation. Table 1 below provides a summary of the project water demands based on Adobe's analysis in gallons per year and acre-feet per year measurements.

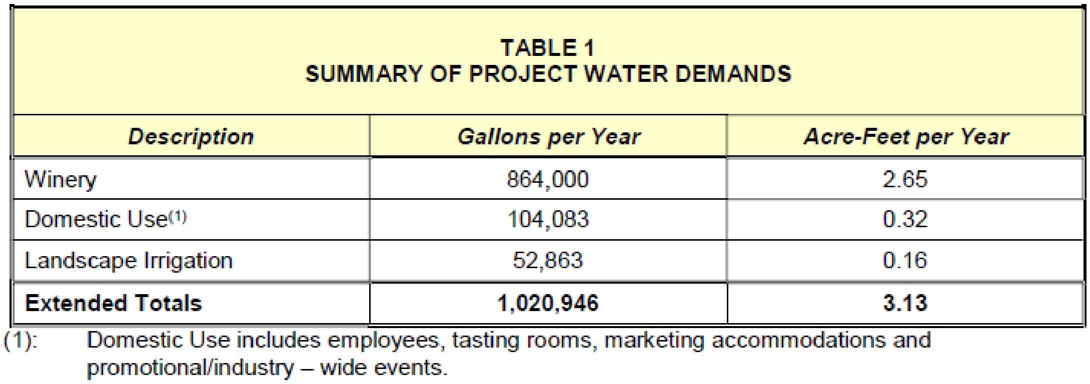


TABLE 1
SUMMARY OF PROJECT WATER DEMANDS

Description	***Gallons per Year***	***Acre-Feet per Year***
Winery	864,000	2.65
Domestic Use(1)	104,083	0.32
Landscape Irrigation	52,863	0.16
Extended Totals	**1,020,946**	**3.13**

(1): Domestic Use includes employees, tasting rooms, marketing accommodations and promotional/industry – wide events.

As previously noted, Well #1 will provide water supply for the winery and various domestic uses associated with the project. Based on the projections presented in Table 1, the total water demand for these sources equates to 1,020,946 gallons per year (GPY) or 3.13 acre-feet per year. In addition to total water use, the average daily and maximum peak daily demands were estimated using the same data. The average daily demand over a 365-day period equates to 2,652 gallons per day (GPD). The maximum peak daily demand, in turn, was estimated by combining applicable site activities that could theoretically occur in a given day. Information provided by the Applicant indicates that these activities could include: crush operations (3,600 GPD); promotional event visitors (300 GPD); tasting room visitors (63 GPD); marketing accommodations (240 GPD); and associated employees (360

GPD). This translates to a maximum peak daily demand of 4,563 GPD. Well #3 will be used for landscape irrigation. As outlined above, the projected total water demand for landscaping is 52,863 GPY. This translates to an average daily demand over a 365-day period of 145 GPD. In regards to the maximum peak daily demand, the maximum use occurs over the period of June through August (22,536 gallons). Assuming a conservative irrigation cycle of one day per week, the corresponding peak maximum daily demand equates to approximately 1,735 GPD.

EBA concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed project and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following variables:

1) The site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin;

2) The underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer;

3) Well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system;

4) Based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and

5) The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.

The project is required to meet the WELO (Water Efficient Landscape Ordinance) standards prior to building permit issuance. The EBA report was found acceptable by PRMD staff. Based on the evidence in the Geologic Report prepared by a Senior Hydrologist with EBA Engineering, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge in the area and not induce measure changes in the surface water flows in the Russian River reducing potential impacts to groundwater to a level of less than significant.

EBA prepared a supplemental report evaluating potential impacts to the on-site wells that deliver water to neighboring properties to the west. This report concluded that the impacts of project pumping on these two wells would be de minimus. This report also concluded that the radius of influence of project pumping would not encroach onto neighboring off-site water wells, so there would no impact on such wells, and there would be no measurable changes in surface water flows in the Russian River. The EBA supplemental report was reviewed and found acceptable by PRMD staff.

Mitigation: None required

c) Substantially alter the existing drainage pattern of the site or area, including	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		X		

Comment:

9.c Less Than Significant Impact with Mitigation Incorporated: The project includes grading, cuts and fills which require the issuance of a grading permit. Unregulated grading during construction has the potential to increase soil erosion from a site which could have adverse downstream flooding and further erosional impacts, and which could adversely impact downstream water quality.

There will be no modification of an existing waterway, nor would the project create runoff that would result in off-site or on-site flooding. All of the project development is located 950 feet or more away from the Russian River and located outside of the 200-foot Riparian Corridor setback requirement in the Zoning Code. On-site drainage patterns will not be substantially altered by the project. The project was reviewed by the Sonoma County PRMD Drainage Review Section. Grading and drainage improvement plans will be reviewed and approved by PRMD prior to the issuance of any development permits. As part of the grading plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages and minimize adverse impacts to the environment. These preventative measures include, but not limited to, prohibiting any tracking of soil or construction debris into the public right-of-way or drainages. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. Erosion and sediment control measures are required to be included in the plans, limiting possible drainage impacts. Residue or polluted runoff from the crush pad or from production areas/activities shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Any waste water conveyance system shall not be allowed to be combined with the storm water conveyance system. Runoff from waste receptacles or outside washing areas shall not be allowed to drain directly to the storm drain system, waterway(s) or adjacent lands. Areas used for waste receptacles and outside washing areas shall be separated from the rest of the project site by grade breaks that prevent storm water run-on. Any surface water flow from a waste receptacle or outside washing area shall not be permitted to enter the storm drain system without receiving appropriate treatment. Handling, storage and any placement of cave spoils as fill will comply with State regulations and be subject to the Erosion and Sediment Control Plan required by Mitigation Measure 9(c).

Surface runoff will be routed through vegetated swales and vegetated buffer areas for treatment to mitigate pollutant loads per Sonoma County requirements. The overall increase in impervious area as a result of the project is insignificant when compared to the overall drainage basin tributary to the point of analysis on-site; therefore, surface water quantity is not expected to increase in adjacent water bodies. Surface runoff from the project site does not directly discharge into adjacent water bodies; therefore hydraulic changes are not anticipated.

County grading ordinance and adopted best management practices require grading applications and issued permits to depict and install adequate erosion prevention and sediment control best management practices. Required inspection by County inspectors insures that all work is constructed according to the approved plans. These ordinance requirements and adopted best management practices are specifically designed to maintain potential project water quantity impacts at a less than significant level during and post construction.

The proposed project has been designed and/or conditioned to prevent and/or minimize the discharge of pollutants or waste from the project site during construction. There are numerous storm water best management practices that can be utilized to accomplish this goal. These include measures such as silt fencing, straw wattles, and construction entrances to control soil discharges. Storm water best management practices also include primary and secondary containment for petroleum products, paints, lime and other materials of concern.
The applicant has submitted a preliminary report and plan to specify the location, type and approximate size of storm water best management practices necessary for the proposed project. The location of the storm water best management practices are site specific and predicated by the development. The type and approximate size of the selected storm water best management practices shall be in accordance with the adopted Sonoma County Best Management Practice Guide. The preliminary report and conceptual plan has been reviewed and approved by the Grading & Storm Water Section of the Permit and Resource Management Department, with conditions added as needed The listed storm water best management practices, pollutants and materials of concern are examples and do not represent a comprehensive listing of all available storm water best management practices.

The project will not alter the course of a stream or river. Storm water best management practices must be installed per approved plans and specifications, and working properly prior to each rainy season (October 15 each year) and remain functional throughout the rainy season, but may not be removed before April 15. The Permit and Resource Management Department will verify storm water best management practice installation and functionality, through inspections, throughout the life of the construction permit(s). Storm water best management practices shall be designed and installed pursuant to adopted Sonoma County Best Management Practice Guide reducing pontentially significant impacts to a level of less than significant.

The applicant has submitted stormwater management plan and fill placement drawings with the type and location of best management practices indicated. See project drawings at the end of this Final MND. The following mitigation measure will ensure that impacts are less than significant.

Mitigation Measure 9(c) 1: Prior to grading or building permit issuance, construction details for all storm water best management practices (BMPs) shall be submitted for review and approved by the Engineering Section of Permit Sonoma. The construction plans shall be in substantial conformance with the conceptual plan reviewed and approved at the planning permit stage.

The applicant shall submit an Erosion and Sediment Control Plan prepared by a registered professional engineer as an integral part of the planning plan, including cave excavation and stockpiling, transfer and placement of cave spoils as fill. The Erosion and Sediment Control Plan shall be subject to review and approval by Permit Sonoma prior to the issuance of a grading permit. The Plan shall clearly show limits of disturbed areas, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damage and minimize adverse impacts to the environment.

Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The Erosion and Sediment Control Plan shall abide by and contain all applicable items in the Grading Permit Required Application Contents (GRD-004) handout.

Storm water BMPs must be installed per approved plans and specifications, and working properly prior to each rainy season (October 15 each year) and remain functional throughout the rainy season, but may not be removed before April 15.

Storm water BMPs shall be designed and installed pursuant to the adopted Sonoma County Best Management Practice Guide.

Mitigation Monitoring 9(c) 1: Permit Sonoma inspectors will ensure that selected erosion and sediment control measures are installed in a timely manner during project construction. The applicant shall be responsible for notifying construction contractors about erosion control requirements. Permit Sonoma will verify storm water best management practice installation and functionality, through inspections, throughout the life of the construction permit(s).

Mitigation Measure 9(c) 2: Excavation, handling, transport and/or any deposit of fill that involves soil or material containing naturally-occurring asbestos (serpentine) shall comply with all applicable State regulations and the provisions of the BAAQMD program, including but not limited to 17 CCR §93105.”

Mitigation Monitoring 9(c) 2: The Permit Holder shall be responsible for ensuring that all excavation, handling, transport and/or any deposit of fill that involves soil or material containing naturally-occurring asbestos (serpentine) complies with all applicable State regulations and the provisions of the BAAQMD program. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:

9.d Less Than Significant Impact: The project will not significantly alter drainage patterns on-site or in the general area, nor will it result in on- or off-site flooding. The project proposal does not include the alteration of a stream or river.

The proposed project has been designed and conditioned to prevent and/or minimize the discharge of pollutants and waste after the project is constructed (post-construction). Surface runoff will be routed through vegetated swales and vegetated buffer areas. Surface runoff from the project site does not directly discharge into adjacent water bodies; therefore hydraulic changes are not anticipated. There are numerous post-construction storm water best management practices that can be utilized to accomplish this goal. These range from project designs and/or

Low Impact Development (LID) best management practices that minimize new impervious surfaces, disperse development over larger areas, and/or that create areas that allow storm water to be detained, infiltrated, or retained for later use. Other post-construction storm water best management practices include storm water treatment devices based on filtering, settling or removing pollutants.

LID is a site design strategy that seeks to mimic the pre-development site hydrology through infiltration, interception, reuse, and evapotranspiration. LID techniques include the use of small scale landscape-based best management practices such as vegetated natural filters and bio-retention areas (e.g. vegetated swales and rain gardens) to treat and infiltrate storm water runoff. LID also requires preservation and protection of environmentally sensitive site features such as riparian buffers, wetlands, steep slopes, valuable trees, flood plains, woodlands, native vegetation and permeable soils.

The proposed project shall address water quality through storm water treatment best management practices and shall also address water quantity through storm water flow control best management practices. Storm water treatment best management practices shall be designed to treat storm events and associated runoff to the 85 percentile storm event. Storm water flow control best management practices shall be designed to treat storm events and associated runoff to the channel forming discharge storm event which is commonly referred to at the two year 24 hour storm event. Storm water treatment best management practices and storm water flow control best management practices are subsets of post-construction storm water best management practices. However, there is overlap between the two subsets. Post-construction storm water best management practices should utilize LID techniques as the first priority to the extent practicable such that they do not aggravate issues with slope stability.

The applicant has submitted a Preliminary Stormwater Mitigation Plan that states that drainage from the Ramey Winery parking area will be directed toward a drop inlet in the center island area that will outfall upslope of the existing pond. Runoff in the area of the turnout and driveway entrance will be directed toward an existing roadside swale along Westside Road. Runoff in the area of the tasting room improvements will be allowed to sheet flow through existing vegetation toward the eastern property line. There will be a slight increase in in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff for the area of the winery improvements will be captured in the existing pond. According to the Preliminary Stormwater Mitigation Plan, the existing pond has been evaluated and will have the capacity to capture the increase; treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will filter through existing vegetation prior to exiting the property. Best Management Practices called for in the report call for preparation of a maintenance plan, preparation of an annual report, providing access to the property to regulatory agencies, and responsibility for remediation of problems.

The location of the storm water best management practices are site specific and predicated by the development. The type and approximate size of the selected storm water best management practices are in accordance with the adopted Sonoma County Best Management Practice Guide. The preliminary report and conceptual plan has been reviewed and approved by the Grading & Storm Water Section of the Permit and Resource Management Department, with conditions added as needed.

Proper operation and maintenance of post-construction storm water best management practices is needed to achieve the goal of preventing and/or minimizing the discharge of pollutants. Conditions of approval will require the proper maintenance and operation of post-construction storm water best management practices and annual reporting and certification to document proper maintenance and operation of post-construction storm water best management practices. Through the Building and Grading permit process and inspections, anticipated impacts from the proposed project including construction and post-construction activities will be reduced to less than significant level.

Mitigation: None required

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:

9.d Less Than Significant Impact: The proposed project has been conditioned to prevent and/or minimize drainage impacts through the proper design and installation of a storm water drainage system. Drainage impacts typically include storm water intrusion into structures, flooding of local roadways, soil erosion, standing water, and nuisance conditions for property owners and neighbors. Storm water drainage systems may take many forms such as site grading, swales, ditches, small or single run drain pipes, a piping system or network, or a combination of all these. The project will involve construction activities as described above, which are over 950 feet away from the Russian River located west of the proposed improvements.

On December 20, 2013, a Preliminary Storm Water Mitigation Plan (Plan) was prepared by registered civil engineers of Adobe & Associates (refer to Attachments). The Plan states that pollutants of concern include landscape and planting areas, and parking lots and driveways.

Source Controls:
The Plan explains that the project site’s runoff from on-site driveways, parking lots, and roofs will be directed to on-site vegetated buffer areas to allow for treatment. These Best Management Practices have been designed to meet the Sonoma County LID Manual requirements.

Channel Forming Discharge:
The Plan explains drainage from the winery parking area will be directed toward a drop inlet in the center island area that will outfall upslope of the existing pond. Runoff in the area of the turnout and driveway entrance will be directed toward an existing roadside swale along Westside Road.

The Plan explains runoff on the area of the tasting rooms will be allowed to sheet flow through existing vegetation toward the eastern property line. There will be a slight increase in runoff for the 2 year 24-hour storm as a result of the proposed improvements.

The increase in the runoff in the area of the Winery improvements will be captured in the existing on-site pond which has the capacity to capture the increase. Treatment will be achieved by allowing the runoff to flow through the vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will filter through vegetation prior to exiting the property. Refer to attachment of the Plan.

Conclusion:
Adobe & Associates concludes that the runoff from the impervious roof and landscape areas will be directed towards the proposed vegetated buffer areas. Retention will not be required as there is not increase from the pre-construction to post-construction runoff conditions. The Best Management Practices proposed for this project, the vegetated buffer areas, will provide the treatment necessary to meet the County's LID requirements.

Furthermore, conditions of approval require that the construction plans include a storm water drainage system that adequately addresses drainage impacts (typically including storm water intrusion into structures, flooding of local roadways, soil erosion, standing water, and nuisance conditions for property owners and neighbors) and includes design features to control drainage in substantial conformance with the final drainage report. The design and sizing of the storm water drainage system shall be in compliance with the adopted Sonoma County Water Agency Flood Control Design Criteria, 1983 or most recently revised edition.

The construction plans and final drainage report shall be prepared by a civil engineer, registered in the State of California, be submitted with the grading and/or building permit application and/or improvement plans, as applicable, and be subject to review and approval by the Grading & Storm Water Section of the Permit and Resource Management Department prior to the issuance of any grading or building permits. At the time of improvement plan submittal or grading or drainage permit application, the applicant shall submit a final stormwater and drainage report for the proposed project. A typical drainage report will include a project narrative, on- and off-site hydrology maps, hydrologic calculations, hydraulic calculations, pre- and post-development analysis for all existing and proposed drainage facilities. The drainage report shall abide by and contain all applicable items in the Drainage Report Required Contents (DRN-006) handout. Through the Grading permit process and best management practices required to be implemented under this permit, the proposed development would not substantially alter drainage patterns or capacities of the project site, or result in substantial additional sources of polluted runoff reducing potential impacts to a level of less than significant.

Mitigation: None required

f) Otherwise substantially degrade water quality?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
9.f Less Than Significant Impact: (Refer to discussion above in items 6.e. and 9.a. and 9.e. above in this initial study checklist). Drainage from the winery parking area will be directed toward a drop inlet in the center island area that will outfall upslope of the existing pond. Runoff in the area of the turnout and driveway entrance will be directed toward an existing roadside swale along Westside Road. Runoff in the area of the tasting room improvements will be allowed to sheet flow through existing vegetation toward the eastern property line. The increase in the runoff in the area of the winery improvements will be captured in the existing pond. The existing pond has been determined to have the capacity to capture the Delta Volume increase; treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond.

Because all development will be 950 feet or more away from the Russian River and with the requirements under the Building and Grading permit, the project would not substantially degrade water quality.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
g) Place housing within a 100-year hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?			X	

Comment:
9.g. Less Than Significant Impact: The project property is located within Flood Zone AE and Zone X as shown on FEMA flood maps (FIRM Panel No. 06097C0563E, December 2, 2008), however, the development area of the project site is not located in a flood hazard area, being located just east of the identified flooding boundary. See discussion below under item 9(h) for mitigation requirements associated with flood hazards.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	

Comment:
9.h. Less Than Significant Impact: General Plan Public Safety Element Policy PS2l states “On-site and off-site flood related hazards shall be reviewed for all projects located within areas subject to known flood hazards.”

General Plan Public Safety Element Policy PS2m states “Regulate development; water diversion; vegetation management; grading and fills to minimize any increase in flooding and related damage to people and property.”

The project site on the east side of the road is designated in the F1 (Floodway) or F2 (Secondary Floodplain) overlay zoning designations. However, the project Site Plan demonstrates that the project development will be setback outside of these areas.

The wine cave and location of the cave spoils are located on the west side of the road and not located in the F1 or F2 overlay zoning designations. The project Proposal Statement and Project Site Plans depict the locations of the proposed wine cave and cave spoils.

The PRMD Grading & Stormwater Section has reviewed the proposed project and has indicted that portions of the proposed project are located within a Special Flood hazard Area (SFHA) and is affected by flooding from the Russian River. It was noted that no fill shall be placed with a SFHA unless an engineering analysis demonstrates that no reduction in the flood storage capacity within the SFHA will result from the fill placement and related improvements. Any land subject to inundation by a SFHA shall be delineated and shown on the grading plans as “SUBJECT TO INUNDATION” in one inch lettering. The base flood elevation is estimated to be at 79 feet above mean sea level. The grading plans shall show all elevations based upon the North American Vertical Datum of 1988 (NVGD 88).

As noted above, and as described in the Proposal Statement and depicted on the Project Plans, the project will not result in the placement of permanent structures intended for human habitation or residential units within the floodway as identified on the FEMA FIRM Map. The only improvements that will be placed within the floodway will include landscaping and both the permanent parking field and the overflow parking area. All other improvements will be placed outside of the floodway. However, the applicant did note that picnic tables would be seasonally placed in the walnut grove near the Russian River, which would be in the floodway. These are not structures and would be only placed in this area seasonally to correspond with non-winter months and would be removed prior to winter and thus not resulting in any encroachments placed in the floodway. Provided compliance with the recommendations of the Grading and Stormwater Section of PRMD are adhered to, no significant impacts are anticipated and such impacts would be reduced to less than significant level.

Mitigation: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?		X		

Comment:

9.i. Less Than Significant Impact: The eastern portion of the project site is located in an area subject to flooding or inundation as a result of dam failure (See General Plan Public Safety Element Figure PS1f). This affects the entire Russian River watershed due to Warm Springs Dam and Lake Mendocino to the north. The project site is located south of the Warm Springs Dam. Warm Springs Dam regulates the headwaters of Dry Creek. It was built in 1982 and forms Lake Sonoma Reservoir which holds a water supply of 212,000 acre-feet and a flood pool of 130,000 acre-feet. It is owned by the US Army Corps of Engineers (USACE). Water supply releases from this dam are controlled by the Sonoma County Water Agency (SCWA), with the exception of water released for flood control, which is managed by the Corps. In September 2014, after the recent Napa earthquake (2014), engineers with the Army Corp of Engineers inspected the dam structure and determined the dam remains structurally sound with no damage from the recent earthquake. With the dam oversight and continued inspection by the Corp engineers, it’s highly unlikely the project site would be significantly impacted by a failure of the Warm Springs Dam.

Furthermore, as discussed above in item 9(h), no permanent structures will be placed within the floodway or floodplain areas. However, the existing hop kiln and baling barn are located on the east side along with the proposed parking fields and landscaping. The winery and associated wine cave will be located on the west side of the property outside of the dam inundation zone. All improvements and substantial improvements shall be established in compliance with Chapter 7b of the County Code and shall be designed by a registered civil engineer to address compliance with the County’s Flood Damage Prevention section of the County Code. Specifically all improvements and substantial improvements shall be designed to be adequately anchored to prevent floatation, collapse or lateral movement of the structure, resulting from hydrodynamic and hydrostatic loads, including effects of buoyancy.

Mitigation: None required

j) Inundation by seiche, tsunami, or mudflow?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

9.j No Impact. The project site is located in the Russian River Valley, not located in the coastal area which is an subject to seiche or tsunami hazards. Mudflows can be triggered by heavy rainfall, earthquakes or volcanic eruption in areas of hillside. The project site is located on the valley floor and not in an area prone to or history of seiche, tsunami, or mudflow hazards.

Mitigation: None required

10. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
10.a Less Than Significant Impact. The project site is within a rural, unincorporated area in the western portion of Sonoma County, several miles southwest of Healdsburg. The project would not divide an established community.

Mitigation: None required

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
10.b. Less Than Significant Impact: (Also refer to discussion under items with regard to the project site's combining zones: 3 Biological Resources, 5 Cultural Resource, and 9 Hydrology and Water Quality). The General Plan land use designation for the site is LIA 60 (Land Intensive Agriculture, 60/100-acre minimum density), with a Zoning designation of the property is LIA B6 60, F1, F2, RC200/100, SR, VOH (Land Intensive Agriculture, 60-acre

minimum density, Combining Districts). The RC combining zone is established to protect biotic resource communities, including critical habitat areas within and along riparian corridors, for their habitat and environmental value, and to implement the provisions of the General Plan Open Space and Resource Conservation and Water Resources Elements. The “200/100” under the RC designation references a 200 foot minimum streamside conservation area shown in the zoning database, and a 100 foot minimum setback for agricultural cultivation. The F1 combining district is in reference to a portion of the property (area along the Russian River) lying within a floodway. The F2 combining district is in reference to a portion of the project site lying within the identified 100-year floodplain. The SR combining district is in reference to the frontage of the property along Westside Road having a Scenic Resources designation. The property also has a Valley Oak Habitat Combing District (VOH) designation, which addresses the protection and enhancement of valley oak woodlands.

This designation and zoning allows agricultural product processing, wineries, tasting rooms, and special events as conditional uses. The applicants are seeking approval of a Conditional Use Permit for the establishment of a winery, wine caves, tasting facility and marketing accommodation which will be located on both east and west side of the property. Specifically, the project include a new winery and wine caves on the west side of Westside Road, and on the east side of Westside Road will involve the re-purposing/refurbishing of the existing hop kiln into a tasting room and the refurbishing of the hop baling barn into a private tasting room with a two-guest room marketing accommodations. This includes the construction of additional parking, driveways and the enlarging of the existing driveways in order to meet fire safe standards. The proposal also includes 24 agricultural promotional events with a range of guests (10 events and 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and participation in industry-wide events totaling two day events with a maximum of 300 guests.

The following consistency analysis evaluates each of the proposed uses in the project.

Winery and Tasting Facility: The proposed winery and tasting facility use is consistent with the LIA requirements. It will continue as an ancillary use to the existing vineyard with the production of grapes which are grown on site and in the general region, totaling approximately 42 acres out the 75-acre parcel. The proposed project is consistent with the General Plan’s Agricultural Element Goals, Objectives and Policies, which include the following:

“Policy AR-4a: The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.”

Comment: The project site is within the LIA General Plan land use category, and the primary proposed use would retain existing residential and vineyard with the addition of a winery, wine caves and tasting room facility to process and promote local wine grapes. The primary potential land use conflicts associated with the wineries and adjacent residences are noise, traffic, odor and light. Conditions and mitigation measures have been added to the proposed project to address light (exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare). Noise generated by the proposed tasting facility and associated events must be controlled in accordance with the standards set in the Noise Element of the Sonoma County General Plan. Traffic conditions are addressed in the Transportation section of this Initial Study.

“GOAL AR-5: Facilitate agricultural production by allowing agriculture-related support uses, such as processing, storage, bottling, canning and packaging, and agricultural support services, to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area.”

Comment: The proposed winery and wine tasting facility and associated promotional events would be located in an area primarily in agricultural uses, included planted in vines. The proposal would create a consolidated facility with both the growing of grapes, processing and marketing of the product grown on-site.

“Objective AR-5.1: Facilitate County agricultural production by allowing agricultural processing facilities and uses in all agricultural land use categories.”

Comment: The subject site is designated as LIA, which is considered one of the primary agricultural land use designations.

“Policy AR-5a: Provide for facilities that process agricultural products in all three agricultural land use categories only where processing supports and is proportional to agricultural production on site or in the local area.”

Comment: The site has an agricultural land use designation, LIA, grapes produced on-site and from the local area would processed and bottled on-site once the proposed winery and associated cave are constructed. Of the 75 acre parcel, approximately 42 acres are currently planted in grapes, of the remaining 33 acres, 3.75 total acres is comprised of existing and proposed development, which is 5 percent of the total parcel size. The processing component is in proportion to the on-site agricultural production. None of the existing vineyard will be removed to accommodate the proposed uses or site infrastructure. The processing component is in proportion to the on-site agricultural production.

Policy AR-5c: Permit storage, bottling, canning, and packaging facilities for agricultural products either grown or processed on site provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation. Establish additional standards in the Development Code that differentiate between storage facilities directly necessary for processing, and facilities to be utilized for the storage of finished product such as case storage of bottled wine. Such standards should require an applicant to demonstrate the need for such on-site storage.

Comment: The proposed project would result in the construction of a 60,000 case winery and associated caves, where such products would be marketed and sold on-site.

Policy AR-5g: Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, consider all the following factors:

1. *Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element’s objectives for level of service on a site specific and cumulative basis.*

Comment: Within one-half mile of the project site there are three existing wineries, one proposed winery, and a stand-alone tasting room. Out of these sites, only two of the existing wineries were approved to hold events.

Within a 1.5 miles radius from the project site also located on Westside Road, there are nine existing wineries with tasting rooms and events, and one proposed winery with a tasting room and events.

Winery Name	File Number	Location	Annual Case production	Tasting Room/Hours	Events yes/no Event Specifications
South of Project Site					
Williams-Selyem Winery	PLP04-0062	7227 Westside Rd	35,000 cases	Tasting hours 10AM - 5 PM	No
Porter Creek Vineyards	UPE86-0136	8735 Westside Rd	9,000	10 AM – 4 PM	? No
Thomas George Estates	UPE10-0019	8075 Westside Rd	20,000	10 AM – 6 PM	Yes. 16 annual ag promo events w/ 125 max guests
North of Project Site					
Rochioli Vineyards and Winery	UPE03-0019	6192 Westside Rd	15,000	8 AM – 6 PM	No
Landmark Vineyards – Hop Kiln Winery	UPE8021 & PLP13-0011	6050 Westside Rd	21,026		15 annual ag. promo.events w/ 200 max.
Arista Winery	UPE04-0113 B	7015 Westside Rd	20,000	10 AM – 5 PM	Yes
Gracianna Tasting Room	UPE10-0021	6914 Westside Rd	?	10 AM – 6 PM	? No
Allen Family Vineyards	UPE04-0018	6575 Westside Rd	16,000	No	No
DuMOL Winery/Flax Vineyards (***Proposed***)	UPE16-0102	6677 Westside Rd	492 cases	Yes 10 AM – 5 PM	Yes 4 ag promo events w/ 100 max guests and 14 ag promo events w/50 guests. Three industry wide events

Lands surrounding the subject property are residential and agricultural with vineyards and wineries. A Traffic Impact Study was prepared for the project by W-Trans, who concludes that based on their review and analysis performed, it’s anticipated that the project will have a limited impact on traffic operation along Westside Road, and the project will generate fewer special event trips than that of the previous use for Westside Farms pumpkin farm. W-Trans explains that Westside Farms was the previous owner who held harvest market each fall which included a pumpkin patch, hay rides, and sales of hand-crafted foods and gift items. This event lasted the month of October each year and drew up to 600-persons on a peak day. According to W-Trans the prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over a course of an entire year. The proposed project is not expected to significantly contribute to roadway conflicts or result in traffic levels of service beyond County standards. (See Transportation section, below, for further discussion.)

2. *Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.*

Comment: Specifically, the proposed winery includes a production facility for 60,000 cases of wine, tasting rooms, marketing accommodations, 22 agricultural promotional events, and two industry-wide events. The total annual water demand for the proposed project is estimated to be 5,445,272 gallons or 16.7 acre feet. The winery wastewater will be recycled for irrigation purposes so the annual demand on the water wells would be reduced to 4,581,272 gallons or 14.06 acre feet according to the water analysis prepared by Adobe & Associates.

On January 5, 2017, a Geologic Report (Report) was prepared for the project by EBA Engineering. The Report explains the property is currently equipped with five water supply wells located along the eastern margin of the property (see Figure 2). These wells are identified herein as Wells #1 through #5 and are used to provide water for the on-site operations, and to two neighboring property owners to the west. EBA concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following factors:

1) The site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin;

2) The underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer;

3) Well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system;

4) Based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and

5) The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.

3. *Whether the above uses would be detrimental to the rural character of the area.*

Comment: The site of the new winery and tasting facility is to be located within an area primarily developed with single family residences, vineyard, wineries, tasting rooms, and small family farms. The project includes the refurbishing of the existing hop kiln and baling barns and the construction of a new winery and wine caves that will be constructed in such a manner that will create a low profile winery building. No vines would be removed to accommodate the project. As discussed in the Cultural Resource section of this initial study, preliminary review was done by both the Sonoma County Landmarks Commission and the Design Review Committee who had no objection to the project proposal. Both Committees had recommendations in terms of overall project design and the final plans need to be reviewed by both Committees in a joint meeting.

Under the Aesthetics section of this Initial Study, the impacts from the project are expected to be no impact to less than significant. The location and scale of the proposed wine tasting facility use would result in the refurbishing of existing structures and are situated below road grade and the architecture to be employed would result in retaining the original architecture of the barns thus not altering the character of the property and surrounding properties.

Based on the size of the winery's annual case capacity and sensitivity analysis done by the traffic engineer for events, with mitigation incorporated into the project, there are no significant traffic impacts. Based on the above information the proposed project will not be detrimental to the community character or result in an over concentration of wineries in the near vicinity.

"Policy AR-6d: Follow these guidelines for approval of visitor serving uses in agricultural areas:

1. *The use promotes and markets only agricultural products grown or processed in the local area.*

Comment: The applicant has indicated that "the Ramey Winery is currently housed in two leased buildings in the City of Healdsburg and produces 40,000 cases of wine annually with its own staff and equipment. The wine has been widely critically acclaimed and is distributed nationally and internationally." Grapes grown and harvested at the site are currently processed elsewhere, but once the winery is constructed, the processing would occur on-site as a finished product for sale/tasting during daily operation of the facility as well as during industry events. There will be no weddings at the site, but rather agricultural industry events promoting the wine.

2. *The use is compatible with and secondary and incidental to agricultural production activities in the area.*

Comment: The primary agricultural production activity in the project area is vineyards for the processing of wine. Because the proposed tasting facility would facilitate the sale and promotion of agriculture products grown on the site, the facility itself would be located within existing barns that would be refurbished and overflow parking would only be utilized for events and not change or alter the use of the vineyard, it is considered incidental and secondary to the agricultural and residential activities on-site and in the area. No aspects of the existing agricultural use will be displaced by the proposed use.

3. *The use will not require the extension of sewer and water.*

Comment: The use will be served by on-site septic system and water. Extension of sewer and water lines will not be required.

4. *The use is compatible with existing uses in the area.*

Comment: The tasting room will operate only during normal business hours, but will however include up to 22 agricultural events with a range of guests and two industry wide events, with a maximum of up to 300 people per event. These events would occur throughout the year and will not be concentrated in any one month. Event noise such as concerts and weddings are not planned, nor requested, at the winery. The winery does plan to participate in two industry- wide events per year. Although the project would utilize amplified music and speech, mitigations include: (1) amplified music and speech at events only occur during daytime hours within the baling barn or tasting room buildings; (2) outdoor events in the vicinity of the winery with non-amplified outdoor music and/or speech may occur outdoors during daytime hours (7:00 a.m. to 10:00 p.m). With the mitigations noted above, the facility and the infrequent number of events throughout the year, with all parking to be contained on-site, the project/use should not be disruptive to neighbors. The project site is the former Westside Farms that was once a pumpkin patch that during the month of October on busy weekends would attract hundreds of people.

5. *Hotels, motels, resorts, and similar lodging are not allowed.*

Comment: The proposed project does not include any overnight marketing accommodations open to the public. The wine tasting facility will provide for marketing accommodations, located on the upper floor of the barn, with two guest rooms. These will only be made available to wine industry representatives on a limited basis.

6. *Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products are allowed.*

Comment: The project includes the establishment of a new tasting room proposed for sales and marketing that promotes local wine. The proposal will also include up to 22 agricultural promotional events per year with a range of guests (10 events and 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and participation in industry-wide events totaling two day events with a maximum of 300 guests on property totaling 75 acres.

The project as proposed is consistent with the General Plan and Zoning Ordinance policies related to agricultural processing facilities and related visitor serving uses. Mitigation measures and monitoring have been incorporated into this Initial Study to reduce potential environmental impacts; thus potential conflicts with land use and zoning policies are considered less than significant. The existing vineyard operation is a permitted use and is not a part of the project or subject to CEQA requirements.

Mitigation: None required

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
10. c No Impact. Habitat conservation plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

Mitigation: None required

11. MINERAL RESOURCES *Would the project:*

a) Result in the loss of availability of a	Potentially	Less than	Less than	No

known mineral resource that would be of value to the region and the residents of the state?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	impact
				X

Comment:
11.a. No Impact. There are no known mineral resources on the project site. The site is not designated in an MR (Mineral Resource) zoning district.

Mitigation: None required

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
11.b. No Impact. The project site is not locally designated as a mineral resource. The site is not designated in an MR (Mineral Resource) zoning district.

Mitigation: None required

12. NOISE - Would the project:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
12. a. Less Than Significant Impact with Mitigation Incorporated. The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses.

A Noise Assessment was prepared by Illingworth & Rodkin, Inc., on October 2013, revised September 2015, and revised again on February 8, 2017. On August 16, 2017, an Addendum to the Environmental Noise Assessment was submitted by Ilingworth and Rodkin to consider noise impacts to another existing residence located at 7181 Westside Road immediately south of the project site (see Residence 4 in Figure 1 in the Addendum dated August 16, 2017).

The Noise Assessments evaluated the existing noise environment and the potential for increased noise as a result of the proposed winery project for property located at 7097 Westside Road. The proposed project includes production of 60,000 cases of wine, tasting room, retail sales, and an area designated for trade-related events. On the eastern side of Westside Road, the existing hop kiln will be converted into a public tasting room, and the baling barn is to be converted into a private tasting room with a two room marketing accommodation on the upper floor. The two buildings are to be connected by a pedestrian bridge, which is part of the construction project. On the western side of the roadway, a new 60,000 winery production facility with a wine cave area for wine barrel storage. The west-side facilities are not to be open to the public, except by private invitation. Additionally, entryways, driveways, parking, walkways and site accessibility features are included in the project.

The winery operations will include public tastings, retail sales, and trade-related events. The staff will include 15 employees between the winery and the tasting room. On Average 52 visitors per day is expected for tasting. The project includes provisions for 22 agricultural promotional events and two industry wide events.

The winery is situated on a 75-acre parcel of land formerly occupied by Westside Farms. The property is bordered to the northwest by Arista Winery, to the south west by Williams-Selyem Winery, and to the south and east by the Russian River. On the opposite side of the river is Riverfront Regional Park. To the south of the property lie single-family residences.

Noise sensitive receptors include four nearby residences within the project vicinity. The noise assessment noted that the primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include air planes flying overhead, and agricultural-related activities in the area.

The Sonoma County General Plan Noise Element identifies a goal to:

“Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.”

The following General Plan policies, which are applicable for use at the project, are intended to achieve this goal include:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use.

According to the Nosie Assessment, there are a number of operations associated with the proposed winery, tasting rooms, and events that will produce noise. These include:

1. Project traffic noise;
2. Winery and seasonal production operations;
3. Maintenance and forklift operations; and
4. Special event noise

Project Traffic Noise:
The noise assessment examined Project Traffic, specifically traffic associated with parking lot and truck traffic noise. According to the assessment, on the east side of Westside road where the

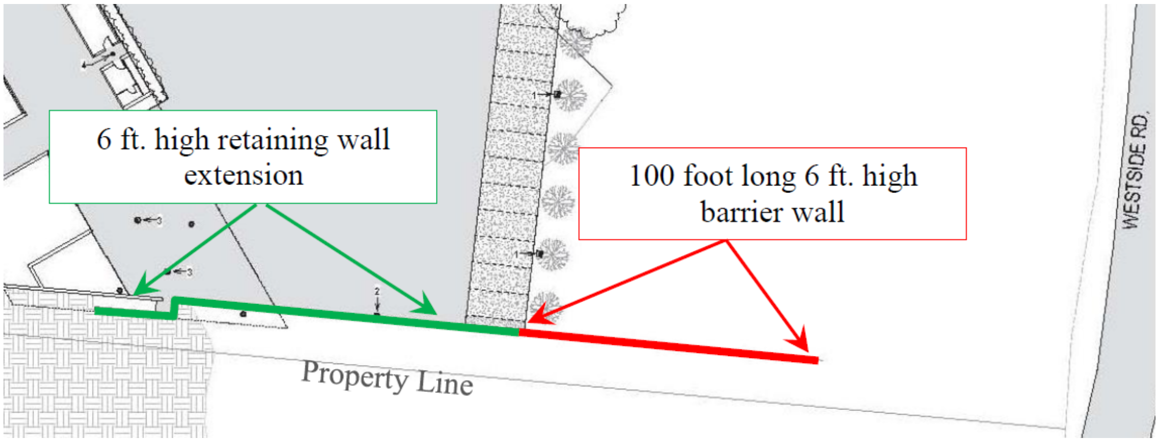
tasting room and office and industry accommodations are located, the existing driveways and parking areas will be used. The parking lot will be improved, but the general location will remain the same. Residence 1, located at the southern boundary of the winery property is approximately 960 feet from the nearest parking area; Residence 2, located further south along Westside road and Residence 3 are located approximately 1,220 and 1,210 feet, respectively from the nearest parking area. Based on these distances, noise generated by automobile and light vehicles would be between 28 and 38 dBA at residence 1 and between 25 and 35 dBA at both residence 2 and 3. Given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L02 NE-2 daytime category of 65 dBA. However, during events or on busy weekends, such activities may occur more frequently and fall into the L08 NE-2 daytime category of 60 dBA. Based on this finding, noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the nearest residence.

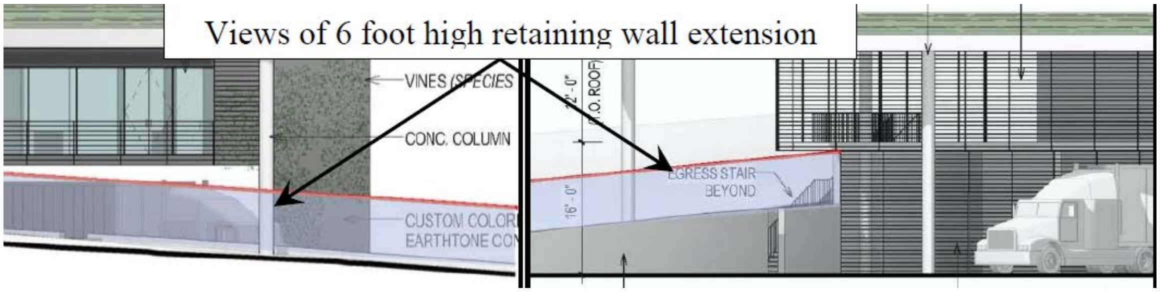
Relative to truck traffic, trucks visiting the project site will use the new driveway to access the winery facility on the west side of the roadway. The main winery access path will take constant speed and maneuvering trucks within respective distances of approximately 1,170 to 1,335 feet of Residence 1, 1,290 to 1,595 feet of Residence 2, and 1,200 to 1,515 feet of Residence 3. Utilizing these distances, noise generated by heavy duty trucks may range from 48 to 56 dBA at Residence 1 and from 47 to 55 dBA at both Residence 2 and 3. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus truck operations would fall in the L02 NE-2 category of 65 dBA at these three adjacent residential uses.

For Residence 4, in the Addendum submitted by Illingworth and Rodkin dated August 16, 2017 (August 2017 Addendum); noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the property line.

Based on these findings, noise associated with truck traffic at the project is not expected to exceed daytime NE-2 noise standards at Residences 1, 2, and 3. However, in the August 2017 Addendum, Ilingworth and Rodkin explain the noise associated with medium truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4 located at 7181 Westside Road, however heavy truck traffic would exceed these standards by up to 5 dBA and mitigation is required. Trucks visiting the winery site will use the new driveway and parking , truck loading and turn around area to access the wine production facility on the west side of the roadway. The centerline of the main winery access path will take constant speed and maneuvering trucks within 50 feet from the property line of Residence 4. However, at this close proximity the proposed retaining wall at the edge of the parking / truck turn around area will act as a partial barrier to property line truck noise. Where truck noise is unshielded by the retaining wall the distance from the centerline of the main winery access path to the property line is 90 feet. Using this closest unshielded distance, noise generated by heavy-duty trucks may range from 65 to 70 dBA and medium-duty trucks may range from 55 to 60 dBA at the property line of Residence 4. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus, truck operations would fall in the L02 NE-2 category of 65 dBA (see Table 2 in the Addendum report).

Illingworth and Rodkin concludes, based on these findings, that noise associated with medium truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4, however heavy truck traffic would exceed these standards by up to 5 dBA. Mitigation is required to reduce the noise levels from heavy trucks.





***Mitigation for Truck Noise Attenuation**: To reduce noise levels from heavy trucks using the truck loading and turn around area the height of the retaining wall on the south side of the loading area should be extended to 6 feet above existing (above retaining wall) grade. A wall with a height of 6 feet above the existing ground level should then be extended for 100 feet parallel to the property line as shown in Figure 2 above*

<u>Winery Mechanical Equipment</u>:
Relative to mechanical equipment noise, the winery will include noise-generating mechanical equipment, such as air-cooled condensing units, pumps and compressors, as well as, less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawing do not indicate the precise location of such equipment. The equipment may be located within the structures or positioned so that the structures provide shielding for noise caused by the equipment. The noise assessment considered the “worst-case scenario” where the equipment is placed outside of production buildings and not shielded from the adjacent residences, the equipment may be located as close as 1,210 feet from Residence 1, as 1,300 feet from Residence 2, and as close as 1,170 feet from Residence 3. The assessment indicates that constant L_{50} noise levels from mechanical equipment may be between an L_{50} of 32 and 34 dBA at Residence 1 and 2 and between an L_{50} of 33 and 35 dBA at Residence 3.

However, in the August 2017 Addendum, Ilingworth and Rodkin explain the noise associated with mechanical equipment is expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4 located at 7181 Westside Road and mitigation is required.

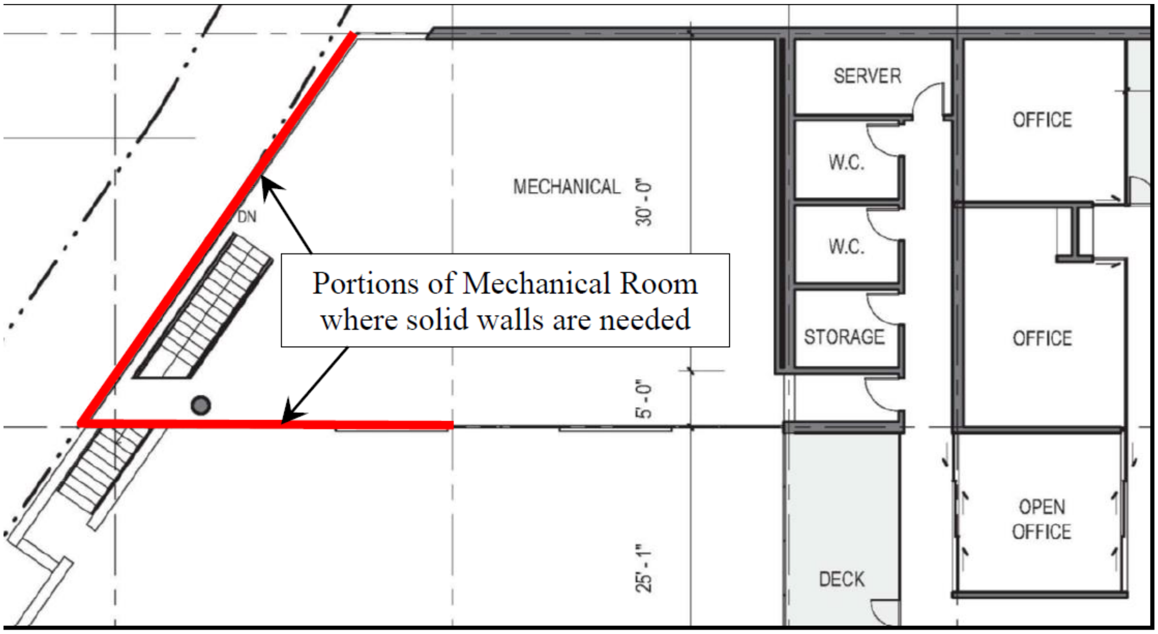


Figure 3: Mechanical Room Mitigation

***Mitigation for Mechanical Equipment Room**: The southern façade and part of the eastern façade (to cut line 9 as shown in the project drawings) of the Mechanical Equipment Room of the winery building should constructed as solid walls.*

Winery Crush-Related Noise:
Annual crush-related activities would take place within the new wine production building. The crush pad & press equipment room will be located on the first floor and on the western side of the building, which indicates considerable shielding of crush-related noise by the building itself from nearby residences. Based on the winery floor plan, the space above the crush pad will be open to the second floor, but it is unclear if the area will be open or closed to nature. Assuming the worst case scenario, crush-related activities will be considered to occur outdoors. The future crush pad was estimated to be within 1,280 feet of Residence 1, within 1,400 feet of Residence 2 and within 1,275 feet of Residence 3. Constant L50 noise levels from crush-related activities would be approximately 38 dBA at Residence 1, 37 dBA at Residence 2, and 38 dBA at Residence 3. The maximum noise events discussed above, such as bin drops, etc., would be an L02 of 42 to 52 dBA at Residence 1, 41 to 51 dBA at Residence 2, and 42 to 52 dBA at Residence 3.

In the August 2017 Addendum, Ilingworth and Rodkin explain noise levels from crush-related activities would be 56 dBA at the property line of Residence 4 located at 7181 Westside Road. The maximum noise discussed in the original Noise assessments, such as bin drops, etc., would be an L02 of 60 dBA at the property line of Residence 4 and the noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4.

Based on these findings, noise associated with crush-related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residence and no mitigation is needed.

Bottling Noise:
Bottling will be done in the production facility area, next to the truck access loading zone. The building will provide shielding from noise created during bottling activities. The distances from the

bottling area to nearby residences are as follows: 1,225 feet from Residence 1, 1,345 feet from Residence 2, and 1,200 feet from Residence 3. Based on these distances and noise shielding, noise from bottling activities are expected to be an L_{50} of 37 to 42 dBA at Residence 1, an L_{50} of 36 to 41 dBA at Residence 2, and an L_{50} of 37 to 42 at Residence 3.

In the August 2017 Addendum, Ilingworth and Rodkin explain noise levels from bottling activities are expected to be an L50 of 53 dBA at the property line of Residence 4 located at 7181 Westside Road. Based on the findings shown, noise associated with bottling noise is expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4 and mitigation is needed.

***Mitigation for Bottling Noise**: The incorporation of the 6 foot high sound barrier as discussed above will also be effective in reducing daytime or nighttime bottling noise levels to below the L50 NE-2 noise standards.*

The noise barrier/retaining wall will be located at the winery building site, located outside of the 200-foot Scenic Corridor setback along Westside Road and would be shielded from view from the public roadway by the existing residence, as well as existing and proposed landscaping located in the front portion of the of the project site. Also, the noise barrier/retaining wall will meet the side-yard setback of 10-feet from the southerly property line boundary.

Winery Forklift Operations:
Forklift and maintenance operations would take place on the first floor inside the winery building, in the outdoor crushing and receiving areas, and in the wine cave. Such activities within the winery building would also receive considerable shielding from the building. Outdoor forklift and maintenance operations are considered worst-case condition and have been analyzed. Forklifts are not necessary for the tasting rooms' operations.

Based on a review of the project drawings by the acoustical consultant, the closest to feet of the adjacent residences would be receiving area/truck access, which is 1,335 feet to Residence 1, within 1,595 to Residence 2, and within 1,515 feet of Residence 3. Noise from forklift and maintenance operations activities are expected to be an L_{08} of between 37 and 38 dBA at Residence 1 and L_{08} of between 36 and 37 dBA at Residences 2 and 3.

For Residence 4, in the August 2017 Addendum, Ilingworth and Rodkin explains noise levels from the outdoor forklift and maintenance operations in the truck loading area are considered a worst-case condition and have been analyzed. Based on a review of project drawings, the center of the closest truck loading outdoor area will be about 55 feet from the property line of Residence 4 located at 7181 Westside Road. Using the source levels discussed in the original Noise assessments, a 6 dB shielding factor for the retaining wall at the edge of the truck loading area and a 6 dB sound reduction for each doubling of the distance between the noise source and the receiver, noise from forklift and maintenance operations activities are expected to be an L08 of 60 dBA at the property line of Residence 4 and noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4 located at 7181 Westside.

Forklift and maintenance operations will only occur during daytime hours. Based on these findings, the noise assessment concludes that noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at the nearest residences and no mitigation is needed.

Event Noise at Adjacent Residential Uses:
The winery proposes agricultural promotional events and participation in two industry-wide event

days. The request includes 22 agricultural promotional events per year with a range of maximum guests (10 events with 30 guests, 5 events with 60 guests, 5 events with 120 guests, & 2 events with 300 guests), and participation in industry wide events totaling two event days per year with a maximum of 300 guests For the largest events of 300 guests, a staff of 14 employees is anticipated.

Events will be held on the east side of Westside Road in the tasting rooms or at the Picnic Grove area located along the eastern boundary of the property. The production facility on the west side of the roadway will only be open to guests by invitation only. Events occurring within the winery buildings would receive noise shielding from the building structures estimated at 12 dBA (assuming open windows and doors). However, the outdoor events held in the garden area or yard between the tasting room/barn and Westside Road, in the yard south of the barn, or in the picnic grove area would receive little or no noise attenuation from intervening terrain or building structures at Residence 1, 2 and 3. The outdoor area between the public and private tasting room buildings would have some shielding from the private tasting room.

The noise assessment notes that if outdoor events would take place around the two tasting rooms they would be situated as close as 690 feet from Residence 1, 1,775 feet from Residence 2, and 1,900 feet from Residence 3. The indoor events at these locations would be located, from property lines, 885 feet from Residence 1, 1,100 feet from Residence 2, 1,110 feet from Residence 3, and over 1000 feet from Residence 4. It was concluded that all daytime and nighttime outdoor events would exceed County NE-2 standards at Residence 1, 2 and 3 in the amplified music and speech categories, except amplified speech during daytime hours at Residence 3. Additionally, non-amplified music NE-2 standards would also be exceeded at nighttime at Residence 1 and 2. The assessment further found that the only County NE-2 standard that would be exceeded during an outdoor event in the Picnic Grove area, as measured at Residence 2, would be amplified music in the nighttime. It was noted that the standards was exceeded by only 1 dBA. It was also found that daytime or nighttime <u>indoor</u> events with amplified music, amplified speech, non-amplified music, films, or raised conversations would not exceed the County NE-2 standards at any of the three adjacent residences.

For Residence 4, in the August 2017 Addendum, Ilingworth and Rodkin explain that indoor agricultural promotional events held in the tasting rooms would exceed the daytime and nighttime NE-2 standards at property line of Residence 4 by 26 dBA and normal amplified music, amplified speech and non-amplified music would exceed the County daytime NE-2 standards by 2 to 7 dBA at property line of Residence 4. Mitigation measure has been incorporated into the project to require that doors and windows be closed during agricultural promotional events when amplified music and/or sound is being used.

In the August 2017 Addendum, Ilingworth and Rodkin explain, based on a review of aerial photos and the project site plan, outdoor events that take place in the picnic grove would be over 1000 feet from the property line of Residence 4. Outdoor event noise is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4 located at 7181 Westside.

The event space in the private tasting room (hop bale barn) and the guest rooms are the closest indoor venues for events to Residence 4 being as close as 125 feet from the property line of Residence 4. Using these distances and the noise shielding considerations for outdoor and indoor events, the L50 sound levels for the typical noise source levels listed in Table 4 of the ENA (and the County requested peak L50 level for musical instruments of 88 dBA at 40 feet) for outdoor and indoor events have been calculated at the property line of Residence 4.

For Residence 4, in the August 2017 Addendum, Table 8 summarizes the assessments for outdoor special events noise in the picnic grove area. Since amplified music and speech are not proposed at these outdoor events, they are not shown in these tables. In the August 2017 Addendum Table 9 summarizes the assessment for the indoor special event noise. Since special events would not occur during nighttime hours (see Table 1 of the ENA), the County’s nighttime limits shown in Table NE-2 would not be applicable to the proposed project and are not shown in Tables 8 or 9. Based on these findings shown in Table 8, outdoor event noise is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4 located at 7181 Westside.

Conclusion:

Illingworth and Rodkin conclude based on the findings shown in Table 15, indoor events with amplified music would exceed the County daytime and nighttime NE-2 standards at all of the three adjacent residences by between 1 to 2 dBA during daytime hours. However, the findings shown in Table 15 indicate that indoor events with amplified speech, non-amplified music, films, or raised conversations would not exceed the County daytime NE-2 standards at Residences 1, 2, and 3.

Consistent with County Standards, the above findings for outdoor events and indoor events show that amplified music at events within buildings with open windows would exceed the daytime County NE-2 standard at Residences 1, 2 and 3. However, with closed windows all indoor events, with the exception of those with peak amplified music, would meet the County daytime NE-2 standards at the property line of Residence 4. Illingworth and Rodkin recommends the following mitigations since there is the potential for noise levels to exceed the standards:

1. Amplified music at events should only occur within the baling barn or tasting room buildings with closed windows and doors.

2. With closed windows and doors, indoor events with amplified speech or music may occur during daytime hours.

3. Amplified music within the baling barn or tasting room buildings should be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet.

In addition, during the project construction, there will be temporary increases in the areas ambient noise levels. Temporary increase in noise levels from equipment operation that could exceed County standards are expected to occur during construction. This would be a short-term, temporary impact that will cease when construction is complete.

With the implementation of the mitigation measures to reduce overall noise levels generated by the winery and tasting rooms during construction activities, during winery production activities, during agricultural promotional events and industry-wide events; the noise levels at the property lines of the four sensitive receptors would be maintained at or below the County NE-2 standards to a level of less than significant.

Mitigation Measure 12 a.1:

Based on the Noise Element of the General Plan, the Environmental Noise Assessment prepared by Illingworth and Rodkin, dated March 7, 2017, and the Addendum dated August 16, 2017; and the current Site Plan; the following operational noise limitations apply to each of the buildings or site features on the project site:

1. At the **Winery building** (*west side* of Westside Rd):

- The use of amplified music or sound systems is not permitted either indoors or outdoors. This does not restrict the use of small personal music devices or personal computer music devices used by employees of the winery.
- Acoustical music is not permitted either indoors or outdoors.

2. At the **two tasting room buildings** (*east side* of Westside Rd):
    - The use of amplified music and sound is permitted indoors during daytime hours with doors and windows closed.
    - The use of amplified music and sound is permitted up to 9 P.M. with doors and windows closed.
    - The use of loud instruments (drums, cymbals, horns, and similar instruments) and acoustical music is permitted indoors with doors and windows closed.
    - Amplified music within the baling barn or tasting room buildings shall be maintained at normal, not peak amplification levels, such that the L50 level of the amplified music not exceed 72 dBA at a distance of 50 feet.
    - The use of outdoor music or sound systems is not permitted around the tasting room buildings.

3. At **Picnic Walnut Grove** (*east side* of Westside Rd):
    - The use of outdoor amplified music or sound systems is not permitted in this area.
    - The use of loud instruments (drums, cymbals, horns, and similar instruments) is not permitted in this area.
    - The use of outdoor amplified speech is permitted, but limited to using a sound system mechanically set to limit the volume level to 78 dBA at 50 feet.
    - The use of quieter, **non-amplified,** acoustic musical instruments (such as piano, stringed instruments, woodwinds, flute, etc.) not exceeding the level of ordinary conversations, is permitted outdoors in the Picnic Walnut Grove, during daytime hours, when in compliance with the *Adjusted* Noise Element of the Sonoma County General Plan. Agricultural promotional events shall cease by 9 P.M.

4. Outdoor event activities, including outdoor wine tasting, are only permitted at the Picnic Walnut Grove area, as depicted on the approved Site Plan.

Mitigation Monitoring 12.a.1: If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Mitigation Measure 12.a 2: Agricultural promotional events shall consist of wine marketing events, wine pairing meals or events promoting a specific aspect of Sonoma County agriculture. Weddings, concerts, dances or personal/business parties are not permitted under this Use Permit.

Mitigation Monitoring 12.a.2: If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

Mitigation Measure 12.a 3: NOTE ON GRADING, IMPROVEMENT, AND BUILDING PLANS:

Construction activities associated with this project shall be restricted as follows:

a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
c. There will be no starting up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer’s phone number for public contact.
d. Pile driving activities shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
f. The Permit Holder shall designate a Project Manager with authority to implement the mitigation prior to issuance of each building/grading permit. The Project Manager’s phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring 12.a.3: PRMD staff shall ensure that the note listed above has been placed on all grading, building, and improvement plans prior to issuance of permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing)

Mitigation Measure 12.a 4: Prior to issuance of temporary or final occupancy of the winery building, or vesting the Use Permit, to reduce noise levels from heavy trucks using the truck loading and turn around area, and from bottling noise, the height of the retaining wall on the south side of the loading area shall be extended to 6- feet above existing grade (above the retaining wall as depicted on project plans) and shall consist of masonry materials to act as a noise barrier. This noise barrier/retaining wall with a height of 6-feet above the existing ground level shall extend for 100-feet parallel to the southerly property line boundary of the winery site. The barrier height in relation to building pad elevation must be certified by the project engineer. The sound consultant shall confirm in writing that the design, location, and final construction of the noise barrier/retaining wall complies with the required noise standards as described in the Noise Study Addendum, prepared by Illingworth and Rodkin, dated August 16, 2017. (Refer to Sheets A0.00, A1.02, and A2.04 of the Project Plans, dated August 16, 2017).

Mitigation Monitoring 12.a.4: Prior to temporary or final occupancy of the winery building or vesting of the Use Permit, a letter from the sound consultant shall be submitted to the Project Review Health Specialist confirming the noise barrier/retaining wall consisting of masonry materials has been located, designed, and constructed in accordance with the recommendations as described in the Noise Study Addendum, prepared by Illingworth and Rodkin, dated August 16, 2017.

Mitigation Measure 12.a 5: The southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be designed and constructed as solid walls with any and all materials recommended by the sound consultant to ensure a 28+ dBA reduction and meet 42dBA nighttime standard per adjusted Table NE-2 (Refer to Sheet A1.12 of the Project Plans, dated August 16, 2017).

Mitigation Monitoring 12.a.5: Prior to issuance of any building permit for the winery building, project plans shall depict the southern façade and part of the eastern façade of the Mechanical Equipment Room of the winery building shall be installed with solid walls. Prior to temporary of final occupancy of the winery building, a letter from the sound consultant shall be submitted to the Project Planner confirming the solid walls have been constructed in accordance with the recommendations as described in the Noise Study Addendum dated August 16, 2017.

Mitigation Measure 12.a 6: No nighttime heavy truck deliveries and/or shipments is permitted, and no nighttime bottling is permitted between the hours of 10 P.M. and 7 A.M.)

Mitigation Monitoring 12.a.6: Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. (Ongoing

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
12.b. Less than Significant Impact with Mitigation Incorporated. The project includes one-time construction activities that may generate ground borne vibration and noise. These levels would not be significant because they would be short-term and temporary, and would be limited to daytime hours. There are no other activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

Mitigation: Refer to mitigation above in item 12.a.

c) A substantial permanent increase in ambient noise levels in the	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No impact

project vicinity above levels existing without the project?		Incorporation		
		X		

<u>Comment:</u>
12.c. Less than Significant Impact with Mitigation Incorporated. (**See discussion and mitigation measures above under Item 12(a).**

Mitigation: Refer to mitigation above in item 12.a.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

<u>Comment:</u>
12.d. Less than Significant Impact with Mitigation Incorporated. (**See discussion and mitigation measures above under Item 12(a).** The County does not establish noise standards for construction in its General Plan or County Code. Construction of the project would generate noise and may temporarily increase noise levels at adjacent residential receivers. Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment operating on site, the timing and duration of noise generating activities, and the distance between construction noise sources and noise sensitive receptors. Construction of the project would involve site improvements, and to interior remodeling, building framing, and landscaping. Noise sensitive residential land uses are located nearly 950 feet from the proposed project site/winery/ tasting room. Mitigation measure have been incorporated into the project to reduce potential impacts to sensitive receptors to a level of less than significant impact.

Mitigation: Refer to mitigation above in item 12.a.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

<u>Comment:</u>
12.e. Less than Significant Impact: The project is located 2.25 mile northwest of the Sonoma County/Charles Shultz Airport. As discussed above under Item 8e and 8(f), the proposed project has been reviewed with respect to airport compatibility criteria in the County’s 2016 Revised Comprehensive Airport Land Use Plan as well as the proposed amended criteria. Therefore, the project would have no impact. The parcel is outside of the areas that may experience airport noise in excess of 55 CNEL, so it is not considered noise impacted. The project does not involve

construction of any structure that may project into protected airspace, therefore no noise issues are anticipated and therefore this would be a less than significant impact.

Mitigation: None required

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
12.f. Less than Significant Impact: There are no known private airstrips within the project area. However, under item 12e above, the site is located approximately 2.25 miles northwest of the Sonoma County/Charles Shultz Airport. The parcel is outside of the areas that may experience airport noise in excess of 55 CNEL, so it is not considered noise impacted, therefore no noise issues are anticipated and therefore this would be a less than significant impact.

Mitigation: None required

13. POPULATION AND HOUSING- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
13.a. No Impact: The project would not include construction of homes or infrastructure and therefore would not induce substantial population growth.

Mitigation: None required

b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
13.b. No Impact: The project would not displace a substantial number of existing housing units, or require replacement housing.

Mitigation: None required

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
13.c. No Impact: No people will be displaced by the project.

Mitigation: None required

14. PUBLIC SERVICES - Would the project:

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
14. a. No Impact: The project will not substantially increase the number of employees (with creation of 15 full-time, three part-time and six seasonal employees) such that governmental services and/or facilities will have to be expanded. Generally, any potential impact the project may have on the provision of public services and or expansion of governmental facilities will be offset by development fees. Specifically:

i. Fire Protection: The County Fire Marshal reviewed the project description and will require that the Project comply with Fire Safe Standards, including fire protection methods such as sprinklers in buildings, alarm systems, extinguishers, vegetation management, hazardous materials management and management of flammable or combustible liquids and gases.

ii. Police: The Sonoma County Sheriff provides police protection services. There will be no anticipated significant increased need for police protection resulting from the project.

iii. Schools, parks, or other public facilities: The project will not generate additional students; nor will it significantly increase demand for park or other public facilities.

iv. Parks: see above.

v. Other public facilities: no other public facilities would be adversely impacted by this project.

Mitigation: None required

15. RECREATION - Would the project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
15.a. No Impact: The project would not cause nor accelerate substantial physical deterioration of parks or recreational facilities.

Mitigation: None required

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
15.b No Impact. The project does not include recreational facilities.

Mitigation: None required

16. TRANSPORTATION / TRAFFIC *Would the project*:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
16. a. Less than Significant with Mitigation Incorporated: The proposed project is located along Westside Road. The proposed project site includes winery and tasting room uses on both sides of Westside Road. The project site consists of one legal parcel bisected by Westside Road. A parcel bisected by a roadway does not create legal separate parcels. The Sonoma County General Plan

2020 Circulation and Transit Element Figure CT-4 identifies Westside Road as a Rural Major Collector.

The winery components (crushing, bottling, processing, aging, and storing of wine) will take place indoors in the new winery building and new wine cave located on the west side of the road, with access via an existing driveway that current serves the existing residence and accessory buildings. Parking for production employees, sales staff, and commercial visitors would be provided at the winery building. The tasting room and spaces for marketing events would be located on the east side of the road. Parking for tasting room employees and visitors as well as event guests would be provided on the same site (east of the road).

A focused Traffic Study was prepared for the project by Dalene J. Whitlock, PE, PTOE of Whitlock and Weinberger Transportation, Inc. (W-Trans) in 2014, revised February 23, 2015, and again revised for the Final Traffic Study dated March 10, 2016. The traffic study area consisted of the section of Westside Road providing access to the project site. Westside Road is a two-lane rural roadway with paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline, and there is not a posted speed limit, though the curvilinear alignment keeps speeds lower than the prima facie 55 mph speed limit that would apply in the absence of a lower limit established by the County of Sonoma. A speed survey was performed at the driveway indicates that in the vicinity of the project site drivers are generally travelling about 30 to 35 mph.

The current volume on Westside Road is about 3,000 ADT near Felta Road based on counts performed by the County in August 2012, but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013. A count performed by the County in late July 2015 indicates the volumes have dropped 12 to 15 percent since 2012, though the higher 2012 volumes were used for this analysis.

Existing plus Project

Under Existing Plus Project volumes, W-trans explains the study roadway is expected to operate acceptably in both directions as shown in Table 5:

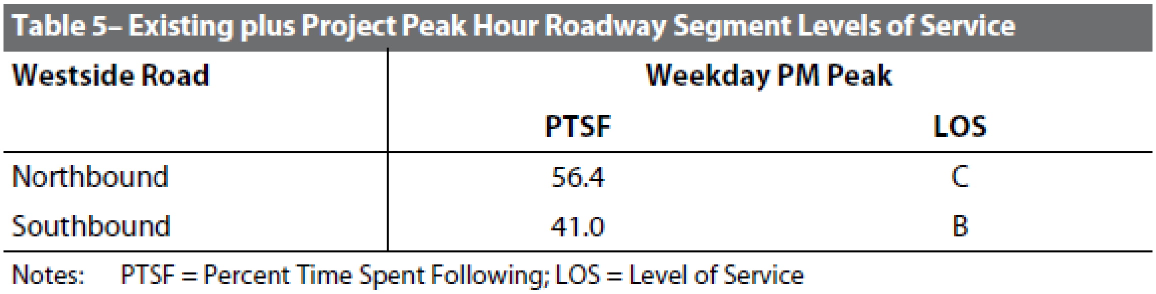


Table 5– Existing plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	56.4	C
Southbound	41.0	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Cumulative plus Project

With project traffic added to the anticipated Future volumes under the conservation assumption that all trips would come from the same direction, W-Trans explains the study roadways are expected to continue operating acceptably at the same levels of service as without the project, as summarized in Table 6:

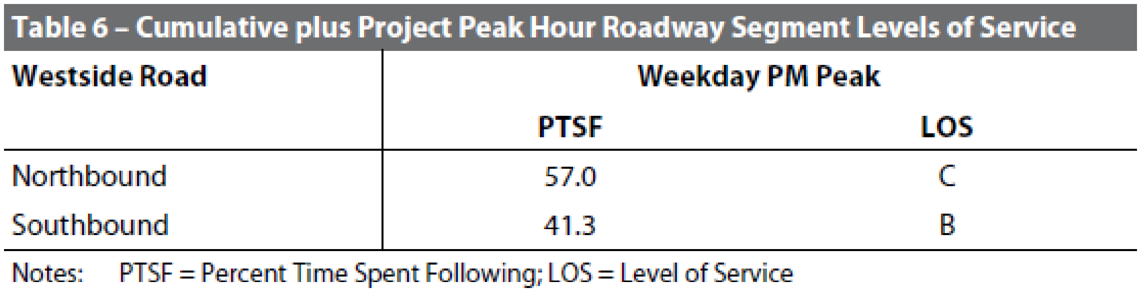


Table 6 – Cumulative plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	57.0	C
Southbound	41.3	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Collision History
On April 21, 2017, W-Trans provided an addendum letter to the Traffic Impact Study to provide collision history from January 1, 2012 through December 31, 2016. From 2012 to 2016, there were two collisions on the study segment during the most recent five-year period for which data is available from the California Highway Patrol, as published in their Statewide Integrated Traffic Records Systems (SWITRS). The segment of Westside Road within a half-mile of the project site had a calculated collision rate of 1.10 collisions per million vehicle miles (c/mvm). W-Trans compared this to the average collision rate for similar segments statewide, as indicated in the 2013 Collision Data on California State Highways, California Department of Transportation, which is 1.58 c/mvm. W-Trans concludes that since the collision rate was determined to be below average and there were only two crashes reported during this time period, the segment appears to be operating within expected safety parameters.

Trip Generation
Relative to trip generation, it is anticipated that the proposed new winery including tasting room would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle the proposed project is expected to generate an average of 92 vehicle trips per day. The project also includes provisions for 24 events per year, including 10 events with 30 persons in attendance, five 60-person catered events, five 120-person events and four 300-person outdoor events, two of which would be industry wide. It is assumed that a maximum sized 300-person event would require a staff of 14. Using an occupancy of 2.5 vehicles per guests and solo occupancy for staff, maximum sized event would be expected to generate 268 trip ends at the driveway, including 134 inbound trips at the start of the event and 134 outbound trips at the driveway. Though these trips would be spread out such that no more than 60 trips in either direction would occur during a single hour, with staff arriving before and departing after guests. The distribution of trips for events is expected to be weighted more heavily to the south with 75 percent of the trips coming from/returning to this direction.

The traffic study noted that Westside Farms, the previous use of the site, held a harvest market each fall which included a pumpkin patch, hay rides and sales of hand crafted foods and gift items. This event which lasted for approximately the month of October each year, drew up to 600 persons on a peak day. This prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year.

Sensitive Analysis:
W-Trans explains that by using the same roadway segment Level of Service methodology in the Highway Capacity Manual it was determined that 208 vehicle trips could be added in each direction on Westside Road *before* the northbound direction would experience unacceptable LOS D operation.

Using the 2.5 guests per vehicle standard ratio, W-Trans estimated that vehicles carry more than 500 guests could arrive at agricultural promotional events during *one hour* and another set of 500 guests depart from the same or different winery event along the road, and the operation of Westside Road would remain acceptable under the standards established by the County.

W-Trans examined events sizes and even with the 300-person event proposed with this project, and assuming that as many as 150-guests arrive or depart during a single hour from the same direction, the road would retain capacity for other events having a combined total of more than 350 guests.

W-Trans explains it is reasonable to expect that up to 75 percent of event traffic (i.e. 225 guests) would come from the south. Assuming this is split, the largest event for the proposed project (i.e 300 guests maximum) would generate 75 guests from the north <u>or</u> 30 vehicles, leaving capacity for the cumulative demand associated with nearly 450 guests arriving and departing from other area wineries during the same, single hour.

With an emphasis that all these trips would need to occur during a *single hour* for the cumulative impact to be experienced, if the trips are spread over more than an hour's time, the cumulative effect is diluted. Based on their review, W-Trans concludes there is adequate capacity for the multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road.

To avoid the potential for multiple large events occurring simultaneously, PRMD has encouraged wineries to coordinate event schedules amongst each other. The applicant is willing to do implement such coordination. For this project, a condition of approval requires the Permit Holder to coordinate with the two existing wineries (Williams-Selyem and Arista) closest to the project site.

Access and circulation were also evaluated and field conditions at the site driveway were field evaluated to determine adequacy of sight distance as well as to identify any potential for conflict between opposing driveways for the winery site and tasting room site. The tasting room driveway is on the easterly side of the roadway, opposite and offset from the winery driveway. The traffic study notes that conflicts with traffic to and from the opposing driveways are not expected.

Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria. The prima facie speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. While existing sight lines to the south are adequate for the winery driveway on the westerly side of the Westside Road, the curve north of the driveway limits sight lines to less than 250 feet recommended. The applicant's engineer, Adobe & Associates, prepared a Stopping Sight Distance plan depicting the sight distance can be achieved to meet standards by trimming trees and shaving the northwest hillside. Adobe & Associates also prepared a video simulation showing vehicle travel with the sight distance improvements completed, stopping sight distance can be achieved.

Based on the project proposal it is anticipated that pedestrian trips between the winery and tasting room will be infrequent, and limited to employees. The operation as proposed is not expected to result in any need for guests to cross from one side of Westside Road to the other. Nonetheless, a gate is required to be installed in the winery's driveway to restrict the access to the general public.

The need for turn lanes on Westside road was also evaluated and traffic counts taken for both am and pm peak hours used for the evaluation did not warrant the need for a left turn pocket at the project site.

The traffic study concluded the following:

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous use for Westside Farms.

- Westside Road is expected to operate acceptably under volumes including project generated traffic and traffic associated with agricultural promotional events both in the short-term and long-range. Further, multiple events could occur simultaneously without triggering unacceptable operating conditions under the County's standards.

- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.

- Sight distance from the tasting room driveway on the east side of Westside Road is generally adequate, though existing "Westside Farms" sign should be removed and this area left clear to provide acceptable sight distance to the north.

- Sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with terracing/lowering the hillside on the project site as necessary, should be implemented.

- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures noted above.

- A left turn lane is neither warranted nor recommended on Westside Road at the project's driveways.

The project site utilizes Westside Road as its primary means of vehicle access. Westside Road, which runs along the frontage of the project site, is generally oriented north-south and is classified a Rural Major Collector. At the project site, the roadway is a two-lane rural roadway with a paved width of 25 to 26 feet. The General Plan classifies Westside Road as a Class III bikeway. The Sonoma County Bicycle and Pedestrian Plan classifies Westside Road as a Class III bikeway. The Bicycle Advisory Committee also reviewed the proposal and their comments only pertained to conditioning the project to provide adequate bicycle racks near the entrance to the proposed public tasting rooms. Given the rural nature of the project setting, existing relatively low vehicle counts, additional traffic generated by the project is expected to be able to be accommodated by Westside Road. And with the low volumes of trip generation, the proposed project would not significantly impact or conflict with established plans and policies for streets, highways, and/or intersections. Sonoma County has established significance standards for both intersections (LOS D or better) and roadways (LOS C or better). With the proposed project traffic, all intersection/roadways would be expected to operate within County prescribed standards.

On-Site Parking
There will be 24 on-site parking spaces (20 standard and 4 ADA parking spaces) on a chip sealed surface, as well as 24 overflow (standard) spaces for the tasting facility located on the east side of the property. The parking area would be accessed by an 18-foot wide gravel driveway. The parking area is to be landscaped providing a separation between the primary parking field and the overflow parking. The entrance to the property is to be improved with an all surfaced driveway that would transition to chip seal base for the primary parking area, gravel for the overflow parking and for the vineyard access road. T

The winery located on the west side of Westside Road would be developed with an asphalt base and a total of 48 parking spaces would be provided, which include 27 permanent and 21 seasonal overflow parking spaces.

The Department of Public Works and Transportation reviewed and accepted the 2016 Traffic analysis prepared by W-Trans. DTPW had several conditions for the project and recommends the Applicant update the project overflow parking plan to account for previously identified overflow spaces that are eliminated from the production facility parking lot. To ensure adequate on-site parking, traffic control, and road safety is implemented and developed in conformance with the Use Permit, the following mitigation measures have been incorporated into the project:

Mitigation Measure 16.a. 1: Under the approval of an Encroachment permit and prior to issuance of any building permits for the winery building by PRMD, modifications to the embankment and vegetation on the Permit Holder's property on the northerly side of the project's west side driveway entrance shall be completed to allow a minimum of 250-feet of sight distance needed for the critical approach speed. The plans for the modification to the embankment shall be prepared by a Registered Civil Engineer and shown on the final grading plans for the project. The details of vegetation removal shall be done by a licensed landscape architect and depicted on the final landscape plans. This area shall be maintained with hardscape materials or low lying ground vegetation.

Mitigation Monitoring 16.a.1: The Permit and Resource Management Department shall not issue any grading permit or building permit until the Encroachment permit has been approved to allow the modifications to the embankment and vegetation on the Permit Holder's property on the northerly side of the project's west side driveway entrance.

Mitigation Measure 16.a. 2: The existing Westside Farms sign shall be removed and this area left clear to provide adequate sight distance to the north.

Mitigation Monitoring 16.a.2: The Permit and Resource Management Department shall not issue any grading permit until the Westside Farms sign has been removed.

Mitigation Measure 16.a. 3: Prior to PRMD issuance of temporary or final occupancy on building permits for the winery or tasting room buildings, the Permit Holder shall obtain necessary permits to install an automated swing or rolling gate at the winery production facility (west) project driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement. NOTE: Placement of temporary barricades in this driveway during events does not satisfy this requirement. In addition, to minimize pedestrian crossings at Westside Road, the winery production facility (west) parking lot shall remain closed to the general public. All guest parking shall be provided on the tasting room side (east) of the public road.

Mitigation Monitoring 16.a. 3: PRMD shall not issue final or temporary occupancy on the winery or tasting room buildings, until the Permit Holder has obtained all necessary permits and has installed the automated swing or rolling gate at the winery production facility (west) project driveway. Fire and emergency access shall be provided per Fire requirements. The gate shall be setback a minimum distance of 30 feet from the edge of pavement.

Mitigation Measure 16.a.4: Agricultural promotional events on the west side of the project site are limited to a maximum capacity of 30 guests. No industry-wide events shall be held on the west side of the project site.

Mitigation Monitoring 16.a. 4: Failure by the Permit Holder to adhere to the 30-guest maximum on the west side of the project site or holding industry-wide events on the west side of the project site is considered a violation of the Use Permit conditions and subject to modification or revocation proceedings.

Mitigation Measure 16.a.5: To minimize pedestrian crossings at Westside Road, the winery production facility (west) parking lot shall remain closed to the general public. All guest parking shall be provided on the tasting room side (east) of the public road. (On-going Condition).

Mitigation Monitoring 16.a. 5: Failure by the Permit Holder to keep the automated gate closed to the general public is considered a violation of the Use Permit conditions and subject to modification or revocation proceedings. (On-going Condition).

Mitigation Measures 16.a. 6: Prior to final or temporary occupancy on the winery or tasting room buildings, the Permit Holder shall submit for approval to the Project Planner at PRMD a Traffic and Parking Management Plan prepared by a qualified traffic engineer. In order to provide orderly and efficient movement of vehicles entering the site and to minimize traffic impacts on the public road the Traffic and Parking Management Plan shall include; but not limited to, on-site traffic control measures for all events that exceed 100 guests or more. Traffic control shall be located off of the public road.

Mitigation Monitoring 16.a.6: The Permit and Resource Management Department shall not issue temporary or final occupancy on any building permit for the winery or tasting room buildings until the any grading permit until a Traffic and Parking Management Plan has been submitted and approved by the Project Planner at PRMD.

Mitigation Measure 16.a. 7: The Permit-Holder prior to scheduling any large agricultural promotional events of 100 guests or more on the project site shall coordinate events with the two adjacent winery operators within one-half mile to off-set event days and/or event times. The Permit-Holder shall notify PRMD Planner in writing that coordination with other winery operators in the area has been done prior to larger agricultural events occurring on the project site. On-going

Mitigation Monitoring 16.a. 7: Failure by the Permit Holder to coordinate the larger agricultural promotional events of 100 guests or more on the project site events with the two adjacent winery operators within one-half mile shall be considered a violation of the Use Permit conditions and subject to modification or revocation proceedings.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	

<u>Comment:</u>
16. b. Less than Significant Impact. The proposed project would not significantly impact adjacent intersections, roadways, or highways, given the relatively low number of daily vehicle trips (92) it would generate. The traffic study concluded that the Westside Farms, the previous use of the site generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year. Sonoma County has established significance standards for both intersections (LOS D or better) and roadways (LOS C or better). With proposed project traffic, all intersection/roadways would be expected to operate within County prescribed standards.

Mitigation: None required

c) Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X

Comment:
16. c. No Impact. The project would have no effect on air traffic patterns.

Mitigation: None required

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		

Comment:
16. d. Less than Significant Impact with Mitigation Incorporated (Refer to discussion and mitigation in item 16.a. above in this initial study checklist): A focused Traffic Study was prepared for the project by Dalene J. Whitlock, PE, PTOE of Whitlock and Weinberger Transportation, Inc. (W-Trans). The traffic study area consisted of the section of Westside Road providing access to the project site. Westside Road is a two-lane rural roadway with paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline, and there is not a posted speed limit, though the curvilinear alignment keeps speeds lower than the prima facie 55 mph speed limit that would apply in the absence of a lower limit established by the County of Sonoma. A speed survey was performed at the driveway indicates that in the vicinity of the project site drivers are generally travelling about 30 to 35 mph.

Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria. The prima facie speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet. While existing sight lines to the south are adequate for the winery driveway on the westerly side of the Westside Road, the curve north of the driveway limits sight lines to less than 250 feet recommended. However, measures are to be taken to remove and/or trim vegetation and shave back the hillside as necessary to achieve the 250 feet of sight distance needed for critical approach speed.

It is noted in the traffic study that there is a mirror on the east side of the road that provides adequate visibility of oncoming traffic to drivers exiting the driveway. Mirrors are not typically recommended along public roadways, in part because the mirror would either need to be in the public right-of-way or on another person’s property. In this case, the property on both sides of the road belongs to the same owner, so the mirror can be maintained on private property and outside the public right-of-way. Because the mirror may further extend sight lines beyond the minimum needed, it is suggested that the mirror be retained so that the infrequent vehicle travelling at higher speeds can be seen approaching from an adequate distance.

Case good storage will done off site. Cases of wine to serve the daily needs of the tasting rooms would be delivered from the off-site warehouse to the tasting rooms. This would be done by a standard delivery truck. The traffic study concluded the following:

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous use for Westside Farms.

- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.
- Sight distance from the tasting room driveway on the east side of Westside Road is generally adequate, though existing "Westside Farms" sign should be removed and this area left clear to provide acceptable sight distance to the north.
- Sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with shaving back the hillside as necessary, should be implemented.
- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures above.
- A left turn lane is neither warranted nor recommended on Westside Road at the project's driveways.

Mitigation: Refer to mitigations listed above in item 16.a.

e) Result in inadequate emergency access?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X	X	

Comment:

16. e. Less than Significant Impact with Mitigation Incorporated. (Refer to discussion and mitigation measures under item 16 a above in this initial study checklist). The existing main driveway from Westside Road on the east side of the project site provides proposed on-site circulation areas for the new tasting facility and parking areas, and would meet the Sonoma County Fire Marshall's requirements for access to the site and structures for fire protection. However, sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with shaving back the hillside as necessary, should be implemented

Mitigation: Refer to mitigation above in item 16.a.

f) Result in inadequate parking capacity?

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
	X		

Comment:

16.f Less Than Significant with Mitigation Incorporated: The project site and Site Plan demonstrates there is adequate room for all on-site parking needs. Nonetheless, mitigation measures have been incorporated into the project to ensure adequate parking on the site for all guest and employee vehicles, as follows:

Mitigation Measure 16.f. (1): Parking of vehicles and/or trucks associated with this winery facility is not permitted along any public or private roadways, or shared vineyard roads.

Mitigation Monitoring 16.f (1): If the Permit and Resource Management Department receives complaints that vehicles and/or trucks associated with this winery facility are being parked along public roadways, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

Mitigation Measure 16.f. (2): For the larger industry-wide events and agricultural promotional events of 125 guests or more, at least two parking attendants shall be on duty to direct and guide the on-site parking of guest vehicles. Parking attendants shall remain on duty throughout the duration of the events.

Mitigation Monitoring 16.f (2): If the Permit and Resource Management Department receives complaints that parking attendants are not on duty during the larger industry-wide events and agricultural promotional events, PRMD staff would investigate the complaint and if the condition is violated the use permit may be subject to modification.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Comment:
16.g Less than Significant Impact. The 2010 Sonoma County Bicycle and Pedestrian plan encourages new developments to incorporate bicycle friendly design. In the County's Plan, Westside Road is designated as a Class I bike route. Some visitors may utilize bicycles to access the proposed project site. The project will not create conflicts with County bicycle standards or plans for use alternative transportation, including bus turnouts. The project was reviewed by the Sonoma County Bicycle Coalition and the following condition has been required for the winery development:

Prior to final or temporary occupancy of the winery building, bicycle racks shall be installed near the parking lot (refer to the Sonoma County Parking Regulations –Zoning Code Sec. 26-86-010). One bicycle parking space be provided for every 5 spaces required for automobiles. Please use Bicycle Parking Guidelines by the Association of Pedestrian and Bicycle Professionals (http://drusilla.hsrc.unc.edu/cms/downloads/BikePark_Guidelines.pdf).

Bicycle racks will be required to be located at the winery site; County bicycle parking standards of 1 space per 5 required vehicle parking spaces will be enforced as part of plan check review.

Mitigation: None required

17. UTILITIES AND SERVICE SYSTEMS - Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				

		Incorporation		
			X	

Comment:
17.a. Less than Significant Impact: The project includes industrial and domestic wastewater systems. The size and design of the wastewater system must be approved by the Well and Septic Section of PRMD, and by the North Coast Regional Water Quality Control Board (NCRWQCB) through the Waste Discharge Requirement permitting process. These permits will be analyzed to ensure that wastewater treatment requirements will not be exceeded. See question 17(b) for additional information.

Mitigation: None required

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
17.b. Less than Significant Impact: The Division of Environmental Health has reviewed the proposal and has stated that prior to building permit issuance the applicant shall obtain a permit for the sewage disposal system. It is noted that wet weather groundwater testing may be required and that the sewage disposal system is to meet peak flow discharge of the wastewater from all sources granted in the use permit and any additional sources from the parcel plumbed into the disposal system, and shall include the required reserve area. The proposed project will include the removal of the existing septic system and the construction of a new system that will be designed to accommodate 100 % of the wastewater flow from an event with 60 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system, including 15 full time employees. Additionally, toilet facilities shall be provided for patrons and employees prior to vesting the use permit. Copies of floor plans shall be submitted to Environmental Health for review and approval prior to issuance of building permits.

Environmental Health has also noted that prior to issuance of building permits, the proposed sewage disposal system shall be evaluated relative to the proposed wine cave(s). It is further noted that if the floor of the wine caves are lower than any wastewater disposal field or septic tanks, a minimum 50-foot setback from any tanks, sumps and septic disposal field shall be maintained.

Discharge of wastewater is regulated by the Porter-Cologne Water Quality Control Act, California Water Code, California Code of Regulations and Chapters 7 and 24 of the Sonoma County Code. The project will be required to obtain a permit from PRMD and Waste Discharge Requirements (WDRs) from the NCRWQCB. A copy of the WDRs will be submitted to the Project Review Health Specialist prior to issuance of a Certificate of Occupancy or project operation and vesting the Use Permit.

All WDRs issued by the NCRWQCB include self-monitoring programs requiring the waste discharger to collect pertinent water quality data and to submit it to the NCRWQCB for evaluation of compliance with waste discharge requirements. In addition, NCRWQCB staff conducts periodic inspections of each regulated discharge to monitor compliance with waste discharge requirements. The NCRWQCB may take enforcement action in response to significant or chronic waste discharge requirement violations under the authority of the Porter-Cologne Water Quality Control Act (California Water Code).

Compliance with the Sonoma County Code, permit conditions, and WDRs will ensure that the project's wastewater disposal system will not cause significant environmental effects to water quality.

Relative to domestic water supply, the State Water Resources Control Board has reviewed the proposal as part of an application for a water system. The proposal will provide public and private tasting room to be located in the bottom floor of the existing barn. The tasting rooms will be open seven days a week from 10 a.m. to 5 p.m. The proposed project is to be a public water system and is required to obtain a water supply permit from the Division of Drinking Water of the State Water Resources Control Board prior to serving the water to the public for domestic purposes that include drinking and cooking. The system must demonstrate that the well is constructed in compliance with current California Department of Water Resources well standards which include a minimum of a 50-foot annular seal. The water system infrastructure must comply with applicable drinking water standards.

Compliance with the Sonoma County Code, permit conditions, and California Plumbing Code will ensure that the project's domestic water system will be incompliance with all applicable State and County regulations for the proposed water system.

Mitigation: None required

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
17.c. Less than Significant Impact. Storm water drainage facility requirements are described in items 9(d) and 9(e) above. A Preliminary Storm Water Mitigation Plan has been prepared for the project (Adobe Associates, Inc., December 20, 2013), which identifies proposed drainage features including landscape and planting areas, inlets, the existing on-site pond and vegetated buffers. These features are located on-site, small in scale and included in the project footprint, adjacent to the existing barns and proposed winery/wine cave facilities. The location of these features were included in the study area for the habitat assessment (Wildlife Research Associates & jane Valerius Environmental Consulting, June 2104), and cultural resources surveys (William Roop, Archaeological Resource Service, April 2014), and will not result in significant environmental effects on biological resources or cultural resources. Drainage improvements will maintain off-site natural drainage patterns and limit post-development storm water levels and pollutant discharges in compliance with the requirements described above in items 9(d) and 9(e), which ensure that the project will not result in significant impacts to water quality or off-site aquatic resources.

Mitigation: None required

d) Have sufficient water supplies	Potentially	Less than	Less than	No

available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Significant Impact	Significant with Mitigation Incorporation	Significant Impact	impact
			X	

Comment:
17.d. Less than Significant Impact. (Refer to discussion under Hydrology and Water Quality, Question 9(b) of this checklist). The project site is not in an area served by a public water system or community water system. The project site is served by private, on-site wells. On January 5, 2017, a Geologic Report (Report) was prepared for the project by EBA Engineering. The Report explains the property is currently equipped with five water supply wells located along the eastern margin of the property (see Figure 2). These wells are identified herein as Wells #1 through #5 and are used to provide water for the on-site operations, and to two neighboring property owners to the west. EBA concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources.

Additionally, prior to the issuance of building permits the applicant is to provide an engineered design of the water supply system, construct and/or develop the water sources (wells and/or springs), complete the appropriate water quality testing and apply for a water supply permit from the State Drinking Water Program because it has been determined that more than 25 persons per day for 60 days within a year will be served by the water system. This will be a requirement prior to issuance of building permits for the proposed project. It has been demonstrated that the site has sufficient water supply to serve the project.

Mitigation: None required

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
			X	

Comment:
17.e Less than Significant Impact. Private, on-site wastewater disposal systems would be utilized for the project. Wastewater from the project is to be treated in a septic system that shall be designed by a registered civil engineer or registered Environmental Health Specialist and both soil analysis, percolation and wet weather testing as required. The proposed sewage system is to meet peak flow discharge of wastewater from all sources granted in the Use Permit and any additional sources from the parcel plumbed to the disposal system, and shall include a reserve area. According to the Division of Environmental Health, if the project is approved for agricultural promotional events, the applicant shall provide septic system capacity in accordance with PRMD Policy 9-2-31. The project septic system must be designed to accommodate 100% percent of the wastewater flow from an event with 60 guests, in addition to peak wastewater flows from all other sources plumbed to the septic system, including 15 employees.

Mitigation: None required

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: **17.f. No Impact** Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.				
Mitigation: None required				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
				X
Comment: **17.g. No Impact.** Sonoma County has a solid waste management program in place that provides solid waste collection and disposal services for the entire County. The program can accommodate the permitted collection and disposal of the waste that will result from the proposed project.				
Mitigation: None required				

18. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
		X		
Comment: **18.a. No** As demonstrated by this environmental checklist, the project will not have any direct or indirect adverse effects that would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to				

drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The proposed project will not result in degradation to the quality of the environment or otherwise create a significant impact upon wildlife habitat or species, including species of special concern. No special status plant species are known to be on or by the project site. No impacts to wetlands habitat would occur since there are no wetlands or riparian habitat areas on the project site in the area of the proposed development. The project also includes mitigation measures designed to limit site grading and other actions that may result in erosion or other actions that could ultimately affect off-site waterways and sensitive habitats. The applicant shall implement the following Best Management Practices. The project site would not create an impact to cultural or archaeological resources, or tribal cultural resources and no such resources were found in the project area, however, as a standard accidental discovery mitigation measure has been added as a precaution.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X		

Comment:

18.b. No

The project would develop a type of agricultural use on the property that is consistent with the 2020 General Plan and was considered by the 2020 General Plan EIR. Cumulative projects include development of residential, agricultural, and winery uses in the project area. As noted in this Initial Study, this project will not result in significant adverse impacts related to traffic congestion, safety or noise with mitigations incorporated into the project. The project will not make a considerable contribution to any other significant cumulative impacts.

The project has the potential to result in individually limited but cumulatively considerable impacts with respect to noise. However, project mitigation measures incorporated into the project will reduce the potential for significant cumulative impacts. Noise impacts from the project would be mitigated through a wide range of actions, including limiting construction noise and activities, prohibiting use of outdoor amplified music and loud non-amplified musical instruments, limiting any outdoor event activities to the picnic grove area, limiting indoor amplified music to the tasting room buildings during daytime hours, limiting hours of operation for winery, tasting room, and special event activities, and limiting industry wide and agricultural promotional events to a limited number per year with guest numbers limited. With the implementation of the mitigation measures to reduce overall noise levels generated by the winery and tasting rooms during construction activities, during winery production activities, during agricultural promotional events and industry-wide events; the noise levels at the property lines of sensitive receptors would be maintained at or below the County NE-2 standards to a level of less than significant.

Traffic volumes would be increased on Westside Road, but would not be substantial enough to change existing traffic flows or increase the level of service. Mitigation measure requires the sight distance be improved on the northerly side of the west project driveway to correct existing, unsafe driving conditions. The applicant's engineer, Adobe & Associates, prepared a Stopping Sight Distance plan depicting the sight distance can be achieved to meet standards by trimming trees and shaving the northwest hillside. Adobe & Associates also prepared a video simulation showing vehicle travel with the sight distance improvements completed, adequate stopping sight distance can be achieved.

Based on the project proposal it is anticipated that pedestrian trips between the winery and tasting room will be infrequent, and limited to employees. The operation as proposed is not expected to result in any need for guests to cross from one side of Westside Road to the other. Nonetheless, a gate is required to be installed in the winery's driveway to restrict the access to the general public.

General Plan Policy AR-5g addresses concentration of uses as it states: "Local concentrations of any separate agricultural support uses, including processing, storage, bottling, canning and packaging, agricultural support services, and visitor-serving and recreational uses as provided in Policy AR-6f, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and shall be avoided. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, the required factors were considered:

"1. Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for level of service on a site specific and cumulative basis."

Based on the 2016 Traffic Analysis prepared by W-Trans, and reviewed and accepted by the Sonoma County Transportation and Public Works Department, project generated traffic will not result in road access conflicts and would not exceed the level of service established in the Circulation and Transit Element's objectives (Refer to further discussion under item 16 Traffic Impacts below in this initial study checklist).

W-Trans explains that by using the same roadway segment Level of Service methodology in the Highway Capacity Manual it was determined that 208 vehicle trips could be added in each direction on Westside Road *before* the northbound direction would experience unacceptable LOS D operation.

W-Trans examined events sizes and even with the 300-person event proposed with this project, and assuming that as many as 150-guests arrive or depart during a single hour from the same direction, the road would retain capacity for other events having a combined total of more than 350 guests.

W-Trans explains it is reasonable to expect that up to 75 percent of event traffic would come from the south. Assuming this is split, the largest event for the proposed project would generate 75 guests from the north or 30 vehicles, leaving capacity for the cumulative demand associated with nearly 450 guests arriving and departing from other area wineries during the same, single hour.

With an emphasis that all these trips would need to occur during a *single hour* for the cumulative impact to be experienced, if the trips are spread over more than an hour's time, the cumulative effect is diluted. Based on their review, W-Trans concludes there is adequate capacity for the multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road.

To avoid the potential for multiple large events occurring simultaneously, PRMD has conditioned and encouraged wineries to coordinate event schedules amongst each other. The applicant is willing to do implement such coordination with the closest wineries.

“2. Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells”.

In January 2017, a Geologic Report (Report) was prepared for the project by EBA Engineering. The Report explains the property is currently equipped with five water supply wells located along the eastern margin of the property. Well #1 will provide water supply for the winery and various domestic uses associated with the project. Based on the projections, the total water demand for these sources equates to 1,020,946 gallons per year (GPY). In addition to total water use, the average daily and maximum peak daily demands were estimated using the same data. The average daily demand over a 365-day period equates to 2,652 gallons per day (GPD). The maximum peak daily demand, in turn, was estimated by combining applicable site activities that could theoretically occur in a given day. Information provided by the Applicant indicates that these activities could include: crush operations (3,600 GPD); promotional event visitors (300 GPD); tasting room visitors (63 GPD); marketing accommodations (240 GPD); and associated employees (360 GPD). This translates to a maximum peak daily demand of 4,563 GPD.
Well #3 will be used for landscape irrigation. As outlined above, the projected total water demand for landscaping is 52,863 GPY. This translates to an average daily demand over a 365-day period of 145 GPD. In regards to the maximum peak daily demand, the maximum use occurs over the period of June through August (22,536 gallons). Assuming a conservative irrigation cycle of one day per week, the corresponding peak maximum daily demand equates to approximately 1,735 GPD for landscaping.

EBA concludes that the water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following variables:

1) The site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin;

2) The underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer;

3) Well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system;

4) Based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and

5) The projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.

Under General Plan Policy WR-2d, the Use Permit, if approved, is subject to a condition that requires groundwater monitoring for new or expanded discretionary commercial and industrial uses using wells. Where justified by the monitoring program, establish additional monitoring requirements for other new wells.

“3. Whether the above uses would be detrimental to the rural character of the area.”

The project site is 75 acres with approximately 42 acres are currently planted in grapes, of the remaining 33 acres, 3.75 acres are comprised of existing and proposed development, comprising of 5 % of the total parcel size which is not significant as the majority of the total acreage remains in agricultural production. None of the existing vineyard will be removed to accommodate the proposed uses or site infrastructure.

The proposed project includes a new winery and wine caves on the west side of Westside Road, and on the east side of Westside Road the re-purposing/refurbishing of two existing hop kiln buildings into tasting rooms and marketing accommodations. The project includes the construction of parking areas, driveways and the enlarging of the existing driveways in order to meet fire safe standards. The proposal also includes 22 agricultural promotional events with a range of guests (10 events and 30 guests, 5 events with 60 guests, 5 events with 120 guests, and 2 events with 300 guests) and participation in an industry-wide event totaling two (2) day events with a maximum of 300 guests for a total of 24 events.

The winery and tasting room uses are considered agricultural related uses serving the large commercial vineyard. The project site would remain devoted to agricultural uses and the project will not result in conversion of farmland or cultivated area to any non-agricultural use. The new winery building and wine caves are located outside of the 200-foot Scenic Corridor setback for Westside Road. The proposed project including the winery building design and architecture and the refurbishing of the two existing hop kiln building was reviewed in a joint meeting with the Sonoma County Landmarks Commission and the Design Review Committee who had no objection to the design, or height of the building, but did recommend minor revisions.

In addition, the project has the potential to result in individually limited but cumulatively considerable impacts with respect to noise. However, project mitigation measures incorporated into the project will reduce the potential for significant cumulative impacts. Noise impacts from the project would be mitigated through a wide range of actions, including limiting construction noise and activities, prohibiting use of outdoor amplified music and very loud musical instruments, and limiting hours of operation for winery, tasting room, and special event activities. Traffic volumes would be increased on Westside Road, but would not be substantial enough to change existing traffic flows or create an unsafe driving condition. Mitigations require modifications to the project site embankment and landscape to improve sight distance and public safety on this stretch of Westside Road. Also a mitigation limits the guest capacity for agricultural promotional events to a 30-guest maximum on the west side of the project site. This will limit the number vehicles accessing and exiting the project site for an event to 12 or less using the standard ratio of 2.5 persons per vehicle.

Furthermore, as noted in this Initial Study, this project as conditioned will not result in significant adverse impacts related to aesthetics, agricultural resources, air quality, biological resources, cultural resources, greenhouse gas, hydrology and water quality, land use, noise, and parking and traffic were addressed in the Initial Study. Due to the limited size and nature of the project the extent of impact in these issue areas when considered with the effects of past, current and probable future projects, will not result in any cumulative land use impacts with mitigations incorporated into the project.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No impact

		X		

Comment:
18.c. No
Potential substantial adverse effects on human beings were identified in the areas of aesthetics, air quality, biology, hydrology and water quality, noise, and traffic-parking. Mitigation is proposed that would reduce impacts to less than significant levels. The project will not have a significant impact after mitigation is implemented. The project would not result in any significant changes to the existing environment. Based on the discussion and information provide in this initial study, the project’s environmental effects will not cause substantial adverse effects on human beings, either directly or indirectly.

Sources

1. PRMD staff evaluation based on review of the project site and project description.
2. PRMD staff evaluation of impact based on past experience with construction projects.
3. Applicant's Application Submittal/Project Description, August 2015.
4. Sonoma County Important Farmland Map 2008. California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program.
5. Assessor's Parcel Maps.
6. BAAQMD CEQA Guidelines; Bay Area Air Quality Management District; April 1999; California Air Resources Board (CARB) http://www.arb.ca.gov/.
7. Sonoma County General Plan 2020 (as amended), Sonoma County Board of Supervisors, September 23, 2008.
8. California Environmental Protection Agency - http://www.calepa.ca.gov/SiteCleanup/corteseList/default.htm; California Regional Water Quality Control Board - http://geotracker.swrcb.ca.gov/; California Dept of Toxic Substances Control http://www.dtsc.ca.gov/database/calsites/cortese_list.cfm, and Integrated Waste Management Board - http://www.ciwmb.ca.gov/SWIS/Search.asp.
9. Alquist-Priolo Special Studies Zones; State of California; 1983.
10. Flood Insurance Rate Maps, Federal Emergency Management Agency.
11. Special Report 120, California Division of Mines and Geology; 1980.
12. Tree Protection and Replacement Ordinance (Ordinance No. 4014); Sonoma County.
13. Heritage or Landmark Tree Ordinance (Ordinance No. 3651); Sonoma County.
14. Sonoma County Aggregate Resources Management Plan and Program EIR, 1994.
15. Sonoma County Bikeways Plan, Sonoma County Permit and Resource Management Department, August 24, 2010.
16. North Coast Regional Water Quality Control Board, http://www.waterboards.ca.gov/northcoast/water_issues/programs/non_chapter_15_permitting.shtml.
17. California Air Resources Board, Asbestos Airborne Toxic Control Measure (ATCM) 93105 (17 Code of California Regulations section 93105).

Reset Form

Planning Application
PJR-001

File#: UPE 14-0008

Type of Application:

☐ Admin Cert. Compliance
☐ Ag./Timber Preserve/Contract
☐ Cert. of Compliance
☐ Cert. of Modification
☐ Coastal Permit
☐ Design Review Admin.
☐ Design Review Comm./Ind.
☐ Design Review Residential
☐ Design Review Signs
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision
☐ Minor Subdivision
☐ Mobile Home Zoning Permit
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment
☑ Use Permit
☐ Variance
☐ Zone Change
☐ Other:

Applicant (Contact Person):

Name: David Ramey
Mailing Address: P. O. Box 788
City/Town: Healdsburg State: CA Zip: 95448
Phone: 707-433-0870, ext. 1101 Fax: 707-433-6311
email: David@RameyWine.com
Signature: D. Ramey Date: Dec. 20, 2013

Owner, if other than Applicant:

Name: [redacted] Ramey Vineyards LLC
Mailing Address: P. O. Box 788
City/Town: Healdsburg State: CA Zip: 95448
Phone: 707-433-0870, ext. 2107 Fax: 707-433-0871
email: Carla@RameyWine.com
Signature: Date: 1/17/14

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name: David Brown	Name: Andy Bannister	Name: Olle Lundberg
Mailing Address: Adobe Associates, 1220 N. Dutton Ave.	Mailing Address: Earthtone Construction, 6932 Sebastopol Ave., Suite A	Mailing Address: Lundberg Design, 2620 Third Street
City/Town: Santa Rosa State: CA Zip: 95401	City/Town: Sebastopol State: CA Zip: 95472	City/Town: San Francisco State: CA Zip: 94107
Title: Principle Engineer	Title: President	Title: Principle Architect
Phone: 707-541-2300 Fax: 707-541-2301	Phone: 707-823-6118 Fax: 707-824-5608	Phone: 415-695-0110, ext. 17 Fax: 415-695-0379
email: DBrown@adobeinc.com	email: andy@earthtoneconstruction.com	email: olle@lundbergdesign.com

Project Information:

Address(es): 7097 Westside Road City/Town: Healdsburg, CA 95448
Assessor's Parcel Number(s): 110-240-031-[redacted] 110-240-032-[redacted] 110-240-040-[redacted] Acreage: 75
Project Description: Winery with caves, public tasting room and private events barn (see attached project description).
(Please attach additional sheet(s) if needed)

Site Served by Public Water? ☐ Yes ☑ No Site Served by Public Sewer? ☐ Yes ☑ No Number of new lots proposed: None

❶ DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff ❶

Planning Area: 3 and 4 Supervisorial District: 4 and 5 Current Zoning: LIA-B6-60 and on different lots SR-BR-F1-F2-VOH overlay zones General Plan Land Use: LIA 60
Specific Plan: None S.P. Land Use: Needs CEQA Review? ☐ yes ☐ no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: Proposed: Existing Employees: New Employees:
New Manufactured Homes: New Units For Sale: New Units For Rent: Density Bonus Units:
Violation? ☐ yes ☒ no; Application resolve planning violation? ☐ yes ☑ no; Penalty applicable? ☐ yes ☒ no; Civil Penalty Factor
Previous Files: LLA 04-0088
Application accepted by Date

Type I Williamson Act Contract on all 3 lots

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Supplemental Application Information

Existing use of property: Vineyard; single-family residence.

Acreage: 75

Existing structures on property: Single family residence; hop kiln; baling barn; two non-residential cottages; barn; pole barn; pump house; construction trailer

Proximity to creeks, waterways and impoundment areas: Adjacent to Russian River

Vegetation on site: 42 acres of vineyard; many oaks, bay laurels, buckeye, willows, black walnut, cottonwood

General topography: Flat, rising to west

Surrounding uses to (Note: An adjoining road is not a use.)

North: Vineyard, tasting room

South: Residence, Russian River

East: Russian River; County park

West: Vineyards, winery

New structures proposed (size, height, type): Existing hop kiln and baling barn footprints increased nominally by required egress stairs; height unchanged. New winery built into west side hill with a 75' x 290' footprint, a front elevation height of 28' and bermed at the rear.

Number of employees: Full time: 15 Part time: 3 Seasonal: 6

Operating days: Tasting 7 days; winery Mon-Fri except 7 days during harvest

Hours of operation: Tasting 11-5; winery 8-5 except 8-10 during harvest.

Number of vehicles per day: Passenger: 87 Trucks: 5

Water source: Three wells on property

Sewage disposal: Leach field; pre-treated drip irrigation.

Provider, if applicable:

Provider, if applicable:

New noise sources (compressors, power tools, music, etc.): Infrequent music during summer daytime hours; air compressor; wine press operation; bottling line.

Grading proposed: Amount of cut (cu. yds.): 14,600 Amount of fill (cu. yds.): 150 Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes x No ___ If Yes, indicate area of disturbance(acres): 2.8

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): Sheet flow and existing ditch flow.

Vegetation to be removed: Almost none; a few trees which will be replaced.

Will proposal require annexation to a district in order to obtain public services: Yes ___ No x

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes x No ___

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes x No ___

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc):

RECEIVED
OCT 03 2014 JJ
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Ramey Vineyards, LLC (David and Carla Ramey) - UPE14-0008

County Use Permit Application--Proposal Statement

Dated October 3, 2014

7097 Westside Road, Healdsburg, CA 95448

Proposal Summary

This property, known as Westside Farms, totals 75 acres in one parcel, 42 acres of which are planted to wine grapes. Six and one-half acres lie to the west of Westside Road and currently contain a residence, a barn, a pole barn, two outbuildings and a 3½ acre-foot reservoir. On this side of the property we wish to construct a 60,000-case winery comprised of caves and, in front of the caves, a cut-and-fill, low-profile, two-story winery building, which will not be visible from Westside Road. Grapes will be locally sourced, primarily on-site and from Sonoma County, as well as from bordering counties.

To the east of Westside road, vineyard extends to the tree line adjacent to the Russian River. Near the entrance from Westside Road are a hop kiln and a baling barn, built in 1949, which have fallen into disrepair. We wish to refurbish the hop kiln into a public tasting room, leaving the exterior similar to its current appearance while maintaining the furnace and ductwork in the south side to demonstrate the building's original use. We wish to refurbish the three-story baling barn as a private, invitation-only tasting room: equipment storage on the ground level; a kitchen and meeting area for private tastings and meals on the mid-level; and two bedrooms as marketing accommodations on the top level, with two work stations. These accommodations will be used solely as approved by applicable zoning. The two barns will be connected by an elevated walkway evoking the railcar trestle which during the hop harvest carried dried hops from the kiln to the baling barn. The baling barn will also be refurbished to maintain its current appearance.

Past uses of the property

As far back as the mid-1800s this property has been in agriculture: fruit orchards, hops, and now grapes. Purchased by Ron and Pam Kaiser in 1988, this property was christened Westside Farms and operated as a pumpkin patch and farm store with hay rides starting in 1989 and continuing until 2000. Wine grapes were planted in 1990 and the vineyard currently produces approximately 250 tons of grapes annually. Initially, during the mid-nineties, Westside Farms was open five to six days each week from May through November. After that they were open to the public seven days a week during the month of October. Weekdays were focused on school groups totaling 200-400 children plus parents arriving in school buses and car pools, with an additional 100-200 children arriving after school. Weekends would see 300 to 1000 cars arriving over the course of a day with 400-600 maximum people on site at any one time. At any given moment, 200-300 cars might have been parked on site.

Project Background

Founded in 1996, Ramey Wine Cellars and now Ramey Vineyards, LLC are wholly owned by David and Carla Ramey. The winery is currently housed in two leased buildings in the town of Healdsburg and produces approximately 40,000 cases of wine annually with its own staff and equipment. The wine has been widely critically acclaimed and is distributed nationally and internationally. David Ramey has been a resident of Sonoma County since 1980 and has worked as winemaker at several Sonoma County wineries, including Simi, Matanzas Creek and Chalk Hill, along with Dominus and Rudd in the Napa Valley. Ramey Wine Cellars employs fifteen people, thirteen of whom live in Sonoma County.

The core team for the development of the project is comprised of architects Lundberg Design of San Francisco; general contractor Earthtone Construction of Sebastopol; civil engineers Adobe Associates of Santa Rosa; and geotechnical engineers Condor Earth Technologies for cave design and RGH Consultants for site work.

Project Details

The tasting room will be open from ten AM to five PM seven days a week, staffed by three employees during peak season with 75 visitors expected on a peak day. Proposed events are detailed in the attached table. The tasting room will be closed to the public on special event days. Depending on the size of the event, they will be held either in the baling barn (private tasting room); in the open space between the hop kiln and the baling barn; under the black walnut grove between the vineyard and the Russian River; or in the winery. Domestic flows will be discharged to septic systems designed adjacent to the tasting room and near the existing farm house. Winery process waste water will be collected, aerated and stored in a series of tanks for discharge by irrigation to the land. A Waste Discharge Permit from the North Coast Water Quality Control Board will be obtained and maintained.

Preliminary Studies

A traffic study has been completed by Whitlock & Weinberger Transportation. Their conclusion is that "A left-turn lane is neither warranted nor recommended on Westside Road at the project's driveway," and that the property's "prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year."

A noise assessment study was completed by Illingworth & Rodkin. Their conclusion is that amplified music and speech at events should occur only during daytime hours (7:00 a.m. to 10:00 p.m. per the report) within the private tasting (baling) barn or in the picnic (black walnut) grove. This conforms to our plans.

A greenhouse gas emissions analysis was completed by Illingworth & Rodkin. Their conclusion is that total direct and indirect emissions are projected to be only 43% of the operational threshold recommended by BAAQMD for new projects, and that "the project's GHG emissions would *not significantly* contribute to a cumulative impact on global climate change." A potential reduction in emissions may be realized when the approximately 200 tons of Chardonnay grown on the property are no longer trucked elsewhere in Sonoma County (principally Sonoma Valley) but instead are processed on site.

Additionally, we plan on continuing the stewardship of the property's agricultural heritage in a number of ways. We have completed an extensive repair of an eroding bank of the Russian River in the northeast corner of the property, a project completed by BioEngineering Associates. We're working with Master Gardener Janine Weaver of Garden Weaver Designs to select plant materials for landscaping that will be successful on our site. There will be raised bed planters for vegetables and herbs between the hop kiln tasting room and Westside Road as well as elsewhere on the property. We've spoken with Vinny Cilurzo of Russian River Brewing Company about planting a correct selection of hops which we'll then provide for their brewing. We've engaged arborist Frederick Frey of Vintage Tree Care to prune existing trees and cull those that are past their prime. We've engaged Chris Conrad of Bee Conscious to relocate nine bee colonies from the hop kiln walls to hives elsewhere on the property. We collaborated with the Russian River Wild Steelhead Society and CA Fish and Game in installing root wads along our banks of the Russian River to provide fish habitat. And as existing grape contracts expire and we assume control of the vineyard, we'll move to Integrated Pest Management utilizing Biological Control to minimize chemical inputs. We, and our children, plan on being stewards of this property for generations.

In order to meet anticipated Use Permit conditions requiring that permits be obtained from multiple government agencies, we request additional time for the Use Permit filed under UPE14-0008, as allowed under Section 26-92-130 of the Zoning Code. We request a four-year Use Permit with a one-year extension. Thank you.

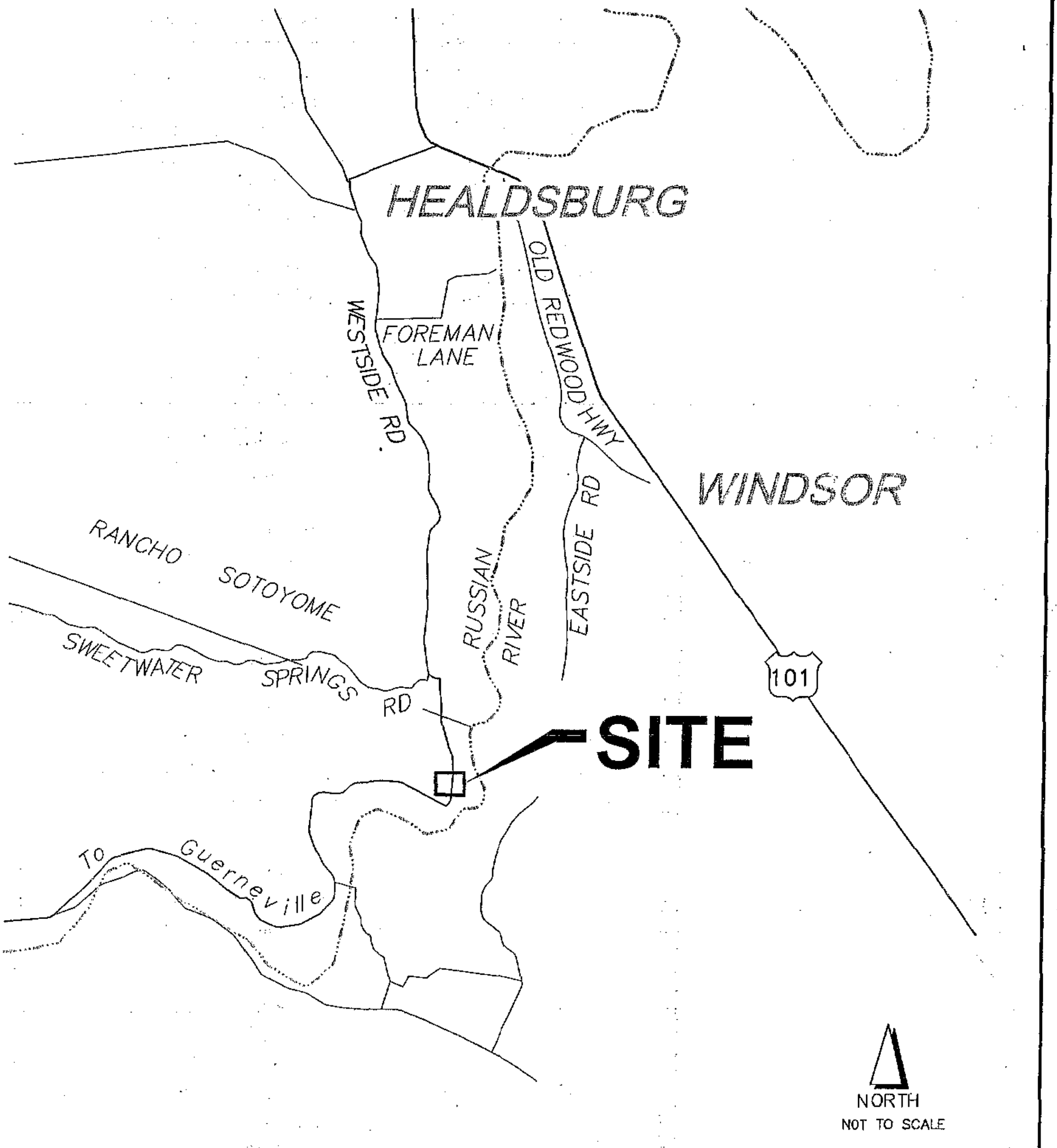
RECEIVED
SEP 25 2014
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

RAMEY WINE CELLARS
PROPOSED EVENTS
7097 Westside Road

UPE 14-0008

Event Type	# of events per year	Hours	Max # of guests per event	Event Location
Industry-wide Public Events	**2**	**9 am – 9pm**	**300**	**Tasting rooms, space between, and walnut grove**
Private Mailing List Release Tastings Ag Promotional	**2**	**9 am – 9pm**	**300**	**Tasting rooms, space between, and walnut grove**
Private Tasting Events Ag Promotional	**5**	**9 am – 9pm**	**120**	**Tasting rooms, space between, and walnut grove**
Private Tasting Events Ag Promotional	**5**	**11 am – 3 pm; 6 – 9 pm**	**60**	**Tasting rooms, space between, and walnut grove**
Winemaker Lunches or Dinners with Onsite Food Preparation Ag Promotional	**10**	**11 am – 3 pm; 6 – 9 pm**	**30**	**Baling barn, walnut grove, winery**

There will be no weddings or rental of any facilities to outside parties.



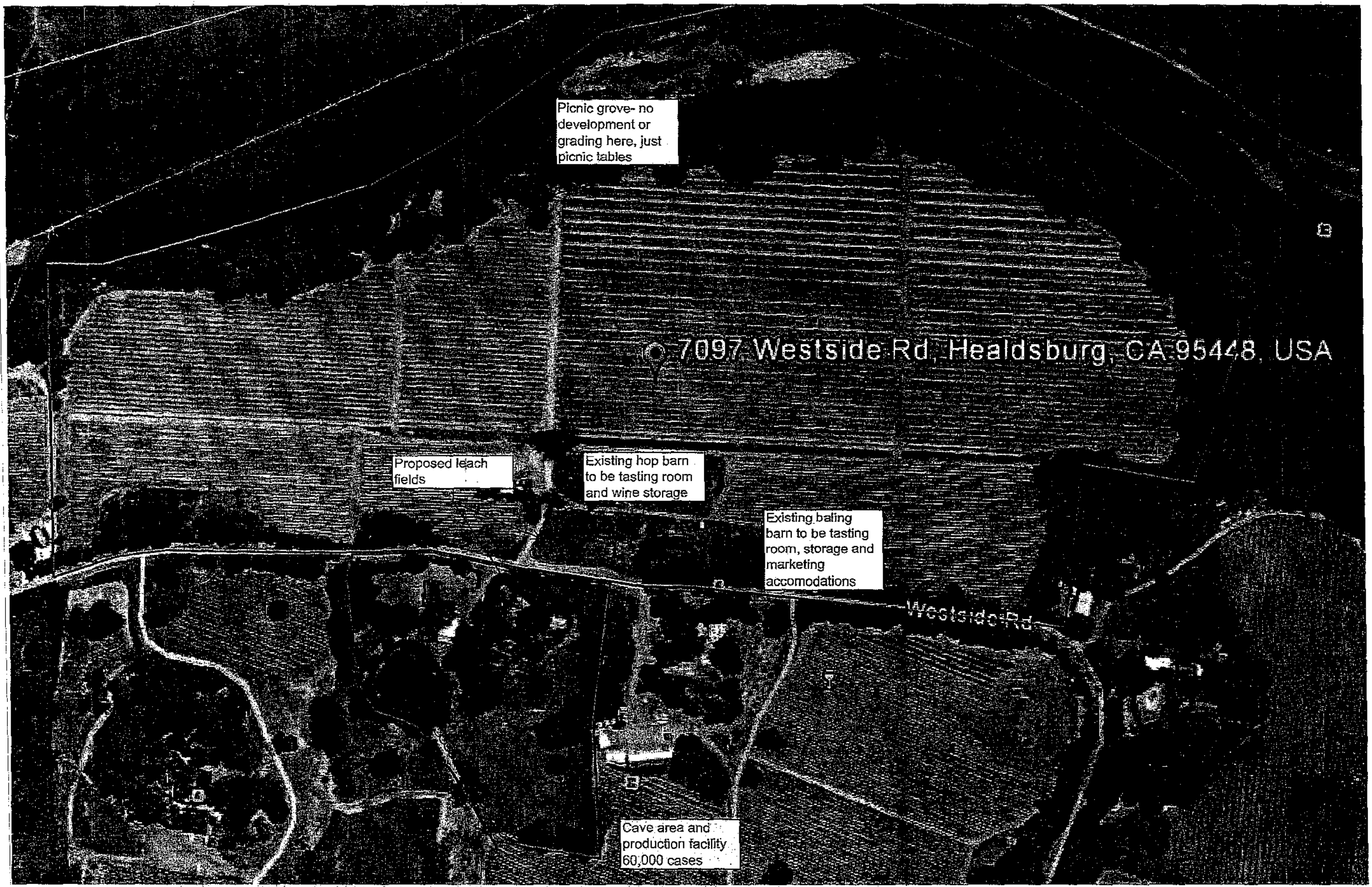
November 25, 2013

VICINITY MAP

Ramey Winery
7097 Westside Rd
Healdsburg, California

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077-VICINITY MAP.DWG,12/18/2013 7:15:43 AM,Justin Rodden


Picnic grove- no development or grading here, just picnic tables
7097 Westside Rd, Healdsburg, CA 95448, USA
Proposed leach fields
Existing hop barn to be tasting room and wine storage
Existing baling barn to be tasting room, storage and marketing accomodations
Westside Rd
Cave area and production facility 60,000 cases

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
176–022
179–006

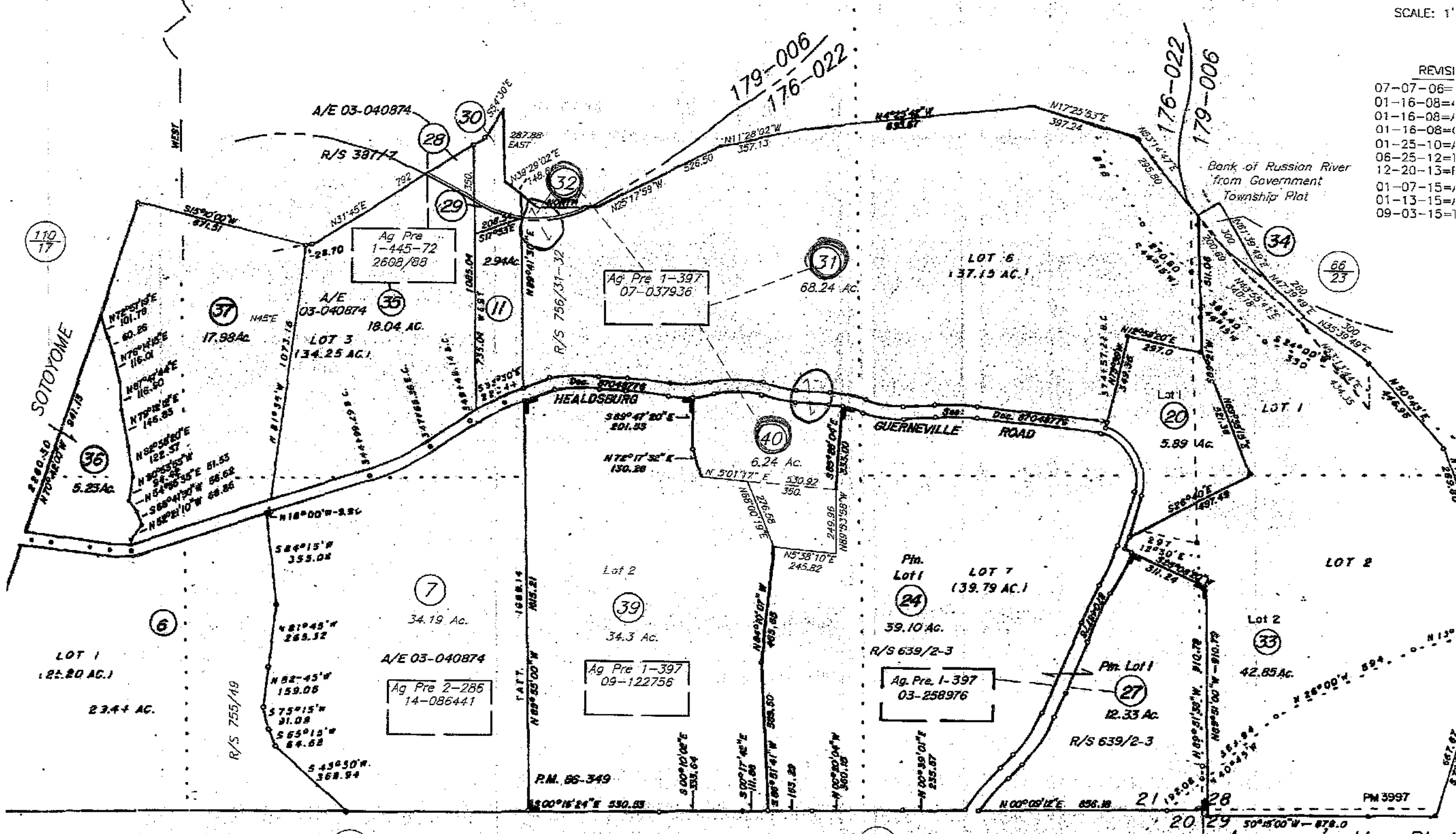
110–

p was prepared for
poses only. No liability
the accuracy of the
hereon.

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

Parcel Map No. 3997
REC. 04–25–74 IN BK. 206, MAPS, PGS. – 49

SCALE: 1'

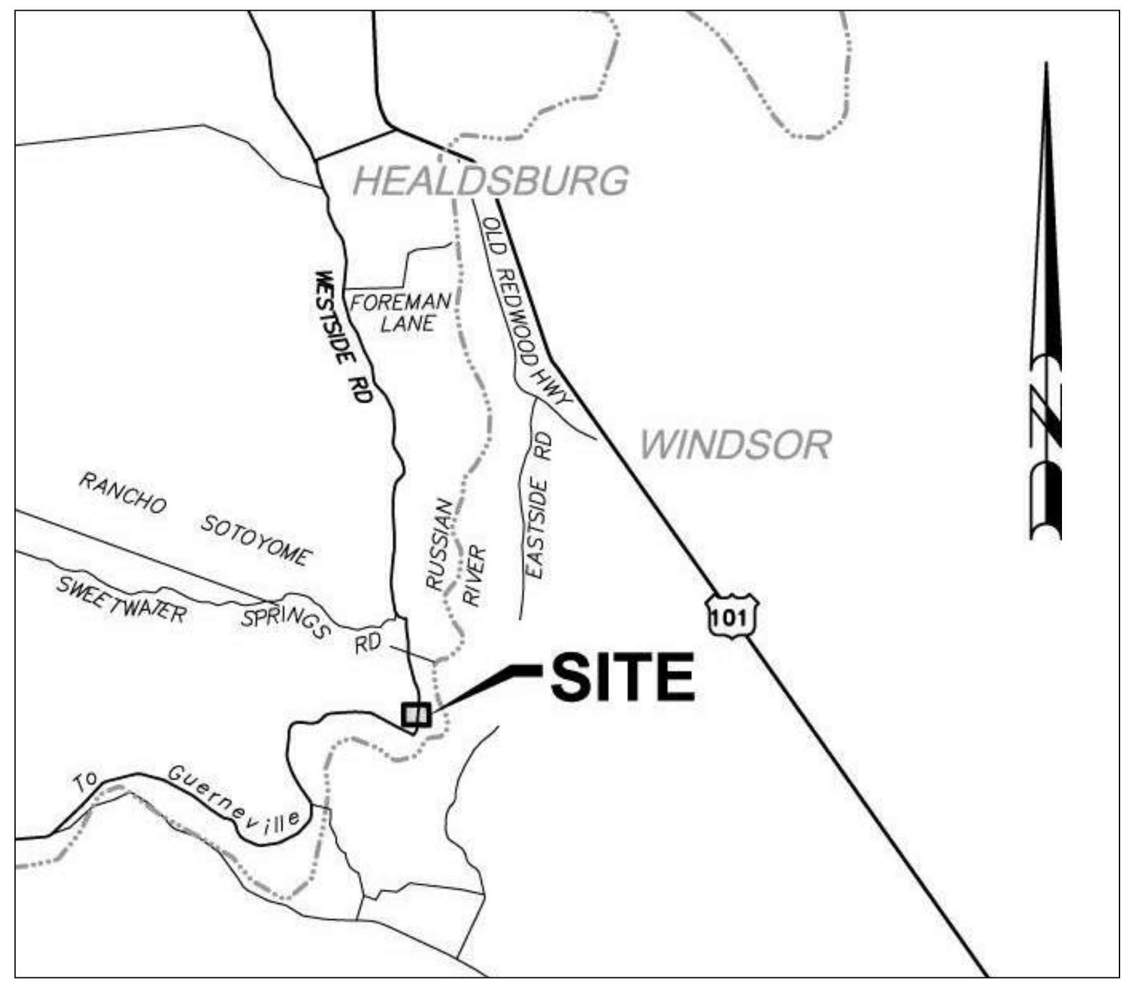


Parcel Map 86-349
REC. 6–11–87 IN BK. 397, MAPS, PGS. 34–36

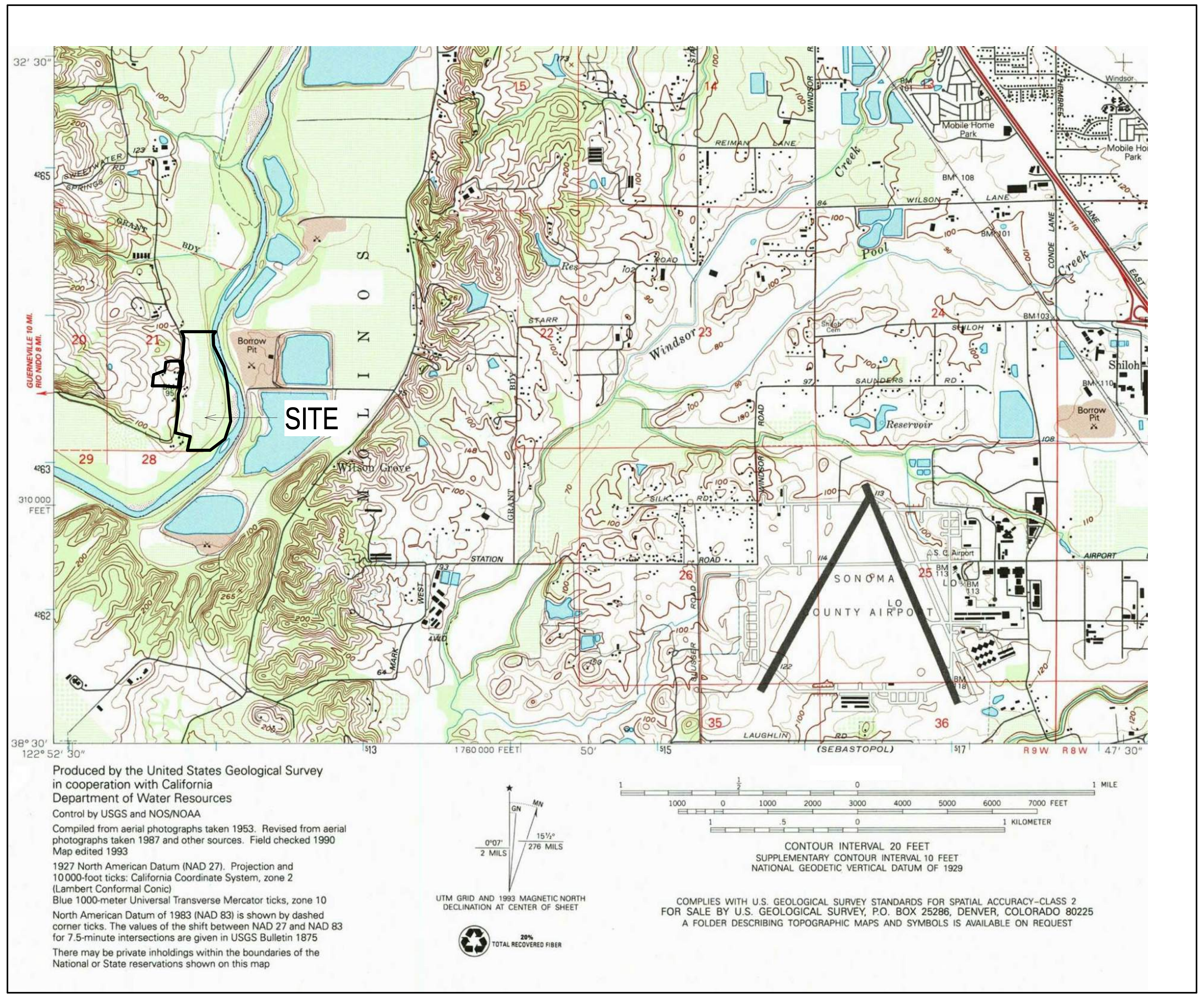
Assessor's Map Bk. 1
Sonoma County,

T.8 N., R.9 W.

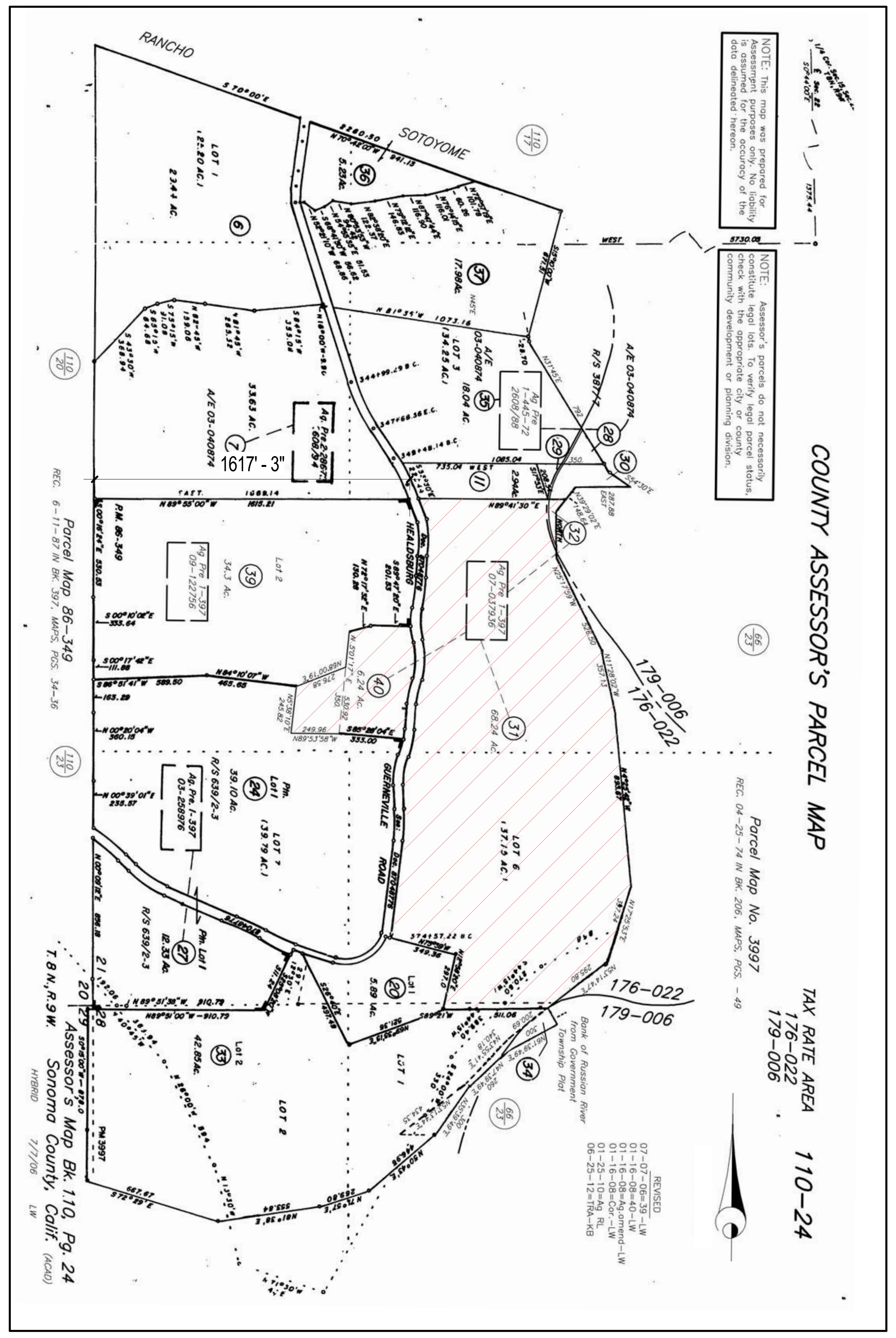
HYBRID 7/7/06



3 Location Plan
N.T.S.



2 USGS Quardrangle Map
1" = 2000'-0"



1 Assessor's Parcel Map
1" = 600'-0"

Abbreviations

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARHITECTURAL
AVG.	AVERAGE
BC	BEGIN CURVE
BLDG.	BUILDING
BM.	BENCHMARK
BO	BLACK OAK
B.O.	BOTTOM OF
B.U.	BUILT-UP
BY	BAY LAUREL
CB	CATCH BASIN
CL	CLASS
C.L.	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CYP	CYPRESS
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELECT.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FDN.	FOUNDATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN.	FINISH
FL	FLOWLINE
FLR.	FLOOR
FSS	FIRE SAFE STANDARD
FT.	FOOT / FEET
FTG.	FOOTING
GALV.	GALVANIZED
GB	GRADE BREAK
GL.	GLASS
G.L.	GRID LINE
GR	GRATE
GWB	GYPSUM WALL BOARD
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
LF	LINEAR FEET
LO	LIVE OAK
MAT'L	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MG	MAGNOLIA
MIN.	MINIMUM
MISC.	MISCELLANEOUS
(N)	NEW
N	NORTH
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
P.L.	PROPERTY LINE
PN	PINE
POP	POPLAR
PP	POWER POLE
PROP.	PROPERTY
PT.	POINT
QTY.	QUANTITY
RAD.	RADIUS
RM.	ROOM
REF.	REFERENCE
REINF.	REINFORCED
REQ'D.	REQUIRED
RW	REDWOOD
R.W.L.	RAIN WATER LEADER
SCHED.	SCHEDULE
SD	STORM DRAIN
SECT.	SECTION
SIM.	SIMILAR
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
UN	UNKNOWN
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
w/	WITH
W.C.	WATER CLOSET
W/D	WASHER/DRYER
W/O	WITHOUT
WL	WALNUT
WO	WHITE OAK
WV	WATER VALVE

Project Directory

OWNER:	RAMEY WINE CELLARS P.O. BOX 788 HEALDSBURG, CA 95448	Contact: tel: email:	David Ramey 707-433-0870 x1101 david@rameywine.com
ARCHITECT:	LUNDBERG DESIGN 2620 3rd ST SAN FRANCISCO, CA 94107	Contact: tel: email:	Lev Bereznycky 415-695-0110 x25 lev@lundbergdesign.com
CIVIL:	ADOBE ASSOCIATES 1220 N. DUTTON AVE SANTA ROSA, CA 95401	Contact: tel: email:	David Brown 707-541-2300 DBrown@adobeinc.com
CONTRACTOR:	EARTHTONE CONSTRUCTION 1220 N. DUTTON AVE SANTA ROSA, CA 95401	Contact: tel: email:	Andy Bannister 707-823-6118 andy@earthtoneconstruction.com

Project Information

PROJECT SITE: 7097 WESTSIDE ROAD, HEALDSBURG, CA 95448

SCOPE OF WORK:
- ENLARGE EXISTING DRIVEWAYS TO MEET FSS STANDARDS
- PROVIDE ADDITIONAL DRIVEWAYS AND PARKING AREAS TO MEET NEW NEEDS
- RE-PURPOSE EXISTING (DILAPIDATED) HOP KILN INTO A TASTING ROOM
- RE-PURPOSE EXISTING (DILAPIDATED) BALING BARN INTO A MARKETING CENTER
- CONSTRUCT NEW WINERY & WINE CAVES AT THE REAR OF PARCEL 110-240-040

PARCEL NUMBER: 110-240-031 (a) & 110-240-040 (b)

ZONING & LAND USE:
(a) LIA B6 60 BR, F1, F2, SR VCH / LIA 60
(b) LIA B6 60 SR / LIA 100

SETBACKS:
REAR 20 ft
SIDE 10 ft

FLOOR AREA	EXISTING / RE-USED		NEW / PROPOSED	
	Conditioned	Unconditioned	Conditioned	Unconditioned
WINERY			9,210 sf	23,000 sf
WINE CAVES				20,720 sf
TASTING / HOP KILN	1,460 sf	5,390 sf		
TASTING / BALING BARN	3,940 sf	1,350 sf		
PUMP STATION		350 sf		
SUB-TOTAL	5,400 sf	7,090 sf	9,210 sf	43,720 sf

PROJECT TOTAL
14,600 sf (Conditioned Space)
50,810 sf (Unconditioned Space, incl'd Wine Caves)

Drawing List

A0.00	Cover Sheet
A1.00	Project Site Plan (Existing)
A1.00b	Project Site Plan Footprint Analysis
A1.01	EAST Site Plan (Proposed)
A1.02	WEST Site Plan (Proposed)
A1.10	Public Tasting / Hop Kiln Plans (Proposed)
A1.11	Reserve Tasting / Bailing Barn Plans (Proposed)
A1.12	New Winery Floor Plans
A1.13	Winery Area Calculations
A2.00	Hop Kiln Elevations (Existing)
A2.01	Public Tasting / Hop Kiln Elevations (Proposed)
A2.02	Baling Barn Elevations (Existing)
A2.03	Reserve Tasting / Bailing Barn Elevations (Proposed)
A2.04	New Winery Elevations
A3.00	Tasting Kiln & Barn Sections (Proposed)
A3.01	New Winery Sections
A5.00	Signage & Ext. Lighting Plan (East Side)
A5.01	Signage & Ext. Lighting Plan (West Side)
A5.02	Landscape Elements & Gates
A5.03	Landscape Elements & Gates
A10.00	Photomontage View from the North
A10.01	Photomontage View from the West
A10.02	Photomontage View from the South
A10.03	Old Trestle / Pedestrian Bridge Views
A10.04	Winery Renderings
A10.10	Materials Board - Tasting Kiln & Barn
A10.11	Materials Board - Winery
C1	WEST Grading & Drainage Plan
C2	EAST Grading & Drainage Plan
L1	EAST Landscape Plan (Proposed)
L2	WEST Landscape Plan (Proposed)

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

APPLICATION NO. UPE14-0008

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
2	*Add'l Site Analysis Overlay*	*05.12.17*
3	*Noise Mitigation Modifications*	*08.16.17*
4	*Noise Mitigation Modifications*	*08.16.17*
5	*Scenic Corridor Modifications*	*08.23.17*
6	*Design Review Modifications*	*08.24.17*

Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: As indicated

Cover Sheet

A0.00

LEGEND

▭	BUILDING
▭	WOOD DECK SURFACE
▨	STONE WALL
┄	GRAVEL SURFACE
▨	ASPHALT SURFACE
▨	CONCRETE SURFACE
▨	BRICK SURFACE
┄	LANDSCAPE AREA
— — —	FENCE
— - - - —	FLOWLINE
— —	TOP OF BANK
— — — —	TOE OF BANK OR GRADEBREAK
—	RETAINING WALL
— —	OVERHEAD UTILITY LINE
—	VINEROW
FF	FINISH FLOOR ELEVATION
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
X 294.3	SPOT ELEVATION
◬ WV	WATER VALVE
◬ ICV	IRRIGATION CONTROL VALVE
⊕ HB	HOSE BIB
☼	IRRIGATION SPRINKLER
⊠ DP	UTILITY DROP POLE
💡	LIGHT OR LAMP POST
LPG	LIQUID PROPANE GAS
⊗ SSCO	SEWER CLEANOUT or LID
⊠ JP	JOINT UTILITY POLE
⊣—	UTILITY POLE GUY WIRE
◎ 20" LO	TREE LOCATION, NUMBER OF TRUNKS, AVERAGE TRUNK DIAMETER AND SPECIES AS BELOW

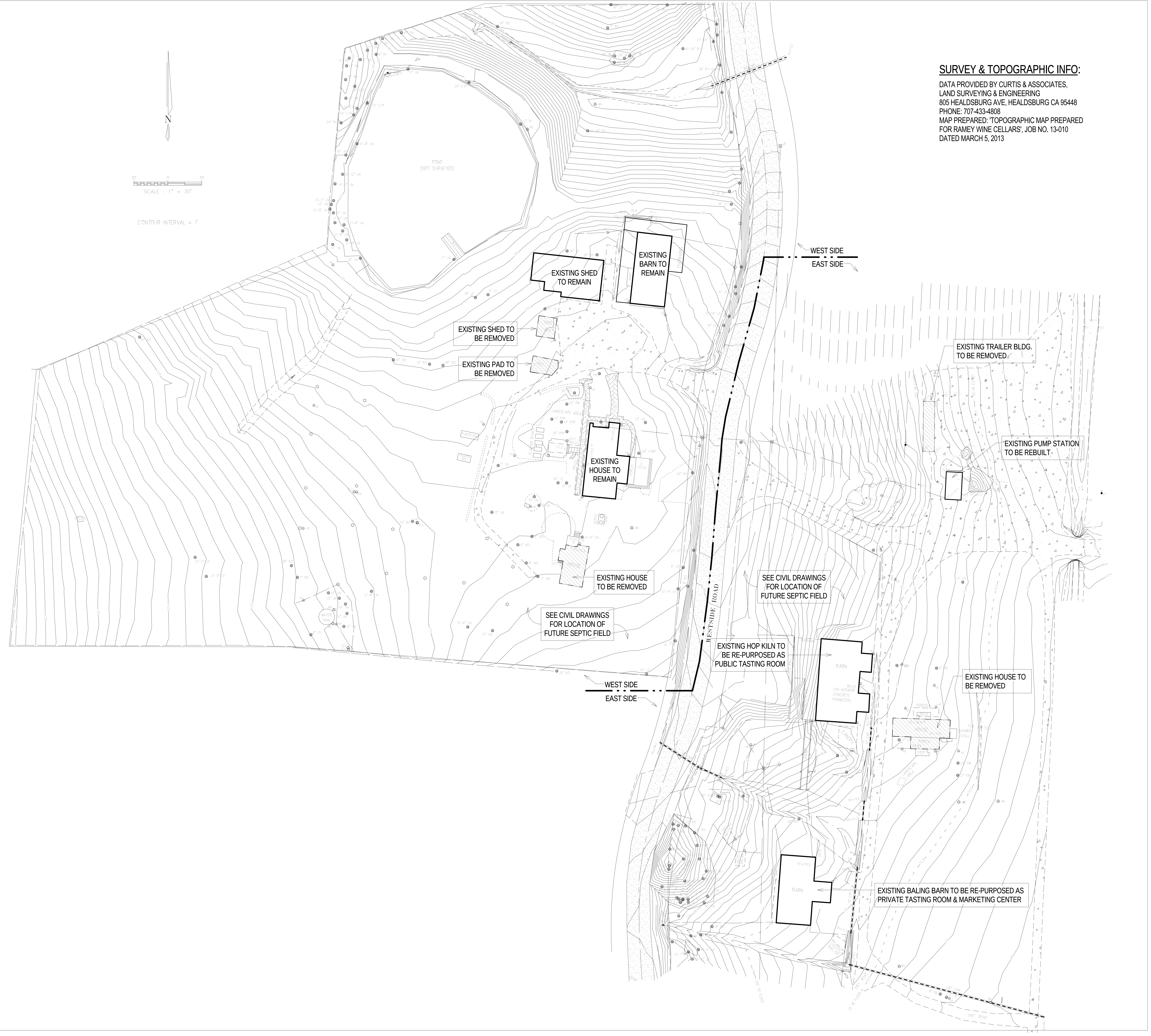
OR	ORNAMENTAL	RW	REDWOOD
DW	DOGWOOD	BO	BLACK OAK
MG	MAGNOLIA	WO	WHITE OAK
DF	DOUG FIR	BY	BAY
PN	PINE	LO	LIVE OAK
POP	POPLAR	WL	WALNUT
CYP	CYPRESS	APL	APPLE
UN	UNKNOWN		
STMP	STUMP	CLSTR	CLUSTER

N

30 0 30

SCALE : 1" = 30'

CONTOUR INTERVAL = 1'



SURVEY & TOPOGRAPHIC INFO:

DATA PROVIDED BY CURTIS & ASSOCIATES,
LAND SURVEYING & ENGINEERING
805 HEALDSBURG AVE, HEALDSBURG CA 95448
PHONE: 707-433-4808
MAP PREPARED: 'TOPOGRAPHIC MAP PREPARED FOR RAMEY WINE CELLARS', JOB NO. 13-010
DATED MARCH 5, 2013

LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

T. Olle

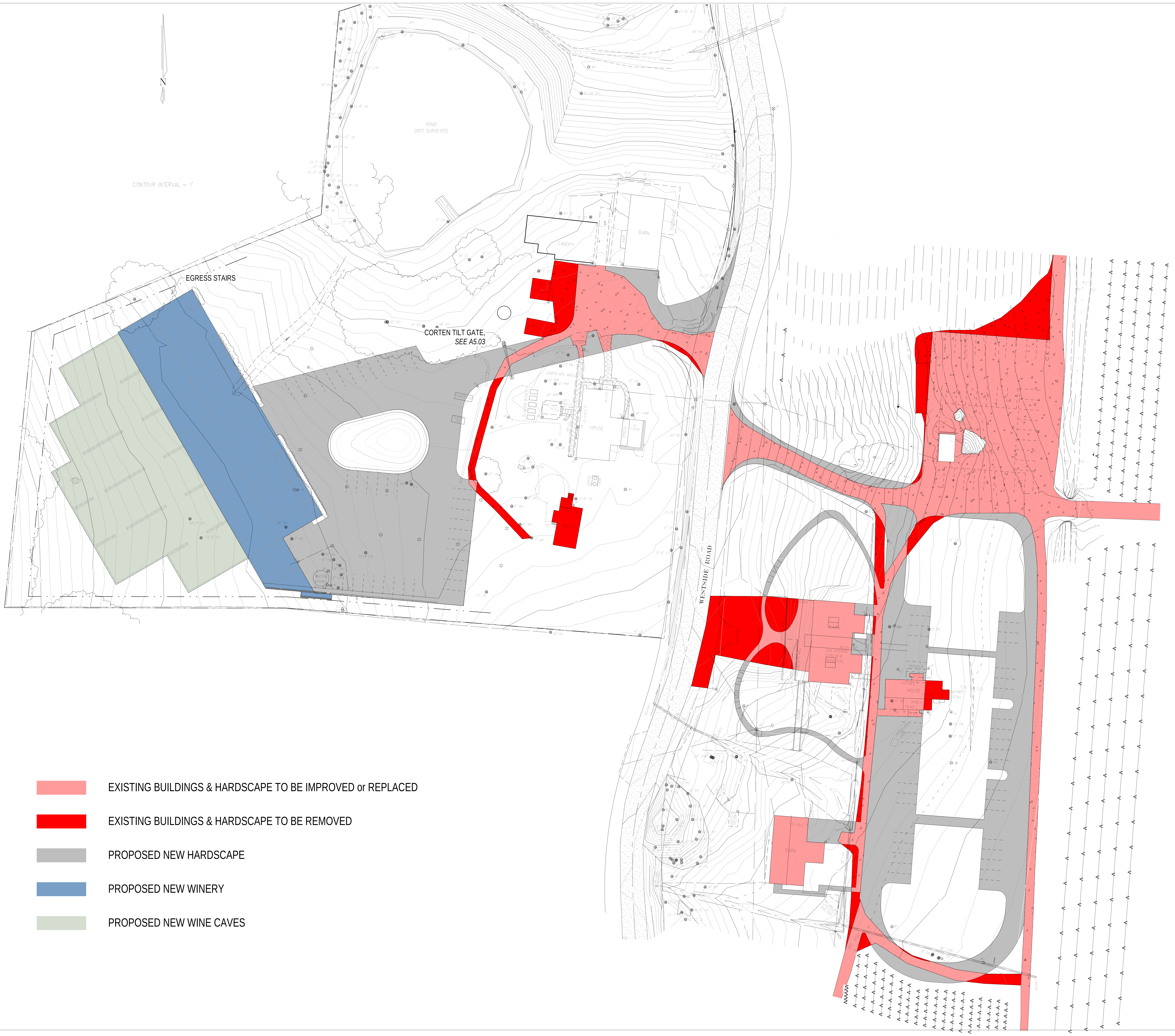
Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:22:36 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 40'-0"

Project Site Plan (Existing)

A1.00



▨	EXISTING BUILDINGS & HARDSCAPE TO BE IMPROVED or REPLACED
🟥	EXISTING BUILDINGS & HARDSCAPE TO BE REMOVED
▨	PROPOSED NEW HARDSCAPE
🟦	PROPOSED NEW WINERY
🟩	PROPOSED NEW WINE CAVES

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17

Issues/ Revisions

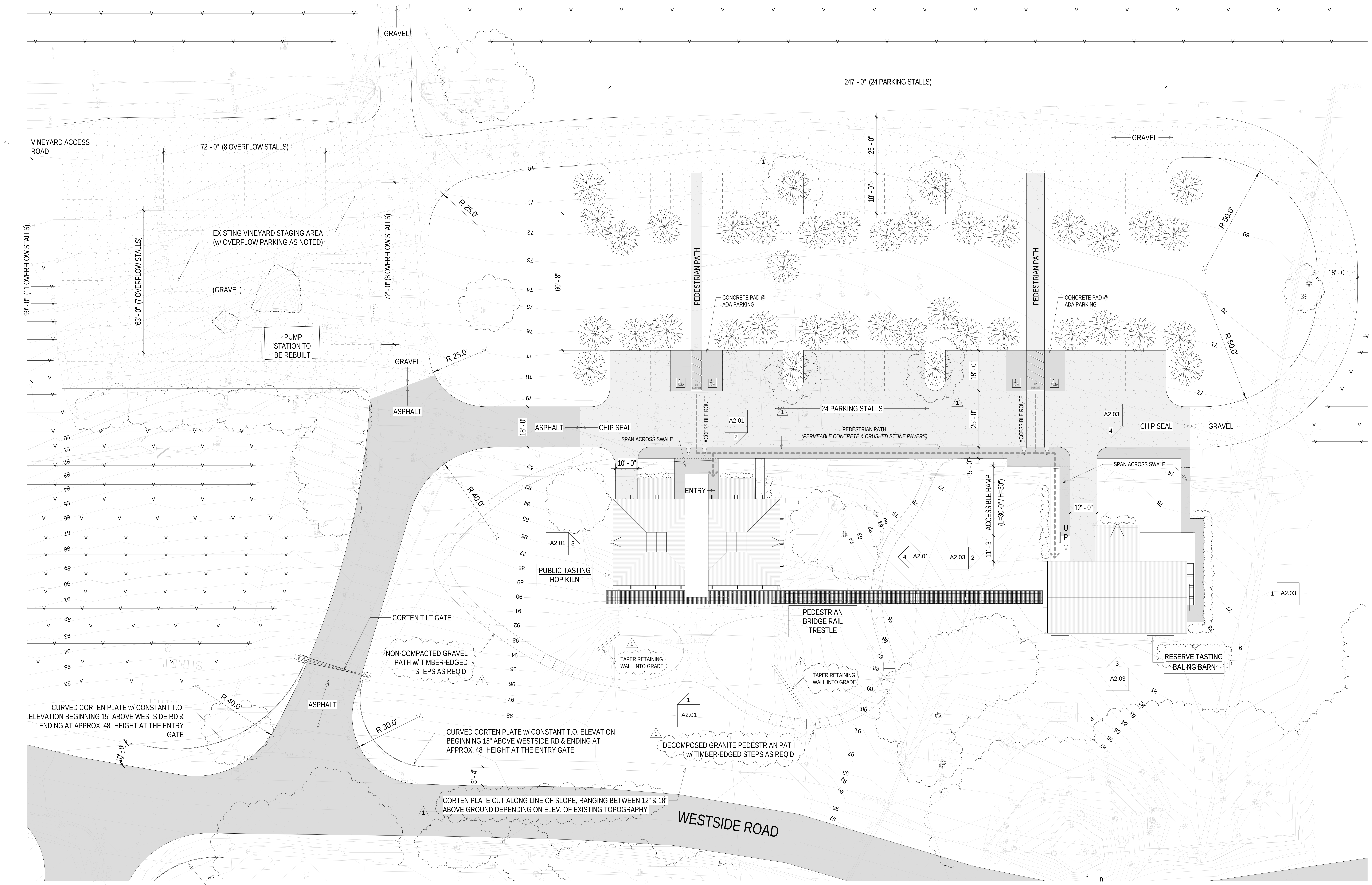
Rev. #	Description	Date
2	*Add'l Site Analysis Overlay*	*05.12.17*

Print Date: 5/12/2017 1:50:59 PM
Drawn By: LB
Checked By: TOL
Scale: 1" = 40'-0"

Project Site Plan Footprint Analysis

2

A1.00b



GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.00 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A1.00 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR SEPTIC INFORMATION.

PARKING CALCULATIONS

HOP KILN (TASTING ROOM)			
Case Storage	843 sf	(1 space / 2,000sf)	1
Tasting Rooms	796 sf	(1 space / 60sf)	14
Tasting Bar & Kitchen	397 sf 5	(1 space / 200sf)	2
TOTAL 'A' (Regular)			31
TOTAL 'B' (with Event Overflow) *			37 *

HOP BARN (TASTING ROOM + INDUSTRY ACCOMMODATIONS)			
Guest Rooms / Lounge	2 units	(1 space / unit)	2
Tasting Room	596 sf	(1 space / 60sf)	10
Tasting Bar & Kitchen	266 sf	(1 space / 200sf)	2
V.I.P. Lounge	545 sf	(1 space / 100sf) *	6
Sub-Total 'B' (Private Event Overflow) *			6 *

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

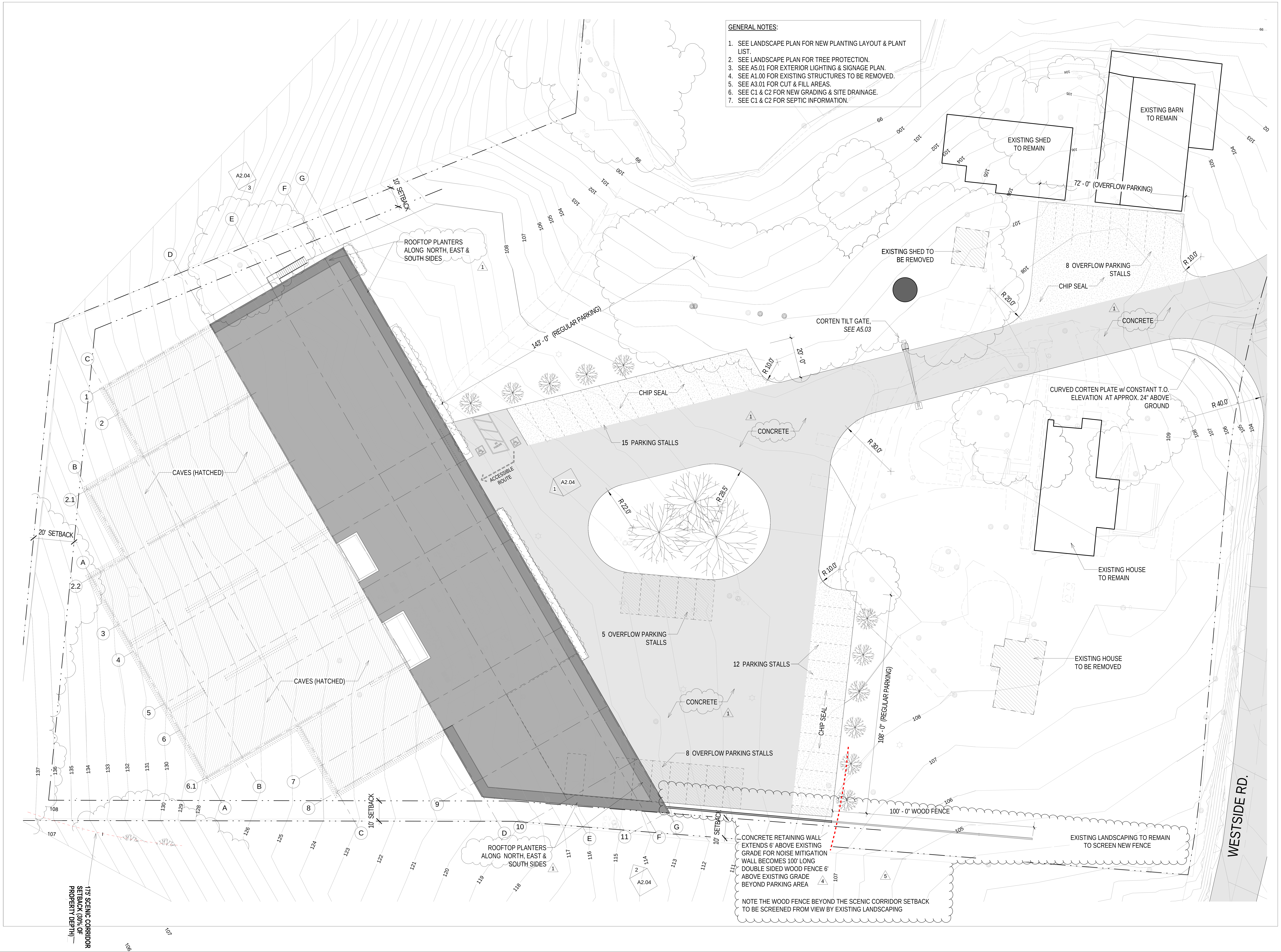
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

Print Date:
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

EAST Site Plan (Proposed)

A1.01



GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.01 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A3.01 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR NEW GRADING & SITE DRAINAGE.
7. SEE C1 & C2 FOR SEPTIC INFORMATION.

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17

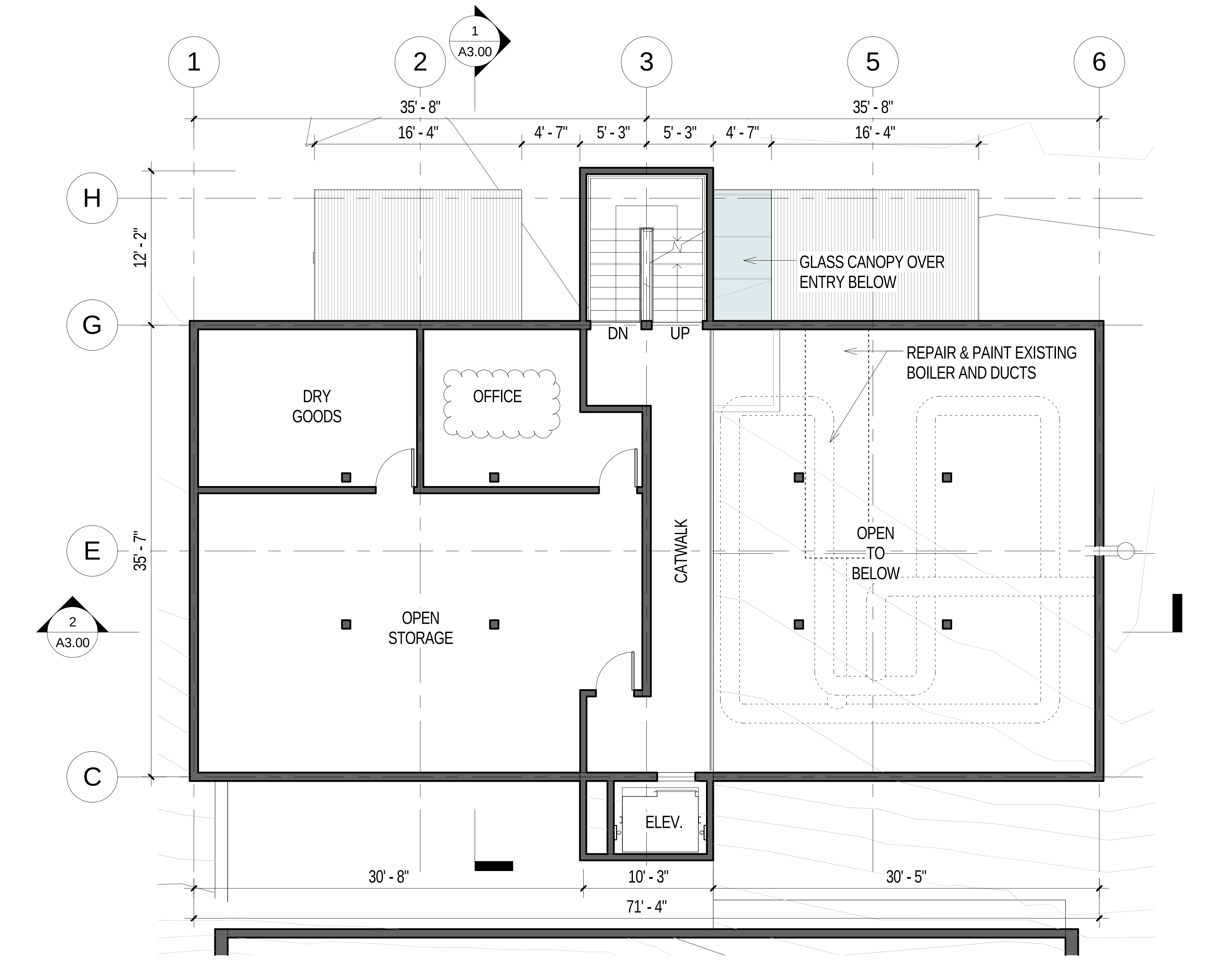
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
4	*Noise Mitigation Modifications*	*08.16.17*
5	*Scenic Corridor Modifications*	*08.23.17*

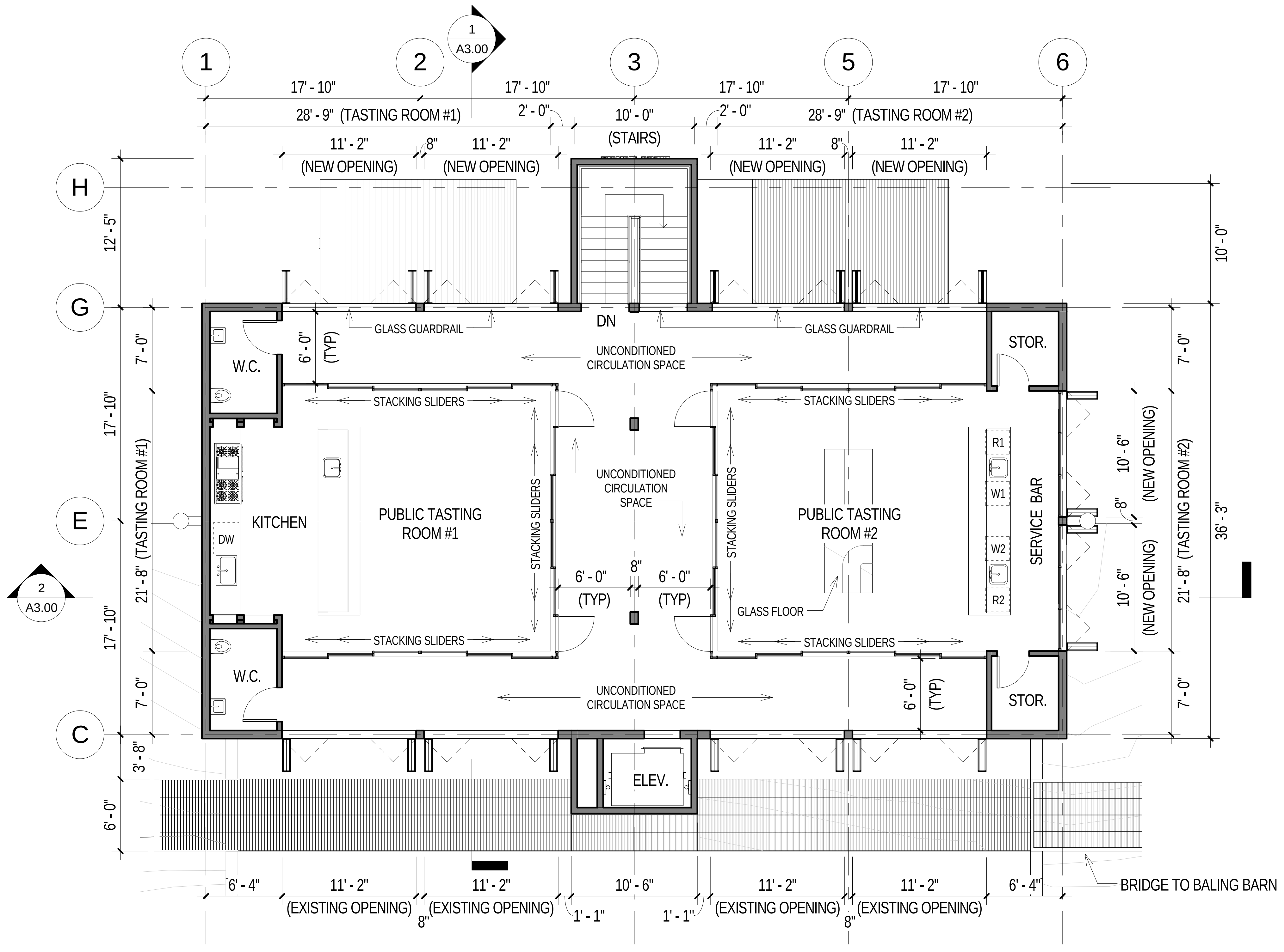
Print Date: 8/23/2017 4:11 PM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

WEST Site Plan (Proposed)

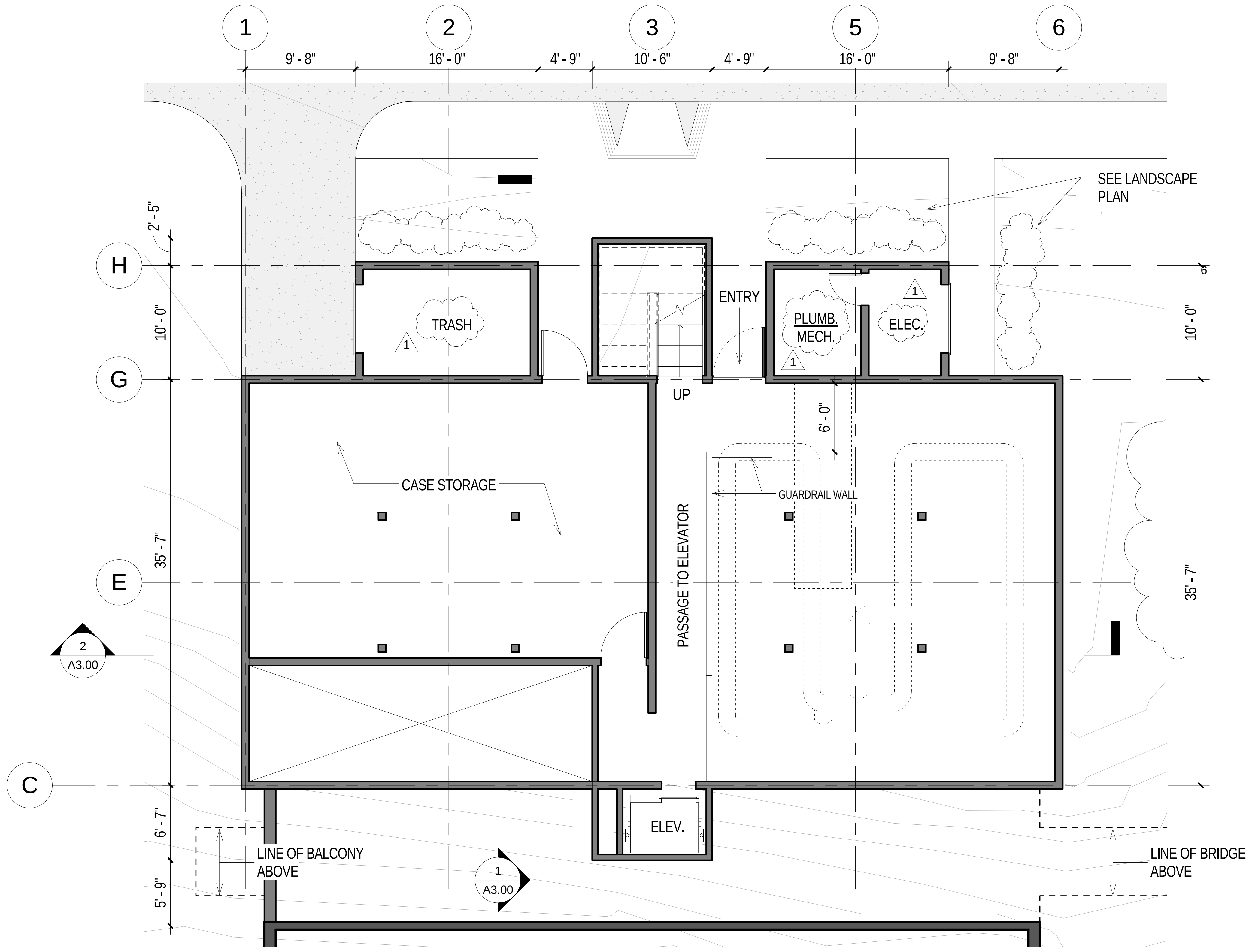
A1.02



③ Public Tasting / Hop Kiln - Mezzanine (Proposed)
1/8" = 1'-0"



② Public Tasting / Hop Kiln - 2nd Floor (Proposed)
1/8" = 1'-0"



① Public Tasting / Hop Kiln - 1st Floor (Proposed)
1/8" = 1'-0"

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

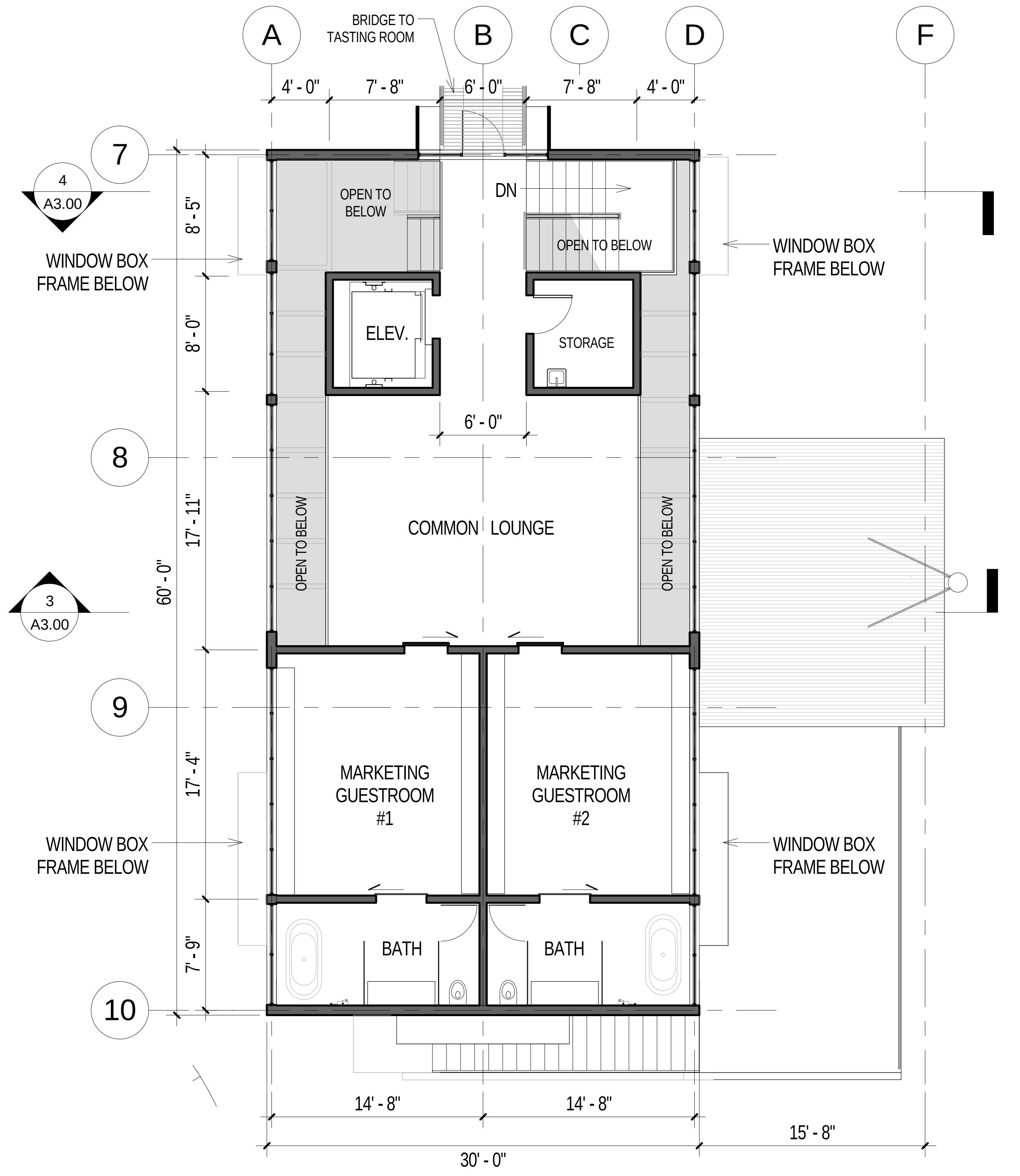
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

Public Tasting / Hop Kiln Plans (Proposed)

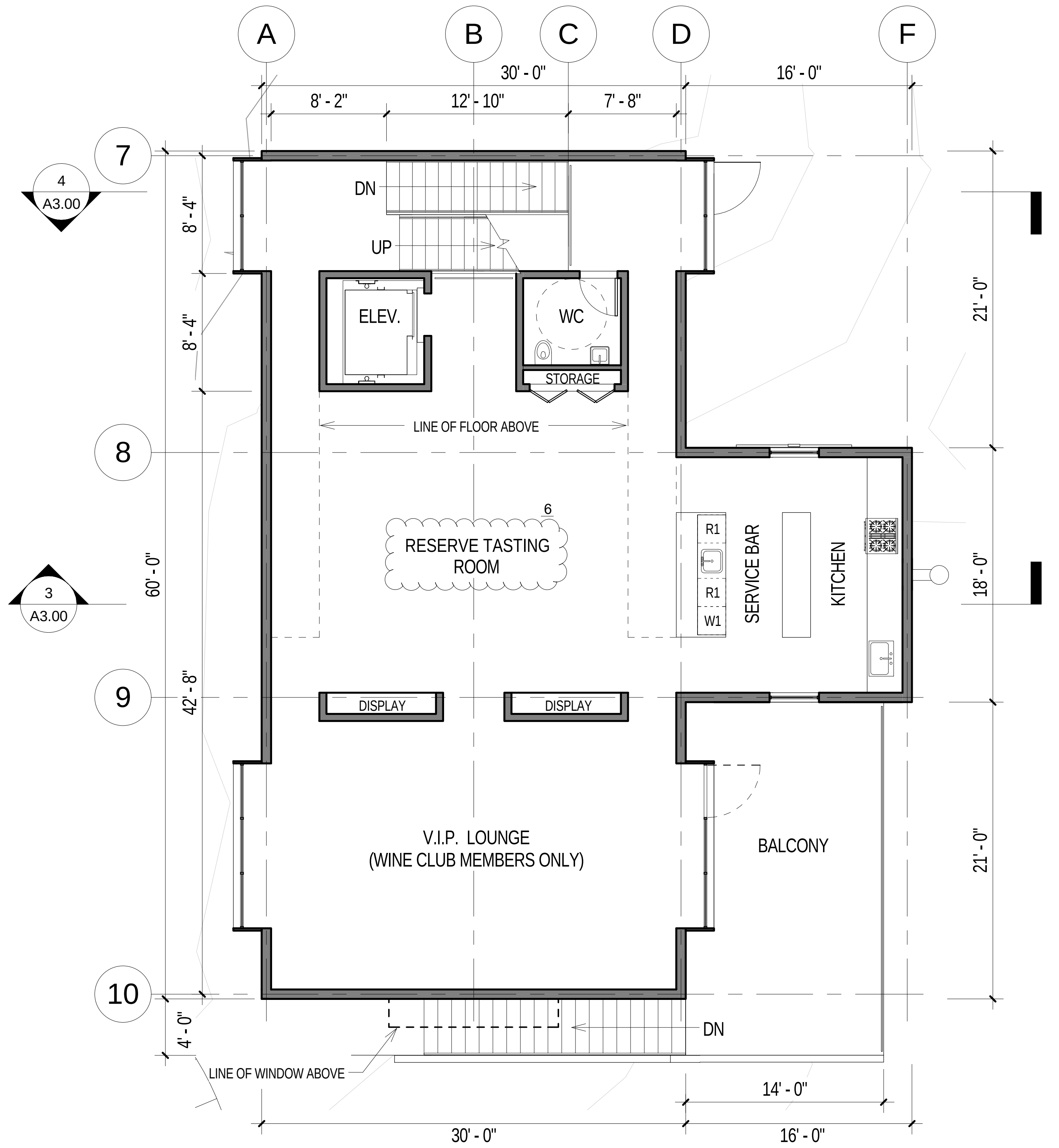
A1.10



6

3 Reserve Tasting / Bailing Barn - 3rd Floor

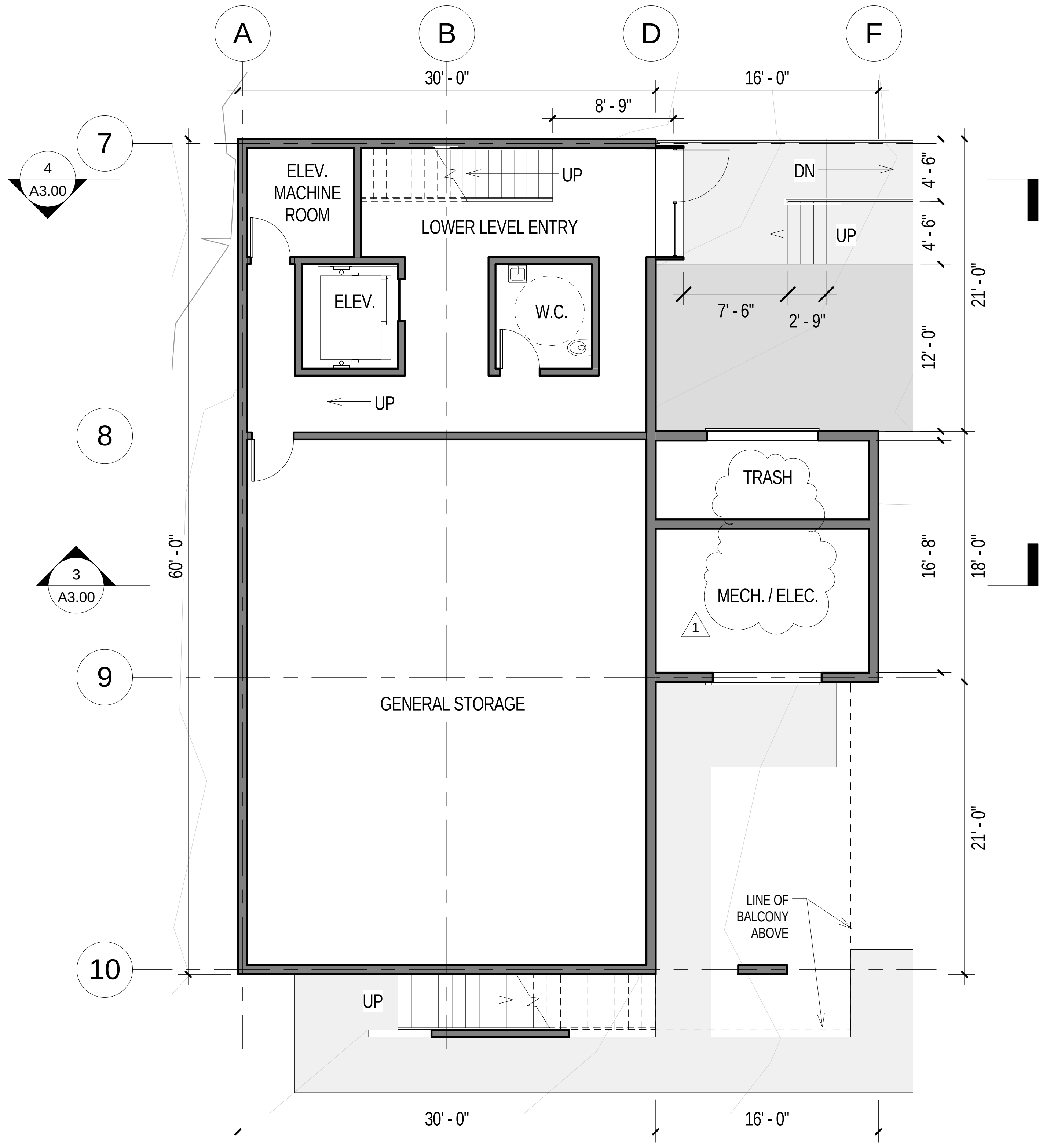
1/8" = 1'-0"



6

2 Reserve Tasting / Bailing Barn - 2nd Floor

1/8" = 1'-0"



6

1 Reserve Tasting / Bailing Barn - 1st Floor

1/8" = 1'-0"

5

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

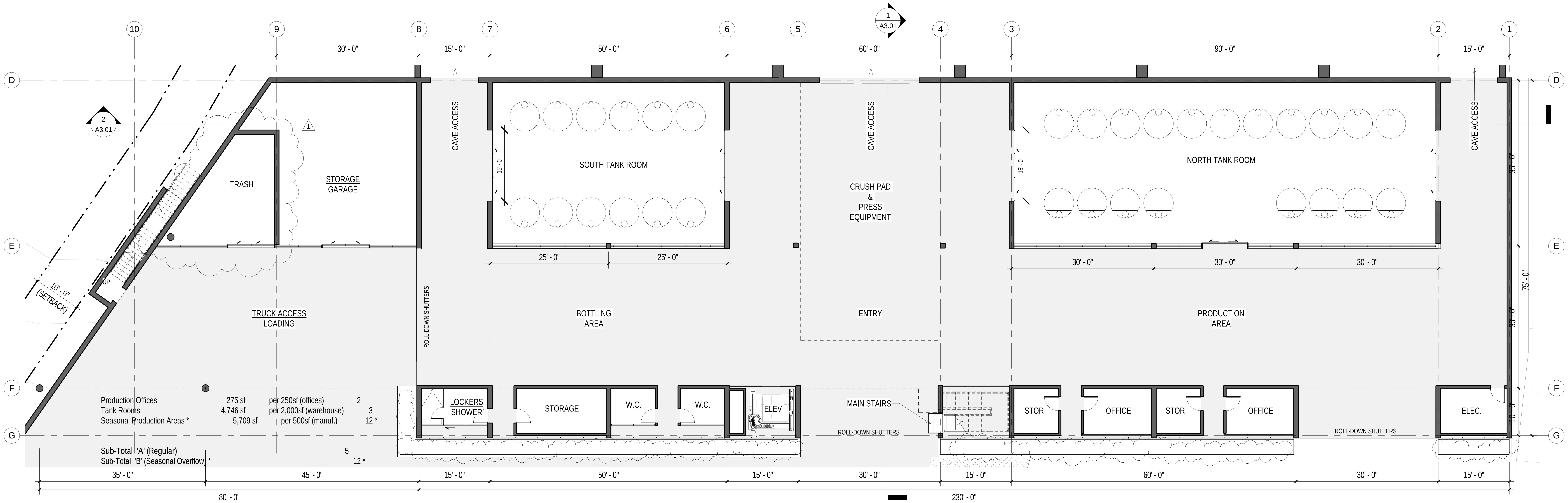
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

6

Reserve Tasting / Baling Barn Plans (Proposed)

A1.11

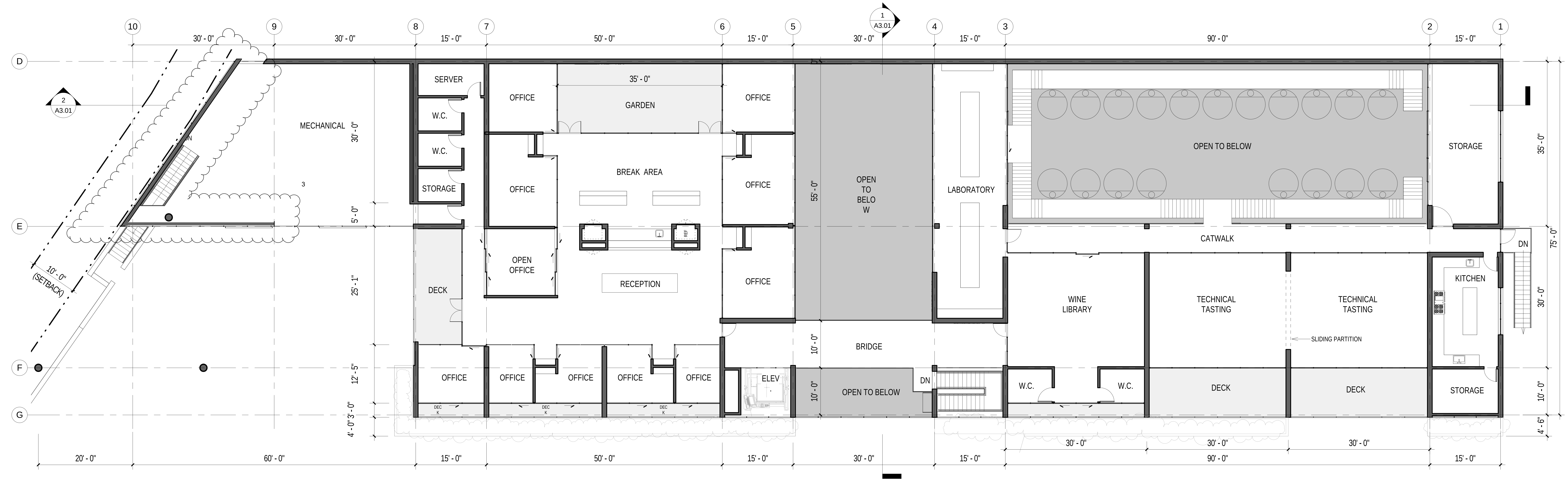


2 Ground Level Floor Plan
3/32" = 1'-0"

PARKING CALCULATIONS							
Ground Floor				**Upper Floor**			
Production Offices	275 sf	(1 space / 250sf)	2	Winery Offices & Library	4,757 sf	(1 space / 250sf)	19
Tank Rooms	4,746 sf	(1 space / 2,000sf)	2	Laboratory	756 sf	(1 space / 500sf)	2
Seasonal Production Areas *	5,709 sf	(1 space / 500sf)	12 *	Technical Tasting *	1,402 sf	(1 space / 60sf)	23 *
Sub-Total 'A' (Regular)			4	Sub-Total 'A' (Regular)			21
Sub-Total 'B' (Seasonal Overflow) *			12 *	Sub-Total 'B' (Marketing Overflow) *			23 *

GENERAL NOTES:

1. LIGHT SHADED AREAS ARE UNCONDITIONED / EXTERIOR SPACES.
2. MEDIUM SHADED AREAS ARE OPEN TO BELOW.
3. SEE A1.13 FOR CAVE LAYOUT & WINERY AREA CALCULATIONS.
4. SEE LANDSCAPE PLANS FOR PLANT LIST & LAYOUT.



1 Upper Level Floor Plan
3/32" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17

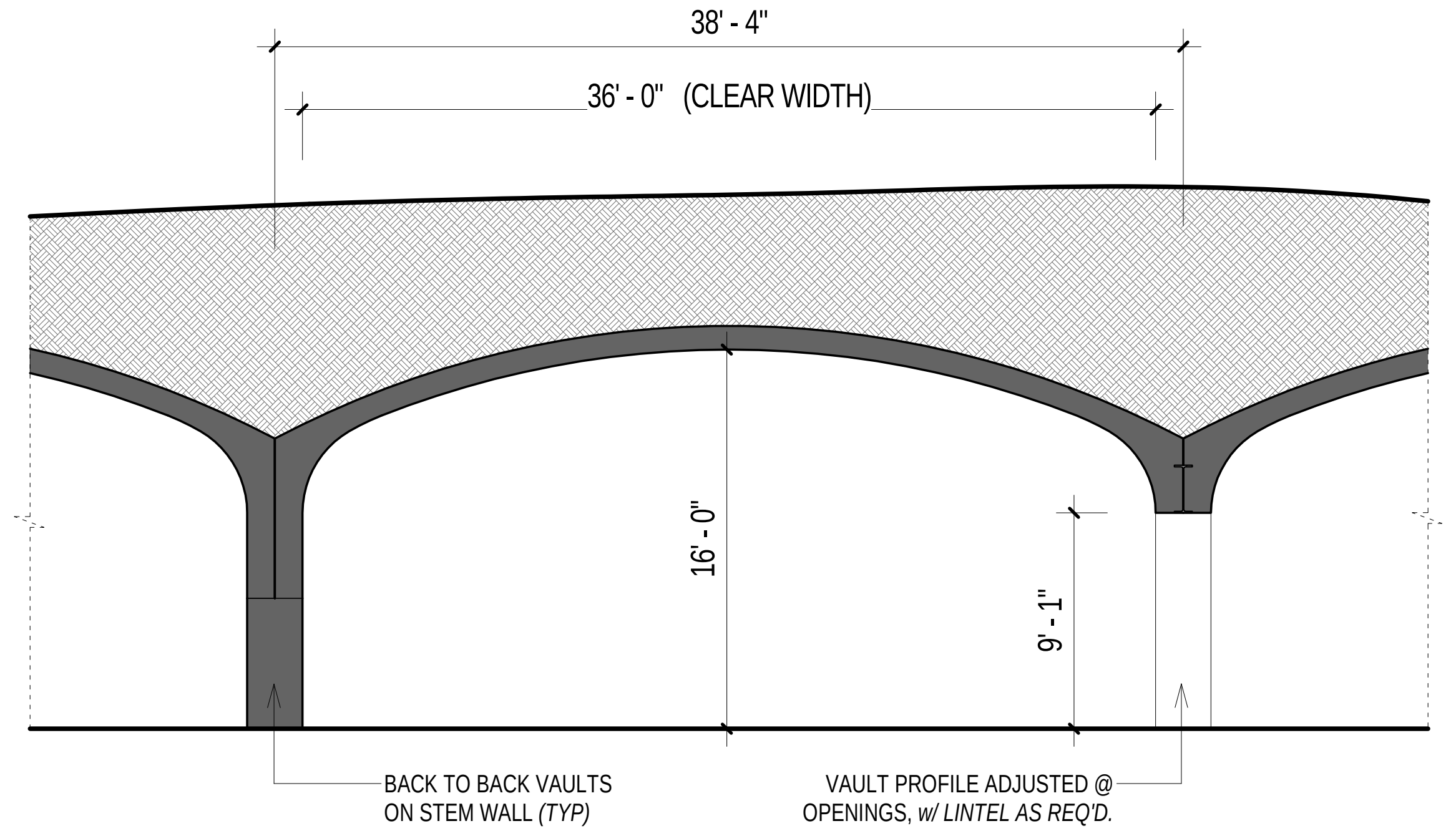
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
3	*Noise Mitigation Modifications*	*08.16.17*

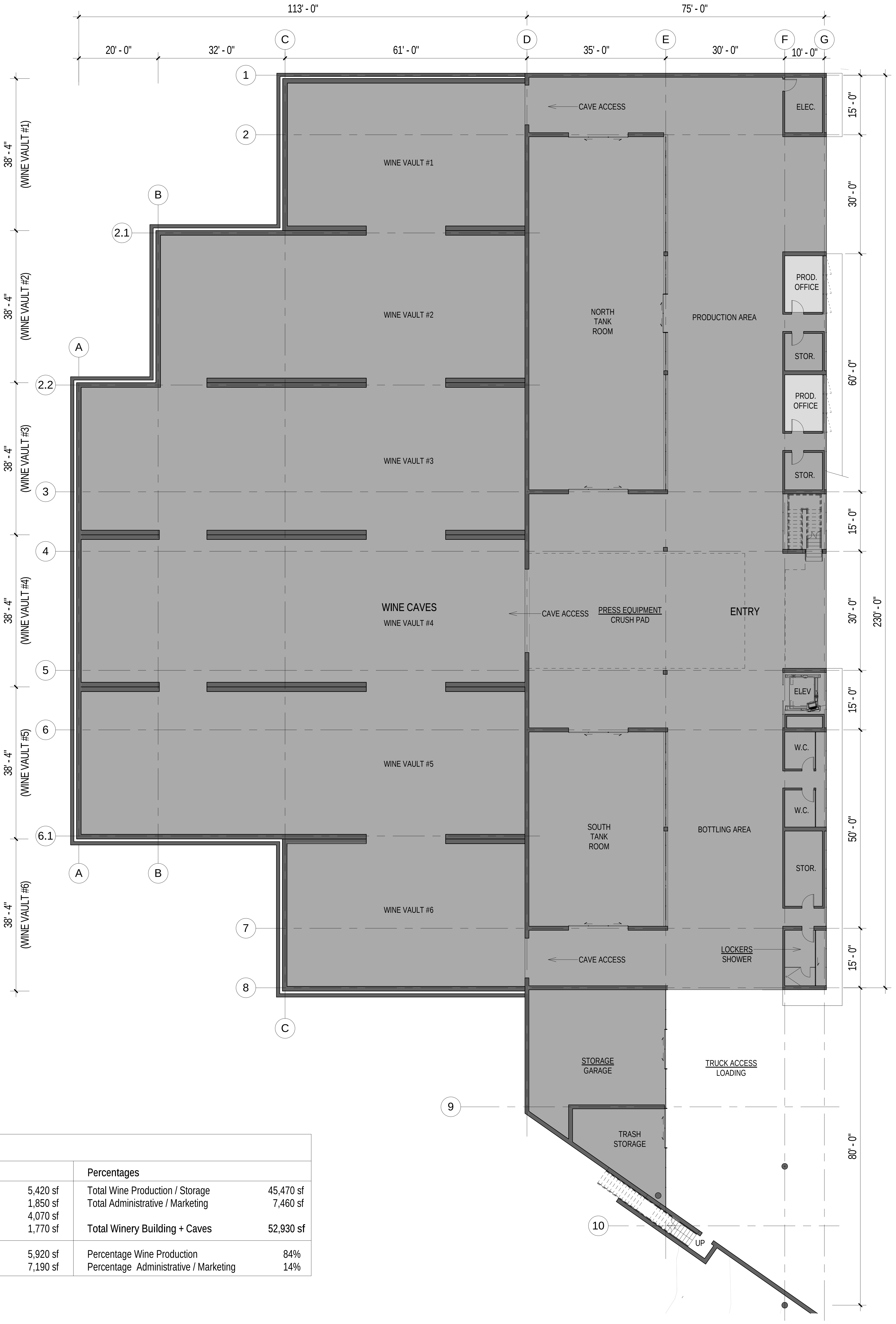
Print Date: 8/16/2017 11:05 AM
Drawn By: LB
Checked By: TOL
Scale: 3/32" = 1'-0"

New Winery Floor Plans

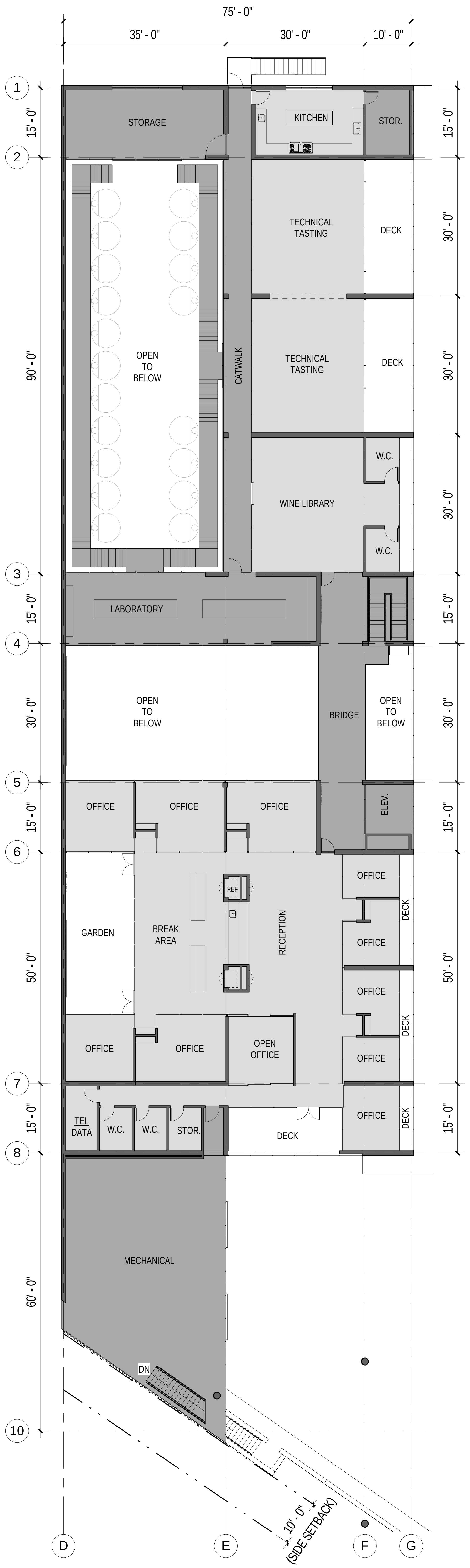
A1.12



3 Precast Vault Caves
1/8" = 1'-0"



2 1st Floor Plan - Area Calcs
1/16" = 1'-0"



1 2nd Floor Plan - Area Calcs
1/16" = 1'-0"

WINERY AREA CALCULATIONS

Ground Floor		Upper Floor		Percentages	
Caves	20,720 sf	Administrative Offices	5,420 sf	Total Wine Production / Storage	45,470 sf
Production *	18,830 sf	Mechanical Area	1,850 sf	Total Administrative / Marketing	7,460 sf
Production Offices	270 sf	Wine Production **	4,070 sf		
		Marketing Area	1,770 sf	**Total Winery Building + Caves**	**52,930 sf**
Sub-Total (Production)	39,550 sf	Sub-Total (Production)	5,920 sf	Percentage Wine Production	84%
Sub-Total (Administrative)	270 sf	Sub-Total (Admin / Mrktg)	7,190 sf	Percentage Administrative / Marketing	14%

* *includes tank rooms, restrooms & locker room*

*** includes general circulation areas*

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

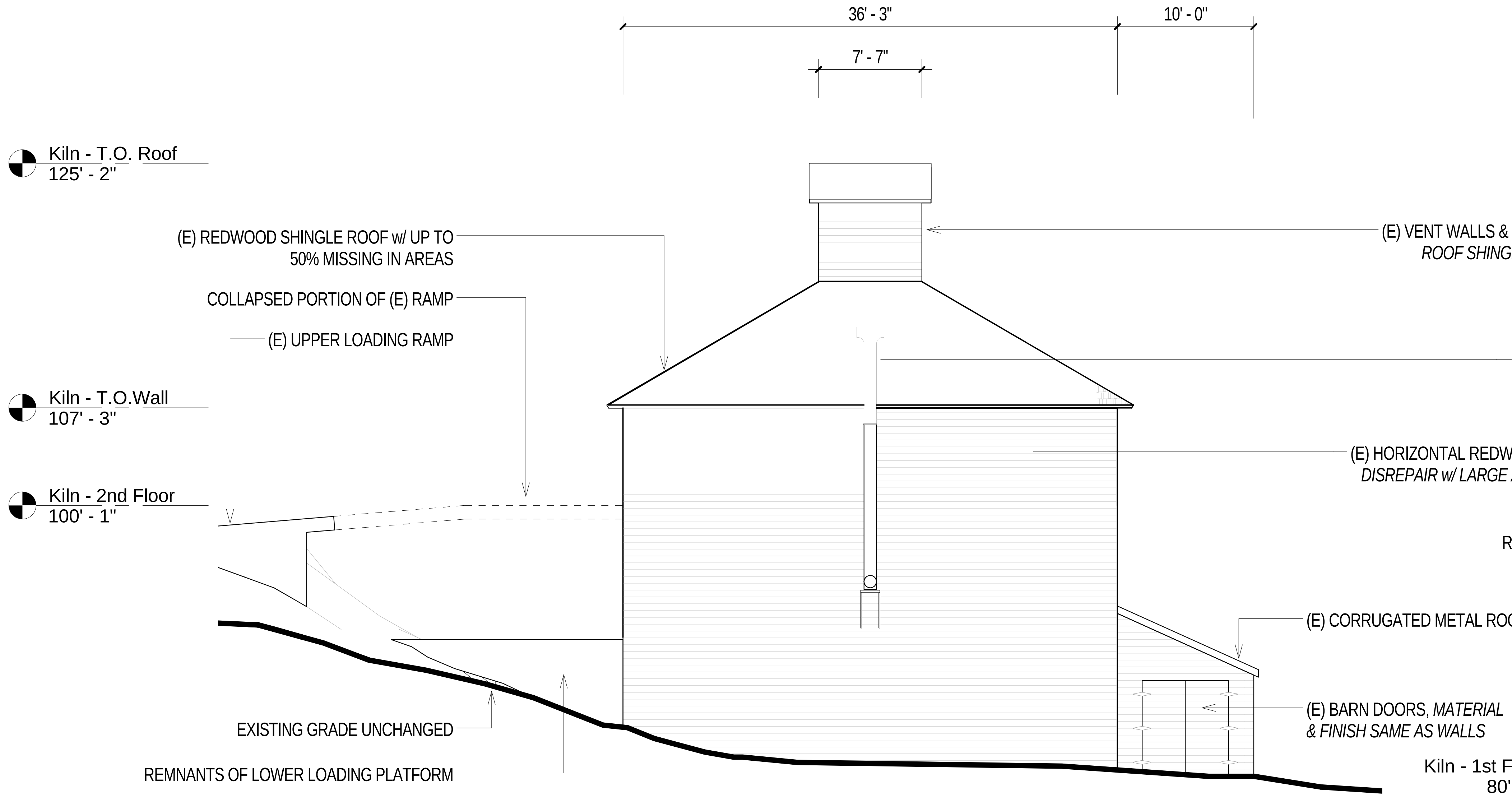
Issues/ Revisions

Rev. #	Description	Date

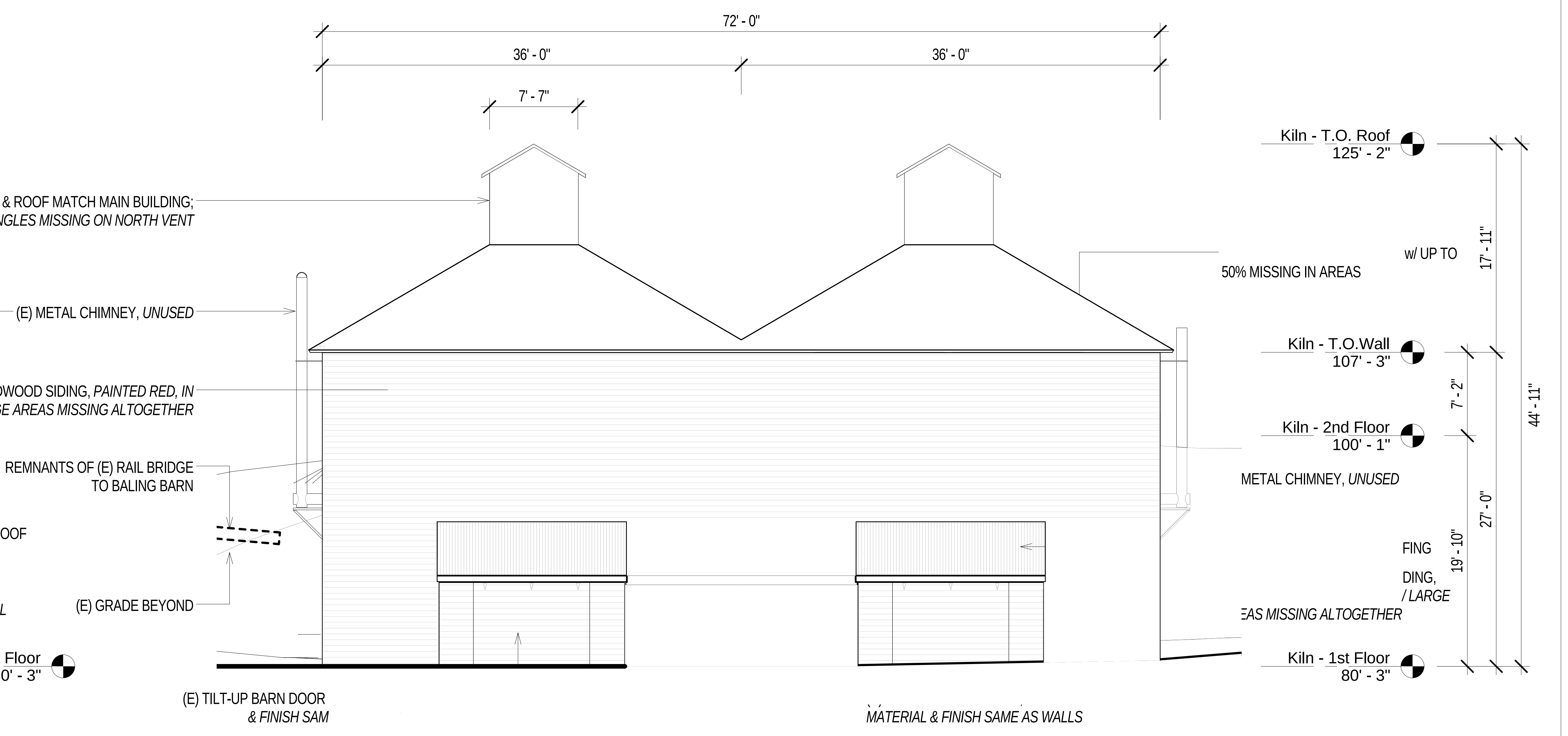
Print Date: 6/26/2017 9:05:15 AM
Drawn By: LB
Checked By: TOL
Scale: As indicated

Winery Area Calculations

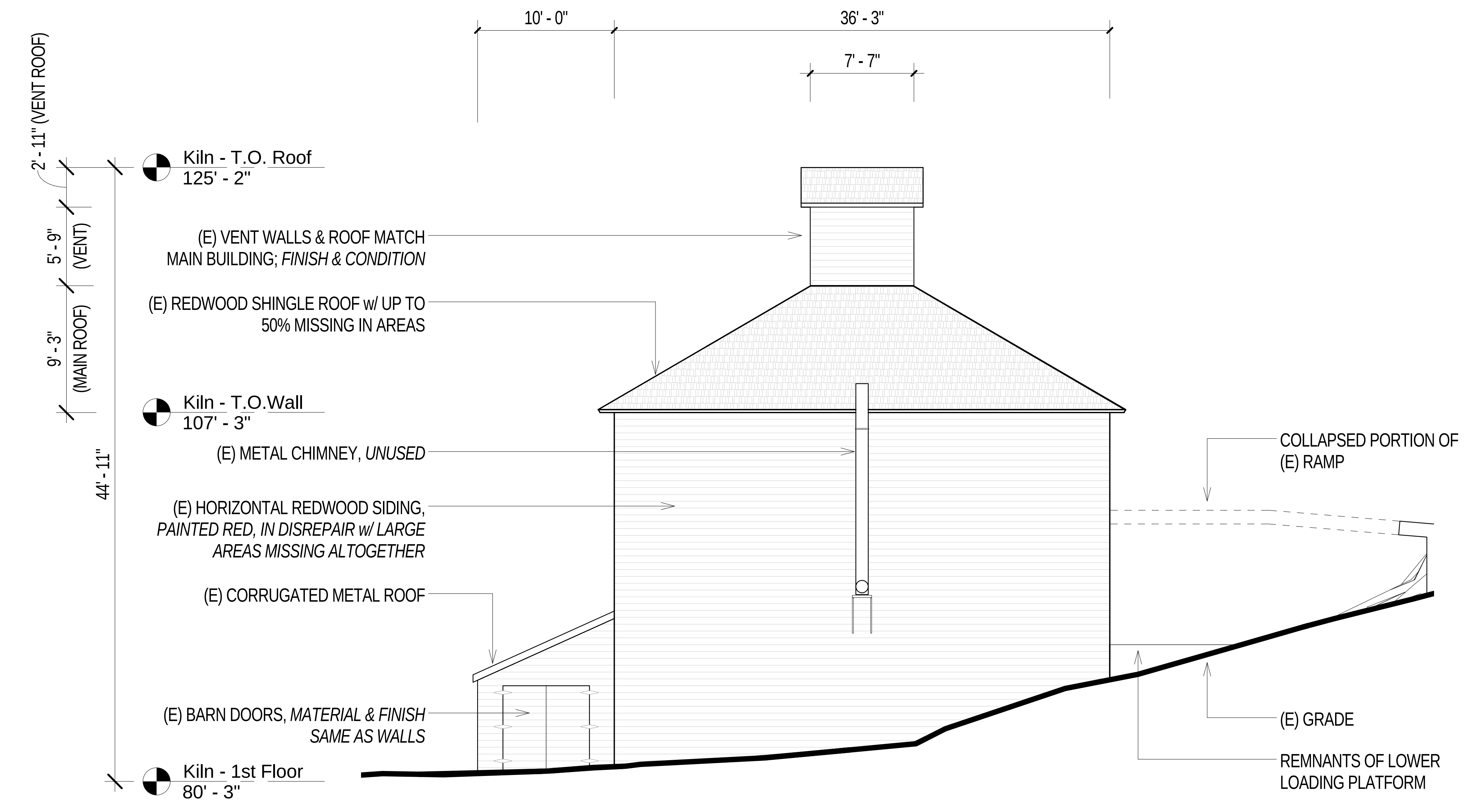
A1.13



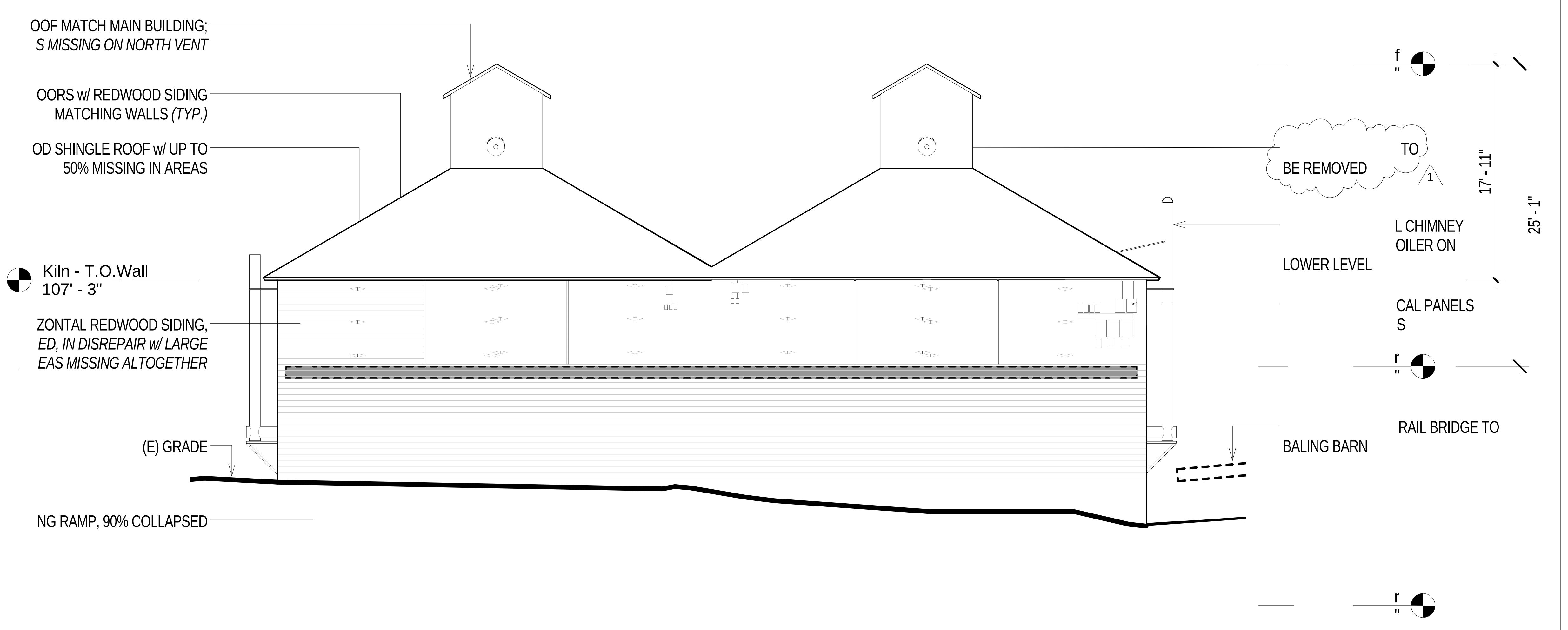
④ Hop Kiln (Existing) - South Elevation
1/8" = 1'-0"



② Hop Kiln (Existing) - East Elevation
1/8" = 1'-0"



③ Hop Kiln (Existing) - North Elevation
1/8" = 1'-0"



① Hop Kiln (Existing) - West Elevation
1/8" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:32:51 AM

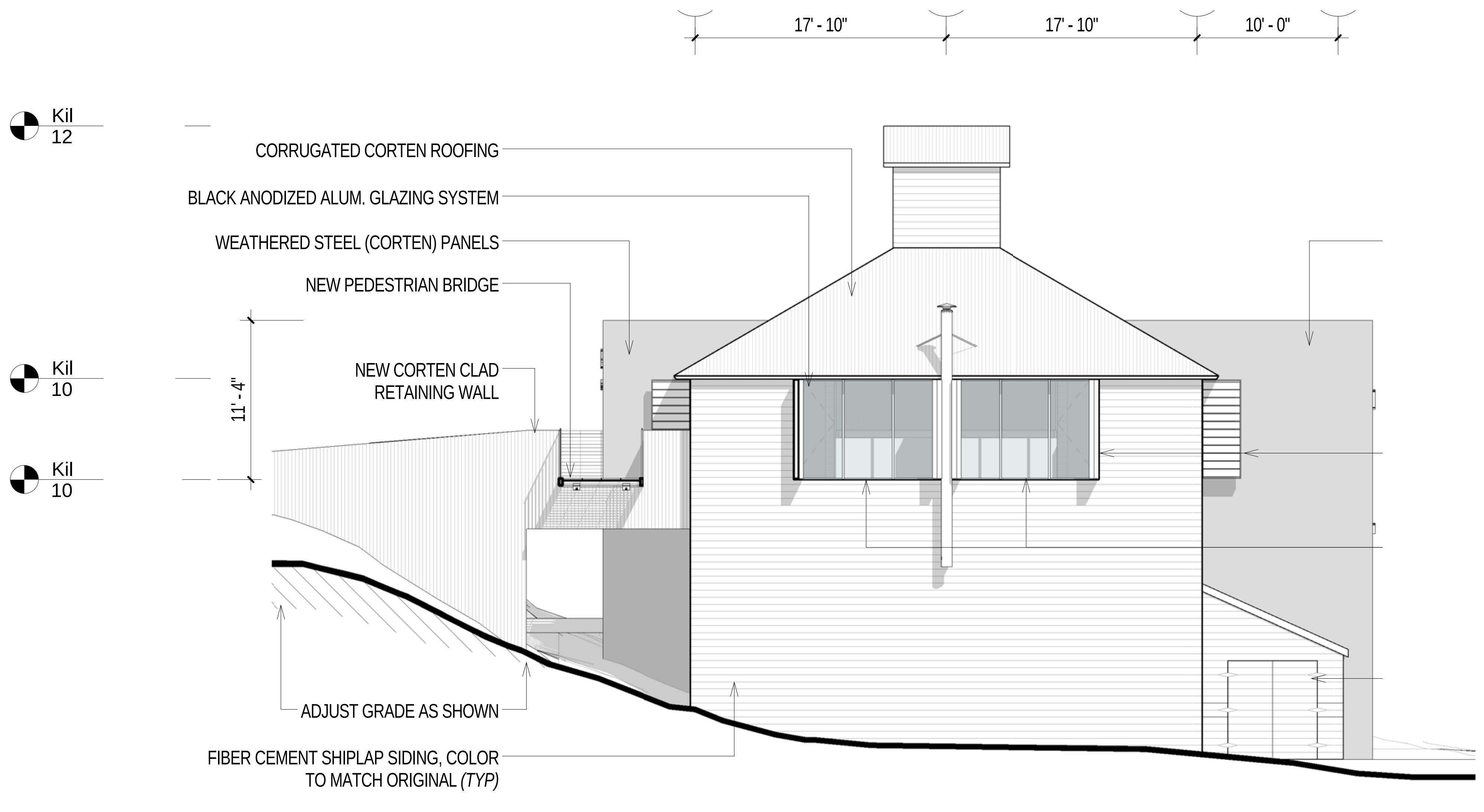
Drawn By: LB

Checked By: TOL

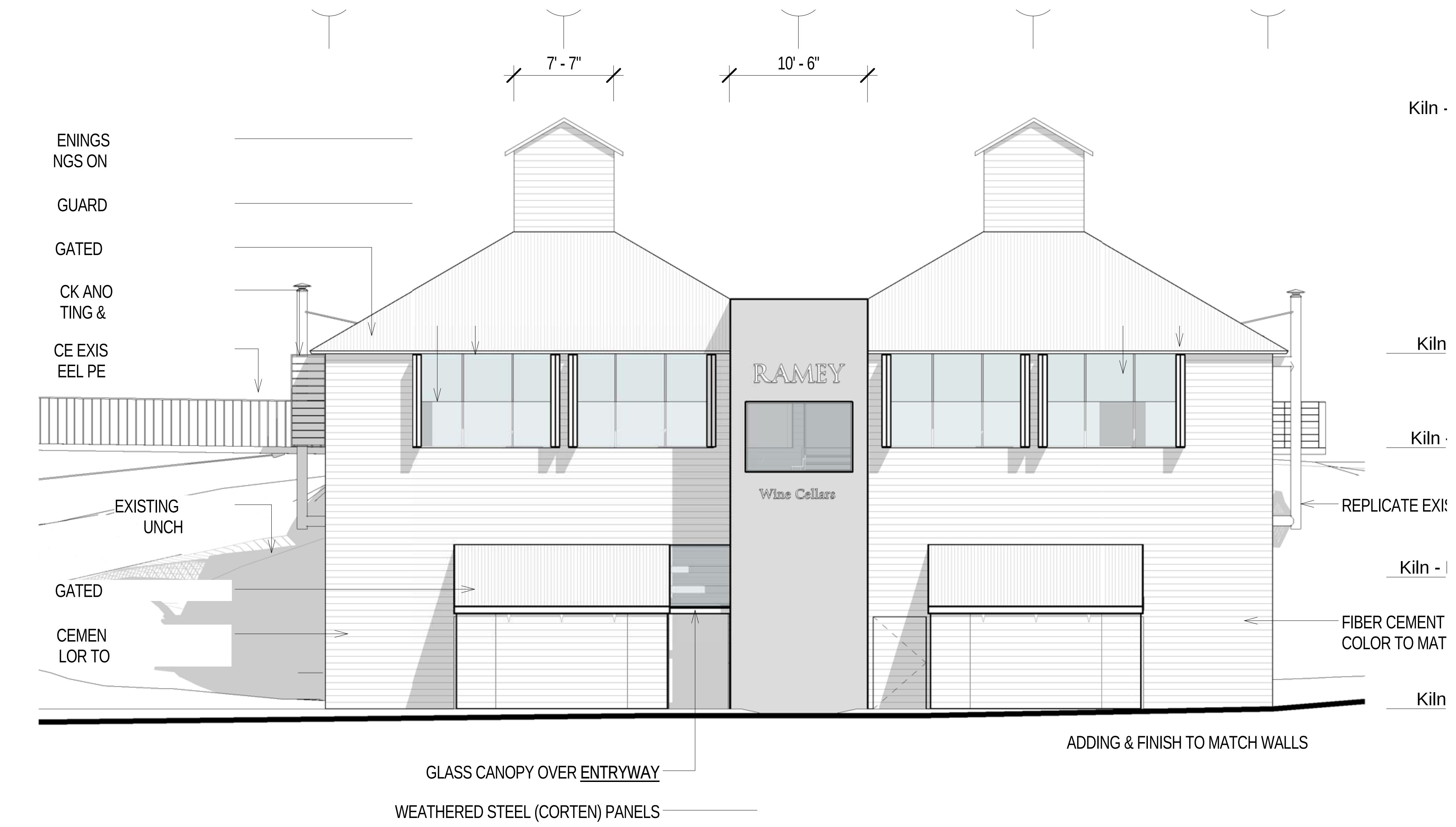
Scale: 1/8" = 1'-0"

Hop Kiln Elevations (Existing)

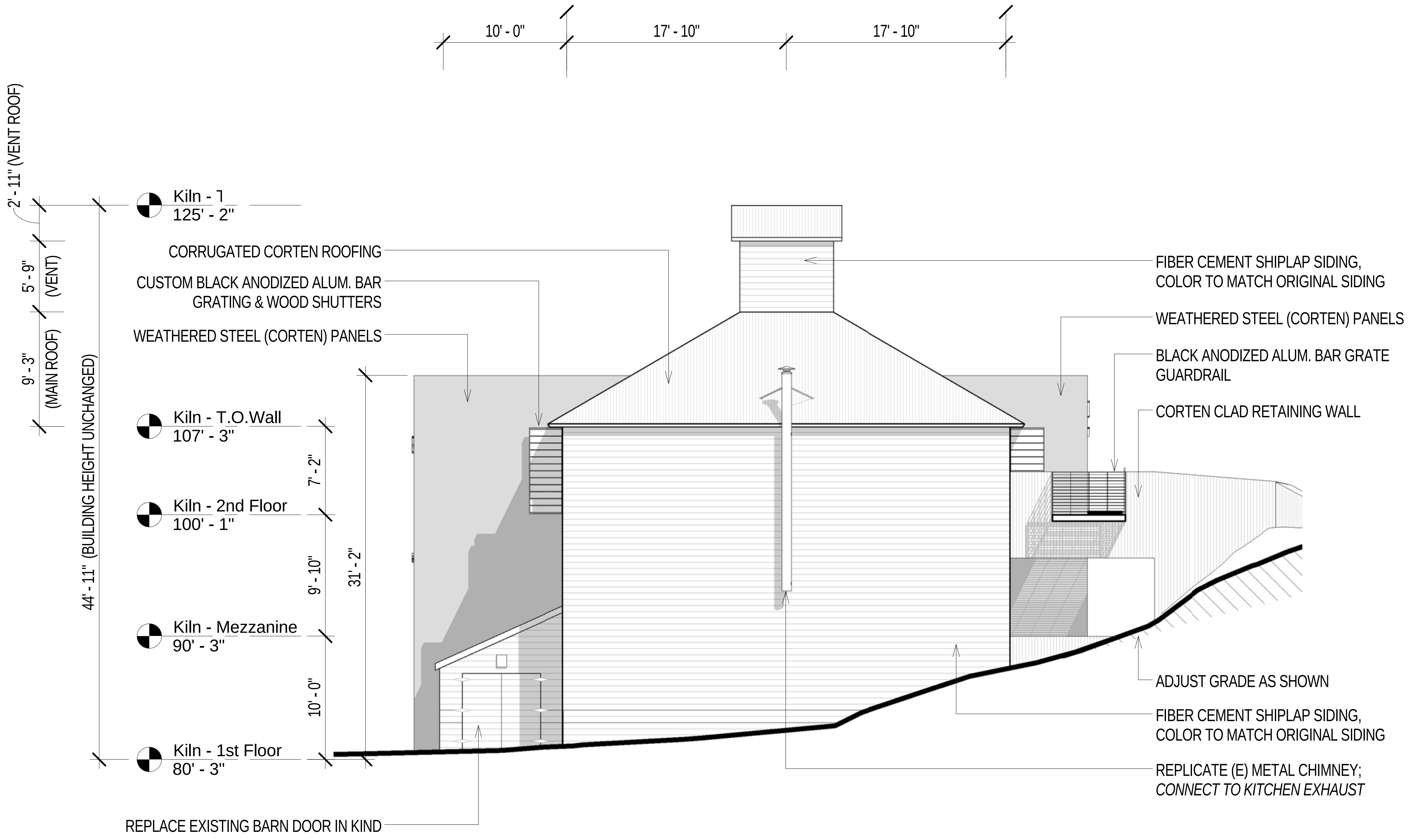
A2.00



4 Public Tasting / Hop Kiln - Proposed South Elevation
1/8" = 1'-0"



osed East Elevation



THIRD STREET
FRANCISCO CA 94107-3115
.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

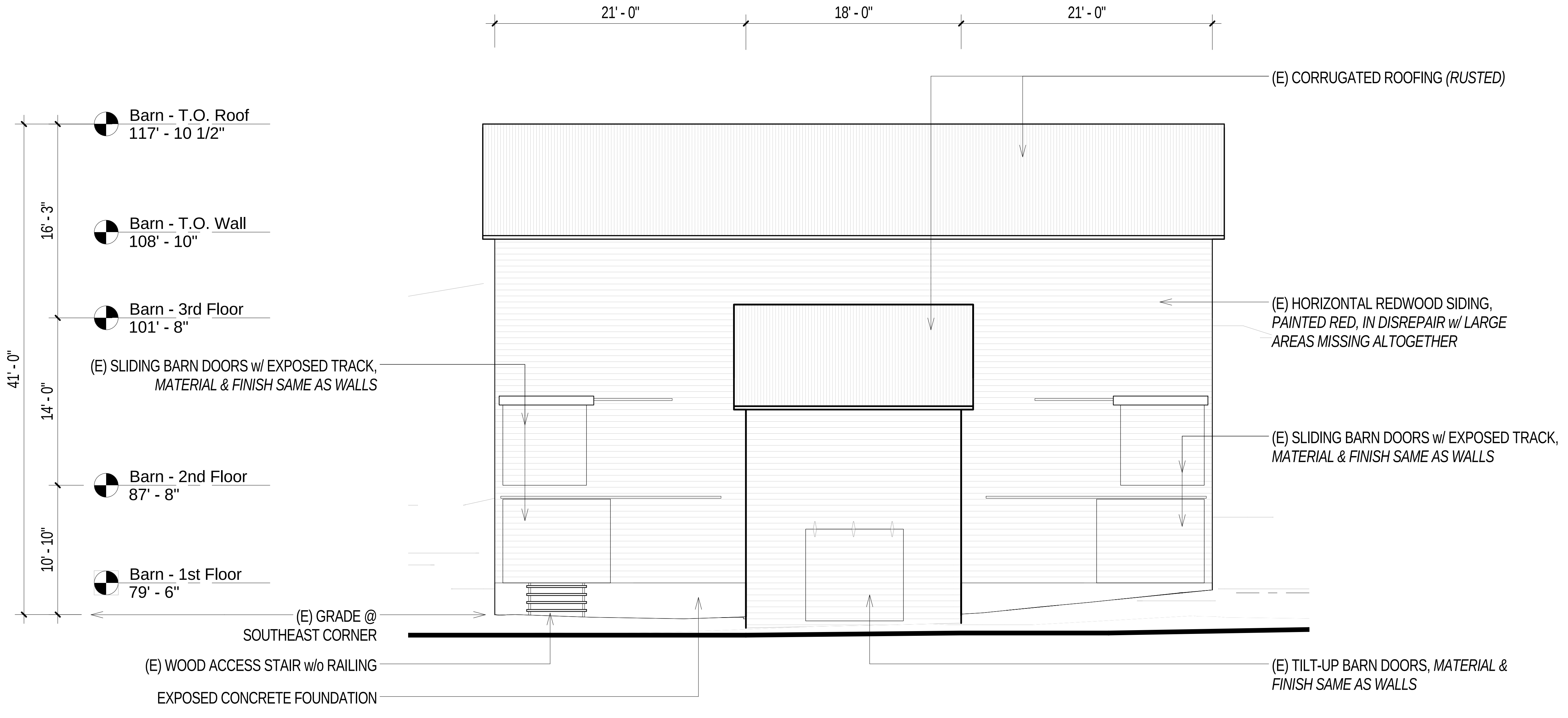
Issues/ Revisions

Description	Date

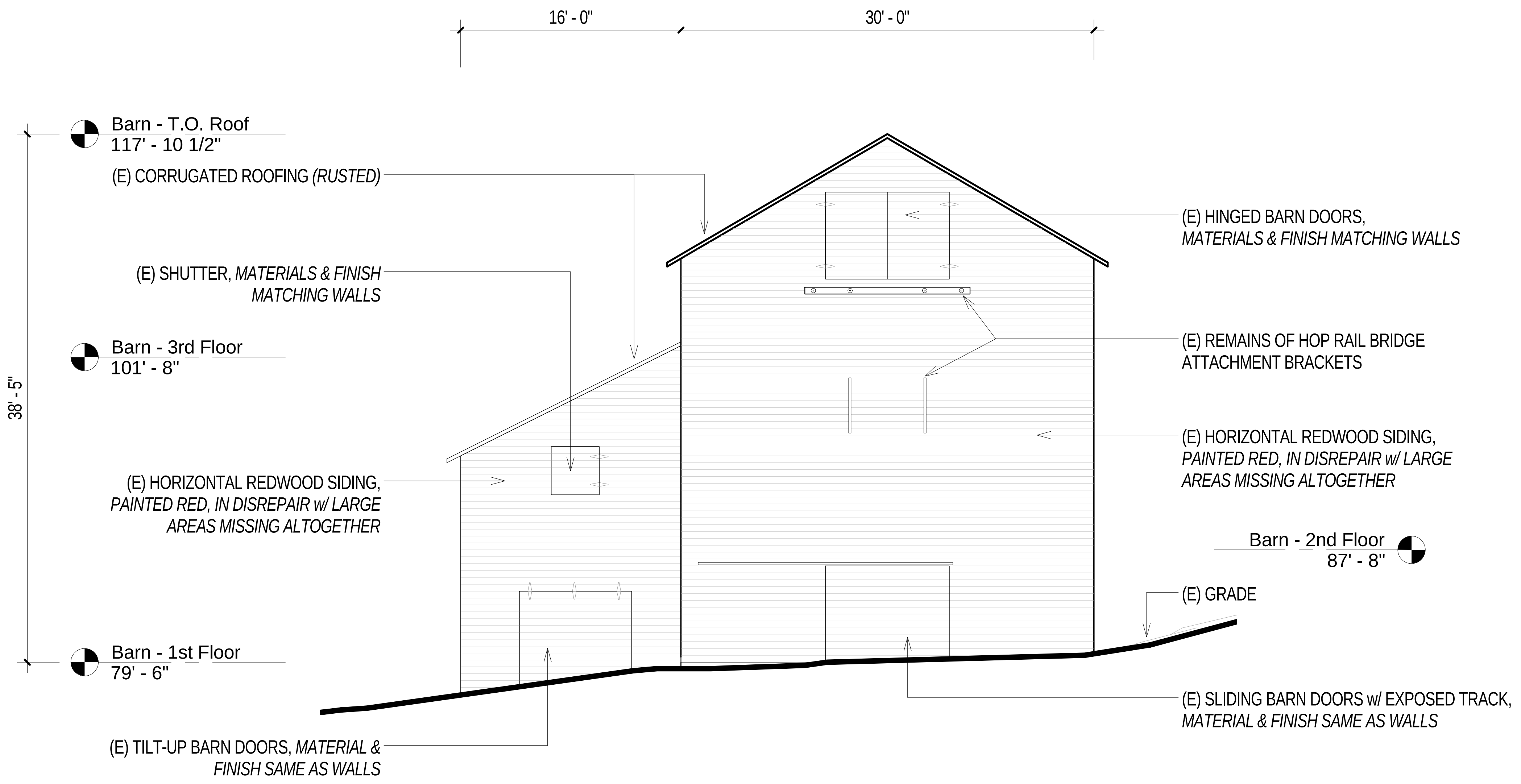
Date: 4/16/2015 11:33:10 AM
n By: LB
ked By: TOL
: 1/8" = 1'-0"

awings and written material appearing herein constitute al and unpublished work of the Architect and may not be cated,used or disclosed without written consent of the tect.

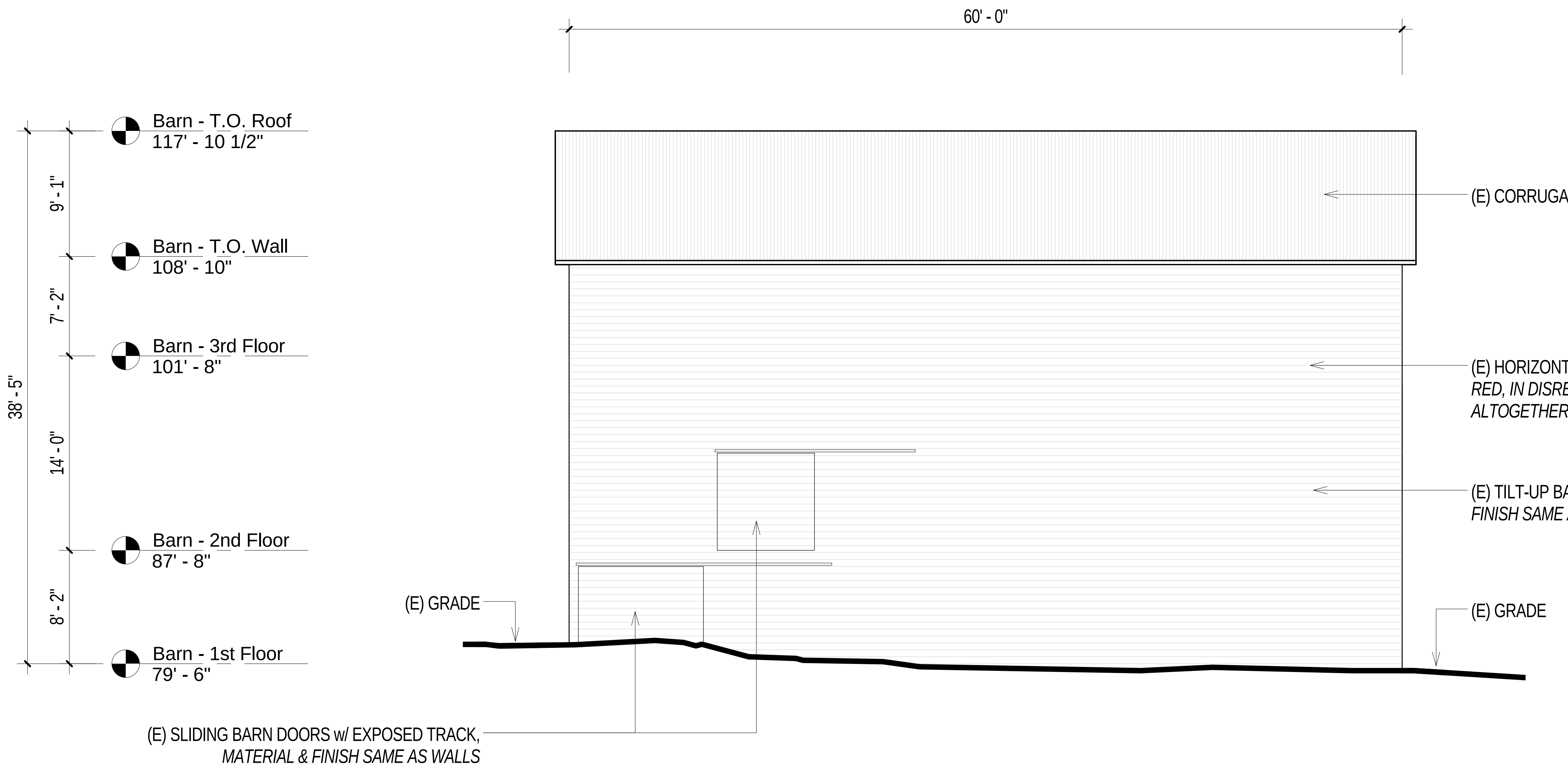
ublic Tasting /



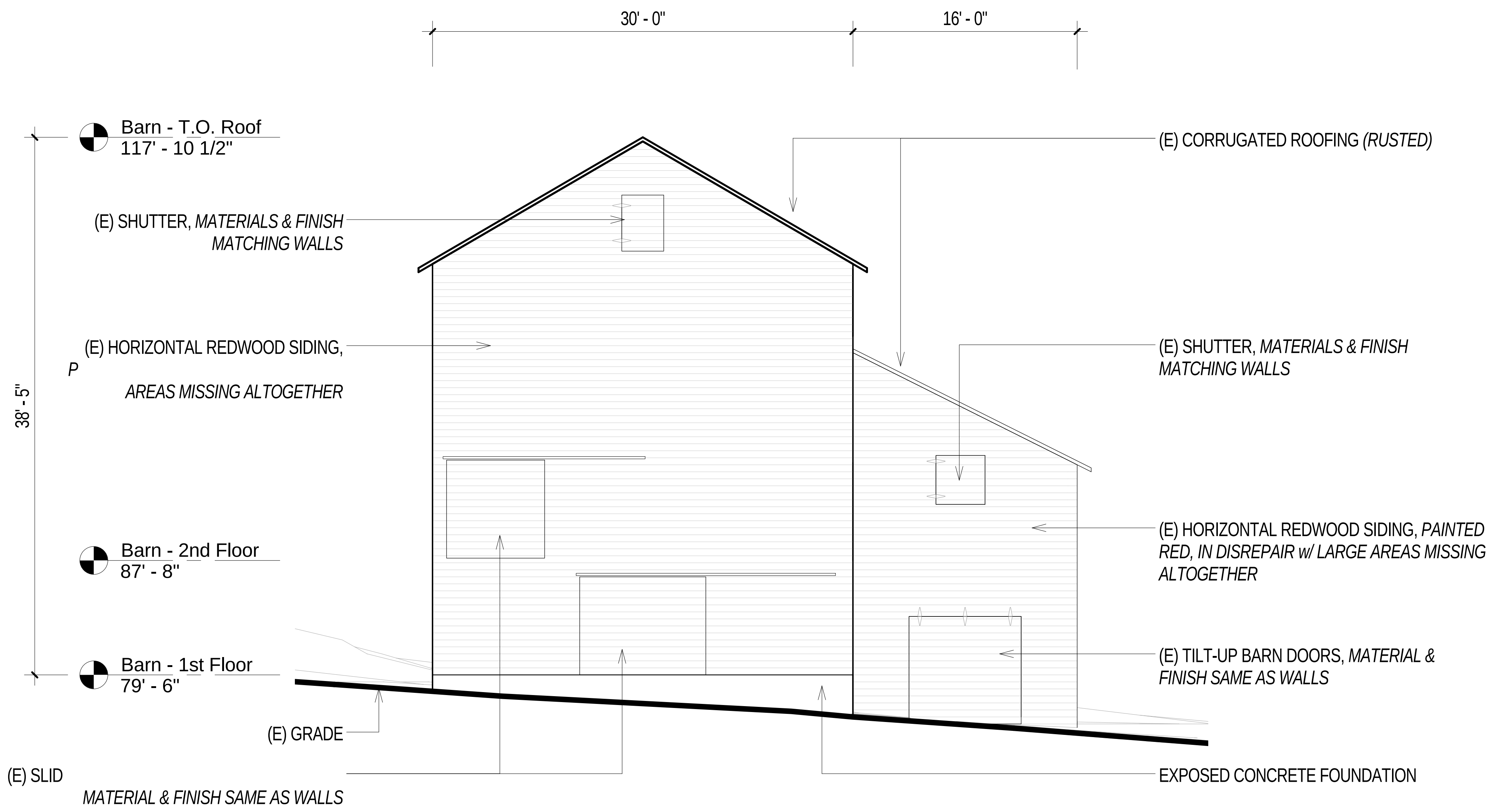
4 Baling Barn (Existing) - East Elevation
1/8" = 1'-0"



2 Baling Barn (Existing) - North Elevation
1/8" = 1'-0"



3 Baling Barn (Existing) - West Elevation
1/8" = 1'-0"



1 Baling Barn (Existing) - South Elevation
1/8" = 1'-0"

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

Issues/ Revisions

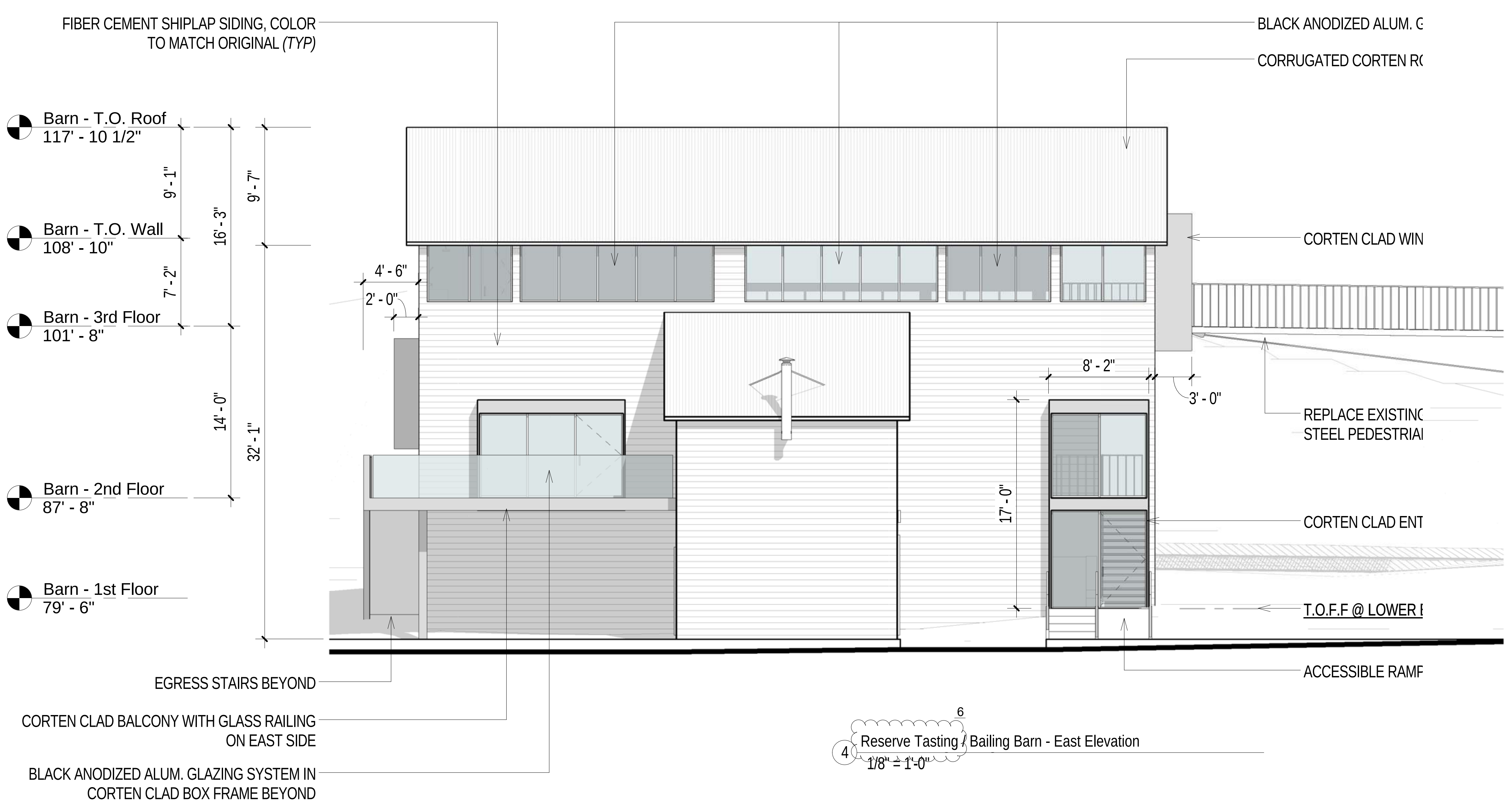
Rev. #	Description	Date

: 4/16/2015 11:33:12 AM
Drawn By: LB
By: TOL
Scale: 1/8" = 1'-0"

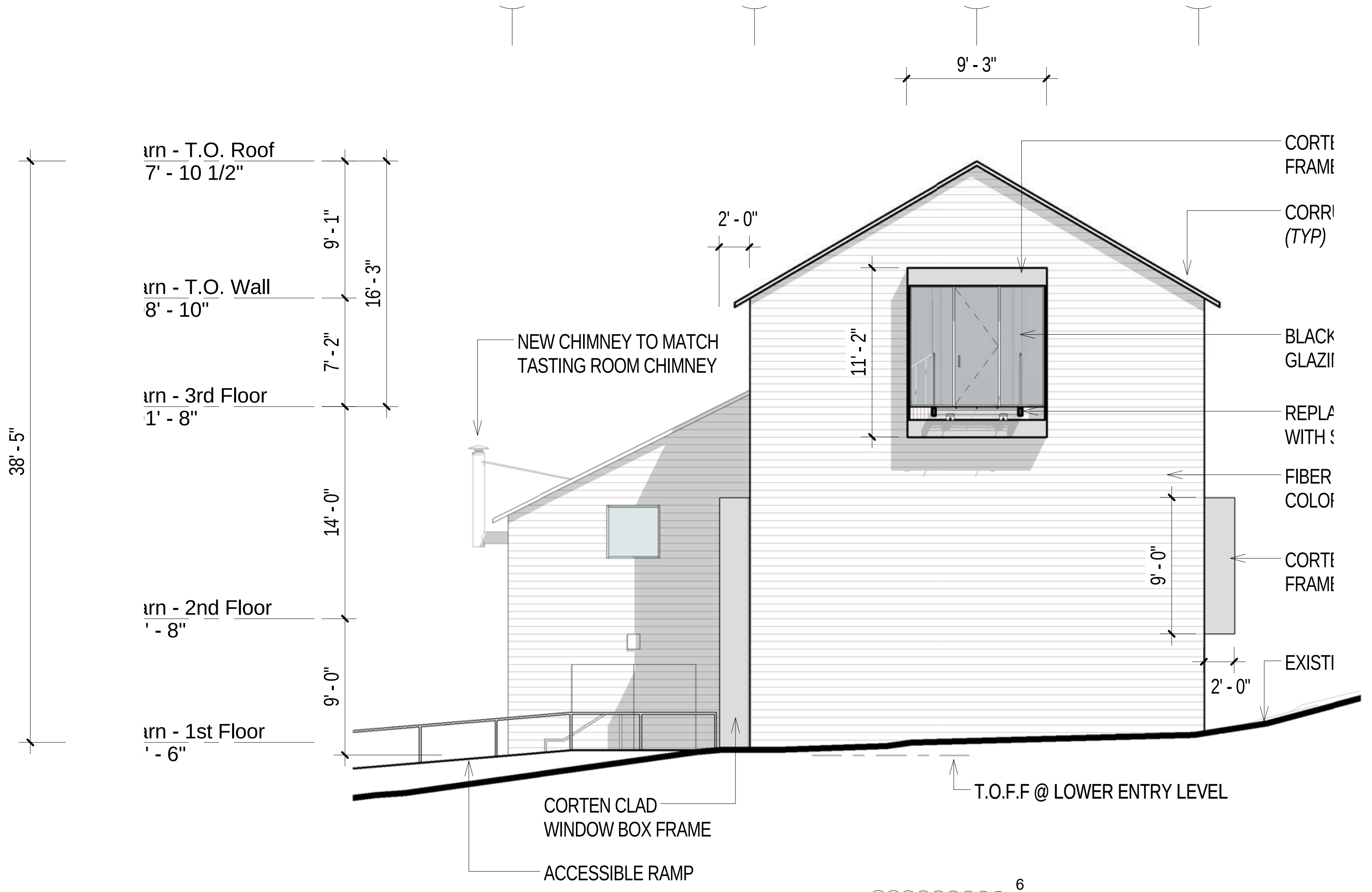
gs and written material appearing herein constitute d unpublished work of the Architect and may not be ,used or disclosed without written consent of the Architect.

ing Barn
vations
isting)

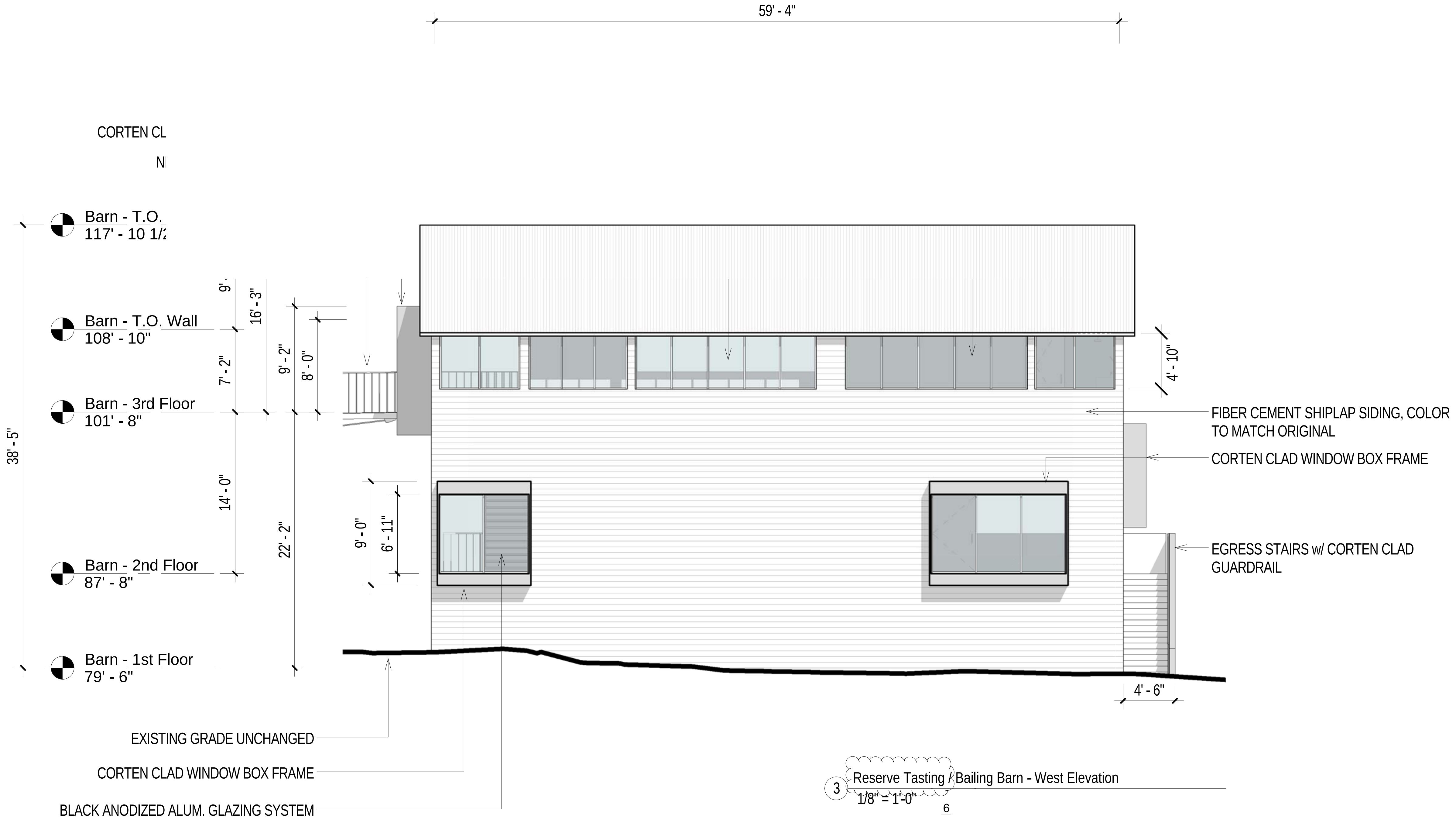
A2.02



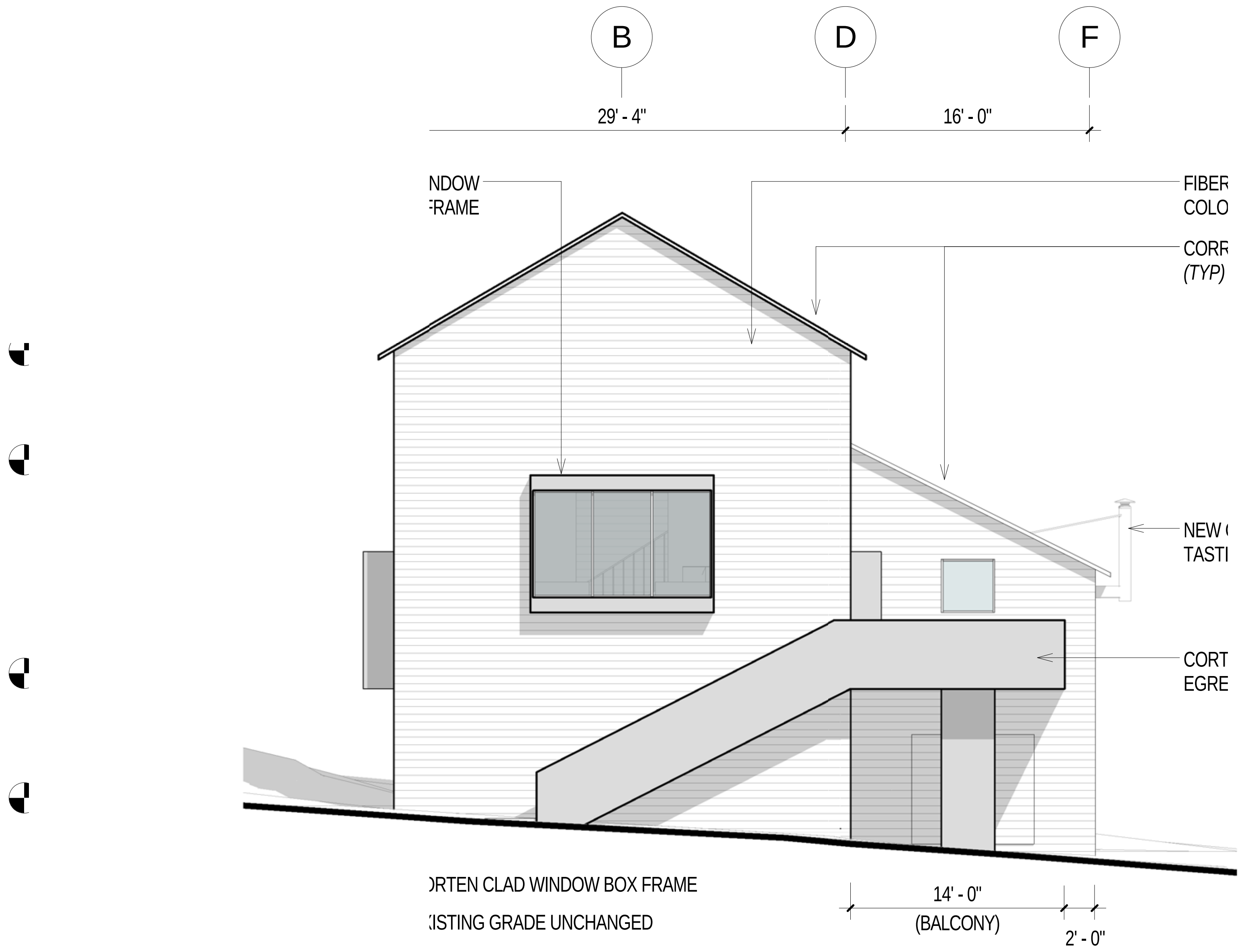
6
4 Reserve Tasting / Bailing Barn - East Elevation
1/8" = 1'-0"



6
2 Reserve Tasting / Bailing Barn - North Elevation
1/8" = 1'-0"



3 Reserve Tasting / Bailing Barn - West Elevation
1/8" = 1'-0"
6



6
y Reserve Tasting / Bailing Barn - South Elevation
1/8" = 1'-0"

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

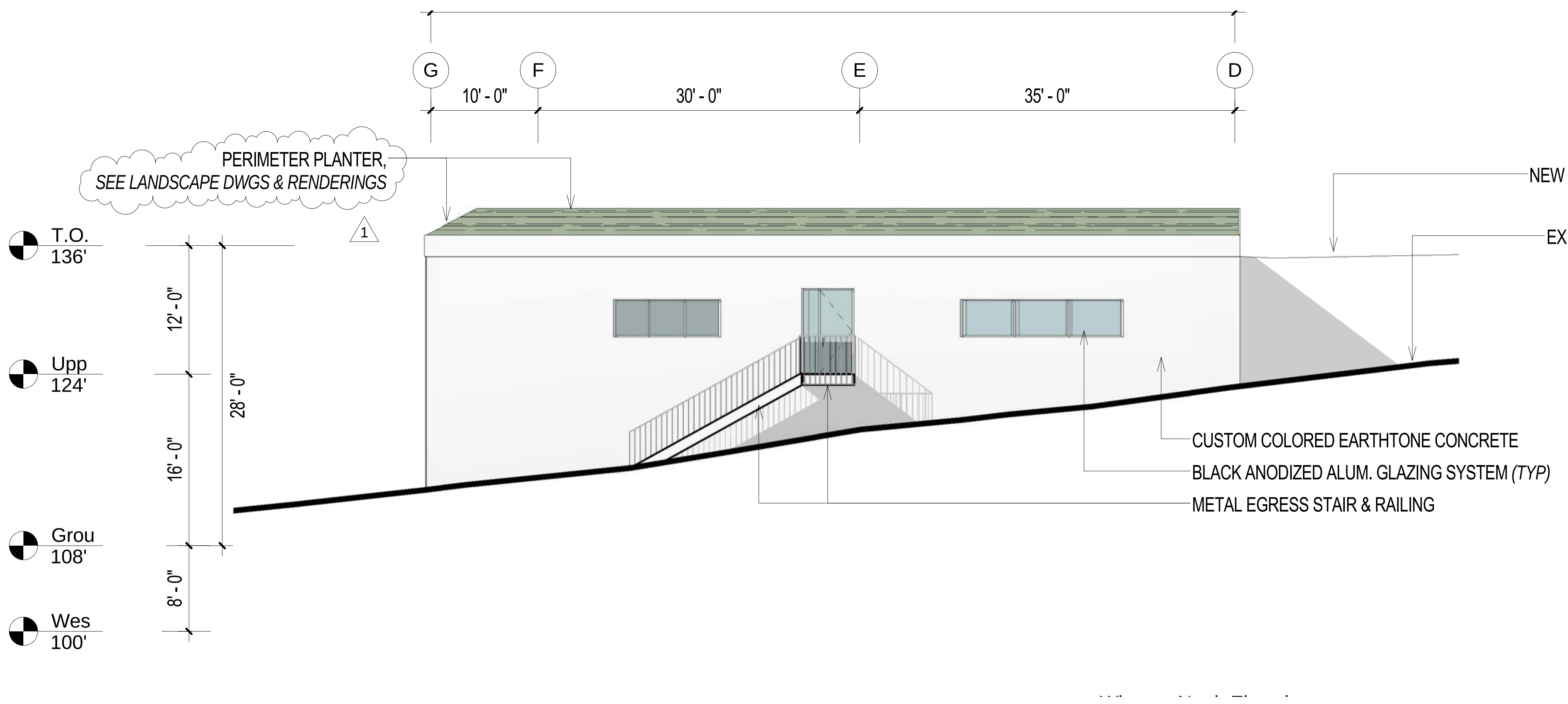
Issues/ Revisions

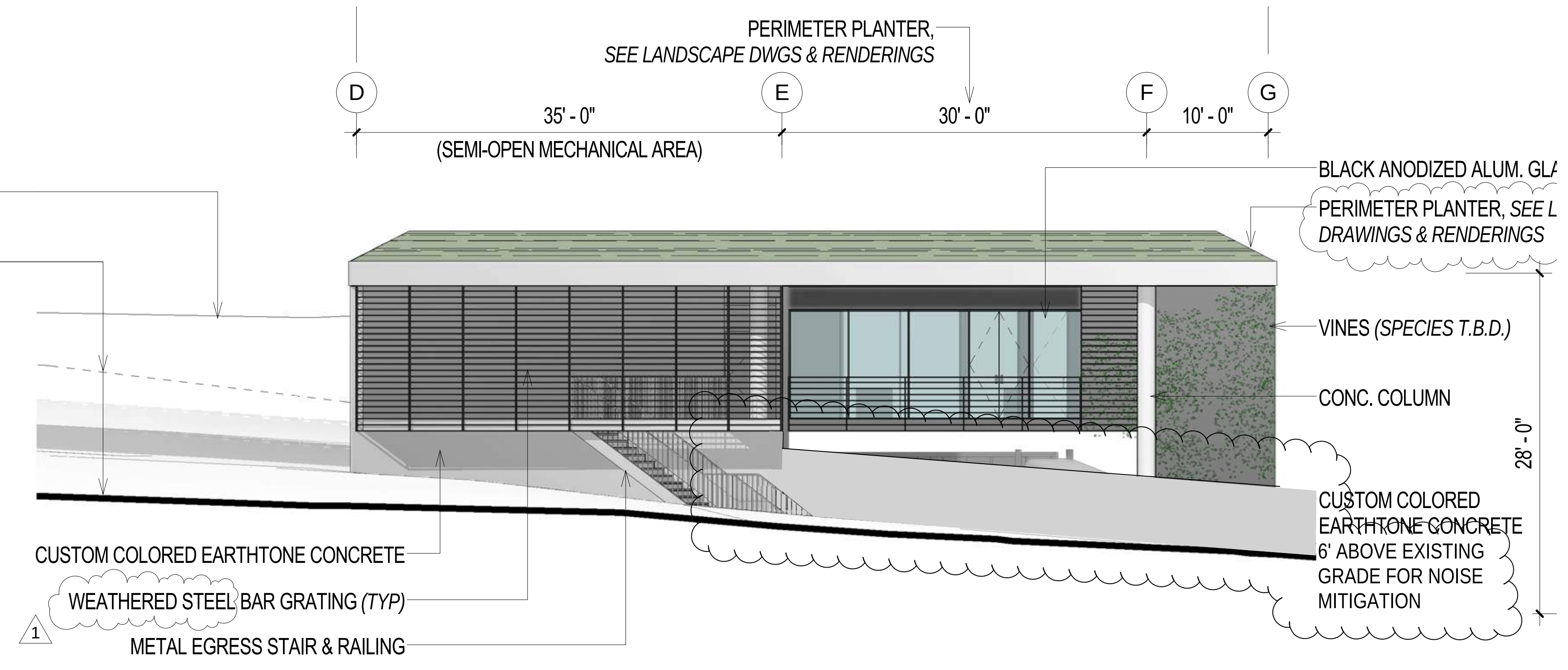
Description	Date
Design Review Modifications	*08.24.17*

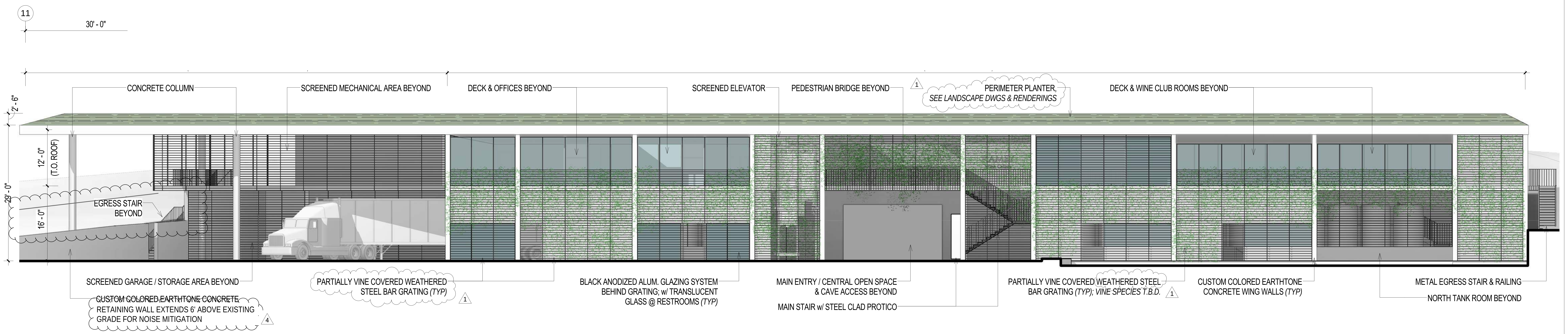
Date: 8/24/2017 1:52 PM
n By: LB
ked By: TOL
e: 1/8" = 1'-0"

awings and written material appearing herein constitute al and unpublished work of the Architect and may not be cated,used or disclosed without written consent of the tect.

eserve Tasting /







① Winery - Front / East Elevation
3/32" = 1'-0"

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17

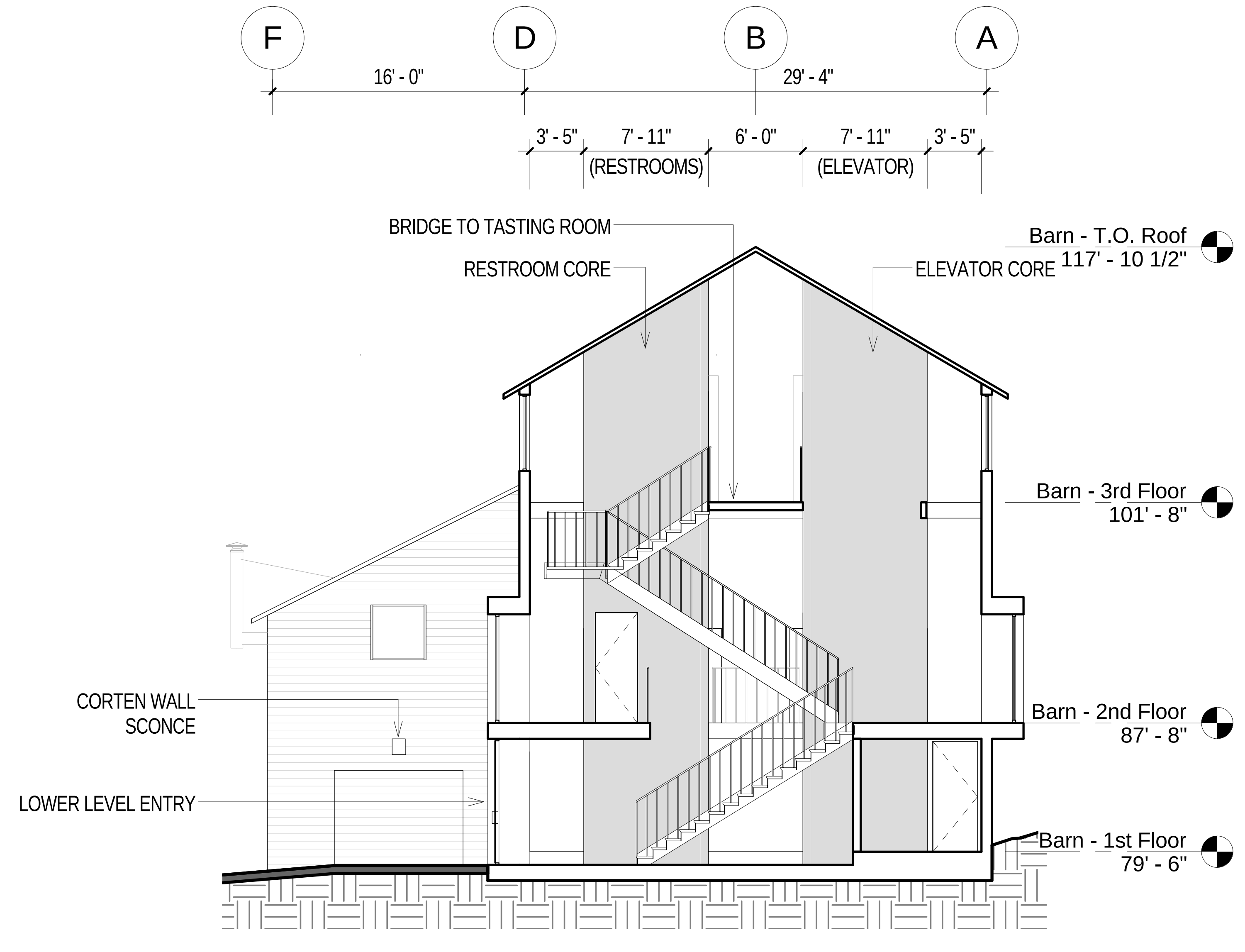
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
4	*Noise Mitigation Modifications*	*08.16.17*

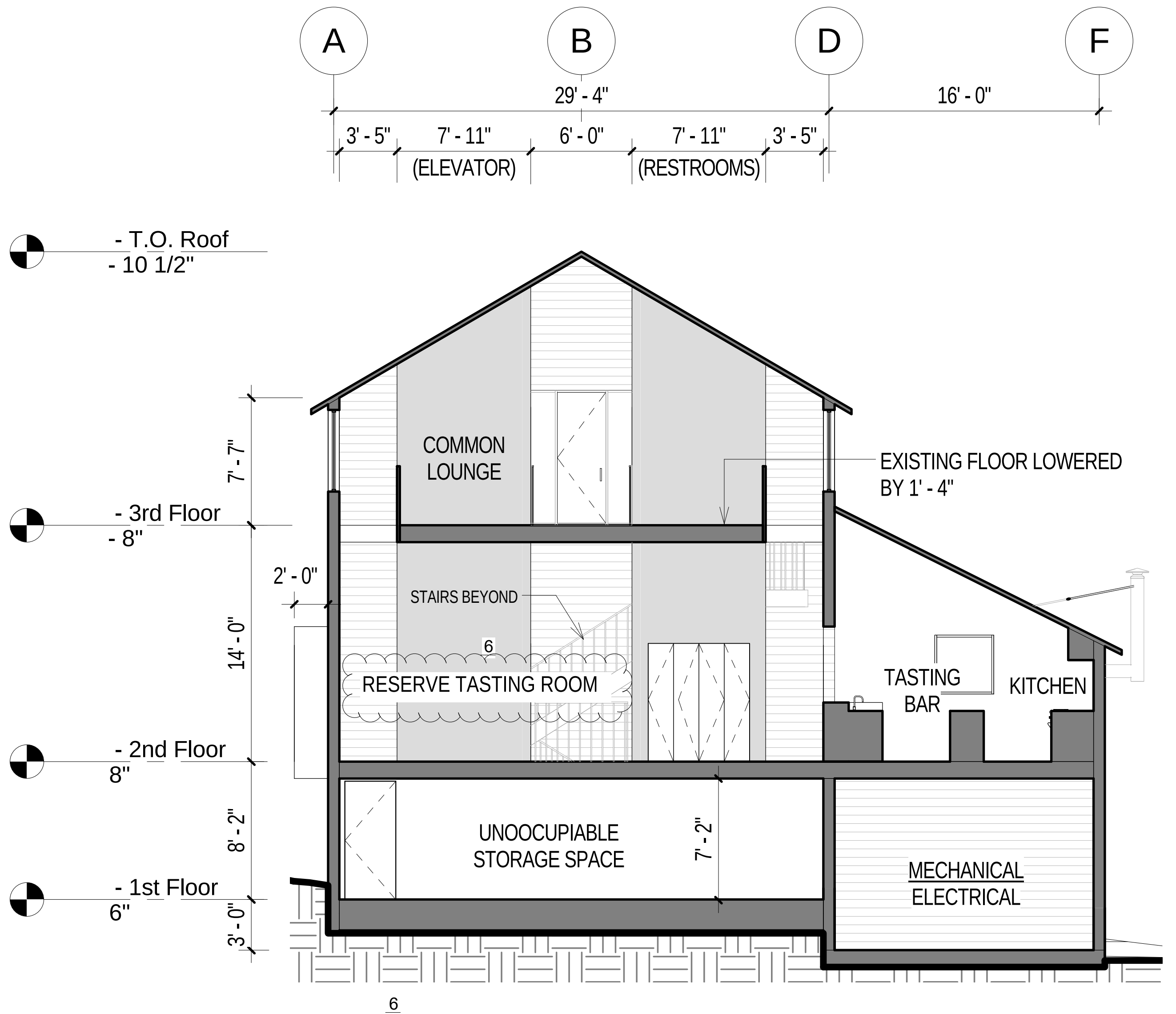
Date: 8/16/2017 4:19 PM
n By: LB
ked By: TOL
: 3/32" = 1'-0"

awings and written material appearing herein constitute al and unpublished work of the Architect and may not be ated,used or disclosed without written consent of the ect.

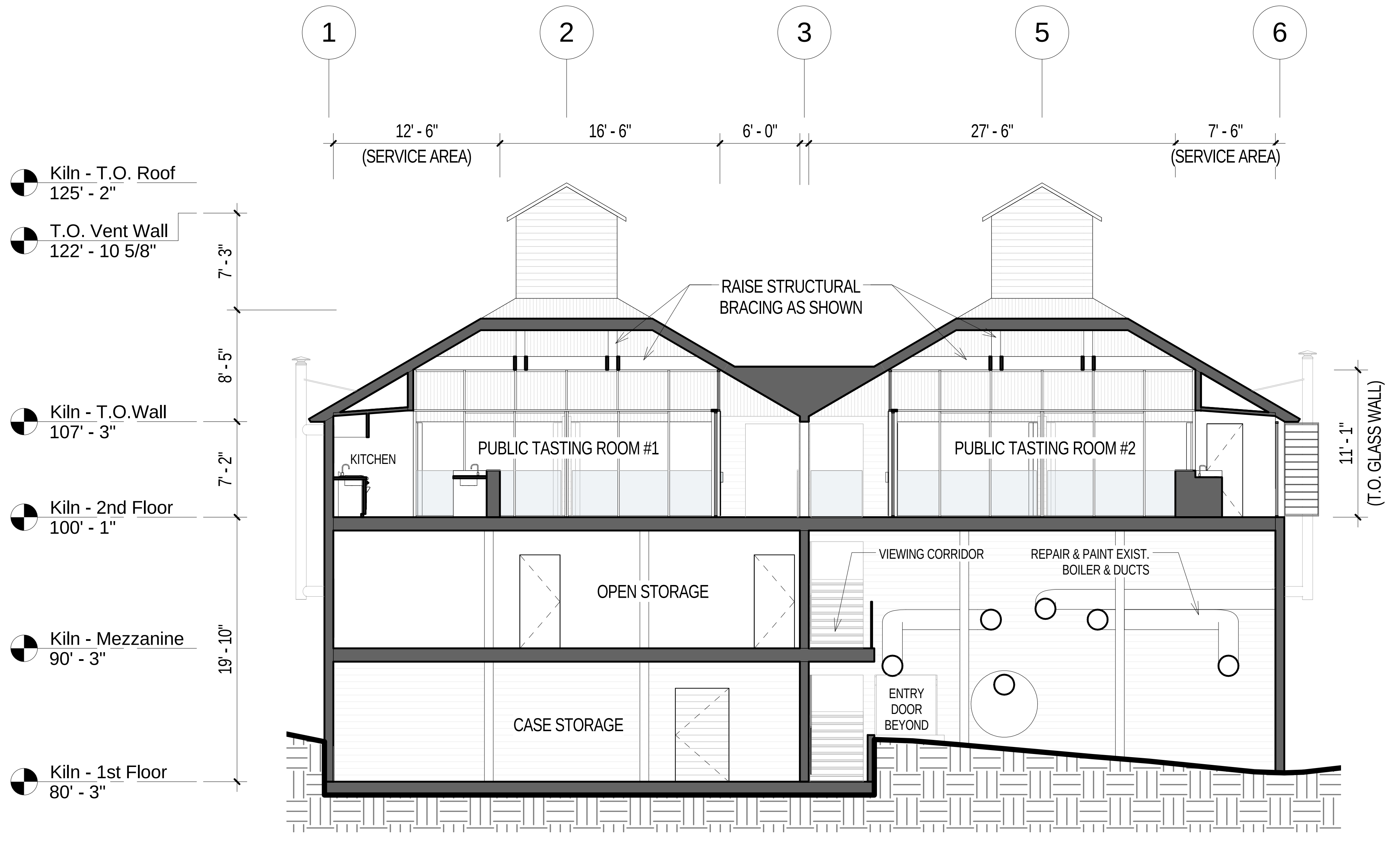
ew Winery



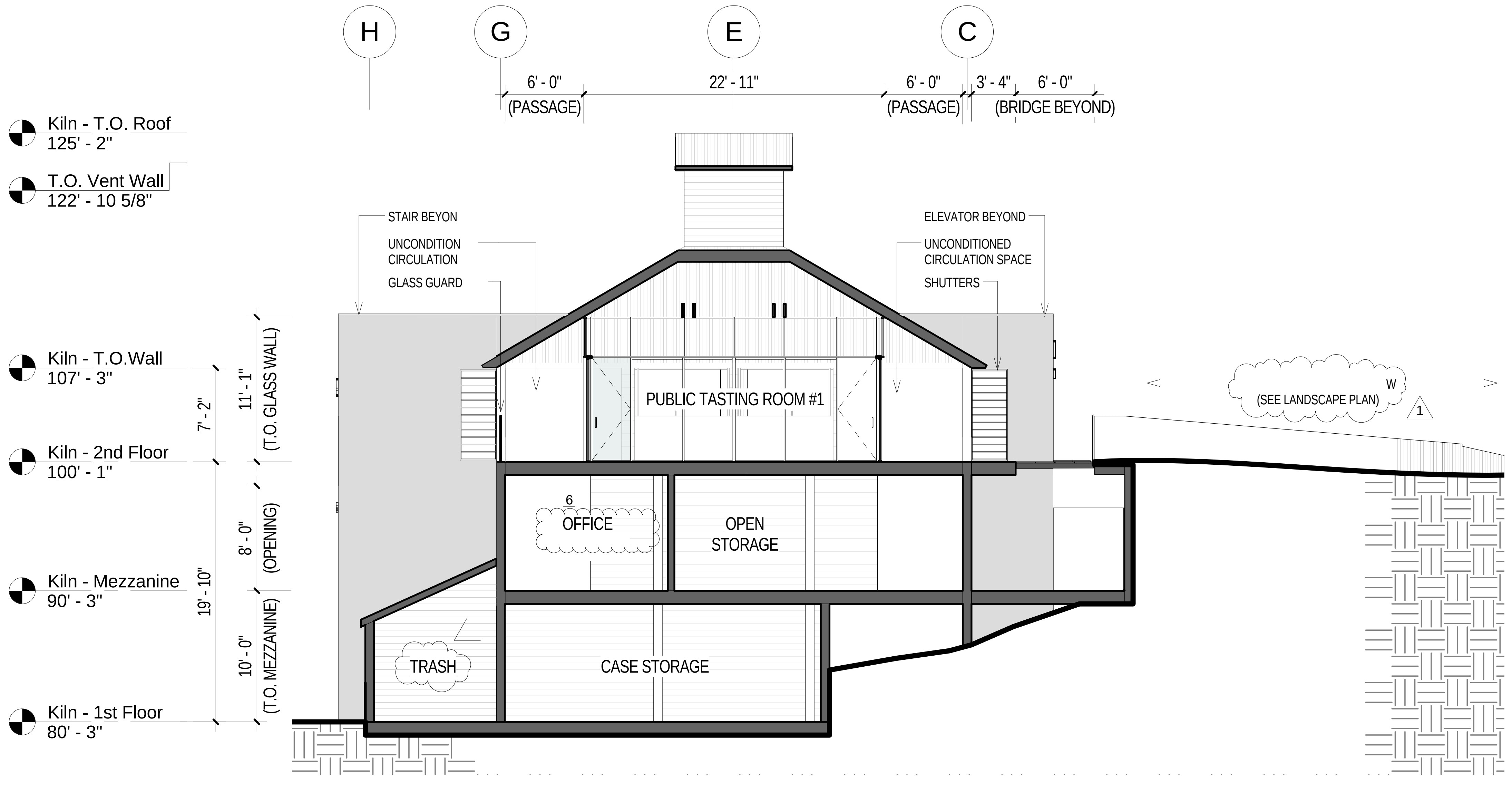
6
4 Reserve Tasting / Bailing Barn - Section @Stair (Proposed)
1/8" = 1'-0"



6
3 Reserve Tasting / Bailing Barn - Section @Tasting Room (Proposed)
1/8" = 1'-0"



2 Public Tasting / Hop Kiln - Longitudonal Section (Proposed)
1/8" = 1'-0"



1 Public Tasting / Hop Kiln - Cross Section (Proposed)
1/8" = 1'-0"

5

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13744
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

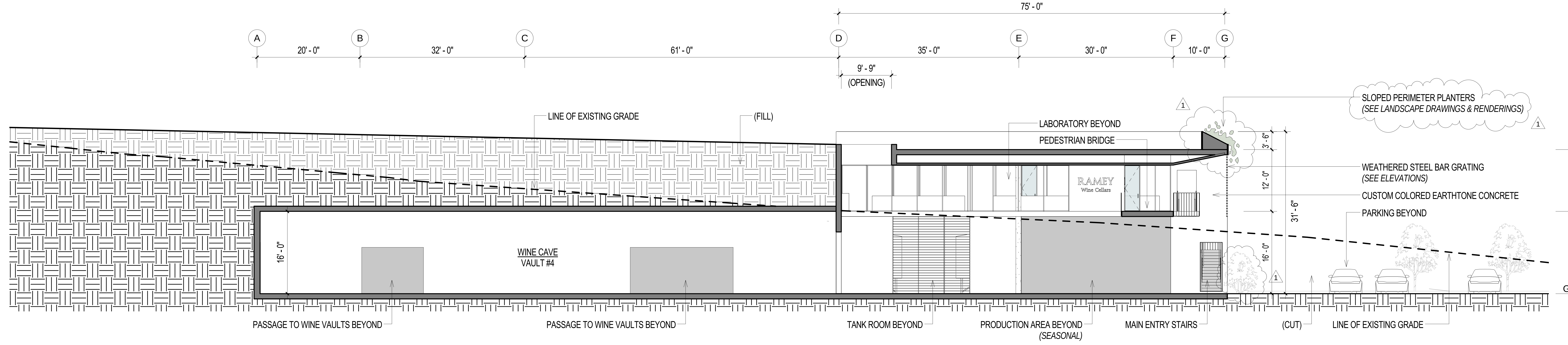
Issues/ Revisions

Rev. #	Description	Date
1	Design Review Modifications	04.15.15
6	Design Review Modifications	08.24.17

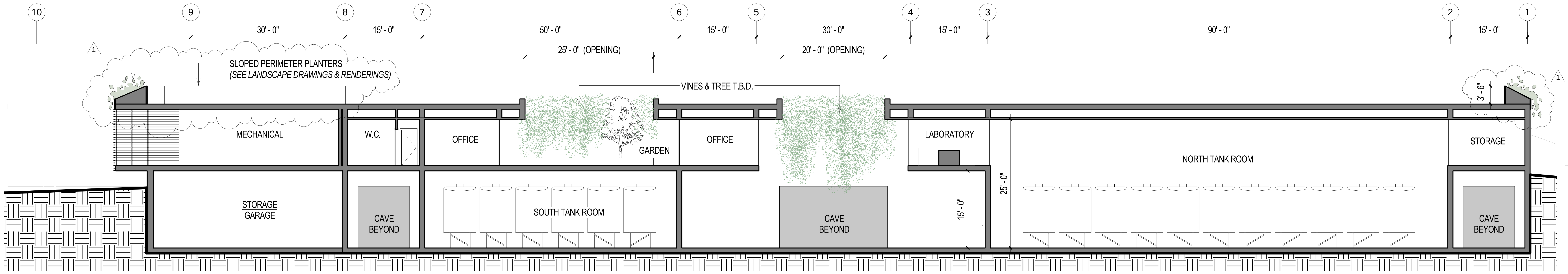
Print Date: 8/24/2017 1:52 PM
Drawn By: LB
Checked By: TOL
Scale: 1/8" = 1'-0"

Tasting KILN & BARN Sections (Proposed)

A3.00



① Section thru Entry Looking North
3/32" = 1'-0"



② Section @ Tank Rooms & Garden
3/32" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:26:02 AM

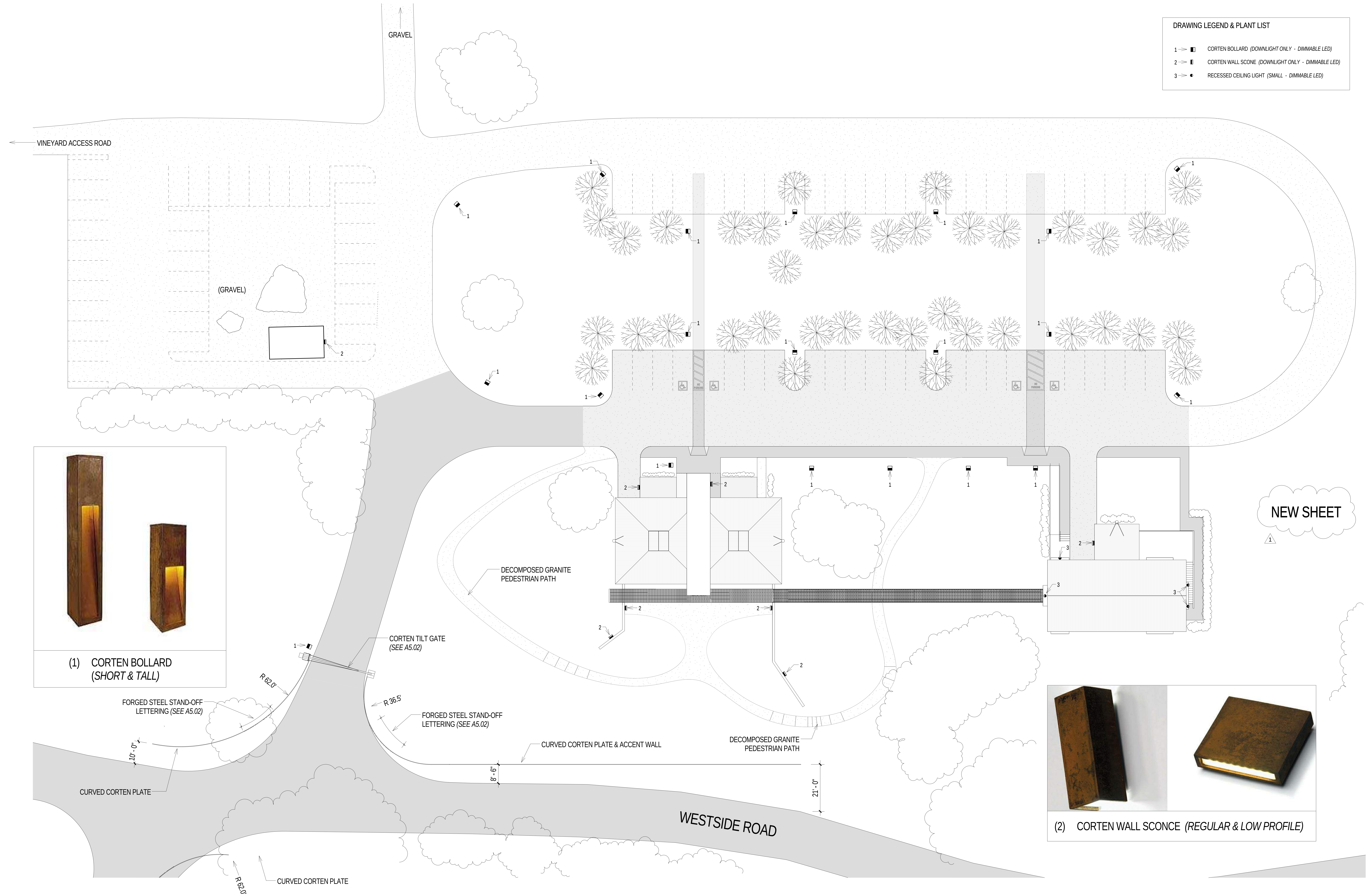
Drawn By: LB

Checked By: TOL

Scale: 3/32" = 1'-0"

New Winery Sections

A3.01



DRAWING LEGEND & PLANT LIST

1 → ◧ CORTEN BOLLARD *(DOWNLIGHT ONLY - DIMMABLE LED)*
2 → ◧ CORTEN WALL SCONE *(DOWNLIGHT ONLY - DIMMABLE LED)*
3 → ◐ RECESSED CEILING LIGHT *(SMALL - DIMMABLE LED)*

(1) CORTEN BOLLARD
(SHORT & TALL)

(2) CORTEN WALL SCONCE *(REGULAR & LOW PROFILE)*

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

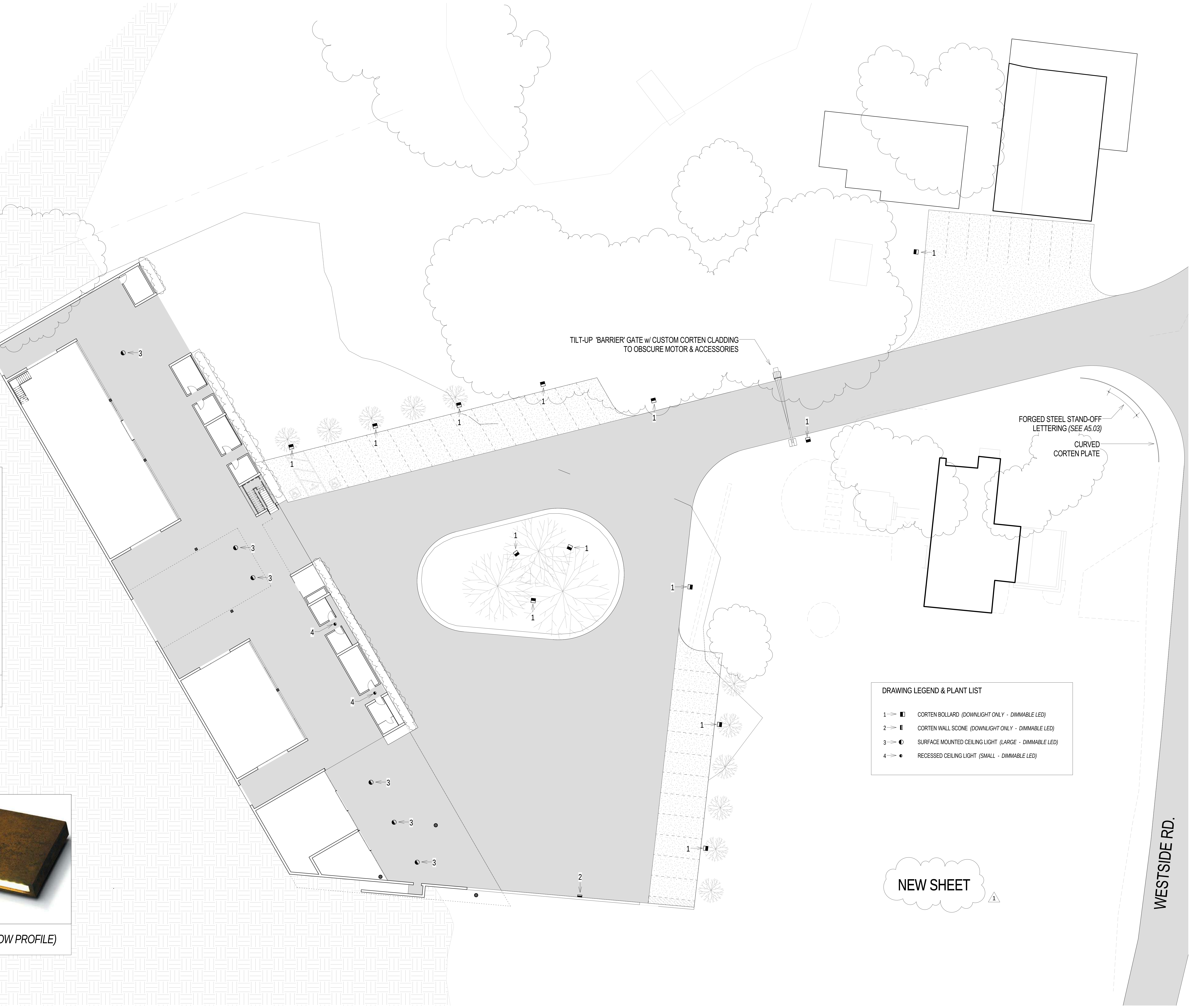
Print Date: 4/16/2015 11:33:45 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Signage & Ext. Lighting Plan (East Side)

A5.00

(3) SURFACE MOUNTED CEILING DOWNLIGHT



(1) CORTEN BOLLARD *(SHORT & TALL)*

(2) CORTEN WALL SCONCE *(REGULAR & LOW PROFILE)*

DRAWING LEGEND & PLANT LIST

1 →	◧	CORTEN BOLLARD *(DOWNLIGHT ONLY - DIMMABLE LED)*
2 →	▮	CORTEN WALL SCONE *(DOWNLIGHT ONLY - DIMMABLE LED)*
3 →	◐	SURFACE MOUNTED CEILING LIGHT *(LARGE - DIMMABLE LED)*
4 →	●	RECESSED CEILING LIGHT *(SMALL - DIMMABLE LED)*

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

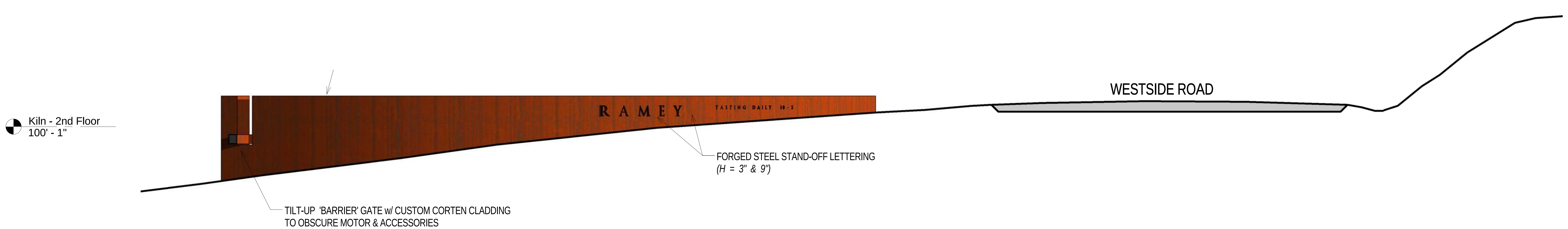
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:26:18 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

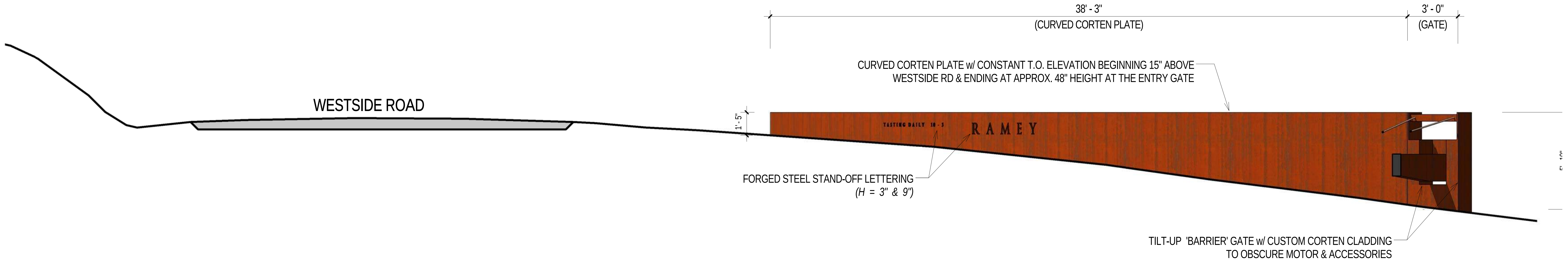
Signage & Ext. Lighting Plan (West Side)

A5.01

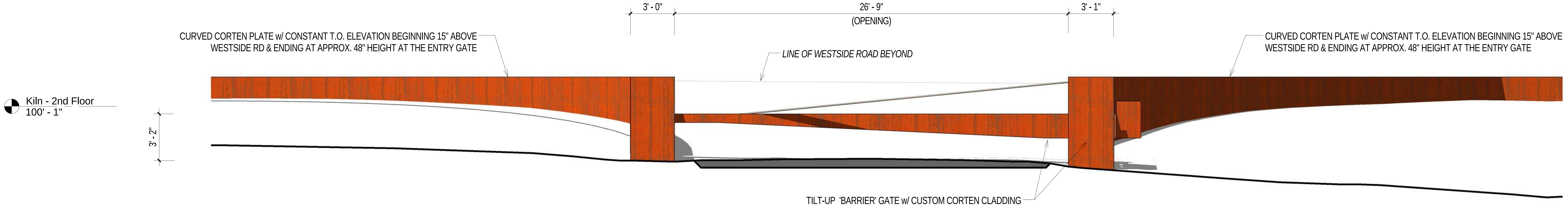


5 Main Gate Wall - South
1/4" = 1'-0"

NEW SHEET
1



4 Main Gate Wall - North
1/4" = 1'-0"



LD
LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

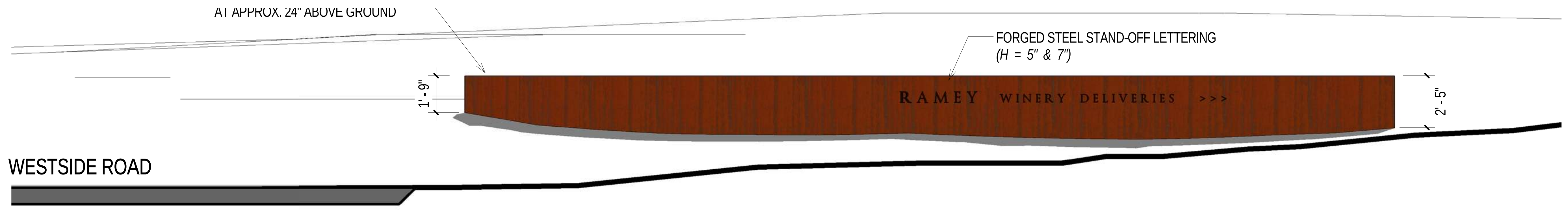
Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

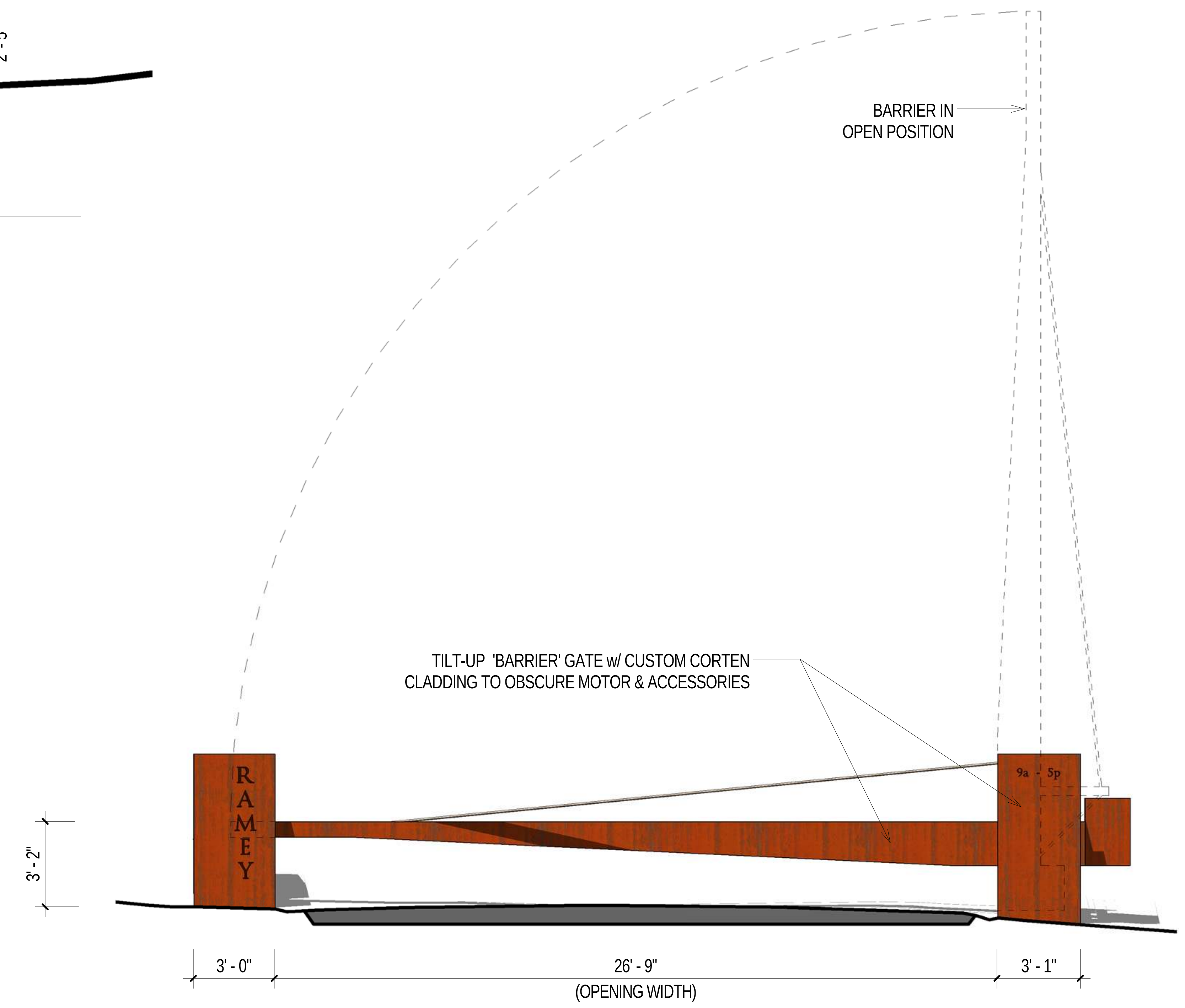
Print Date: 4/16/2015 11:33:57 AM
Drawn By: Author
Checked By: Checker
Scale: 1/4" = 1'-0"

Landscape Elements & Gates

A5.02



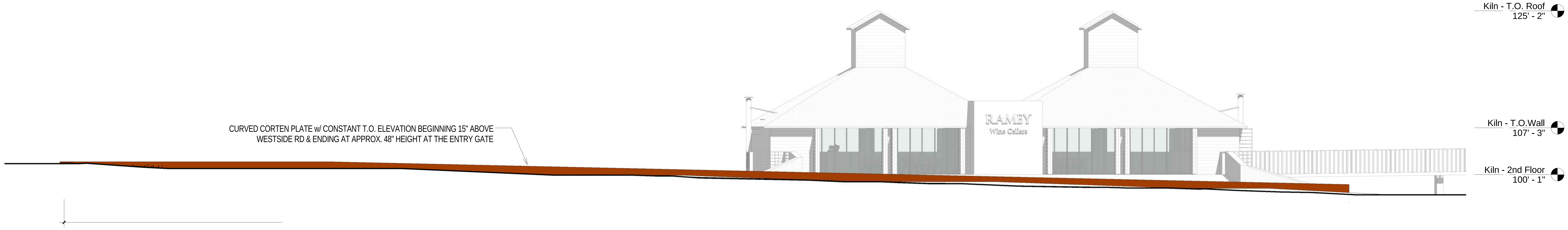
1 Curved Corten Plate @ Winery
1/4" = 1'-0"



NEW SHEET

1

2 Winery Gate
1/4" = 1'-0"



2620
SAN
T 415

Rev. #
1

a

View Approaching from the North / Healdsburg - Existing Hop Kiln & Baling Barn

View Approaching from the North / Healdsburg - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE
1

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

T. Olle

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:12 AM
Drawn By: LB
Checked By: TOL
Scale:

Photomontage View from the North

A10.00

View from Westside Road Looking East - Existing Hop Kiln & Baling Barn

View from Westside Road looking East - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE
1

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

T. Olle

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:17 AM
Drawn By: LB
Checked By: TOL
Scale:

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Photomontage View from the West

A10.01

View Approaching from the South - Existing Hop Kiln & Baling Barn

View Approaching from the South - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS
PER DESIGN REVIEW COMMENTS
& RESPONSE

1

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:22 AM
Drawn By: LB
Checked By: TOL
Scale:

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Photomontage View from the South

A10.02

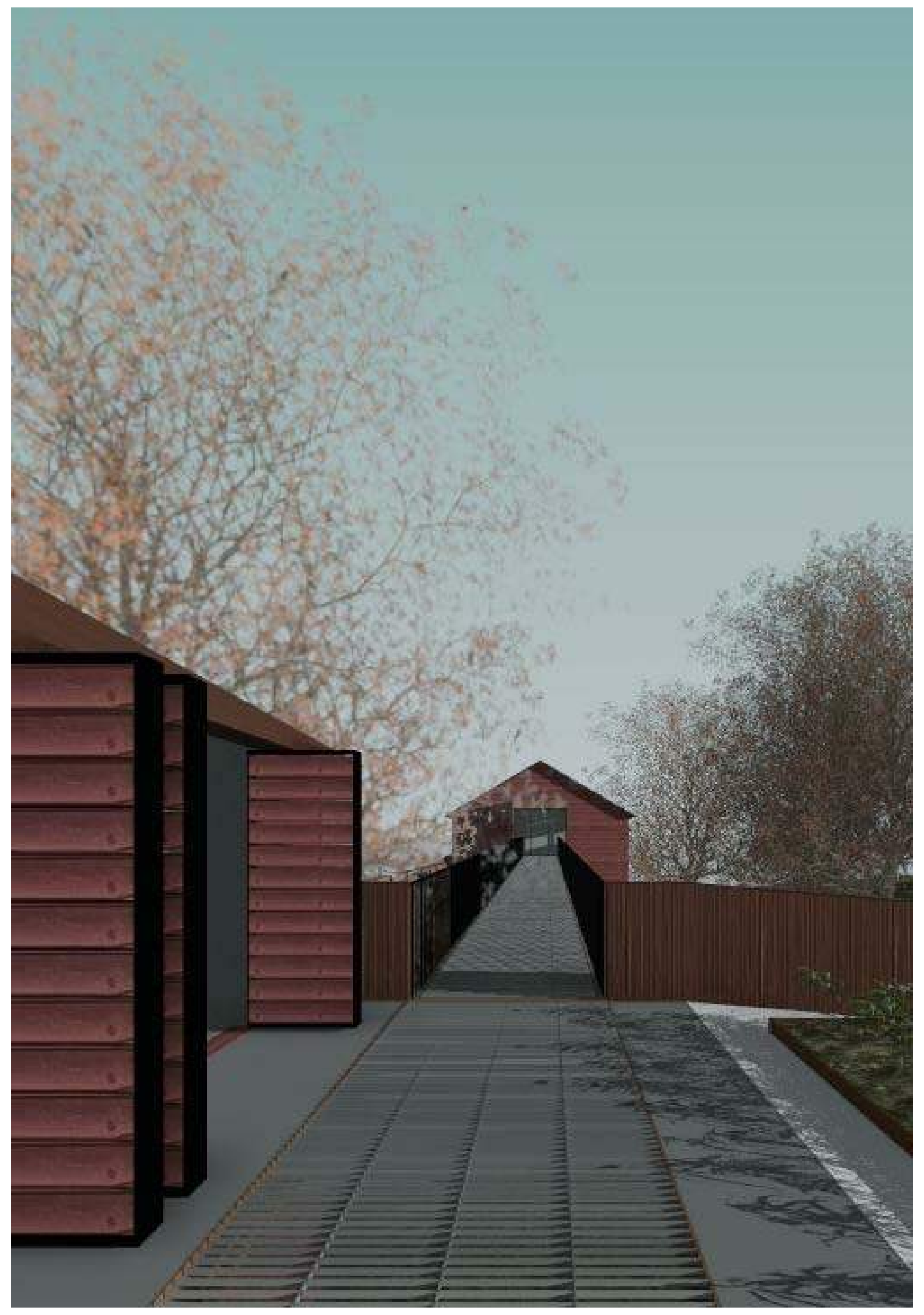
Remains of Old Trestle


3a

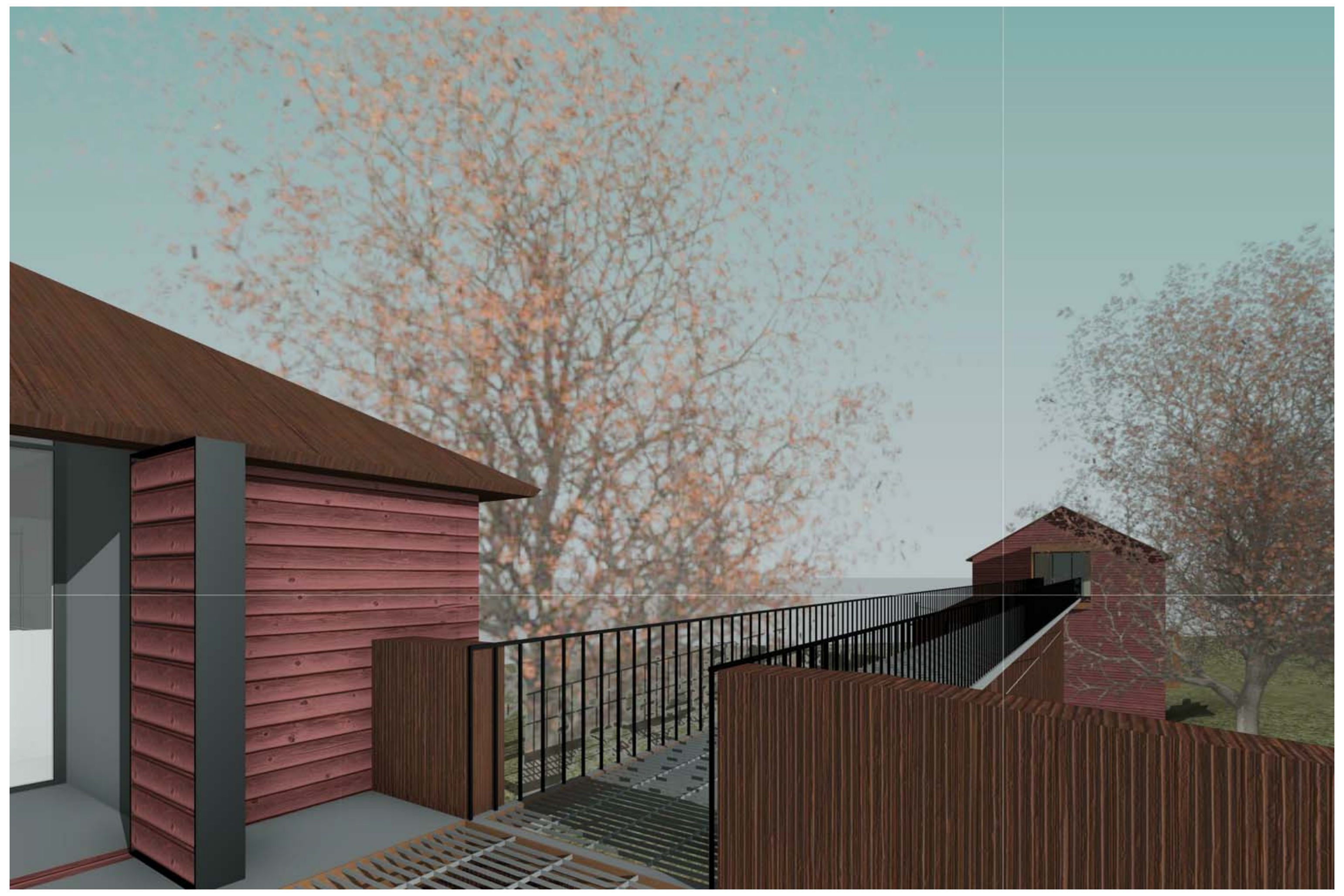

2a


1a

3b



2b



1b

Proposed Pedestrian 'Trestle' Bridge

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:34:28 AM
Drawn By: Author
Checked By: Checker
Scale: N.T.S.

Old Trestle / Pedestrian Bridge Views

A10.03

View from Main Approach

View from Loading Dock

NEW SHEET 1

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 1:29:19 PM

Drawn By: LB

Checked By: TOL

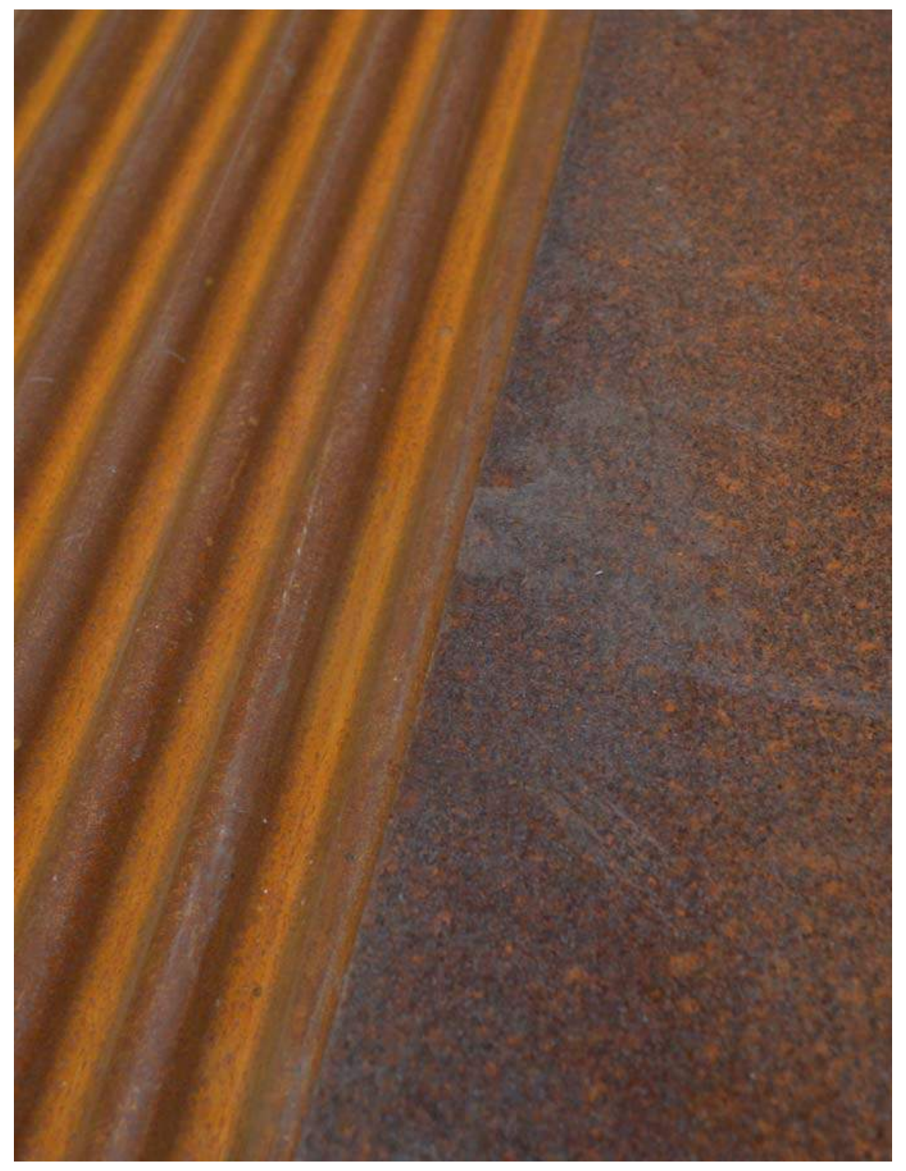
Scale: 12" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Winery
Renderings

A10.04

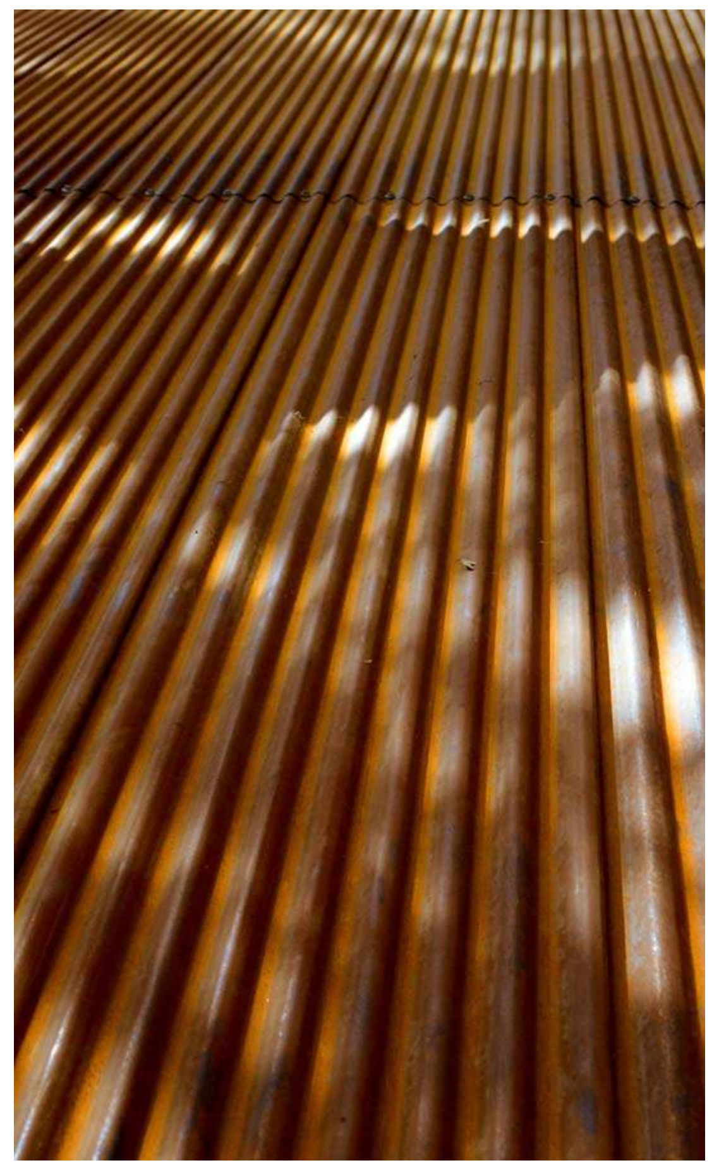
WEATHERING (CORTEN) STEEL PANELS
AT NEW WINDOW LOCATIONS

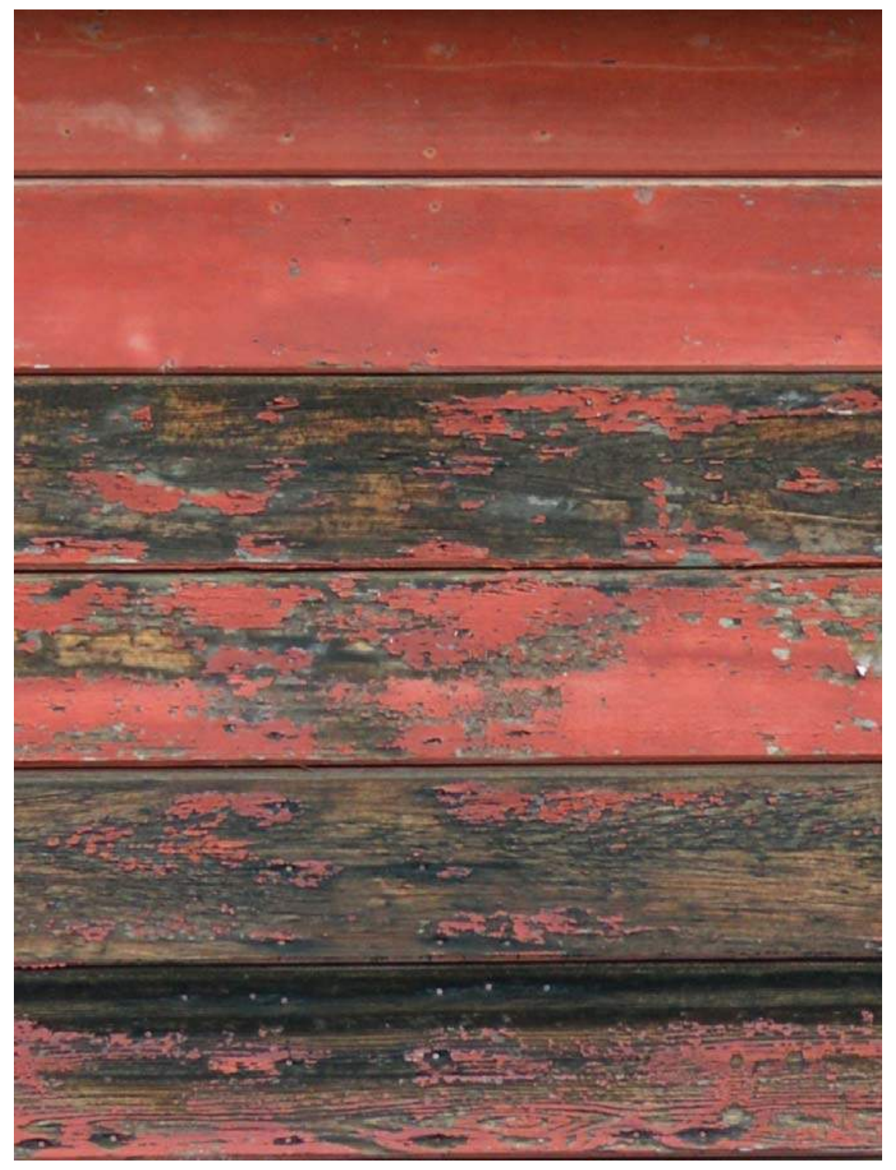


CORRUGATED & FLAT PANEL
'CORTEN' STEEL

BLACK ANODIZED ALUMINUM
WINDOW SYSTEM

EXISTING REDWOOD SIDING





'TRADITIONAL RED' HARDIE PLANK
REPLACEMENT CLADDING

CORRUGATED CORTEN ROOFING

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE
LUNDBERG
C13244
1-31-17
RENEWAL
DATE
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date

Print Date: 4/16/2015 11:34:31 AM
Drawn By: Author
Checked By: Checker
Scale: 12" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Materials Board - Tasting Kiln & Barn

A10.10

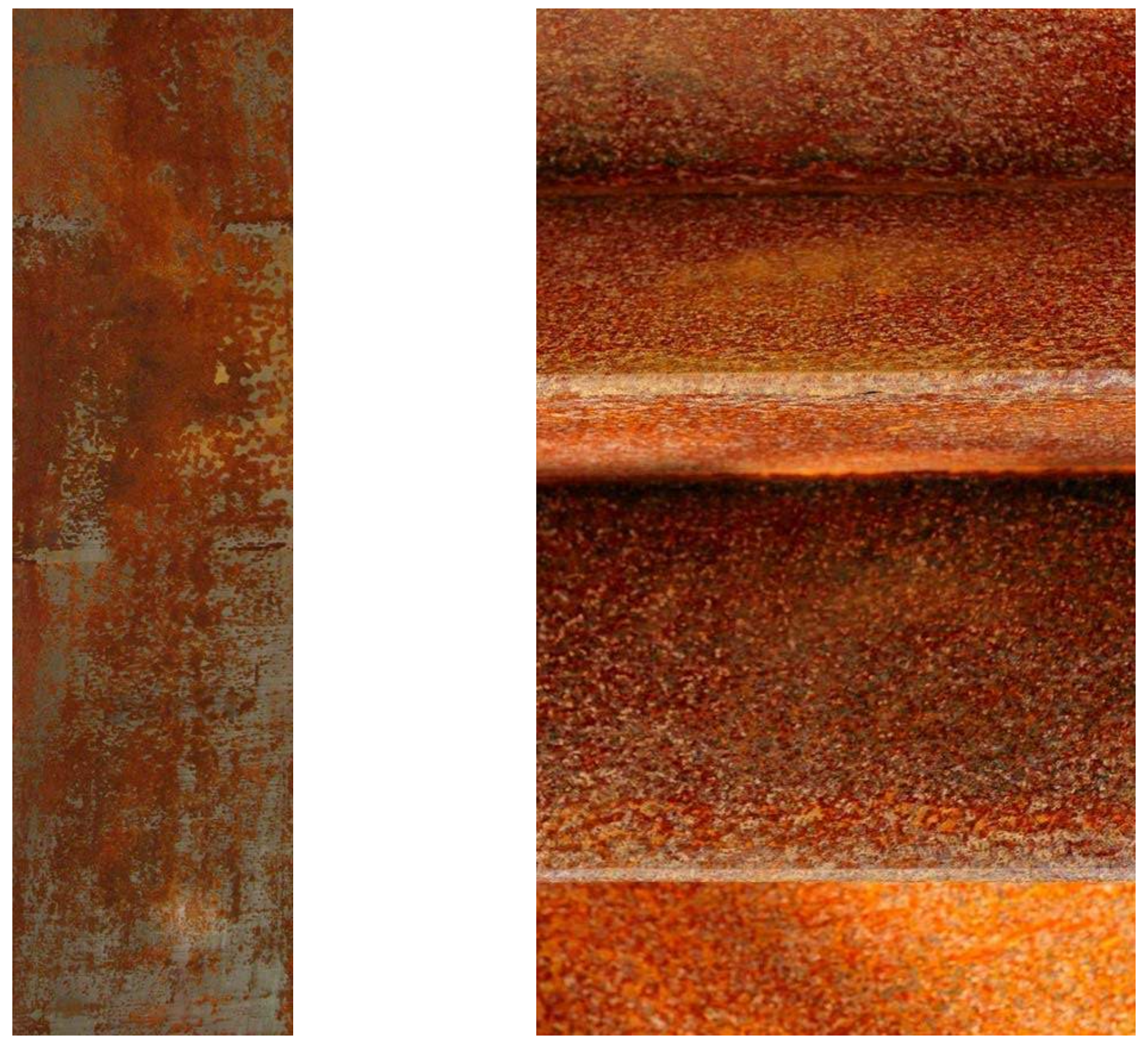
SEE ELEVATION FOR CORTEN BAR GRATING LOCATIONS AND EXTENT OF VINE COVERAGE

BLACK ANODIZED ALUMINUM
WINDOW SYSTEM

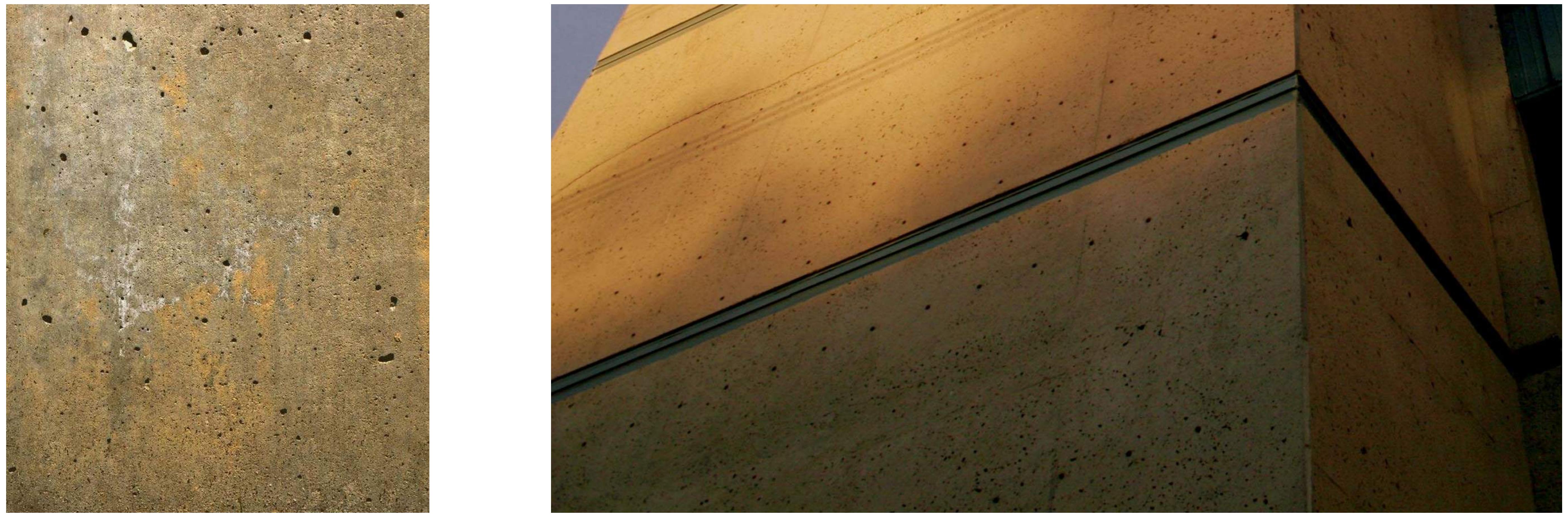
CORTEN BAR GRATING PANELS

VERTICAL VINE SCREENING
(SPECIES T.D.B.)

SEE ELEVATION FOR EXTENT OF VINE COVERAGE ON CONCRETE



'CORTEN' STEEL ACCENT ELEMENTS



EARTH TONE CAST-IN-PLACE CONCRETE

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13744
1-31-17

Issues/ Revisions

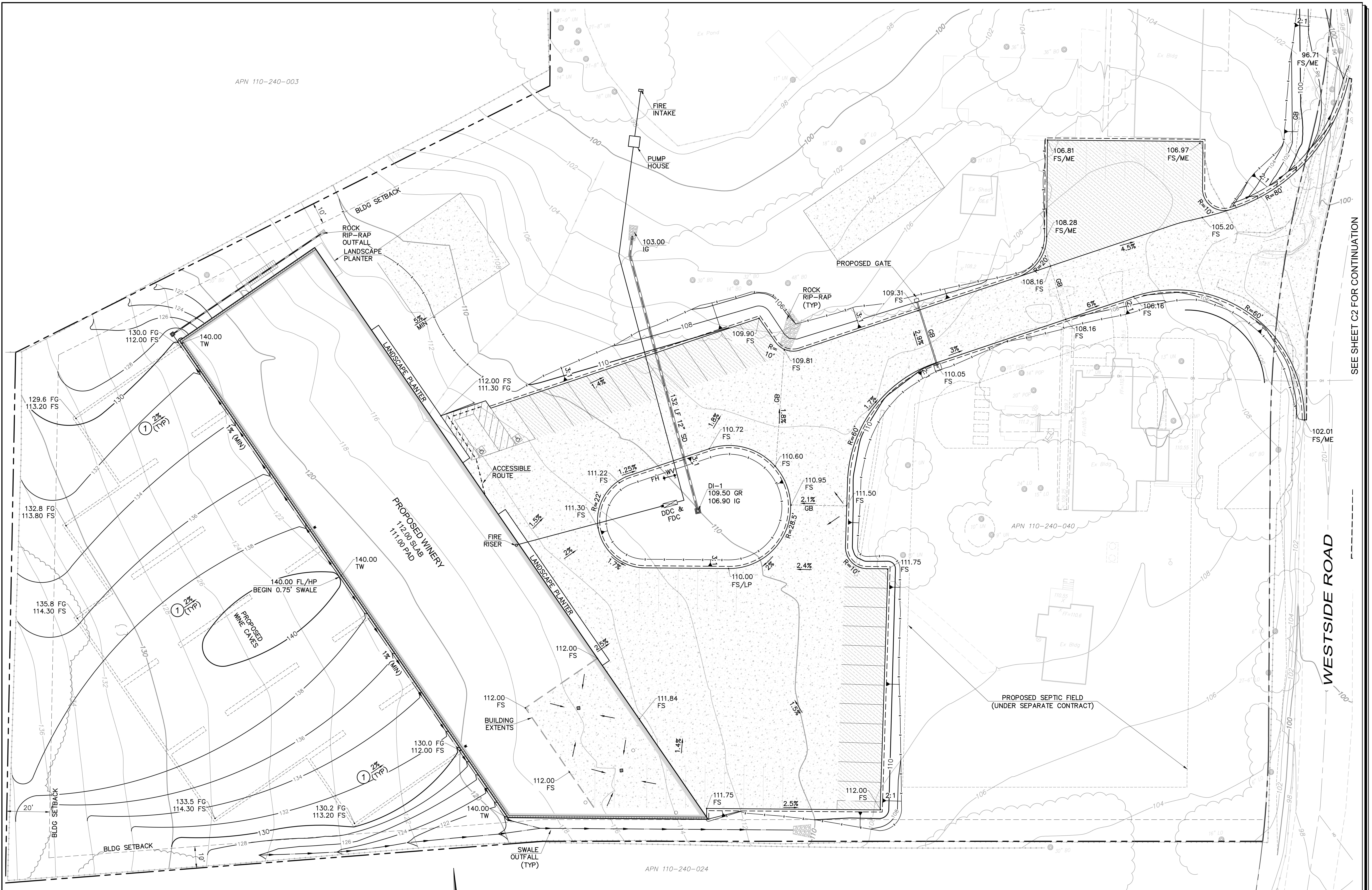
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date:	4/16/2015 11:34:33 AM
Drawn By:	Author
Checked By:	Checker
Scale:	12" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated,used or disclosed without written consent of the Architect.

Materials Board - Winery

A10.11



KEY NOTES:

① SLOPE SHOWN IS FOR WINE CAVE FINISHED SURFACE BELOW

WINERY PRELIMINARY GRADING & DRAINAGE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

PAVING LEGEND:

- ▒ AC OVER CL II AB
- ░ CONC OVER CL II AB
- ☰ DECKING (SEE ARCH DWGS)
- ░ CL II AB
- ▨ CHIPSEAL
- ▩ PERMEABLE CONC & CRUSHED STONE PAVERS
- ░ NON-COMPACTED GRAVEL PATH (SEE ARCH DWGS)

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\13077-C1_Winery Grading & Drainage Plan.dwg, Justin Rodden, 7/17/2018 4:20:59 PM

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

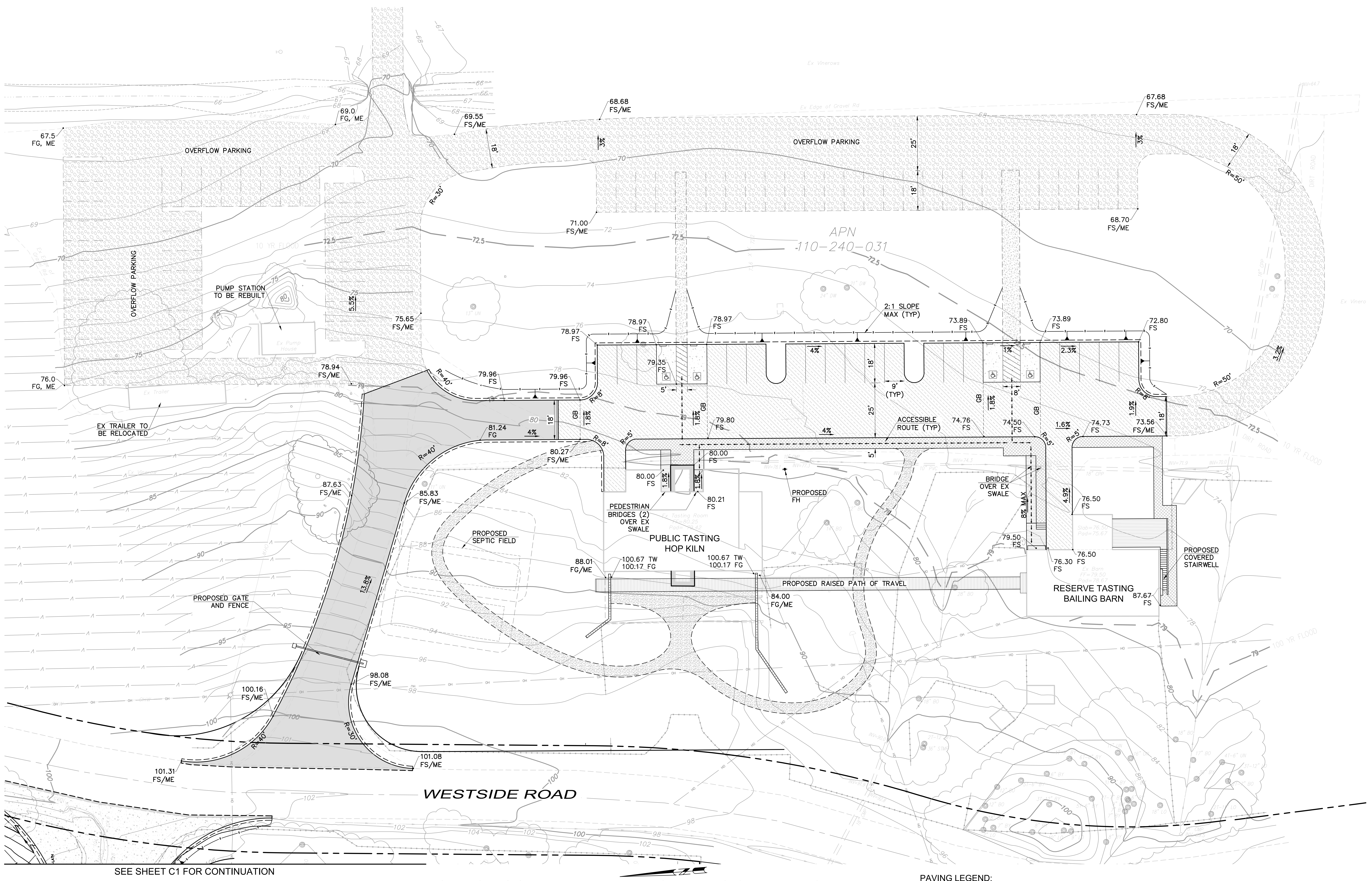
REGISTERED PROFESSIONAL ENGINEER
DAVID R. BROWN
No. 41833
Exp.3/31/2016
CIVIL

David R. Brown, RCE 41833
My license expires 3/31/2016

RAMEY WINERY
WINERY
PRELIMINARY GRADING & DRAINAGE PLAN
7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

SCALE: AS NOTED
Date: August 24, 2017
Design by: WJR
Drawn by: WJR/JGC
Checked by: TLS

Sheet
C1
of 2 Sheets
Job 13077



SEE SHEET C1 FOR CONTINUATION

TASTING ROOM PRELIMINARY GRADING & DRAINAGE PLAN

20' 10' 0 10' 20' 40' 60'
Graphic Scale: 1" = 20'

PAVING LEGEND:

▨	AC OVER CL II AB
☐	CONC OVER CL II AB
▤	DECKING (SEE ARCH DWGS)
▨	CL II AB
▨	CHIPSEAL
▦	PERMEABLE CONC & CRUSHED STONE PAVERS
☐	NON-COMPACTED GRAVEL PATH (SEE ARCH DWGS)

Revisions

No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

DAVID R. BROWN
No. 41833
Exp.3/31/2016

David R. Brown, RCE 41833
My license expires 3/31/2016

RAMEY WINERY
TASTING ROOM
PRELIMINARY GRADING & DRAINAGE PLAN
7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

SCALE: AS NOTED
Date: August 24, 2017
Design by: WJR
Drawn by: WJR/JGC
Checked by: TLS

Sheet
C2
of 2 Sheets
Job 13077

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\13077-C2_Tasting Room Grading & Drainage Plan.dwg, Justin Rodden, 7/17/2018 4:21:57 PM

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:34:51 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

East Landscape Plan (Proposed)

L1

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

DRAWING LEGEND & PLANT LIST

1	ABELIA GRANDIFLORA 'KALEIDOSCOPE'
2	APPLE 'FUJI', 'GRAVENSTEIN' & 'GOLDEN DELICIOUS'
3	ARBUTUS 'OKTOBERFEST'
4	ARCTOSTAPHYLOS 'SUNSET'
⑤	CAREX TESTACEA
6	OLEA EUROPAEA *(50 - 75 YRS OLD)*
⑦	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
8	ROSEMARY OFFICINALIS 'COLLINGWOOD INGRAM'
⑨	SESLARIA AUTUMNALIS
⑩	YUCCA 'COLOR GUARD'
11	ARCTOSTAPHYLOS 'LOUIS EDMUNDS'
⑫	CAREX 'CAPPACHINO'
13	VITIS CALIFORNICA 'ROGERS RED'
— - - —	TREE PROTECTION FENCE

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C13744
RENEWAL DATE 1-31-17
STATE OF CALIFORNIA

Issues/ Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date: 4/16/2015 11:26:59 AM
Drawn By: LB
Checked By: TOL
Scale: 1" = 20'-0"

WEST Landscape Plan (Proposed)

L2

Preliminary Storm Water Mitigation Plan

for

Ramey Winery

7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

JN 13077
December 20, 2013

Prepared for:
Ramey Vineyards, LLC
P. O. Box 788
Healdsburg, CA 95448

DAVID RALSTON BROWN
No. C 41833
Exp. 03-31-14

David R. Brown, RCE 41833
My license expires 3/31/2014

Prepared by:

adobe associates, inc.
civil engineering | land surveying | wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com

Prepared By: JCH
Checked By: ____________

Table of Contents

Appendices

Preliminary Stormwater Mitigation Plan
For
Ramey Winery
7091 Westside Road – Healdsburg, California

Project Description

The Ramey Winery Project is located on Westside Road, west of Highway 101 in Healdsburg, California. The project proposes the construction of two new driveway entrances, proposed winery storage building, wine caves, tasting room improvements, and additional parking.

The existing property consists of flat to gentle sloping terrain with slopes ranging between 5-15 percent. There are several existing buildings on site, an existing pond, existing gravel driveways, and other improvements on site. The existing septic system will be abandoned under a separate permit. A new septic system under a separate permit is proposed. The existing building in the proposed leach field expansion area will be demolished.

City of Santa Rosa LID Worksheets

See Appendix A for the City of Santa Rosa LID Worksheets.

Identified Pollutants of Concern

Identified pollutants of concern include the following:

Source	**Pollutants of Concern**
Landscape and planting areas	Sediment, nutrients, pesticides, pathogens, trash and debris
Parking lots and driveways	Sediment metals, total petroleum hydrocarbons, trash

Source Controls

Runoff from on-site driveway, parking lot and roofs will be directed to on-site vegetated buffer areas to allow for treatment. These BMP's have been designed to meet the City of Santa Rosa and Sonoma County LID Manual requirements. Potential source controls are listed below:

- Design landscaping to prevent sediment entering the storm drain system.
- Design landscaping to meet vector control requirements (draw down less than 72 hours).
- Direct runoff from impervious areas to pervious landscaped areas prior to discharge into a storm drain system.
- Incorporate Integrated Pest Management (IPM) principles and techniques for design and maintenance.
- Maximize pervious area to the maximum extent practicable.
- Design irrigation system to minimize overspray and runoff. Design landscape to minimize the use of fertilizers and pesticides
- Select plant materials that may be properly maintained with minimal water use

- Design and maintain landscaping to prevent runoff from contacting bare earth and conveying sediment to the storm drain system.
- Contain litter and trash so that it is not dispersed by the wind or runoff during waste removal.

Channel Forming Discharge:

Drainage from the Winery parking area will be directed toward a drop inlet in the center island area that will outfall upslope of the existing pond. Runoff in the area of the turnout and driveway entrance will be directed toward an existing roadside swale along Westside Road. Runoff in the area of the Tasting Room improvements will be allowed to sheet flow through existing vegetation toward the eastern property line. There will be a slight increase in runoff for the 2-year 24-hour storm as a result of the proposed improvements. The increase in the runoff in the area of the Winery improvements will be captured in the existing pond. The existing pond will have capacity to capture the Delta Volume increase; treatment will be achieved by allowing the runoff to flow through vegetated buffer areas prior to entering the pond. There will be a slight increase in runoff east of the tasting room improvements that will be able to infiltrate into the existing vegetation prior to exiting the property. See attached "Infiltration Field Analysis" for more detail.

Responsibility for BMP Maintenance

Monitoring and maintenance of the project site shall be done by the project's owner. Language regarding the responsibility for maintenance is included here in. Information includes a maintenance plan, annual reporting, access to property, and remediation of problems where:

1. **Maintenance Plan.** The project's owner must prepare a maintenance plan, the implementation of which will keep the proposed source and treatment controls operating as originally designed and approved. At a minimum the Maintenance Plan shall include: the scope and frequency for inspection and scheduled maintenance, provisions for unscheduled maintenance, estimated design life, and costs associated with the design life including replacement.
2. **Annual Report.** Each year the entity responsible for maintenance is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County of Sonoma.
3. **Access to Property.** Permission is granted to the County of Sonoma staff, the Regional Water Board, and Marin/Sonoma Mosquito & Vector Control District to enter the property to verify that maintenance is being conducted in accordance with the maintenance plan. Easements may be required. The Marin/Sonoma Mosquito & Vector Control District also requires that physical access, such as a gate, be provided so that staff can monitor and treat mosquitoes.
4. **Remediation of Problems.** In the event adequate maintenance is not conducted, county staff is allowed the option to enter the property and take necessary steps to restore the BMPs to good working order. The property owner will be responsible for reimbursing the city or county for expenditures associated with restoring the BMPs to good working order.

Conclusion

Runoff from the impervious roof and hardscape areas will be directed towards the proposed vegetated buffer areas. There will be no retention required as there is no increase from the pre-construction to post-construction conditions. In brief, the BMPs proposed for this project, the vegetated buffer areas will provide the treatment necessary to meet County of Sonoma LID requirements.

APPENDIX A

City of Santa Rosa LID Worksheets

STORM WATER CALCULATOR*

***Go to www.srcity.org/stormwaterlid for the latest version of the calculator**

Project: Ramey Winery
Address/Location: 7097 Westside Road Healdsburg, CA
Designer: KH
Date: November 25, 2013
Inlet Number/Tributary Area/BMP: A1

NOTE: In order for this calculator to function properly **macros must be enabled.**

Physical Tributary Area that drains to Inlet/BMP = 508,630 ft^2

This portion of the Storm water Calculator is designed to account for pollution prevention measures implemented on site. Additional information and description of these measures can be found in the Fact Sheets in Appendix F and in Chapter 4 of the narrative.

Disconnected Roof Drains [1]

Input:

Select disconnection condition: Runoff is directed across landscape; Width of area: 5' to 9'
Condition Factor = 0.25

Method 1: **Based on the total rooftop drainage area** - to be used if rooftop information is known.

Input:

Enter amount of rooftop area that drain to disconnected downspouts = 0 ft^2
Rooftop Area Factor = 0.00 Rooftop Area Factor= (Total Rooftop Disconnected Area/Tributary Area)

Solution:

Area reduction = (Physical Tributary Area x Conditional Factor x Rooftop Area Factor)

(508,630 x 0.25 x 0.00) = 0.00 ft^2 **Rooftop Drainage Area Reduction**

Method 2: **Based on density (units per acre)** - to be used if rooftop information is unknown.

Input:

Enter percent of rooftop area to be disconnected from downspouts: 0 %

Select Density: 3-4 Units per Acre
Density Reduction Factor= 0.19

Solution:

Area reduction = (Physical Tributary Area x Conditional Factor x Percent Disconnected x Density Factor)

(508,630 x 0.25 x 0.00 x 0.19) = 0.00 ft^2 **Density Reduction**

NOTE:
Either Method 1 (rooftop area) or Method 2 (density) can be used. Providing input for both methods will cause an error. If rooftop area information is available, Method 1 should be used.

[1] *See "Impervious Area Disconnection" Fact Sheet in Appendix E for further details.*

[2] See "Interceptor Trees" Fact Sheet in Appendix E for further details and see "Plant and Tree List" in Appendix G for approved trees.

[3] See "Vegetated Buffer Strip" and "Bovine Terrace" Fact Sheets in Appendix E for further details.

[4] *Total area reductions due to pollution Prevention Measures cannot exceed 50% of the physical Tributary Area.*

[5] *Per the "Urban Hydrology For Small Watersheds" TR-55 manual.*

[6] *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*

[7] *From Sonoma County Water Agency Flood Control Design Criteria.*

[8] *Hydrologic soil type based of infiltration rate of native soil as defined by "Urban Hydrology For Small Watersheds" TR-55 Manual.*

[9] *Composite CN calculated per "Worksheet 2 Part 1 of the Urban Hydrology For Small Watersheds" TR-55 manual.*

[10] *From "Using Site Design to Meet Development Standards For Storm water Quality" by the Bay Area Storm water Management Agencies Association (BASMAA).*

APPENDIX
STORM WATER CALCULATOR

Paved Area Disconnection [1]

Paved Area Type (select from drop down list): Not Directly-connected Paved Area
Multiplier = 1

Enter area of alternatively designed paved area: 0 ft²

Area Reduction = 0.00 ft²

INSTRUCTIONS:
Calculates the area reduction credit for driveways designed to minimize runoff. Enter type and area of alternate design.

Interceptor Trees [2]

Number of new ***Evergreen Trees*** that qualify as interceptor trees= 0 — **New Evergreen Trees**
Area Reduction due to new Evergreen Trees= 0 ft² — (200 ft²/tree)

Number of new ***Deciduous Trees*** that qualify as interceptor trees= 0 — **New Deciduous Trees**
Area Reduction due to new Deciduous Trees= 0 ft² — (100 ft²/tree)

Enter square footage of qualifying **existing tree canopy** = 0 — **Existing Tree Canopy**
Allowed reduction credit for existing tree canopy= 0 ft² — Allowed credit for existing tree canopy = 50 % of actual canopy square footage

Area Reduction = 0 ft² = Sum of areas managed by evergreen + deciduous + existing canopy

NOTE:
Total Interceptor Area Reduction is limited to 50% of the physical tributary area.

INSTRUCTIONS:
Calculates the area reductions credit due to interceptor trees. Includes both new and existing trees. Enter the number of new deciduous and evergreen trees and the canopy area of existing trees.

Buffer Strips & Bovine Terraces [3]

Enter area draining to a Buffer Strip or Bovine Terrace = 0 ft²

Buffer Factor = 0.7

Solution:

Area Reduction = (Area draining to Buffer Strip or Bovine Terrace) x (Buffer Factor) =

Area Reduction = 0.00 ft²

INSTRUCTIONS:
Calculates the area reduction credit due to buffer strips and/or bovine terraces. Runoff Must be direct to these features as sheet flow. Enter the area draining to these features.

Revised Tributary Area due to Pollution Prevention Measures

Physical Tributary Area = 508,630 ft^2

Tributary Area Reduction due to Pollution Prevention Measures [4] = 0.00 ft^2

Reduced Tributary Area to be used for Calculations = 508,630 ft^2

This worksheet calculates the quantity of storm water that needs to be addressed (captured and/or treated) to comply with the NPDES Storm Water Permit issued to the City of Santa Rosa and County of Sonoma by the North Coast Regional Water Quality Control Board.

Design Goal: 100% Volume Capture

Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by the 85th percentile 24 hour storm event.

Formulas:

$$S = \frac{1000}{CN} - 10$$

Where:
S= Potential maximum retention after runoff (in)[5]
CN= Curve Number [5]

$$Q = \frac{[(P*K)-(0.2*S)]^2}{[(P*K)+(0.8*S)]} \times \frac{1ft}{12"}$$

Where:
Q= Runoff depth (ft) [6]
P= Precipitation (in) = 0.92
K= Seasonal Precipitation Factor [7]

0.92 inches in the Santa Rosa area, based on local historical data.

$$V = (Q)(A_r)$$

Where:
V= Volume of Storm Water to be Retained (ft^3)
A_r= Reduced Tributary Area including credit for Pollution Prevention Measures (ft^2)

Input: (Pick data from drop down lists or enter calculated values)

A_r = 508,630 ft^2
K [7] = 1.50

Drop down Lists

Select post development hydrologic soil type within tributary area [8] = C: 0.05 - 0.15 in/hr infiltration (transmission) rate
Select post development ground cover description [5] =

CN_{POST}= #N/A
OR: Composite post development CN [9] = 88

NOTE:
Entering a calculated composite CN will override selections made from the pull down menu above. Calculation worksheet should be used for all composite calculations and included with submittal.

Solution:

Volume of storm water - Post Development

S_{POST}= 1.36 in $\qquad S_{POST} = \frac{1000}{88} - 10$

Q_{POST}= 0.04145 ft $\qquad Q_{POST} = \frac{[(0.92 * 1.50)-(0.2 * 1.36)]^2}{[(0.92 * 1.50)+(0.8 * 1.36)]} \times \frac{1ft}{12in}$

V_{GOAL}= 21082.71 ft^3 $\qquad V_{GOAL}$= (0.04145)(508,630)

Where:
S_{POST}= Post development potential maximum retention after runoff (in).
Q_{POST}= *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*
V_{GOAL}= Post Development Volume of Storm Water to be Retained (ft^3)

INSTRUCTIONS:
This Design Goal of 100% Capture is the ideal condition and if achieved satisfies all requirements so that no additional treatment is required and pages 4 and 5 of this calculator do not need to be completed.

NOTE:
If the Design Goal of 100% Capture is not achieved, 100% Treatment AND Volume Capture must be achieved and both pages 4 and 5 of this calculator need to be completed.

Requirement 1: 100% Treatment

Treatment of 100% of the flow generated by 85th percentile 24 hour mean annual rain event (0.2 in/hr).

Formula:

$Q_{TREATMENT} = (0.2\ \text{in/hr})(A_r)(C_{POST})(K)$ cfs

Where:

$Q_{TREATMENT}$ = Design flow rate required to be treated (cfs)
C_{POST} = Rational method runoff coefficient for the developed condition [10]
A_r = Reduced Tributary Area including credit for Pollution Prevention Measures (in Acres)
K = Seasonal Precipitation Factor [7]

C value note:
The C value used for this calculation is smaller than the value used for hydraulic Flood Control design.
The table of values can be found here.
This smaller value should not be used to size the overflow bypass.

Input:

A_r = 508,630 ft^2 = 11.68 Acres
C_{POST} [10] = 0.55
K [7] = 1.0

NOTE:
The Flow Rate calculated here should only be used to size the appropriate BMP. All associated overflow inlets and systems should be sized for the Flood Control event.

Solution:

$Q_{TREATMENT}$ = 1.28 cfs

$Q_{TREATMENT} = (0.2)(11.68)(0.55)(1.00)$

INSTRUCTIONS:
If the Design Goal of 100% Capture on page 3 of this calculator is not achieved; then Requirement 1-100% Treatment, this page of the calculator, AND Requirement 2- Volume Capture, page 5 of the calculator, **must** be achieved.

Requirement 2: Delta Volume Capture

No increase in volume of runoff leaving the site due to development for the 85th percentile 24 hour storm event.

INSTRUCTIONS:
If the Design Goal of 100% Capture on page 3 of this calculator is not achieved; then Requirement 1-100% Treatment, page 4 of the calculator, AND Requirement 2- Volume Capture, this page of the calculator, **must** be achieved.

NOTE:
If the amount of volume generated after development is less than or equal to that generated before development, Requirement 2-Volume Capture is not required.

$(C_{POST} \le C_{PRE}$ *or* $CN_{POST} \le CN_{PRE})$

Formulas:

$$S = \frac{1000}{CN} - 10$$

Where:
S= Potential maximum retention after runoff (in)[5]
CN= Curve Number [5]

$$Q = \frac{[(P \cdot K) - (0.2 \cdot S)]^2}{[(P \cdot K) + (0.8 \cdot S)]} \times \frac{1\text{ft}}{12\text{in}}$$

Where:
Q= Runoff depth (ft) [6]
P= Precipitation (in) = 0.92
K= Seasonal Precipitation Factor [7]

0.92 inches in the Santa Rosa area, based on local historical data.

$$V = (Q)(A_r)$$

Where:
V= Volume of Storm Water to be Retained (ft^3)
A_r= Reduced Tributary Area including credit for Pollution Prevention Measures (ft^2)

Input: (Pick data from drop down lists or enter calculated values)

A_r = 508,630 ft^2
K [7] = 1.5

Drop down Lists
Select hydrologic soil type within tributary area [8] = C: 0.05 - 0.15 in/hr infiltration (transmission) rate
Select predevelopment ground cover description [5] =
Select post development ground cover description [5] =
CN_{PRE} = #N/A
CN_{POST} = #N/A
OR
Composite Predevelopment CN [9] = 87
Composite Post development CN [9] = 88

Solution:

Pre Development Storm Water Runoff Volume

S_{PRE}= 1.49 in

$$S_{PRE} = \frac{1000}{87} - 10$$

Where:
S_{PRE}= Pre development potential maximum retention after runoff (in).

Q_{PRE}= 0.03793 ft

$$Q_{PRE} = \frac{[(0.92 * 1.50) - (0.2 * 1.49)]^2}{[(0.92 * 1.50) + (0.8 * 1.49)]} \times \frac{1\text{ft}}{12\text{in}}$$

Q_{PRE}= *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*

V_{PRE}= 19292.34 ft^3

V_{PRE}= (0.03793)(508,630)

V_{PRE}= Pre Development Volume of Storm Water Generated (ft^3)

Post Development Storm Water Runoff Volume

S_{POST}= 1.36 in

$$S_{POST} = \frac{1000}{88} - 10$$

Where:
S_{POST}= Post development potential maximum retention after runoff (in).

Q_{POST}= 0.04145 ft

$$Q_{POST} = \frac{[(0.92 * 1.50) - (0.2 * 1.36)]^2}{[(0.92 * 1.50) + (0.8 * 1.36)]} \times \frac{1\text{ft}}{12\text{in}}$$

Q_{POST}= *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*

V_{POST}= 21082.71 ft^3

V_{POST}= (0.04145)(508,630)

V_{POST}= Post Development Volume of Storm Water Generated (ft^3)

Solution: Volume Capture Requirement

Increase in volume of storm water that must be retained onsite (may be infiltrated or reused).

Delta Volume Capture= $(V_{POST} - V_{PRE})$

Delta Volume Capture= (21,082.71) - (19,292.34)

V_{DELTA}= 1790.38 ft^3

Where:
Delta Volume Capture= The increase in volume of storm water generated by the 85th percentile 24 hour storm event due to development that must be retained onsite (may be infiltrated or reused).

LID BMP Sizing Tool: 100% Volume Capture Goal; V_{GOAL}

NOTE:
LID Sizing Tool only applicable for volume based BMPs. Not required if site requires treatment only.

Formulas:

$V_{LID\ GOAL}=((V_{GOAL}))/(P)$ = 52706.78 ft³

$A_{LID\ GOAL}=(W)(L)$ = #VALUE! ft²

Where:
$V_{LID\ GOAL}$ = Required volume of soil in LID BMP.
$A_{LID\ GOAL}$ = Footprint of LID BMP area for a given depth (below perforated pipe if present).

V_{GOAL} = 21,083 ft³

$$\text{Percent of Goal Achieved} = \frac{(D)(A_{LID\ GOAL})}{V_{LID\ GOAL}} \times 100$$

Where:
P= Porosity (enter as a decimal)
D= Depth below perforated pipe if present (in decimal feet)
W= Width (in decimal feet)
L= Length (in decimal feet)

Input:

P = 0.4 as a decimal
D = - ft Below perforated pipe if present
W = - ft
L = - ft

Solution:

Percent of Goal Achieved = #VALUE! % = #VALUE!

INSTRUCTIONS:

The 100% volume capture sizing tool helps the designer appropriately size a LID BMP to achieve the design goal of 100% volume capture of the post development condition. Enter the percent porosity of the specified soil and depth below perforated pipe (if present). The width and length entries will need to be interactively adjusted until "Percent of Goal" equals 100%.

LID BMP Sizing Tool Delta Volume Capture Requirement: V_{DELTA}

NOTE:
LID Sizing Tool only applicable for volume based BMPs. Not required if site requires treatment only.

Formulas:

$V_{LID\ DELTA}=((V_{DELTA}))/(P)$ = 4475.94 ft³

$A_{LID\ DELTA}=(W)(L)$ = 1120.00 ft²

Where:
$V_{LID\ DELTA}$= Required volume of soil in LID BMP
$A_{LID\ DELTA}$ = Footprint of LID BMP area for a given depth (below perforated pipe if present).

V_{DELTA}= 1790.38 ft³

$$\text{Percent of Requirement Achieved} = \frac{(D)(A_{LID\ DELTA})}{V_{LID\ DELTA}} \times 100$$

Where:
P= Porosity (enter as a decimal)
D= Depth below perforated pipe if present (in decimal feet)
W= Width (in decimal feet)
L= Length (in decimal feet)

Input:

P = 0.4 as a decimal
D = 4.0 ft Below perforated pipe if present
W = 4.0 ft
L = 280.0 ft

Solution:

Percent of Requirement Achieved = 100.09 % = [(4.0 x 1,120) / 4,476] x 100

INSTRUCTIONS:

The Delta Volume Capture sizing tool helps the designer appropriately size a LID BMP to achieve the design requirement of the delta volume capture. Enter the percent of porosity of the specified soil and depth below perforated pipe (if present). The width and length entries will need to be interactively adjusted until "Percent of Requirement achieved" reaches 100%.

Worksheet 2: Runoff Curve Number and Runoff

Project:	Ramey Winery	By:	KH	Date:	9/16/2013
Location:	A1	Checked:		Date:	

Check One: x Present Developed

1. Runoff Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment and hydrologic condition; percent impervious; unconnected/connected impervious ratio)	CN* Table 2-2	CN* Figure 2-3	CN* Figure 2-4	Area Acres Miles^2 Percent	Product of CNxArea
Sobrante Loam, C	Herbaceous-mixture of grass, weeds, and low-growing brush,	87			11.32	984.84
	Impervious Roof, Paving, etc	98			0.35	34.3

*Use only one CB source per line

Totals 11.67 1019.14

CN (weighted) = Total Product / Total Area = 87.33

Use CN 87

2. Runoff

Frequency ______ year
Rainfall, P (24-hour) ______ in
Runoff, Q ______ in

Storm 1	Storm 2	Storm 3

(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff Curve Number and Runoff

Project: Ramey Winery	By: KH	Date:	9/16/2013
Location: A1	Checked:	Date:	1/0/1900

Check One: Present x Developed

1. Runoff Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment and hydrologic condition; percent impervious; unconnected/connected impervious ratio)	CN*			Area **Acres** Miles^2 Percent	Product of CNxArea
		Table 2-2	Figure 2-3	Figure 2-4		
Sobrante Loam, C	Herbaceous-mixture of grass, weeds, and low-growing brush,	87			10.11	879.57
	Impervious Roof, Paving, etc	98			1.56	152.88

*Use only one CB source per line

Totals 11.67 1032.45

CN (weighted) = Total Product / Total Area = 88.47 **Use CN** 88

2. Runoff

Frequency ________ year
Rainfall, P (24-hour) ________ in
Runoff, Q ________ in

Storm 1	Storm 2	Storm 3

(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4)

STORM WATER CALCULATOR*

***Go to www.srcity.org/stormwaterlid for the latest version of the calculator**

Project: Ramey Winery
Address/Location: 7097 Westside Road Healdsburg, CA
Designer: KH
Date: November 25, 2013
Inlet Number/Tributary Area/BMP: B1

NOTE: In order for this calculator to function properly **macros must be enabled.**

Physical Tributary Area that drains to Inlet/BMP = **211,870** ft²

This portion of the Storm water Calculator is designed to account for pollution prevention measures implemented on site. Additional information and description of these measures can be found in the Fact Sheets in Appendix F and in Chapter 4 of the narrative.

Disconnected Roof Drains [1]

Input:

Select disconnection condition: **Runoff is directed across landscape; Width of area: 5' to 9'**
Condition Factor = **0.25**

Method 1: **Based on the total rooftop drainage area** - to be used if rooftop information is known.

Input:

Enter amount of rooftop area that drain to disconnected downspouts = **0** ft²
Rooftop Area Factor = **0.00** Rooftop Area Factor= (Total Rooftop Disconnected Area/Tributary Area)

Solution:

Area reduction = (Physical Tributary Area x Conditional Factor x Rooftop Area Factor)

(211,870 x 0.25 x 0.00) = **0.00** ft² **Rooftop Drainage Area Reduction**

Method 2: **Based on density (units per acre)** - to be used if rooftop information is unknown.

Input:

Enter percent of rooftop area to be disconnected from downspouts: **0** %

Select Density: **3-4** Units per Acre
Density Reduction Factor= **0.19**

NOTE:
Either Method 1 (rooftop area) or Method 2 (density) can be used. Providing input for both methods will cause an error. If rooftop area information is available, Method 1 should be used.

Solution:

Area reduction = (Physical Tributary Area x Conditional Factor x Percent Disconnected x Density Factor)

(211,870 x 0.25 x 0.00 x 0.19) = **0.00** ft² **Density Reduction**

[1] *See "Impervious Area Disconnection" Fact Sheet in Appendix E for further details.*

[2] See "Interceptor Trees" Fact Sheet in Appendix E for further details and see "Plant and Tree List" in Appendix G for approved trees.

[3] See "Vegetated Buffer Strip" and "Bovine Terrace" Fact Sheets in Appendix E for further details.

[4] *Total area reductions due to pollution Prevention Measures cannot exceed 50% of the physical Tributary Area.*

[5] *Per the "Urban Hydrology For Small Watersheds" TR-55 manual.*

[6] *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*

[7] *From Sonoma County Water Agency Flood Control Design Criteria.*

[8] *Hydrologic soil type based of infiltration rate of native soil as defined by "Urban Hydrology For Small Watersheds" TR-55 Manual.*

[9] *Composite CN calculated per "Worksheet 2 Part 1 of the Urban Hydrology For Small Watersheds" TR-55 manual.*

[10] *From "Using Site Design to Meet Development Standards For Storm water Quality" by the Bay Area Storm water Management Agencies Association (BASMAA).*

City of Santa Rosa

APP IX C

STORM WATER CALCULATOR

Ra er
7079 Westside Road Healdsburg, CA
KH
B1

Paved Area Disconnection [1]

Paved Area Type (select from drop down list): Not Directly-connected Paved Area

Multiplier = 1

Enter area of alternatively designed paved area: 0 ft²

Area Reduction = 0.00 ft²

INSTRUCTIONS:
Calculates the area reduction credit for driveways designed to minimize runoff. Enter type and area of alternate design.

Interceptor Trees [2]

Number of new ***Evergreen Trees*** that qualify as interceptor trees= 0 **New Evergreen Trees**

Area Reduction due to new Evergreen Trees= 0 ft² (200 ft²/tree)

Number of new ***Deciduous Trees*** that qualify as interceptor trees= 0 **New Deciduous Trees**

Area Reduction due to new Deciduous Trees= 0 ft² (100 ft²/tree)

Enter square footage of qualifying **existing tree canopy** = 0 **Existing Tree Canopy**

Allowed reduction credit for existing tree canopy= 0 ft² Allowed credit for existing tree canopy = 50 % of actual canopy square footage

Area Reduction = 0 ft² = Sum of areas managed by evergreen + deciduous + existing canopy

NOTE:
Total Interceptor Area Reduction is limited to 50% of the physical tributary area.

INSTRUCTIONS:
Calculates the area reductions credit due to interceptor trees. Includes both new and existing trees. Enter the number of new deciduous and evergreen trees and the canopy area of existing trees.

Buffer Strips & Bovine Terraces [3]

Enter area draining to a Buffer Strip or Bovine Terrace = 0 ft²

Buffer Factor = 0.7

Solution:

Area Reduction = (Area draining to Buffer Strip or Bovine Terrace) x (Buffer Factor) =

Area Reduction = 0.00 ft²

INSTRUCTIONS:
Calculates the area reduction credit due to buffer strips and/or bovine terraces. Runoff Must be direct to these features as sheet flow. Enter the area draining to these features.

STORM WATER CALCULATOR

Revised Tributary Area due to Pollution Prevention Measures

Physical Tributary Area = 211,870 ft²

Tributary Area Reduction due to Pollution Prevention Measures [4] = 0.00 ft²

Reduced Tributary Area to be used for Calculations = 211,870 ft²

This worksheet calculates the quantity of storm water that needs to be addressed (captured and/or treated) to comply with the NPDES Storm Water Permit issued to the City of Santa Rosa and County of Sonoma by the North Coast Regional Water Quality Control Board.

Design Goal: 100% Volume Capture

Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by the 85th percentile 24 hour storm event.

Formulas:

$$S = \frac{1000}{CN} - 10$$

Where:
S= Potential maximum retention after runoff (in)[5]
CN= Curve Number [5]

$$Q = \frac{[(P \cdot K)-(0.2 \cdot S)]^2}{[(P \cdot K)+(0.8 \cdot S)]} \times \frac{1\text{ft}}{12''}$$

Where:
Q= Runoff depth (ft) [6]
P= Precipitation (in) = **0.92**
K= Seasonal Precipitation Factor [7]

0.92 inches in the Santa Rosa area, based on local historical data.

$$V = (Q)(A_r)$$

Where:
V= Volume of Storm Water to be Retained (ft³)
A_r= Reduced Tributary Area including credit for Pollution Prevention Measures (ft²)

Input: (Pick data from drop down lists or enter calculated values)

A_r = 211,870 ft²
K [7] = 1.50

Drop down Lists
Select post development hydrologic soil type within tributary area [8] = C: 0.05 - 0.15 in/hr infiltration (transmission) rate
Select post development ground cover description [5] =

CN_{POST} = #N/A
OR: Composite post development CN [9] = 83

NOTE:
Entering a calculated composite CN will override selections made from the pull down menu above. Calculation worksheet should be used for all composite calculations and included with submittal.

Solution:

Volume of storm water - Post Development

S_{POST}= 2.05 in

$$S_{POST} = \frac{1000}{83} - 10$$

Where:
S_{POST}= Post development potential maximum retention after runoff (in).

Q_{POST}= 0.02596 ft

$$Q_{POST} = \frac{[(0.92 * 1.50)-(0.2 * 2.05)]^2}{[(0.92 * 1.50)+(0.8 * 2.05)]} \times \frac{1\text{ft}}{12\text{in}}$$

Q_{POST}= *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*

V_{GOAL}= 5500.15 ft³

$$V_{GOAL} = (0.02596)(211{,}870)$$

V_{GOAL}= Post Development Volume of Storm Water to be Retained (ft³)

INSTRUCTIONS:
This Design Goal of 100% Capture is the ideal condition and if achieved satisfies all requirements so that no additional treatment is required and pages 4 and 5 of this calculator do not need to be completed.

NOTE:
If the Design Goal of 100% Capture is not achieved, 100% Treatment AND Volume Capture must be achieved and both pages 4 and 5 of this calculator need to be completed.

APPENDIX C
STORM WATER CALCULATOR

Requirement 1: 100% Treatment

Treatment of 100% of the flow generated by 85th percentile 24 hour mean annual rain event (0.2 in/hr).

Formula:

$Q_{TREATMENT}$ = (0.2 in/hr)(A_r)(C_{POST})(K) cfs

Where:

$Q_{TREATMENT}$ = Design flow rate required to be treated (cfs)
C_{POST} = Rational method runoff coefficient for the developed condition [10]
A_r = Reduced Tributary Area including credit for Pollution Prevention Measures (in Acres)
K = Seasonal Precipitation Factor [7]

Input:

A_r = 211,870 ft² = 4.86 Acres
C_{POST} [10] = 0.58
K [7] = 1.0

Solution:

$Q_{TREATMENT}$ = 0.56421 cfs

$Q_{TREATMENT}$ = (0.2)(4.86)(0.58)(1.00)

C value note:
The C value used for this calculation is smaller than the value used for hydraulic Flood Control design.
The table of values can be found here.
This smaller value should not be used to size the overflow bypass.

NOTE:
The Flow Rate calculated here should only be used to size the appropriate BMP. All associated overflow inlets and systems should be sized for the Flood Control event.

INSTRUCTIONS:
If the Design Goal of 100% Capture on page 3 of this calculator is not achieved; then Requirement 1-100% Treatment, this page of the calculator, AND Requirement 2- Volume Capture, page 5 of the calculator, **must** be achieved.

Requirement 2: Delta Volume Capture

No increase in volume of runoff leaving the site due to development for the 85th percentile 24 hour storm event.

Formulas:

$$S = \frac{1000}{CN} - 10$$

Where:
S= Potential maximum retention after runoff (in)[5]
CN= Curve Number [5]

$$Q = \frac{[(P*K)-(0.2*S)]^2}{[(P*K)+(0.8*S)]} \times \frac{1ft}{12in}$$

Where:
Q= Runoff depth (ft) [6]
P= Precipitation (in) = 0.92
K= Seasonal Precipitation Factor [7]

0.92 inches in the Santa Rosa area, based on local historical data.

$$V = (Q)(A_r)$$

Where:
V= Volume of Storm Water to be Retained (ft^3)
A_r= Reduced Tributary Area including credit for Pollution Prevention Measures (ft^2)

Input: (Pick data from drop down lists or enter calculated values)

A_r = 211,870 ft^2
K[7] = 1.5

Drop down Lists
Select hydrologic soil type within tributary area [8] = C: 0.05 - 0.15 in/hr infiltration (transmission) rate
Select predevelopment ground cover description [5] =
Select post development ground cover description [5] =
CN_{PRE} = #N/A
CN_{POST} = #N/A
OR
Composite Predevelopment CN [9] = 81
Composite Post development CN [9] = 83

Solution:

Pre Development Storm Water Runoff Volume

S_{PRE}= 2.35 in

$$S_{PRE} = \frac{1000}{81} - 10$$

Q_{PRE}= 0.02117 ft

$$Q_{PRE} = \frac{[(0.92*1.50)-(0.2*2.35)]^2}{[(0.92*1.50)+(0.8*2.35)]} \times \frac{1ft}{12in}$$

V_{PRE}= 4485.29 ft^3

V_{PRE}= (0.02117)(211,870)

Where:
S_{PRE}= Pre development potential maximum retention after runoff (in).
Q_{PRE}= *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*
V_{PRE}= Pre Development Volume of Storm Water Generated (ft^3)

Post Development Storm Water Runoff Volume

S_{POST}= 2.05 in

$$S_{POST} = \frac{1000}{83} - 10$$

Q_{POST}= 0.02596 ft

$$Q_{POST} = \frac{[(0.92*1.50)-(0.2*2.05)]^2}{[(0.92*1.50)+(0.8*2.05)]} \times \frac{1ft}{12in}$$

V_{POST}= 5500.15 ft^3

V_{POST}= (0.02596)(211,870)

Where:
S_{POST}= Post development potential maximum retention after runoff (in).
Q_{POST}= *Q in feet of depth as defined by the "Urban Hydrology For Small Watersheds" TR-55 Manual.*
V_{POST}= Post Development Volume of Storm Water Generated (ft^3)

Solution: Volume Capture Requirement

Increase in volume of storm water that must be retained onsite (may be infiltrated or reused).

Delta Volume Capture= $(V_{POST}-V_{PRE})$

Delta Volume Capture= (5,500.15) - (4,485.29)

V_{DELTA}= 1014.86 ft^3

Where:
Delta Volume Capture= The increase in volume of storm water generated by the 85th percentile 24 hour storm event due to development that must be retained onsite (may be infiltrated or reused).

INSTRUCTIONS:

If the Design Goal of 100% Capture on page 3 of this calculator is not achieved; then Requirement 1-100% Treatment, page 4 of the calculator, AND Requirement 2- Volume Capture, this page of the calculator, **must** be achieved.

NOTE:

If the amount of volume generated after development is less than or equal to that generated before development, Requirement 2-Volume Capture is not required.

$(C_{POST} \le C_{PRE}$ *or* $CN_{POST} \le CN_{PRE})$

LID BMP Sizing Tool: 100% Volume Capture Goal: V_{GOAL}

NOTE:
LID Sizing Tool only applicable for volume based BMPs. Not required if site requires treatment only.

Formulas:

$V_{LID\ GOAL}=((V_{GOAL}))/(P) =$ 13750.36 ft³

$A_{LID\ GOAL}=(W)(L) =$ #VALUE! ft²

Where:
$V_{LID\ GOAL}$= Required volume of soil in LID BMP.
$A_{LID\ GOAL}$ = Footprint of LID BMP area for a given depth (below perforated pipe if present).

V_{GOAL} = 5,500 ft³

$$\text{Percent of Goal Achieved} = \frac{(D)(A_{LID\ GOAL})}{V_{LID\ GOAL}} \times 100$$

Where:
P= Porosity (enter as a decimal)
D= Depth below perforated pipe if present (in decimal feet)
W= Width (in decimal feet)
L= Length (in decimal feet)

Input:

P = 0.4 as a decimal
D = - ft Below perforated pipe if present
W = - ft
L = - ft

Solution:

Percent of Goal Achieved = #VALUE! % = #VALUE!

INSTRUCTIONS:

The 100% volume capture sizing tool helps the designer appropriately size a LID BMP to achieve the design goal of 100% volume capture of the post development condition. Enter the percent porosity of the specified soil and depth below perforated pipe (if present). The width and length entries will need to be interactively adjusted until "Percent of Goal" equals 100%.

LID BMP Sizing Tool Delta Volume Capture Requirement: V_{DELTA}

NOTE:
LID Sizing Tool only applicable for volume based BMPs. Not required if site requires treatment only.

Formulas:

$V_{LID\ DELTA}=((V_{DELTA}))/(P) =$ 2537.14 ft³

$A_{LID\ DELTA}=(W)(L) =$ 640.00 ft²

Where:
$V_{LID\ DELTA}$= Required volume of soil in LID BMP
$A_{LID\ DELTA}$ = Footprint of LID BMP area for a given depth (below perforated pipe if present).

V_{DELTA}= 1014.86 ft³

$$\text{Percent of Requirement Achieved} = \frac{(D)(A_{LID\ DELTA})}{V_{LID\ DELTA}} \times 100$$

Where:
P= Porosity (enter as a decimal)
D= Depth below perforated pipe if present (in decimal feet)
W= Width (in decimal feet)
L= Length (in decimal feet)

Input:

P = 0.4 as a decimal
D = 4.0 ft Below perforated pipe if present
W = 4.0 ft
L = 160.0 ft

Solution:

Percent of Requirement Achieved = 100.90 % = [(4.0 x 640) / 2,537] x 100

INSTRUCTIONS:

The Delta Volume Capture sizing tool helps the designer appropriately size a LID BMP to achieve the design requirement of the delta volume capture. Enter the percent of porosity of the specified soil and depth below perforated pipe (if present). The width and length entries will need to be interactively adjusted until "Percent of Requirement achieved" reaches 100%.

Worksheet 2: Runoff Curve Number and Runoff

Project:	Ramey Winery	By:	KH	Date:	9/16/2013
Location:	B1	Checked:		Date:	

Check One: x Present Developed

1. Runoff Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment and hydrologic condition; percent impervious; unconnected/connected impervious ratio)	CN*			Area **Acres** Miles^2 Percent	Product of CNxArea
		Table 2-2	Figure 2-3	Figure 2-4		
Yolo Loam, B	Herbaceous-mixture of grass, weeds, and low-growing brush,	80			3.53	282.4
	Impervious Roof, Paving, etc	98			0.3	29.4

*Use only one CB source per line

Totals 3.83 311.8

CN (weighted) = Total Product / Total Area = 81.41 **Use CN** 81

2. Runoff

	Storm 1	Storm 2	Storm 3
Frequency ______ year			
Rainfall, P (24-hour) ______ in			
Runoff, Q ______ in			

(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4)

Worksheet 2: Runoff Curve Number and Runoff

Project: Ramey Winery	By: KH	Date:	9/16/2013
Location: B1	Checked:	Date:	

Check One: Present x Developed

1. Runoff Curve Number

Soil Name and Hydrologic Group (Appendix A)	Cover Description (cover type, treatment and hydrologic condition; percent impervious; unconnected/connected impervious ratio)	CN*			Area **Acres** Miles^2 Percent	Product of CNxArea
		Table 2-2	Figure 2-3	Figure 2-4		
Yolo Loam, B	Herbaceous-mixture of grass, weeds, and low-growing brush,	80			3.13	250.4
	Impervious Roof, Paving, etc	98			0.76	74.48
	Gravel Parking Area	80			0.97	77.6

*Use only one CB source per line

Totals 4.86 402.48

CN (weighted) = Total Product / Total Area = 82.81

Use CN 83

2. Runoff

Frequency ____ year
Rainfall, P (24-hour) ____ in
Runoff, Q ____ in

Storm 1	Storm 2	Storm 3

(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4)

Table 2-2d Runoff curve numbers for arid and semiarid rangelands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition [2]	A [3]	B	C	D
Herbaceous—mixture of grass, weeds, and low-growing brush, with brush the minor element.	Poor		80	87	93
	Fair		71	81	89
	Good		62	74	85
Oak-aspen—mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush.	Poor		66	74	79
	Fair		48	57	63
	Good		30	41	48
Pinyon-juniper—pinyon, juniper, or both; grass understory.	Poor		75	85	89
	Fair		58	73	80
	Good		41	61	71
Sagebrush with grass understory.	Poor		67	80	85
	Fair		51	63	70
	Good		35	47	55
Desert shrub—major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus.	Poor	63	77	85	88
	Fair	55	72	81	86
	Good	49	68	79	84

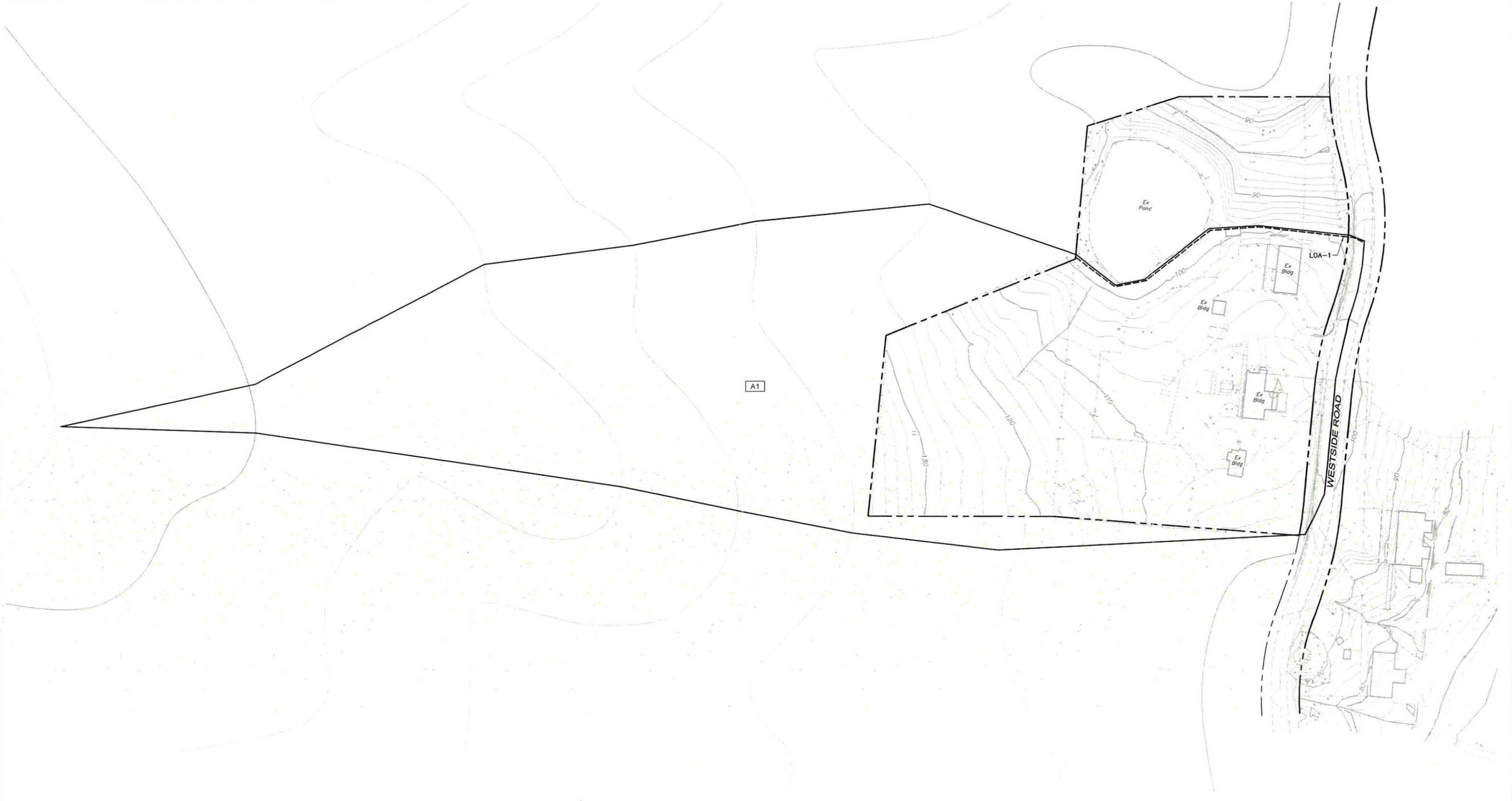
[1] Average runoff condition, and I_a, = 0.2S. For range in humid regions, use table 2-2c.

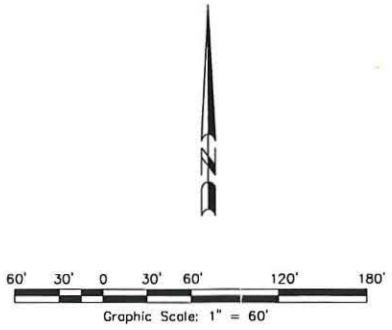
[2] Poor: <30% ground cover (litter, grass, and brush overstory).
Fair: 30 to 70% ground cover.
Good: > 70% ground cover.

[3] Curve numbers for group A have been developed only for desert shrub.

APPENDIX B

LID Hydrology Maps and Site Plan





Graphic Scale: 1" = 60'

DRAINAGE AREA TABLE

A1 = 11.67 AC
(508,630 SF)

DRAINAGE AREA LEGEND

A1	DRAINAGE AREA
———	DRAINAGE AREA BOUNDARY
- - - - -	LINE OF ANALYSIS (LOA)

DRAINAGE ROUTING

$$\begin{tikzcd}\boxed{\text{A1}} \arrow[d] \\ \text{LOA-1}\end{tikzcd}$$

NOTE:

CONTOURS SHOWN OUTSIDE PROPERTY LINE ARE FOR REFERENCE ONLY.

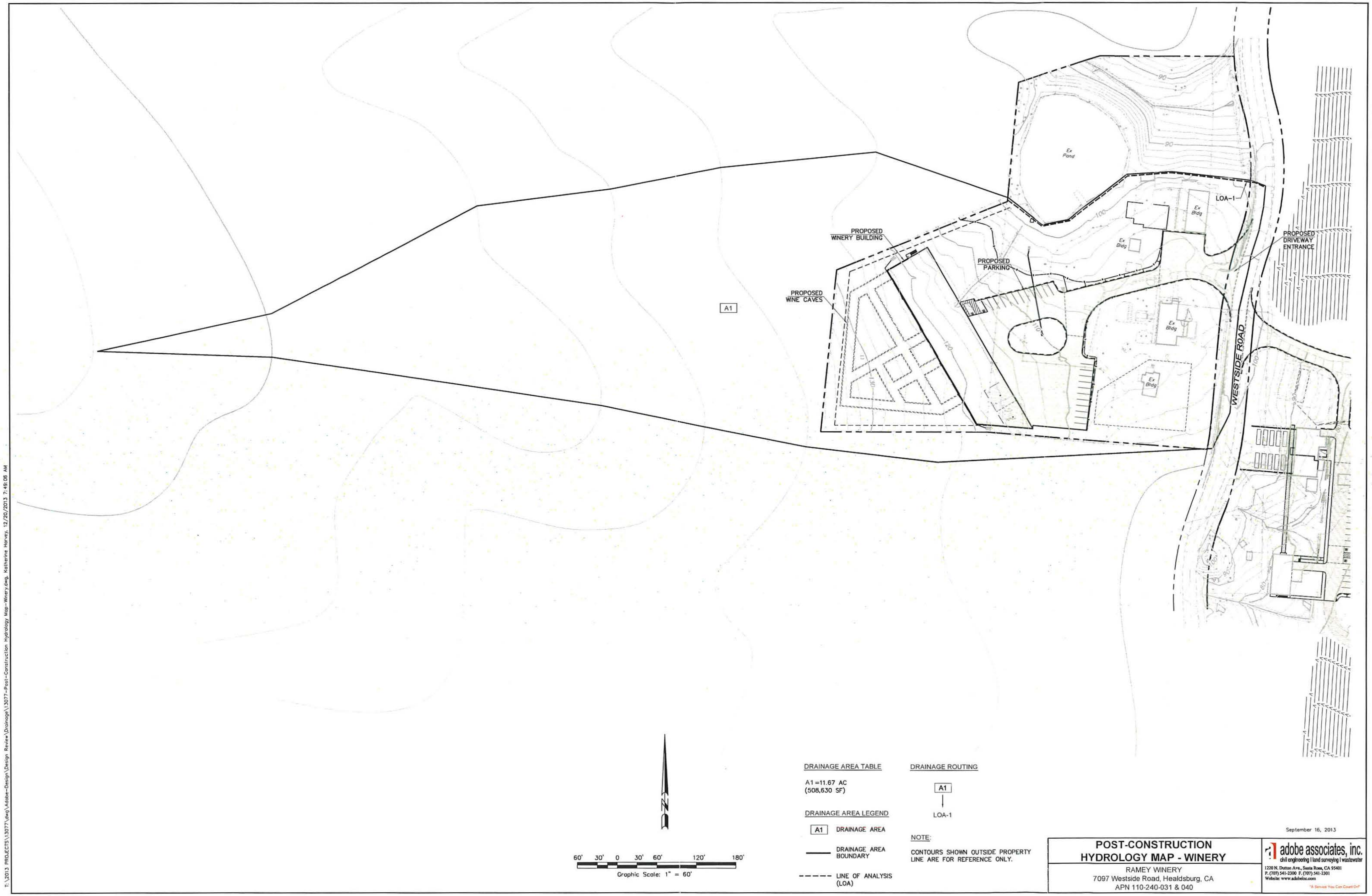
September 16, 2013

PRE-CONSTRUCTION HYDROLOGY MAP - WINERY

RAMEY WINERY
7097 Westside Road, Healdsburg, CA
APN 110-240-031 & 040

adobe associates, inc.
civil engineering I land surveying I wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\Drainage\13077-Pre-Construction Hydrology Map-Winery.dwg, Katherine Harvey, 12/20/2013 7:49:36 AM



DRAINAGE AREA TABLE

A1 =11.67 AC
(508,630 SF)

DRAINAGE AREA LEGEND

A1	DRAINAGE AREA
▬	DRAINAGE AREA BOUNDARY
- - - - -	LINE OF ANALYSIS (LOA)

DRAINAGE ROUTING

A1
↓
LOA-1

NOTE:

CONTOURS SHOWN OUTSIDE PROPERTY LINE ARE FOR REFERENCE ONLY.

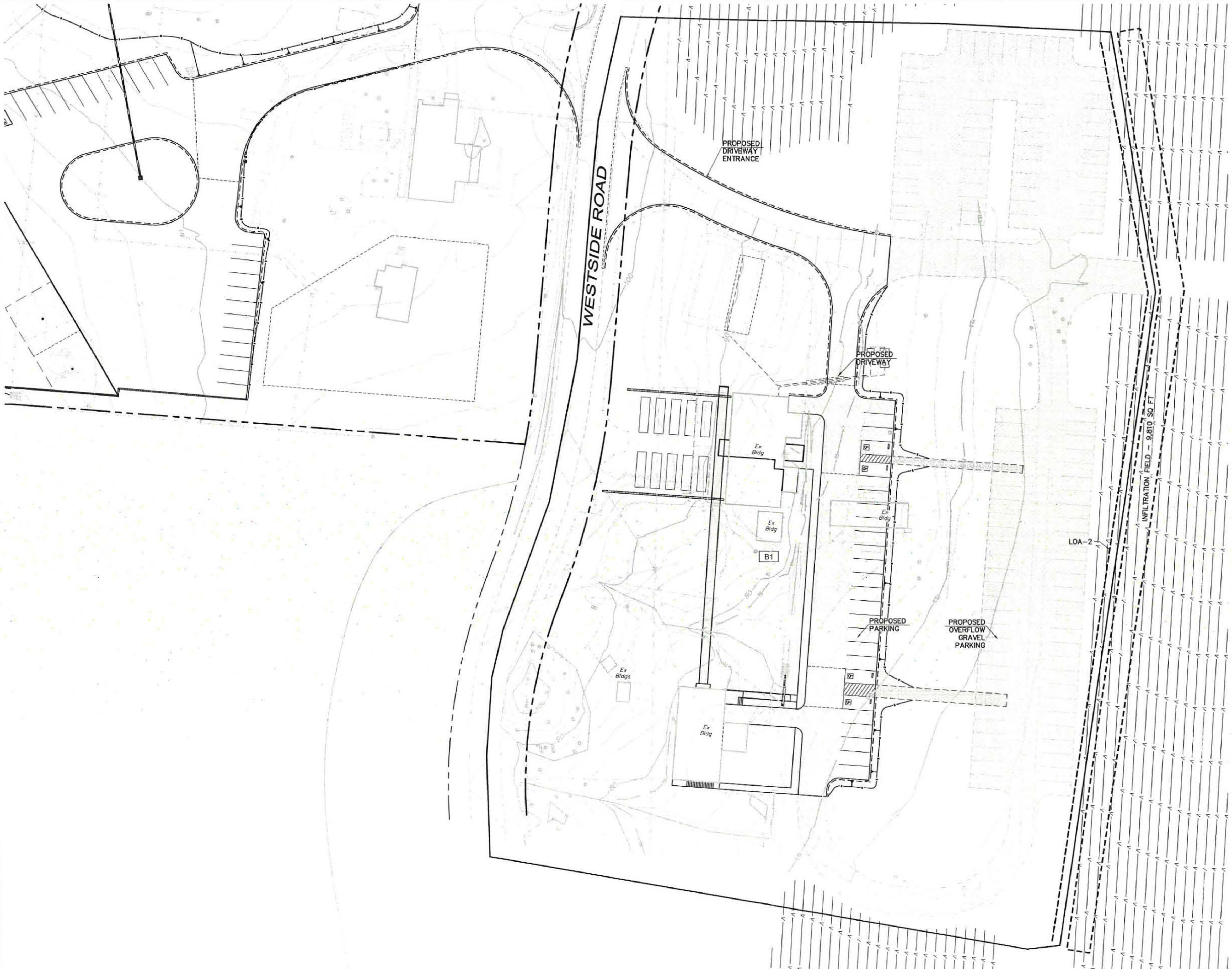
September 16, 2013

POST-CONSTRUCTION HYDROLOGY MAP - WINERY

RAMEY WINERY
7097 Westside Road, Healdsburg, CA
APN 110-240-031 & 040

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\Drainage\13077-Post-Construction Hydrology Map-Winery.dwg, Katherine Harvey, 12/20/2013 7:49:06 AM



DRAINAGE AREA TABLE

B1 =4.86 AC
(211,870 SF)

DRAINAGE AREA LEGEND

B1 DRAINAGE AREA
— DRAINAGE AREA BOUNDARY
- - - - - LINE OF ANALYSIS

DRAINAGE ROUTING

B1
|
LOA- 2

NOTE:

CONTOURS SHOWN OUTSIDE PROPERTY LINE ARE FOR REFERENCE ONLY.

30' 15' 0 15' 30' 60' 90'
Graphic Scale: 1" = 30'

September 16, 2013

POST-CONSTRUCTION
HYDROLOGY MAP - TASTING ROOM

RAMEY WINERY
7097 Westside Road, Healdsburg, CA
APN 110-240-031 & 040

adobe associates, inc.
civil engineering I land surveying I wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On"

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\Drainage\13077-Post-Construction Hydrology Map-Tasting Room.dwg, Katherine Harvey, 12/20/2013 8:27:41 AM

DRAINAGE AREA TABLE

B1 = 3.83 AC
(166,810 SF)

DRAINAGE AREA LEGEND

B1	DRAINAGE AREA
——	DRAINAGE AREA BOUNDARY
- - - - -	LINE OF ANALYSIS

DRAINAGE ROUTING

B1
|
LOA- 2

NOTE:

CONTOURS SHOWN OUTSIDE PROPERTY LINE ARE FOR REFERENCE ONLY.

N

30' 15' 0 15' 30' 60' 90'

Graphic Scale: 1" = 30'

September 16, 2013

PRE-CONSTRUCTION HYDROLOGY MAP - TASTING ROOM

RAMEY WINERY
7097 Westside Road, Healdsburg CA
APN 110-240-031 & 040

adobe associates, inc.
civil engineering I land surveying I wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On"

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\Drainage\13077-Pre-Construction Hydrology Map-Tasting Room.dwg, Katherine Harvey, 12/20/2013 7:50:04 AM

APPENDIX C

Infiltration Field Analysis

Infiltration Field Analysis

Ramey Winery

Field characteristics:		
Use:	Mixed	
Soil Type:	Yolo Loam	
Slope:	Approx 6%	
Infiltration Rate:		0.63 in/hr
Hydrologic Soil Group:		B

Storm Characteristics		
Type:	2 year, 24 hour	
Rainfall Intensity:		0.21 in/hr
100% Volume:		5500 ft^3/day

Adjust field infiltration rate to account for direct rainfall: 0.63 in/hr

\- 0.21 in/hr

Effective Infiltration Rate: 0.42 in/hr

This is the rate at which the field will infiltrate the project's increase in runoff.

Infiltration rate converted to feet per day: 0.84 ft/day

The infiltration field must be sufficiently sized to allow for capture of 100% Volume.

Required infiltration area: $\frac{5500 \text{ ft}^3\text{/day}}{0.84 \text{ ft/day}} = 6548 \text{ ft}^2$

The infiltration field must be a minimum size of 6548 ft^2 to capture the 100% Volume generated by the post development site during the 2 year, 24 hour event.

Available infiltration field: 9,080 ft^2, as shown on the Post Construction Hydrology Map

Ratio of available area to needed area: ● 1.39 Pass

Notes:

1 Field characteristics are based on data provided by the USDA Soil Survey.
2 Per 2-year post construction runoff calculations included in this report.
3 100% Volume is based on the values calculated in the LID Stormwater Calculator.

TABLE 6.--ESTIMATED ENGINEERING PROPERTIES OF THE SOILS--Continued

Soil series and map symbols	Depth to bedrock or hardpan	Depth to seasonal high water table	Depth from surface (typical profile)	Classification			More than 3 inches	Percentage passing sieve--				Atterberg values		Permea-bility	Available water capacity	Reaction	Shrink-swell potential	Corrosivity uncoated steel
				Dominant USDA texture	Unified	AASHO		No. 4 (4.7 mm.)	No. 10 (2.0 mm.)	No. 40 (0.42 mm.)	No. 200 (0.074 mm.)	Liquid limit	Plastic index					
	Feet	Feet	Inches				Percent							Inches per hour	Inches per inch of soil	pH value		
Toomes: ToE, ToG-----	½-1½	(2/)	0-13	Clay loam and loam.	CL or ML	A-6	------	100	100	90-100	75-95	30-40	15-30	0.63-2.0	0.19-0.21	5.6-6.5	Moderate---	Moderate.
			13	Shattered basalt.														
Tuscan: TuC, TuE-----	1-2	(2/)	0-9	Cobbly clay loam.	SC	A-4 or A-6	5-20	65-80	60-75	55-65	35-50	15-25	5-15	0.2-0.63	0.16-0.18	5.6-6.5	Moderate---	Moderate.
			9-17	Very gravelly clay.	GC	A-2	5-15	50-60	40-50	35-45	25-35	30-40	20-30	0.06-0.2	0.10-0.12	6.1-6.5	Low--------	Moderate.
			17	Indurated hardpan.	---------	--------	-------	------	-----	------	------	------	-----	<0.06	---------	------	-----------	---------
..right: WgC, WhA, WmB, WoA.	>5	2-3	0-25	Loam and sandy clay loam.	ML	A-4	------	100	90-100	90-100	60-75	(1/)	(1/)	0.63-2.0	0.16-0.18	5.1-6.0	Low--------	High.
			25-62	Clay--------------	CL	A-7	------	100	100	95-100	75-95	40-50	20-30	<0.06	0.04-0.06	4.5-7.3	High-------	High.
olo: YlA, YmB, YnA, YoB, YrB, YsA, YtA.	>5	(2/)	0-60	Loam (Sandy loam, gravelly loam, silt loam, and clay loam surface layers are present in places.)	ML or CL	A-4 or A-6	------	100	100	90-100	50-90	30-40	5-15	0.63-2.0	0.16-0.18	6.1-8.4	Low to moderate.	Low.
Yorkville: YuE, YuF, YvF, YwF, YwG. For properties of Laughlin soils in unit YvF, and of Suther soils in units YwF and YwG, refer to the respective series in this table.	2-5	(2/)	0-14	Clay loam--------	CL	A-6	------	95-100	90-100	85-95	70-80	30-40	20-30	0.63-2.0	0.19-0.21	5.6-7.3	Moderate---	High.
			14-60	Clay-------------	CH	A-7	------	100	100	90-100	75-95	50-60	30-40	<0.06	0.04-0.06	5.6-8.4	High-------	High.
umora: ZaA, ZaB-----	>5	(2/)	0-55	Clay loam and sandy clay loam.	CL or ML	A-4 or A-6	------	100	95-100	85-95	50-65	20-30	5-20	0.2-0.63	0.19-0.21	6.1-7.3	Moderate---	Moderate.
			55-60	Gravelly clay----	CL	A-6	------	75-85	70-80	60-75	55-70	30-40	20-30	0.2-0.63	0.12-0.14	6.6-7.3	High-------	High.

1/ Nonplastic.

2/ Water table not observed within depth of examination. Normally this is at a depth of 5 feet unless limited by bedrock or hardpan.

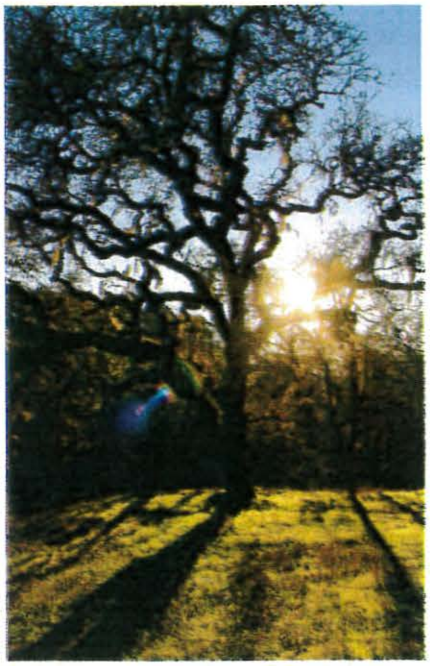
APPENDIX D

Vegetated Buffer Fact Sheets

FACT SHEET- VEGETATED BUFFER STRIP

VEGETATED BUFFER STRIP

Also know as: Filter Strip, Grassed Filter



DESCRIPTION

Vegetated buffer strips are sloping planted areas designed to allow storm water to naturally infiltrate sheet flow from adjacent impervious surfaces. Buffer strips slope away from the impervious surface and are most often vegetated with low lying ground cover. Buffer strips function by slowing storm water runoff and allowing sediment and other pollutants to settle and infiltrate. Vegetated buffer strips are well-suited to addressing runoff from roads and highways, roof downspouts, and parking lots.

ADVANTAGES

- Provides a tributary area reduction. Calculations to be completed using the Pollution Prevention Credit Calculator in Appendix C.
- Enhances water quality of downstream water bodies through natural processes.
- Aesthetically pleasing.
- Can establish habitat for birds and other pollinators like butterflies and bees.
- Require minimal maintenance (typically erosion prevention, mowing, and/or pruning).

FACT SHEET- VEGETATED BUFFER STRIP

LIMITATIONS

- Requires sufficient area.
- Ultimate storm water collection needs to be considered in design.
- May not be appropriate for industrial sites or locations where chemical spills may occur.
- A thick vegetative cover is needed for these practices to function properly.
- Prohibited in areas of known contamination. If soil and/or groundwater contamination is present on the site or within a 100' radius of the proposed location, the North Coast Regional Water Quality Control Board review and approval is required.
- Not appropriate for sites with a high risk of landslides or other geotechnical concerns. Slope stability shall be determined by a licensed Geotechnical Engineer.

KEY DESIGN FEATURES

- Slopes should not exceed 15%.
- Slope shall be at least 2%.
- Minimum length (in direction of flow) shall be 15 feet.
- Strip shall be sized as long as the site will reasonably allow.
- Vegetation whose growing season corresponds to the wet season is preferred (see Appendix A for list of locally suitable plant species).
- Strip shall be free of gullies or rills.

INSPECTION AND MAINTENANCE REQUIREMENTS

A maintenance plan shall be provided with the Final SUSMP. The maintenance plan shall include; recommended maintenance practices, parties responsible for maintenance and upkeep, specify the funding source for ongoing maintenance with provisions for full replacement when necessary, and provide site specific inspection checklist.

At a minimum inspection and maintenance shall include the following:

- Mow as needed and irrigate during dry weather to the extent necessary to keep vegetation alive. Remove obstructions and trash from vegetated buffer strip.
- Pesticides and fertilizers shall not be used in the vegetated buffer strip.
- Where mowing is required, grass height shall be maintained between 3" and 6".

Vegetated buffer strips shall be inspected and maintained twice a year to review:

- Condition of vegetation.
- Obstructions and trash.
- Ponded flow is drained within 72 hours after a rainfall event.
- If ponding is observed, grading will be required to restore positive drainage.

APPENDIX E

Operation and Maintenance Checklist

VEGETATED BUFFER STRIP- CHECKLIST

Vegetated Buffer Strip

Inspection and Maintenance Checklist
(aka: Filter Strip, Grassed Filter)

Date of Inspection: ______________________
Inspector(s): ______________________
BMP ID #: ______________________
Property Owner: ______________________

Location Description: ____

Type of Inspection: ☐ Pre-rainy Season (PRS) ☐ Rainy Season (RS) ☐ After-rainy Season (ARS)

This Inspection and Maintenance Checklist is to be used in conjunction with its corresponding LID Factsheet and Maintenance Plan. Please review these documents before performing the field inspection.

Inspection Category	When to Inspect	Maintenance Issue	Is the Issue Present?	Require Maintenance	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)
Drainage	RS	Is there standing or pooling of water after 3 days of dry weather?		• Remove any obstruction in the buffer strip and/or regrade to restore positive drainage. • Clean and/or remove any obstructions in and around the storm drain inlet.	
	PRS RS ARS	Is there poor drainage during a high intensity storm event?		• Clean and/or remove any obstructions in and around the storm drain inlet.	
	RS	Is the flow into the buffer strip even and uniform?		• Remove any obstruction preventing a uniform flow into the buffer strip.	

VEGETATED BUFFER STRIP- CHECKLIST

Inspection Category	When to Inspect	Maintenance Issue	Is the Issue Present?	Require Maintenance	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)
Erosion	RS ARS	Is there evidence of under cutting or washouts along the impervious surfaces of the buffer strip?		• Fill in eroded areas and regrade.	
	RS ARS	Is there channelization (gully) forming along the length of the buffer strip area?		• Fill in eroded areas and regrade.	
	RS ARS	Is there accumulation of sediment (sand, dirt, mud) in the buffer strip?		• Remove sediment and check the grading. Add replacement soil and or mulch.	
	PRS RS ARS	Is the mulch unevenly distributed in the buffer strip area?		• Redistribute and add additional mulch if needed. • Regrade buffer strip area.	
	PRS RS ARS	Are there voids and/or holes around the storm drain inlet?		• Inspect the storm drain inlet for damage. Replace or repair as necessary. • Fill in eroded areas and regrade.	
	PRS RS ARS	Is there evidence of animal activity such as holes or dirt mounds from digging or borrowing?		• Repair and fill in damaged areas. • Rodent control activities must be in accordance with applicable laws and do not affect any protected species.	

VEGETATED BUFFER STRIP- CHECKLIST

Inspection Category	When to Inspect	Maintenance Issue	Is the Issue Present?	Require Maintenance	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)
Vegetation	PRS RS ARS	Is the vegetation clogging or redirecting the inlet/outlet flow areas?		• Trim and/or remove the excess vegetation.	
	PRS RS ARS	Is the mulch distributed evenly throughout the buffer strip?		• Redistribute and add additional mulch if needed. • Regrade buffer strip area.	
	PRS RS ARS	Are there dead or dry plants/weeds? Is the vegetation over grown?		• Remove dead and/or dry vegetation. Replace as needed. • Remove or trim any vegetation that is causing a visual barrier, trip, and or obstruction hazards. • Mow grass as needed.	

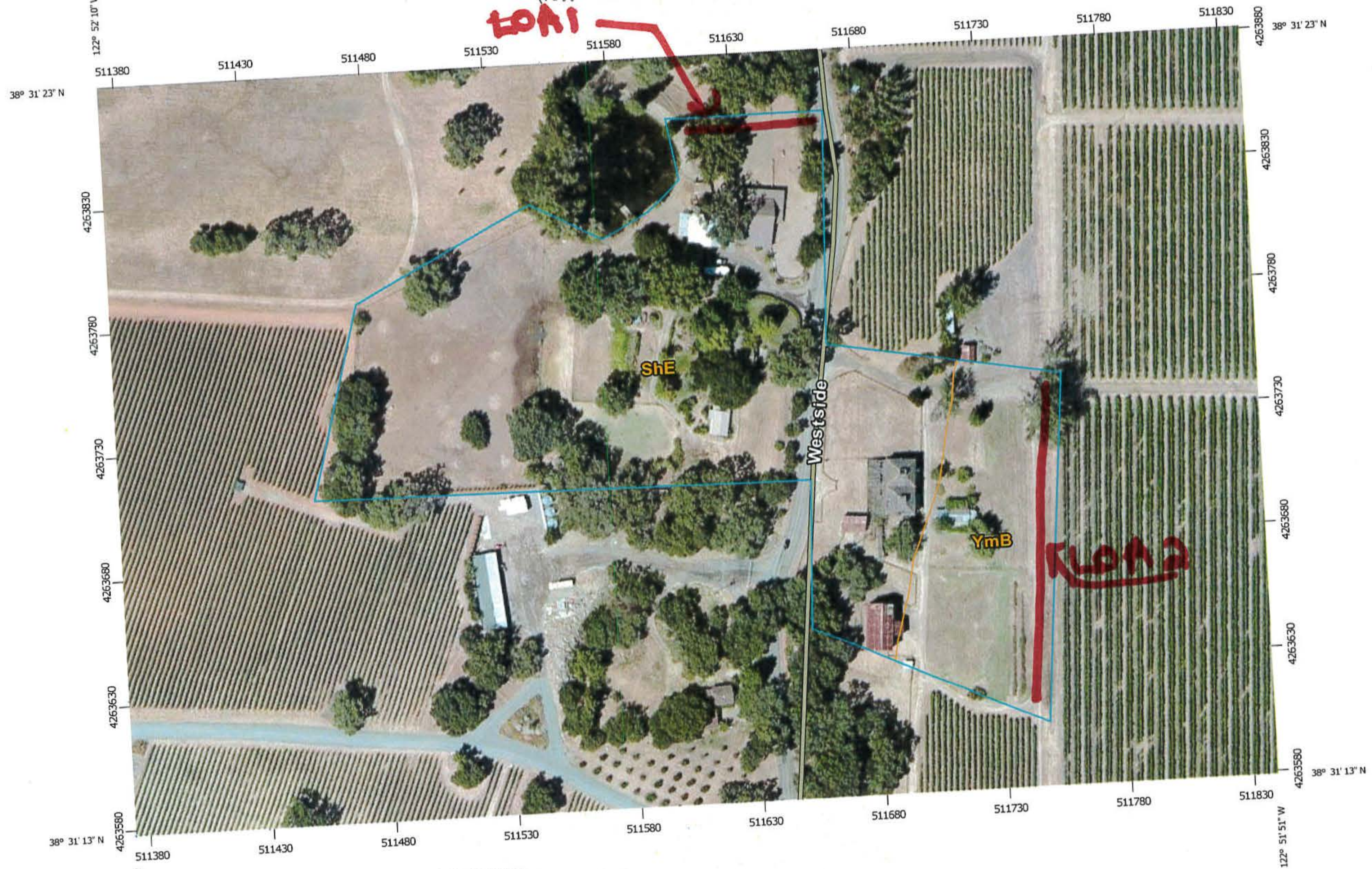
VEGETATED BUFFER STRIP- CHECKLIST

Inspection Category	When to Inspect	Maintenance Issue	Is the Issue Present?	Require Maintenance	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)
BMP General	PRS RS ARS	Is there debris/trash in the buffer strip area?		• Remove all trash and debris.	
	PRS RS ARS	Is Graffiti present?		• Remove all graffiti from the area.	
	PRS RS ARS	Are there missing or disturbed aesthetics features?		• Replace and/or reposition aesthetics features to original placement. • Placement should not disrupt flow characteristics/design.	
	PRS RS ARS	Is the vegetation irrigation functional?		• Repaired broken missing spray/drip emitters. • Reposition and/or adjust to eliminate over spray and/or over watering.	
	PRS RS ARS	Are the aesthetic features firmly secured in place?		• Repair and/or replace loose or damaged features.	
	PRS RS ARS	Check for damaged sidewalk, curb, gutter, and catch basin. This includes uplift and settling.		• Remove and replace damaged areas.	

APPENDIX F

Soil Classification Fact Sheets

Soil Map—Sonoma County, California
(70[redacted] Westside Road Healdsburg, CA)



Map Scale: 1:2,130 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Map Unit Legend

Sonoma County, California (CA097)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
ShE	Sobrante loam, 15 to 30 percent slopes	7.1	80.3%
YmB	Yolo sandy loam, overwash, 0 to 5 percent slopes	1.7	19.7%
Totals for Area of Interest		**8.8**	**100.0%**

TABLE 7.--ESTIMATED ENGINEERING INTERPRETATIONS OF THE SOILS--Continued

Soil series and map symbols	Suitability as source of--		Soil features affecting--	Soil features affecting--Continued				Soil limitations for septic tank filter fields	Hydrologic soil group
				Water retention					
	Topsoil	Road fill	Road location	Embankments	Reservoir area	Agricultural drainage	Irrigation		
Sites: SfE, SfF	Poor: mostly clay over sandstone.	Fair to poor: A-4, A-6, or A-7.	3 to 5 feet or more deep to rock; 5 to 50 percent slopes; moderate shrink-swell potential.	Fair to poor strength; medium compressibility; fair to poor resistance to piping.	Moderately slow permeability; 5 to 50 percent slopes; 3 to 5 feet or more deep to rock.	Moderately slow permeability; 3 to 5 feet or more deep to rock.	Moderate to high available water capacity; slow intake rate; 5 to 50 percent slopes; 3 to 5 feet or more deep to rock.	Severe: moderately slow permeability; 5 to 50 percent slopes; 3 to 5 feet or more deep to rock.	B
Sobrante: ShE, ShF, ShG	Fair to depth of 20 inches: mostly clay loam.	Poor: A-6	1½ to 3½ feet deep to rock; 15 to 75 percent slopes.	Fair to poor strength; medium compressibility; poor to good resistance to piping.	Moderate permeability; 15 to 75 percent slopes; 1½ to 3½ feet deep to rock.	Drainage not needed.	Low to moderate available water capacity; moderate intake rate; 15 to 75 percent slopes; 1½ to 3½ feet deep to rock.	Severe: 15 to 75 percent slopes; 1½ to 3½ feet deep to rock.	C
Spreckels: SkC, SkD, SkE, SkE2, SkF.	Good to fair to depth of 18 inches: loam and clay loam. Poor below 18 inches: clay.	Poor: A-6 or A-7	2 to 5 feet deep to rock; 2 to 50 percent slopes; high shrink-swell potential.	Fair to poor strength; medium compressibility; fair to good resistance to piping.	Slow permeability; 2 to 50 percent slopes; 2 to 5 feet deep to rock.	Slow permeability; 2 to 5 feet deep to rock.	Low to moderate available water capacity; moderate intake rate; 2 to 50 percent slopes; 2 to 5 feet deep to rock.	Severe: slow permeability; most slopes are 9 to 50 percent; 2 to 5 feet deep to rock.	C
Steinbeck: SnC, SnD, SnD2, SnE, SnE2, SnF, SnF2.	Good to depth of 35 inches: loam. Fair below 35 inches: clay loam.	Poor: A-6	1½ to 5 feet or more deep to rock; 2 to 50 percent slopes.	Fair to poor strength; medium compressibility; good resistance to piping.	Moderate permeability; 2 to 50 percent slopes; 1½ to 5 feet or more deep to rock.	Drainage not needed.	Moderate to low available water capacity; moderate intake rate; 2 to 50 percent slopes; 1½ to 5 feet or more deep to rock.	Moderate to severe: moderate permeability; 2 to 50 percent slopes; 1½ to 5 feet or more deep to rock.	B
*Stonyford: SoF, SoG, SrG (For properties of the Boomer soil in unit SrG, see the Boomer series in this table.)	Poor to depth of 19 inches: mostly very gravelly clay loam.	Fair to poor: A-4 or A-6.	1 to 2 feet deep to rock; 30 to 75 percent slopes.	Fair strength; medium compressibility; poor to good resistance to piping.	Moderate permeability; 30 to 75 percent slopes; 1 to 2 feet deep to rock.	Drainage not needed.	Low available water capacity; moderately rapid intake rate; 30 to 75 percent slopes; 1 to 2 feet deep to rock.	Severe: 30 to 75 percent slopes; 1 to 2 feet deep to rock.	D
Supan: SsG	Mostly fair to depth of 39 inches: clay loam.	Poor: A-6	2½ to 4½ feet deep to rock; 30 to 75 percent slopes; moderate shrink-swell potential.	Fair to poor strength; medium compressibility; good resistance to piping.	Moderately slow permeability; 30 to 75 percent slopes; 2½ to 4½ feet deep to rock.	Drainage not needed.	Moderate available water capacity; moderate intake rate; 30 to 75 percent slopes; 2½ to 4½ feet deep to rock.	Severe: moderately slow permeability; 30 to 75 percent slopes; 2½ to 4½ feet deep to rock.	C

TABLE 7.--ESTIMATED ENGINEERING INTERPRETATIONS OF THE SOILS--Continued

Soil series and map symbols	Suitability as source of--		Soil features affecting--	Soil features affecting--Continued				Soil limitations for septic tank filter fields	Hydrologic soil group
				Water retention					
	Topsoil	Road fill	Road location	Embankments	Reservoir area	Agricultural drainage	Irrigation		
*Suther: StE, StE2, StF, SuF, SuG. (For properties of Laughlin soils in units SuF and SuG, see Laughlin series in this table.)	Fair to depth of 14 inches: clay loam. Poor below 14 inches: gravelly clay.	Poor: A-6 or A-7	1½ to 3½ feet deep to rock; 15 to 75 percent slopes; high shrink-swell potential.	Fair to poor strength; medium compressibility; good resistance to piping.	Slow permeability; 15 to 75 percent slopes; 1½ to 3½ feet deep to rock.	Drainage not needed.	Low to moderate available water capacity; moderate intake rate; 15 to 75 percent slopes; 1½ to 3½ feet deep to rock.	Severe: slow permeability; 15 to 75 percent slopes; 1½ to 3½ feet to rock.	C
Toomes: ToE, ToG	Fair to depth of 13 inches: clay loam.	Poor: A-6	½ to 1½ feet deep to rock; 2 to 75 percent slopes; rocky.	Fair to poor strength; medium compressibility; fair to poor resistance to piping.	Moderate permeability; 2 to 75 percent slopes; ½ to 1½ feet deep to rock.	Drainage not needed.	Low available water capacity; moderate intake rate; 2 to 75 percent slopes; ½ to 1½ feet deep to rock.	Severe: ½ to 1½ feet deep to rock; most slopes are 9 to 75 percent.	D
Tuscan: TuC, TuE	Poor: cobbly clay loam and very gravelly clay.	Good to poor: A-2, A-4, and A-6.	1 to 2 feet deep to hardpan; 0 to 30 percent slopes; cobbly.	Fair strength; medium compressibility; good resistance to piping.	Very slow permeability; 0 to 30 percent slopes; 1 to 2 feet deep to hardpan.	Very slow permeability; 1 to 2 feet deep to hardpan.	Low available water capacity; slow intake rate; 0 to 30 percent slopes; 1 to 2 feet deep to hardpan.	Severe: very slow permeability; 1 to 2 feet deep to hardpan.	D
Wright: WgC, WhA, WmB, WoA.	Good to depth of 25 inches: loam. Poor below 25 inches: clay.	Fair to depth of 25 inches: A-4. Poor below 25 inches: A-7.	2 to 3 feet deep to water table; 0 to 9 percent slopes; high shrink-swell potential.	Fair to poor strength; medium compressibility; fair to good resistance to piping.	Very slow permeability; 0 to 9 percent slopes; 2 to 3 feet deep to water table.	Very slow permeability; 2 to 3 feet deep to water table.	Low to moderate available water capacity; moderate intake rate; 0 to 9 percent slopes; 2 to 3 feet deep to water table.	Severe: very slow permeability; 2 to 3 feet deep to water table.	C
Yolo: YlA, YmB, YnA, YoB, YrB, YsA, YtA.	Good for YnA, YrB, YsA: loam and silt loam. Fair to depth of 15 inches: sandy loam, gravelly loam, and clay loam. Good below 15 inches: loam.	Fair to poor: A-4 to A-6.	Most features favorable	Fair to poor strength; medium compressibility; poor to good resistance to piping.	Moderate permeability; 0 to 5 percent slopes.	Drainage not needed.	High available water capacity; moderate intake rate; 0 to 5 percent slopes.	Moderate: moderate permeability. Severe for YmB, YoB: subject to flooding	B
*Yorkville: YuE, YuF, YvF, YwF, YwG. (For properties of Laughlin soils in unit YvF and Suther soils in units YwF and YwG, see their respective series.)	Fair to depth of 19 inches: clay loam. Poor below 19 inches: clay.	Poor: A-6 or A-7	2 to 5 feet deep to rock; 5 to 75 percent slopes; high shrink-swell potential.	Fair to poor strength; medium to high compressibility; good resistance to piping.	Very slow permeability; 5 to 75 percent slopes; 2 to 5 feet deep to rock.	Very slow permeability; 5 to 75 percent slopes; 2 to 5 feet deep to rock.	Moderate to high available water capacity; slow intake rate; 5 to 75 percent slopes; 2 to 5 feet deep to rock.	Severe: very slow permeability; most slopes are 9 to 75 percent; 2 to 5 feet deep to rock.	D
Zamora: ZaA, ZaB	Fair to depth of 55 inches: clay loam. Poor below 55 inches: gravelly clay.	Fair to poor: A-4 or A-6.	High shrink-swell potential below depth of 55 inches.	Fair to poor strength; medium compressibility; fair to good resistance to piping.	Moderately slow permeability; 0 to 5 percent slopes.	Drainage not needed.	High available water capacity; slow intake rate; 0 to 5 percent slopes.	Severe: moderately slow permeability.	B

APPENDIX G

Determination Worksheet

Standard Urban Storm Water Mitigation Plan Questionnaire

NPD-004

PURPOSE: Storm water is the largest source of pollution in creeks and rivers. Projects are required to prevent storm water pollution and clean storm water before it leave a project site. This form is used to determine if a project is subject to special regulation on storm water.

Applicant: ☒ Owner ☐ Engineer ☐ Architect ☐ Landscape Architect ☐ Contractor ☐ Developer

Ramey Vineyards, LLC
Name

P. O. Box 788
Mailing Address

Healdsburg, CA 95448
City/Town State/Zip

(707) 433-0870 (707) 433-6311
Phone Fax

Project Site Information:

7091 Westside Road
Street Address

Healdsburg
City/Town

110-240-031 & 040
Assessor's Parcel Number

Permit Number(s)

QUESTIONNAIRE:

To determine if a project is subject to the requirements of SUSMP, please answer the following questions. If you are unable to answer any questions or if you checked unknown, you may consult a PRMD National Pollutant Discharge Elimination System (NPDES) staff member, or your design professional.

☒ Yes ☐ No ☐ Unknown	1. Is the project within either of the two NPDES boundaries? Check the box below for either the North Coast Regional Water Quality Control Board or the San Francisco Bay Regional Water Quality Control Board. See attached map. ☒ North Coast ☐ San Francisco Bay
☒ Yes ☐ No ☐ Unknown	2. Does the project create one (1) acre (43,560 square feet) or more of new impervious surface <u>or</u> is it directly adjacent to a waterway <u>or</u> does it require a new storm drain outfall?
☒ Yes ☐ No ☐ Unknown	3. Does the project require a discretionary permit or any ministerial permit(s) related to a discretionary permit (e.g. a grading or building permit for a project subject to a use permit or other discretionary land use approval)?

ACKNOWLEDGMENT:

I, as the applicant, understand that a Yes answer to **all** of the above questions means the project is a SUSMP applicable project subject to the requirements of SUSMP guidelines. Any unknown responses must be resolved to determine if the project is subject to SUSMP requirements. The applicant must complete the Preliminary Storm Water Mitigation Plan Worksheet (NPD-005) for all applicable SUSMP projects.

David Ramey
Signature

JAN. 15, 2014
Date

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

Preliminary Storm Water Mitigation Plan Worksheet

NPD-005

PURPOSE: This form is used to provide information about Standard Urban Storm Water Mitigation Plan (SUSMP) applicable projects. Two (2) copies of this form must be submitted with two (2) copies of the Preliminary Storm Water Mitigation Plan as part of the planning permit application.

Applicant: ☑ Owner ☐ Engineer ☐ Architect
☐ Landscape Architect ☐ Contractor ☐ Developer

Ramey Vineyards, LLC
Name

P. O. Box 788
Mailing Address

Healdsburg **CA 95448**
City/Town State/Zip

(707) 433-0870 **(707) 433-6311**
Phone Fax

Signature Date

Project Site Information:

7097 Westside Road
Street Address

Healdsburg, CA
City/Town

110-240-031 & 040
Assessor's Parcel Number

N/A
Permit Number(s)

Type of Application:

☐ Subdivision	☐ Grading Permit	☐ Building Permit
☐ Use Permit	☑ Design Review	☐ Other

I. SUSMP Project Description Worksheet

This worksheet provides fundamental information about the project. The information will be used in understanding the extent of the project and reviewing the project.

1. Total Lot or Parcel area: 3,244,467 square feet or 74.48 acres.

2. Existing land use(s):
   ☑ Commercial ☐ Industrial ☐ Residential ☐ Public ☑ Agricultural ☐ Vacant
   Please describe: (number of buildings, use of buildings)

   There are approximately 6 existing buildings that are used for Agricultural and light Commercial use.

3. Proposed land use(s): ☑ Commercial ☐ Industrial ☐ Residential ☐ Public ☐ Other
   Please describe: (number of buildings, use of buildings)

   Two of the existing buildings will be demolished, the site will be used as a tasting room and winery production building with wine caves.

4. Does the project include any of the following? (check all that apply):
   - ☐ Vehicle cleaning for fleets or commercial facilities
   - ☐ Vehicle cleaning for multifamily residential developments
   - ☐ Vehicle repair/maintenance
   - ☐ Outdoor process activities (examples of businesses that have outdoor process activities include machine shops, auto repair shops, and industries that have pretreatment facilities)
   - ☐ Fuel dispensing areas
   - ☑ Food service
   - ☐ Refuse disposal areas

5. Describe / name any water body(ies) that will receive storm water flows from the project (include both the immediate receiving water body, and water bodies further downstream):

   Russian River is approximately 800 feet from the nearest point of improvements. It will indirectly receive stormwater that has sheet flowed through adjacent vineyards.

6. Are any hydrologic features on or directly adjacent to project site? (Examples of hydrologic features include wetlands, seeps, springs, natural waterways, modified natural waterways, constructed channels.)
   ☐ No ☑ Yes (If yes, describe / name):

   There is an existing roadside swale along Westside Road, also on-site is an existing pond. A cutoff swale is proposed upslope of the proposed Winery Building

7. Will a new storm drain outfall be constructed as part of the project?
   ☐ No ☑ Yes (If yes, describe / name):

   A new stormdrain outfall is proposed upslope of the existing pond, there is a stormdrain that will be extended in the area of the Tasting Room improvements.

8. Identify natural features located on site (check all that apply and indicate existing and proposed square footage)

Natural Feature	Existing Size	Proposed Size	Size Change
	Choose: ☐ Square Feet ☑ Acres		Indicate decrease with -symbol
☐ Riparian area[1]			0.00
☐ Wetland			0.00
☑ Steep slopes (10% or greater)	3.40	3.40	0.00
☑ Areas of native vegetation	9.01	7.33	-1.67
☑ Areas containing tree canopy	2.46	2.17	-0.29
☐ Other:			0.00

9. Attach the project site plan to this completed Project Description Worksheet. At a minimum, site plans must include: (see form CSS-019)
   a. Date, scale, legend and north arrow
   b. Lot lines
   c. Locations of existing buildings, structures and impervious surfaces
   d. Proposed buildings, structures, impervious surfaces and storm water
   e. Best Management Practices (BMPs) device or structures
   f. Existing contours and proposed grades
   g. Locations of existing and proposed natural features (as identified in item 8)
   h. Locations of proposed landscaping
   i. Locations of proposed activities of concern (as identified in item 4)

II. SUSMP Impervious Surface Worksheet

Complete at the planning permit application stage. Project phasing to decrease impervious surface area shall not exempt the project from SUSMP requirements. Incorrect impervious area calculations may delay processing of your project application(s) and/or permit(s).

Type of Impervious Surface Impervious surfaces are all areas where improvements result in a ground surface that significantly limits natural percolation rates including, but not limited to, asphalt, cement, pavers, buildings, and plastic liners	**Pre-Project Impervious Surface**	**Project Impervious Surface**		**Total of New and Reconstructed Impervious Surface**
		New	**Reconstructed**	
	Choose: ☐ Square Feet ☑ Acres			
Main building footprint, including attached garage		0.46		0.46
Detached garage, carport, shed, other misc. structures	0.30	0.25		0.25
Patio, impervious decking, pavers and impervious liners	0.35			0.00
Impervious driveway, parking lot		1.29		1.29
Streets, roads, sidewalks and other defined walkways				0.00
Off-site impervious improvements	Not Applicable			0.00
Total impervious surface in square feet	0.65	2.00	0.00	2.00

Check box if the total of new impervious surface plus any reconstructed impervious surface is greater than or equal to: ☑ One (1) acre (43,560 square feet).

If the total of new impervious surface plus any reconstructed impervious surface is greater than or equal to one (1) acre (43,560 square feet), a Storm Water Mitigation Plan is required.

---

[1] Riparian area means the streambank and floodplain between a stream (or other body of water) and the adjacent upland area.

III. SUSMP Proximity to Waterway(s) Worksheet

Complete at the planning permit application stage for all projects that require a discretionary permit, including any ministerial permits that are based on the discretionary permit, and that are directly adjacent[2] to a natural waterway[3], modified natural waterway[4], or constructed channel[5]. Incorrect information regarding a waterway or channel may delay your project application(s) and/or permit(s).

Method for determining proximity (check all that apply):
☐ Conducted site visit
☑ USGS map name 20E
☐ Consulted agency personnel (name and agency) ______

Type of Waterway	Name of Waterway or other Identifier	Directly adjacent to project?
Natural waterway	**Russian River**	☐ Yes ☑ No
Modified natural waterway		☐ Yes ☐ No
Constructed channel		☐ Yes ☐ No

IV. SUSMP Pollutants of Concern Worksheet

This worksheet is used to identify potential pollutants of concern associated with land use and to propose Best Management Practices (BMPs) to reduce pollution of storm water. BMP means a device or program that improves storm water quality. BMPs that prevent storm water from becoming polluted are called source controls. BMPs that remove pollutants from storm water are called treatment controls.

Identify the proposed source and treatment controls intended to reduce pollutants to the maximum extent practicable. Alternatively, explain why the pollutant is not anticipated to be generated by the proposed project.

Check a box to indicate proposed land use.

Land Use	Potential Pollutants of Concern	Proposed BMPs
☐ Lawns, Landscaping and Parks	Sediment (coarse and fine), Nutrients (dissolved and particulate), Pesticide, Pathogens, Trash and Debris	
☑ Parking lot(s), Driveways	Sediment (fine), Metals (dissolved and particulate), Total Petroleum Hydrocarbons (TPH), Trash	**Vegetated Buffer Area**
☐ Road Improvements (e.g. left turn lane)	Sediment (coarse and fine), Metals (dissolved and particulate), TPH, Polynuclear Aromatic Hydrocarbons (PAHs), Trash and Debris	
☑ Commercial (e.g. wineries, office buildings)	Sediment (coarse and fine), Nutrients (dissolved and particulate), Pesticides	**Vegetated Buffer Area**
☐ Food-related Commercial (restaurants)	Pathogens, Oil and Grease, Trash	
☐ Animal-related Commercial (e.g. dog grooming, horse stables)	Pathogens	
☐ Auto-related Commercial (repair shops, dealerships)	Metals (dissolved and particulate), TPH, PAHs, Surfactants	
☐ Industrial (e.g. metal processing, manufacturing facilities)	Sediment (coarse and fine), Metals (dissolved and particulate), TPH, PAHs, Polychlorinated Biphenyls (PCBs), Ph, Surfactants	

I declare that to the best of my knowledge, the information presented herein is accurate and complete.

David Romey
Signature

JAN. 14, 2014
Date

---

[2] "Directly Adjacent" (County of Sonoma) means within a parcel of land that includes or is contiguous with a Natural Waterway, Modified Natural Waterway, or Constructed Channel; and some portion of the proposed development on said parcel must be within 100 feet of the top of bank, and drainage from the proposed development must flow towards and enter a waterway or channel.

[3] "Natural Waterway" means any natural stream of water flowing in a definite course or channel and possessing a bed and banks. It is not necessary that the flow of water be continuous throughout the year. Natural waterways do not include artificially created channels for storm waters, such as street gutters, roadside ditches, and drainage facilities installed in connection with the development of property.

[4] "Modified Natural Waterway" means any natural waterway that has been modified while retaining significant riparian vegetation, fish, wildlife habitat, and/or scenic values. Modified natural waterways do not include artificially created channels for storm waters, such as street gutters, roadside ditches, and drainage facilities installed in connection with the development of property.

[5] "Constructed Channel" means all waterways that are not in closed conduits and do not meet the definition of a "Natural Waterway" or "Modified Natural Waterway". Constructed Channels also include landscaped constructed waterways. Constructed Channels do not include street gutters, roadside ditches, and drainage facilities installed in connection with the development of property.

Adobe Associates, Inc.
Civil Engineering,
Land Surveying &
Land Development
Services

December 30, 2015

County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Att: Becky VerMeer

Site Address: 7097 Westside Road, APN 110-240-031 and 040

Job Number: 13077

Dear Becky:

This letter is to transmit projected water use for the proposed Ramey Winery application, UPE14-0008. The proposed winery includes a production facility for 60,000 cases of wine, tasting rooms, marketing accommodations, and twenty two agricultural promotional events. The landscape architect has provided projections for water use associated with the proposed landscape and water demand for irrigation and frost protection for the vineyards.

Total annual water demand for the project is estimated to be 5,445,272 gallons or 16.7 acre-feet. The winery production wastewater will be recycled for irrigation purposes so the annual demand on the water wells would be reduced to 4,581,272 gallons or 14.06 acre-feet.

Please let us know if you have any questions regarding this information.

Signed:

Steven R. Brown, RCE 43825
my license expires 6/30/17

STEVEN R. BROWN
No. #43825

1220
North Dutton Ave.
Santa Rosa,
California
95401
707 541 2300
707 541 2301 - Fax
www.adobeinc.com

Ramey Winery Water Flow Calculations

Winery Production:

Annual water use:
60,000 case production x 2.4 gallons per case x 6 gal water use / gal wine = 864,000 gal

Peak daily use during crush:
60,000 x 2.4 x 1.5 / 60 day crush period = 3,600 gpd

Domestic Water:

Employees:
15 full time employees x 15 gal/day = 225 gallons per day x 250 days/yr = 56,250 gal
3 part time employees x 15 gal/day = 45 gallon per day x 150 days/yr = 6,750 gal
6 seasonal employees x 15 gal/day = 90 gallons per day x 40 days/yr = 3,600 gal

Tasting Room Visitors:
75 peak, 25 average; 25 x 2.5 gal x 365 = 22,813 gal

Event Visitors:
Industry Wide 2 days x 300 visitors x 2.4 gal = 1,500 gal
2 events of 300 visitors x 2.5 gal = 1,500 gal
5 events of 120 visitors x 2.5 gal = 1,500 gal
5 events of 60 visitors x 5 gal = 1,500 gal
10 winemaker lunch or dinner of 30 visitors x 10 (incl kitchen) = 3,000 gal

Marketing Accommodations:
2 rooms x 120 gal/rm x 24 days/yr = 5,760 gal

Total Domestic Water Demand: = 104,083 gal

TABLE III-B

WINERY WASTE - SUBSURFACE WASTE DISPOSAL SYSTEM DESIGN CRITERIA

This table describes design criteria for small to medium size wineries that will be using subsurface disposal for their liquid winery wastes. Other criteria must be used for the disposal of domestic liquid wastes at a winery. Large wineries (i.e. annual production of more than 100,000 gallons of wine) may also have different design criteria. Special equipment may alter flows but reductions must be completely documented with manufacturer's literature and other reference works.

DESIGN FLOWS

The normally accepted dosing flows are as follows:

1 case of wine = 2.4 gallons
1 ton of grapes = 175 gallons of wine
Peak wastewater flow = 1.5 gallons for each gallon of wine production
Length of crush season varies by winery production - see formulas below

The following formulas are used to calculate winery wastewater flows

WINERY SIZE	FORMULA
Up to 20,000 gallons per year	$\frac{\text{Annual production (gal) X 1.5}}{\text{30 day harvest period}}$
20,000 to 50,000 gallons per year	$\frac{\text{Annual production (gal) X 1.5}}{\text{45 day harvest period}}$
50,000 and above	$\frac{\text{Annual production (gal) X 1.5}}{\text{60 day harvest period}}$

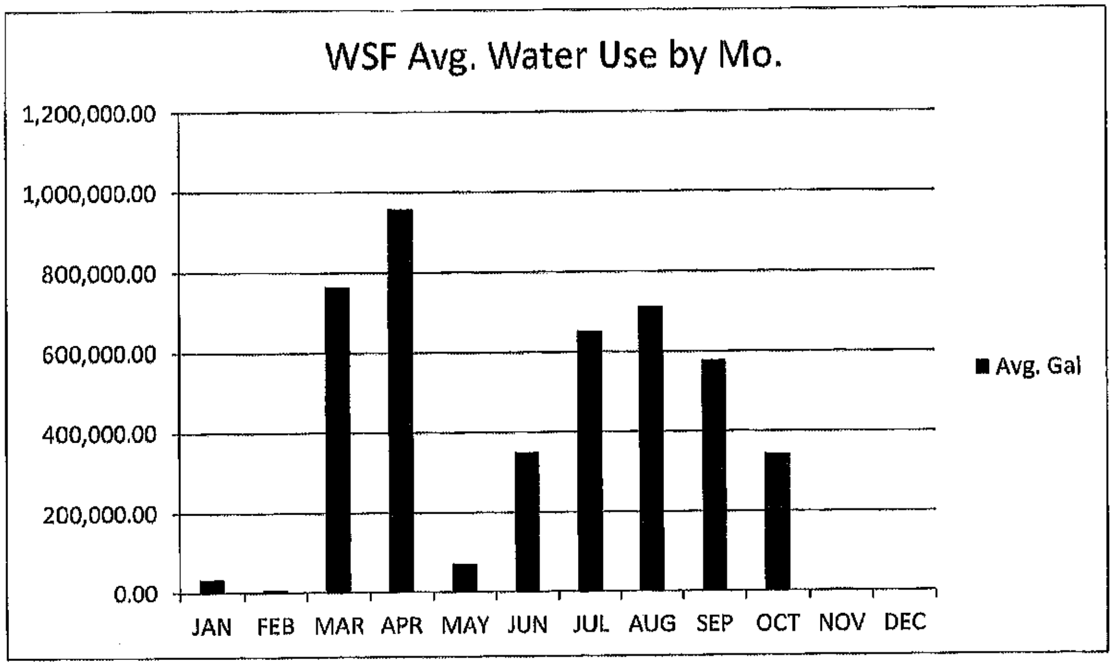
While many facilities may vary considerably from these figures due to various production methods or technologies, these formulas have been found to be a workable tool for design purposes. The formulas may be used for conventional systems as well as nonstandard systems.

WSF Average Water Use by Month and Use Type

	Irrigation[1]	Frost Protection[2]	Landscaping[3]	Combined Total
JAN	31,419.7	0	1,637	33,056.7
FEB	5,683.3	0	1,637	7,320.3
MAR	0	759,935.3	4,236	764,171.3
APR	76,282.9	878,602.5	4,236	959,121.4
MAY	67,254.8	0	4,236	71,490.8
JUN	343,580.2	0	7,512	351,092.2
JUL	643,733.8	0	7,512	651,245.8
AUG	703,872.2	0	7,512	711,384.2
SEP	573,538	0	4,236	577,774
OCT	340,423.3	0	4,236	344,659.3
NOV	0	0	4,236	4,236
DEC	0	0	1,637	1,637
TOTAL	2,785,788.2	1,638,537.8	52,863	4,477,189

---

[1] From 2013-2015 data
[2] From 2012-2015 data
[3] From estimate by month



Based on data from 2012-2015 frost protection, 2013-2015 vine irrigation and estimated yearly landscaping irrigation

WSF Chardonnay Irrigation

	2013	2014	2015	AVG.
JAN		46,724		15,574.7
FEB				
MAR				
APR	141,991			47,330.3
MAY			105,584.5	35,194.8
JUN		140,172	641,399	260,523.7
JUL	79,160	488,365	667,774.5	411,766.5
AUG	194,342	253,893	681,468	376,567.7
SEP	46,724	145,386	405,239	199,116.3
OCT	23,362	167,394	70,086	86,947.3
NOV				
DEC				
TOTAL	485,579	1,241,934	2,571,551	1,433,021.3

WSF Chardonnay Frost Protection

	2012	2013	2014	2015	AVG.
FEB					0
MAR	1,651,650		7,500	1,025,310	671,115
APR	1,780,350			278,850	514,800
MAY					0
TOTAL	3,432,000	0	7,500	1,304,160	1,185,915

West Pin (Pinot Noir) Irrigation

	2013	2014	2015	AVG.
JAN		47,535		15,845
FEB		17,050		5,683.3
MAR				0
APR	70,073.75		16,784	28,952.6
MAY	96,180			32,060
JUN	38,813	139,604.5	70,752	83,056.5
JUL	140,280	157,742	397,880	231,967.3
AUG	277,762.5	476,877	227,274	327,304.5
SEP	151,011	515,918	456,336	374,421.7
OCT	313,731	142,473	304,224	253,476
NOV				
DEC				
TOTAL	1,087,851.25	1,497,199.5	1,473,250	1,352,766.9

West Pin (Pinot Noir) Frost Protection

	2012	2013	2014	2015	AVG.
FEB					0
MAR	150,765	60,306	144,210		88,820.25
APR	1,147,125			308,085	363,802.5
MAY					0
TOTAL	1,297,890	60,306	144,210	308,085	452,622.75

Ramey Winery Landscape

Irrigation needs

The attached chart addresses the irrigation needs for each variety of plant specified on the plans.

The estimate is based on established plants.

These numbers are an estimate formulated from the WUCOL's list, and takes into account the evaporation/transpiration rates for Healdsburg.

There are many variables which could alter the water needs;

Weather (rain, heat, winds)

Soil structure & amendments

Thickness of mulch

Gopher activity

Size of initial plant

Time of year planted

These plants are all considered drought tolerant (once established) and will be irrigated on a drip system.

Ramey Winery													
Irrigation Monthly/Yearly Totals													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	**totals**
Abelia gr 'Kaleidoscope' x 21	84	84	252	252	252	504	504	504	252	252	252	84	**3276**
Arbutus 'Ocktoberfest' x 10	40	40	80	80	80	160	160	160	80	80	80	40	**1080**
Arctostaphylos 'Louis Edmunds' x27	108	108	216	216	216	432	432	432	216	216	216	108	**2916**
Arctostaphylos 'Sunset' x 11	44	44	88	88	88	176	176	176	88	88	88	44	**1188**
Carex 'Capaccino' x 26	104	104	312	312	312	624	624	624	312	312	312	104	**4056**
Carex testacea x 12	48	48	144	144	144	288	288	288	144	144	144	48	**1872**
Festuca californica x 18	72	72	216	216	216	432	432	432	216	216	216	72	**2808**
Fig "Mission" x 1	4	4	12	12	12	12	12	12	12	12	12	4	**120**
Malus varieties x 40	160	160	640	640	640	640	640	640	640	640	640	160	**6240**
Miscanthus trans. X 35	140	140	420	420	420	840	840	840	420	420	420	140	**5460**
Olea europa x 3	12	12	24	24	24	48	48	48	24	24	24	12	**324**
Pennisetum spathiolatum x 48	192	192	576	576	576	1152	1152	1152	576	576	576	192	**7488**
Rhamnus 'Mound San Bruno' x 5	20	20	40	40	40	80	80	80	40	40	40	20	**540**
Rosemary x 65	260	260	260	260	260	260	260	260	260	260	260	260	**3120**
Seslaria autumnalis x 50	200	200	600	600	600	1200	1200	1200	600	600	600	200	**7800**
Seslaria caerula x 24	96	96	288	288	288	576	576	576	288	288	288	96	**3744**
Vitis cal 'Rogers Red' x 12	48	48	48	48	48	48	48	48	48	48	48	48	**576**
Yucca 'Color Guard' x 5	5	5	20	20	20	40	40	40	20	20	20	5	**255**
													total
Monthly Totals	**1637**	**1637**	**4236**	**4236**	**4236**	**7512**	**7512**	**7512**	**4236**	**4236**	**4236**	**1637**	**52863**

W-Trans

April 21, 2017

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Addendum to the Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

The collision analysis prepared in 2016 for the Ramey Winery Project and included in the "Traffic Study for the Ramey Winery Project" dated March 10, 2016, was updated to reflect more current data. It is noted that although the study was finalized in 2016, at the time the analysis was originally prepared in late 2013, the most current data available was for the period of July 1, 2006 through June 30, 2011. Further, the California Highway Patrol has improved their system so that crash data is generally available within just a few months, so this update reflects much more recent data.

Collision History

The collision history for the study area was updated to reflect the collision history for January 1, 2012, through December 31, 2016. Records available from the California Highway Patrol, as published in their Statewide Integrated Traffic Records System (SWITRS), indicate that there were two collisions on the study segment during the most recent five-year period for which data is available.

The segment of Westside Road within a half-mile of the project site had a calculated collision rate of 1.10 collisions per million vehicle miles (c/mvm). This was compared to the average collision rate for similar segments statewide, as indicated in *2013 Collision Data on California State Highways*, California Department of Transportation, which is 1.58 c/mvm. Since the collision rate was determined to be below average, and there were only two crashes reported during this time period, the segment appears to be operating within expected safety parameters. A copy of the collision rate calculations is enclosed.

Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

Dalene J. Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX472.L3

Enclosure: Segment Collision Rate Calculation

SEGMENT COLLISION RATE CALCULATIONS

County of Sonoma

Location: Westside Road

Date of Count: Tuesday, July 16, 2013
ADT: 1,000

Number of Collisions: 2
Number of Injuries: 0
Number of Fatalities: 0
Start Date: January 1, 2012
End Date: December 31, 2016
Number of Years: 5

Highway Type: Conventional 2 lanes or less
Area: Rural
Design Speed: <=55
Terrain: Rolling/Mountain

Segment Length: 1.0 miles
Direction: North/South

$$\frac{\text{Number of Collisions x 1 Million}}{\text{ADT x 365 Days per Year x Segment Length x Number of Years}}$$

$$\frac{2 \quad x \quad 1{,}000{,}000}{1{,}000 \quad x \quad 365 \quad x \quad 1 \quad x \quad 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Segment	**1.10 c/mvm**	**0.0%**	**0.0%**
Statewide Average*	**1.58 c/mvm**	**2.4%**	**43.6%**

ADT = average daily traffic volume
c/mvm = collisions per million vehicle miles
* 2009 Collision Data on California State Highways, Caltrans

W-Trans

March 10, 2016

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

W-Trans has completed a focused traffic analysis addressing potential traffic impacts associated with a proposed winery project at 7097 Westside Road outside Healdsburg in the County of Sonoma. The project as proposed would include production of 60,000 cases of wine, a tasting room, retail sales and up to 24 agriculture promotion events annually. The site was previously occupied by Westside Farms.

Existing Conditions

The study area consisted of the section of Westside Road providing access to the project site. Westside Road is a two-lane rural roadway with a paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline, and there is not a posted speed limit, though the curvilinear alignment keeps speeds lower than the *prima facie* 55 mph speed limit that would apply in the absence of a lower limit established by the County of Sonoma, though a speed survey performed at the driveway indicates that in the vicinity of the project site drivers are generally traveling about 30 to 35 mph. The current volume on Westside Road is about 3,000 ADT near Felta Road based on counts performed by the County in August 2012, but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013 specifically for this analysis. A count performed by the County in late July 2015 indicates that volumes have dropped 12 to 15 percent since 2012, though the higher 2012 volumes were used for analysis purposes. A copy of the traffic count taken near the site driveway is enclosed for reference along with the summary sheets of the County's counts.

Collision History

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available is July 1, 2006 through June 30, 2011.

One collision was reported on Westside Road during the study period within a half-mile of the project site. This translates to a calculated collision rate of 0.55 collisions per million vehicle miles (c/mvm). This was compared to the average collision rate for similar segments statewide, as indicated in *2009 Collision Data on California State Highways*, California Department of Transportation, which is 1.58 c/mvm. Since the collision rate was determined to be below average, and there was only one crash reported during this time period, the segment appears to be operating within expected safety parameters. A copy of the collision rate calculations is enclosed.

Roadway Segment Analysis

Level of Service Methodology

The roadway segment Level of Service methodology found in Chapter 15, "Two-Lane Highways," of the *Highway Capacity Manual* is the basis of the automobile LOS analysis. The methodology considers traffic volumes, terrain, roadway cross-section, the proportion of heavy vehicles, and the availability of passing zones. The LOS criteria for two-lane highways differs depending on whether the highway is considered "Class I", "Class II", or "Class III". Class I highways are typically long-distance routes connecting major traffic generators or national highway networks where motorists expect to travel at high speeds. Motorists do not necessarily expect to travel at high speeds on Class II highways, which often function as scenic or recreational routes and typically serve shorter trips. Class III highways may be portions of Class I or Class II highways that pass through towns and communities and have a mix of local traffic and through traffic. Westside Road is considered a Class II highway for the purpose of this analysis.

The measure of effectiveness by which Level of Service is determined on Class II highways is percent time spent following (PTSF), or the proportion of time that drivers on the highway are limited in their speed by a driver in front of them. A summary of the PTSF breakpoints is shown in Table 1.

Table 1 – Automobile Level of Service Criteria

LOS	**Class II Highways** **PTSF (%)**
A	≤40
B	>40-55
C	>55-70
D	>70-85
E	≤85

Notes: LOS = Level of Service; PTSF = Percent Time Spent Following
Reference: *Highway Capacity Manual*, Transportation Research Board, 2010

The Level of Service Standard for County roadway operations per Policy CT-4.1 is to maintain a Level of Service C.

Existing Roadway Segment Analysis

Under existing p.m. peak hour volumes, Westside Road is operating acceptably at LOS A or B. A summary of the roadway segment level of service calculations is shown in Table 2, and copies of the Level of Service calculations are enclosed.

Table 2 – Existing Peak Hour Roadway Segment Levels of Service

Westside Road	**Weekday PM Peak**	
	PTSF	**LOS**
Northbound	54.9	B
Southbound	39.7	A

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Cumulative Conditions

Future traffic volumes were developed based on information produced by the County's traffic model, which is maintained by the Sonoma County Transportation Authority. The increment of new traffic projected by comparing the model's 2040 data with the 2010 data indicates only one to four percent growth total over the entire thirty years. Review of historical count data provided by the County shows that volumes increased by less than 2 percent for the nine-year period between 2006 and 2015 and less than 4 percent for the 13 years between 2002 and 2015. Substantial additional growth is not anticipated as there is not much opportunity for further development along the roadway.

Future Roadway Segment Analysis

Under the projected future volumes applied for the analysis, the roadway study segment is expected to continue operating acceptably at LOS C or better in both directions. These results are summarized in Table 3.

Table 3 – Cumulative Peak Hour Roadway Segment Levels of Service		
Westside Road	**Weekday PM Peak**	
	PTSF	**LOS**
Northbound	55.4	C
Southbound	40.2	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Project Description

The proposed project includes activities spread among a number of buildings located on both sides of Westside Road. The production of wine would take place in buildings on the west side of the roadway, with access via an existing driveway serving a residence at that location. Only activities typically associated with production and sales of wine would occur at the winery and attached caves. Parking for production employees, sales staff, and commercial visitors would be provided at the winery building. The tasting room and spaces for agriculture promotion events would be located on the east side of the road. Parking for tasting room employees and visitors as well as event guests would be provided on the same site.

Trip Generation

For purposes of estimating the number of new trips that proposed projects can be expected to generate, *Trip Generation Manual*, 9th Edition, Institute of Transportation Engineers, 2012, is typically used. Since this publication does not contain information for wineries, Sonoma County's Winery Trip Generation form was used to determine the potential trip generation for the proposed project. A copy of the Winery Trip Generation form for the proposed project is enclosed.

It is anticipated that the proposed new winery including the tasting room would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle. In order to determine the project trips generated during the p.m. peak hour, it was assumed that one trip would be generated for every employee and ten percent of the daily visitor trips would occur during the p.m. peak hour. For directionality split, two-thirds of the trips were assumed to be outbound since most of the trips would be associated with employees and customers leaving at closure of the winery. Truck trips typically occur during off-peak hours and were therefore not included in the p.m. peak hour. As shown in Table 4, the proposed project is expected to generate an average of 92 vehicle trips per day, including 19 during the p.m. peak hour.

Table 4 – Trip Generation Summary					
Trip Type	**Unit**	**Average Daily Trips**		**PM Peak Trips**	
		Rate	**Trips**	**In**	**Out**
Employees	12	3.0	36	4	8
Tasting Visitors	52	0.8	42	1	3
Tasting Room Employees	3	3.0	9	1	2
Trucks	n/a	n/a	5	n/a	n/a
Total			**92**	**6**	**13**

Trip Distribution

For the purpose of this analysis, it was conservatively assumed that all trips generated by the project would be going to and/or coming from Healdsburg to the North via Westside Road. It is, in fact, expected that trips to the site would be drawn fairly evenly from the north and south for daily operation, resulting in half as many trips being added as were assumed for analysis purposes.

Roadway Segment Operation

Existing plus Project

Under Existing plus Project volumes the study roadway is expected to operate acceptably in both directions. These results are summarized in Table 5.

Table 5– Existing plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	56.4	C
Southbound	41.0	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Cumulative plus Project

With project-generated traffic added to the anticipated Future volumes under the conservative assumption that all trips would come from the same direction, the study roadways are expected to continue operating acceptably at the same levels of service as without the project. The Cumulative plus Project operating conditions are summarized in Table 6.

Table 6 – Cumulative plus Project Peak Hour Roadway Segment Levels of Service

Westside Road	Weekday PM Peak	
	PTSF	LOS
Northbound	57.0	C
Southbound	41.3	B

Notes: PTSF = Percent Time Spent Following; LOS = Level of Service

Agriculture Promotional Events

The project application includes provisions for 24 agriculture promotional events per year, including 10 events with 30 persons in attendance, five 60-person catered events, five 120-person events and four 300-person outdoor events, two of which would be industry-wide events. It is assumed that a maximum-sized 300-person event would require a staff of 14. It is understood that the largest site-specific event would be scheduled to ensure that no more than 150 people are on-site at any one time, and attendance of an industry-wide event would be expected to spread out even more, resulting in fewer guests on-site at any given time. Using an occupancy of 2.5 guests per vehicle and solo occupancy for staff, a maximum sized event would be expected to generate 268 trip ends at the driveway, including 134 inbound trips and 134 outbound trips at the driveway, though these trips would be spread out such that no more than 60 trips in either direction would occur during a single hour, with staff arriving before and departing after the guests. The distribution of trips for special events is expected to be weighted more heavily to the south, with 75 percent of trips coming from/returning to this direction. A copy of the special event form is enclosed.

It should be noted that Westside Farms, the previous use of this site, held a harvest market each fall which included a pumpkin patch, hay rides, and sales of hand-crafted foods and gift items. This event, which lasted for approximately the month of October each year, drew up to 600 persons on a peak day. This prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year.

Sensitivity Analysis

Using the same roadway segment Level of Service methodology found in the *Highway Capacity Manual*, it was determined that 208 vehicle trips could be added in *each* direction on Westside Road before the northbound direction would experience unacceptable LOS D operation. Using 2.5 guests per vehicle, it is estimated that vehicles carrying more than 500 guests could arrive at winery agricultural promotional events during one hour and another 500 depart from the same or a different winery event, and operation would remain acceptable under the standards established by Sonoma County. This exceeds the size of the largest event proposed at this winery, but even with the 300-person event, and assuming that as many as 150 guests arrive or depart during a single hour from the same direction, the road would retain capacity for other events having a combined total of more than 350 guests.

Given that the site is more quickly accessed from the south for visitors coming from Santa Rosa and points south or from the north for visitors coming from Healdsburg and the surrounding valleys, it appears reasonable to expect that up to 75 percent of event traffic would come from the south. Assuming this split, the largest project event would generate 75 visitors arriving from the north, or 30 vehicles, leaving capacity for the cumulative demand associated with nearly 450 visitors arriving at and departing from other area wineries during the same, single hour. It is again emphasized that all of these trips would need to occur ***during a single hour*** for the cumulative impact to be experienced; if the trips are spread out over more than an hour's time, the cumulative effect is diluted. Based on this review it appears that there is adequate capacity for multiple events to generate trips simultaneously without having a significant negative impact on operation of Westside Road. However, to avoid the potential of multiple large events occurring simultaneously it would be desirable for vintners in the area to coordinate their event schedules, which we understand is being proposed.

Access and Circulation

Field conditions at the site driveway were field evaluated to determine adequacy of sight distance as well as to identify any potential for conflict between the opposing driveways for the winery site and tasting room site. The tasting room driveway is on the easterly side of the roadway, opposite and offset from the winery driveway. Conflicts with traffic to and from the opposing driveways are not expected.

Sight Distance

At driveways a substantially clear line of sight should be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either turn left, or right, without requiring the through traffic to radically alter their speed. Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines are based upon approach travel speeds, and take into account which direction a vehicle would turn onto the major approach, with greater sight distance needed for the more time-consuming task of turning left as compared to turning right. Although sight distance requirements are not technically applicable to driveways, the stopping sight distance criterion for private street intersections was applied for evaluation purposes.

The *prima facie* speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph and 85th, or critical speed of 35 mph approaching the driveway. A copy of the speed survey is enclosed. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet.

Sight distance was measured from a 3.5-foot height at the location of the driver on the minor road to a 4.25-foot object height in the center of the approaching lane of the major road. Sight lines were field measured from a point 15 feet back from the edge of pavement. The Westside Farms sign currently restricts sight lines toward the north from the tasting room driveway on the easterly side of the road. This sign will need to be removed to provide adequate sight line; once removed there will be more than 400 feet of sight distance to the north. To the south of the driveway there is more than 400 feet of sight distance, which is more than adequate for the speed of traffic.

While existing sight lines to the south are adequate for the winery driveway on the westerly side of Westside Road, the curve north of the driveway limits sight lines to less than the 250 feet recommended. However, as shown on the attached exhibit, measures are to be taken to remove and/or trim vegetation and shave back the hillside as necessary to achieve the 250 feet of sight distance needed for the critical approach speed.

It is noted that there is a mirror on the east side of the road that provides adequate visibility of oncoming traffic to drivers exiting the driveway. Mirrors are not typically recommended along public roadways, in part because the mirror would either need to be in the public right-of-way or on another person's property. In this case, the property on both sides of the road belongs to the same owner, so the mirror can be maintained on private property and outside the public right-of-way. Because the mirror may further extend sight lines beyond the minimum needed, it is suggested that the mirror be retained so that the infrequent vehicle traveling at higher speeds can be seen approaching from an adequate distance.

Pedestrian Access

Based on the project proposal it is anticipated that pedestrian trips between the winery and tasting room will be infrequent, and limited to employees. The operation as proposed is not expected to result in any need for guests to cross from one side of Westside Road to the other. Recommended sight lines are shown on the enclosed exhibit.

Turn Lane Warrants

The need for turn lanes on Westside Road was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as a more recent update of the methodology developed by the Washington State Department of Transportation. Traffic counts for both the a.m. and p.m. peak hours were used for the evaluation.

For this analysis it was conservatively assumed that all project related traffic would access the site via southbound left-turns as this condition represents the greatest potential need for a left-turn pocket. Although special events would not typically start during a peak hour, to evaluate worst case conditions, inbound trips to a time-specific event (one that would have its arriving traffic consolidated into a short time period) were used along with the higher peak hour volumes near Felta Road. Even using this conservative approach a left-turn lane is not warranted.

Based on the evaluation performed as well as the lack of left-turn pockets for any of the other wineries on Westside Road, a left-turn pocket is not recommended. A copy of the Turn Lane Warrant spreadsheet is enclosed.

Conclusions and Recommendations

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous use for Westside Farms.
- Westside Road is expected to operate acceptably under volumes including project-generated traffic and traffic associated with agriculture promotional events both in the short-term and long-range. Further, multiple events could occur simultaneously without triggering unacceptable operating conditions under the County's standards.

- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.

- Sight distance from the tasting room driveway on the east side of Westside Road is generally adequate, though the existing "Westside Farms" sign should be removed and this area left clear to provide acceptable sight distance to the north.

- Sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with shaving back the hillside as necessary, should be implemented.

- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures noted above.

- A left-turn lane is neither warranted nor recommended on Westside Road at the project's driveways. We hope that the above information adequately addresses the proposed winery project's potential impacts.

Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

Dalene Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

DJW/djw/SOX472.L2

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

Enclosures: Traffic Counts
Summary of County Counts
Segment Collision Rate Calculation
Segment Level of Service Calculations
Winery Trip Generation
Special Event Forms
Radar Speed Survey
Sight Distance Exhibits
Turn Lane Warrant Analysis

Prepared by NDS/ATD

Volumes for: Tuesday, July 16, 2013 City: Sonoma County Project #: 13-7398-001

Location: Westside Road about 1 mile south of Sweetwater Springs Road.

Start	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
Time	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	7			0	14				
12:15	0	11			0	14				
12:30	0	8			0	12				
12:45	0	10	0	36	0	7	0	47	0	83
1:00	0	9			0	6				
1:15	3	8			1	6				
1:30	0	11			0	15				
1:45	0	14	3	42	0	9	1	36	4	78
2:00	0	3			0	8				
2:15	0	7			0	6				
2:30	1	12			0	7				
2:45	0	15	1	37	0	8	0	29	1	66
3:00	0	16			1	6				
3:15	0	11			0	11				
3:30	0	22			0	12				
3:45	0	21	0	70	0	15	1	44	1	114
4:00	0	21			0	16				
4:15	0	15			0	12				
4:30	0	18			0	11				
4:45	1	10	1	64	3	9	3	48	4	112
5:00	1	22			2	9				
5:15	1	26			0	8				
5:30	7	21			4	7				
5:45	1	10	10	79	2	11	8	35	18	114
6:00	1	8			5	9				
6:15	1	8			5	9				
6:30	2	9			2	8				
6:45	0	5	4	30	8	5	20	31	24	61
7:00	4	6			3	6				
7:15	4	5			10	4				
7:30	2	4			7	5				
7:45	3	5	13	20	10	6	30	21	43	41
8:00	4	2			6	4				
8:15	1	3			6	5				
8:30	4	2			7	2				
8:45	0	4	9	11	9	4	28	15	37	26
9:00	4	5			9	1				
9:15	3	2			12	0				
9:30	5	3			10	3	0			
9:45	4	0	16	10	11	1	42	5	58	15
10:00	2	2			4	2				
10:15	5	0			9	4				
10:30	10	1			11	1				
10:45	7	1	24	4	9	0	33	7	57	11
11:00	10	2			6	1				
11:15	8	2			9	2				
11:30	7	0			10	1				
11:45	10	1	35	5	10	0	35	4	70	9
Total	116	408	116	408	201	322	201	322	317	730
Combined Total	524		524		523		523		1047	
AM Peak	11:45 AM				11:45 AM					
Vol.	36				50					
P.H.F.	0.818				0.893					
PM Peak		3:30 PM				3:30 PM				
Vol.		79				55				
P.H.F.		0.966				0.859				
Percentage	22.1%	77.9%			38.4%	61.6%				

Date/Time/Volume/Average Speed/Temperature Report

HI-Star ID: 9417
Street: 8001
State:
City: Westside Rd
County: N/Felta Rd

Begin: 08/22/2012 12:00
Lane: 20.90
Oper: N/B
Posted: 45
AADT Factor: 1

End: 08/24/2012 12:00
Hours: 48:00
Period: 60
Raw Count: 2996
AADT Count: 1498

NC47

Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
08/22/2012				
[12:00-13:00]	95	0 mph	121 F	Dry
[13:00-14:00]	176	0 mph	128 F	Dry
[14:00-15:00]	104	0 mph	132 F	Dry
[15:00-16:00]	144	0 mph	128 F	Dry
[16:00-17:00]	151	0 mph	101 F	Dry
[17:00-18:00]	114	0 mph	91 F	Dry
[18:00-19:00]	56	0 mph	83 F	Dry
[19:00-20:00]	122	0 mph	78 F	Dry
[20:00-21:00]	18	0 mph	74 F	Dry
[21:00-22:00]	13	0 mph	70 F	Dry
[22:00-23:00]	6	0 mph	68 F	Dry
[23:00-00:00]	8	0 mph	68 F	Dry
Thur **08/23/2012**				
[00:00-01:00]	4	0 mph	68 F	Dry
[01:00-02:00]	0	0 mph	68 F	Dry
[02:00-03:00]	2	0 mph	68 F	Dry
[03:00-04:00]	1	0 mph	66 F	Dry
[04:00-05:00]	7	0 mph	66 F	Dry
[05:00-06:00]	15	0 mph	64 F	Dry
[06:00-07:00]	34	0 mph	64 F	Dry
[07:00-08:00]	72	0 mph	64 F	Dry
[08:00-09:00]	155	0 mph	68 F	Dry
[09:00-10:00]	47	0 mph	74 F	Dry
[10:00-11:00]	86	0 mph	74 F	Dry
[11:00-12:00]	93	0 mph	101 F	Dry
[12:00-13:00]	93	0 mph	119 F	Dry
[13:00-14:00]	91	0 mph	126 F	Dry
[14:00-15:00]	187	0 mph	130 F	Dry
[15:00-16:00]	136	0 mph	128 F	Dry
[16:00-17:00]	153	0 mph	101 F	Dry
[17:00-18:00]	112	0 mph	91 F	Dry
[18:00-19:00]	63	0 mph	83 F	Dry
[19:00-20:00]	27	0 mph	78 F	Dry
[20:00-21:00]	27	0 mph	76 F	Dry
[21:00-22:00]	24	0 mph	72 F	Dry
[22:00-23:00]	13	0 mph	70 F	Dry
[23:00-00:00]	5	0 mph	66 F	Dry
08/24/2012				
[00:00-01:00]	0	0 mph	66 F	Dry
[01:00-02:00]	0	0 mph	64 F	Dry

ADT = 1447

Date/Time/Volume/Average Speed/Temperature Report

NC47 Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
08/24/2012				
[02:00-03:00]	4	0 mph	62 F	Dry
[03:00-04:00]	0	0 mph	60 F	Dry
[04:00-05:00]	4	0 mph	58 F	Dry
[05:00-06:00]	16	0 mph	58 F	Dry
[06:00-07:00]	33	0 mph	60 F	Dry
[07:00-08:00]	65	0 mph	62 F	Dry
[08:00-09:00]	170	0 mph	66 F	Dry
[09:00-10:00]	57	0 mph	72 F	Dry
[10:00-11:00]	91	0 mph	72 F	Dry
[11:00-12:00]	102	0 mph	99 F	Dry

Date/Time/Volume/Average Speed/Temperature Report

Hi-Star ID: 3959	Begin: 08/22/2012 12:00	End: 08/24/2012 12:00
Street: 8001	Lane: 20.90	Hours: 48:00
State:	Oper: S/B	Period: 60
City: Westside Rd	Posted: 45	Raw Count: 3047
County: N/Felta Rd	AADT Factor: 1	AADT Count: 1524

NC47

Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
08/22/2012				
[12:00-13:00]	80	0 mph	125 F	Dry
[13:00-14:00]	158	0 mph	130 F	Dry
[14:00-15:00]	106	0 mph	132 F	Dry
[15:00-16:00]	122	0 mph	103 F	Dry
[16:00-17:00]	102	0 mph	91 F	Dry
[17:00-18:00]	100	0 mph	85 F	Dry
[18:00-19:00]	98	0 mph	80 F	Dry
[19:00-20:00]	43	0 mph	76 F	Dry
[20:00-21:00]	35	0 mph	70 F	Dry
[21:00-22:00]	25	0 mph	68 F	Dry
[22:00-23:00]	14	0 mph	66 F	Dry
[23:00-00:00]	10	0 mph	66 F	Dry
08/23/2012				
[00:00-01:00]	5	0 mph	66 F	Dry
[01:00-02:00]	3	0 mph	66 F	Dry
[02:00-03:00]	0	0 mph	66 F	Dry
[03:00-04:00]	2	0 mph	66 F	Dry
[04:00-05:00]	2	0 mph	64 F	Dry
[05:00-06:00]	28	0 mph	62 F	Dry
[06:00-07:00]	69	0 mph	62 F	Dry
[07:00-08:00]	93	0 mph	62 F	Dry
[08:00-09:00]	175	0 mph	66 F	Dry
[09:00-10:00]	73	0 mph	72 F	Dry
[10:00-11:00]	77	0 mph	85 F	Dry
[11:00-12:00]	111	0 mph	111 F	Dry
[12:00-13:00]	99	0 mph	121 F	Dry
[13:00-14:00]	90	0 mph	128 F	Dry
[14:00-15:00]	177	0 mph	128 F	Dry
[15:00-16:00]	126	0 mph	101 F	Dry
[16:00-17:00]	104	0 mph	91 F	Dry
[17:00-18:00]	70	0 mph	85 F	Dry
[18:00-19:00]	65	0 mph	82 F	Dry
[19:00-20:00]	46	0 mph	76 F	Dry
[20:00-21:00]	39	0 mph	72 F	Dry
[21:00-22:00]	20	0 mph	70 F	Dry
[22:00-23:00]	16	0 mph	66 F	Dry
[23:00-00:00]	5	0 mph	64 F	Dry
08/24/2012				
[00:00-01:00]	3	0 mph	62 F	Dry
[01:00-02:00]	2	0 mph	62 F	Dry

Thu

ADT = 1621

Date/Time/Volume/Average Speed/Temperature Report

NC47				
Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
08/24/2012				
[02:00-03:00]	3	0 mph	58 F	Dry
[03:00-04:00]	0	0 mph	58 F	Dry
[04:00-05:00]	3	0 mph	58 F	Dry
[05:00-06:00]	21	0 mph	56 F	Dry
[06:00-07:00]	79	0 mph	58 F	Dry
[07:00-08:00]	79	0 mph	62 F	Dry
[08:00-09:00]	166	0 mph	66 F	Dry
[09:00-10:00]	80	0 mph	72 F	Dry
[10:00-11:00]	104	0 mph	89 F	Dry
[11:00-12:00]	119	0 mph	111 F	Dry

Date/Time/Volume/Average Speed/Temperature Report

HI-Star ID: 5716	Begin: 07/28/2015 12:00	End: 07/30/2015 12:00
Street: 8001	Lane: 20.90	Hours: 48:00
State:	Oper: N/B	Period: 60
City: Westside Road	Posted: 45	Raw Count: 2646
County: N/Felta Rd.	AADT Factor: 1	AADT Count: 1323

NC97

Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
07/28/2015				
[12:00-13:00]	110	44 mph	136 F	Dry
[13:00-14:00]	110	45 mph	144 F	Dry
[14:00-15:00]	103	43 mph	146 F	Dry
[15:00-16:00]	125	42 mph	142 F	Dry
[16:00-17:00]	112	42 mph	115 F	Dry
[17:00-18:00]	115	48 mph	105 F	Dry
[18:00-19:00]	44	44 mph	99 F	Dry
[19:00-20:00]	45	45 mph	95 F	Dry
[20:00-21:00]	41	38 mph	89 F	Dry
[21:00-22:00]	35	38 mph	85 F	Dry
[22:00-23:00]	9	34 mph	82 F	Dry
[23:00-00:00]	9	33 mph	78 F	Dry
07/29/2015 Wed				
[00:00-01:00]	2	32 mph	76 F	Dry
[01:00-02:00]	7	33 mph	76 F	Dry
[02:00-03:00]	1	33 mph	74 F	Dry
[03:00-04:00]	3	33 mph	70 F	Dry
[04:00-05:00]	5	33 mph	70 F	Dry
[05:00-06:00]	28	32 mph	68 F	Dry
[06:00-07:00]	41	33 mph	68 F	Dry
[07:00-08:00]	54	32 mph	70 F	Dry
[08:00-09:00]	86	32 mph	74 F	Dry
[09:00-10:00]	63	33 mph	78 F	Dry
[10:00-11:00]	92	32 mph	82 F	Dry
[11:00-12:00]	95	39 mph	115 F	Dry
[12:00-13:00]	108	36 mph	136 F	Dry
[13:00-14:00]	98	38 mph	144 F	Dry
[14:00-15:00]	124	45 mph	146 F	Dry
[15:00-16:00]	113	44 mph	140 F	Dry
[16:00-17:00]	119	44 mph	113 F	Dry
[17:00-18:00]	109	38 mph	101 F	Dry
[18:00-19:00]	63	45 mph	93 F	Dry
[19:00-20:00]	44	54 mph	87 F	Dry
[20:00-21:00]	24	24 mph	82 F	Dry
[21:00-22:00]	26	38 mph	78 F	Dry
[22:00-23:00]	9	38 mph	76 F	Dry
[23:00-00:00]	9	38 mph	76 F	Dry
07/30/2015				
[00:00-01:00]	3	38 mph	76 F	Dry
[01:00-02:00]	2	38 mph	76 F	Dry

Date/Time/Volume/Average Speed/Temperature Report

NC97 Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
07/30/2015				
[02:00-03:00]	0	0 mph	74 F	Dry
[03:00-04:00]	3	38 mph	76 F	Dry
[04:00-05:00]	8	38 mph	76 F	Dry
[05:00-06:00]	20	38 mph	74 F	Dry
[06:00-07:00]	38	38 mph	74 F	Dry
[07:00-08:00]	53	38 mph	74 F	Dry
[08:00-09:00]	92	44 mph	78 F	Dry
[09:00-10:00]	81	44 mph	78 F	Dry
[10:00-11:00]	66	40 mph	83 F	Dry
[11:00-12:00]	99	43 mph	111 F	Dry

Date/Time/Volume/Average Speed/Temperature Report

HI-Star ID: 7560	Begin: 07/28/2015 12:00	End: 07/30/2015 12:00
Street: 8001	Lane: 20.90	Hours: 48:00
State:	Oper: S/B	Period: 60
City: Westside Road	Posted: 45	Raw Count: 2605
County: N/Felta Rd	AADT Factor: 1	AADT Count: 1303

NC97

Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
07/28/2015				
[12:00-13:00]	102	42 mph	140 F	Dry
[13:00-14:00]	77	43 mph	144 F	Dry
[14:00-15:00]	114	45 mph	138 F	Dry
[15:00-16:00]	104	43 mph	109 F	Dry
[16:00-17:00]	79	45 mph	101 F	Dry
[17:00-18:00]	67	45 mph	99 F	Dry
[18:00-19:00]	42	45 mph	97 F	Dry
[19:00-20:00]	54	43 mph	91 F	Dry
[20:00-21:00]	60	44 mph	85 F	Dry
[21:00-22:00]	39	47 mph	82 F	Dry
[22:00-23:00]	20	48 mph	78 F	Dry
[23:00-00:00]	15	44 mph	76 F	Dry
07/29/2015 Wed				
[00:00-01:00]	3	46 mph	76 F	Dry
[01:00-02:00]	10	41 mph	74 F	Dry
[02:00-03:00]	1	48 mph	70 F	Dry
[03:00-04:00]	5	42 mph	70 F	Dry
[04:00-05:00]	4	43 mph	68 F	Dry
[05:00-06:00]	58	45 mph	66 F	Dry
[06:00-07:00]	59	45 mph	66 F	Dry
[07:00-08:00]	66	45 mph	68 F	Dry
[08:00-09:00]	65	44 mph	74 F	Dry
[09:00-10:00]	76	44 mph	76 F	Dry
[10:00-11:00]	105	43 mph	103 F	Dry
[11:00-12:00]	80	41 mph	125 F	Dry
[12:00-13:00]	108	37 mph	138 F	Dry
[13:00-14:00]	91	41 mph	144 F	Dry
[14:00-15:00]	100	43 mph	136 F	Dry
[15:00-16:00]	102	42 mph	109 F	Dry
[16:00-17:00]	99	46 mph	101 F	Dry
[17:00-18:00]	72	43 mph	97 F	Dry
[18:00-19:00]	51	45 mph	91 F	Dry
[19:00-20:00]	48	46 mph	85 F	Dry
[20:00-21:00]	29	45 mph	80 F	Dry
[21:00-22:00]	39	43 mph	76 F	Dry
[22:00-23:00]	20	45 mph	76 F	Dry
[23:00-00:00]	10	45 mph	74 F	Dry
07/30/2015				
[00:00-01:00]	1	43 mph	74 F	Dry
[01:00-02:00]	2	53 mph	74 F	Dry

Date/Time/Volume/Average Speed/Temperature Report

NC97 Date & Time Range	Count	Avg Speed	Temp	Wet/Dry
07/30/2015				
[02:00-03:00]	0	0 mph	72 F	Dry
[03:00-04:00]	4	45 mph	74 F	Dry
[04:00-05:00]	8	46 mph	72 F	Dry
[05:00-06:00]	80	44 mph	72 F	Dry
[06:00-07:00]	68	46 mph	72 F	Dry
[07:00-08:00]	61	43 mph	72 F	Dry
[08:00-09:00]	64	45 mph	78 F	Dry
[09:00-10:00]	75	45 mph	78 F	Dry
[10:00-11:00]	84	41 mph	99 F	Dry
[11:00-12:00]	84	43 mph	117 F	Dry

SEGMENT COLLISION RATE CALCULATIONS

County of Sonoma

Location: Westside Road

Date of Count: Tuesday, July 16, 2013
ADT: 1,000

Number of Collisions: 1
Number of Injuries: 0
Number of Fatalities: 0
Start Date: July 1, 2006
End Date: June 30, 2011
Number of Years: 5

Highway Type: Conventional 2 lanes or less
Area: Rural
Design Speed: <=55
Terrain: Rolling/Mountain

Segment Length: 1.0 miles
Direction: North/South

$$\frac{\text{Number of Collisions x 1 Million}}{\text{ADT x 365 Days per Year x Segment Length x Number of Years}}$$

$$\frac{1 \times 1{,}000{,}000}{1{,}000 \times 365 \times 1 \times 5}$$

	Collision Rate	Fatality Rate	Injury Rate
Study Segment	0.55 c/mvm	0.0%	0.0%
Statewide Average*	1.58 c/mvm	2.4%	43.6%

ADT = average daily traffic volume
c/mvm = collisions per million vehicle miles
* 2009 Collision Data on California State Highways, Caltrans

```
                    HCS 2010: Two-Lane Highways Release 6.60




Phone:                                  Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis_______________

Analyst                 Briana Byrne
Agency/Co.              W-Trans
Date Performed          11/4/2015
Analysis Time Period    Weekday PM Peak NB
Highway                 Westside Road
From/To                 Near 7097 Westside Rd
Jurisdiction            County of Sonoma
Analysis Year           2015
Description  Existing Conditions

_________________________________Input Data_________________________________

Highway class  Class 2             Peak hour factor, PHF     1.00
Shoulder width        1.0     ft   % Trucks and buses        5       %
Lane width            12.0    ft   % Trucks crawling         0.0     %
Segment length        1.0     mi   Truck crawl speed         0.0     mi/hr
Terrain type          Rolling      % Recreational vehicles   2       %
Grade:  Length        -       mi   % No-passing zones        100     %
        Up/down       -       %    Access point density      17      /mi

Analysis direction volume, Vd  153    veh/h
Opposing direction volume, Vo  104    veh/h

___________________________Average Travel Speed____________________________

Direction                                 Analysis(d)        Opposing (o)
PCE for trucks, ET                            2.0*               2.0*
PCE for RVs, ER                               1.1                1.1
Heavy-vehicle adj. factor,(note-5) fHV        0.951              0.951
Grade adj. factor,(note-1) fg                 0.71               0.67
Directional flow rate,(note-2) vi             227      pc/h      163      pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                -      mi/h
Observed total demand,(note-3) V                  -      veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS               45.0    mi/h
Adj. for lane and shoulder width,(note-3) fLS    4.2     mi/h
Adj. for access point density,(note-3) fA        4.3     mi/h

Free-flow speed, FFSd                            36.5    mi/h

Adjustment for no-passing zones, fnp             3.4     mi/h
Average travel speed, ATSd                       30.1    mi/h
Percent Free Flow Speed, PFFS                    82.4    %
```

```
_________________________Percent Time-Spent-Following______________________

Direction                                  Analysis(d)         Opposing (o)
PCE for trucks, ET                             1.8                 1.8
PCE for RVs, ER                                1.0                 1.0
Heavy-vehicle adjustment factor, fHV           0.962               0.962
Grade adjustment factor,(note-1) fg            0.77                0.73
Directional flow rate,(note-2) vi              207     pc/h        148      pc/h
Base percent time-spent-following,(note-4) BPTSFd  22.2    %
Adjustment for no-passing zones, fnp               56.0
Percent time-spent-following, PTSFd                54.9    %

________________Level of Service and Other Performance Measures______________

Level of service, LOS                              B
Volume to capacity ratio, v/c                      0.12
Peak 15-min vehicle-miles of travel, VMT15         38      veh-mi
Peak-hour vehicle-miles of travel, VMT60           153     veh-mi
Peak 15-min total travel time, TT15                1.3     veh-h
Capacity from ATS, CdATS                           0       veh/h
Capacity from PTSF, CdPTSF                         1242    veh/h
Directional Capacity                               1242    veh/h

____________________________Passing Lane Analysis___________________________

Total length of analysis segment, Lt                            1.0      mi
Length of two-lane highway upstream of the passing lane, Lu    -        mi
Length of passing lane including tapers, Lpl                    -        mi
Average travel speed, ATSd (from above)                         30.1     mi/h
Percent time-spent-following, PTSFd (from above)                54.9
Level of service, LOSd (from above)                             B

___________________Average Travel Speed  with Passing Lane__________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde        -        mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld    -        mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                       -
Average travel speed including passing lane, ATSpl              -
Percent free flow speed including passing lane, PFFSpl          0.0      %

________________Percent Time-Spent-Following with Passing Lane_______________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde       -        mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld       -        mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                        -
Percent time-spent-following
    including passing lane, PTSFpl                              -        %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl      A
Peak 15-min total travel time, TT15                 -       veh-h

__________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                    55
Percent of segment with occupied on-highway parking       0
Pavement rating, P                                        3
Flow rate in outside lane, vOL                            153.0
Effective width of outside lane, We                       16.06
Effective speed factor, St                                4.79
Bicycle LOS Score, BLOS                                   4.31
Bicycle LOS                                               D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
                    HCS 2010: Two-Lane Highways Release 6.60




Phone:                                   Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis________________

Analyst                 Briana Byrne
Agency/Co.              W-Trans
Date Performed          11/4/2015
Analysis Time Period    Weekday PM Peak SB
Highway                 Westside Road
From/To                 Near 7097 Westside Rd
Jurisdiction            County of Sonoma
Analysis Year           2015
Description  Existing Conditions

________________________________Input Data________________________________

Highway class  Class 2            Peak hour factor, PHF     1.00
Shoulder width        1.0    ft   % Trucks and buses        5       %
Lane width            12.0   ft   % Trucks crawling         0.0     %
Segment length        1.0    mi   Truck crawl speed         0.0     mi/hr
Terrain type          Rolling     % Recreational vehicles   2       %
Grade: Length         -      mi   % No-passing zones        100     %
       Up/down        -      %    Access point density      17      /mi

Analysis direction volume, Vd  104     veh/h
Opposing direction volume, Vo  153     veh/h

__________________________Average Travel Speed__________________________

Direction                                 Analysis(d)         Opposing (o)
PCE for trucks, ET                           2.0*                2.0*
PCE for RVs, ER                              1.1                 1.1
Heavy-vehicle adj. factor,(note-5) fHV       0.951               0.951
Grade adj. factor,(note-1) fg                0.67                0.71
Directional flow rate,(note-2) vi            163     pc/h        227     pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                 -       mi/h
Observed total demand,(note-3) V                   -       veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS               45.0      mi/h
Adj. for lane and shoulder width,(note-3) fLS    4.2       mi/h
Adj. for access point density,(note-3) fA        4.3       mi/h

Free-flow speed, FFSd                            36.5      mi/h

Adjustment for no-passing zones, fnp             3.8       mi/h
Average travel speed, ATSd                       29.7      mi/h
Percent Free Flow Speed, PFFS                    81.3      %
```

```
_________________________Percent Time-Spent-Following_________________________

Direction                             Analysis(d)         Opposing (o)
PCE for trucks, ET                        1.8                 1.8
PCE for RVs, ER                           1.0                 1.0
Heavy-vehicle adjustment factor, fHV      0.962               0.962
Grade adjustment factor,(note-1) fg       0.73                0.77
Directional flow rate,(note-2) vi         148    pc/h         207     pc/h
Base percent time-spent-following,(note-4) BPTSFd  16.4   %
Adjustment for no-passing zones, fnp               56.0
Percent time-spent-following, PTSFd                39.7   %

________________Level of Service and Other Performance Measures_______________

Level of service, LOS                              A
Volume to capacity ratio, v/c                      0.09
Peak 15-min vehicle-miles of travel, VMT15         26      veh-mi
Peak-hour vehicle-miles of travel, VMT60           104     veh-mi
Peak 15-min total travel time, TT15                0.9     veh-h
Capacity from ATS, CdATS                           1338    veh/h
Capacity from PTSF, CdPTSF                         1314    veh/h
Directional Capacity                               1314    veh/h

_____________________________Passing Lane Analysis____________________________

Total length of analysis segment, Lt                         1.0     mi
Length of two-lane highway upstream of the passing lane, Lu  -       mi
Length of passing lane including tapers, Lpl                 -       mi
Average travel speed, ATSd (from above)                      29.7    mi/h
Percent time-spent-following, PTSFd (from above)             39.7
Level of service, LOSd (from above)                          A

___________________Average Travel Speed  with Passing Lane____________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde     -       mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld  -       mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                    -
Average travel speed including passing lane, ATSpl           -
Percent free flow speed including passing lane, PFFSpl       0.0     %

________________Percent Time-Spent-Following with Passing Lane________________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde    -       mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld    -       mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                     -
Percent time-spent-following
    including passing lane, PTSFpl                           -       %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl     A
Peak 15-min total travel time, TT15                -       veh-h

__________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                        55
Percent of segment with occupied on-highway parking           0
Pavement rating, P                                            3
Flow rate in outside lane, vOL                                104.0
Effective width of outside lane, We                           19.24
Effective speed factor, St                                    4.79
Bicycle LOS Score, BLOS                                       3.56
Bicycle LOS                                                   D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
                      HCS 2010: Two-Lane Highways Release 6.60




Phone:                                  Fax:
E-Mail:

_________________Directional Two-Lane Highway Segment Analysis________________

Analyst                 Briana Byrne
Agency/Co.              W-Trans
Date Performed          11/4/2015
Analysis Time Period    Weekday PM Peak NB
Highway                 Westside Road
From/To                 Near 7097 Westside Rd
Jurisdiction            County of Sonoma
Analysis Year           2015
Description  Cumualtive 2040 Conditions

__________________________________Input Data__________________________________

Highway class  Class 2              Peak hour factor, PHF       1.00
Shoulder width       1.0     ft     % Trucks and buses          5       %
Lane width           12.0    ft     % Trucks crawling           0.0     %
Segment length       1.0     mi     Truck crawl speed           0.0     mi/hr
Terrain type         Rolling        % Recreational vehicles     2       %
Grade: Length        -       mi     % No-passing zones          100     %
       Up/down       -       %      Access point density        17      /mi

Analysis direction volume, Vd  157     veh/h
Opposing direction volume, Vo  107     veh/h

____________________________Average Travel Speed______________________________

Direction                                  Analysis(d)         Opposing (o)
PCE for trucks, ET                             2.0*                2.0*
PCE for RVs, ER                                1.1                 1.1
Heavy-vehicle adj. factor,(note-5) fHV         0.951               0.951
Grade adj. factor,(note-1) fg                  0.72                0.68
Directional flow rate,(note-2) vi              229     pc/h        165     pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                 -      mi/h
Observed total demand,(note-3) V                   -      veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS               45.0     mi/h
Adj. for lane and shoulder width,(note-3) fLS    4.2      mi/h
Adj. for access point density,(note-3) fA        4.3      mi/h

Free-flow speed, FFSd                            36.5     mi/h

Adjustment for no-passing zones, fnp             3.4      mi/h
Average travel speed, ATSd                       30.1     mi/h
Percent Free Flow Speed, PFFS                    82.2     %
```

```
________________________Percent Time-Spent-Following_____________________

Direction                                   Analysis(d)         Opposing (o)
PCE for trucks, ET                              1.8                 1.8
PCE for RVs, ER                                 1.0                 1.0
Heavy-vehicle adjustment factor, fHV            0.962               0.962
Grade adjustment factor,(note-1) fg             0.77                0.73
Directional flow rate,(note-2) vi               212     pc/h        152       pc/h
Base percent time-spent-following,(note-4) BPTSFd  22.7    %
Adjustment for no-passing zones, fnp                 56.2
Percent time-spent-following, PTSFd                  55.4    %

_______________Level of Service and Other Performance Measures______________

Level of service, LOS                                C
Volume to capacity ratio, v/c                        0.12
Peak 15-min vehicle-miles of travel, VMT15           39      veh-mi
Peak-hour vehicle-miles of travel, VMT60             157     veh-mi
Peak 15-min total travel time, TT15                  1.3     veh-h
Capacity from ATS, CdATS                             0       veh/h
Capacity from PTSF, CdPTSF                           1259    veh/h
Directional Capacity                                 1259    veh/h

____________________________Passing Lane Analysis____________________________

Total length of analysis segment, Lt                            1.0      mi
Length of two-lane highway upstream of the passing lane, Lu    -        mi
Length of passing lane including tapers, Lpl                    -        mi
Average travel speed, ATSd (from above)                         30.1     mi/h
Percent time-spent-following, PTSFd (from above)                55.4
Level of service, LOSd (from above)                             C

___________________Average Travel Speed  with Passing Lane___________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde        -        mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld    -        mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                       -
Average travel speed including passing lane, ATSpl              -
Percent free flow speed including passing lane, PFFSpl          0.0      %

_______________Percent Time-Spent-Following with Passing Lane_______________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde       -        mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld       -        mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                        -
Percent time-spent-following
    including passing lane, PTSFpl                              -        %

_____Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl      A
Peak 15-min total travel time, TT15                 -       veh-h

_________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                          55
Percent of segment with occupied on-highway parking             0
Pavement rating, P                                              3
Flow rate in outside lane, vOL                                  157.0
Effective width of outside lane, We                             15.80
Effective speed factor, St                                      4.79
Bicycle LOS Score, BLOS                                         4.37
Bicycle LOS                                                     D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
                      HCS 2010: Two-Lane Highways Release 6.60




Phone:                                  Fax:
E-Mail:

_________________Directional Two-Lane Highway Segment Analysis________________

Analyst                 Briana Byrne
Agency/Co.              W-Trans
Date Performed          11/4/2015
Analysis Time Period    Weekday PM Peak SB
Highway                 Westside Road
From/To                 Near 7097 Westside Rd
Jurisdiction            County of Sonoma
Analysis Year           2015
Description  Cumualtive 2040 Conditions

__________________________________Input Data__________________________________

Highway class  Class 2              Peak hour factor, PHF     1.00
Shoulder width       1.0     ft     % Trucks and buses        5       %
Lane width           12.0    ft     % Trucks crawling         0.0     %
Segment length       1.0     mi     Truck crawl speed         0.0     mi/hr
Terrain type         Rolling        % Recreational vehicles   2       %
Grade: Length        -       mi     % No-passing zones        100     %
       Up/down       -       %      Access point density      17      /mi

Analysis direction volume, Vd  107     veh/h
Opposing direction volume, Vo  157     veh/h

____________________________Average Travel Speed______________________________

Direction                                 Analysis(d)         Opposing (o)
PCE for trucks, ET                            2.0*                2.0*
PCE for RVs, ER                               1.1                 1.1
Heavy-vehicle adj. factor,(note-5) fHV        0.951               0.951
Grade adj. factor,(note-1) fg                 0.68                0.72
Directional flow rate,(note-2) vi             165     pc/h        229     pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                 -       mi/h
Observed total demand,(note-3) V                   -       veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS               45.0      mi/h
Adj. for lane and shoulder width,(note-3) fLS    4.2       mi/h
Adj. for access point density,(note-3) fA        4.3       mi/h

Free-flow speed, FFSd                            36.5      mi/h

Adjustment for no-passing zones, fnp             3.8       mi/h
Average travel speed, ATSd                       29.7      mi/h
Percent Free Flow Speed, PFFS                    81.2      %
```

```
________________________Percent Time-Spent-Following________________________

Direction                                   Analysis(d)       Opposing (o)
PCE for trucks, ET                              1.8                1.8
PCE for RVs, ER                                 1.0                1.0
Heavy-vehicle adjustment factor, fHV            0.962              0.962
Grade adjustment factor,(note-1) fg             0.73               0.77
Directional flow rate,(note-2) vi               152    pc/h        212     pc/h
Base percent time-spent-following,(note-4) BPTSFd  16.7   %
Adjustment for no-passing zones, fnp               56.2
Percent time-spent-following, PTSFd                40.2   %

________________Level of Service and Other Performance Measures______________

Level of service, LOS                              B
Volume to capacity ratio, v/c                      0.09
Peak 15-min vehicle-miles of travel, VMT15         27      veh-mi
Peak-hour vehicle-miles of travel, VMT60           107     veh-mi
Peak 15-min total travel time, TT15                0.9     veh-h
Capacity from ATS, CdATS                           1211    veh/h
Capacity from PTSF, CdPTSF                         1330    veh/h
Directional Capacity                               1330    veh/h

_____________________________Passing Lane Analysis____________________________

Total length of analysis segment, Lt                         1.0      mi
Length of two-lane highway upstream of the passing lane, Lu  -        mi
Length of passing lane including tapers, Lpl                 -        mi
Average travel speed, ATSd (from above)                      29.7     mi/h
Percent time-spent-following, PTSFd (from above)             40.2
Level of service, LOSd (from above)                          B

___________________Average Travel Speed  with Passing Lane____________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde     -        mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld  -        mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                    -
Average travel speed including passing lane, ATSpl           -
Percent free flow speed including passing lane, PFFSpl       0.0      %

________________Percent Time-Spent-Following with Passing Lane________________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde    -        mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld    -        mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                     -
Percent time-spent-following
    including passing lane, PTSFpl                           -        %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl     A
Peak 15-min total travel time, TT15                -       veh-h

__________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                     55
Percent of segment with occupied on-highway parking        0
Pavement rating, P                                         3
Flow rate in outside lane, vOL                             107.0
Effective width of outside lane, We                        19.05
Effective speed factor, St                                 4.79
Bicycle LOS Score, BLOS                                    3.61
Bicycle LOS                                                D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
                  HCS 2010: Two-Lane Highways Release 6.60



Phone:                                  Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis_______________

Analyst                     Briana Byrne
Agency/Co.                  W-Trans
Date Performed              11/4/2015
Analysis Time Period        Weekday PM Peak NB
Highway                     Westside Road
From/To                     Near 7097 Westside Rd
Jurisdiction                County of Sonoma
Analysis Year               2015
Description  Existing Plus Prj Conditions

________________________________Input Data________________________________

Highway class  Class 2               Peak hour factor, PHF     1.00
Shoulder width        1.0     ft     % Trucks and buses        5       %
Lane width            12.0    ft     % Trucks crawling         0.0     %
Segment length        1.0     mi     Truck crawl speed         0.0     mi/hr
Terrain type          Rolling        % Recreational vehicles   2       %
Grade:  Length        -       mi     % No-passing zones        100     %
        Up/down       -       %      Access point density      17      /mi

Analysis direction volume, Vd  166     veh/h
Opposing direction volume, Vo  110     veh/h

__________________________Average Travel Speed____________________________

Direction                                Analysis(d)        Opposing (o)
PCE for trucks, ET                          2.0*               2.0*
PCE for RVs, ER                             1.1                1.1
Heavy-vehicle adj. factor,(note-5) fHV      0.951              0.951
Grade adj. factor,(note-1) fg               0.72               0.68
Directional flow rate,(note-2) vi           242      pc/h      170      pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                -       mi/h
Observed total demand,(note-3) V                  -       veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS               45.0     mi/h
Adj. for lane and shoulder width,(note-3) fLS    4.2      mi/h
Adj. for access point density,(note-3) fA        4.3      mi/h

Free-flow speed, FFSd                            36.5     mi/h

Adjustment for no-passing zones, fnp             3.5      mi/h
Average travel speed, ATSd                       29.8     mi/h
Percent Free Flow Speed, PFFS                    81.6     %
```

```
_________________________Percent Time-Spent-Following_________________________

Direction                             Analysis(d)         Opposing (o)
PCE for trucks, ET                        1.8                 1.8
PCE for RVs, ER                           1.0                 1.0
Heavy-vehicle adjustment factor, fHV      0.962               0.962
Grade adjustment factor,(note-1) fg       0.78                0.74
Directional flow rate,(note-2) vi         221    pc/h         155     pc/h
Base percent time-spent-following,(note-4) BPTSFd 23.5   %
Adjustment for no-passing zones, fnp               55.9
Percent time-spent-following, PTSFd                56.4   %

________________Level of Service and Other Performance Measures_______________

Level of service, LOS                              C
Volume to capacity ratio, v/c                      0.13
Peak 15-min vehicle-miles of travel, VMT15         42      veh-mi
Peak-hour vehicle-miles of travel, VMT60           166     veh-mi
Peak 15-min total travel time, TT15                1.4     veh-h
Capacity from ATS, CdATS                           0       veh/h
Capacity from PTSF, CdPTSF                         1259    veh/h
Directional Capacity                               1259    veh/h

_____________________________Passing Lane Analysis____________________________

Total length of analysis segment, Lt                         1.0     mi
Length of two-lane highway upstream of the passing lane, Lu  -       mi
Length of passing lane including tapers, Lpl                 -       mi
Average travel speed, ATSd (from above)                      29.8    mi/h
Percent time-spent-following, PTSFd (from above)             56.4
Level of service, LOSd (from above)                          C

___________________Average Travel Speed  with Passing Lane____________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde     -       mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld  -       mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                    -
Average travel speed including passing lane, ATSpl           -
Percent free flow speed including passing lane, PFFSpl       0.0     %

________________Percent Time-Spent-Following with Passing Lane________________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde    -       mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld    -       mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                     -
Percent time-spent-following
    including passing lane, PTSFpl                           -       %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl     A
Peak 15-min total travel time, TT15                -       veh-h

__________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                         55
Percent of segment with occupied on-highway parking            0
Pavement rating, P                                             3
Flow rate in outside lane, vOL                                 166.0
Effective width of outside lane, We                            13.00
Effective speed factor, St                                     4.79
Bicycle LOS Score, BLOS                                        4.80
Bicycle LOS                                                    E

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
Phone:                                  Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis_______________

Analyst                     Briana Byrne
Agency/Co.                  W-Trans
Date Performed              11/4/2015
Analysis Time Period        Weekday PM Peak SB
Highway                     Westside Road
From/To                     Near 7097 Westside Rd
Jurisdiction                County of Sonoma
Analysis Year               2015
Description  Existing Plus Prj Conditions

_________________________________Input Data__________________________________

Highway class  Class 2              Peak hour factor, PHF     1.00
Shoulder width        1.0    ft     % Trucks and buses        5        %
Lane width            12.0   ft     % Trucks crawling         0.0      %
Segment length        1.0    mi     Truck crawl speed         0.0      mi/hr
Terrain type          Rolling       % Recreational vehicles   2        %
Grade:  Length        -      mi     % No-passing zones        100      %
        Up/down       -      %      Access point density      17       /mi

Analysis direction volume, Vd  110     veh/h
Opposing direction volume, Vo  166     veh/h

___________________________Average Travel Speed______________________________

Direction                                Analysis(d)         Opposing (o)
PCE for trucks, ET                          2.0*                2.0*
PCE for RVs, ER                             1.1                 1.1
Heavy-vehicle adj. factor,(note-5) fHV      0.951               0.951
Grade adj. factor,(note-1) fg               0.68                0.72
Directional flow rate,(note-2) vi           170      pc/h       242      pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                 -       mi/h
Observed total demand,(note-3) V                   -       veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS               45.0      mi/h
Adj. for lane and shoulder width,(note-3) fLS    4.2       mi/h
Adj. for access point density,(note-3) fA        4.3       mi/h

Free-flow speed, FFSd                            36.5      mi/h

Adjustment for no-passing zones, fnp             3.7       mi/h
Average travel speed, ATSd                       29.6      mi/h
Percent Free Flow Speed, PFFS                    81.1      %
```

```
_________________________Percent Time-Spent-Following_________________________

Direction                             Analysis(d)         Opposing (o)
PCE for trucks, ET                        1.8                 1.8
PCE for RVs, ER                           1.0                 1.0
Heavy-vehicle adjustment factor, fHV      0.962               0.962
Grade adjustment factor,(note-1) fg       0.74                0.78
Directional flow rate,(note-2) vi         155    pc/h         221      pc/h
Base percent time-spent-following,(note-4) BPTSFd  18.0   %
Adjustment for no-passing zones, fnp               55.9
Percent time-spent-following, PTSFd                41.0   %

________________Level of Service and Other Performance Measures_______________

Level of service, LOS                              B
Volume to capacity ratio, v/c                      0.09
Peak 15-min vehicle-miles of travel, VMT15         28       veh-mi
Peak-hour vehicle-miles of travel, VMT60           110      veh-mi
Peak 15-min total travel time, TT15                0.9      veh-h
Capacity from ATS, CdATS                           1227     veh/h
Capacity from PTSF, CdPTSF                         1330     veh/h
Directional Capacity                               1330     veh/h

____________________________Passing Lane Analysis_____________________________

Total length of analysis segment, Lt                          1.0      mi
Length of two-lane highway upstream of the passing lane, Lu   -        mi
Length of passing lane including tapers, Lpl                  -        mi
Average travel speed, ATSd (from above)                       29.6     mi/h
Percent time-spent-following, PTSFd (from above)              41.0
Level of service, LOSd (from above)                           B

__________________Average Travel Speed  with Passing Lane_____________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde      -        mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld   -        mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                     -
Average travel speed including passing lane, ATSpl            -
Percent free flow speed including passing lane, PFFSpl        0.0      %

________________Percent Time-Spent-Following with Passing Lane________________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde     -        mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld     -        mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                      -
Percent time-spent-following
    including passing lane, PTSFpl                            -        %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl     A
Peak 15-min total travel time, TT15                -        veh-h

__________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                    55
Percent of segment with occupied on-highway parking       0
Pavement rating, P                                        3
Flow rate in outside lane, vOL                            110.0
Effective width of outside lane, We                       18.85
Effective speed factor, St                                4.79
Bicycle LOS Score, BLOS                                   3.66
Bicycle LOS                                               D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
                    HCS 2010: Two-Lane Highways Release 6.60



Phone:                                  Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis_______________

Analyst                 Briana Byrne
Agency/Co.              W-Trans
Date Performed          11/4/2015
Analysis Time Period    Weekday PM Peak NB
Highway                 Westside Road
From/To                 Near 7097 Westside Rd
Jurisdiction            County of Sonoma
Analysis Year           2015
Description  Cumualtive 2040 + Prj Cond

_________________________________Input Data_________________________________

Highway class  Class 2            Peak hour factor, PHF      1.00
Shoulder width        1.0    ft   % Trucks and buses         5        %
Lane width            12.0   ft   % Trucks crawling          0.0      %
Segment length        1.0    mi   Truck crawl speed          0.0      mi/hr
Terrain type          Rolling     % Recreational vehicles    2        %
Grade: Length         -      mi   % No-passing zones         100      %
       Up/down        -      %    Access point density       17       /mi

Analysis direction volume, Vd  170     veh/h
Opposing direction volume, Vo  113     veh/h

___________________________Average Travel Speed_____________________________

Direction                                 Analysis(d)        Opposing (o)
PCE for trucks, ET                           2.0*                2.0*
PCE for RVs, ER                              1.1                 1.1
Heavy-vehicle adj. factor,(note-5) fHV       0.951               0.951
Grade adj. factor,(note-1) fg                0.73                0.68
Directional flow rate,(note-2) vi            245      pc/h       175      pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                 -       mi/h
Observed total demand,(note-3) V                   -       veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS                45.0     mi/h
Adj. for lane and shoulder width,(note-3) fLS     4.2      mi/h
Adj. for access point density,(note-3) fA         4.3      mi/h

Free-flow speed, FFSd                             36.5     mi/h

Adjustment for no-passing zones, fnp              3.6      mi/h
Average travel speed, ATSd                        29.7     mi/h
Percent Free Flow Speed, PFFS                     81.2     %
```

```
_________________________Percent Time-Spent-Following__________________________

Direction                                    Analysis(d)         Opposing (o)
PCE for trucks, ET                               1.8                 1.8
PCE for RVs, ER                                  1.0                 1.0
Heavy-vehicle adjustment factor, fHV             0.962               0.962
Grade adjustment factor,(note-1) fg              0.78                0.74
Directional flow rate,(note-2) vi                227     pc/h        159      pc/h
Base percent time-spent-following,(note-4) BPTSFd 24.0    %
Adjustment for no-passing zones, fnp                      56.1
Percent time-spent-following, PTSFd                       57.0    %

________________Level of Service and Other Performance Measures________________

Level of service, LOS                                     C
Volume to capacity ratio, v/c                             0.13
Peak 15-min vehicle-miles of travel, VMT15                43      veh-mi
Peak-hour vehicle-miles of travel, VMT60                  170     veh-mi
Peak 15-min total travel time, TT15                       1.4     veh-h
Capacity from ATS, CdATS                                  0       veh/h
Capacity from PTSF, CdPTSF                                1259    veh/h
Directional Capacity                                      1259    veh/h

_____________________________Passing Lane Analysis_____________________________

Total length of analysis segment, Lt                                1.0       mi
Length of two-lane highway upstream of the passing lane, Lu         -         mi
Length of passing lane including tapers, Lpl                        -         mi
Average travel speed, ATSd (from above)                             29.7      mi/h
Percent time-spent-following, PTSFd (from above)                    57.0
Level of service, LOSd (from above)                                 C

___________________Average Travel Speed  with Passing Lane_____________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde            -         mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld         -         mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                           -
Average travel speed including passing lane, ATSpl                  -
Percent free flow speed including passing lane, PFFSpl              0.0       %

________________Percent Time-Spent-Following with Passing Lane_________________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde           -         mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld           -         mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                            -
Percent time-spent-following
    including passing lane, PTSFpl                                  -         %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl      A
Peak 15-min total travel time, TT15                 -       veh-h

__________________________ Bicycle Level of Service __________________________
```

```
Posted speed limit, Sp                                        55
Percent of segment with occupied on-highway parking           0
Pavement rating, P                                            3
Flow rate in outside lane, vOL                                170.0
Effective width of outside lane, We                           13.00
Effective speed factor, St                                    4.79
Bicycle LOS Score, BLOS                                       4.81
Bicycle LOS                                                   E

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
Phone:                                 Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis______________

Analyst                     Briana Byrne
Agency/Co.                  W-Trans
Date Performed              11/4/2015
Analysis Time Period        Weekday PM Peak SB
Highway                     Westside Road
From/To                     Near 7097 Westside Rd
Jurisdiction                County of Sonoma
Analysis Year               2015
Description  Cumualtive 2040 + Prj Cond

_________________________________Input Data_________________________________

Highway class  Class 2             Peak hour factor, PHF     1.00
Shoulder width       1.0     ft    % Trucks and buses        5       %
Lane width           12.0    ft    % Trucks crawling         0.0     %
Segment length       1.0     mi    Truck crawl speed         0.0     mi/hr
Terrain type         Rolling       % Recreational vehicles   2       %
Grade:  Length       -       mi    % No-passing zones        100     %
        Up/down      -       %     Access point density      17      /mi

Analysis direction volume, Vd  113     veh/h
Opposing direction volume, Vo  170     veh/h

___________________________Average Travel Speed____________________________

Direction                                Analysis(d)        Opposing (o)
PCE for trucks, ET                          2.0*               2.0*
PCE for RVs, ER                             1.1                1.1
Heavy-vehicle adj. factor,(note-5) fHV      0.951              0.951
Grade adj. factor,(note-1) fg               0.68               0.73
Directional flow rate,(note-2) vi           175      pc/h      245     pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                  -      mi/h
Observed total demand,(note-3) V                    -      veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS                45.0     mi/h
Adj. for lane and shoulder width,(note-3) fLS     4.2      mi/h
Adj. for access point density,(note-3) fA         4.3      mi/h

Free-flow speed, FFSd                             36.5     mi/h

Adjustment for no-passing zones, fnp              3.7      mi/h
Average travel speed, ATSd                        29.6     mi/h
Percent Free Flow Speed, PFFS                     80.9     %
```

```
_________________________Percent Time-Spent-Following_________________________

Direction                             Analysis(d)         Opposing (o)
PCE for trucks, ET                        1.8                 1.8
PCE for RVs, ER                           1.0                 1.0
Heavy-vehicle adjustment factor, fHV      0.962               0.962
Grade adjustment factor,(note-1) fg       0.74                0.78
Directional flow rate,(note-2) vi         159    pc/h         227     pc/h
Base percent time-spent-following,(note-4) BPTSFd  18.2    %
Adjustment for no-passing zones, fnp               56.1
Percent time-spent-following, PTSFd                41.3    %

________________Level of Service and Other Performance Measures________________

Level of service, LOS                              B
Volume to capacity ratio, v/c                      0.09
Peak 15-min vehicle-miles of travel, VMT15         28      veh-mi
Peak-hour vehicle-miles of travel, VMT60           113     veh-mi
Peak 15-min total travel time, TT15                0.9     veh-h
Capacity from ATS, CdATS                           1233    veh/h
Capacity from PTSF, CdPTSF                         1330    veh/h
Directional Capacity                               1330    veh/h

____________________________Passing Lane Analysis______________________________

Total length of analysis segment, Lt                         1.0       mi
Length of two-lane highway upstream of the passing lane, Lu  -         mi
Length of passing lane including tapers, Lpl                 -         mi
Average travel speed, ATSd (from above)                      29.6      mi/h
Percent time-spent-following, PTSFd (from above)             41.3
Level of service, LOSd (from above)                          B

___________________Average Travel Speed  with Passing Lane_____________________

Downstream length of two-lane highway within effective
    length of passing lane for average travel speed, Lde     -         mi
Length of two-lane highway downstream of effective
    length of the passing lane for average travel speed, Ld  -         mi
Adj. factor for the effect of passing lane
    on average speed, fpl                                    -
Average travel speed including passing lane, ATSpl           -
Percent free flow speed including passing lane, PFFSpl       0.0       %

________________Percent Time-Spent-Following with Passing Lane_________________

Downstream length of two-lane highway within effective length
    of passing lane for percent time-spent-following, Lde    -         mi
Length of two-lane highway downstream of effective length of
    the passing lane for percent time-spent-following, Ld    -         mi
Adj. factor for the effect of passing lane
    on percent time-spent-following, fpl                     -
Percent time-spent-following
    including passing lane, PTSFpl                           -         %

______Level of Service and Other Performance Measures with Passing Lane ______

Level of service including passing lane, LOSpl     A
Peak 15-min total travel time, TT15                -       veh-h

__________________________ Bicycle Level of Service ___________________________
```

```
Posted speed limit, Sp                                          55
Percent of segment with occupied on-highway parking             0
Pavement rating, P                                              3
Flow rate in outside lane, vOL                                  113.0
Effective width of outside lane, We                             18.66
Effective speed factor, St                                      4.79
Bicycle LOS Score, BLOS                                         3.71
Bicycle LOS                                                     D

Notes:
1. Note that the adjustment factor for level terrain is 1.00, as level terrain
   is one of the base conditions. For the purpose of grade adjustment, specific
   dewngrade segments are treated as level terrain.
2. If vi (vd or vo ) >= 1,700 pc/h, terminate analysis-the LOS is F.
3. For the analysis direction only and for v>200 veh/h.
4. For the analysis direction only.
5. Use alternative Exhibit 15-14 if some trucks operate at crawl speeds on a
   specific downgrade.

* These items have been entered or edited to override calculated value
```

```
                HCS 2010: Two-Lane Highways Release 6.60




Phone:                                   Fax:
E-Mail:

________________Directional Two-Lane Highway Segment Analysis______________

Analyst                 Briana Byrne
Agency/Co.              W-Trans
Date Performed          11/4/2015
Analysis Time Period    Weekday PM Peak NB
Highway                 Westside Road
From/To                 Near 7097 Westside Rd
Jurisdiction            County of Sonoma
Analysis Year           2015
Description  Cumualtive 2040 Cond Sens An

_________________________________Input Data_________________________________

Highway class  Class 2             Peak hour factor, PHF      1.00
Shoulder width       1.0     ft    % Trucks and buses         5        %
Lane width           12.0    ft    % Trucks crawling          0.0      %
Segment length       1.0     mi    Truck crawl speed          0.0      mi/hr
Terrain type         Rolling       % Recreational vehicles    2        %
Grade:  Length       -       mi    % No-passing zones         100      %
        Up/down      -       %     Access point density       17       /mi

Analysis direction volume, Vd  415     veh/h
Opposing direction volume, Vo  365     veh/h

____________________________Average Travel Speed____________________________

Direction                                  Analysis(d)         Opposing (o)
PCE for trucks, ET                            2.0*                2.0*
PCE for RVs, ER                               1.1                 1.1
Heavy-vehicle adj. factor,(note-5) fHV        0.951               0.951
Grade adj. factor,(note-1) fg                 0.91                0.88
Directional flow rate,(note-2) vi             480      pc/h       436      pc/h

Free-Flow Speed from Field Measurement:
Field measured speed,(note-3) S FM                 -       mi/h
Observed total demand,(note-3) V                   -       veh/h
Estimated Free-Flow Speed:
Base free-flow speed,(note-3) BFFS                 45.0    mi/h
Adj. for lane and shoulder width,(note-3) fLS      4.2     mi/h
Adj. for access point density,(note-3) fA          4.3     mi/h

Free-flow speed, FFSd                              36.5    mi/h

Adjustment for no-passing zones, fnp               2.5     mi/h
Average travel speed, ATSd                         26.9    mi/h
Percent Free Flow Speed, PFFS                      73.6    %
```

RECEIVED

APR 14 2015

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

w-trans

Whitlock & Weinberger
Transportation, Inc.

490 Mendocino Avenue
Suite 201
Santa Rosa, CA 95401

voice 707.542.9500
fax 707.542.9590
web www.w-trans.com

February 23, 2015

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Traffic Study for the Ramey Winery Project

Dear Mr. Ramey;

Whitlock & Weinberger Transportation, Inc. (W-Trans) has completed a focused traffic analysis addressing potential traffic impacts associated with a proposed winery project at 7097 Westside Road outside Healdsburg in the County of Sonoma. The project as proposed would include production of 60,000 cases of wine, a tasting room, retail sales and up to 24 special events annually. The site was previously occupied by Westside Farms.

Existing Conditions

The study area consisted of the section of Westside Road providing access to the project site. Westside Road is a two-lane rural roadway with a paved width of approximately 25 to 26 feet in the vicinity of the project site. It is marked with a double yellow centerline, and there is not a posted speed limit, though the curvilinear alignment keeps speeds lower than the *prima facie* 55 mph speed limit that would apply in the absence of a lower limit established by the County of Sonoma, though a speed survey performed at the driveway indicates that in the vicinity of the project site drivers are generally traveling about 30 to 35 mph. The current volume on Westside Road is about 3,000 ADT near Felta Road based on counts performed by the County in August 2012, but drops to about 1,050 vehicles per day near the project site based on counts obtained on July 16, 2013 specifically for this analysis. A copy of the traffic count taken near the site driveway is enclosed for reference.

Collision History

The collision history for the study area was reviewed to determine any trends or patterns that may indicate a safety issue. Collision rates were calculated based on records available from the California Highway Patrol as published in their Statewide Integrated Traffic Records System (SWITRS) reports. The most current five-year period available is July 1, 2006 through June 30, 2011.

One collision was reported on Westside Road during the study period within a half-mile of the project site. This translates to a calculated collision rate of 0.55 collisions per million vehicle miles (c/mvm). This was compared to the average collision rate for similar segments statewide, as indicated in *2009 Collision Data on California State Highways*, California Department of Transportation, which is 1.58 c/mvm. Since the collision rate was determined to be below average, and there was only one crash reported during this time period, the segment appears to be operating within expected safety parameters. A copy of the collision rate calculations is enclosed.

Project Description

The proposed project includes activities spread among a number of buildings located on both sides of Westside Road. The production of wine would take place in buildings on the west side of the roadway, with access via an existing driveway serving a residence at that location. Only activities typically associated with production and sales of wine would occur at the winery and attached caves. Parking for production employees, sales staff, and commercial visitors would be provided at the winery building. The tasting room and spaces for marketing events would be located on the east side of the road. Parking for tasting room employees and visitors as well as event guests would be provided on the same site.

Trip Generation

For purposes of estimating the number of new trips that proposed projects can be expected to generate, *Trip Generation Manual*, 9th Edition, Institute of Transportation Engineers, 2012, is typically used. Since this publication does not contain information for wineries, Sonoma County's Winery Trip Generation form was used to determine the potential trip generation for the proposed project. A copy of the Winery Trip Generation form for the proposed project is enclosed.

It is anticipated that the proposed new winery including the tasting room would have a total of 15 employees, each generating an average of three trips per day. Truck traffic associated with winery operations is expected to consist of five trips per day, on average. An average of 52 visitors per day is expected for tasting, generating 42 trips daily assuming average vehicle occupancy of 2.5 visitors per vehicle. As shown in Table 1, the proposed project is expected to generate an average of 92 vehicle trips per day.

Table 1
Trip Generation Summary

Trip Type	**Average Daily Trips**		
	Unit	**Rate**	**Trips**
Employees	12	3.0	36
Tasting Visitors	52	0.8	42
Tasting Room Employees	3	3.0	9
Trucks	n/a	n/a	5
Total			**92**

<u>Special Events</u>

The project application includes provisions for 24 special events per year, including 10 events with 30 persons in attendance, five 60-person catered events, five 120-person events and four 300-person outdoor events, two of which would be industry-wide. It is assumed that a maximum sized 300-person event would require a staff of 14. Using an occupancy of 2.5 vehicles per guests and solo occupancy for staff, a maximum sized event would be expected to generate 254 trip ends at the driveway, including 127 inbound trips at the start of the event and 127 outbound trips upon its conclusion. Copies of the special event forms are enclosed.

It should be noted that Westside Farms, the previous use of this site, held a harvest market each fall which included a pumpkin patch, hay rides, and sales of hand-crafted foods and gift items. This event, which lasted for approximately the month of October each year, drew up to 600 persons on a peak day. This prior use generated substantially more event traffic during the month of October than the currently proposed project will generate over the course of an entire year.

Access and Circulation

Field conditions at the site driveway were field evaluated to determine adequacy of sight distance as well as to identify any potential for conflict between the opposing driveways for the winery site and tasting room site. The tasting room driveway is on the easterly side of the roadway, opposite and offset from the winery driveway. Conflicts with traffic to and from the opposing driveways are not expected.

Sight Distance

At driveways a substantially clear line of sight should be maintained between the driver of a vehicle waiting on the driveway and the driver of an approaching vehicle. Adequate time must be provided for the waiting vehicle to either turn left, or right, without requiring the through traffic to radically alter their speed. Sight distances along Westside Road from the existing driveway locations were evaluated based on sight distance criteria contained in *A Policy on Geometric Design on Highways and Streets* published by American Association of State Highway and Transportation Officials (AASHTO). These guidelines are based upon approach travel speeds, and take into account which direction a vehicle would turn onto the major approach, with greater sight distance needed for the more time-consuming task of turning left as compared to turning right. Although sight distance requirements are not technically applicable to driveways, the stopping sight distance criterion for private street intersections was applied for evaluation purposes.

The prima facie speed is 55 mph, but based on a radar speed survey performed at the driveway, the curves at either side of the site effectively reduce speeds to an average of 30 mph and 85th, or critical speed of 35 mph approaching the driveway. A copy of the speed survey is enclosed. The minimum stopping sight distance needed for an approach speed of 35 mph is 250 feet.

Sight distance was measured from a 3.5-foot height at the location of the driver on the minor road to a 4.25-foot object height in the center of the approaching lane of the major road. Sight lines were field measured from a point 15 feet back from the edge of pavement. The Westside Farms sign currently restricts sight lines toward the north from the tasting room driveway on the easterly side of the road. This sign will need to be removed to provide adequate sight line; once removed there will be more than 400 feet of sight distance to the north. To the south of the driveway there is more than 400 feet of sight distance, which is more than adequate for the speed of traffic.

While existing sight lines to the south are adequate for the winery driveway on the westerly side of Westside Road, the curve north of the driveway limits sight lines to less than the 250 feet recommended. However, as shown on the attached exhibit, measures are to be taken to remove and/or trim vegetation and shave back the hillside as necessary to achieve the 250 feet of sight distance needed for the critical approach speed.

It is noted that there is a mirror on the east side of the road that provides adequate visibility of oncoming traffic to drivers exiting the driveway. Mirrors are not typically recommended along public roadways, in part because the mirror would either need to be in the public right-of-way or on another person's property. In this case, the property on both sides of the road belongs to the same owner, so the mirror can be maintained on private property and outside the public right-of-way. Because the mirror may further extend sight lines beyond the minimum needed, it is suggested that the mirror be retained so that the infrequent vehicle traveling at higher speeds can be seen approaching from an adequate distance.

Pedestrian Access

Based on the project proposal it is anticipated that pedestrian trips between the winery and tasting room will be infrequent, and limited to employees. The operation as proposed is not expected to result in any need for guests to cross from one side of Westside Road to the other. Recommended sight lines are shown on the enclosed exhibit.

Turn Lane Warrants

The need for turn lanes on Westside Road was evaluated based on criteria contained in the *Intersection Channelization Design Guide*, National Cooperative Highway Research Program (NCHRP) Report No. 279, Transportation Research Board, 1985, as well as a more recent update of the methodology developed by the Washington State Department of Transportation. Traffic counts for both the a.m. and p.m. peak hours were used for the evaluation.

For this analysis it was conservatively assumed that all project related traffic would access the site via southbound left turns as this condition represents the greatest potential need for a left-turn pocket. Although special events would not typically start during a peak hour, to evaluate worst case conditions, inbound trips to a time-specific event (one that would have its arriving traffic consolidated into a short time period) were used along with the higher peak hour volumes near Felta Road. Even using this conservative approach a left-turn lane is not warranted.

Based on the evaluation performed as well as the lack of left-turn pockets for any of the other wineries on Westside Road, a left-turn pocket is not recommended. A copy of the Turn Lane Warrant spreadsheet is enclosed.

Conclusions and Recommendations

- Based on the review and analysis performed, it is anticipated that the proposed project will have a limited impact on traffic operation along Westside Road, and will actually generate fewer special event trips that the previous use for Westside Farms.
- Westside Road has experienced collisions at a rate below the statewide average, so exhibits an acceptable safety condition.
- Sight distance from the tasting room driveway on the east side of Westside Road is generally adequate, though the existing "Westside Farms" sign should be removed and this area left clear to provide acceptable sight distance to the north.
- Sight distance to the north from the winery driveway on the west side of the road is adequate to the south, but inadequate to the north. The proposed measures, including removing and/or trimming vegetation together with shaving back the hillside as necessary, should be implemented.
- Very little pedestrian traffic is expected between the winery and tasting room, and that will be limited to staff. However, should other pedestrian traffic be generated, sight lines will be adequate for such crossings upon implementation of the proposed measures noted above.

- A left-turn lane is neither warranted nor recommended on Westside Road at the project's driveways.

We hope that the above information adequately addresses the proposed winery project's potential impacts. Feel free to contact me if you have any questions or comments. Thank you for allowing us to provide these services.

Sincerely,

Dalene J Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX472.L1

Enclosures:
Traffic Count
Segment Collision Rate Calculation
Winery Trip Generation
Special Event Forms
Radar Speed Survey
Sight Distance Exhibits
Turn Lane Warrant Analysis

Prepared by NDS/ATD

Volumes for: Tuesday, July 16, 2013 City: Sonoma County Project #: 13-7398-001
Location: Westside Road about 1 mile south of Sweetwater Springs Road.

Start	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
Time	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00	0	7			0	14				
12:15	0	11			0	14				
12:30	0	8			0	12				
12:45	0	10	0	36	0	7	0	47	0	83
1:00	0	9			0	6				
1:15	3	8			1	6				
1:30	0	11			0	15				
1:45	0	14	3	42	0	9	1	36	4	78
2:00	0	3			0	8				
2:15	0	7			0	6				
2:30	1	12			0	7				
2:45	0	15	1	37	0	8	0	29	1	66
3:00	0	16			1	6				
3:15	0	11			0	11				
3:30	0	22			0	12				
3:45	0	21	0	70	0	15	1	44	1	114
4:00	0	21			0	16				
4:15	0	15			0	12				
4:30	0	18			0	11				
4:45	1	10	1	64	3	9	3	48	4	112
5:00	1	22			2	9				
5:15	1	26			0	8				
5:30	7	21			4	7				
5:45	1	10	10	79	2	11	8	35	18	114
6:00	1	8			5	9				
6:15	1	8			5	9				
6:30	2	9			2	8				
6:45	0	5	4	30	8	5	20	31	24	61
7:00	4	6			3	6				
7:15	4	5			10	4				
7:30	2	4			7	5				
7:45	3	5	13	20	10	6	30	21	43	41
8:00	4	2			6	4				
8:15	1	3			6	5				
8:30	4	2			7	2				
8:45	0	4	9	11	9	4	28	15	37	26
9:00	4	5			9	1				
9:15	3	2			12	0				
9:30	5	3			10	3	0			
9:45	4	0	16	10	11	1	42	5	58	15
10:00	2	2			4	2				
10:15	5	0			9	4				
10:30	10	1			11	1				
10:45	7	1	24	4	9	0	33	7	57	11
11:00	10	2			6	1				
11:15	8	2			9	2				
11:30	7	0			10	1				
11:45	10	1	35	5	10	0	35	4	70	9
Total	116	408	116	408	201	322	201	322	317	730
Combined Total	524		524		523		523		1047	
AM Peak	11:45 AM				11:45 AM					
Vol.	36				50					
P.H.F.	0.818				0.893					
PM Peak		3:30 PM				3:30 PM				
Vol.		79				55				
P.H.F.		0.966				0.859				
Percentage	22.1%	77.9%			38.4%	61.6%				

SEGMENT COLLISION RATE CALCULATIONS

County of Sonoma

Location: Westside Road

Date of Count: Tuesday, July 16, 2013
ADT: 1,000

Number of Collisions: 1
Number of Injuries: 0
Number of Fatalities: 0
Start Date: July 1, 2006
End Date: June 30, 2011
Number of Years: 5

Highway Type: Conventional 2 lanes or less
Area: Rural
Design Speed: <=55
Terrain: Rolling/Mountain

Segment Length: 1.0 miles
Direction: North/South

$$\frac{\text{Number of Collisions} \times 1\ \text{Million}}{\text{ADT} \times 365\ \text{Days per Year} \times \text{Segment Length} \times \text{Number of Years}}$$

$$\frac{1 \quad x \quad 1{,}000{,}000}{1{,}000 \quad x \quad 365 \quad x \quad 1 \quad x \quad 5}$$

	Collision Rate		Fatality Rate	Injury Rate
Study Segment	**0.55**	**c/mvm**	**0.0%**	**0.0%**
Statewide Average*	**1.58**	**c/mvm**	**2.4%**	**43.6%**

ADT = average daily traffic volume
c/mvm = collisions per million vehicle miles
* 2009 Collision Data on California State Highways, Caltrans

Winery Trip Generation

Winery: Ramey Wine Cellars
Location: 7097 Westside Road, Healdsburg, CA
Annual Full Production: 60000 cases

WINERY OPERATIONS

Employee traffic using passenger vehicles, in average ADT

Item Description	Employees				Trips			
	Existing	Proposed (year round)	Proposed (harvest period)	Proposed (bottling period)	Existing	Proposed (year round)	Proposed (harvest period)	Proposed (bottling period)
Winery Production	0	3	3	--	0	9	9	--
Cellar / Storage	0	4	9	--	0	12	27	--
Administrative	2	2	2	--	6	6	6	--
Sales	0	3	3	--	0	9	9	--
Bottling	0	0	--	0	0	0	--	0
Other staff (describe):					0	0	0	0
Totals	**2**	**12**	**17**	**0**	**6**	**36**	**51**	**0**

Truck traffic associated with winery operations (average ADT)

Item Description		Existing	Proposed
Grape Importation Truck loads per year: Dates of Activity:	 54; 18 truck(s) at 20 tons/truck; and 36 truck(s) at 10 tons/truck August through November	0.00	0.41
Juice Importation Truck loads per year: Dates of Activity:	 None	0.00	0.00
Juice/Fruit Exportation Truck loads per year: Dates of Activity:	 None September through October	0.09	0.00
Pomace Disposal Truck loads per year: Dates of Activity: Disposed:	 0 August through November	0.00	0.00
Bottle Delivery Truck loads per year: Dates of Activity:	 30 truck(s) at 2023 cases/truck January through February	0.00	0.23
Barrel Delivery Truck loads per year: Dates of Activity:	 8 truck(s) at 50 barrels/truck August through October	0.00	0.06
Finished Wine Transportation to storage/sales Truck loads per year: Dates of Activity:	 57 truck(s) at 1047 cases/truck January through February	0.00	0.43
Less Backhauls Truck loads per year: Dates of Activity:	 -27 truck(s) January through February	0.00	-0.20
Miscellaneous trips Truck loads per year: Dates of Activity:	 591 trucks January through December	0.00	4.48
Totals		**0.09**	**5.40**

VINEYARD OPERATIONS

Employee trips associated with vineyard operations (in average ADT)

Item Description	Employees		Trips	
	Existing	Proposed	Existing	Proposed
Vineyard Maintenance: Year Round	2	2	6	6
Vineyard Maintenance: Peak Season	30	30	15	15
Totals	**32**	**32**	**21**	**21**

Winery Trip Generation

TASTING ROOM OPERATIONS

Item Description	Persons		Trips	
	Existing	Proposed	Existing	Proposed
Average Tasting Room Visitors	416	52	332	42
Tasting Room Employees	8	3	24	9
Totals	**424**	**55**	**356**	**51**

	Tasting Room		Production	
	Existing	Proposed	Existing	Proposed
Months of Operation	October	Year Round	Year Round	Year Round
Days of Operation - Non-Harvest Season	Daily	Daily	Mon-Fri	Monday - Friday
Days of Operation - Harvest Season	Daily	Daily	Daily	Daily
Hours of Operation - Non-Harvest Season	10:00 am - 5:00 pm	10:00 am - 5:00 pm	7:00 am - 4:00 pm	8:00 am - 5:00 pm
Hours of Operation - Harvest Season	10;00 am - 5:00 pm	10:00 am - 5:00 pm	7:00 am - 4:00 pm	7:00 am - 10:00 pm

MISCELLANEOUS OTHER TRAFFIC GENERATORS

Item Description	Existing	Proposed
Event Traffic Enter Event Information on Schedule Tab	40	5
Other Trips (If Applicable) None		
Totals	**40**	**5**

SUMMARY (During Non-Harvest Period)

Item Description	Existing	Proposed
Winery Operations (employees)	6	36
Winery Operations (truck traffic)	0	5
Vineyard Operations (employees)	21	21
Tasting Room Traffic (employees and visitors)	356	51
Event Traffic (employee and visitors)	40	5
Miscellaneous other traffic generators	0	0
Totals	**423**	**118**

Variation in ADT during the coarse of a typical full production year (Proposed Trips)

Month	January	February	March	April	May	June
Total Trips	97	92	110	100	102	107

Month	July	August	September	October	November	December
Total Trips	116	222	207	222	96	89

Notes:
Employees - Assume 3 ADT per employee
Visitors - Assume 2.5 person per vehicle occupancy

EVENT SCHEDULE

Name of Facility: Ramey Winery **PRMD File Number:** ________________

Type of event shown on this sheet: Ag Promotional

Estimated total number of events of this type on ▼	January	February	March	April	May	June	July	August	September	October	November	December
Weekdays (Mon – Thur)		1				1						
Fridays			1				1					
Saturdays				1	1			1	1	1	1	
Sundays												

Estimated activity for typical (max?) event	? to 10 a.m.	10 to 11 a.m.	11 to 12 a.m.	12 to 1 p.m.	1 to 2 p.m.	2 to 3 p.m.	3 to 4 p.m.	4 to 5 p.m.	5 to 6 p.m.	6 to 7 p.m.	7 to 8 p.m.	8 p.m. to ?

For weekday events										**Start**		**End**
# guests / event										30		
# employees / event										3		
# guest vehicles / event										12		
# employees / vehicles										3		

For Friday events										**Start**		**End**
# guests / event										30		
# employees / event										3		
# guest vehicles / event										12		
# employees / vehicles										3		

For Saturday events			**Start**			**End**						
# guests / event			30									
# employees / event			3									
# guest vehicles / event			12									
# employees / vehicles			3									

For Sunday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												

EVENT SCHEDULE

Name of Facility: Ramey Winery **PRMD File Number:** ________________

Type of event shown on this sheet: Ag Promotional

Estimated total number of events of this type on ▼	January	February	March	April	May	June	July	August	September	October	November	December
Weekdays (Mon – Thur)					1							
Fridays									1			
Saturdays								1		1	1	
Sundays												

Estimated activity for typical (max?) event	? to 10 a.m.	10 to 11 a.m.	11 to 12 a.m.	12 to 1 p.m.	1 to 2 p.m.	2 to 3 p.m.	3 to 4 p.m.	4 to 5 p.m.	5 to 6 p.m.	6 to 7 p.m.	7 to 8 p.m.	8 p.m. to ?
For weekday events										**Start**		**End**
# guests / event										60		
# employees / event										4		
# guest vehicles / event										24		
# employees / vehicles										4		
For Friday events										**Start**		**End**
# guests / event										60		
# employees / event										4		
# guest vehicles / event										24		
# employees / vehicles										4		
For Saturday events			**Start**			**End**						
# guests / event			60									
# employees / event			4									
# guest vehicles / event			24									
# employees / vehicles			4									
For Sunday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												

EVENT SCHEDULE

Name of Facility: Ramey Winery **PRMD File Number:** ____________

Type of event shown on this sheet: Ag Promotional

Estimated total number of events of this type on ▼	January	February	March	April	May	June	July	August	September	October	November	December
Weekdays (Mon – Thur)												
Fridays												
Saturdays				1		1		1		1		1
Sundays												

Estimated activity for typical (max?) event	9 to 10 a.m.	10 to 11 a.m.	11 to 12 a.m.	12 to 1 p.m.	1 to 2 p.m.	2 to 3 p.m.	3 to 4 p.m.	4 to 5 p.m.	5 to 6 p.m.	6 to 7 p.m.	7 to 8 p.m.	8 to 9 p.m.
For weekday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												
For Friday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												
For Saturday events	**Start**											**End**
# guests / event	120											
# employees / event	7											
# guest vehicles / event	48											
# employees / vehicles	7											
For Sunday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												

EVENT SCHEDULE

Name of Facility: Ramey Winery **PRMD File Number:** ________________

Type of event shown on this sheet: Ag Promotional

Estimated total number of events of this type on ▼	January	February	March	April	May	June	July	August	September	October	November	December
Weekdays (Mon – Thur)												
Fridays												
Saturdays			1									
Sundays			1									

Estimated activity for typical (max?) event	9 to 10 a.m.	10 to 11 a.m.	11 to 12 a.m.	12 to 1 p.m.	1 to 2 p.m.	2 to 3 p.m.	3 to 4 p.m.	4 to 5 p.m.	5 to 6 p.m.	6 to 7 p.m.	7 to 8 p.m.	8 to 9 p.m.
For weekday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												
For Friday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												
For Saturday events	**Start**											**End**
# guests / event	300											
# employees / event	14											
# guest vehicles / event	120											
# employees / vehicles	14											
For Sunday events	**Start**											**End**
# guests / event	300											
# employees / event	14											
# guest vehicles / event	120											
# employees / vehicles	14											

EVENT SCHEDULE

Name of Facility: Ramey Winery **PRMD File Number:** ________________

Type of event shown on this sheet: Industry-wide

Estimated total number of events of this type on ▾	January	February	March	April	May	June	July	August	September	October	November	December
Weekdays (Mon – Thur)												
Fridays												
Saturdays	1											
Sundays	1											

Estimated activity for typical (max?) event	9 to 10 a.m.	10 to 11 a.m.	11 to 12 a.m.	12 to 1 p.m.	1 to 2 p.m.	2 to 3 p.m.	3 to 4 p.m.	4 to 5 p.m.	5 to 6 p.m.	6 to 7 p.m.	7 to 8 p.m.	8 to 9 p.m.
For weekday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												
For Friday events												
# guests / event												
# employees / event												
# guest vehicles / event												
# employees / vehicles												
For Saturday events	**Start**											**End**
# guests / event	300											
# employees / event	14											
# guest vehicles / event	120											
# employees / vehicles	14											
For Sunday events	**Start**											**End**
# guests / event	300											
# employees / event	14											
# guest vehicles / event	120											
# employees / vehicles	14											

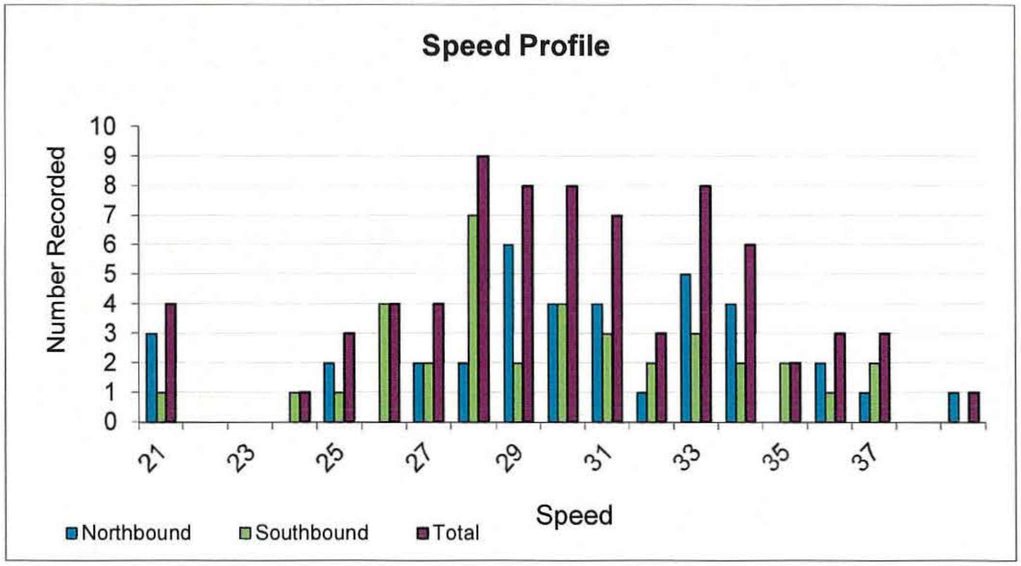
County of Sonoma
Radar Speed Survey

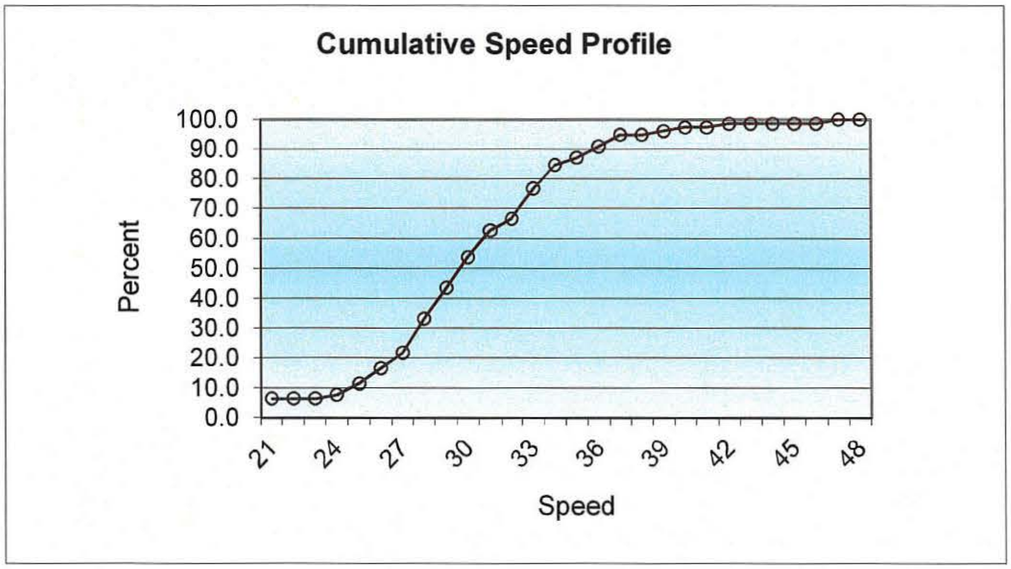
Location: 7097 Westside Road

Observations and Evaluation

Volume (ADT): 1,000 vpd
Segment Length: 1 miles
Collisions: 1 crash
Evaluation Period: 5 years
Collision Rate: 0.55 c/mvm (collisions per million vehicle miles)
Statewide Average Rate: **1.52** c/mvm

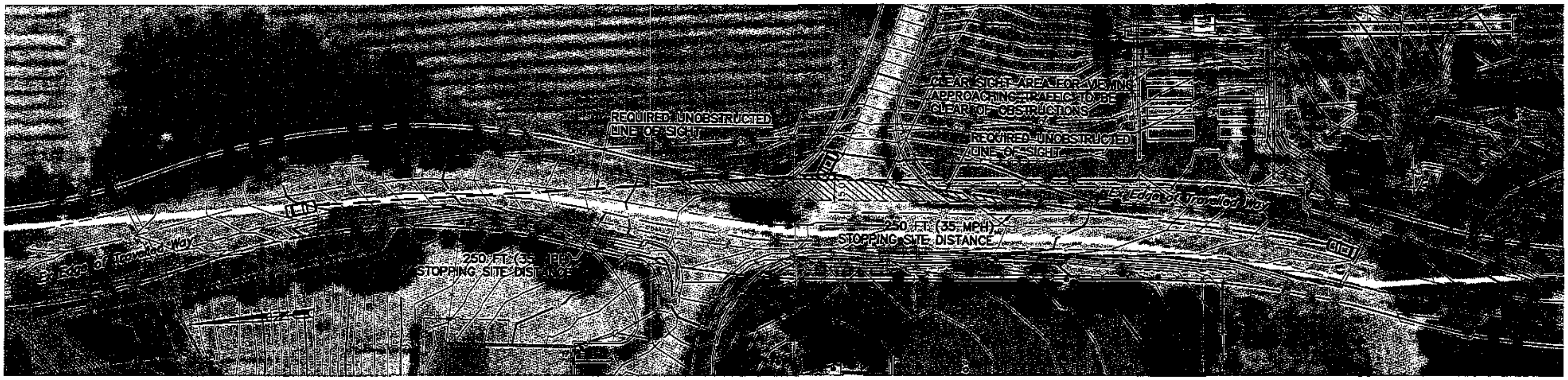
Vehicles Sampled: 78
85th Percentile Speed: 35 mph
Mean (50th Percentile) Speed: 30 mph
Pace: 24 to 34 mph
Percent in Pace: 76.9%


Speed Profile


Cumulative Speed Profile

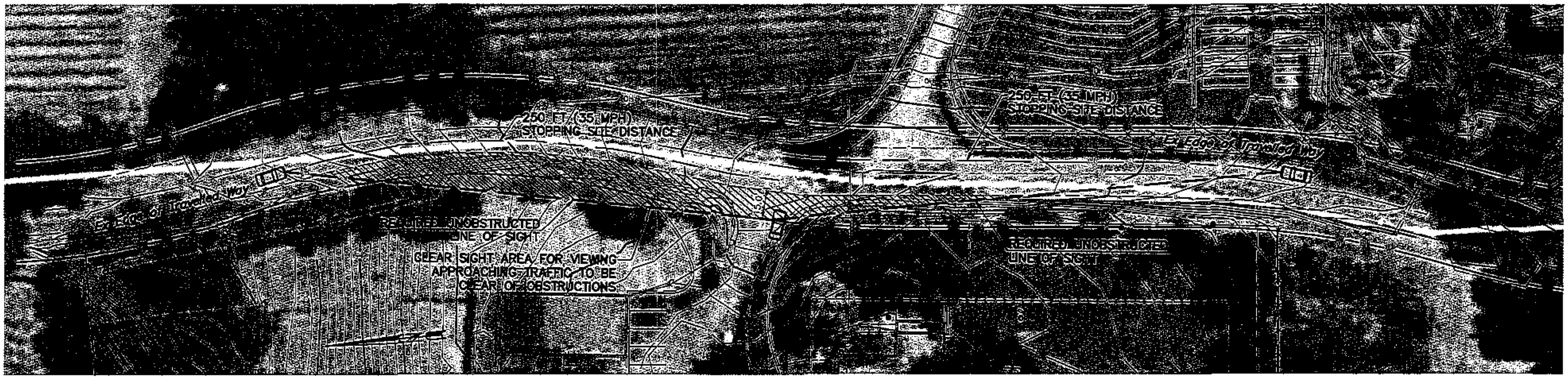
Date Data Collected: 02/11/15
Day of the Week: Wednesday
Start Time: 10:40 AM
End Time: 12:40 PM
Weather: Sunny
Recorder: SJ

w-trans



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 15 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

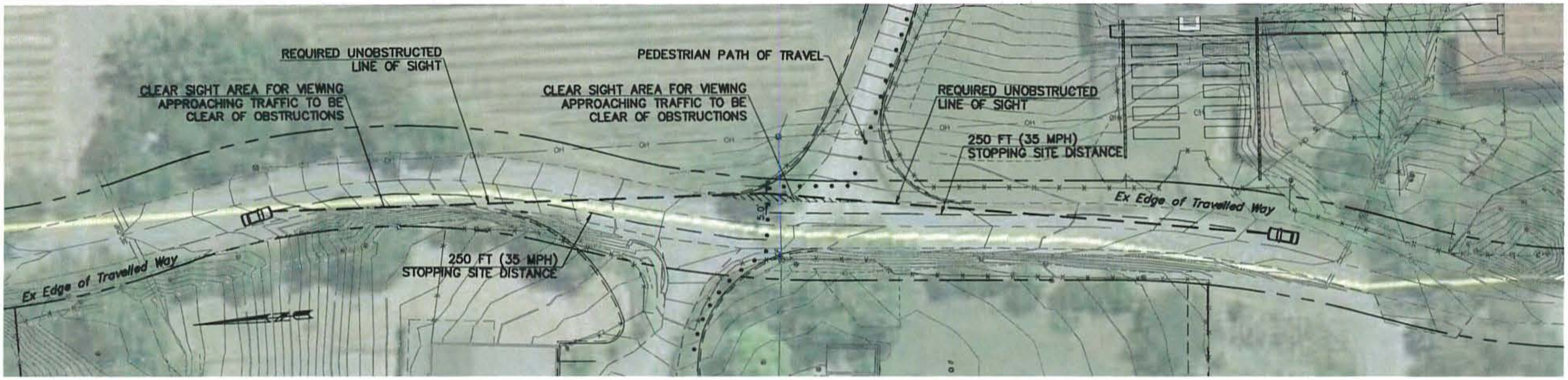
February 16, 2015

SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

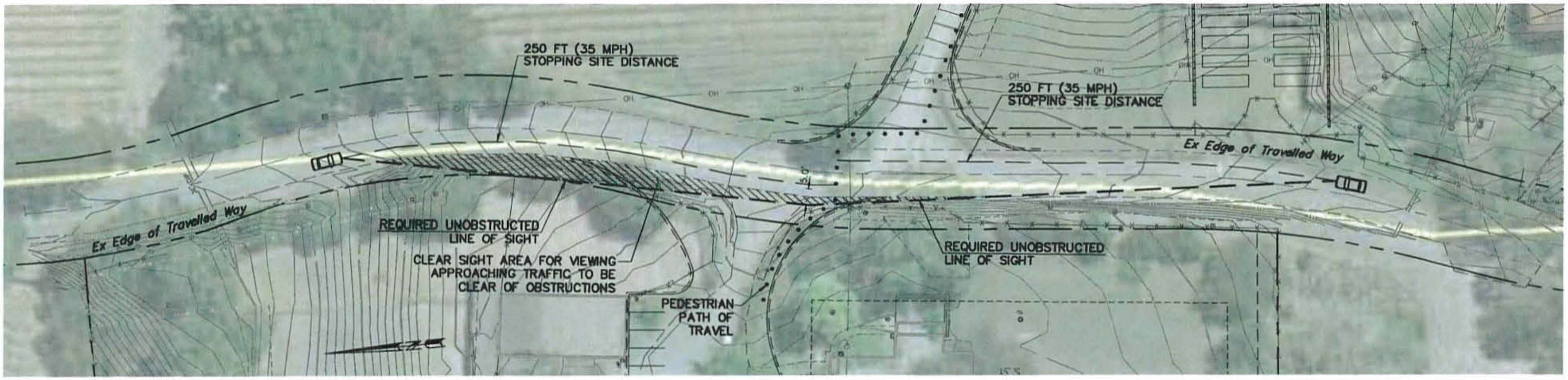
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- 35 MPH SIGHT DISTANCE EXHIBIT.DWG,2/16/2015 8:54:21 AM,Justin Rodden



PEDESTRIAN AVAILABLE SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



PEDESTRIAN AVAILABLE STOPPING SIGHT DISTANCE WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED:	35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE:	250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY:	5 FT

+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

February 16, 2015

PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering I land surveying I wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT 20150210.DWG,2/16/2015 8:15:14 AM,Justin Rodden

Turn Lane Warrant Analysis - Tee Intersections

Study Intersection: Westside Road at Ramey Winery
Study Scenario: Existing plus Special Event

Direction of Analysis Street: North/South
Cross Street Intersects: From the West

West Side Road
Southbound Volumes (veh/hr)
Through Volume = 177
Right Turn Volume = 0

West Side Road
Northbound Volumes (veh/hr)
187 = Through Volume
55 = Left Turn Volume

Driveway

Southbound Speed Limit: 55 mph
Southbound Configuration: 2 Lanes - Undivided

Northbound Speed Limit: 55 mph
Northbound Configuration: 2 Lanes - Undivided

Southbound Right Turn Lane Warrants

1. Check for right turn volume criteria

NOT WARRANTED Less than 40 vehicles

2. Check advance volume threshold criteria for turn lane
Advancing Volume Threshold AV = -
Advancing Volume Va = 177
If AV<Va then warrant is met -

Right Turn Lane Warranted: **NO**

Southbound Right Turn Taper Warrants
(evaluate if right turn lane is unwarranted)

1. Check taper volume criteria

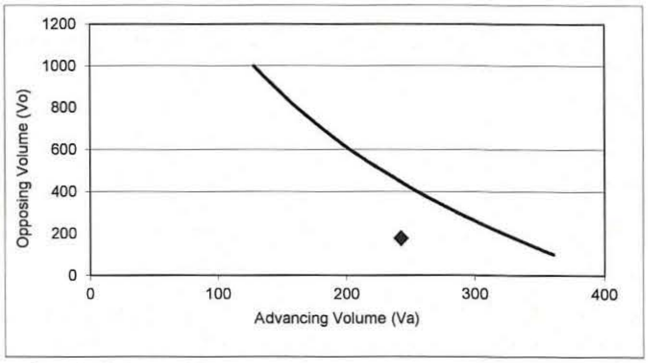
NOT WARRANTED - Less than 20 vehicles

2. Check advance volume threshold criteria for taper
Advancing Volume Threshold AV = -
Advancing Volume Va = 177
If AV<Va then warrant is met -

Right Turn Taper Warranted: **NO**

Northbound Left Turn Lane Warrants

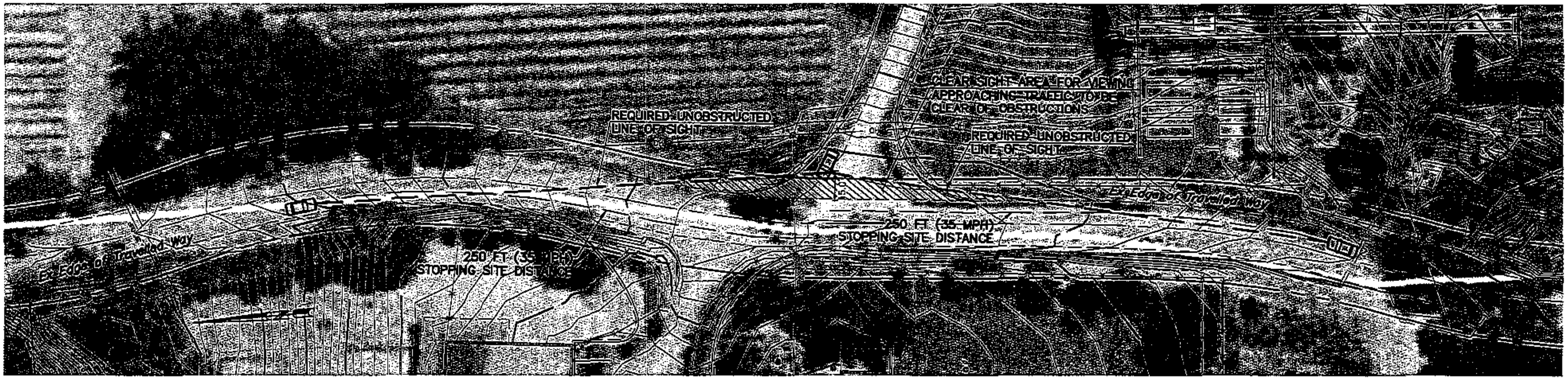
Percentage Left Turns %lt 22.7 %
Advancing Volume Threshold AV 330 veh/hr
If AV<Va then warrant is met



◆ Study Intersection
—— Two lane roadway warrant threshold for: 55 mph
Turn lane warranted if point falls to right of warrant threshold line

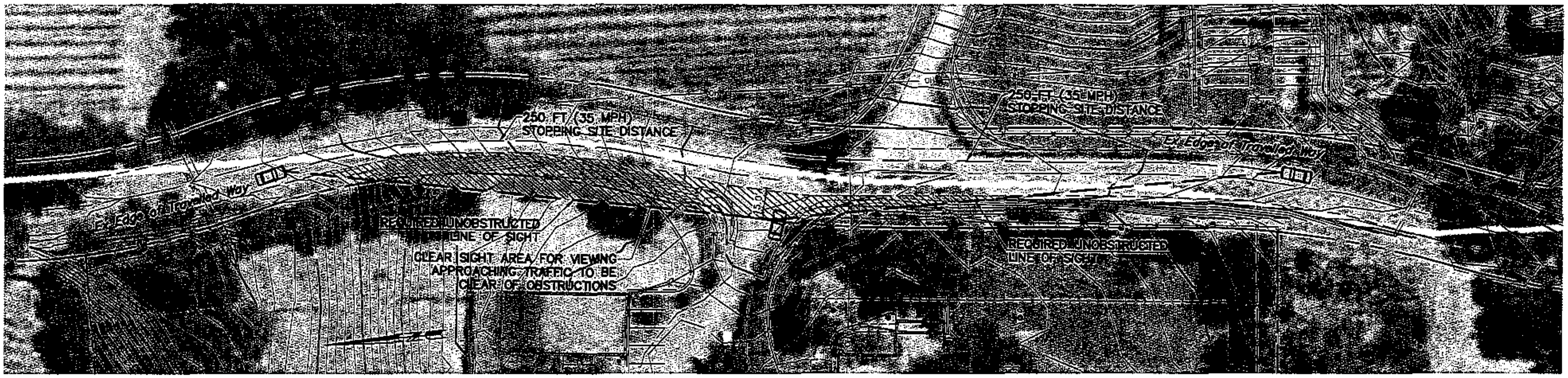
Left Turn Lane Warranted: **NO**

Methodology based on Washington State Transportation Center Research Report *Method For Prioritizing Intersection Improvements*, January 1997.
The right turn lane and taper analysis is based on work conducted by Cottrell in 1981.
The left turn lane analysis is based on work conducted by M.D. Harmelink in 1967, and modified by Kikuchi and Chakroborty in 1991.



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

- DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
- STOPPING DISTANCE: 250 FT
- SETBACK FROM EDGE OF TRAVELED WAY: 15 FT
- CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

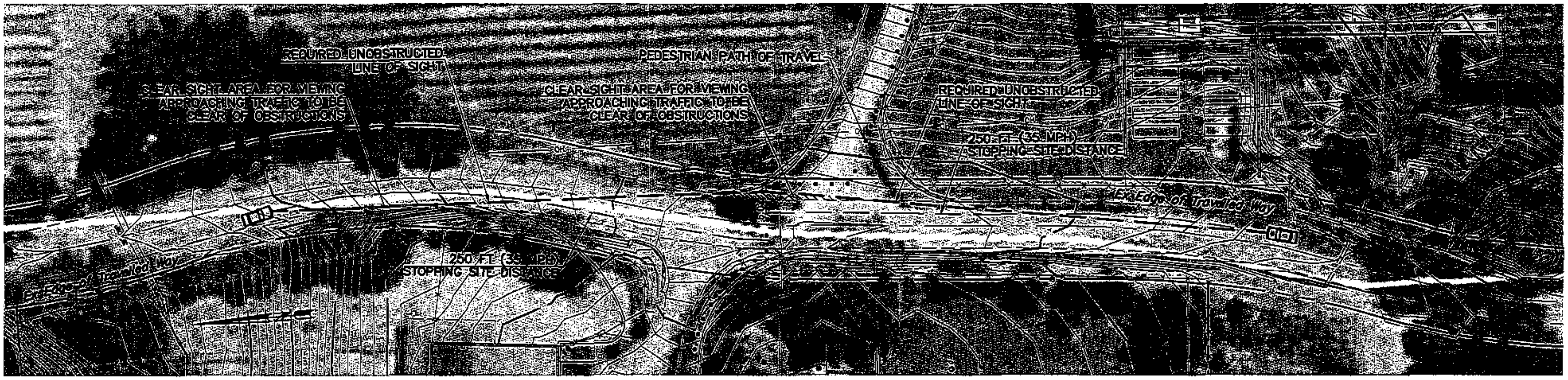
February 16, 2015

SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

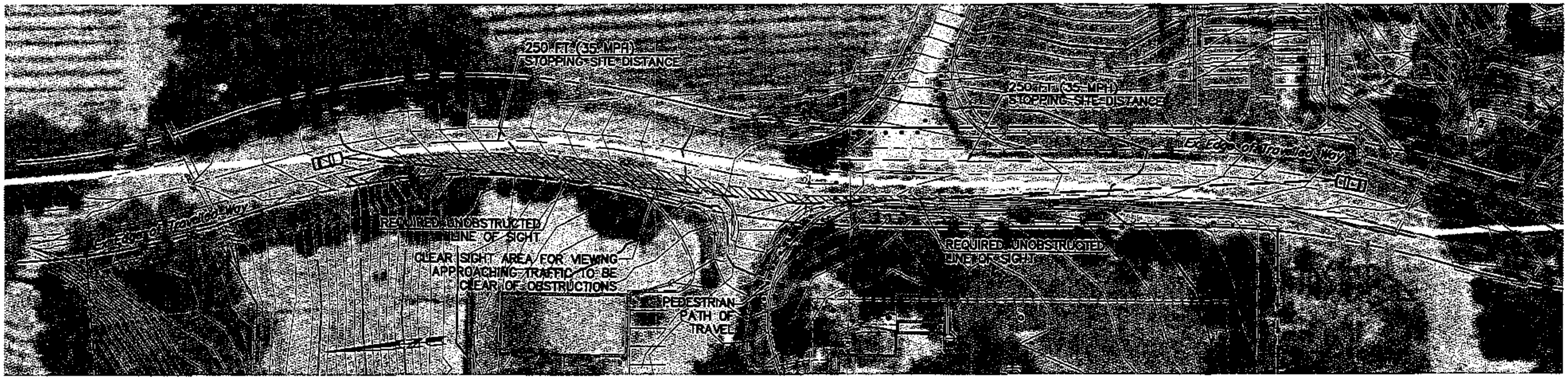
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File:T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- 35 MPH SIGHT DISTANCE EXHIBIT.DWG,2/16/2015 8:54:21 AM,Justin Rudden



PEDESTRIAN AVAILABLE SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



PEDESTRIAN AVAILABLE STOPPING SIGHT DISTANCE WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 5 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

February 16, 2015

PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT 20150210.DWG,2/16/2015 8:15:14 AM,Justin Rodden

Winery Event Matrix

Winery: Ramey Winery
Location: 7097 Westside Road
Condition: Proposed

Event	Number of Guests	Number of events this size annually	Estimated Month(s) during which events will occur	Day of Week when Events will occur	Time of Day (start and end)	No. of Employees	No. of Guest Vehicles	No. of Employee Vehicles	Total Vehicles
Ag Promotion	30	10	February - November	Monday - Sunday	11:00 AM - 7:00 PM	3	12	3	15
Ag Promotion	60	5	May - November	Monday - Saturday	11:00 AM - 7:00 PM	4	24	4	28
Ag Promotion	120	5	April - December	Saturday	9:00 AM - 9:00 PM	7	48	7	55
Ag Promotion	300	2	March	Saturday, Sunday	10:00 AM - 5:00 PM	14	120	14	134
County-wide Industry events	300	14	January	Saturday, Sunday	10:00 AM-5:00 PM	14	120	14	134

11/24/2015

Habitat Assessment
Ramey Winery

Westside Road Winery and Tasting Room
7097 Westside Road
Healdsburg, Sonoma County, CA

June 24, 2014

Prepared for
Ramey Wine Cellars
Attn: David Ramey
PO Box 788
Healdsburg, CA 95448

Prepared by
Wildlife Research Associates
1119 Burbank Avenue
Santa Rosa, CA 95407
707-544-6273

And

Jane Valerius Environmental Consulting
2893A Scotts Right of Way
Sebastopol, CA 95472
707-824-1463

RECEIVED
SEP 17 2014
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Habitat Assessment
Ramey Vineyards
7097 Westside Road, Healdsburg

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF APPENDICES

SUMMARY

The Ramey Winery proposed Westside Road Winery and Tasting Room Project, located at 7097 Westside Road, Healdsburg, CA, includes a new winery and wine caves, re-purpose existing 1949 hop kiln into a tasting room, re-furbish 1949 baling barn into marketing center, provide additional driveways and parking areas and enlarge existing driveways to meet Sonoma County Fire Safe Standards, as depicted on the Construction Drawings (Adobe Associates 2014).

Of the 75 acre parcel, approximately 42 acres are currently planted grapes. Of the remaining 33 acres, 3.47 acres (150,942 sq. ft.) are proposed for development.

This Habitat and Site Assessment presents the findings of our literature review (including scientific literature and previous reports detailing studies conducted in the area) and the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB) for reported occurrences of special-status vegetation communities, plants and animals.

Three vegetation community types occur within the project area: *Quercus agrifolia* woodland alliance or coast live oak woodland; ruderal non-native grassland; and landscaped areas. The majority of the parcel consists of existing vineyards adjacent to the project area, but they are not part of the proposed project development, nor if the grove of Northern California black walnut (*Juglans hindsii*), which islocated in the eastern part of the property near the Russian River. No development is proposed for the black walnut grove other than placement of some picnic tables which would not impact the trees or the non-native grassland understory. A pond located on the west side is within the property boundary but will not be impacted or developed. The pond does support some willow (*Salix* spp.), and other riparian vegetation.

As part of this Habitat Assessment, we also evaluated the potential for occurrence of 58 special-status plant species, and 26 special-status wildlife species. Surveys for special status plants were conducted on April 28 and May 12, 2014 which covered the flowering period for all of the special status plants that have the potential to occur within the project area based on the presence of potential habitat.

Based on this review and limitations of the present surveys, the following are action items to be addressed prior to ground breaking:

- A certified arborist should conduct a tree inventory that would be used for the tree removal permit from the County and also to provide protection measures for existing native trees adjacent to any development. A tree planting plan may also be required to compensate for the loss of native trees.
- Removal of trees that may support potentially roosting bat species must occur under direct supervision of a bat biologist and occur between March 1 and April 15, or September 1 through October 15.
- Nesting bird survey within one week of the removal of nesting habitat, unless removal occurs after August 15 and before March 1

INTRODUCTION

Mr. David Ramey of Ramey Wine Cellars, contracted with Jane Valerius Environmental Consulting and Wildlife Research Associates to conduct a Habitat Assessment of the 75-acre parcel for their proposed 3.47-acre development. The 7079 Westside Road parcel (APN: 110-240-031 & 040) is located in the western portion of the Dry Creek Valley, in the central portion of Sonoma County, California. This habitat assessment was conducted to determine the potential for special-status vegetation communities, plant and animal species to occur within the proposed project and to identify the limitations to potential development of the project, such as: a) increased on-site flows from impermeable surfaces and, b) habitat removal.

This Habitat Assessment is part of the preliminary analysis of both the existing environment and potential impacts from the proposed project as required under the California Environmental Quality Act (CEQA) for new projects. Federal and state agencies that have purview over biological resources include the following:

- U.S. Army Corps of Engineers (USACE),
- U.S. Fish and Wildlife Service (USFWS),
- National Marine Fisheries Service (NMFS),
- California Regional Water Quality Control Board (RWQCB), and the
- California Department of Fish and Wildlife (CDFW).

The USACE regulates the discharge of dredged or fill material into waters of the United States. Waters of the U.S. are defined as waters that are hydrologically connected to waters with interstate or foreign commerce, and includes tributaries to any of these waters, and wetlands, which are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support vegetation typically adapted to life in saturated soil conditions. The USFWS has regulatory authority over federally listed plant and animal species. The NMFS, a division of the National Oceanic and Atmospheric Administration (NOAA), has regulatory authority over essential fish habitat, which is habitat necessary to maintain sustainable fisheries in the United States. The California RWQCB protects all waters with special responsibility for wetlands, riparian areas, and headwaters. The CDFW has regulatory authority over state listed plants and animals as well as streams and lakes within the State.

Locally, Sonoma County has regulatory authority over: a) large native trees, trees with historical importance, and oak woodland habitat, under the Sonoma County Native Tree Protection and Preservation Ordinance, and b) all natural watercourses shown as a solid or dashed blue lines, or along watercourses supporting riparian vegetation, under the Biotic Resource Areas identified in the County General Plan (Sonoma County 2008). See Appendix A for more regulatory details.

Site Location

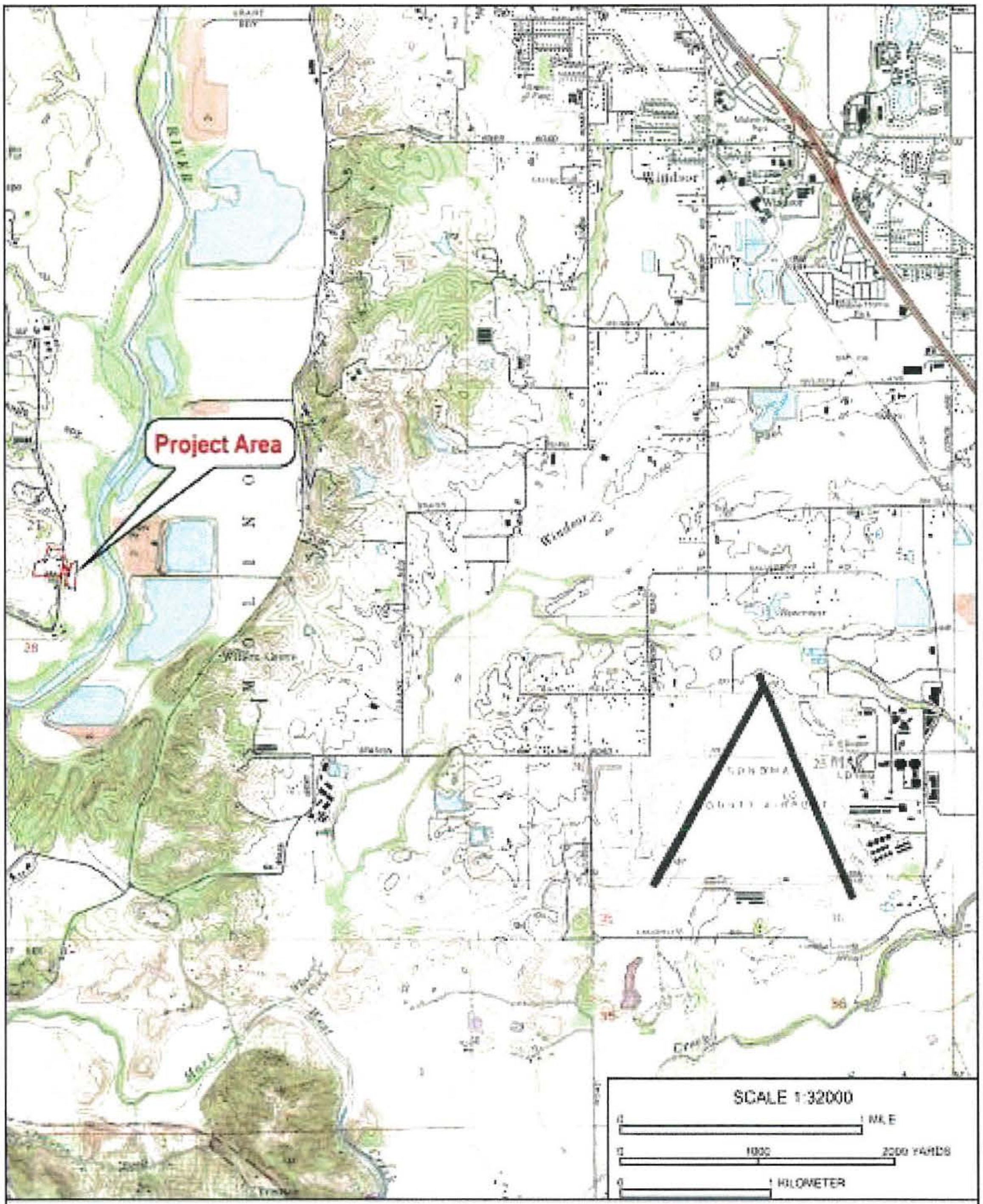
The proposed project site is located in central portion of Sonoma County, within the Dry Creek Valley, located southwest of the City of Healdsburg, west of the Russian River and west of the River Front Regional Park. The project site lies on either side of Westside Road, located north of the confluence of Russian River and Porter Creek (Figure 1).

Proposed Project

The proposed project involves development on the east and west side of Westside Road and is a follows.

West Side: The proposed project is to construct a 60,000-case winery comprised of caves (11,000 to 15, 000 sq. ft.) and in front of the caves, a cut and fill, low profile, 19,100 sq. ft. two story wine building which will not be visible from Westside Road. The existing barn will be refurbished. Access roads and associated parking will also be added to parcel.

East Side: The proposed project is to refurbish an existing 1949 hop kiln barn into a public tasting room, leaving the exterior similar to its currently appearance while maintaining the furnace and ductwork in the



Name: HEALDSBURG
Date: 06/03/14
Scale: 1 inch = 2,666 ft.

Location: 10 0514513 E, 4263529 N
Figure 1: Project Location

south side. The three story baling barn will be refurbished as a marketing reception area, with equipment storage on the ground level, a kitchen and meeting area for marketing purposes on the mid-level and 2 bedrooms as marketing accommodations on the top level, with two work stations. The two barns will be connected by an elevated walkway. The bailing barn will be refurbished to maintain its current outward appearance. Access roads and associated parking will also be added to parcel.

Table 1: Square footage of structures – 7097 Westside Road

	Square Footage	
Structure	**Existing Surface**	**New Surface**
Entrance Roadway (west)	7,938 (gravel)	
Roadway to winery and parking (west)		37,090
Winery Building (west)		19,100
Wine caves (west)		20,720
Entrance roadway (east)	14,785 (gravel)	7,414
Parking and building access (east)		54,653
Chipseal		12,620
CL II AB		39,800
Concrete		2,233
Hop kiln (2 structures)	2,947	2,947
Baling barn	2,245	2,2455
Concrete walkways		2,233
Total	27,819	**150,942**

METHODS

Information on special-status plant species was compiled through a review of the literature and database search. Database searches for known occurrences of special-status species focused on the Healdsburg, Guerneville, Camp Meeker and Sebastopol U.S. Geologic Service 7.5-minute topographic quadrangles, which provided a three mile radius around the proposed project area. The following sources were reviewed to determine which special-status plant and wildlife species have been documented in the vicinity of the project site:

- U.S. Fish and Wildlife Service (USFWS) quadrangle species lists (USFWS 2014)
- USFWS list of special-status animals for Sonoma County (USFWS 2014)
- California Natural Diversity Database records (CNDDB) (CDFW 2014)
- California Department of Fish and Wildlife's (CDFW) Special Animals List (CDFW 2014)
- State and Federally Listed Endangered and Threatened Animals of California (CDFW 2014).
- California Native Plant Society (CNPS) Electronic Inventory records (CNPS 2014)
- California Department of Fish and Game (CDFG) publication "California's Wildlife, Volumes I-III" (Zeiner, et al., 1990)
- Sonoma County General Plan 2020, Open Space and Resource Conservation Element (Sonoma County 2008)

Botanical nomenclature used in this report conforms to Baldwin, et al. (2012) for plants and to Sawyer et al. (2009) for vegetation communities. Nomenclature for special-status animal species conforms to CDFW (2013).

Site Survey: Jane Valerius of Jane Valerius Environmental Consulting, and Trish Tatarian, Wildlife Research Associates, conducted a reconnaissance-level wildlife survey and a survey for special status plants of proposed project areas on April 28, 2014, between the hours of 1000 and 1300. Greg Tatarian, Wildlife Research Associates, also conducted a site visit on April 28. An additional site survey to review trees and also conduct special status plant surveys was conducted by Jane Valerius and Trish Tatarian on May 12, 2014.

Plant Surveys: Special status plant surveys were conducted for the development area on April 28 and May 12, 2014. The area to be developed was walked and a list of all plants identifiable at the time of the surveys was recorded (Appendix D). The timing of the surveys was planned to coincide with the flowering period for all of the special status plants that had the potential to occur within the development area based on the presence of potential habitat.

Wildlife Surveys: Exterior surfaces and grounds, and interiors surfaces and spaces of all buildings on the east side proposed for removal and/or refurbishment were surveyed signs of past or present use by bats, including; fecal pellet accumulations, urine staining, fur staining on entry points, live or dead bats, audible calls, and characteristic odor. Surveys were conducted using 10 x 42 roof-prism binoculars supplemented as needed with a 295 Lumens flashlight and an approximately 3,000 Lumens spotlight. All interior building spaces were examined, including the attic spaces.

All trees were assessed for suitable potential habitat for colonial bat species, consisting of cavities, crevices and exfoliating bark. Additionally, foliage habitat suitable for use by obligate tree-roosting, solitary bat species was also assessed. The assessment was conducted using 10 x 42 roof-prism binoculars, with a 295-Lumen flashlight for illuminating potential roost features from the ground. Presence/absence surveys were not conducted

The project area was evaluated for suitable bird nesting habitat using 8 x 42 roof-prism binoculars, noting presence of old bird nests. The reconnaissance-level site visit was intended only as an evaluation of on-site and adjacent habitat types; no special-status species surveys were conducted as part of this effort as winter is not a time of year in which surveys for nesting birds are valid.

EXISTING CONDITIONS

The project area is located within the San Francisco Bay Coastal Bioregion (Welsh 1994). This bioregion is located within central California and encompasses the San Francisco Bay and the Sacramento Delta, extending from the Pacific Ocean to the eastern portion of the tule marsh zone, which is defined by Highway 99 (Welsh 1994). Habitats within this bioregion include both mesic (moist) habitats, such as freshwater marsh, and xeric (dry) habitats, such as chaparral, and are typical of a Mediterranean type climate.

The proposed project site is located within the central western portion of the Healdsburg topographic quadrangle. The parcel lies in southeastern corner of Section 21, on the west side of the Russian River and north of Porter Creek. At this location of the Russian River, the watershed is defined by a western ridge, created by Denner Ridge (600 feet in elevation).

Topographically, the western project site is located on a gently sloping hill that slopes to the east, while the eastern portion of the parcel is within the flatlands of the Russian River.

Of the 75-acre parcel, 42-acres are currently planted in grapes on the east side with a bailing barn, two hop kilns, a small winery residence and small pump house.

On the west side of the road, the parcel comprises 6.5 acres and currently contains a residence, a barn, an open hay and tractor shed, and a 3.5-acre foot reservoir.

Vegetation Communities

Three vegetation community types occur within the project area: *Quercus agrifolia* woodland alliance or coast live oak woodland; ruderal non-native grassland and landscaped areas. There are also existing vineyards adjacent to the project area but they are not part of the proposed project development. There is also a grove of Northern California black walnut (*Juglans hindsii*) in the eastern part of the property near the Russian River. No development is proposed for the black walnut grove other than placement of some picnic tables which would not impact the trees or the non-native grassland understory. A pond located on the west side is within the property boundary but will not be impacted or developed. The pond does support some willow (*Salix* spp.), and other riparian vegetation. The pond was not surveyed as part of the plant surveys.

Quercus agrifolia woodland alliance or cost live oak woodland: Located on the east side, adjacent to Westside Road, is a remnant stand of oak woodland, from what was probably the native vegetation prior to development of the area (Fig. 2). The dominant tree species is coast live oak and includes some valley oak (*Quercus lobata*), black oak (*Quercus kelloggi*), California buckeye (*Aesculus californica*) and California bay laurel (*Umbellularia californica*). A common understory shrub species in this type is poison oak (*Toxicodendron diversilobum*). Understory herbs include miner's lettuce (*Claytonia perfoliata*) and California poppy (*Eschscholzia californica*). Coast live oak woodland occurs in small patches within and adjacent to the property. This type also provides canopy cover for two natural drainages on the east side of the project area. Other than individual oak trees to be removed within the rudral non-native grassland type, the remnant oak woodland stands will not be impacted by the project.

Ruderal grassland: Ruderal grassland is comprised of a variety on non-native grasses and forbs with no one species being dominant. Plant species this type include non-native grasses such as ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordaeceus*), wild oats (*Avena barbata*), European hair grass (*Aira caryophyllea*), ryegrass (*Festuca perennis*), Harding grass (*Phalaris aquatica*), hare barley (*Hordeum murinum* ssp. *leporinum*) and rattail fescue (*Festuca myuros*) along with non-native forb species such as filarees (*Erodium cicutarium, E. botrys*), mayweed (*Anthemis cotula*), scarlet pimpernel (*Anagallis arvensis*), mayweed (*Anthemis cotula*), bindweed (*Convolvulus arvensis*), rough cat's-ear (*Hypochaeris radicata*), mallow (*Malva* sp.), English plantain (*Plantago lanceolata*), mustard (*Brassica nigra, B. rapa*), and wild radish (*Raphanus sativus*). Within the ruderal grassland are several native tree species including coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*) and cottonwood (*Populus fremontii*) (Fig. 3).

Landscaped areas: Landscaped areas include the landscaped yard around the existing residence and buildings. Plant species associated with this type include garden herbs such as sweet allysum (*Lobularia maritima*) and garden iris (*Iris* sp.), garden shrubs such as roses (*Rosa* spp.) along with planted landscape trees such as red oak (*Quercus rubra*), Italian alder (*Alnus cordata*), honey locust (*Gleditsia triacanthos*), fig (*Ficus* sp.), apple (*Malus* sp. and various fruit trees (*Prunus* spp.) as well as native coast redwood (*Sequoia sempervirens*).

Northern California black walnut. A grove of Northern California black walnut trees is located outside of the project area adjacent to the Russian River on the east side of the property. Northern California black walnut (*Juglans hindsii*) is a CNPS Rank 1B species. However, only those trees which are considered truly endemic or native are given a special status. The CNPS Inventory of Rare and Endangered Plants, 8th Edition, provides the following information:

> *Only one confirmed, native occurrence appears viable as of 2003. Widely naturalized in cismontane CA. Threatened by hybridization with orchard trees, urbanization, and conversion to agriculture. Formerly cultivated as rootstock for J. regia, with which it hybridizes readily* (CNPS 2014).

Fig. 2: Coast live oak woodland on east side of Ramey Vineyard.

Fig. 3: Non-native grassland on west side.

Although the grove of walnut trees may be significant it is likely that they are not truly endemic or native which means that they do not qualify as special status. The only plans for this area are to place some picnic tables which would only be used seasonally. The proposed uses, as described by Mr. David Ramey, owner, would not have an adverse impact upon this grove.

Individual Trees. A total of 21 trees are proposed to be removed as part of the project. Several trees are ornamental, including Italian alder (*Alnus cordata*), red oak (*Quercus rubra*), and fruit trees (*Prunus* sp., *Malus* sp.). The majority of trees are native trees and are valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*) or cottonwoods (*Populus fremontii*), although the latter were planted as a screen. The coast redwood (*Sequoia sempervirens*) tree is native although it was planted as part of the landscaping for the residence. A total of 6 coast live oak trees, 5 valley oak trees, 4 cottonwood trees and 1 redwood tree would be removed for a total of 15 native trees. The remaining trees are non-native species. A formal tree survey has not been conducted by a certified arborist. The diameter at breast height (dbh) of the trees as shown on the plan maps was also consistently one to two inches smaller than what was measured in April and May 2014. A tree inventory should be conducted by a certified arborist prior to construction of the proposed project.

Table 2: Trees identified for removal, with Diameter at Breast Height (dbh)

	Tree Species	Dbh (inches)*	Location
1	Ornamental	10 + 6	East
2	Italian alder	15	East
3	Italian alder	10	East
4	Coast live oak	11+8+14	West
5	Coast live oak	11+15	West
6	Red oak	21	West
7	Coast redwood	26	West
8	Fruit trees	16	West
9	Valley oak	18	West
10	Valley oak	18	West
11	cottonwood	14	West
12	cottonwood	19	West
13	cottonwood	14	West
14	cottonwood	15	West
15	Coast live oak	7	West
16	Valley oak	7	West
17	Valley oak	42	West
18	Coast live oak	13+6	West
19	Coast live oak	15+12	West
20	Valley oak	9	West
21	Coast live oak	13+11	West

*Note: dbh depicted on the June 19, 2014 Site Plan is likely from 2013. Field surveys conducted in 2014 found 1 inch of growth difference.

Wetlands and Waters of the U.S. and State: There are two natural drainages on the east side of Westside Road. These drainages do not show up as blue line drainages on the USGS quadrangle and do not occur on the west side of the road or property. One drainage is located between the two existing hop kilns and is fed by the roadside ditch that runs along the west side of Westside Rd (see Site Plan). The other natural drainage is south of the proposed barn or south the south hop kiln. A drainage ditch runs along the west side of the existing access road just east of the hop kilns and an agricultural ditch runs along the west side of the existing vineyard east of the hop kilns and buildings. The agricultural ditch is located east of the proposed overflow parking area, between the proposed parking area and existing vineyard. The agricultural ditch supports wetland vegetation and was wet at the time of the May 12, 2014 site visit. Wetland vegetation in the agricultural ditch included meadow barley (*Hordeum brachyantherum*), water plaintain (*Alisma trivale*), umbrella sedge (*Cyperus eragrostis*) and ryegrass (*Festuca perennis*).

All of the drainages and ditches within the project area and on the property potentially qualify as waters of the U.S. as defined by the U.S. Army Corps of Engineers (Corps) and all of these features definitely qualify as waters of the state as defined by the Regional Water Quality Control Board (RWQCB). The natural drainages would also likely fall within the jurisdiction of the California Department of Fish and Wildlife (CDFW), however the roadside and agricultural ditches would probably not fall under CDFW jurisdiction.

A formal delineation of wetlands and waters of the U.S. and state was not conducted for the site as part of this habitat assessment. However, the project has been designed to avoid any impacts to the existing drainages in the project area, therefore a delineation is not required and no permits will be needed from the U. S. Army Corps of Engineers or Regional Water Quality Control Board for placement of fill into wetlands or water.

Wildlife Habitats

The value of a site to wildlife is influenced by a combination of the physical and biological features of the immediate environment. Species diversity is a function of diversity of abiotic and biotic conditions and is greatly affected by human use of the land. The wildlife habitat quality of an area, therefore, is ultimately determined by the type, size, and diversity of vegetation communities present and their degree of disturbance. Wildlife habitats are typically distinguished by vegetation type, with varying combinations of plant species providing different resources for use by wildlife. The following is a discussion of the wildlife species supported by the on-site habitats, as described by *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer 1988).

Non-native Annual Grassland: Typically this type of habitat provides both primary habitat, such as nesting and foraging, and secondary habitat, such as a movement corridor. Small species using this habitat as primary habitat include reptiles and amphibians, such as southern alligator lizard (*Gerrhonotus multicarinatus*), western fence lizard (*Sceloporus occidentalis*), and Pacific slender salamander (*Batrachoseps attenuatus*), which feed on invertebrates found within and beneath vegetation and boulders within the vegetation community. This habitat also attracts seed-eating and insect-eating species of birds and mammals. California quail (*Lophortyx californicus*), mourning dove (*Zenaidura macroura*), and meadowlark (*Sturnella neglecta*) are a few seed-eaters that nest and forage in grasslands. The close proximity to anthropogenic structures and domestic pets negates the potential for the on-site habitat to support nesting birds.

Individual Trees. Individual trees are foraging and nesting habitat for passerines, and roosting habitat for bats. Smaller passerines, such as black-capped chickadee (*Poecile atricapillus*), bushtit (*Psaltriparus minimus*), plain titmouse (*Baeolophus inornatus*) and acorn woodpecker (*Melanerpes formicivorus*) may nest and forage in the larger trees, feeding on insects on the bark. No large cavities that may support the larger raptors, such as great horned owl (*Bubo virginianus*), were observed in any of the trees. Cavities in the oak trees may provide potential nesting habitat for tree swallows (*Tachycineta bicolor*) and white-breasted nuthatch (*Sitta carolinensis*). Of the 21 trees surveyed, only one had potentially suitable roosting habitat for bats. This tree is located on the west side and is the valley oak with a 42 dbh (Fig. 4).

Bats that use trees fall into three categories: 1) solitary, obligate tree-roosting bats that roost in the foliage or bark such as Western red-bat (*Lasiurus blossevillii*), a California Species of Special Concern (SSC), or hoary bat (*Lasiurus cinereus*); 2) colonial tree-roosting bats that form groups of varying size in tree cavities or beneath exfoliating bark, such as silver-haired bats (*Lasionycteris noctivagans*), and 3) more versatile bat species that will use a wide variety of roosts from buildings to bridges to trees, such as various *Myotis* species, pallid bat (*Antrozous pallidus*), another SSC species, and others.

Solitary-roosting bats consist either of females either alone or with young, or solitary males. Colonial-roosting bats may form maternity colonies in tree cavities or crevices, caves, mines, bridges, or other man-made structures. During the day, these roosts provide shelter and protection for adult females and their young, which remain in the roost while females forage at night, returning to nurse and care for their young. Greater impacts to bats can occur as a result of removal of trees that support cavity-roosting bat species than those that provide habitat for solitary foliage-roosting species.

Buildings: Six structures were evaluated for this Habitat Assessment, the large barn, the wood-sided southern hop barn, wood-sided northern hop barn, wood-sided small farmhouse (residence), metal-sided chicken building, and wood-sided pump storage barn. As stated above, many colonial bat species have adapted to using man-made structures such as houses, barns, sheds, garages, bridges, and culverts. Statewide and in the project region, buildings provide significant roosting habitat for bat species, including more common species such as Brazilian free-tailed bat (*Tadarida brasiliensis*) and Yuma myotis (*Myotis yumanensis*), as well as more rare species such as pallid bat (*Antrozous pallidus*), a California Species of Special Concern (SSC) and Townsend's big-eared bat (*Corynorhinus townsendii*), proposed for listing as Endangered by the CDFW. Please see Special Status Species Section for more details on *C. townsendii*.

In general, day roost habitat is considered more critical than night roost habitat, because it provides shelter for bats from light, air currents, predators, and other disturbance, and are where bats mate, raise young, roost during dispersal, and overwinter, either in torpor or hibernation. Because of this, and because demolition typically occurs during daytime hours, the risks of direct mortality of bats is very high at day roosts. Although night roosts are also very important for bats for various purposes (conservation of energy during foraging bouts, social interaction, etc.), buildings are not usually demolished at night, so although the habitat is lost, direct mortality does not usually occur.

Montane hardwood: This wildlife habitat type includes Coast live oak woodland. The woodlands provide habitat for a variety of species, including refugia for reptiles, such as ring-necked snake (*Diadophis punctatus*), amphibians, such as the Pacific slender salamander (*Batrachoseps attenuatus*) and arboreal salamander (*Aneides lugubris*), foraging and nesting habitat for passerines, and roosting habitat for bats. Smaller passerines, such as black-capped chickadee (*Poecile atricapillus*), bushtit (*Psaltriparus minimus*), oak titmouse (*Baeolophus inornatus*) and downy woodpecker (*Picoides pubescens*) observed on the site may nest and forage in the woodlands, feeding on insects on the bark.

Perennial Pond: Although outside the proposed project footprint, this pond is within 120 feet of the proposed driveway. Species observed in the pond include non-native mosquitofish (*Gambusia affinis*), and eastern bullfrog (*Lithobates catesbeianus*). A daytime survey of the pond revealed 52 adult bullfrogs and a high population of tadpoles. Native species observed were Sierran treefrogs (*Pseudacris sierra*) (Fig. 5).

Fig. 4: Oak trees on the west side of the proposed project area.

Fig. 5: Perennial pond located outside the project area.

Movement Corridors

Wildlife movement includes migration (i.e., usually one way per season), inter-population movement (i.e., long-term genetic flow) and small travel pathways (i.e., daily movement corridors within an animal's territory). While small travel pathways usually facilitate movement for daily home range activities such as foraging or escape from predators, they also provide connection between outlying populations and the main corridor, permitting an increase in gene flow among populations.

These linkages among habitat types can extend for miles between primary habitat areas and occur on a large scale throughout California. Habitat linkages facilitate movement among populations located in discrete areas and populations located within larger habitat areas. The mosaic of habitats found within a large-scale landscape results in wildlife populations that consist of discrete sub-populations comprising a large single population, which is often referred to as a meta-population. Even where patches of pristine habitat are fragmented, such as occurs with coastal scrub, the movement between wildlife populations is facilitated through habitat linkages, migration corridors and movement corridors. Depending on the condition of the corridor, genetic flow between populations may be high in frequency, thus allowing high genetic diversity within the population, or may be low in frequency. Potentially low frequency genetic flow may lead to complete isolation, and if pressures are strong, potential extinction (McCullough 1996; Whittaker 1998).

Wildlife connectivity of this site to other open lands in the area can occur through the vineyards and undeveloped lands. There are no barriers to movement between the pond on the site and ponds located further west. Westside Road is likely not a barrier to movement based on the rate of traffic after the wineries and tasting rooms have closed their doors. As a result, animals are likely able to move across the road at dusk and night without the mortality from traffic.

SPECIAL-STATUS BIOLOGICAL RESOURCES

Certain vegetation communities, and plant and animal species are designated as having special-status based on their overall rarity, endangerment, restricted distribution, and/or unique habitat requirements. In general, special-status is a combination of these factors that leads to the designation of a species as sensitive. The Federal Endangered Species Act (FESA) outlines the procedures whereby species are listed as endangered or threatened and established a program for the conservation of such species and the habitats in which they occur. The California Endangered Species Act (CESA) amends the California Fish and Wildlife Code to protect species deemed to be locally endangered and essentially expands the number of species protected under the FESA.

Special-status Vegetation Communities

Sensitive natural communities are those that are considered rare in the region, may support special-status plant or wildlife species, or may receive regulatory protection (i.e., through Section 404 of the Clean Water Act [CWA] and/or Sections 1600 et seq. of the California Fish and Wildlife Code). Please refer to Appendix A for detailed descriptions of waters and wetlands. In addition, sensitive natural communities include plant communities that have been identified as having highest inventory priority in the California Natural Diversity Database (CNDDB). The second edition of *A Manual of California Vegetation* (Sawyer, et al. 2009) also provides the rarity ranking status of these communities. No sensitive natural communities occur within the proposed project area. The Northern California black walnut grove, located on the eastern side of the property, is not considered to be a native occurrence. As a result, it does not qualify as a special-status vegetation community nor are the individual trees considered to be special status. However, no work is proposed in this area and the grove will be preserved.

Special-status Plant Species

Special-status plant species are those species that are legally protected under the federal Endangered Species Act (ESA) and/or the California Endangered Species Act (CESA) as listed or proposed for listing as threatened or endangered, as well as species that are considered rare by the scientific community. For example, the California Native Plant Society (CNPS) has identified some species as List 1 or 2 species and may be considered rare or endangered pursuant to Section 15380(b) of the State CEQA Guidelines. The CDFW has compiled a list of "Special Plants" (CDFW 2014), which include California Special Concern species. These designations are given to those plant species whose vegetation communities are seriously threatened. Although these species may be abundant elsewhere they are considered to be at some risk of extinction in California. Although Special Concern species are afforded no official legal status under FESA or CESA, they may receive special consideration during the planning stages of certain development projects and adverse impacts may be deemed significant under the California Environmental Quality Act (CEQA).

A total of 58 special-status plant species have been reported occurring on the four topographic quadrangles (CNDDB 2014). Please refer to Appendix B for a list of these species and their potential for occurrence. Those species that occur in freshwater marshes and swamps, riparian scrub, broadleafed upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, vernal pools, bogs and fens, coastal scrub, meadows and seeps, North Coast coniferous forest, coastal prairie, coastal bluff scrub or plants that occur on serpentinite or other substrates not occurring within the project area were considered to not have the potential to occur. Species associated with valley and foothill grassland could potentially occur on the site but not of these species were observed during the appropriately timed special status plant surveys in April and May. The property on the east side was a pumpkin patch and farm store starting in 1989 and then became vineyards. The property on the west side has been a residence with landscaped yard and garden. The grassland communities in the project area are highly disturbed and dominated by weedy, non-native species. No special-status plants are likely to occur within the proposed project area and none were observed.

Special-status Animal Species

Special-status animal species include those listed by the USFWS (2013) and the CDFW (2013). The USFWS officially lists species as either Threatened or Endangered, and as candidates for listing. Additional species receive federal protection under the Bald Eagle Protection Act *(e.g.*, bald eagle, golden eagle), the Migratory Bird Treaty Act (MBTA), and state protection under CEQA Section 15380(d). In addition, many other species are considered by the CDFW to be species of special concern; these are listed in Remsen (1978), Williams (1986), and Jennings and Hayes (1994). Although such species are afforded no official legal status, they may receive special consideration during the planning and CEQA review stages of certain development projects. The CDFW further classifies some species under the following categories: "fully protected", "protected fur-bearer", "protected amphibian", and "protected reptile". The designation "protected" indicates that a species may not be taken or possessed except under special permit from the CDFW; "fully protected" indicates that a species can be taken for scientific purposes by permit only.

Of the 20 special-status animal species identified as potentially occurring in the vicinity of the project area, including within a 3 mile radius (CNDDB 2014), several additional species were evaluated for their potential to occur within the study area, based on: 1) review of the CNDDB, 2) the "Special Animals" list (CDFW 2014) that includes those wildlife species whose breeding populations are in serious decline, and 3) the habitat present on site. See Appendix C for a list of the 26 species evaluated. Several of these species have a high potential for occurrence at the project site and are discussed below. This document does not address impacts to species that may occur in the region but for which no habitat occurs on site.

California red-legged frog (*Rana draytonii*) (CRF), listed by the USFWS as Threatened and is classified by the CDFW as a California Special Concern species and a Fully Protected Species under Fish and Game Code 5050, breeds primarily in ponds, but will also breed in slow-moving streams, or deep pools in intermittent streams. Inhabited ponds are typically permanent, at least 2 feet (0.6 meters) in depth, and contain emergent and shoreline vegetation. Sufficient pond depth and shoreline cover are both critical, because they provide means of escape from predators and high winter flooding of stream habitat for the frogs (Stebbins 1985, Tatarian 2008).

Project Area Occurrence: No surveys were conducted for this species as part of this habitat assessment. The pond structure and hydrology provides suitable breeding habitat for this species. However, the presence of adult bullfrogs, the high population (52 adults and thousands of tadpoles) reduces the suitability of the pond.

Laboratory experiments have clarified the effects bullfrogs and mosquitofish have on CRF (Lawler, *et al.* 1999). Under natural conditions, the presence of bullfrog tadpoles nearly precluded the recruitment of CRF tadpoles to the juvenile stage. Mosquitofish, however, with a variety of prey items and spatially complex escape areas available, do not affect the recruitment of CRF tadpoles. However, in those ponds with both species occurring in high numbers, such as the pond on-site, the potential for CRF to occur is low to none. The effects of introduced predators on the survival of CRFs are largely related to the relative population sizes of the predators, the quality and amount of aquatic habitat, and the CRF. Specifically, CRFs and introduced predators can coexist if the number of predators remains small compared to the number of CRFs and habitats provide refugia for CRF from excessive predation. No CRF were detected during the daytime survey. A nocturnal survey would provide the best way of determining presence. The high population of bullfrogs likely precludes CRFs at this pond. As a result, this species has a low potential for occurrence in this portion of Dry Creek Valley and the pond on-site. The nearest reported presence occurrs more than 3 miles west of the project area in Austin Creek (CNDDB 2014).

Foothill yellow-legged frog (*Rana boylii*) is a California Special Concern species, and occurs in most Pacific drainages from Oregon to Los Angeles County. The species typically inhabits perennial rocky streams, preferring streams with cobble-sized substrates (Jennings and Hayes 1994). Occupied drainages range from sea level to 2,040 meters (6,700 feet) (Jennings and Hayes 1994). Streams in woodland, chaparral or forest with little-to-no bank vegetation cover are also preferred (Stebbins 1985). Breeding occurs from mid-March to May, depending on rains, with tadpoles metamorphosing in June or July.

Project Area Occurrence: No surveys were conducted for this species as part of this habitat assessment. This species is not expected to occur in the pond. This species has been reported occurring approximately 1.2 miles west of the project area in Porter Creek (CNDDB 2014).

Western pond turtle (*Emys marmorata*) is listed by the CDFW as a California Special Concern species. It originally inhabited many of the pacific drainage basins in California (Stebbins 1985). This medium sized turtle ranges in size to just over 8 inches (21cm) with a low carapace that is generally olive, brownish or blackish (Stebbins 1985, Jennings and Hayes 1994). Primary habitats include permanent water sources such as ponds, streams and rivers. It is often seen basking on logs, mud banks or mats of vegetation, although wild populations are wary and individuals will often plunge for cover after detecting movement from a considerable distance. Although it is an aquatic species with webbed feet, it can move across land in response to fluctuating water level, an apparent adaptation to the variable rainfall and unpredictable flows that occur in many coastal California drainage basins (Rathbun, *et al.* 1992).

Project Area Occurrence: No surveys were conducted for this species as part of this habitat assessment. This species is expected to occur within the pond on-site. This species has been reported occurring less than 1 mile east of the project area in the Russian River (CNDDB 2014).

Nesting Passerines: As stated previously, passerines, protected under the MBTA and Fish and Wildlife Code 3503, have potential to nest within the proposed project area. Bird species potentially nesting in the riparian area include tree swallows (*Tachycineta bicolor*), bushtit (*Psaltriparus minimus*) and oak titmouse (*Baeolophus inornatus*) that glean insects from the bark. As early as February, passerines begin courtship and once paired, they begin nest building, often around the beginning of March. Nest structures vary in shapes, sizes and composition and can include stick nests, mud nests, matted reeds and cavity nests. For example, black phoebes may build a stick nest under the eaves of a building. Depending on environmental conditions, young birds may fledge from the nest as early as May and, if the prey base is large, the adults may lay a second clutch of eggs.

Project Area Occurrence: No surveys were conducted for these species as part of this habitat assessment. Several passerine (perching birds) species may nest on the site in the various habitats, including, but not limited to, white-breasted nuthatch in the oak trees. A nesting bird survey shall be conducted before removal of any of these habitats, and seasonal restrictions put into place for occupied habitats, to ensure no take of individuals will occur.

Nesting Raptors: As with passerines, raptors (birds of prey), such as red-shouldered hawk (*Buteo lineatus*), cooper's hawk (*Accipiter cooperii*), are protected under the Federal Migratory Bird Treaty Act and Fish and Wildlife Code 3503.5

General Ecology and Distribution: Raptors nest in a variety of substrates including, cavities, ledges and stick nests. For example, Cooper's hawks are small bird hunters, hunting on the edges of forests in broken forest and grassland habitats where passerines forage for seeds and insects. Nests occur in heavily forested areas near a water source. Research sites on nesting Cooper's hawks rarely show the nests more than a quarter of a mile away from water, whether it is a cattle tank, stream or seep (Snyder and Snyder 1975). Trees typically used by Cooper's hawks include coast live oaks, cottonwoods, and black oaks (Call 1978), as well as second growth conifer stands or deciduous riparian areas. In general, the breeding season for raptors occurs in late March through June, depending on the climate, with young fledging by early August.

Project Area Occurrence: No surveys were conducted for these species as part of this habitat assessment. No nests were detected at the time of the survey. However, nest structures could be developed before the project goes to construction and the trees are removed.

Roosting bats – including Townsend's big-eared bat[1] (*Corynorhinus townsendii*), pallid bat[2] (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*) and hoary bat[2] (*Lasiurus cinereus*).

Status: [1]Proposed for listing as Endangered or Threatened by CDFW, [2]State Species of Concern (SSC), as well as Fish and Wildlife Code Sections 86, 2000, 2014, 3007, Title 14, Sections 15380, 15382.

General Ecology and Distribution: Bats in this region of California are not active year-round. During the maternity season, non-volant young of colonial bats remain in the roost until late summer (end of August), after which they may disperse from the natal roost or remain into or throughout the winter. Obligate tree-roosting bat species, and to some extent, colonial bats, may switch tree roosts frequently, particularly after young are volant, but are sometimes faithful for longer periods (weeks). During winter months, bats typically enter torpor, rousing only occasionally to drink water or opportunistically feed on insects. The onset of torpor is dependent upon environmental conditions, primarily temperature and rainfall. To prevent direct mortality of either non-volant young or torpid bats during winter months, roosts must not be disturbed or destroyed until bats are seasonally active, and only after they have been provide a means of escape from the roost.

Townsend's big-eared bats have been proposed for listing as either Endangered or Threatened by the California Fish and Wildlife Commission. During the one-year public comment and review process, the species receives the same protections as a fully listed species.

Townsend's big-eared bats are found unevenly throughout most of the state from sea level to the Sierras, but are more restricted in their roost habitat selection, and more sensitive to human disturbance. This species is more strongly associated with cave and mine habitat, preferring large, open roosts, compared to smaller cavities or crevices. In addition to cave and mine roosts, this species uses buildings, bridges and culverts, and there is some evidence that very large redwood tree basal hollows have been used. Roosts for this nomadic species may serve multiple functions throughout the year, and multiple sites may be used for different life stages (pregnancy, parturition, rearing, etc.). Males remain solitary during maternity season.

Pallid bats, an SSC species, are eclectic in their roosting habitat selection, and to some extent distribution, and can be found in crevices and small cavities in rock outcrops, tree hollows, mines, caves, and a wide variety of man-made structures such as buildings, bridges and culverts, generally in lower to mid-elevation sites. This species forms maternity colonies, composed of dozens to sometimes hundreds of females and their young, and smaller bachelor colonies composed of males and not-yet reproductive females.

Western red bats, an SSC species, have a broad, but disjunct, distribution throughout the state, and a wide range of elevations. Reproductive females are more common in the inland portions of the state than the Bay Area, where males are more common during the summer months. This is a foliage-roosting species typically associated with large-leaf trees, such as willows, cottonwoods, and sycamores, and is often found near riparian zones. Western red bats are typically solitary, however females give birth to two to five young, which is atypical compared to other bat species.

Project Area Occurrence: Buildings: Pallid bats and Townsend's big-eared bats have potential to roost in the structures located on the project site. Two non-SSC bat species, Yuma Myotis (*Myotis yumanensis*) and Brazilian free-tailed bats (*Tadarida braziliensis*) were found in several of the on-site buildings during the 2014 season (See Table 3).

Table 3: Structures Proposed for Renovation and their Potential Suitability for Roosting Bats

Structure	Site Location	Type of Roost	Signs Observed
Large baling barn	East (southern portion)	Maternity Day Roost – loft and lower floor Night Roost – loft and lower floor	Large amounts of fecal pellets widely distributed throughout lower floor areas, lower floor loft, and loft above. Large numbers (ca. 200) *Myotis yumanensis* roosting in frame gaps of wood hop cars and ca. 50 *Tadarida brasiliensis* at roof ridge beams. Appears to be a long-term maternity day roost.
Hop Barn (southern)	East (central portion)	Day Roost, possibly maternity – roof rafters and skip-sheathing gaps Night Roost – open areas in upper and lower floors	No bats observed during assessment, but small crevices could hid bat, probably *Myotis yumanensis* or other small *Myotis* species. Moderate amounts of bat fecal pellets on loft floor and lower floor ground.
Hop Barn (northern)	East (central portion)	Day Roost, possibly maternity – roof rafters and skip-sheathing gaps Night Roost – open areas in upper and lower floors	No bats observed during assessment, but small crevices could hid bat, probably *Myotis yumanensis* or other small *Myotis* species. Moderate amounts of bat fecal pellets on loft floor and lower floor ground.
Small farm house	East (central portion)	Maternity Day Roost – roof soffit, rafters Night Roost – while raising pups	Observed ca. 10 *Myotis yumanensis* roosting in enclosed soffit, more likely present but not visible.
Chicken shed	East (south portion)	None	None
Pump storage barn	East (central portion)	None	None

Large Barn: The large barn, constructed of wood with horizontal siding boards and corrugated metal roof, is in poor condition with many exterior siding boards missing or peeling away, providing many suitable entry points and roost areas. The structure contained extensive evidence of both day and night roosting activity in the lower floor. Bats have been roosting from floor joists, ceiling fixtures, wall joists, gaps in header beams, and other locations throughout. Most of the evidence in the lower floor appears to be the result of night-roosting activity, however the second floor and upper floor loft area contain evidence of day-roosting activity, and approximately 200 Yuma myotis (*Myotis yumanensis*) were observed roosting in crevices in the frames of the hop cars located on rails in the loft, and ca. 50 Brazilian free-tailed bats (*Tadarida brasiliensis*) were observed roosting in the gap between the paired ridge beams of the roof, beneath the corrugated metal roofing material. This building provides maternity day roost habitat, and likely has done so for many years, based on extensive fecal and urine staining evidence throughout. Several photos are included in this report showing this roosting activity. There were additional cavities between exterior wall siding and interior wood panels that could provide roost habitat, but were not able to be surveyed at the time of our assessment.

Though not SSC species, large colonies of Brazilian free-tailed or Yuma myotis often occupy a roost, and significant impact to local breeding populations could occur if buildings are demolished without first conducting humane bat eviction or other appropriate measures.

Hop Barns: Both of these wood-sided/shingle-roof structures are in poor condition, with the south barn roof almost entirely missing, and exterior siding peeling and missing. Both structures contain suitable day and/or night roost habitat to varying degrees. Evidence of use by Brazilian free-tailed bats (*Tadarida brasiliensis*) and Yuma myotis (*Myotis yumanensis*) was present in the upper floor areas on the slotted flooring, walls, and gaps between skip-sheathing and roofing materials. In addition, a wad of cloth sacks was suspended from the roof rafters in the south barn, and a metal pulley hanging from the wall of the north barn both provided roost habitat for bats, based on fecal accumulations below. The lower floors, mostly open, could provide suitable night roost habitat, but appear too cold and damp for day roost activity.

Small Farm House (Residence): This wood-sided, single-story residence with attached shed roofs and patios has finished interior ceilings, and enclosed soffits at the gable ends. The building is in good condition, however, there are numerous potential openings into wall and roof sections. Approximately 10 *Myotis yumanensis* were observed inside the soffit cavity, and evidence of long-term use was observed. This structure is providing maternity day roost habitat, as well as night roost habitat for nursing female bats.

Chicken Shed: This corrugated metal-sided building with wood framing is too open to provide suitable roost habitat, other than for occasional, individual bats. No evidence of past or present roosting activity was observed.

Pump/Storage Barn: No evidence of past or present roosting activity was observed, however this building could provide habitat for day or night roosting bats if left undisturbed (the building is currently actively used for storage), and/or during bat exclusion/eviction from the barn structures.

Please refer to the Impacts and Mitigation Measures for details on avoidance measures of roosting bats in buildings on this site.

<u>Trees</u>: One valley oak tree on the western portion of the project site contained suitable potential cavity and crevice roost habitat. SSC bat species such as pallid bats, as well as non-SSC species have potential to roost in cavities and exfoliating bark observed in this tree.

Other larger mature trees throughout the project site proposed for removal may also support non-SSC bats such as western red bat (Lasiurus blossevillii), as well as hoary bats (*Lasiurus cinereus*), both obligate tree-roosting solitary bat species.

Please refer to the Impacts and Mitigation Measures for details on avoidance measures of roosting bats in trees on this site.

IMPACTS AND MITIGATION MEASURES

This section summarizes the potential temporary biological impacts from construction activities within the study area. The analysis of these impacts is based on a single reconnaissance-level survey of the study area, a review of existing databases and literature, and personal professional experience with biological resources of the region.

CEQA Guidelines Sections 15206 and 15380 were used to determine impact significance. Impacts are generally considered less than significant if the habitats and species affected are common and widespread in the region and the state.

A species may be treated as rare or endangered even if it has not been listed under CESA or FESA. Species are designated endangered when it survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, disease or other factors.

For the purposes of this report, three principal components in the evaluation were considered:

- Magnitude of the impact (e.g., substantial/not substantial)
- Uniqueness of the affected resource (rarity)
- Susceptibility of the affected resource to disturbance (sensitivity)

The evaluation of significance must consider the interrelationship of these three components. For example, a relatively small-magnitude impact (e.g., disturbing a nest) to a state or federally listed species would be considered significant because the species is at low population levels and is presumed to be susceptible to disturbance. Conversely, a common habitat such as non-native grassland is not necessarily rare or sensitive to disturbance. Therefore, a much larger magnitude of impact (e.g., removal of extensive vegetation) would be required for it to be considered a significant impact.

Trees

Impacts: A total of 21 trees are proposed for removal as part of the proposed project. This includes 6 coast live oaks, 5 valley oaks, 4 cottonwoods and one redwood, all of which are native trees. The Sonoma County Tree Protection Ordinance General Provisions state:

> *Projects shall be designed to minimize the destruction of protected trees. With development permits, a site plan shall be submitted that depicts the location of all protected trees greater than nine inches (9") and their protected perimeters in areas that will be impacted by the proposed development, such as the building envelopes, access roads, leachfields, etc.*

Protected trees are defined as:

> *"Protected tree" means* Big Leaf Maple *Acer macrophyllum,* Black Oak *Quercus Kelloggii,* Blue Oak *Quercus Douglassi,* Coast Live Oak *Quercus agrifolia,* Interior Live Oak *Quercus Wislizenii,* Madrone *Arbutus Menziesii,* Oracle Oak *Quercus morehus,* Oregon Oak *Quercus Garryana,* Redwood *Sequoia sempervirens,* Valley Oak *Quercus lobata,* California Bay *Umbellularia California, and their hybrids.*
>
> *"Protected tree of special significance" means Quercus lobata* Valley Oak.

The Tree Protection Ordinance also states:

> *The Valley Oak-Quercus lobata shall receive special consideration in the design review process to the extent that mature specimens shall be retained to the fullest extent feasible. Valley Oaks contribute greatly to Sonoma County's visual character, landscape and they provide important visual relief in urban settings. On existing parcels created without the benefit of an accompanying*

> *EIR, design review shall focus on the preservation of Valley Oaks to the fullest extent feasible. Where such preservation would render a lot unbuildable, partial protection with accompanying appropriate mitigations developed by a certified arborist shall be incorporated into the project design. In such cases where only partial protection can be achieved, full replacement in accordance with the arboreal value chart shall be required.*

Mitigation Measure: The project will comply with the County's Tree Protection Ordinance. Compensation for the loss of native trees is provided in the ordinance and is based on arboreal values. The ordinance requires one hundred percent (100%) replacement of trees or payment of in-lieu fees. It is recommended that a certified arborist conduct a tree survey and inventory as part of the analysis of impacts for the project.

The County ordinance also requires that:

> *Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire or chain link fencing) at the protected perimeter, or limits established during the permit process. The delineation markers shall remain in place for the duration of all work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any protected tree.*
>
> *Where proposed development or other site work must encroach upon the protected perimeter of a protected tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients. Tree wells or other techniques may be used where advisable. No changes in existing ground level shall occur within the protected perimeter unless a drainage and aeration scheme approved by a certified arborist is utilized. No burning or use of equipment with an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).*
>
> *No storage or dumping of oil, gasoline, chemicals or other substances that may be harmful to trees shall occur within the drip line of any tree, or any other location on the site from which such substances might enter the drip line.*
>
> *If any damage to a protected tree should occur during or as a result of work on the site, the County shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the planning director shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund.*
>
> *The following design standards for protected trees shall be adhered to:*
>
> *Underground trenching for utilities should avoid tree roots within the protected perimeter. If avoidance is impractical, tunnels should be made below major roots. If tunnels are impractical and cutting roots is required, it shall be done by hand-sawn cuts after hand digging trenches. Trenches should be consolidated to serve as many units as possible.*
>
> *Compaction within the drip line or protected perimeter shall be avoided.*
>
> *Paving with either concrete or asphalt over the protected perimeter should be avoided. If paving over the protected perimeter cannot be avoided, affected trees shall be treated as removed for purposes of calculating arboreal values.*
>
> *Wherever possible, septic systems and/or leachlines shall not be located on the uphill side of a protected tree.*

> *Security posted for the purpose of insuring the proper construction of public or private improvements shall also include an amount sufficient to secure any requirements imposed pursuant to this section. In addition, security for potential tree damage shall be twenty-five percent (25%) of the amount posted for planned tree replacement. In lieu fees shall be paid prior to recording any maps. Such security shall not be released until protection requirements, including planting replacement trees, and any long term maintenance requirements have been satisfactorily discharged. The initial bond amount may be reduced to cover only the maintenance and replacement of trees after construction is completed.*

Birds

Impact: Several passerine (perching birds) species observed on site, such as California towhee and scrub jays, build stick nests in trees and shrubs, while others, such as the white-breasted nuthatch and chestnut-backed chickadee, nest in tree cavities. Disturbance during the nesting season (February 15- August 15) may result in the potential nest abandonment and mortality of young, which is considered a "take" of an individual. However, many of the species observed on the site were fledged juveniles from this year, which means that the nesting season has concluded in the project area.

Mitigation Measure: The following mitigation measures should be followed in order to avoid or minimize impacts to passerines and raptors that may potentially nest in the trees:

1) Grading or removal of nesting trees should be conducted outside the nesting season, which occurs between approximately February 15 and August 15.
2) If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
3) If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.
4) The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
5) To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
6) After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.

Mammals

Impact: Renovation of buildings may cause direct mortality of roosting bats that use the structures, if the structures are removed during seasonal periods of inactivity (maternity season or winter), or without first conducting humane bat eviction or partial dismantling under supervision of a qualified bat biologist experienced with bats using man-made roosts.

Preventing Take of Bats in Buildings – General Discussion

In the case of buildings to be demolished for redevelopment, there are only two effective methods for getting bats out of the structure. The first, utilized mainly when the building is in good condition or will not be demolished, and the work is feasible, is "humane eviction", or "bat exclusion", which relies on the bats' ability to fly out of the roost. In this method, all potential, but currently unused entry points into the structure are sealed. The active entry points are fitted with one-way exits, which are left in place 7-10 days to allow all bats to emerge normally during nightly feeding flights. The one-way exits are then removed and the remaining openings sealed until demolition if it will occur more than 30 days after demolition. If the interval between successful eviction and demolition will be short (less than 4 weeks), the one-way exits may often be left in place until demolition. This work must be conducted by, or under direct supervision or instruction by a bat biologist qualified in humane bat eviction methods and materials.

In some cases, the physical condition of the structure is so poor that humane eviction as described above is not possible. If that occurs, the building must be carefully, and selectively dismantled in such a way that the internal environment is altered to a degree sufficient to cause bats to abandon the roost and not return. This must occur under the guidance bat biologist qualified in partial dismantling of structures for bat eviction.

In general, humane eviction of bats must occur during seasonal periods of bat activity, ***between March 1, or when evening temperatures are above 45F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period for humane eviction with suitable roosting habitat is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45F and onset of rainfall fretter than ½" in 24 hours.***

Mitigation Measures: To prevent direct mortality of bats that may roost in the structures on site, the following measures are recommended:

Large Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure. This will cause bats to abandon the structure if the building is made effectively unsuitable for continued roosting activity. All walls will require some removal of siding material to accomplish this, but the upper loft will also require supplemental lights aimed up from the floor directly beneath the hop cars to cause bats to abandon the roost crevices.

We recommend the use of exterior, PAR-style LED lights in suitable fixtures; these will provide bright light without heat and be economical to operate. It may require 7-10 days of this treatment to cause all bats to abandon the structure prior to construction activities, which must either occur within 48 hours of these actions, or the building must be sealed using polyethylene sheeting, leaving no available gaps. All measures must be implemented only during seasonal periods of bat activity to prevent direct mortality of non-volant young or overwintering adults and juveniles.

South Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this.

North Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this.

Residence: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls and portions of the soffit boards will require some removal of material to accomplish this.

Chicken Shed: No further actions are required to prevent use by bats or take of roosting bats.

Pump/Storage Barn: To reduce the likelihood of this building being used by bats abandoning the larger structures, all doors should be left open during day and night hours. No further actions are required.

Acceptable periods for partial dismantling are:

1. ***Between approximately March 1 (or when heavy rains [greater than ½" in 24 hrs.] cease and/or evening temperatures remain above 45F) and April 15 (after which time females will begin to give birth to pups.***
2. ***Between September 1 (after all pups are self-sufficiently volant) and approximately October 15 (or before heavy rains [greater than ½" in 24 hrs.] begin and/or evening temperatures fall below 45F)***

Table 4: Recommended Mitigation Measures for Structures – 7097 Westside Road

Structure	Site Location	Occupied?	Mitigation
Large barn	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Hop Barn (southern)	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Hop Barn (northern)	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Small farm house	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Chicken coop	East	N	None
Pump storage barn	East	N	Leave barn doors open during daylight hours during partial dismantling of barns and farm house to prevent new occupation.

Impact: Removal of trees may cause direct mortality of roosting bats, if the trees the provide suitable roosting habitat are removed during seasonal periods of inactivity (maternity season or winter).

Mitigation Measure: To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage of the trees identified on the site, the following measures are recommended:

1) Potential habitat trees shall be removed only between approximately March 1, or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.

2) Tree removal shall be conducted using a two-stage process over two consecutive days (e.g. Tuesday and Wednesday, or Thursday and Friday). With this method, small branches and small limbs containing ***no*** cavity, crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on Day 1, ***using chainsaws only*** (no dozers, backhoes, etc.). The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, coupled with the physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habituation and re-occupation of the altered tree.

3) Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction, the qualified bat expert does not need to remain on the site.

4) All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

5) If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

6) In order to minimize potential take of solitary bats such as *L. blossevillii* or *L. cinereus*, tree removal should begin with the smaller trees and vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual *L. blossevillii* or *L. cinereus* to abandon the site.

Figures – Structures Containing Bat Roost Features

Figure 6. Large barn - east wall. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

Figure 7. Large barn - southeast corner, showing peeling siding boards. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

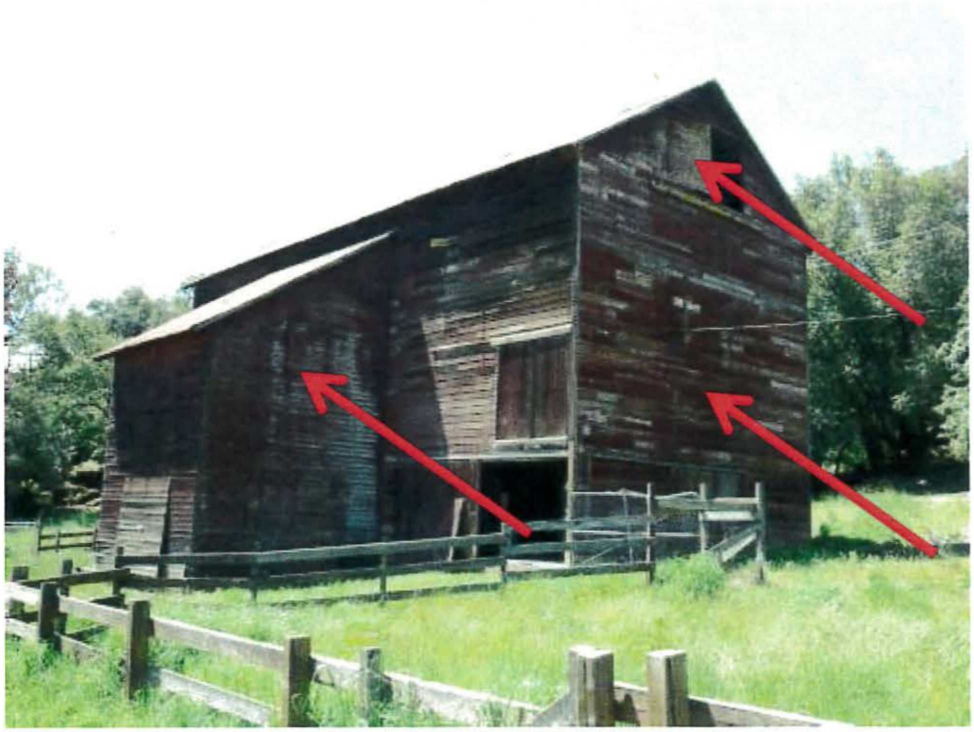


Figure 8. Large barn - northeast wall. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

Figure 9. Large barn lower floor interior. Bats roosting from rafters and other features.

Figure 10. Large barn lower floor interior. Bats using gaps between rafters and skip-sheathing, corrugated metal gaps at tops of walls, crevices in paired beams (arrows).

Figure 11. Large barn lower floor interior. Bats using gaps between rafters and skip-sheathing, corrugated metal gaps at tops of walls, crevices in paired beams (arrows).

Figure 12. Large barn upper floor loft. Bats roosting inside hop cars and underneath, in crevices formed by framework (arrows).

Figure 13. Large barn upper floor loft. Large accumulation of fecal matter beneath crevice roosts in frames of hop cars. Evidence suggests long-term maternity roost site.

Figure 14. Large barn upper floor loft – view into hop car framework wood crevice roost site.

Figure 15. North hop barn. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

Figure 16. North hop barn. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

Figure 17. North hop barn loft area. Bats using skip-sheathing at roof, rafters, pulley against wall (arrow).

Figure 18. North hop barn loft area. Bat fecals beneath pulley hanging from wall (see Figure 11).

Figure 19. Residence. Arrows depict areas to remove during partial dismantling.

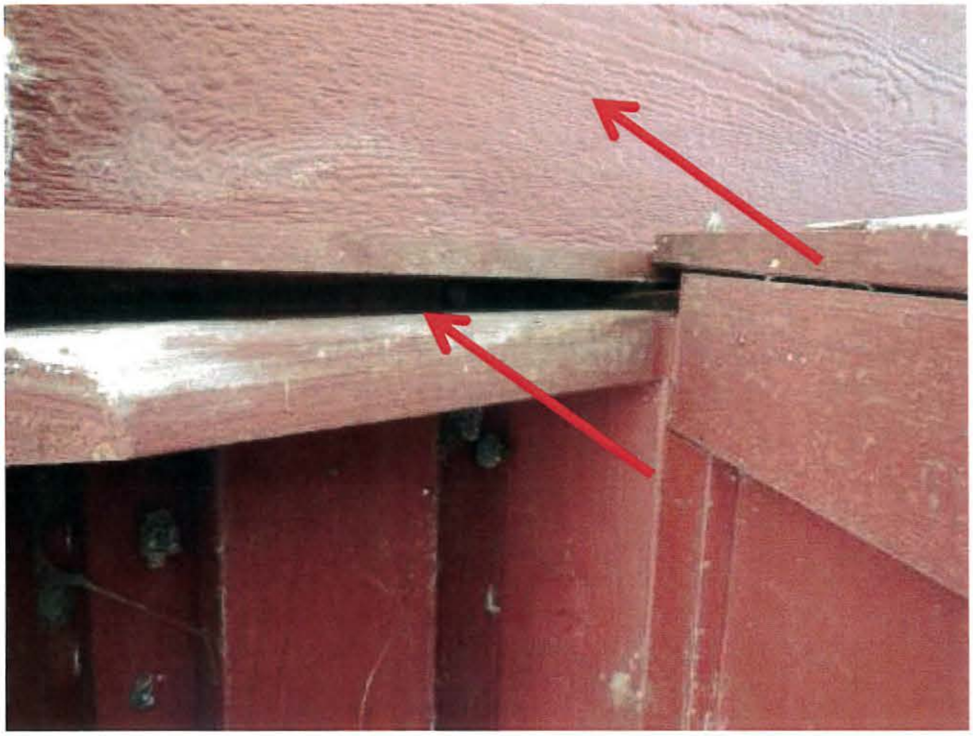


Figure 20. Residence. Arrows show active roost area and entry.

Figure 21. Residence. Rafter blocking potential roost entrances for bats.

Movement Corridors

Although 3.47 acres are proposed for development no impacts to movement corridors for wildlife will occur. The drainages on the east side will not be developed, nor will the coast live oak woodland. Although the winery building on the west side of the proposed project area extends to the property line on both sides there is suitable undeveloped areas for wildlife to move around the building. The proposed winery would not be a barrier to movement, and animals can move around the structures at night. Thus, no impediment to movement corridors will occur from the proposed project. After the project is built, no peripheral barriers, such as fencing, will be installed.

REFERENCES

ADOBE ASSOCIATES. 2014. RAMEY WINERY SITE PLAN. PREPARED FOR DAVID RAMEY. JUNE 19, 2014.

BAICICH, P. AND C. HARRISON. 1997. A GUIDE TO NESTS, EGGS AND NESTLINGS OF NORTH AMERICAN BIRDS. SECOND EDITION. NATURAL WORLD ACADEMIC PRESS. SAN DIEGO. 347 PP.

BALDWIN, B. G. (CONVENING EDITOR); EDITORS, D. H. GOLDMAN, D.J. KEIL, R. PATTERSON, T.J. ROSATTI, D.H. WILKEN. 2012. THE JEPSON MANUAL: VASCULAR PLANTS OF CALIFORNIA. UNIVERSITY OF CALIFORNIA PRESS, BERKELEY AND LOS ANGELES, CA.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2013A. SPECIAL VASCULAR PLANTS, BRYOPHYTES, AND LICHENS LIST. NATURAL DIVERSITY DATA BASE, HABITAT CONSERVATION DIVISION. JANUARY.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2014B. STATE AND FEDERALLY LISTED ENDANGERED, THREATENED, AND RARE PLANTS OF CALIFORNIA. NATURAL DIVERSITY DATA BASE, WILDLIFE AND HABITAT DATA ANALYSIS BRANCH. JANUARY.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2014C. SPECIAL ANIMALS. NATURAL DIVERSITY DATA BASE, WILDLIFE AND HABITAT DATA ANALYSIS BRANCH. JANUARY.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2014D. STATE AND FEDERALLY LISTED ENDANGERED AND THREATENED ANIMALS OF CALIFORNIA. NATURAL DIVERSITY DATA BASE, WILDLIFE AND HABITAT DATA ANALYSIS BRANCH. JANUARY.

CALIFORNIA NATURAL DIVERSITY DATA BASE (CNDDB). 2014. REPORTED OCCURRENCES FOR THE HEALDSBURG, GUERNEVILLE, CAMP MEEKER AND SEBASTOPOL 7.5-MINUTE TOPOGRAPHIC QUADRANGLES. WILDLIFE CONSERVATION DIVISION. SACRAMENTO, CALIFORNIA. NOVEMBER 19.

CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG). 1988B. CALIFORNIA'S WILDLIFE - AMPHIBIANS AND REPTILE. VOLUME I. CALIFORNIA DEPARTMENT OF FISH AND GAME. EDITORS, ZEINER, D.C., W.F. LAUDENSLAYER, JR., AND K.E. MAYER.

CALIFORNIA NATIVE PLANT SOCIETY (CNPS). 1998. MITIGATION GUIDELINES REGARDING IMPACTS TO RARE, THREATENED AND ENDANGERED PLANTS.

CALL, MAYO W. 1978. NEST SURVEYS. TECHNICAL NOTES-316. BUREAU OF LAND MANAGEMENT

ENVIRONMENTAL LABORATORY. 1987. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1. U.S. ARMY CORPS OF ENGINEERS ENVIRONMENTAL LABORATORY, WATERWAYS EXPERIMENT STATION, VICKSBURG, MS.

GRINNELL, J. AND A. MILLER. 1944. THE DISTRIBUTION OF THE BIRDS OF CALIFORNIA. ARTEMESIA PRESS, LEE VINING, CALIFORNIA.

HICKMAN, J.C. 1993. THE JEPSON MANUAL: HIGHER PLANTS OF CALIFORNIA. UNIVERSITY OF CALIFORNIA PRESS, BERKELEY, CALIFORNIA. 1400 PP.

JENNINGS, M.R. AND M.P. HAYES. 1994. AMPHIBIAN AND REPTILE SPECIES OF SPECIAL CONCERN IN CALIFORNIA. PREPARED FOR THE CALIF. DEPT. OF FISH AND GAME INLAND FISHERIES DIV. RANCHO CORDOVA, CALIF. NOVEMBER 1. 255 PP.

LAWLER, S. P., D. DRITZ, T. STRANGE AND M. HOLYOAK. 1999. EFFECTS OF INTRODUCED MOSQUITOFISH AND BULLFROGS ON THE THREATENED CALIFORNIA RED-LEGGED FROG. CONSERVATION BIOLOGY VOL. 13(3): 613-622.

LEIDY, R.A., G.S. BECKER, B.N. HARVEY. 2005. HISTORICAL DISTRIBUTION AND CURRENT STATUS OF STEELHEAD/RAINBOW TROUT (*ONCORHYNCHUS MYKISS*) IN STREAMS OF THE SAN FRANCISCO ESTUARY, CALIFORNIA. CENTER FOR ECOSYSTEM MANAGEMENT AND RESTORATION, OAKLAND, CA.

MAYER, K.E. AND W. F. LAUDENSLAYER, JR. EDS. 1988. A GUIDE TO WILDLIFE HABITATS OF CALIFORNIA. CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION. SACRAMENTO. 166 PP.

McCullough, D. 1996. Metapopulations and Wildlife Conservation. Island Press. 429pp.

Moyle, P.B. 2002. Inland Fishes of California. University of California Press, Berkeley, California.

Remsen, H.V. 1988. Bird Species of Special Concern in California: an Annotated List of Declining or Vulnerable Bird Species. California Department of Fish and Game, The Resources Agency.

Sawyer, John O., Todd Keeler-Wolf, Julie M Evens. 2009. A manual of California vegetation. Second edition. California Native Plant Society Press, Sacramento, CA. 1300 pages.

Sonoma County Permit Resource Management Department (SCPRMD). 2008. Sonoma County general plan 2010 open space and resource conservation Element. Adopted by Resolution No. 08-0808, Amended by Resolution No. 10-0636 on August 24.

Stebbins, R. C. 1985. A Field Guide to Western Reptiles and Amphibians. Houghton Mifflin Company.

Tobin, D.P. 2001. Inventory of Rare and Endangered Vascular Plants of California. California Native Plant Society, Sacramento, California. Special Publication No. 1, sixth ed. 384 pp.

U. S. Army Corps of Engineers. 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. Final Report. December. Vicksburg, MS. U. S. Army Engineers Research and Development Center.

U.S. Fish and Wildlife Service (USFWS). 2014. Threatened and Endangered Species System (TESS) Candidate Species as of 2/20/2014.

Welsh, H. 1994. Bioregions: An Ecological and Evolutionary Perspective and a Proposal for California. California Fish and Game (80) 3:97-124.

Whittaker, R. 1998. Island Biogeography: Ecology, Evolution and Conservation. Oxford University Press. 285pp.

Williams, D.F. 1986. Mammalian Species of Special Concern in California. California Department of Fish and Game. Wildlife Management Division Administrative Report 86-1. 112 pp.

Zeiner, D., W. Laudenslayer, K. Mayer, and M. White. 1990. California's Wildlife. Volume III. Mammals. California Statewide Wildlife Habitat Relationships System. State of California, The Resources Agency, Dept. of Fish and Game, Sacramento, Calif.

APPENDIX A: FEDERAL, STATE AND LOCAL PLANS, POLICIES, REGULATIONS AND ORDINANCES

Federal Endangered Species Act - U.S. Fish and Wildlife Service
Pursuant to ESA, the U.S. Fish and Wildlife Service (USFWS) has regulatory authority over federally listed species. Under ESA, a permit to "take" a listed species is required for any federal action that may harm an individual of that species. Take is defined under Section 9 of ESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Under federal regulation, take is further defined to include habitat modification or degradation where it would be expected to result in death or injury to listed wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Section 7 of ESA requires all federal agencies to consult with USFWS to ensure that their actions are not likely to "jeopardize the continued existence" of any listed species or "result in the destruction or adverse modification" of designated critical habitat. No federal approvals or other actions are anticipated as being required to implement the project at this time. Therefore, consultation under Section 7 of ESA is not expected. However, if USACE determines that wetlands and/or other waters of the United States on the project site are subject to protection under Section 404 of the CWA, or any other federal action becomes necessary, consultation under Section 7 of ESA would be required.

For projects where federal action is not involved and take of a listed species may occur, the project proponent may seek to obtain a permit for incidental take under Section 10(a) of ESA. Section 10(a) of ESA allows USFWS to permit the incidental take of listed species if such take is accompanied by a habitat conservation plan (HCP) that includes components to minimize and mitigate impacts associated with the take. The permit is known as an incidental take permit. The project proponent must obtain a permit before conducting any otherwise-lawful activities that would result in the incidental take of a federally listed species.

Sections 404 and 401 of the Clean Water Act - U.S. Army Corps of Engineers
USACE regulates the discharge of dredged or fill material into waters of the United States under Section 404 of the CWA. Waters of the United States are defined as waters where use, degradation, or destruction could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are somehow connected to any of these waters or their tributaries. Wetlands are defined as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands falling under USACE jurisdiction must demonstrate the presence of three specific wetland parameters: hydric soils, hydrophytic vegetation, and sufficient wetland hydrology. Generally, wetlands include swamps, marshes, bogs, and similar areas. Lakes, rivers, and streams are defined as "other waters." Jurisdictional limits of these features are typically noted by the ordinary high-water mark (OHWM). The OHWM is the line on the shore or bank that is established by the fluctuations of water and indicated by physical characteristics, such as a clear, natural line impressed on the bank, shelving, changes in soils, lack of woody or terrestrial vegetation, the presence of litter or debris, or other characteristics of the surrounding areas.

Isolated ponds or seasonal depressions had been previously regulated as waters of the United States. However, in Solid Waste Agency of Northwestern Cook County (SWANCC) v. United States Army Corps of Engineers et al. (January 8, 2001), the U.S. Supreme Court ruled that certain "isolated" wetlands (e.g., nonnavigable, isolated, and intrastate) do not fall under the jurisdiction of the CWA and are no longer under USACE jurisdiction (although isolated wetlands are regulated by the State of California under the Porter-Cologne Water Quality Control Act—see discussion below). Some circuit courts (e.g., U.S. v. Deaton, 2003; U.S. v. Rapanos, 2003; Northern California River Watch v. City of Healdsburg, 2006), however, have ruled that the SWANCC opinion does not prevent CWA jurisdiction if a "significant nexus" such as a hydrologic connection exists, whether it be human-made (e.g., roadside ditch) or natural tributary to navigable waters, or direct seepage from the wetland to the navigable water, a surface or underground hydraulic connection, an ecological connection (e.g., the same bird, mammal, and fish populations are supported by both the wetland

and the navigable water), and changes to chemical concentrations in the navigable water due to water from the wetland.

Section 404 prohibits the discharge of dredged or fill material into waters of the United States (including wetlands) without a permit from USACE. With respect to the proposed project, the discharge of dredged or fill material includes the following activities:

- placement of fill that is necessary for the construction of any structure or infrastructure in a water of the United States;
- the building of any structure, infrastructure, or impoundment requiring rock, sand, dirt, or other material for its construction;
- site-development fills for recreational, industrial, commercial, residential, or other uses; and
- construction of causeways or road fills.

The regulations and policies of USACE, the U.S. Environmental Protection Agency (EPA), and USFWS mandate that the filling of wetlands be avoided unless it can be demonstrated that no practicable alternatives (to filling wetlands) exist. If the placement of fill into waters of the U.S., including wetlands, meets certain criteria the project be permitted under one of the Nation Wide Permits (NWP), which is an expedited permit process.

Section 401 of the CWA requires an applicant for any federal permit that may result in a discharge into waters of the United States to obtain a certification from the state that the discharge will comply with provisions of the CWA. The regional water quality control boards (RWQCBs) administer this program. Any condition of water quality certification would be incorporated into the USACE permit. The state has a policy of no net loss of wetlands and typically requires mitigation for impacts on wetlands before it will issue a water quality certification.

California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) (FGC §§ 2050–2116) is administered by the California Department of Fish and Wildlife. The CESA prohibits the "taking" of listed species except as otherwise provided in state law. The CESA includes FGC Sections 2050–2116, and policy of the state to conserve, protect, restore, and enhance any endangered species or any threatened species and its habitat. The CESA requires mitigation measures or alternatives to a proposed project to address impacts to any State listed endangered, threatened or candidate species, or if a project would jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available consistent with conserving the species or its habitat which would prevent jeopardy. Section 86 of the FGC defines take as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Unlike the ESA, CESA applies the take prohibitions to species under petition for listing (state candidates) in addition to listed species. Section 2081 of the FGC expressly allows DFG to authorize the incidental take of endangered, threatened, and candidate species if all of the following conditions are met:

- The take is incidental to an otherwise lawful activity.
- The impacts of the authorized take are minimized and fully mitigated.
- Issuance of the permit will not jeopardize the continued existence of the species.
- The permit is consistent with any regulations adopted in accordance with §§ 2112 and 2114 (legislature-funded recovery strategy pilot programs in the affected area).
- The applicant ensures that adequate funding is provided for implementing mitigation measures and monitoring compliance with these measures and their effectiveness.

The CESA provides that if a person obtains an incidental take permit under specified provisions of the ESA for species also listed under the CESA, no further authorization is necessary under CESA if the federal permit satisfies all the requirements of CESA and the person follows specified steps (FGC § 2080.1).

California Environmental Quality Act (CEQA)

CEQA is a California statute passed in 1970, shortly after the United States federal government passed NEPA, to institute a statewide policy of environmental protection. CEQA does not directly regulate land uses, but instead requires state and local agencies within California to follow a protocol of analysis and public disclosure of environmental impacts of proposed projects and adopt all feasible measures to mitigate those impacts.

The CEQA statute, California Public Resources Code § 21000 et seq., codifies a statewide policy of environmental protection. According to CEQA, all state and local agencies must give major consideration to environmental protection in regulating public and private activities, and should not approve projects for which there exist feasible and environmentally superior mitigation measures or alternatives.

Species Protection under California Department of Fish and Wildlife
The CDFW is established under the Fish and Game Code (FGC) (FGC § 700) and states that the fish and wildlife resources of the state are held in trust for the people of the state by and through CDFW (FGC § 711.7(a)). All licenses, permits, tag reservations and other entitlements for the take of fish and game authorized by FGC are prepared and issued by CDFW (FGC § 1050 (a)).

Provisions of the FGC provide special protection to certain enumerated species such as:

§ 3503 protects eggs and nests of all birds.
§ 3503.5 protects birds of prey and their nests.
§ 3511 lists fully protected birds.
§ 3513 protects all birds covered under the federal Migratory Bird Treaty Act.
§ 3800 defines nongame birds.
§ 4150 defines nongame mammals.
§ 4700 lists fully protected mammals.
§ 5050 lists fully protected amphibians and reptiles.
§ 5515 lists fully protected fish species.

In addition, the Native Plant Protection Act (NPPA), directs the CDFW to carry out the Legislature's intent to "preserve, protect and enhance rare and endangered plants in this State." As a result, the NPPA allows the California Fish and Game Commission to designate native plants as endangered or rare, and to require permits for collecting, transporting, or selling such plants.

California Native Plant Society (CNPS)
The California Native Plant Society (CNPS) is a statewide non-profit organization dedicated to the monitoring and protection of sensitive species in California. The CNPS publishes and maintains an Inventory of Rare and Endangered Vascular Plants of California, focusing on geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California. The list serves as the candidate list for listing as threatened and endangered by the CDFG. The Inventory assigns plants to the following categories:

A. Presumed Extinct in California
B. Rare or endangered in California and elsewhere
Rare or endangered in California, more common elsewhere
Plants for which more information is needed
Plants of limited distribution.

Additional rarity, endangerment, and distribution codes are assigned to each taxa.

Plants on Lists 1A, 1B, and 2 of the CNPS Inventory consist of plants that may qualify for listing, and the Department recommends they be addressed in CEQA projects (CEQA Guidelines Section 15380). However, a plant need not be in the Inventory to be considered a rare, threatened, or endangered species under CEQA. In addition, the DFG recommends, and local governments may require, protection of plants which are regionally significant, such as locally rare species, disjunct populations of more common plants, or plants on the CNPS Lists 3 and 4.

Waters of the State - California Regional Water Quality Control Board
The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope, but has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the USACE under Section 404. "Waters of the State" are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact "Waters of the State," are required to comply with the terms of the Water Quality Certification determination.

If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to "Waters of the State," the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat - California Department of Fish and Game
Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFG under Sections 1600-1616 of the State Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term stream, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as follows: "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term stream can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG ESD 1994). Riparian is defined as, "on, or pertaining to, the banks of a stream;" therefore, riparian vegetation is defined as, "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG ESD 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFG.

Native Tree Protection and Preservation - Sonoma County
Pursuant to the Sonoma County Native Tree Protection and Preservation Ordinance, Chapters 25 and 26 of the Sonoma County Zoning Regulations, the County requires that projects shall be designed to minimize the destruction of protected trees.. Trees protected include the following: Big Leaf Maple (*Acer macrophyllum*), Black Oak (*Quercus kelloggii)*, Blue Oak (*Quercus douglasii*), Coast Live Oak (*Quercus agrifolia*), Interior Live Oak (*Quercus wislizenii*), Madrone (*Arbutus menziesii*), Oracle Oak (*Quercus morehus*), Oregon Oak (*Quercus garryana*), Redwood (*Sequoia sempervirens*), Valley Oak (*Quercus lobata*), California Bay (*Umbellularia californica*), and their hybrids.

With development permits a site plan shall be submitted that depicts the location of all protected trees greater than nine inches (9") and their protected perimeters in areas that will be impacted by the proposed development, such as the building envelopes, access roads, leachfields, etc. Lot line adjustments, zoning permits and agricultural uses are exempt from this requirement. The provisions of this section shall not apply to trees which are the subject of a valid timber harvesting permit approved by the state of California. This section shall not be applied in a manner that would reduce allowable density lower than that permitted as a result of CEQA or by other county ordinances or render a property undevelopable. To achieve this end, adjustments may be made.

Replacement trees may be located on residentially zoned parcels of at least one and one-half acres and on any commercial or industrial zoned parcel, regardless of size, where feasible. Where infeasible, they may be located on public lands or maintained private open space. In-lieu fees may be used to acquire and protect stands of native trees in preserves or place trees on public lands.

Permits to remove trees will take into account the environmental effects of removal, possible alternatives to removal, and whether preservation unreasonably interferes with development of the parcel. Required mitigation may include:

1. establishment and maintenance of replacement trees;
2. a detailed mitigation management plan;
3. removal of invasive exotics; and
4. posting of a bond to cover the cost of an inspection to ensure the success of measures
5. described above.

Appendix B: Potentially Occurring Special-Status Plant Species in the Study Area

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Alopecurus aequalis var. *sonomensis* Sonoma alopecurus	FE/-/1B	Freshwater marshes and swamps, riparian scrub. May-July. Elevation: 5-365m.	None. No habitat present in study area.
Amorpha californica var. *napensis* Napa false indigo	-/-/1B	Broadleafed upland forest (openings), chaparral, cismontane woodland. Blooms April-July. Elevation: 120-2000m.	None. No habitat present in study area.
Arctostaphylos bakeri ssp. *bakeri* Baker's manzanita	-/CR/1B	Broadleafed upland forest, chaparral often on serpentinite. Blooms February to April. Elevation: 75-300m.	None. No habitat present in study area.
Arctostaphylos bakeri ssp. *sublevis* The Cedars manzanita	-/CR/1B	Closed-cone coniferous forest, chaparral, often on serpentine. Blooms February to April.	None. No habitat present in study area.
Arctostaphylos densiflora Vine Hill manzanita	-/CE/1B	Chaparral on acid marine sand. February-April. Elevation: 50-120m.	None. No habitat present in study area.
Arctostaphylos hispidula Howell's mananita	-/-/1B	Chaparral on serpentinite or sandstone. Blooms March to April. Elevation: 120-1250m.	None. No habitat present in study area.
Arctostaphylos stanfordiana ssp. *decumbens* Rincon Ridge manzanita	-/-/1B	Chaparral on rhyolitic soils and cismontane woodland. Blooms February to April (sometimes May). Elevation: 75-370m.	None. No habitat present in study area.
Blennosperma bakeri Sonoma sunshine	FE/CE/1B	Valley and foothill grassland (mesic), vernal pools. Blooms March to May. Elevation: 10-110m.	None. Not observed during surveys. Typical habitat not present in study area.
Brodiaea leptandra Narrow-anthered brodiaea	-/-/1B	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland on volcanic soils. Blooms May to July. Elevation: 110-915m.	None. Typical habitat present in study area. Not observed during surveys.
Calamagrostis bolanderi Bolander's reed grass	-/-/4	Bogs and fens, broadleafed upland forest, closed-cone coniferous forest, coastal scrub, meadows and seeps, freshwater marshes and swamps, North Coast coniferous forest on mesic sites. May-August. Elevation: 0-455m.	None. No habitat present in study area. Not observed during surveys.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Calamagrostis crassiglumis Thurber's reed grass	-/-/2B	Coastal scrub (mesic), freshwater marshes and swamps. Blooms April to July. Elevation: 90-1065m.	None. No habitat present in study area. Not observed during surveys.
Campanula californica Swamp harebell	-/-/1B	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows and seeps, freshwater marshes and swamps, North Coast coniferous forest. June-October. Elevation: 1-405m.	None. No habitat present in study area.
Carex comosa Bristly sedge	-/-/2B	Coastal prairie, marshes and swamps, lake margins, mesic sites in grasslands. Blooms May to Sept.	None. No habitat present in study area.
Castilleja ambigua var. *ambigua* Johnny-nip	-/-/4	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, margins of vernal pools. Blooms March to August. Elevation 0-435m.	None. Typical habitat not present in study area. Not observed during surveys.
Castilleja uliginosa Pitkin Marsh paintbrush	-/CE/1A	Freshwater marshes and swamps. June-July. Elevation: 60m.	None. No habitat present in study area.
Ceanothus confusus Rincon Ridge ceanothus	-/-/1B	Closed-cone coniferous forest, chaparral, cismontane woodland on volcanic or serpentinite. Blooms February to June. Elevation: 75-1065m.	None. No habitat present in study area..
Ceanothus foliosus var. *vineatus* Vine Hill ceanothus	-/-/1B	Chaparral. March-May. Elevation: 45-305m.	None. No habitat present in study area.
Ceanothus gloriosus var. *exaltatus* Glory brush	-/-/4	Chaparral. Blooms March to August. Elevation: 30-610m.	None. No habitat present in study area.
Ceanothus purpureus Holly-leaved ceanothus	-/-/1B	Chaparral and cismontane woodland with rocky, volcanic substrate. Blooms February to June. Elevation: 120-640m.	None. No habitat present in study area.
Centromadia parryi ssp. *parry* Pappose tarplant	-/-/1B	Chaparral, coastal prairie, meadows and seeps, coastal marshes and swamps, valley and foothill grassland on vernally mesic, often alkaline sites. May-November. Elevation: 2-420m.	None. Typical habitat not present in study area. Not observed during surveys.
Chorizanthe valida Sonoma spineflower	FE/CE/1B	Coastal prairie on sandy soils. Blooms June to August. Elevation: 10-305m.	None. No habitat present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Clarkia imbricata Vine Hill clarkia	FE/CE/1B	Chaparral, valley and foothill grassland on acidic sandy loam soils. June-August. Elevation: 50-75m.	None. No habitat in study area.
Cordylanthus tenuis ssp. *brunneus* Serpentine bird's-beak	-/-/4	Closed-cone coniferous forest, chaparral, cismontane woodland on serpentinite. Blooms July to August. Elevation: 475-915m.	None. No habitat present in study area.
Cordylanthus tenuis ssp. *capillaris*	FE/CR/1B	Closed-cone coniferous forest, chaparral on serpentinite. June-September. Elevation: 45-305m.	None. No habitat in study area.
Cuscuta obtusiflora var. *glandulosa*	-/-/2B	Freshwater marshes and swamps. July-October. Elevation: 15-280m.	None. No habitat in study area.
Delphinium bakeri Baker's larkspur	FE/CE/1B	Broadleafed upland forest, coastal scrub, valley and foothill grassland, on decomposed shale, often mesic. Blooms March to May. Elevation: 80-305m.	None. Typical habitat not present in study area. Not observed during surveys.
Delphinium luteum Golden larkspur	FE/CR/1B	Chaparral, coastal prairie, coastal scrub on rocky soils. March-May. Elevation: 0-100m.	None. Not observed during surveys. Habitat not present on site.
Downingia pusilla Dwarf downingia	-/-/2B	Valley and foothill grassland (mesic), vernal pools. Blooms March to May. Elevation: 1-445m.	None. Not observed during surveys. Typical habitat not present in study area.
Erigeron biolettii Streamside daisy	-/-/3	Broadleafed upland forest, cismontane woodland, North Coast coniferous forest on rocky and mesic sites. Blooms June-October. Elevation 30-1100m.	None. No habitat present in study area.
Erigeron greenei Greene's narrow-leaved daisy	-/-/1B	Chaparral on serpentinite or volcanic soils. Blooms May to September. Elevation: 80-1005m.	None. No habitat present in study area.
Erigerion serpentinus Serpentine daisy	-/-/1B	Chaparral on serpentine and seeps. May-August. Elevation: 60-670m.	None. No habitat in study area.
Eriophorum gracile Slender cottongrass	-/-/4	Bogs and fens, meadows and seeps, upper montane coniferous forest on acidic soils. Blooms May to September. Elevation: 1280-2900m.	None. No habitat in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Fritillaria liliacea Fragrant fritillary	-/-/1B	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland often on serpentinite. Blooms February to April. Elevation: 3-410m.	None. Not observed during surveys. Typical habitat not present in study area.
Gilia capitata ssp. *tomentosa* Woolly-headed gilia	-/-/1B	Coastal bluff scrub, valley and foothill grassland on serpentinite or rocky soils or outcrops. Blooms May to July. Elevation: 10-220m.	None. Not observed during surveys. Typical habitat not present in study area.
Hemizonia congesta ssp. *congesta* White seaside tarplant	-/-/1B	Valley and foothill grassland sometimes on roadsides. Blooms April to November. Elevation: 20-560m.	None. Not observed during surveys. No species of *Hemizonia* were observed in the study area.
Horkelia tenuiloba Thin-leaved horkelia	-/-/1B	Broadleafed upland forest, chaparral, valley and foothill grassland in mesic openings and on sandy soils. Blooms May to July. Elevation: 50-500m.	None. Not observed during surveys. No habitat present in study area.
Hosackia gracilis Harlequin lotus	-/-/4	Broadleafed upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland/wetlands, roadsides. Blooms March to July. Elevation: 0-700m.	None. Not observed during surveys. Typical habitat not present in study area.
Lasthenia burkei Burke's goldfields	FE/CE/1B	Meadows and seeps (mesic), vernal pools. April-June. Elevation: 15-600m.	None. Not observed during surveys. No habitat present in study area.
Lasthenia californica ssp. *bakeri* Baker's goldfields	-/-/1B	Closed-cone coniferous forest (openings), coastal scrub, meadows and seeps, marshes and swamps. April-October. Elevation: 60-520m.	None. Not observed during surveys. No habitat present in study area.
Legenere limosa Legenere	-/-/1B	Vernal pools. Blooms April-June. Elevation: 1-880m.	None. Not observed during surveys. No habitat present in study area.
Leptosiphon jepsonii Jepson's leptosiphon	-/-/1B	Chaparral, cismontane woodland, usually volcanic. Blooms March to May. Elevation: 100-500m.	None. Not observed during surveys. No habitat present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Lessingia arachnoidea Crystal Springs Lessingia	-/-/1B	Cismontane woodland, coastal scrub, valley and foothill grassland. Blooms July to October.	None. Not observed during surveys. Typical habitat not present in study area.
Lessingia hololeuca Woolly-headed Lessingia	-/-/3	Broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Blooms June to October. Elevation: 15-305m.	None. Not observed during surveys. Typical habitat not present in study area.
Lilium pardalinum ssp. *pitkinense* Pitkin Marsh lily	FE/CE/1B	Cismontane woodland, meadows and seeps, freshwater marshes and swamps, in mesic and sandy soils. June-July. Elevation: 35-65m.	None. No habitat present in study area.
Limnanthes vinculans Sebastopol meadowfoam	FE/CE/1B	Meadows and seeps, valley and foothill grassland, vernal pools/vernally mesic. April-May. Elevation: 15-305m.	None. Not observed during surveys. No habitat present in study area.
Microseris paludosa Marsh microseris	-/-/1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. April-June (sometimes July). Elevation: 5-300m.	None. Not observed during surveys. Typical habitat not present in study area.
Navarretia leucocephala ssp. *bakeri* Baker's navarretia	-/-/1B	Cismontane woodland, lower montane coniferous forest, meadows and seeps, valley and foothill grassland, vernal pools/mesic. Blooms April to July. Elevation: 5-1740m.	None. Not observed during surveys. Typical habitat not present in study area.
Navarretia leucocephala ssp. *plieantha* Many flowered navarretia	FE/-/1B	Volcanic ash flow vernal pools. Blooms May to June. Elevation: 30-950 m.	None. Not observed during surveys. No habitat present in study area.
Pleuropogon hooverianus North Coast semaphore grass	-/CT/1B	Broadleafed upland forest, meadows and seeps, North Coast coniferous forest. Blooms April to June. Elevation: 10-671m.	None. Not observed during surveys. No habitat present in study area.
Ranunculus lobbii Lobb's aquatic buttercup	-/-/4	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland and vernal pools in mesic sites. Blooms February to May. Elevation: 15-470m.	None. Not observed during surveys. No habitat present in study area.
Rhynchospora alba White beaked-rush	-/-/2B	Bogs and fens, meadows and seeps, freshwater marshes and swamps. July-August. Elevation: 60-2040m.	None. Not observed during surveys. Typical habitat not present in study area.

Scientific Name **Common Name**	**Status USFWS/ CDFW/ CNPS list**	**Habitat Affinities and Blooming Period/Life Form**	**Potential for Occurrence**
Rhynchospora californica California beaked-rush	-/-/1B	Bogs and fens, lower montane coniferous forest, meadows and seeps, freshwater marshes and swamps. May-July. Elevation: 45-1010m.	None. Not observed during surveys. Habitat not present in study area.
Rhynchospora capitellata Brownish beaked-rush	-/-/2B	Lower montane coniferous forest, meadows and seps, marshes and swamps, upper montane coniferous forest/mesic. July-August. Elevation: 45-2000m.	None. Not observed during surveys. Habitat not present in study area.
Rhynchospora globularis Round-headed beaked-rush	-/-/2B	Freshwater marshes and swamps. Blooms July to August. Elevation: 45-60m.	None. No habitat present in study area.
Trifolium amoenum Showy Rancheria clover	FE/-/1B	Coastal bluff scrub, valley and foothill grassland, sometimes on serpentinite. Blooms April to June. Elevation: 5-415m.	None. No habitat present in study area.
Trifolium hydrophilum Saline clover	-/-/1B	Marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. April-June. Elevation: 0-300m.	None. Not observed during surveys. Typical habitat not present in study area.
Viburnum ellipticum Oval-leaved viburnum	-/-/2B	Chaparral, cismontane woodland, lower montane coniferous forest. Blooms May to June. Elevation: 215-1400m.	None. Not observed during surveys. No habitat present in study area.
Usnea longissima Long-beard lichen	-/-/4	Broadleafed upland forest, North Coast coniferous forest on tree branches; usually on old growth hardwoods and conifers. Elevation: 50-1460m.	None. Suitable habitat not present on site. Not observed during surveys.
Special Status Vegetation Communities			
SPECIAL NATURAL COMMUNITIES			
Coastal and Valley Freshwater Marsh			None
Northern Hard Pan Vernal Pool			
Northern Vernal Pool			None

NOTES:

U.S. FISH AND WILDLIFE SERVICE

FE = federally listed Endangered

FT = federally listed Threatened

CALIFORNIA DEPT. OF FISH AND WILDLIFE

CE = California listed Endangered
CR = California listed as Rare
CT = California listed as Threatened

CALIFORNIA NATIVE PLANT SOCIETY -

List 1:	Plants of highest priority
List 1A:	Plants presumed extinct in California
List 1B:	Plants rare and endangered in California and elsewhere
List 2:	Plants rare and endangered in California but more common elsewhere
List 3:	Plants about which additional data are needed

Appendix C: Potentially Occurring Special-Status Animal Species in the Project Area

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Invertebrates			
Giuliani's dubiraphian riffle beetle *Dubiraphia giulianii*	-/CSC	Inhabits exposed, wave-washed willow roots in the slow flows of the Russian River.	None: no suitable habitat.
California linderiella *Linderiella occidentalis*	-/CSC	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	None: no suitable habitat.
Fish			
Russian River tule perch *Hysterocarpus traskii pomo*	-/SSC	Occurs in low elevation streams of the Russian River. Requires clear, flowing water with abundant cover and deep (>1M) pool habitat.	None: no suitable habitat.
Navarro roach *Lavinia symmetricus navarroensis*	-/SSC	Habitat generalists, found in warm intermittent streams as well as cold, well-aerated streams.	None: no suitable habitat.
Coho salmon - Central California Coast ESU *Onchorhynchus kisutch*	FE/SE	Occurs from Punta Gorda, in northern California, to the San Lorenzo River, in Santa Cruz County, and includes coho salmon populations from several tributaries of San Francisco Bay (e.g., Corte Madera and Mill Valley Creek).	None: no suitable habitat.
steelhead - Central California Coast DPS *Onchorhynchus mykiss*	FT/SSC	Requires beds of loose, silt-free, coarse gravel for spawning. Also needs cover, cool water and sufficient dissolved oxygen. Species reported in Sonoma Creek (CNDDB 2012).	None: no suitable habitat.
Amphibians			
foothill yellow-legged frog *Rana boylii*	-/ SSC	Inhabits permanent, flowing stream courses with a cobble substrate and a mixture of open canopy riparian vegetation. Species reported more than 3 miles in distance from project site (CNDDB 2012).	None: no suitable habitat.
California red-legged frog *Rana draytonii*	FT/ SSC	Prefers semi-permanent and permanent stream pools, ponds and creeks with emergent and/or riparian vegetation. Occupies upland habitat especially during the wet winter months. Species reported more than 3 miles in distance from project site (CNDDB 2014).	**Low**: provides suitable habitat outside project area, but high predator load.
Reptiles			
western pond turtle *Emys marmorata marmorata*	-/ SSC	Prefers permanent, slow-moving creeks, streams, ponds, rivers, marshes and irrigation ditches with basking sites and a vegetated shoreline. Requires upland sites for egg-laying. Species reported more than 3 miles in distance from project site (CNDDB 2014).	**High**: pond on site provides suitable habitat.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
		Birds	
Cooper's hawk *Accipiter cooperi*	MB/ SSC	Nests primarily in deciduous riparian forests. May also occupy dense canopied forests from gray pine-oak woodland to ponderosa pine. Forages in open woodlands.	None: no suitable habitat.
sharp-shined hawk *Accipiter striatus*	MB/ SSC	Dense canopy pine or mixed conifer forest and riparian habitats. Water within one mile required.	None: no suitable habitat.
Great blue heron *Ardea herodius*	MB/ SSC	Nests colonially in large trees near water	None: no suitable habitat.
white-tailed kite *Elanus leucurus*	MB/CFP	Inhabits low rolling foothills and valley margins with scattered oaks and river bottom- lands or marshes adjacent to deciduous woodlands. Prefers open grasslands, meadows and marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None: would have been detected during field surveys.
Osprey *Pandion haliaetus*	-/SSC	Nests in large trees within 15 miles of good fish-producing water body.	None: no suitable habitat.
black phoebe *Sayornis nigricans*	MB/-	Nests in anthropogenic structures on ledges. Nest made of mud pellets, dry grasses, weed stems, plant fibers and hair.	**Observed on-site.**
		Mammals*	
Pallid bat *Antrozous pallidus*	-/SSC, WBWG:H	Day roosts in crevices and cavities in rock outcrops, mines, caves, buildings, bridges, properly-designed bat houses, as well as hollows and cavities in a wide variety of tree species. May roost alone, in small groups (2 to 20 bats), or in 100s in maternity roosts, with males and non-reproductive subadults in other, smaller roosts. High reliance on oak woodland habitat in many portions of its range in California, but uses a wide variety of vegetative habitat for foraging. Forages on larger prey taken on the ground or in the air, usually within 6-km of the day roost.	**High:** Suitable potential building habitat occurs on site.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Townsend's big-eared bat *Corynorhinus townsendii townsendii*	-/CPE, WBWG:H	Day roosts in cave analogs; mines, buildings, bridges, sometimes large tree hollows. Particularly sensitive to roost disturbance, this species has declined throughout its range in California; very few maternity roosts are known in California. Switches roosts seasonally, sometimes within each season. Females form maternity colonies, males roost singly, and all disperse widely after maternity season. During winter, roosts in cold, but non-freezing roosts, which may include man-made structures. Forages in a variety of habitats, consistently in riparian and stream corridors, avoiding open habitat. May commute relatively long distances to forage.	**Medium**: Suitable potential building habitat occurs on site, but currently less suitable due to disturbance levels.
Western red bat *Lasiurus blossevillii*	-/SSC, WBWG:H	Solitary roosting, except when females are with young (from 2 to 6 are born). Roosts almost exclusively in foliage, under overhanging leaves, in woodland borders, rivers, agricultural areas including orchards, and urban areas with mature trees. Typically found in large cottonwoods, sycamores, walnuts and willows associated with riparian habitats. Forages over mature orchards, oak woodland, low elevation conifer forests, riparian corridors, non-native trees in urban and rural residential areas, and around strong lighting.	**Medium:** Suitable potential tree foliage occurs on site.
Hoary bat *Lasiurus cinereus*	-/-, WBWG:M	Roosts singly except when females are with young (from 2 to 4 are born) in dense foliage of medium to large coniferous and deciduous trees. Highly migratory, occurs from sea level to tree line in Sierra Nevada. Summer records predominantly male. Forages along stream and river corridors, open water bodies, meadows, and open forest above canopy.	**Medium:** Suitable potential tree foliage occurs on site.
California myotis *Myotis californicus*	-/-	Females give birth to one young. Typically roosts alone or in small groups in almost every habitat from desert to mountains, but most abundant at lower to mid-elevations. Roosts in crevices in rocks, slabs, hollow trees, exfoliating bark, buildings, mines. In trees may exhibit low roost fidelity, switching frequently. Emerges early in evening, forages along tree margins, canopy edge, over water, along trails and higher above ground in open habitat. Typically hibernates.	Medium: Potential to occur in trees and buildings.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Western small-footed myotis *Myotis ciliolabrum*	-/-, WBWG:M	Females give birth to one young, roosts singly or in small maternity groups in cliff and rock crevices, tree snags, buildings, concrete bridges and viaducts, caves and mines, occasionally under tree bark, swallow nests – males roost singly. Forages in early evening near rocks, bluffs, cliffs and tree margins, as well as water courses, and man-made water impoundments. Hibernates in small numbers.	Low: Potential to occur in buildings.
Long-eared myotis *Myotis evotis*	-/-, WBWG:M	Reproductive females form small maternity colonies between 2-30 individuals; males and non-reproductive females roost singly or in small groups nearby. Found from coastal forests to high elevation, is absent from Central Valley and Sonoran and Colorado desert regions. May switch roosts frequently. Day roosts in hollow trees, under exfoliating bark, caves, mines, bridges, buildings and crevices in rock outcrops, under bark of small black oaks in northern California, also use mixed conifer forests throughout California. Nights roosts include bridges, caves. May hibernate.	Medium: Potential to occur in trees and buildings.
Fringed myotis *Myotis thysanodes*	-/-, WBWG:H	Roosts colonially, up to 2,000 individuals. Females form maternity roosts, give birth to one young. Found from coast to ca. 1,800 m in Sierra Nevadas, though most are known to the west of that range. Rare in all localities, data suggests serious population declines. Roosts in rock crevices, caves, mines, buildings and bridges, as well as tree hollows, particularly large conifer snags. Occurs in xeric woodland, hot desert-scrub, grassland, sage-grassland steppe, spruce-fir, mesic old growth forest, coniferous and deciduous/coniferous forests. Forages over secondary streams in fairly cluttered habitat, over meadows. May hibernate or use intermittent torpor.	Low: Potential to occur in buildings.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Long-legged Myotis *Myotis volans*	-/-, WBWG:H	Roosts colonially, females forming maternity colonies, giving birth to single young. Found throughout most of California from the coast to high elevation in Sierra Nevada and White Mountains, as well as mountains of Mojave Desert, central San Diego County, Coast Range, transverse ranges between Los Angeles basin and Central Valley. Roosts from sea level to ca. 3,000 m, in coniferous montaine forests, occasionally riparian and desert habitats. Primarily uses trees, particularly large diameter conifers, under bark and in cavities, sometimes in abandoned buildings, mines, caves, cracks in the ground, and cliff/rock faces. Aerially forages in and around forest canopy. Hibernates in caves and mines.	Low: Potential to occur in buildings.
Yuma myotis *Myotis yumanensis*	-/-, WBWG:M	Forms often large maternity colonies, females giving birth to one young. Generally confined to lower elevations from sea level to up to 1,300 m in central Sierra Nevada and 2,000 m in southern Sierra Nevada. Males roost singly. Primarily a crevice roosting species in natural habitat, forms large maternity colonies in large spaces in man-made roosts, e.g. buildings. Also uses bridges, caves, mines, tree cavities, bat houses, abandoned swallow nests, exfoliating bark. Emerges early and forages almost exclusively over quiet water – ponds, pools, reservoirs, swimming pools. Appears to migrate, may hibernate in colder portions of their range.	**Observed on site: occupying barn and hop kiln.**
Brazilian free-tailed bat *Tadarida brasiliensis*	-/-	Found in large to very large colonies (several hundred to millions), females giving birth to single young in maternity roosts. Found almost everywhere throughout California, from sea level up to about 3,700 m in some western mountain ranges, but mostly below about 2,000 m. Crevice and cavity dwellers, uses rock crevices, caves, mines, buildings, bridges, tunnels, bat houses, culverts, abandoned swallow nests. Forages from 6 m to thousands of meters above ground, often very large distances (<50 km) from day roost. Migrates in colder portions of range, or makes winter movements to Coast Range where it remains active or semi-active throughout winter, using torpor. Can remain active throughout winter in southern portion of state.	**Observed on site: occupying barn and hop kiln.**

* Includes bat species expected to occur in the project region and vicinity based on known roosting ecology and habitat relationships, but not reported in the CNDDB.

U.S. FISH AND WILDLIFE SERVICE

FE = federally listed Endangered
FT = federally listed Threatened
FC = federal candidate for listing
FSC = federal Species of Concern
MBTA = Migratory Bird Treaty Act.

CALIFORNIA DEPT. OF FISH AND WILDLIFE
CE = California listed Endangered
CT = California listed as Threatened
SCE = State Candidate for listing as Endangered
SSC = Species of Special Concern

WESTERN BAT WORKING GROUP
WBWG:H – High Priority, species are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.
WBWG:M – Medium Priority, species are at medium risk of imperilment based on available information on distribution, status, ecology and known threats.

Appendix D: Plant species observed April 28 and May 12, 2014

Scientific Name	**Common Name**
Aesculus californica	California buckeye
Aira caryophyllea	European hair grass*
Alisma trivale	Water plantain
Alnus cordata	Italian alder*
Anagallis arvensis	Scarlet pimpernel*
Anthemis cotula	Mayweed*
Avena barbata	Slender wild oats*
Bellis perennis	English daisy*
Brassica nigra	Black mustard*
Brassica rapa	Field mustard*
Briza minor	Small quaking grass*
Bromus alopecuros	Poverty brome*
Bromus diandrus	Ripgut brome*
Bromus hordaceus	Soft chess*
Capsella bursa-pastoris	Shepherd's purse*
Carduus pycnocephalus	Italian thistle*
Cerastium glomeratum	Mouse-ear chickweed*
Claytonia perfoliata	Miner's lettuce
Convolvulus arvensis	Bindweed*
Cynodon dactylon	Bermuda grass*
Cyperus eragrostis	Umbrella sedge
Elymus triticoides	Creeping wildrye
Erodium botrys	Broad leaved filaree*
Erodium cicutarium	Red stemmed filaree*
Eschscholzia californica	California poppy
Festuca bromoides	Six weeks fescue*
Festuca myuros	Rattail fescue*
Festuca perennis	Ryegrass*
Ficus sp.	Fig trees*
Gleditsia triacanthos	Honey locust*
Helminthotheca echioides	Bristly ox-tongue*
Hordeum brachyantherum	Meadow barley
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley*
Hordeum murinum ssp. *leporinum*	Hare barley*
Hypochaeris radicata	Rough cat's-ear*
Iris sp.	Garden iris*
Juglans hindsii	Northern California black walnut
Juncus tenuis	Povery runs
Lactuca saligna	Willow-leaf lettuce*
Lactuca serriola	Prickly lettuce*
Lamium amplexicaule	Dead nettle*
Lepidium nitidum	Pepperweed
Lobularia maritima	Sweet allysum*
Malus sp.	Apple trees*
Malva sp.	Mallow*
Medicago polymorpha	Bur clover*
Melilotus officinalis	Yellow sweet clover*
Mentha pulegium	Pennyroyal*

Scientific Name	**Common Name**
Phalaris aquatica	Harding grass*
Plantago lanceolata	English plantain*
Poa annua	Annual bluegrass*
Populus fremontii	Fremont cottonwood
Prunus sp.	Fruit trees*
Quercus agrifolia	Coast live oak
Quercus kelloggi	Black oak
Quercus lobata	Valley oak
Quercus rubra	Red oak*
Ranunculus muricatus	Spiny fruited buttercup*
Raphanus sativus	Wild radish*
Rosa sp.	Garden rose*
Rubus armeniacus	Himalayan blackberry*
Rumex crispus	Curly dock*
Rumex pulcher	Fiddle dock*
Senecio vulgaris	Common groundsel*
Sequoia sempervirens	Coast redwood
Sonchus asper	Prickly sow thistle*
Spergularia rubra	Red sandspurrey*
Stellaria media	Common chickweed*
Trifolium hirtum	Rose clover*
Umbellularia californica	California bay laurel
Veronica peregrina ssp. *halapensis*	Hairy purslane speedwell
Vicia sativa	Spring vetch*

* = Non-native species

Appendix E: Wildlife species observed during April 28, 2014

Scientific Name	**Common Name**
Lithobates catesbeianus	Eastern bullfrog
Pseudacris sierrae	Sierran treefrog
Sceloporus occidentalis	Western fence lizard
Calypte anna	Anna's hummingbird
Picoides pubescens	Downy woodpecker
Sayornis saya	Say's phoebe
Tachycineta bicolor	Tree Swallow
Aphelocoma californica	Western scrub jay
Corvus brachyrhynchos	American crow
Junco hyemalis	Dark-eyed junco
Melozone crissalis	California towhee
Pipilo maculatus	Spotted towhee
Odoicoileus hemionius californicus	Black-tailed deer (sign)
Mephitis mephitis	Skunk (sign)
Procyon lotor	Raccoon (sign)

Habitat Assessment
Ramey Winery

Westside Road Winery and Tasting Room
7097 Westside Road
Healdsburg, Sonoma County, CA

Corrected May 5, 2017
June 24, 2014

Prepared for
Ramey Wine Cellars
Attn: David Ramey
PO Box 788
Healdsburg, CA 95448

Prepared by
Wildlife Research Associates
1119 Burbank Avenue
Santa Rosa, CA 95407
707-544-6273

And

Jane Valerius Environmental Consulting
2893A Scotts Right of Way
Sebastopol, CA 95472
707-824-1463

Habitat Assessment
Ramey Vineyards
7097 Westside Road, Healdsburg

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF APPENDICES

SUMMARY

The Ramey Winery proposed Westside Road Winery and Tasting Room Project, located at 7097 Westside Road, Healdsburg, CA, includes a new winery and wine caves, re-purpose existing 1949 hop kiln into a tasting room, re-furbish 1949 baling barn into marketing center, provide additional driveways and parking areas and enlarge existing driveways to meet Sonoma County Fire Safe Standards, as depicted on the Construction Drawings (Adobe Associates 2014).

Of the 75 acre parcel, approximately 42 acres are currently planted grapes. Of the remaining 33 acres, 3.47 acres (150,942 sq. ft.) are proposed for development.

This Habitat and Site Assessment presents the findings of our literature review (including scientific literature and previous reports detailing studies conducted in the area) and the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB) for reported occurrences of special-status vegetation communities, plants and animals.

Three vegetation community types occur within the project area: *Quercus agrifolia* woodland alliance or coast live oak woodland; ruderal non-native grassland; and landscaped areas. The majority of the parcel consists of existing vineyards adjacent to the project area, but they are not part of the proposed project development, nor if the grove of Northern California black walnut (*Juglans hindsii*), which islocated in the eastern part of the property near the Russian River. No development is proposed for the black walnut grove other than placement of some picnic tables which would not impact the trees or the non-native grassland understory. A pond located on the west side is within the property boundary but will not be impacted or developed. The pond does support some willow (*Salix* spp.), and other riparian vegetation.

As part of this Habitat Assessment, we also evaluated the potential for occurrence of 58 special-status plant species, and 26 special-status wildlife species. Surveys for special status plants were conducted on April 28 and May 12, 2014 which covered the flowering period for all of the special status plants that have the potential to occur within the project area based on the presence of potential habitat.

Based on this review and limitations of the present surveys, the following are action items to be addressed prior to ground breaking:

- A certified arborist should conduct a tree inventory that would be used for the tree removal permit from the County and also to provide protection measures for existing native trees adjacent to any development. A tree planting plan may also be required to compensate for the loss of native trees.
- Removal of trees that may support potentially roosting bat species must occur under direct supervision of a bat biologist and occur between March 1 and April 15, or September 1 through October 15.
- Nesting bird survey within one week of the removal of nesting habitat, unless removal occurs after August 15 and before March 1

INTRODUCTION

Mr. David Ramey of Ramey Wine Cellars, contracted with Jane Valerius Environmental Consulting and Wildlife Research Associates to conduct a Habitat Assessment of the 75-acre parcel for their proposed 3.47-acre development. The 7079 Westside Road parcel (APN: 110-240-031 & 040) is located in the western portion of the Dry Creek Valley, in the central portion of Sonoma County, California. This habitat assessment was conducted to determine the potential for special-status vegetation communities, plant and animal species to occur within the proposed project and to identify the limitations to potential development of the project, such as: a) increased on-site flows from impermeable surfaces and, b) habitat removal.

This Habitat Assessment is part of the preliminary analysis of both the existing environment and potential impacts from the proposed project as required under the California Environmental Quality Act (CEQA) for new projects. Federal and state agencies that have purview over biological resources include the following:

- U.S. Army Corps of Engineers (USACE),
- U.S. Fish and Wildlife Service (USFWS),
- National Marine Fisheries Service (NMFS),
- California Regional Water Quality Control Board (RWQCB), and the
- California Department of Fish and Wildlife (CDFW).

The USACE regulates the discharge of dredged or fill material into waters of the United States. Waters of the U.S. are defined as waters that are hydrologically connected to waters with interstate or foreign commerce, and includes tributaries to any of these waters, and wetlands, which are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support vegetation typically adapted to life in saturated soil conditions. The USFWS has regulatory authority over federally listed plant and animal species. The NMFS, a division of the National Oceanic and Atmospheric Administration (NOAA), has regulatory authority over essential fish habitat, which is habitat necessary to maintain sustainable fisheries in the United States. The California RWQCB protects all waters with special responsibility for wetlands, riparian areas, and headwaters. The CDFW has regulatory authority over state listed plants and animals as well as streams and lakes within the State.

Locally, Sonoma County has regulatory authority over: a) large native trees, trees with historical importance, and oak woodland habitat, under the Sonoma County Native Tree Protection and Preservation Ordinance, and b) all natural watercourses shown as a solid or dashed blue lines, or along watercourses supporting riparian vegetation, under the Biotic Resource Areas identified in the County General Plan (Sonoma County 2008). See Appendix A for more regulatory details.

Site Location

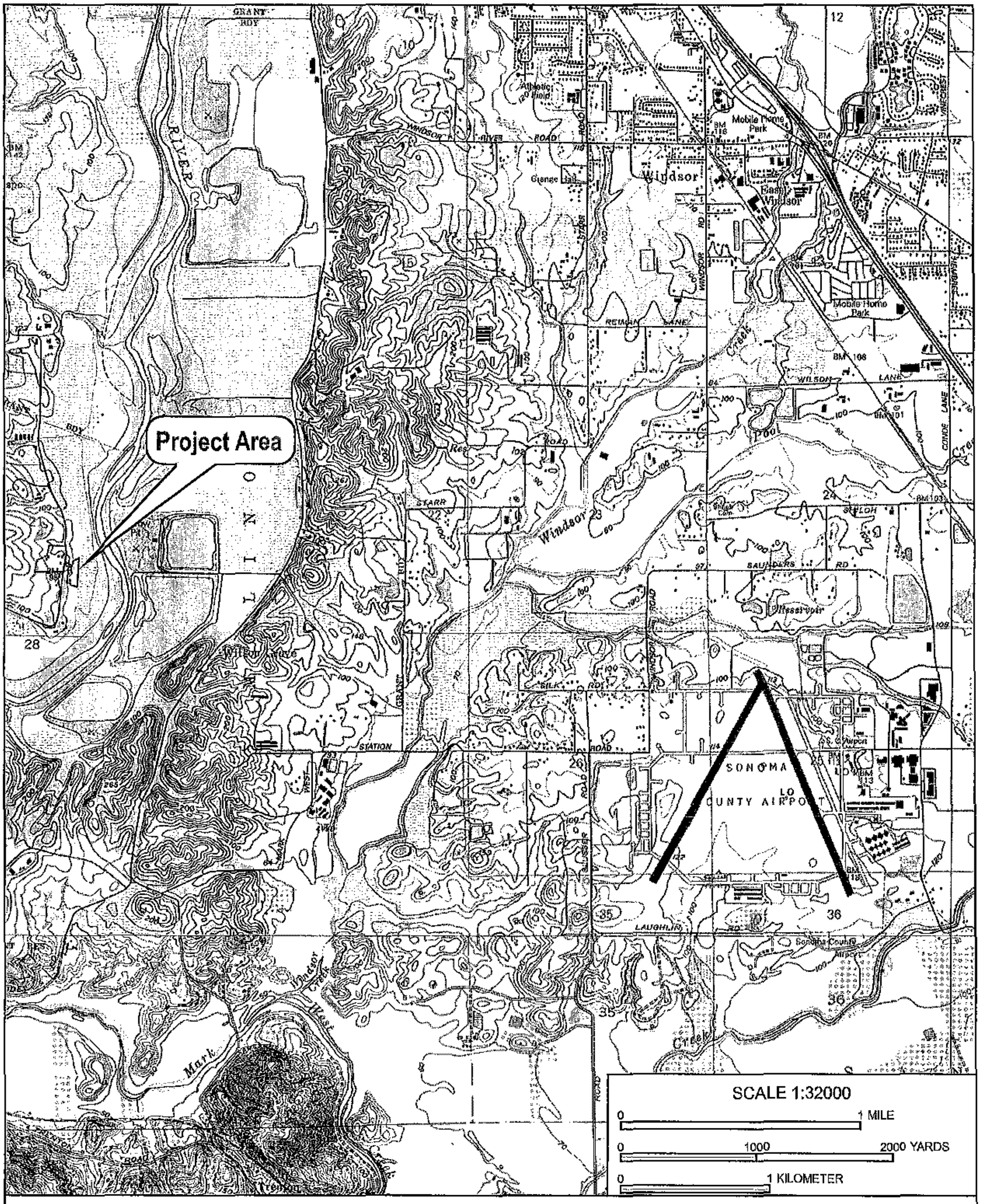
The proposed project site is located in central portion of Sonoma County, within the Dry Creek Valley, located southwest of the City of Healdsburg, west of the Russian River and west of the River Front Regional Park. The project site lies on either side of Westside Road, located north of the confluence of Russian River and Porter Creek (Figure 1).

Proposed Project

The proposed project involves development on the east and west side of Westside Road and is a follows.

West Side: The proposed project is to construct a 60,000-case winery comprised of caves (11,000 to 15, 000 sq. ft.) and in front of the caves, a cut and fill, low profile, 19,100 sq. ft. two story wine building which will not be visible from Westside Road. The existing barn will be refurbished. Access roads and associated parking will also be added to parcel.

East Side: The proposed project is to refurbish an existing 1949 hop kiln barn into a public tasting room, leaving the exterior similar to its currently appearance while maintaining the furnace and ductwork in the



Name: HEALDSBURG
Date: 06/03/14
Scale: 1 inch = 2,666 ft.

Location: 10 0514513 E, 4263529 N
Figure 1: Project Location

south side. The three story baling barn will be refurbished as a marketing reception area, with equipment storage on the ground level, a kitchen and meeting area for marketing purposes on the mid-level and 2 bedrooms as marketing accommodations on the top level, with two work stations. The two barns will be connected by an elevated walkway. The bailing barn will be refurbished to maintain its current outward appearance. Access roads and associated parking will also be added to parcel.

Table 1: Square footage of structures – 7097 Westside Road

	Square Footage	
Structure	**Existing Surface**	**New Surface**
Entrance Roadway (west)	7,660 (gravel)	
Roadway to winery and parking (west)		31,190
Winery Building (west)		19,100
Wine caves (west)		21,250
Entrance roadway (east)	5,595 (gravel)	2,735
Parking and building access (east)		
Chipseal		10,660
gravel	30,360	13,245
Hop kiln (2 structures)	2,930	190
Baling barn	2,090	20
Concrete walkways		920
Total	48,635	**99,310**

METHODS

Information on special-status plant species was compiled through a review of the literature and database search. Database searches for known occurrences of special-status species focused on the Healdsburg, Guerneville, Camp Meeker and Sebastopol U.S. Geologic Service 7.5-minute topographic quadrangles, which provided a three mile radius around the proposed project area. The following sources were reviewed to determine which special-status plant and wildlife species have been documented in the vicinity of the project site:

- U.S. Fish and Wildlife Service (USFWS) quadrangle species lists (USFWS 2014)
- USFWS list of special-status animals for Sonoma County (USFWS 2014)
- California Natural Diversity Database records (CNDDB) (CDFW 2014)
- California Department of Fish and Wildlife's (CDFW) Special Animals List (CDFW 2014)
- State and Federally Listed Endangered and Threatened Animals of California (CDFW 2014)
- California Native Plant Society (CNPS) Electronic Inventory records (CNPS 2014)
- California Department of Fish and Game (CDFG) publication "California's Wildlife, Volumes I-III" (Zeiner, et al., 1990)
- Sonoma County General Plan 2020, Open Space and Resource Conservation Element (Sonoma County 2008)

Botanical nomenclature used in this report conforms to Baldwin, et al. (2012) for plants and to Sawyer et al. (2009) for vegetation communities. Nomenclature for special-status animal species conforms to CDFW (2013).

Site Survey: Jane Valerius of Jane Valerius Environmental Consulting, and Trish Tatarian, Wildlife Research Associates, conducted a reconnaissance-level wildlife survey and a survey for special status plants of proposed project areas on April 28, 2014, between the hours of 1000 and 1300. Greg Tatarian, Wildlife Research Associates, also conducted a site visit on April 28. An additional site survey to review trees and also conduct special status plant surveys was conducted by Jane Valerius and Trish Tatarian on May 12, 2014.

Plant Surveys: Special status plant surveys were conducted for the development area on April 28 and May 12, 2014. The area to be developed was walked and a list of all plants identifiable at the time of the surveys was recorded (Appendix D). The timing of the surveys was planned to coincide with the flowering period for all of the special status plants that had the potential to occur within the development area based on the presence of potential habitat.

Wildlife Surveys: Exterior surfaces and grounds, and interiors surfaces and spaces of all buildings on the east side proposed for removal and/or refurbishment were surveyed signs of past or present use by bats, including; fecal pellet accumulations, urine staining, fur staining on entry points, live or dead bats, audible calls, and characteristic odor. Surveys were conducted using 10 x 42 roof-prism binoculars supplemented as needed with a 295 Lumens flashlight and an approximately 3,000 Lumens spotlight. All interior building spaces were examined, including the attic spaces.

All trees were assessed for suitable potential habitat for colonial bat species, consisting of cavities, crevices and exfoliating bark. Additionally, foliage habitat suitable for use by obligate tree-roosting, solitary bat species was also assessed. The assessment was conducted using 10 x 42 roof-prism binoculars, with a 295-Lumen flashlight for illuminating potential roost features from the ground. Presence/absence surveys were not conducted

The project area was evaluated for suitable bird nesting habitat using 8 x 42 roof-prism binoculars, noting presence of old bird nests. The reconnaissance-level site visit was intended only as an evaluation of on-site and adjacent habitat types; no special-status species surveys were conducted as part of this effort as winter is not a time of year in which surveys for nesting birds are valid.

EXISTING CONDITIONS

The project area is located within the San Francisco Bay Coastal Bioregion (Welsh 1994). This bioregion is located within central California and encompasses the San Francisco Bay and the Sacramento Delta, extending from the Pacific Ocean to the eastern portion of the tule marsh zone, which is defined by Highway 99 (Welsh 1994). Habitats within this bioregion include both mesic (moist) habitats, such as freshwater marsh, and xeric (dry) habitats, such as chaparral, and are typical of a Mediterranean type climate.

The proposed project site is located within the central western portion of the Healdsburg topographic quadrangle. The parcel lies in southeastern corner of Section 21, on the west side of the Russian River and north of Porter Creek. At this location of the Russian River, the watershed is defined by a western ridge, created by Denner Ridge (600 feet in elevation).

Topographically, the western project site is located on a gently sloping hill that slopes to the east, while the eastern portion of the parcel is within the flatlands of the Russian River.

Of the 75-acre parcel, 42-acres are currently planted in grapes on the east side with a bailing barn, two hop kilns, a small winery residence and small pump house.

On the west side of the road, the parcel comprises 6.5 acres and currently contains a residence, a barn, an open hay and tractor shed, and a 3.5-acre foot reservoir.

Vegetation Communities

Three vegetation community types occur within the project area: *Quercus agrifolia* woodland alliance or coast live oak woodland; ruderal non-native grassland and landscaped areas. There are also existing vineyards adjacent to the project area but they are not part of the proposed project development. There is also a grove of Northern California black walnut (*Juglans hindsii*) in the eastern part of the property near the Russian River. No development is proposed for the black walnut grove other than placement of some picnic tables which would not impact the trees or the non-native grassland understory. A pond located on the west side is within the property boundary but will not be impacted or developed. The pond does support some willow (*Salix* spp.), and other riparian vegetation. The pond was not surveyed as part of the plant surveys.

Quercus agrifolia woodland alliance or cost live oak woodland: Located on the east side, adjacent to Westside Road, is a remnant stand of oak woodland, from what was probably the native vegetation prior to development of the area (Fig. 2). The dominant tree species is coast live oak and includes some valley oak (*Quercus lobata*), black oak (*Quercus kelloggi*), California buckeye *(Aesculus californica)* and California bay laurel (*Umbellularia californica*). A common understory shrub species in this type is poison oak (*Toxicodendron diversilobum*). Understory herbs include miner's lettuce (*Claytonia perfoliata*) and California poppy (*Eschscholzia californica*). Coast live oak woodland occurs in small patches within and adjacent to the property. This type also provides canopy cover for two natural drainages on the east side of the project area. Other than individual oak trees to be removed within the rudral non-native grassland type, the remnant oak woodland stands will not be impacted by the project.

Ruderal grassland: Ruderal grassland is comprised of a variety on non-native grasses and forbs with no one species being dominant. Plant species this type include non-native grasses such as ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordaeceus*), wild oats (*Avena barbata*), European hair grass (*Aira caryophyllea*), ryegrass (*Festuca perennis*), Harding grass (*Phalaris aquatica*), hare barley (*Hordeum murinum* ssp. *leporinum*) and rattail fescue (*Festuca myuros*) along with non-native forb species such as filarees (*Erodium cicutarium, E. botrys*), mayweed (*Anthemis cotula*), scarlet pimpernel (*Anagallis arvensis*), mayweed (*Anthemis cotula*), bindweed (*Convolvulus arvensis*), rough cat's-ear (*Hypochaeris radicata*), mallow (*Malva* sp.), English plantain (*Plantago lanceolata*), mustard (*Brassica nigra, B. rapa*), and wild radish *(Raphanus sativus)*. Within the ruderal grassland are several native tree species including coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*) and cottonwood (*Populus fremontii*) (Fig. 3).

Landscaped areas: Landscaped areas include the landscaped yard around the existing residence and buildings. Plant species associated with this type include garden herbs such as sweet allysum (*Lobularia maritima*) and garden iris (*Iris* sp.), garden shrubs such as roses (*Rosa* spp.) along with planted landscape trees such as red oak (*Quercus rubra*), Italian alder (*Alnus cordata*), honey locust (*Gleditsia triacanthos*), fig (*Ficus* sp.), apple (*Malus* sp. and various fruit trees (*Prunus* spp.) as well as native coast redwood (*Sequoia sempervirens*).

Northern California black walnut. A grove of Northern California black walnut trees is located outside of the project area adjacent to the Russian River on the east side of the property. Northern California black walnut (*Juglans hindsii*) is a CNPS Rank 1B species. However, only those trees which are considered truly endemic or native are given a special status. The CNPS Inventory of Rare and Endangered Plants, 8th Edition, provides the following information:

> *Only one confirmed, native occurrence appears viable as of 2003. Widely naturalized in cismontane CA. Threatened by hybridization with orchard trees, urbanization, and conversion to agriculture. Formerly cultivated as rootstock for J. regia, with which it hybridizes readily* (CNPS 2014).

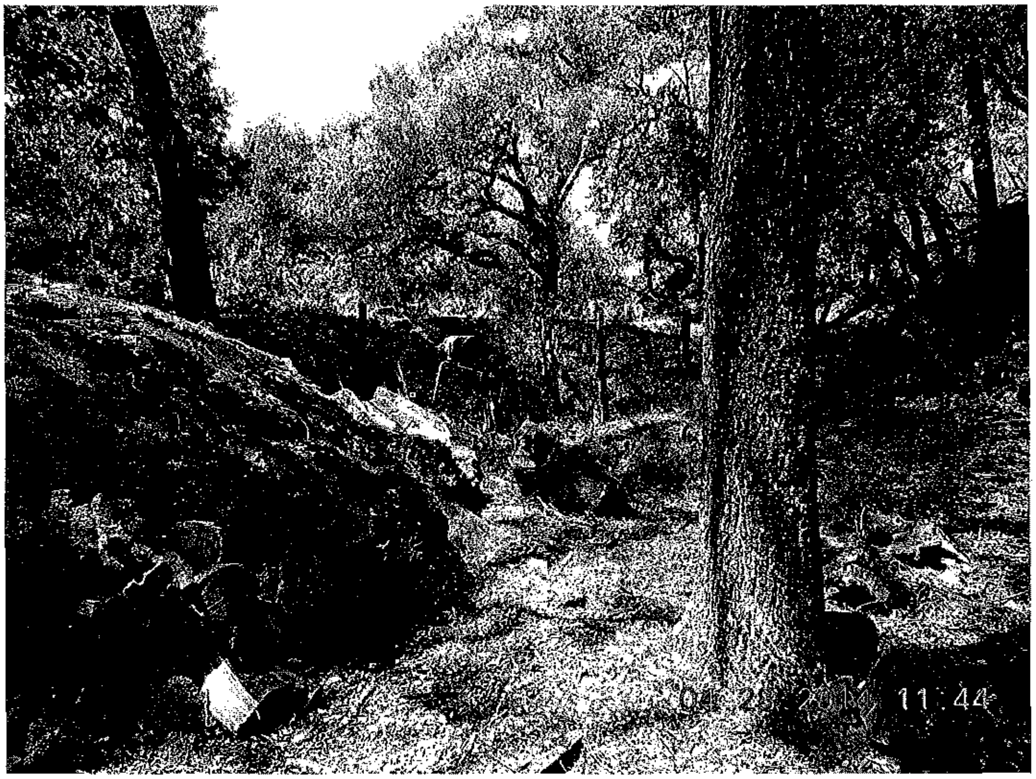


Fig. 2: Coast live oak woodland on east side of Ramey Vineyard.

Fig. 3: Non-native grassland on west side.

Although the grove of walnut trees may be significant it is likely that they are not truly endemic or native which means that they do not qualify as special status. The only plans for this area are to place some picnic tables which would only be used seasonally. The proposed uses, as described by Mr. David Ramey, owner, would not have an adverse impact upon this grove.

Individual Trees. A total of 21 trees are proposed to be removed as part of the project. Several trees are ornamental, including Italian alder (*Alnus cordata*), red oak (*Quercus rubra*), and fruit trees (*Prunus* sp., *Malus* sp.). The majority of trees are native trees and are valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*) or cottonwoods (*Populus fremontii*), although the latter were planted as a screen. The coast redwood (*Sequoia sempervirens*) tree is native although it was planted as part of the landscaping for the residence. A total of 6 coast live oak trees, 5 valley oak trees, 4 cottonwood trees and 1 redwood tree would be removed for a total of 15 native trees. The remaining trees are non-native species. A formal tree survey has not been conducted by a certified arborist. The diameter at breast height (dbh) of the trees as shown on the plan maps was also consistently one to two inches smaller than what was measured in April and May 2014. A tree inventory should be conducted by a certified arborist prior to construction of the proposed project.

Table 2: Trees identified for removal, with Diameter at Breast Height (dbh)

	Tree Species	Dbh (inches)*	Location
1	Ornamental	10 + 6	East
2	Italian alder	15	East
3	Italian alder	10	East
4	Coast live oak	11+8+14	West
5	Coast live oak	11+15	West
6	Red oak	21	West
7	Coast redwood	26	West
8	Fruit trees	16	West
9	Valley oak	18	West
10	Valley oak	18	West
11	cottonwood	14	West
12	cottonwood	19	West
13	cottonwood	14	West
14	cottonwood	15	West
15	Coast live oak	7	West
16	Valley oak	7	West
17	Valley oak	42	West
18	Coast live oak	13+6	West
19	Coast live oak	15+12	West
20	Valley oak	9	West
21	Coast live oak	13+11	West

*Note: dbh depicted on the June 19, 2014 Site Plan is likely from 2013. Field surveys conducted in 2014 found 1 inch of growth difference.

Wetlands and Waters of the U.S. and State: There are two natural drainages on the east side of Westside Road. These drainages do not show up as blue line drainages on the USGS quadrangle and do not occur on the west side of the road or property. One drainage is located between the two existing hop kilns and is fed by the roadside ditch that runs along the west side of Westside Rd (see Site Plan). The other natural drainage is south of the proposed barn or south the south hop kiln. A drainage ditch runs along the west side of the existing access road just east of the hop kilns and an agricultural ditch runs along the west side of the existing vineyard east of the hop kilns and buildings. The agricultural ditch is located east of the proposed overflow parking area, between the proposed parking area and existing vineyard. The agricultural ditch supports wetland vegetation and was wet at the time of the May 12, 2014 site visit. Wetland vegetation in the agricultural ditch included meadow barley (*Hordeum brachyantherum*), water plaintain (*Alisma trivale*), umbrella sedge (*Cyperus eragrostis*) and ryegrass (*Festuca perennis*).

All of the drainages and ditches within the project area and on the property potentially qualify as waters of the U.S. as defined by the U.S. Army Corps of Engineers (Corps) and all of these features definitely qualify as waters of the state as defined by the Regional Water Quality Control Board (RWQCB). The natural drainages would also likely fall within the jurisdiction of the California Department of Fish and Wildlife (CDFW), however the roadside and agricultural ditches would probably not fall under CDFW jurisdiction.

A formal delineation of wetlands and waters of the U.S. and state was not conducted for the site as part of this habitat assessment. However, the project has been designed to avoid any impacts to the existing drainages in the project area, therefore a delineation is not required and no permits will be needed from the U. S. Army Corps of Engineers or Regional Water Quality Control Board for placement of fill into wetlands or water.

Wildlife Habitats

The value of a site to wildlife is influenced by a combination of the physical and biological features of the immediate environment. Species diversity is a function of diversity of abiotic and biotic conditions and is greatly affected by human use of the land. The wildlife habitat quality of an area, therefore, is ultimately determined by the type, size, and diversity of vegetation communities present and their degree of disturbance. Wildlife habitats are typically distinguished by vegetation type, with varying combinations of plant species providing different resources for use by wildlife. The following is a discussion of the wildlife species supported by the on-site habitats, as described by *A Guide to Wildlife Habitats of California* (Mayer and Laudenslayer 1988).

Non-native Annual Grassland: Typically this type of habitat provides both primary habitat, such as nesting and foraging, and secondary habitat, such as a movement corridor. Small species using this habitat as primary habitat include reptiles and amphibians, such as southern alligator lizard (*Gerrhonotus multicarinatus*), western fence lizard (*Sceloporus occidentalis*), and Pacific slender salamander (*Batrachoseps attenuatus*), which feed on invertebrates found within and beneath vegetation and boulders within the vegetation community. This habitat also attracts seed-eating and insect-eating species of birds and mammals. California quail (*Lophortyx californicus*), mourning dove (*Zenaidura macroura*), and meadowlark (*Sturnella neglecta*) are a few seed-eaters that nest and forage in grasslands. The close proximity to anthropogenic structures and domestic pets negates the potential for the on-site habitat to support nesting birds.

Individual Trees. Individual trees are foraging and nesting habitat for passerines, and roosting habitat for bats. Smaller passerines, such as black-capped chickadee (*Poecile atricapillus*), bushtit (*Psaltriparus minimus*), plain titmouse (*Baeolophus inornatus*) and acorn woodpecker (*Melanerpes formicivorus*) may nest and forage in the larger trees, feeding on insects on the bark. No large cavities that may support the larger raptors, such as great horned owl (*Bubo virginianus*), were observed in any of the trees. Cavities in the oak trees may provide potential nesting habitat for tree swallows (*Tachycineta bicolor*) and white-breasted nuthatch (*Sitta carolinensis*). Of the 21 trees surveyed, only one had potentially suitable roosting habitat for bats. This tree is located on the west side and is the valley oak with a 42 dbh (Fig. 4).

Bats that use trees fall into three categories: 1) solitary, obligate tree-roosting bats that roost in the foliage or bark such as Western red-bat (*Lasiurus blossevillii*), a California Species of Special Concern (SSC), or hoary bat (*Lasiurus cinereus*); 2) colonial tree-roosting bats that form groups of varying size in tree cavities or beneath exfoliating bark, such as silver-haired bats (*Lasionycteris noctivagans*), and 3) more versatile bat species that will use a wide variety of roosts from buildings to bridges to trees, such as various *Myotis* species, pallid bat (*Antrozous pallidus*), another SSC species, and others.

Solitary-roosting bats consist either of females either alone or with young, or solitary males. Colonial-roosting bats may form maternity colonies in tree cavities or crevices, caves, mines, bridges, or other man-made structures. During the day, these roosts provide shelter and protection for adult females and their young, which remain in the roost while females forage at night, returning to nurse and care for their young. Greater impacts to bats can occur as a result of removal of trees that support cavity-roosting bat species than those that provide habitat for solitary foliage-roosting species.

Buildings: Six structures were evaluated for this Habitat Assessment, the large barn, the wood-sided southern hop barn, wood-sided northern hop barn, wood-sided small farmhouse (residence), metal-sided chicken building, and wood-sided pump storage barn. As stated above, many colonial bat species have adapted to using man-made structures such as houses, barns, sheds, garages, bridges, and culverts. Statewide and in the project region, buildings provide significant roosting habitat for bat species, including more common species such as Brazilian free-tailed bat (*Tadarida brasiliensis*) and Yuma myotis (*Myotis yumanensis*), as well as more rare species such as pallid bat (*Antrozous pallidus*), a California Species of Special Concern (SSC) and Townsend's big-eared bat (*Corynorhinus townsendii*), proposed for listing as Endangered by the CDFW. Please see Special Status Species Section for more details on *C. townsendii.*

In general, day roost habitat is considered more critical than night roost habitat, because it provides shelter for bats from light, air currents, predators, and other disturbance, and are where bats mate, raise young, roost during dispersal, and overwinter, either in torpor or hibernation. Because of this, and because demolition typically occurs during daytime hours, the risks of direct mortality of bats is very high at day roosts. Although night roosts are also very important for bats for various purposes (conservation of energy during foraging bouts, social interaction, etc.), buildings are not usually demolished at night, so although the habitat is lost, direct mortality does not usually occur.

Montane hardwood: This wildlife habitat type includes Coast live oak woodland. The woodlands provide habitat for a variety of species, including refugia for reptiles, such as ring-necked snake (*Diadophis punctatus*), amphibians, such as the Pacific slender salamander (*Batrachoseps attenuatus*) and arboreal salamander (*Aneides lugubris*), foraging and nesting habitat for passerines, and roosting habitat for bats. Smaller passerines, such as black-capped chickadee (*Poecile atricapillus*), bushtit (*Psaltriparus minimus*), oak titmouse (*Baeolophus inornatus*) and downy woodpecker (*Picoides pubescens*) observed on the site may nest and forage in the woodlands, feeding on insects on the bark.

Perennial Pond: Although outside the proposed project footprint, this pond is within 120 feet of the proposed driveway. Species observed in the pond include non-native mosquitofish (*Gambusia affinis*), and eastern bullfrog (*Lithobates catesbeianus*). A daytime survey of the pond revealed 52 adult bullfrogs and a high population of tadpoles. Native species observed were Sierran treefrogs (*Pseudacris sierra*) (Fig. 5).

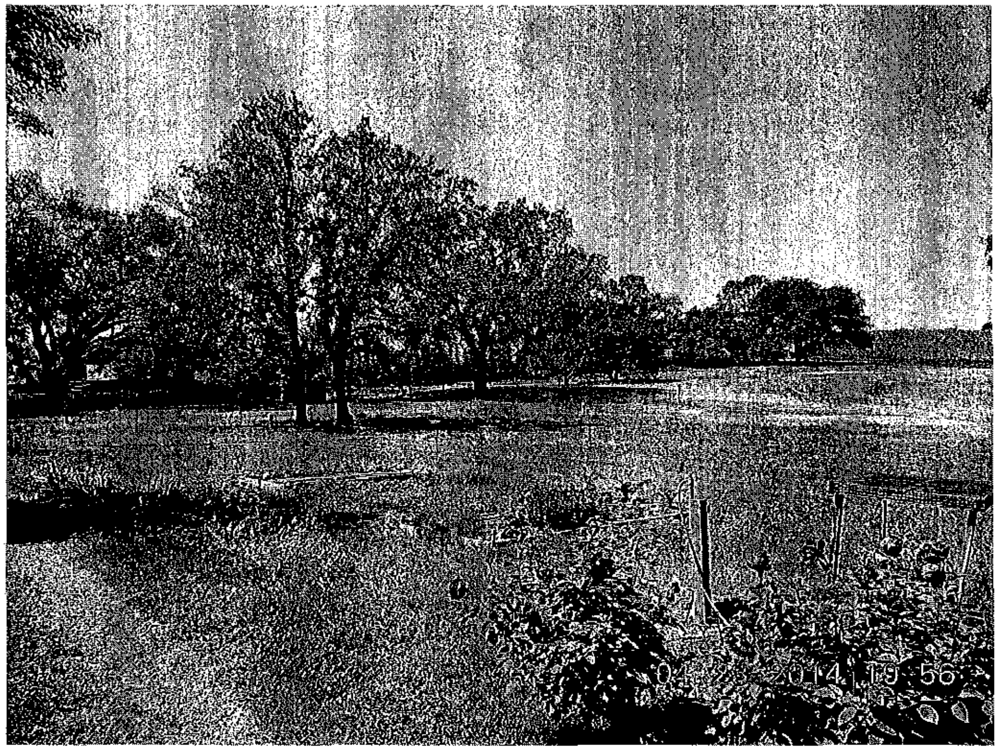


Fig. 4: Oak trees on the west side of the proposed project area.

Fig. 5: Perennial pond located outside the project area.

Movement Corridors

Wildlife movement includes migration (i.e., usually one way per season), inter-population movement (i.e., long-term genetic flow) and small travel pathways (i.e., daily movement corridors within an animal's territory). While small travel pathways usually facilitate movement for daily home range activities such as foraging or escape from predators, they also provide connection between outlying populations and the main corridor, permitting an increase in gene flow among populations.

These linkages among habitat types can extend for miles between primary habitat areas and occur on a large scale throughout California. Habitat linkages facilitate movement among populations located in discrete areas and populations located within larger habitat areas. The mosaic of habitats found within a large-scale landscape results in wildlife populations that consist of discrete sub-populations comprising a large single population, which is often referred to as a meta-population. Even where patches of pristine habitat are fragmented, such as occurs with coastal scrub, the movement between wildlife populations is facilitated through habitat linkages, migration corridors and movement corridors. Depending on the condition of the corridor, genetic flow between populations may be high in frequency, thus allowing high genetic diversity within the population, or may be low in frequency. Potentially low frequency genetic flow may lead to complete isolation, and if pressures are strong, potential extinction (McCullough 1996; Whittaker 1998).

Wildlife connectivity of this site to other open lands in the area can occur through the vineyards and undeveloped lands. There are no barriers to movement between the pond on the site and ponds located further west. Westside Road is likely not a barrier to movement based on the rate of traffic after the wineries and tasting rooms have closed their doors. As a result, animals are likely able to move across the road at dusk and night without the mortality from traffic.

SPECIAL-STATUS BIOLOGICAL RESOURCES

Certain vegetation communities, and plant and animal species are designated as having special-status based on their overall rarity, endangerment, restricted distribution, and/or unique habitat requirements. In general, special-status is a combination of these factors that leads to the designation of a species as sensitive. The Federal Endangered Species Act (FESA) outlines the procedures whereby species are listed as endangered or threatened and established a program for the conservation of such species and the habitats in which they occur. The California Endangered Species Act (CESA) amends the California Fish and Wildlife Code to protect species deemed to be locally endangered and essentially expands the number of species protected under the FESA.

Special-status Vegetation Communities

Sensitive natural communities are those that are considered rare in the region, may support special-status plant or wildlife species, or may receive regulatory protection (i.e., through Section 404 of the Clean Water Act [CWA] and/or Sections 1600 et seq. of the California Fish and Wildlife Code). Please refer to Appendix A for detailed descriptions of waters and wetlands. In addition, sensitive natural communities include plant communities that have been identified as having highest inventory priority in the California Natural Diversity Database (CNDDB). The second edition of *A Manual of California Vegetation* (Sawyer, et al. 2009) also provides the rarity ranking status of these communities. No sensitive natural communities occur within the proposed project area. The Northern California black walnut grove, located on the eastern side of the property, is not considered to be a native occurrence. As a result, it does not qualify as a special-status vegetation community nor are the individual trees considered to be special status. However, no work is proposed in this area and the grove will be preserved.

Special-status Plant Species

Special-status plant species are those species that are legally protected under the federal Endangered Species Act (ESA) and/or the California Endangered Species Act (CESA) as listed or proposed for listing as threatened or endangered, as well as species that are considered rare by the scientific community. For example, the California Native Plant Society (CNPS) has identified some species as List 1 or 2 species and may be considered rare or endangered pursuant to Section 15380(b) of the State CEQA Guidelines. The CDFW has compiled a list of "Special Plants" (CDFW 2014), which include California Special Concern species. These designations are given to those plant species whose vegetation communities are seriously threatened. Although these species may be abundant elsewhere they are considered to be at some risk of extinction in California. Although Special Concern species are afforded no official legal status under FESA or CESA, they may receive special consideration during the planning stages of certain development projects and adverse impacts may be deemed significant under the California Environmental Quality Act (CEQA).

A total of 58 special-status plant species have been reported occurring on the four topographic quadrangles (CNDDB 2014). Please refer to Appendix B for a list of these species and their potential for occurrence. Those species that occur in freshwater marshes and swamps, riparian scrub, broadleafed upland forest, chaparral, cismontane woodland, closed-cone coniferous forest, vernal pools, bogs and fens, coastal scrub, meadows and seeps, North Coast coniferous forest, coastal prairie, coastal bluff scrub or plants that occur on serpentinite or other substrates not occurring within the project area were considered to not have the potential to occur. Species associated with valley and foothill grassland could potentially occur on the site but not of these species were observed during the appropriately timed special status plant surveys in April and May. The property on the east side was a pumpkin patch and farm store starting in 1989 and then became vineyards. The property on the west side has been a residence with landscaped yard and garden. The grassland communities in the project area are highly disturbed and dominated by weedy, non-native species. No special-status plants are likely to occur within the proposed project area and none were observed.

Special-status Animal Species
Special-status animal species include those listed by the USFWS (2013) and the CDFW (2013). The USFWS officially lists species as either Threatened or Endangered, and as candidates for listing. Additional species receive federal protection under the Bald Eagle Protection Act *(e.g.*, bald eagle, golden eagle), the Migratory Bird Treaty Act (MBTA), and state protection under CEQA Section 15380(d). In addition, many other species are considered by the CDFW to be species of special concern; these are listed in Remsen (1978), Williams (1986), and Jennings and Hayes (1994). Although such species are afforded no official legal status, they may receive special consideration during the planning and CEQA review stages of certain development projects. The CDFW further classifies some species under the following categories: "fully protected", "protected fur-bearer", "protected amphibian", and "protected reptile". The designation "protected" indicates that a species may not be taken or possessed except under special permit from the CDFW; "fully protected" indicates that a species can be taken for scientific purposes by permit only.

Of the 20 special-status animal species identified as potentially occurring in the vicinity of the project area, including within a 3 mile radius (CNDDB 2014), several additional species were evaluated for their potential to occur within the study area, based on: 1) review of the CNDDB, 2) the "Special Animals" list (CDFW 2014) that includes those wildlife species whose breeding populations are in serious decline, and 3) the habitat present on site. See Appendix C for a list of the 26 species evaluated. Several of these species have a high potential for occurrence at the project site and are discussed below. This document does not address impacts to species that may occur in the region but for which no habitat occurs on site.

California red-legged frog (*Rana draytonii*) (CRF), listed by the USFWS as Threatened and is classified by the CDFW as a California Special Concern species and a Fully Protected Species under Fish and Game Code 5050, breeds primarily in ponds, but will also breed in slow-moving streams, or deep pools in intermittent streams. Inhabited ponds are typically permanent, at least 2 feet (0.6 meters) in depth, and contain emergent and shoreline vegetation. Sufficient pond depth and shoreline cover are both critical, because they provide means of escape from predators and high winter flooding of stream habitat for the frogs (Stebbins 1985, Tatarian 2008).

Project Area Occurrence: No surveys were conducted for this species as part of this habitat assessment. The pond structure and hydrology provides suitable breeding habitat for this species. However, the presence of adult bullfrogs, the high population (52 adults and thousands of tadpoles) reduces the suitability of the pond.

Laboratory experiments have clarified the effects bullfrogs and mosquitofish have on CRF (Lawler, *et al.* 1999). Under natural conditions, the presence of bullfrog tadpoles nearly precluded the recruitment of CRF tadpoles to the juvenile stage. Mosquitofish, however, with a variety of prey items and spatially complex escape areas available, do not affect the recruitment of CRF tadpoles. However, in those ponds with both species occurring in high numbers, such as the pond on-site, the potential for CRF to occur is low to none. The effects of introduced predators on the survival of CRFs are largely related to the relative population sizes of the predators, the quality and amount of aquatic habitat, and the CRF. Specifically, CRFs and introduced predators can coexist if the number of predators remains small compared to the number of CRFs and habitats provide refugia for CRF from excessive predation. No CRF were detected during the daytime survey. A nocturnal survey would provide the best way of determining presence. The high population of bullfrogs likely precludes CRFs at this pond. As a result, this species has a low potential for occurrence in this portion of Dry Creek Valley and the pond on-site. The nearest reported presence occurrs more than 3 miles west of the project area in Austin Creek (CNDDB 2014).

Foothill yellow-legged frog (*Rana boylii*) is a California Special Concern species, and occurs in most Pacific drainages from Oregon to Los Angeles County. The species typically inhabits perennial rocky streams, preferring streams with cobble-sized substrates (Jennings and Hayes 1994). Occupied drainages range from sea level to 2,040 meters (6,700 feet) (Jennings and Hayes 1994). Streams in woodland, chaparral or forest with little-to-no bank vegetation cover are also preferred (Stebbins 1985). Breeding occurs from mid-March to May, depending on rains, with tadpoles metamorphosing in June or July.

Project Area Occurrence: No surveys were conducted for this species as part of this habitat assessment. This species is not expected to occur in the pond. This species has been reported occurring approximately 1.2 miles west of the project area in Porter Creek (CNDDB 2014).

Western pond turtle (*Emys marmorata*) is listed by the CDFW as a California Special Concern species. It originally inhabited many of the pacific drainage basins in California (Stebbins 1985). This medium sized turtle ranges in size to just over 8 inches (21cm) with a low carapace that is generally olive, brownish or blackish (Stebbins 1985, Jennings and Hayes 1994). Primary habitats include permanent water sources such as ponds, streams and rivers. It is often seen basking on logs, mud banks or mats of vegetation, although wild populations are wary and individuals will often plunge for cover after detecting movement from a considerable distance. Although it is an aquatic species with webbed feet, it can move across land in response to fluctuating water level, an apparent adaptation to the variable rainfall and unpredictable flows that occur in many coastal California drainage basins (Rathbun, *et al.* 1992).

Project Area Occurrence: No surveys were conducted for this species as part of this habitat assessment. This species is expected to occur within the pond on-site. This species has been reported occurring less than 1 mile east of the project area in the Russian River (CNDDB 2014).

Nesting Passerines: As stated previously, passerines, protected under the MBTA and Fish and Wildlife Code 3503, have potential to nest within the proposed project area. Bird species potentially nesting in the riparian area include tree swallows (*Tachycineta bicolor*), bushtit (*Psaltriparus minimus*) and oak titmouse (*Baeolophus inornatus*) that glean insects from the bark. As early as February, passerines begin courtship and once paired, they begin nest building, often around the beginning of March. Nest structures vary in shapes, sizes and composition and can include stick nests, mud nests, matted reeds and cavity nests. For example, black phoebes may build a stick nest under the eaves of a building. Depending on environmental conditions, young birds may fledge from the nest as early as May and, if the prey base is large, the adults may lay a second clutch of eggs.

Project Area Occurrence: No surveys were conducted for these species as part of this habitat assessment. Several passerine (perching birds) species may nest on the site in the various habitats, including, but not limited to, white-breasted nuthatch in the oak trees. A nesting bird survey shall be conducted before removal of any of these habitats, and seasonal restrictions put into place for occupied habitats, to ensure no take of individuals will occur.

Nesting Raptors: As with passerines, raptors (birds of prey), such as red-shouldered hawk (*Buteo lineatus*), cooper's hawk (*Accipiter cooperii*), are protected under the Federal Migratory Bird Treaty Act and Fish and Wildlife Code 3503.5

General Ecology and Distribution: Raptors nest in a variety of substrates including, cavities, ledges and stick nests. For example, Cooper's hawks are small bird hunters, hunting on the edges of forests in broken forest and grassland habitats where passerines forage for seeds and insects. Nests occur in heavily forested areas near a water source. Research sites on nesting Cooper's hawks rarely show the nests more than a quarter of a mile away from water, whether it is a cattle tank, stream or seep (Snyder and Snyder 1975). Trees typically used by Cooper's hawks include coast live oaks, cottonwoods, and black oaks (Call 1978), as well as second growth conifer stands or deciduous riparian areas. In general, the breeding season for raptors occurs in late March through June, depending on the climate, with young fledging by early August.

Project Area Occurrence: No surveys were conducted for these species as part of this habitat assessment. No nests were detected at the time of the survey. However, nest structures could be developed before the project goes to construction and the trees are removed.

Roosting bats – including Townsend's big-eared bat[1] (*Corynorhinus townsendii*), pallid bat[2] (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*) and hoary bat[2] (*Lasiurus cinereus*).

Status: [1]Proposed for listing as Endangered or Threatened by CDFW, [2]State Species of Concern (SSC), as well as Fish and Wildlife Code Sections 86, 2000, 2014, 3007, Title 14, Sections 15380, 15382.

General Ecology and Distribution: Bats in this region of California are not active year-round. During the maternity season, non-volant young of colonial bats remain in the roost until late summer (end of August), after which they may disperse from the natal roost or remain into or throughout the winter. Obligate tree-roosting bat species, and to some extent, colonial bats, may switch tree roosts frequently, particularly after young are volant, but are sometimes faithful for longer periods (weeks). During winter months, bats typically enter torpor, rousing only occasionally to drink water or opportunistically feed on insects. The onset of torpor is dependent upon environmental conditions, primarily temperature and rainfall. To prevent direct mortality of either non-volant young or torpid bats during winter months, roosts must not be disturbed or destroyed until bats are seasonally active, and only after they have been provide a means of escape from the roost.

Townsend's big-eared bats have been proposed for listing as either Endangered or Threatened by the California Fish and Wildlife Commission. During the one-year public comment and review process, the species receives the same protections as a fully listed species.

Townsend's big-eared bats are found unevenly throughout most of the state from sea level to the Sierras, but are more restricted in their roost habitat selection, and more sensitive to human disturbance. This species is more strongly associated with cave and mine habitat, preferring large, open roosts, compared to smaller cavities or crevices. In addition to cave and mine roosts, this species uses buildings, bridges and culverts, and there is some evidence that very large redwood tree basal hollows have been used. Roosts for this nomadic species may serve multiple functions throughout the year, and multiple sites may be used for different life stages (pregnancy, parturition, rearing, etc.). Males remain solitary during maternity season.

Pallid bats, an SSC species, are eclectic in their roosting habitat selection, and to some extent distribution, and can be found in crevices and small cavities in rock outcrops, tree hollows, mines, caves, and a wide variety of man-made structures such as buildings, bridges and culverts, generally in lower to mid-elevation sites. This species forms maternity colonies, composed of dozens to sometimes hundreds of females and their young, and smaller bachelor colonies composed of males and not-yet reproductive females.

Western red bats, an SSC species, have a broad, but disjunct, distribution throughout the state, and a wide range of elevations. Reproductive females are more common in the inland portions of the state than the Bay Area, where males are more common during the summer months. This is a foliage-roosting species typically associated with large-leaf trees, such as willows, cottonwoods, and sycamores, and is often found near riparian zones. Western red bats are typically solitary, however females give birth to two to five young, which is atypical compared to other bat species.

Project Area Occurrence: Buildings: Pallid bats and Townsend's big-eared bats have potential to roost in the structures located on the project site. Two non-SSC bat species, Yuma Myotis (*Myotis yumanensis*) and Brazilian free-tailed bats (*Tadarida braziliensis*) were found in several of the on-site buildings during the 2014 season (See Table 3).

Table 3: Structures Proposed for Renovation and their Potential Suitability for Roosting Bats

Structure	Site Location	Type of Roost	Signs Observed
Large baling barn	East (southern portion)	Maternity Day Roost – loft and lower floor Night Roost – loft and lower floor	Large amounts of fecal pellets widely distributed throughout lower floor areas, lower floor loft, and loft above. Large numbers (ca. 200) *Myotis yumanensis* roosting in frame gaps of wood hop cars and ca. 50 *Tadarida brasiliensis* at roof ridge beams. Appears to be a long-term maternity day roost.
Hop Barn (southern)	East (central portion)	Day Roost, possibly maternity – roof rafters and skip-sheathing gaps Night Roost – open areas in upper and lower floors	No bats observed during assessment, but small crevices could hid bat, probably *Myotis yumanensis* or other small *Myotis* species. Moderate amounts of bat fecal pellets on loft floor and lower floor ground.
Hop Barn (northern)	East (central portion)	Day Roost, possibly maternity – roof rafters and skip-sheathing gaps Night Roost – open areas in upper and lower floors	No bats observed during assessment, but small crevices could hid bat, probably *Myotis yumanensis* or other small *Myotis* species. Moderate amounts of bat fecal pellets on loft floor and lower floor ground.
Small farm house	East (central portion)	Maternity Day Roost – roof soffit, rafters Night Roost – while raising pups	Observed ca. 10 *Myotis yumanensis* roosting in enclosed soffit, more likely present but not visible.
Chicken shed	East (south portion)	None	None
Pump storage barn	East (central portion)	None	None

Large Barn: The large barn, constructed of wood with horizontal siding boards and corrugated metal roof, is in poor condition with many exterior siding boards missing or peeling away, providing many suitable entry points and roost areas. The structure contained extensive evidence of both day and night roosting activity in the lower floor. Bats have been roosting from floor joists, ceiling fixtures, wall joists, gaps in header beams, and other locations throughout. Most of the evidence in the lower floor appears to be the result of night-roosting activity, however the second floor and upper floor loft area contain evidence of day-roosting activity, and approximately 200 Yuma myotis (*Myotis yumanensis*) were observed roosting in crevices in the frames of the hop cars located on rails in the loft, and ca. 50 Brazilian free-tailed bats (*Tadarida brasiliensis*) were observed roosting in the gap between the paired ridge beams of the roof, beneath the corrugated metal roofing material. This building provides maternity day roost habitat, and likely has done so for many years, based on extensive fecal and urine staining evidence throughout. Several photos are included in this report showing this roosting activity. There were additional cavities between exterior wall siding and interior wood panels that could provide roost habitat, but were not able to be surveyed at the time of our assessment.

Though not SSC species, large colonies of Brazilian free-tailed or Yuma myotis often occupy a roost, and significant impact to local breeding populations could occur if buildings are demolished without first conducting humane bat eviction or other appropriate measures.

Hop Barns: Both of these wood-sided/shingle-roof structures are in poor condition, with the south barn roof almost entirely missing, and exterior siding peeling and missing. Both structures contain suitable day and/or night roost habitat to varying degrees. Evidence of use by Brazilian free-tailed bats (*Tadarida brasiliensis*) and Yuma myotis (*Myotis yumanensis*) was present in the upper floor areas on the slotted flooring, walls, and gaps between skip-sheathing and roofing materials. In addition, a wad of cloth sacks was suspended from the roof rafters in the south barn, and a metal pulley hanging from the wall of the north barn both provided roost habitat for bats, based on fecal accumulations below. The lower floors, mostly open, could provide suitable night roost habitat, but appear too cold and damp for day roost activity.

Small Farm House (Residence): This wood-sided, single-story residence with attached shed roofs and patios has finished interior ceilings, and enclosed soffits at the gable ends. The building is in good condition, however, there are numerous potential openings into wall and roof sections. Approximately 10 *Myotis yumanensis* were observed inside the soffit cavity, and evidence of long-term use was observed. This structure is providing maternity day roost habitat, as well as night roost habitat for nursing female bats.

Chicken Shed: This corrugated metal-sided building with wood framing is too open to provide suitable roost habitat, other than for occasional, individual bats. No evidence of past or present roosting activity was observed.

Pump/Storage Barn: No evidence of past or present roosting activity was observed, however this building could provide habitat for day or night roosting bats if left undisturbed (the building is currently actively used for storage), and/or during bat exclusion/eviction from the barn structures.

Please refer to the Impacts and Mitigation Measures for details on avoidance measures of roosting bats in buildings on this site.

Trees: One valley oak tree on the western portion of the project site contained suitable potential cavity and crevice roost habitat. SSC bat species such as pallid bats, as well as non-SSC species have potential to roost in cavities and exfoliating bark observed in this tree.

Other larger mature trees throughout the project site proposed for removal may also support non-SSC bats such as western red bat (Lasiurus blossevillii), as well as hoary bats (*Lasiurus cinereus*), both obligate tree-roosting solitary bat species.

Please refer to the Impacts and Mitigation Measures for details on avoidance measures of roosting bats in trees on this site.

IMPACTS AND MITIGATION MEASURES

This section summarizes the potential temporary biological impacts from construction activities within the study area. The analysis of these impacts is based on a single reconnaissance-level survey of the study area, a review of existing databases and literature, and personal professional experience with biological resources of the region.

CEQA Guidelines Sections 15206 and 15380 were used to determine impact significance. Impacts are generally considered less than significant if the habitats and species affected are common and widespread in the region and the state.

A species may be treated as rare or endangered even if it has not been listed under CESA or FESA. Species are designated endangered when it survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, disease or other factors.

For the purposes of this report, three principal components in the evaluation were considered:

- Magnitude of the impact (e.g., substantial/not substantial)
- Uniqueness of the affected resource (rarity)
- Susceptibility of the affected resource to disturbance (sensitivity)

The evaluation of significance must consider the interrelationship of these three components. For example, a relatively small-magnitude impact (e.g., disturbing a nest) to a state or federally listed species would be considered significant because the species is at low population levels and is presumed to be susceptible to disturbance. Conversely, a common habitat such as non-native grassland is not necessarily rare or sensitive to disturbance. Therefore, a much larger magnitude of impact (e.g., removal of extensive vegetation) would be required for it to be considered a significant impact.

Trees

Impacts: A total of 21 trees are proposed for removal as part of the proposed project. This includes 6 coast live oaks, 5 valley oaks, 4 cottonwoods and one redwood, all of which are native trees. The Sonoma County Tree Protection Ordinance General Provisions state:

> *Projects shall be designed to minimize the destruction of protected trees. With development permits, a site plan shall be submitted that depicts the location of all protected trees greater than nine inches (9") and their protected perimeters in areas that will be impacted by the proposed development, such as the building envelopes, access roads, leachfields, etc.*

Protected trees are defined as:

> *"Protected tree" means* Big Leaf Maple *Acer macrophyllum,* Black Oak *Quercus Kelloggii,* Blue Oak *Quercus Douglassi,* Coast Live Oak *Quercus agrifolia,* Interior Live Oak *Quercus Wislizenii,* Madrone *Arbutus Menziesii,* Oracle Oak *Quercus morehus,* Oregon Oak *Quercus Garryana,* Redwood *Sequoia sempervirens,* Valley Oak *Quercus lobata,* California Bay *Umbellularia California, and their hybrids.*
>
> *"Protected tree of special significance" means Quercus lobata* Valley Oak.

The Tree Protection Ordinance also states:

> *The Valley Oak-Quercus lobata shall receive special consideration in the design review process to the extent that mature specimens shall be retained to the fullest extent feasible. Valley Oaks contribute greatly to Sonoma County's visual character, landscape and they provide important visual relief in urban settings. On existing parcels created without the benefit of an accompanying*

> *EIR, design review shall focus on the preservation of Valley Oaks to the fullest extent feasible. Where such preservation would render a lot unbuildable, partial protection with accompanying appropriate mitigations developed by a certified arborist shall be incorporated into the project design. In such cases where only partial protection can be achieved, full replacement in accordance with the arboreal value chart shall be required.*

Mitigation Measure: The project will comply with the County's Tree Protection Ordinance. Compensation for the loss of native trees is provided in the ordinance and is based on arboreal values. The ordinance requires one hundred percent (100%) replacement of trees or payment of in-lieu fees. It is recommended that a certified arborist conduct a tree survey and inventory as part of the analysis of impacts for the project.

The County ordinance also requires that:

> *Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire or chain link fencing) at the protected perimeter, or limits established during the permit process. The delineation markers shall remain in place for the duration of all work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any protected tree.*
>
> *Where proposed development or other site work must encroach upon the protected perimeter of a protected tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients. Tree wells or other techniques may be used where advisable. No changes in existing ground level shall occur within the protected perimeter unless a drainage and aeration scheme approved by a certified arborist is utilized. No burning or use of equipment with an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).*
>
> *No storage or dumping of oil, gasoline, chemicals or other substances that may be harmful to trees shall occur within the drip line of any tree, or any other location on the site from which such substances might enter the drip line.*
>
> *If any damage to a protected tree should occur during or as a result of work on the site, the County shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the planning director shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund.*
>
> *The following design standards for protected trees shall be adhered to:*
>
> *Underground trenching for utilities should avoid tree roots within the protected perimeter. If avoidance is impractical, tunnels should be made below major roots. If tunnels are impractical and cutting roots is required, it shall be done by hand-sawn cuts after hand digging trenches. Trenches should be consolidated to serve as many units as possible.*
>
> *Compaction within the drip line or protected perimeter shall be avoided.*
>
> *Paving with either concrete or asphalt over the protected perimeter should be avoided. If paving over the protected perimeter cannot be avoided, affected trees shall be treated as removed for purposes of calculating arboreal values.*
>
> *Wherever possible, septic systems and/or leachlines shall not be located on the uphill side of a protected tree.*

> *Security posted for the purpose of insuring the proper construction of public or private improvements shall also include an amount sufficient to secure any requirements imposed pursuant to this section. In addition, security for potential tree damage shall be twenty-five percent (25%) of the amount posted for planned tree replacement. In lieu fees shall be paid prior to recording any maps. Such security shall not be released until protection requirements, including planting replacement trees, and any long term maintenance requirements have been satisfactorily discharged. The initial bond amount may be reduced to cover only the maintenance and replacement of trees after construction is completed.*

Birds

Impact: Several passerine (perching birds) species observed on site, such as California towhee and scrub jays, build stick nests in trees and shrubs, while others, such as the white-breasted nuthatch and chestnut-backed chickadee, nest in tree cavities. Disturbance during the nesting season (February 15- August 15) may result in the potential nest abandonment and mortality of young, which is considered a "take" of an individual. However, many of the species observed on the site were fledged juveniles from this year, which means that the nesting season has concluded in the project area.

Mitigation Measure: The following mitigation measures should be followed in order to avoid or minimize impacts to passerines and raptors that may potentially nest in the trees:

1) Grading or removal of nesting trees should be conducted outside the nesting season, which occurs between approximately February 15 and August 15.
2) If grading between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the grasslands and adjacent trees shall be performed by a qualified biologist within 7 days of ground breaking. If no nesting birds are observed no further action is required and grading shall occur within one week of the survey to prevent "take" of individual birds that could begin nesting after the survey.
3) If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.
4) The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist in consultation with CDFW.
5) To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
6) After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.

Mammals

Impact: Renovation of buildings may cause direct mortality of roosting bats that use the structures, if the structures are removed during seasonal periods of inactivity (maternity season or winter), or without first conducting humane bat eviction or partial dismantling under supervision of a qualified bat biologist experienced with bats using man-made roosts.

Preventing Take of Bats in Buildings – General Discussion

In the case of buildings to be demolished for redevelopment, there are only two effective methods for getting bats out of the structure. The first, utilized mainly when the building is in good condition or will not be demolished, and the work is feasible, is "humane eviction", or "bat exclusion", which relies on the bats' ability to fly out of the roost. In this method, all potential, but currently unused entry points into the structure are sealed. The active entry points are fitted with one-way exits, which are left in place 7-10 days to allow all bats to emerge normally during nightly feeding flights. The one-way exits are then removed and the remaining openings sealed until demolition if it will occur more than 30 days after demolition. If the interval between successful eviction and demolition will be short (less than 4 weeks), the one-way exits may often be left in place until demolition. This work must be conducted by, or under direct supervision or instruction by a bat biologist qualified in humane bat eviction methods and materials.

In some cases, the physical condition of the structure is so poor that humane eviction as described above is not possible. If that occurs, the building must be carefully, and selectively dismantled in such a way that the internal environment is altered to a degree sufficient to cause bats to abandon the roost and not return. This must occur under the guidance bat biologist qualified in partial dismantling of structures for bat eviction.

In general, humane eviction of bats must occur during seasonal periods of bat activity, ***between March 1, or when evening temperatures are above 45F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period for humane eviction with suitable roosting habitat is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45F and onset of rainfall fretter than ½" in 24 hours.***

Mitigation Measures: To prevent direct mortality of bats that may roost in the structures on site, the following measures are recommended:

Large Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure. This will cause bats to abandon the structure if the building is made effectively unsuitable for continued roosting activity. All walls will require some removal of siding material to accomplish this, but the upper loft will also require supplemental lights aimed up from the floor directly beneath the hop cars to cause bats to abandon the roost crevices.

We recommend the use of exterior, PAR-style LED lights in suitable fixtures; these will provide bright light without heat and be economical to operate. It may require 7-10 days of this treatment to cause all bats to abandon the structure prior to construction activities, which must either occur within 48 hours of these actions, or the building must be sealed using polyethylene sheeting, leaving no available gaps. All measures must be implemented only during seasonal periods of bat activity to prevent direct mortality of non-volant young or overwintering adults and juveniles.

South Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this.

North Hop Barn: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls will require some removal of siding material to accomplish this.

Residence: Under direct supervision of a qualified bat biologist, and only during seasonal periods of bat activity (see below for dates), conduct partial dismantling of portions of exterior siding and roofing material to increase light and airflow into structure, causing bats to abandon the structure of their own volition. All walls and portions of the soffit boards will require some removal of material to accomplish this.

Chicken Shed: No further actions are required to prevent use by bats or take of roosting bats.

Pump/Storage Barn: To reduce the likelihood of this building being used by bats abandoning the larger structures, all doors should be left open during day and night hours. No further actions are required.

Acceptable periods for partial dismantling are:

1. ***Between approximately March 1 (or when heavy rains [greater than ½" in 24 hrs.] cease and/or evening temperatures remain above 45F) and April 15 (after which time females will begin to give birth to pups.***
2. ***Between September 1 (after all pups are self-sufficiently volant) and approximately October 15 (or before heavy rains [greater than ½" in 24 hrs.] begin and/or evening temperatures fall below 45F)***

Table 4: Recommended Mitigation Measures for Structures – 7097 Westside Road

Structure	Site Location	Occupied?	Mitigation
Large barn	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Hop Barn (southern)	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Hop Barn (northern)	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Small farm house	East	Y	Conduct partial dismantling of structure to reduce habitat suitability (see text for full details); 1. Work must be conducted under direct supervision of a qualified bat biologist. 2. Partial dismantling must occur only between Mar. 1 – Apr. 15, or Sep. 1 – Oct. 15. 3. Supplemental illumination must be used in the loft to cause bats to abandon vertical gaps in bottoms of hop cars.
Chicken coop	East	N	None
Pump storage barn	East	N	Leave barn doors open during daylight hours during partial dismantling of barns and farm house to prevent new occupation.

Impact: Removal of trees may cause direct mortality of roosting bats, if the trees the provide suitable roosting habitat are removed during seasonal periods of inactivity (maternity season or winter).

Mitigation Measure: To prevent direct mortality of bats that may roost in tree cavities, crevices, exfoliating bark, or foliage of the trees identified on the site, the following measures are recommended:

1) Potential habitat trees shall be removed only between approximately March 1, or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours.

2) Tree removal shall be conducted using a two-stage process over two consecutive days (e.g. Tuesday and Wednesday, or Thursday and Friday). With this method, small branches and small limbs containing ***no*** cavity, crevice or exfoliating bark habitat on habitat trees, as identified by a qualified bat biologist are removed first on Day 1, ***using chainsaws only*** (no dozers, backhoes, etc.). The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, coupled with the physical alteration, has the effect of causing colonial bat species to abandon the roost tree after nightly emergence for foraging. Removing the tree the next day prevents re-habituation and re-occupation of the altered tree.

3) Trees containing suitable potential habitat must be trimmed with chainsaws on Day 1 under initial field supervision by a qualified bat expert to ensure that the tree cutters fully understand the process, and avoid incorrectly cutting potential habitat features or trees. After tree cutters have received sufficient instruction, the qualified bat expert does not need to remain on the site.

4) All other vegetation other than trees within the Limit of Work should be removed prior to tree removal, according to the dates provided above. If vegetation must be removed outside those dates, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

5) If non-habitat trees must be removed outside seasonal periods of bat activity as described above, a 50' buffer around each habitat tree should be observed to reduce likelihood of abandonment of the roost and young.

6) In order to minimize potential take of solitary bats such as *L. blossevillii* or *L. cinereus*, tree removal should begin with the smaller trees and vegetation on the site, followed by smaller trees in each location where trees are to be removed. Only chainsaws should be used, to create a noise disturbance that will be sufficient to cause roosting individual *L. blossevillii* or *L. cinereus* to abandon the site.

Figures – Structures Containing Bat Roost Features

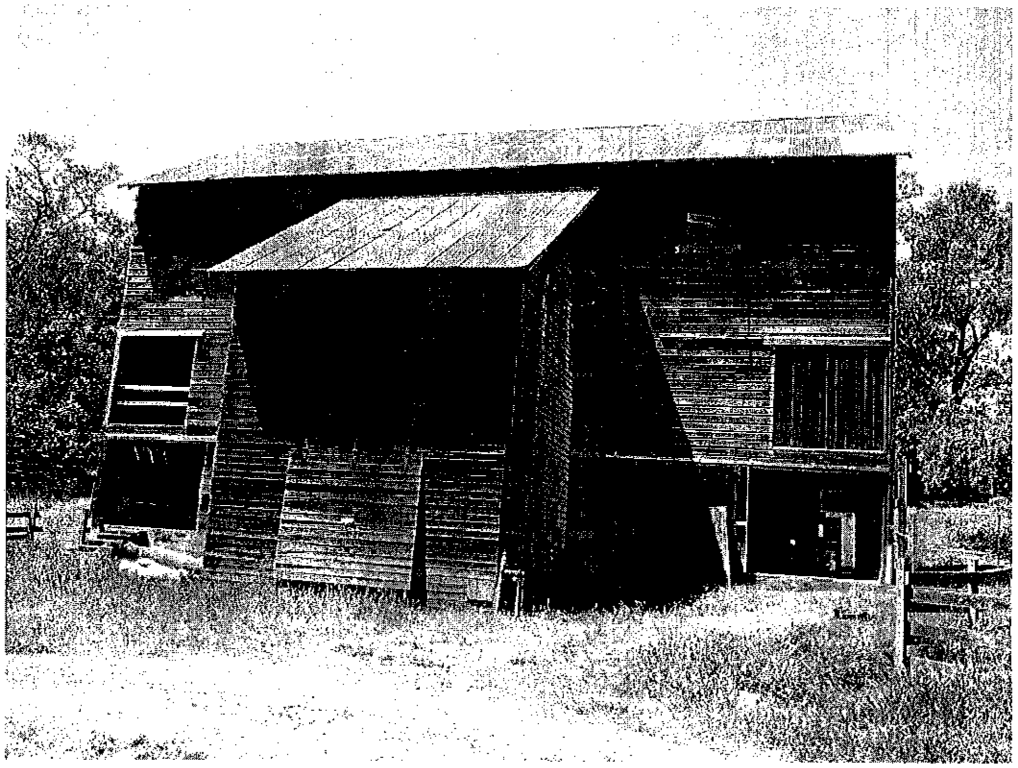


Figure 6. Large barn - east wall. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

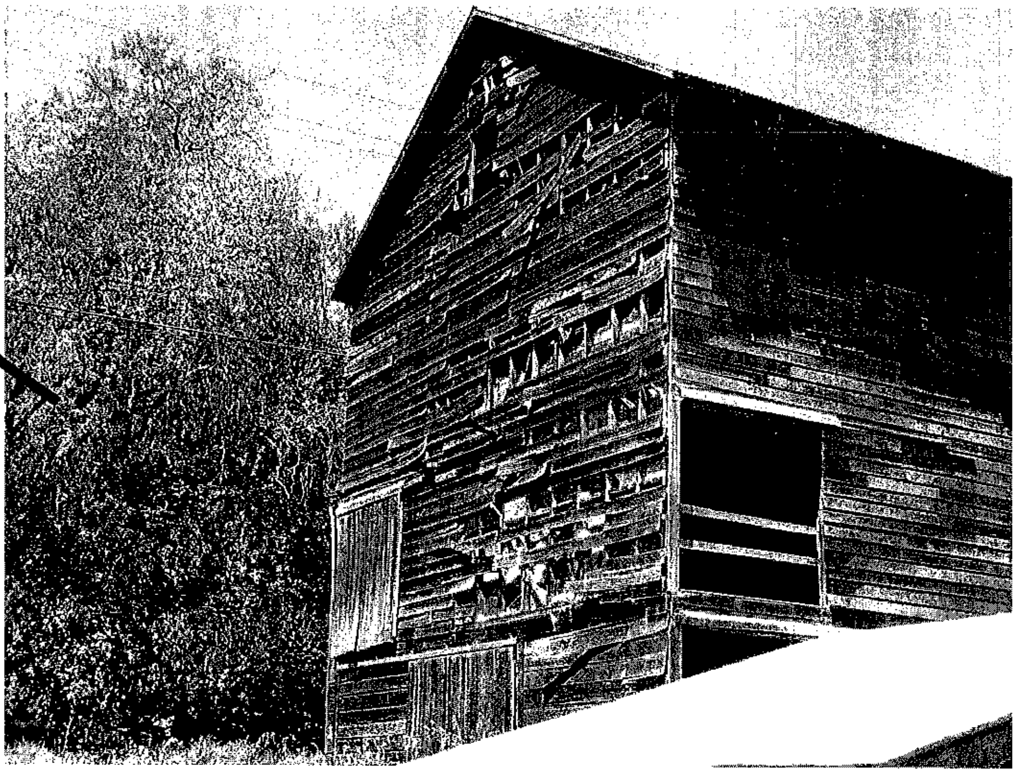


Figure 7. Large barn - southeast corner, showing peeling siding boards. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

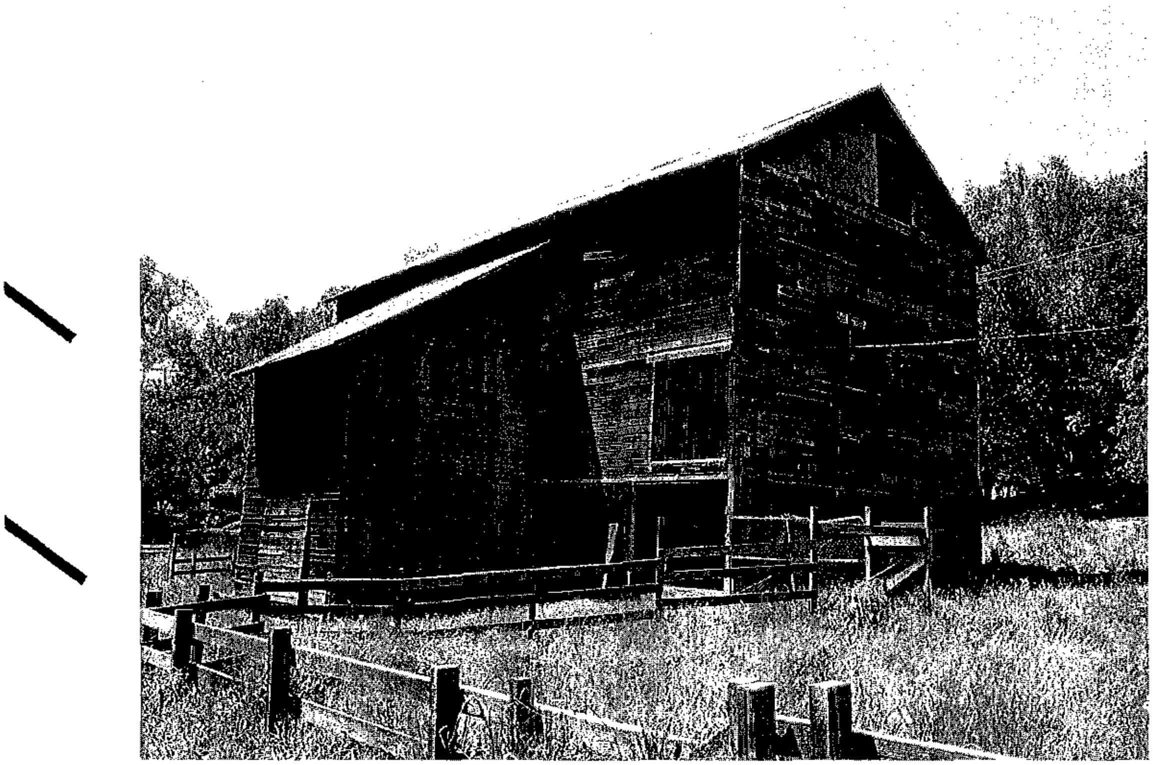


Figure 8. Large barn - northeast wall. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

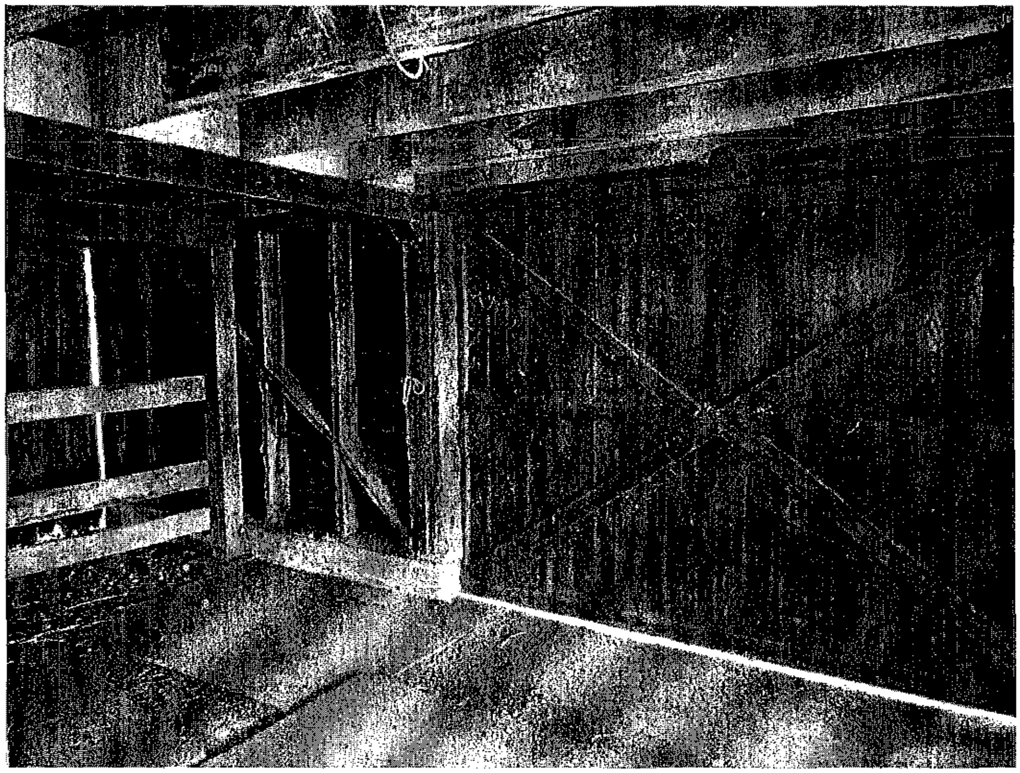


Figure 9. Large barn lower floor interior. Bats roosting from rafters and other features.

Figure 10. Large barn lower floor interior. Bats using gaps between rafters and skip-sheathing, corrugated metal gaps at tops of walls, crevices in paired beams (arrows).

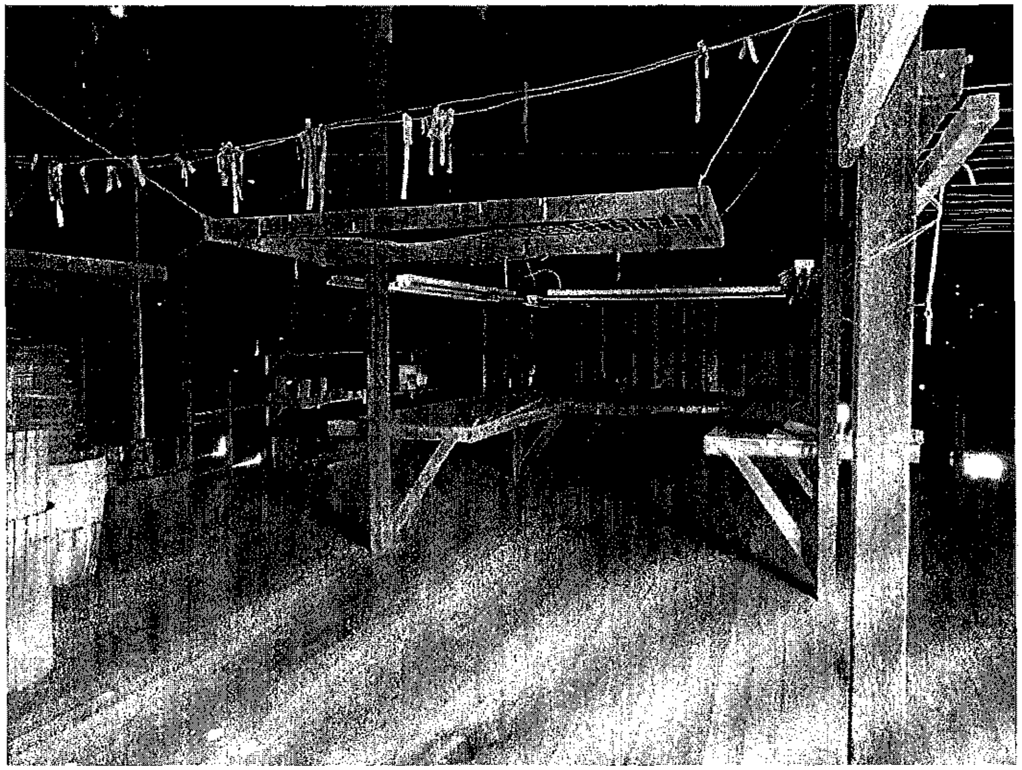


Figure 11. Large barn lower floor interior. Bats using gaps between rafters and skip-sheathing, corrugated metal gaps at tops of walls, crevices in paired beams (arrows).

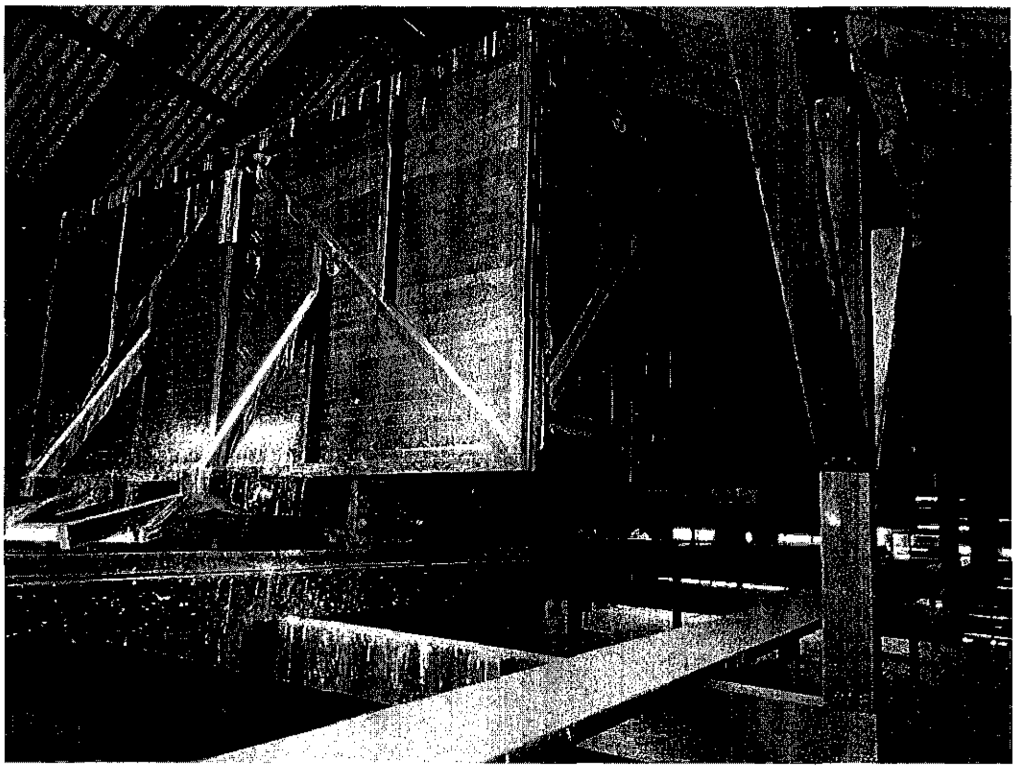


Figure 12. Large barn upper floor loft. Bats roosting inside hop cars and underneath, in crevices formed by framework (arrows).

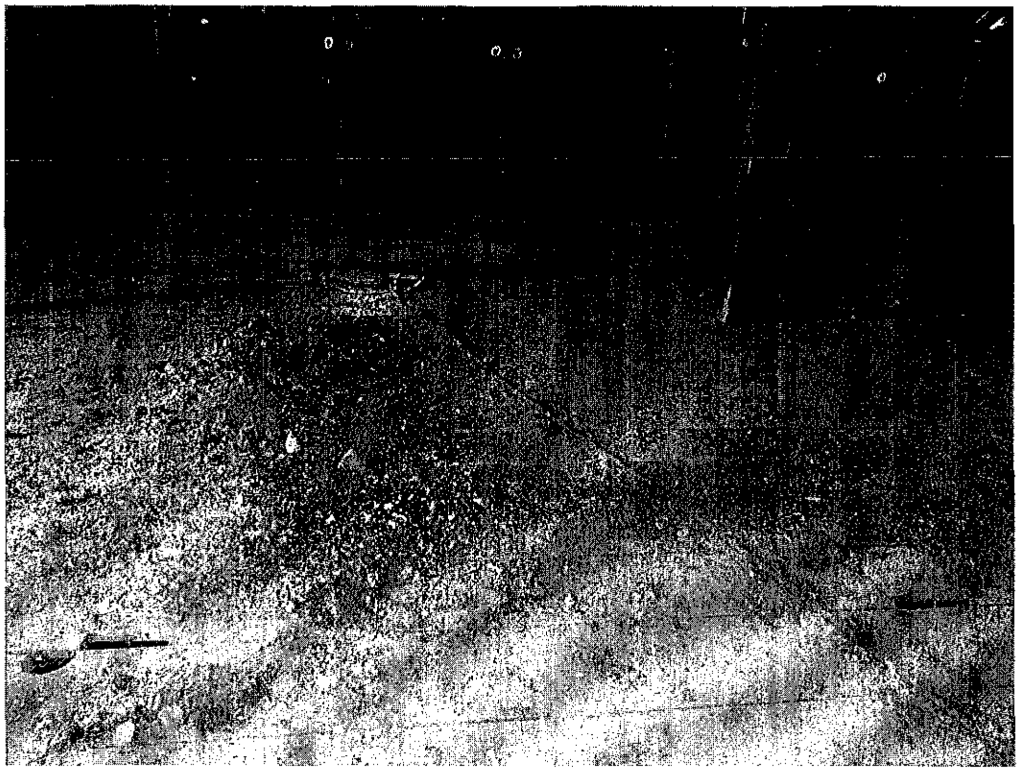


Figure 13. Large barn upper floor loft. Large accumulation of fecal matter beneath crevice roosts in frames of hop cars. Evidence suggests long-term maternity roost site.

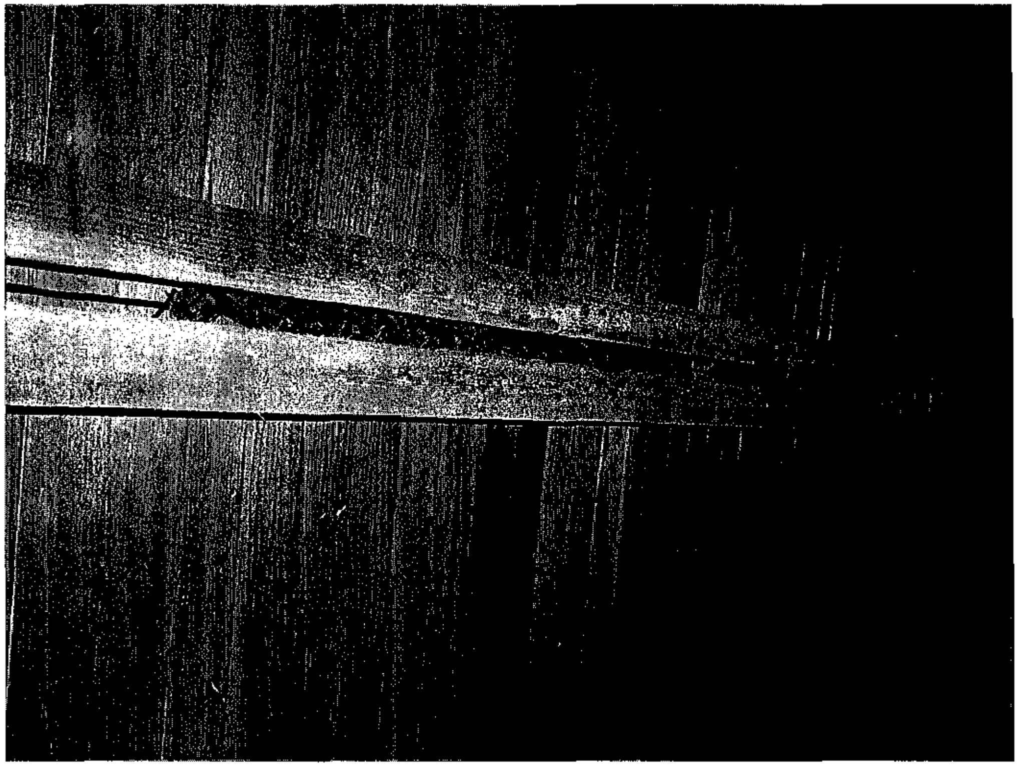


Figure 14. Large barn upper floor loft – view into hop car framework wood crevice roost site.

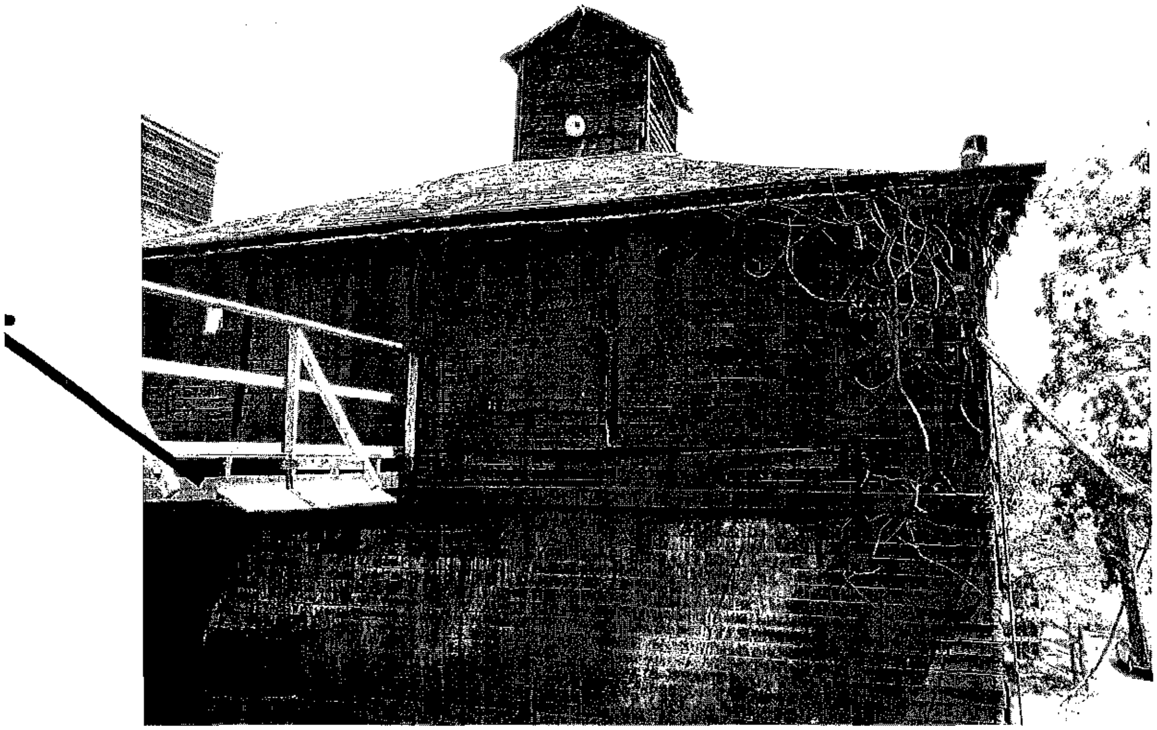


Figure 15. North hop barn. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

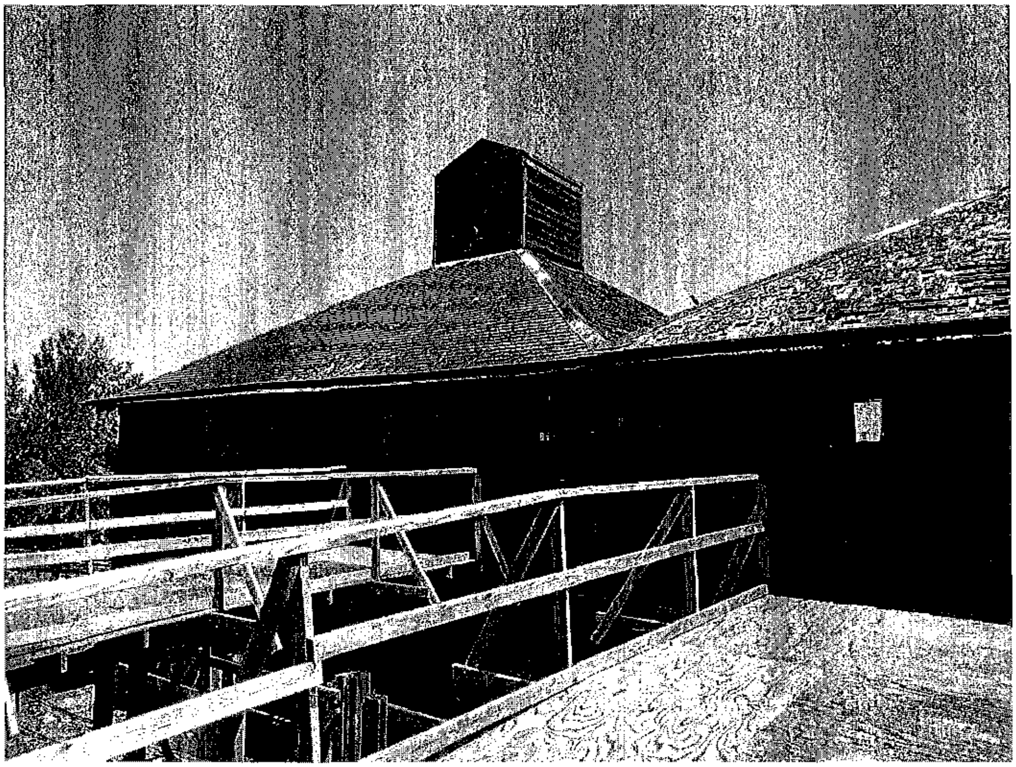


Figure 16. North hop barn. Arrows depict areas to remove during partial dismantling to cause bats to abandon the roost (see text).

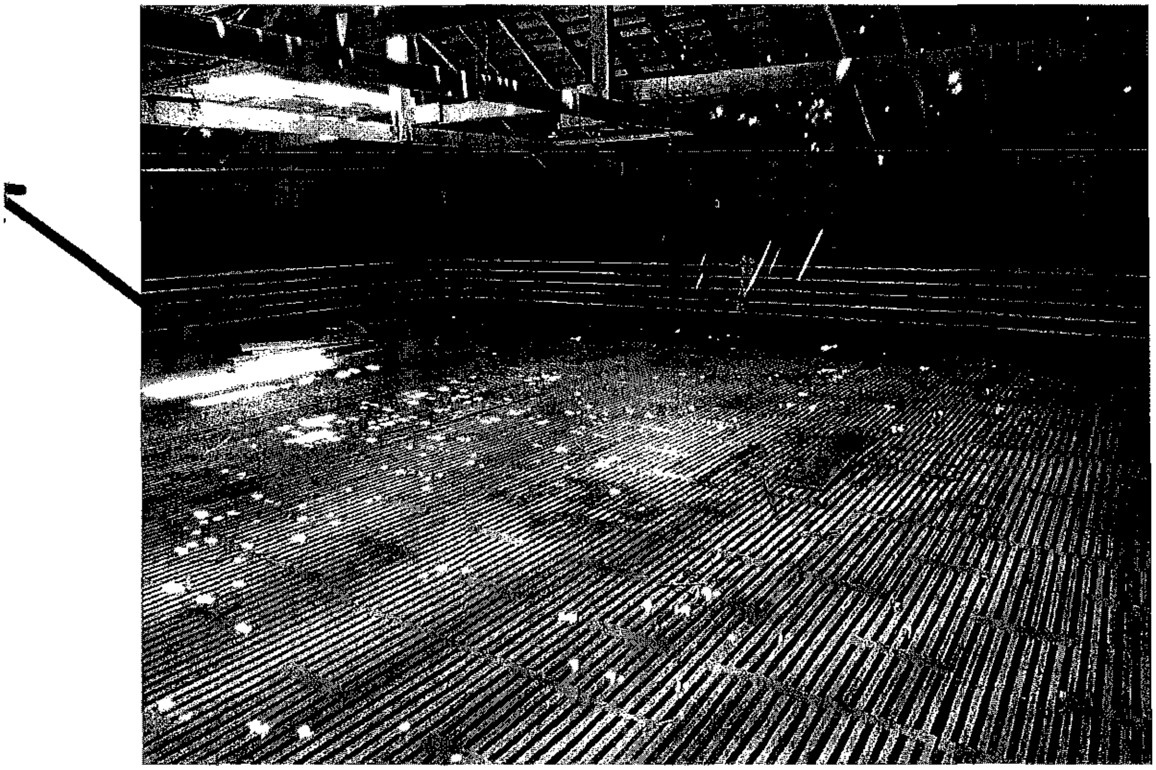


Figure 17. North hop barn loft area. Bats using skip-sheathing at roof, rafters, pulley against wall (arrow).

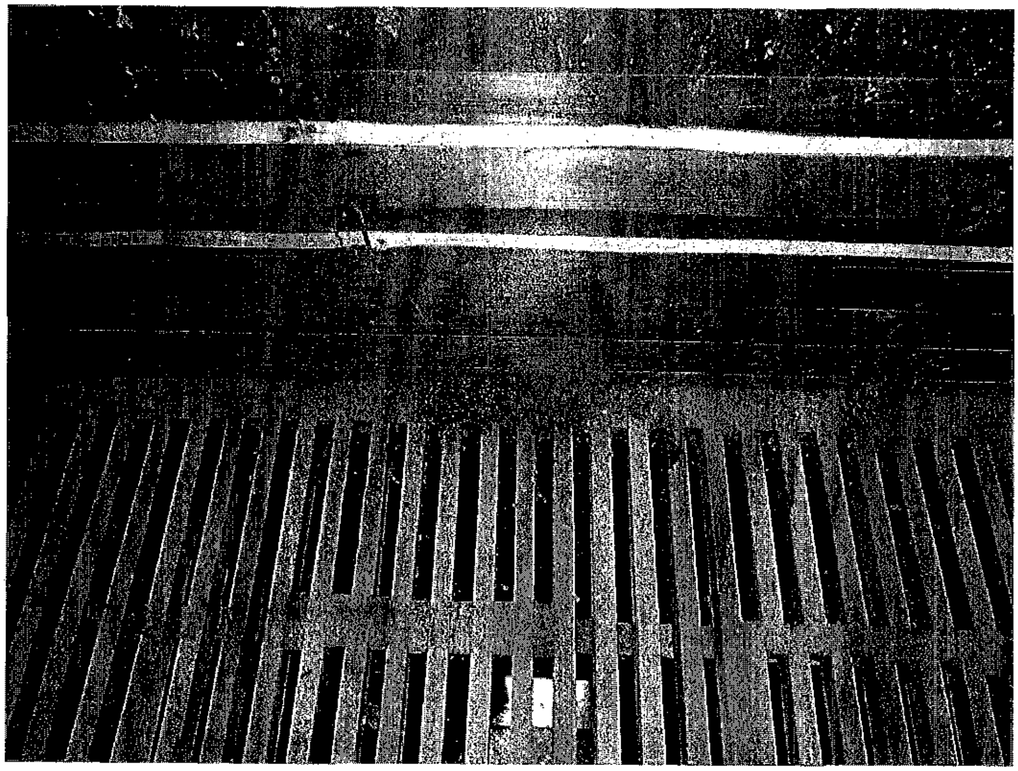


Figure 18. North hop barn loft area. Bat fecals beneath pulley hanging from wall (see Figure 11).

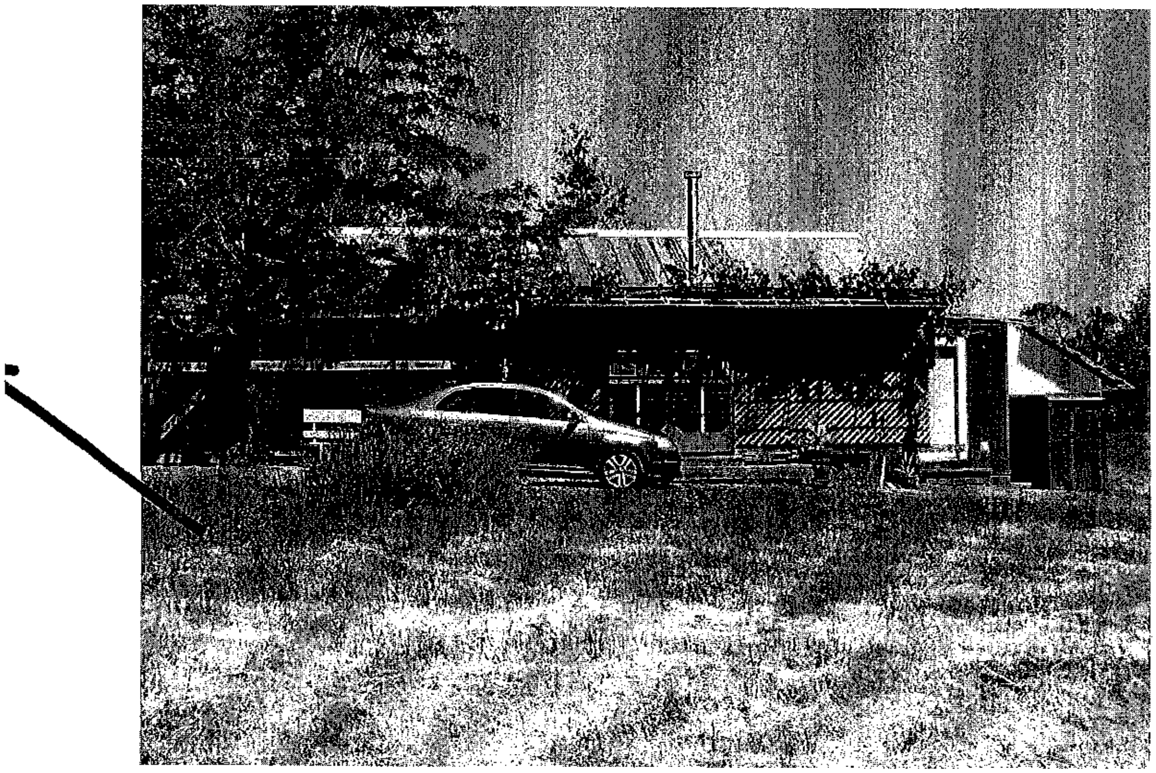


Figure 19. Residence. Arrows depict areas to remove during partial dismantling.

Figure 20. Residence. Arrows show active roost area and entry.

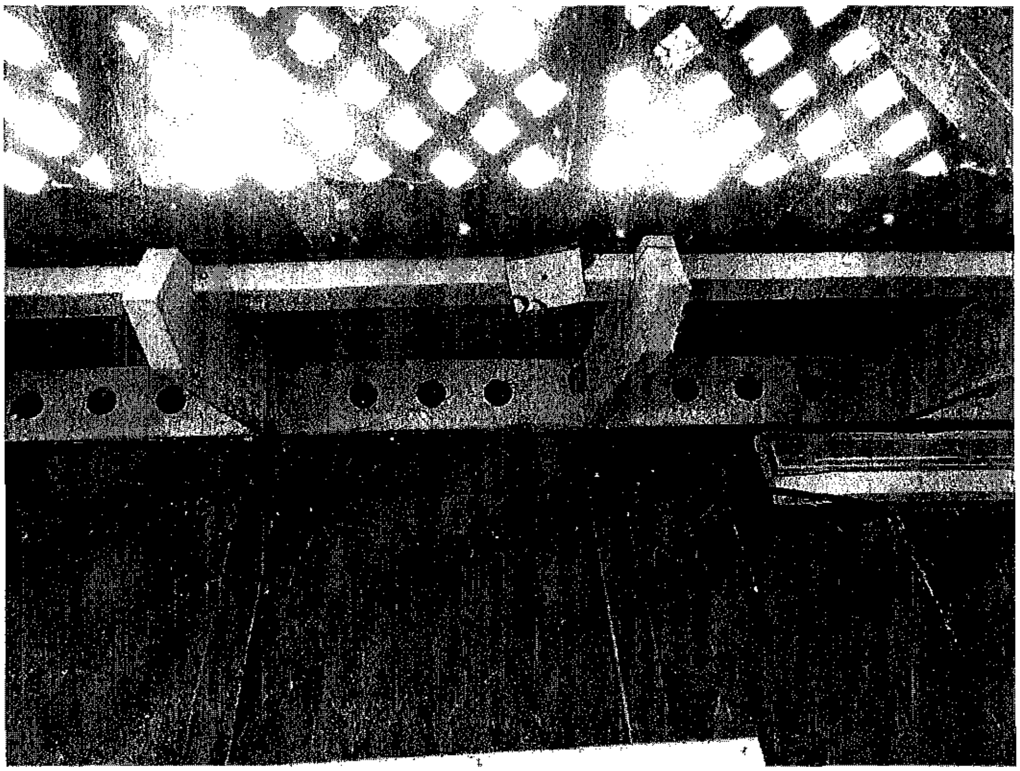


Figure 21. Residence. Rafter blocking potential roost entrances for bats.

Movement Corridors

Although 3.47 acres are proposed for development no impacts to movement corridors for wildlife will occur. The drainages on the east side will not be developed, nor will the coast live oak woodland. Although the winery building on the west side of the proposed project area extends to the property line on both sides there is suitable undeveloped areas for wildlife to move around the building. The proposed winery would not be a barrier to movement, and animals can move around the structures at night. Thus, no impediment to movement corridors will occur from the proposed project. After the project is built, no peripheral barriers, such as fencing, will be installed.

REFERENCES

ADOBE ASSOCIATES. 2014. RAMEY WINERY SITE PLAN. PREPARED FOR DAVID RAMEY. JUNE 19, 2014.

BAICICH, P. AND C. HARRISON. 1997. A GUIDE TO NESTS, EGGS AND NESTLINGS OF NORTH AMERICAN BIRDS. SECOND EDITION. NATURAL WORLD ACADEMIC PRESS. SAN DIEGO. 347 PP.

BALDWIN, B. G. (CONVENING EDITOR); EDITORS, D. H. GOLDMAN, D.J. KEIL, R. PATTERSON, T.J. ROSATTI, D.H. WILKEN. 2012. THE JEPSON MANUAL: VASCULAR PLANTS OF CALIFORNIA. UNIVERSITY OF CALIFORNIA PRESS, BERKELEY AND LOS ANGELES, CA.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2013A. SPECIAL VASCULAR PLANTS, BRYOPHYTES, AND LICHENS LIST. NATURAL DIVERSITY DATA BASE, HABITAT CONSERVATION DIVISION. JANUARY.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2014B. STATE AND FEDERALLY LISTED ENDANGERED, THREATENED, AND RARE PLANTS OF CALIFORNIA. NATURAL DIVERSITY DATA BASE, WILDLIFE AND HABITAT DATA ANALYSIS BRANCH. JANUARY.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2014C. SPECIAL ANIMALS. NATURAL DIVERSITY DATA BASE, WILDLIFE AND HABITAT DATA ANALYSIS BRANCH. JANUARY.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW). 2014D. STATE AND FEDERALLY LISTED ENDANGERED AND THREATENED ANIMALS OF CALIFORNIA. NATURAL DIVERSITY DATA BASE, WILDLIFE AND HABITAT DATA ANALYSIS BRANCH. JANUARY.

CALIFORNIA NATURAL DIVERSITY DATA BASE (CNDDB). 2014. REPORTED OCCURRENCES FOR THE HEALDSBURG, GUERNEVILLE, CAMP MEEKER AND SEBASTOPOL 7.5-MINUTE TOPOGRAPHIC QUADRANGLES. WILDLIFE CONSERVATION DIVISION. SACRAMENTO, CALIFORNIA. NOVEMBER 19.

CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG). 1988B. CALIFORNIA'S WILDLIFE - AMPHIBIANS AND REPTILE. VOLUME I. CALIFORNIA DEPARTMENT OF FISH AND GAME. EDITORS, ZEINER, D.C., W.F. LAUDENSLAYER, JR., AND K.E. MAYER.

CALIFORNIA NATIVE PLANT SOCIETY (CNPS). 1998. MITIGATION GUIDELINES REGARDING IMPACTS TO RARE, THREATENED AND ENDANGERED PLANTS.

CALL, MAYO W. 1978. NEST SURVEYS. TECHNICAL NOTES-316. BUREAU OF LAND MANAGEMENT

ENVIRONMENTAL LABORATORY. 1987. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1. U.S. ARMY CORPS OF ENGINEERS ENVIRONMENTAL LABORATORY, WATERWAYS EXPERIMENT STATION, VICKSBURG, MS.

GRINNELL, J. AND A. MILLER. 1944. THE DISTRIBUTION OF THE BIRDS OF CALIFORNIA. ARTEMESIA PRESS, LEE VINING, CALIFORNIA.

HICKMAN, J.C. 1993. THE JEPSON MANUAL: HIGHER PLANTS OF CALIFORNIA. UNIVERSITY OF CALIFORNIA PRESS, BERKELEY, CALIFORNIA. 1400 PP.

JENNINGS, M.R. AND M.P. HAYES. 1994. AMPHIBIAN AND REPTILE SPECIES OF SPECIAL CONCERN IN CALIFORNIA. PREPARED FOR THE CALIF. DEPT. OF FISH AND GAME INLAND FISHERIES DIV. RANCHO CORDOVA, CALIF. NOVEMBER 1. 255 PP.

LAWLER, S. P., D. DRITZ, T. STRANGE AND M. HOLYOAK. 1999. EFFECTS OF INTRODUCED MOSQUITOFISH AND BULLFROGS ON THE THREATENED CALIFORNIA RED-LEGGED FROG. CONSERVATION BIOLOGY VOL. 13(3): 613-622.

LEIDY, R.A., G.S. BECKER, B.N. HARVEY. 2005. HISTORICAL DISTRIBUTION AND CURRENT STATUS OF STEELHEAD/RAINBOW TROUT (*ONCORHYNCHUS MYKISS*) IN STREAMS OF THE SAN FRANCISCO ESTUARY, CALIFORNIA. CENTER FOR ECOSYSTEM MANAGEMENT AND RESTORATION, OAKLAND, CA.

MAYER, K.E. AND W. F. LAUDENSLAYER, JR. EDS. 1988. A GUIDE TO WILDLIFE HABITATS OF CALIFORNIA. CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION. SACRAMENTO. 166 PP.

McCullough, D. 1996. Metapopulations and Wildlife Conservation. Island Press. 429pp.

Moyle, P.B. 2002. Inland Fishes of California. University of California Press, Berkeley, California.

Remsen, H.V. 1988. Bird Species of Special Concern in California: an Annotated List of Declining or Vulnerable Bird Species. California Department of Fish and Game, The Resources Agency.

Sawyer, John O., Todd Keeler-Wolf, Julie M Evens. 2009. A manual of California vegetation. Second edition. California Native Plant Society Press, Sacramento, CA. 1300 pages.

Sonoma County Permit Resource Management Department (SCPRMD). 2008. Sonoma County general plan 2010 open space and resource conservation Element. Adopted by Resolution No. 08-0808, Amended by Resolution No. 10-0636 on August 24.

Stebbins, R. C. 1985. A Field Guide to Western Reptiles and Amphibians. Houghton Mifflin Company.

Tobin, D.P. 2001. Inventory of Rare and Endangered Vascular Plants of California. California Native Plant Society, Sacramento, California. Special Publication No. 1, sixth ed. 384 pp.

U. S. Army Corps of Engineers. 2008. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. Final Report. December. Vicksburg, MS. U. S. Army Engineers Research and Development Center.

U.S. Fish and Wildlife Service (USFWS). 2014. Threatened and Endangered Species System (TESS) Candidate Species as of 2/20/2014.

Welsh, H. 1994. Bioregions: An Ecological and Evolutionary Perspective and a Proposal for California. California Fish and Game (80) 3:97-124.

Whittaker, R. 1998. Island Biogeography: Ecology, Evolution and Conservation. Oxford University Press. 285pp.

Williams, D.F. 1986. Mammalian Species of Special Concern in California. California Department of Fish and Game. Wildlife Management Division Administrative Report 86-1. 112 pp.

Zeiner, D., W. Laudenslayer, K. Mayer, and M. White. 1990. California's Wildlife. Volume III. Mammals. California Statewide Wildlife Habitat Relationships System. State of California, The Resources Agency, Dept. of Fish and Game, Sacramento, Calif.

APPENDIX A: FEDERAL, STATE AND LOCAL PLANS, POLICIES, REGULATIONS AND ORDINANCES

Federal Endangered Species Act - U.S. Fish and Wildlife Service
Pursuant to ESA, the U.S. Fish and Wildlife Service (USFWS) has regulatory authority over federally listed species. Under ESA, a permit to "take" a listed species is required for any federal action that may harm an individual of that species. Take is defined under Section 9 of ESA as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Under federal regulation, take is further defined to include habitat modification or degradation where it would be expected to result in death or injury to listed wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Section 7 of ESA requires all federal agencies to consult with USFWS to ensure that their actions are not likely to "jeopardize the continued existence" of any listed species or "result in the destruction or adverse modification" of designated critical habitat. No federal approvals or other actions are anticipated as being required to implement the project at this time. Therefore, consultation under Section 7 of ESA is not expected. However, if USACE determines that wetlands and/or other waters of the United States on the project site are subject to protection under Section 404 of the CWA, or any other federal action becomes necessary, consultation under Section 7 of ESA would be required.

For projects where federal action is not involved and take of a listed species may occur, the project proponent may seek to obtain a permit for incidental take under Section 10(a) of ESA. Section 10(a) of ESA allows USFWS to permit the incidental take of listed species if such take is accompanied by a habitat conservation plan (HCP) that includes components to minimize and mitigate impacts associated with the take. The permit is known as an incidental take permit. The project proponent must obtain a permit before conducting any otherwise-lawful activities that would result in the incidental take of a federally listed species.

Sections 404 and 401 of the Clean Water Act - U.S. Army Corps of Engineers
USACE regulates the discharge of dredged or fill material into waters of the United States under Section 404 of the CWA. Waters of the United States are defined as waters where use, degradation, or destruction could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are somehow connected to any of these waters or their tributaries. Wetlands are defined as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands falling under USACE jurisdiction must demonstrate the presence of three specific wetland parameters: hydric soils, hydrophytic vegetation, and sufficient wetland hydrology. Generally, wetlands include swamps, marshes, bogs, and similar areas. Lakes, rivers, and streams are defined as "other waters." Jurisdictional limits of these features are typically noted by the ordinary high-water mark (OHWM). The OHWM is the line on the shore or bank that is established by the fluctuations of water and indicated by physical characteristics, such as a clear, natural line impressed on the bank, shelving, changes in soils, lack of woody or terrestrial vegetation, the presence of litter or debris, or other characteristics of the surrounding areas.

Isolated ponds or seasonal depressions had been previously regulated as waters of the United States. However, in Solid Waste Agency of Northwestern Cook County (SWANCC) v. United States Army Corps of Engineers et al. (January 8, 2001), the U.S. Supreme Court ruled that certain "isolated" wetlands (e.g., nonnavigable, isolated, and intrastate) do not fall under the jurisdiction of the CWA and are no longer under USACE jurisdiction (although isolated wetlands are regulated by the State of California under the Porter-Cologne Water Quality Control Act—see discussion below). Some circuit courts (e.g., U.S. v. Deaton, 2003; U.S. v. Rapanos, 2003; Northern California River Watch v. City of Healdsburg, 2006), however, have ruled that the SWANCC opinion does not prevent CWA jurisdiction if a "significant nexus" such as a hydrologic connection exists, whether it be human-made (e.g., roadside ditch) or natural tributary to navigable waters, or direct seepage from the wetland to the navigable water, a surface or underground hydraulic connection, an ecological connection (e.g., the same bird, mammal, and fish populations are supported by both the wetland

and the navigable water), and changes to chemical concentrations in the navigable water due to water from the wetland.

Section 404 prohibits the discharge of dredged or fill material into waters of the United States (including wetlands) without a permit from USACE. With respect to the proposed project, the discharge of dredged or fill material includes the following activities:

- placement of fill that is necessary for the construction of any structure or infrastructure in a water of the United States;
- the building of any structure, infrastructure, or impoundment requiring rock, sand, dirt, or other material for its construction;
- site-development fills for recreational, industrial, commercial, residential, or other uses; and
- construction of causeways or road fills.

The regulations and policies of USACE, the U.S. Environmental Protection Agency (EPA), and USFWS mandate that the filling of wetlands be avoided unless it can be demonstrated that no practicable alternatives (to filling wetlands) exist. If the placement of fill into waters of the U.S., including wetlands, meets certain criteria the project be permitted under one of the Nation Wide Permits (NWP), which is an expedited permit process.

Section 401 of the CWA requires an applicant for any federal permit that may result in a discharge into waters of the United States to obtain a certification from the state that the discharge will comply with provisions of the CWA. The regional water quality control boards (RWQCBs) administer this program. Any condition of water quality certification would be incorporated into the USACE permit. The state has a policy of no net loss of wetlands and typically requires mitigation for impacts on wetlands before it will issue a water quality certification.

California Endangered Species Act (CESA)

The California Endangered Species Act (CESA) (FGC §§ 2050–2116) is administered by the California Department of Fish and Wildlife. The CESA prohibits the "taking" of listed species except as otherwise provided in state law. The CESA includes FGC Sections 2050–2116, and policy of the state to conserve, protect, restore, and enhance any endangered species or any threatened species and its habitat. The CESA requires mitigation measures or alternatives to a proposed project to address impacts to any State listed endangered, threatened or candidate species, or if a project would jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available consistent with conserving the species or its habitat which would prevent jeopardy. Section 86 of the FGC defines take as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Unlike the ESA, CESA applies the take prohibitions to species under petition for listing (state candidates) in addition to listed species. Section 2081 of the FGC expressly allows DFG to authorize the incidental take of endangered, threatened, and candidate species if all of the following conditions are met:

- The take is incidental to an otherwise lawful activity.
- The impacts of the authorized take are minimized and fully mitigated.
- Issuance of the permit will not jeopardize the continued existence of the species.
- The permit is consistent with any regulations adopted in accordance with §§ 2112 and 2114 (legislature-funded recovery strategy pilot programs in the affected area).
- The applicant ensures that adequate funding is provided for implementing mitigation measures and monitoring compliance with these measures and their effectiveness.

The CESA provides that if a person obtains an incidental take permit under specified provisions of the ESA for species also listed under the CESA, no further authorization is necessary under CESA if the federal permit satisfies all the requirements of CESA and the person follows specified steps (FGC § 2080.1).

California Environmental Quality Act (CEQA)

CEQA is a California statute passed in 1970, shortly after the United States federal government passed NEPA, to institute a statewide policy of environmental protection. CEQA does not directly regulate land uses, but instead requires state and local agencies within California to follow a protocol of analysis and public disclosure of environmental impacts of proposed projects and adopt all feasible measures to mitigate those impacts.

The CEQA statute, California Public Resources Code § 21000 et seq., codifies a statewide policy of environmental protection. According to CEQA, all state and local agencies must give major consideration to environmental protection in regulating public and private activities, and should not approve projects for which there exist feasible and environmentally superior mitigation measures or alternatives.

Species Protection under California Department of Fish and Wildlife
The CDFW is established under the Fish and Game Code (FGC) (FGC § 700) and states that the fish and wildlife resources of the state are held in trust for the people of the state by and through CDFW (FGC § 711.7(a)). All licenses, permits, tag reservations and other entitlements for the take of fish and game authorized by FGC are prepared and issued by CDFW (FGC § 1050 (a)).

Provisions of the FGC provide special protection to certain enumerated species such as:

§ 3503 protects eggs and nests of all birds.
§ 3503.5 protects birds of prey and their nests.
§ 3511 lists fully protected birds.
§ 3513 protects all birds covered under the federal Migratory Bird Treaty Act.
§ 3800 defines nongame birds.
§ 4150 defines nongame mammals.
§ 4700 lists fully protected mammals.
§ 5050 lists fully protected amphibians and reptiles.
§ 5515 lists fully protected fish species.

In addition, the Native Plant Protection Act (NPPA), directs the CDFW to carry out the Legislature's intent to "preserve, protect and enhance rare and endangered plants in this State." As a result, the NPPA allows the California Fish and Game Commission to designate native plants as endangered or rare, and to require permits for collecting, transporting, or selling such plants.

California Native Plant Society (CNPS)
The California Native Plant Society (CNPS) is a statewide non-profit organization dedicated to the monitoring and protection of sensitive species in California. The CNPS publishes and maintains an Inventory of Rare and Endangered Vascular Plants of California, focusing on geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California. The list serves as the candidate list for listing as threatened and endangered by the CDFG. The Inventory assigns plants to the following categories:

A. Presumed Extinct in California
B. Rare or endangered in California and elsewhere
Rare or endangered in California, more common elsewhere
Plants for which more information is needed
Plants of limited distribution.

Additional rarity, endangerment, and distribution codes are assigned to each taxa.

Plants on Lists 1A, 1B, and 2 of the CNPS Inventory consist of plants that may qualify for listing, and the Department recommends they be addressed in CEQA projects (CEQA Guidelines Section 15380). However, a plant need not be in the Inventory to be considered a rare, threatened, or endangered species under CEQA. In addition, the DFG recommends, and local governments may require, protection of plants which are regionally significant, such as locally rare species, disjunct populations of more common plants, or plants on the CNPS Lists 3 and 4.

Waters of the State - California Regional Water Quality Control Board
The term "Waters of the State" is defined by the Porter-Cologne Act as "any surface water or groundwater, including saline waters, within the boundaries of the state." The Regional Water Quality Control Board (RWQCB) protects all waters in its regulatory scope, but has special responsibility for wetlands, riparian areas, and headwaters. These waterbodies have high resource value, are vulnerable to filling, and are not systematically protected by other programs. RWQCB jurisdiction includes "isolated" wetlands and waters that may not be regulated by the USACE under Section 404. "Waters of the State" are regulated by the RWQCB under the State Water Quality Certification Program which regulates discharges of fill and dredged material under Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act. Projects that require a USACE permit, or fall under other federal jurisdiction, and have the potential to impact "Waters of the State," are required to comply with the terms of the Water Quality Certification determination.

If a proposed project does not require a federal permit, but does involve dredge or fill activities that may result in a discharge to "Waters of the State," the RWQCB has the option to regulate the dredge and fill activities under its state authority in the form of Waste Discharge Requirements.

Streams, Lakes, and Riparian Habitat - California Department of Fish and Game
Streams and lakes, as habitat for fish and wildlife species, are subject to jurisdiction by CDFG under Sections 1600-1616 of the State Fish and Game Code. Alterations to or work within or adjacent to streambeds or lakes generally require a 1602 Lake and Streambed Alteration Agreement. The term stream, which includes creeks and rivers, is defined in the California Code of Regulations (CCR) as follows: "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation" (14 CCR 1.72). In addition, the term stream can include ephemeral streams, dry washes, watercourses with subsurface flows, canals, aqueducts, irrigation ditches, and other means of water conveyance if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife (CDFG ESD 1994). Riparian is defined as, "on, or pertaining to, the banks of a stream;" therefore, riparian vegetation is defined as, "vegetation which occurs in and/or adjacent to a stream and is dependent on, and occurs because of, the stream itself" (CDFG ESD 1994). Removal of riparian vegetation also requires a Section 1602 Lake and Streambed Alteration Agreement from CDFG.

Native Tree Protection and Preservation - Sonoma County
Pursuant to the Sonoma County Native Tree Protection and Preservation Ordinance, Chapters 25 and 26 of the Sonoma County Zoning Regulations, the County requires that projects shall be designed to minimize the destruction of protected trees.. Trees protected include the following: Big Leaf Maple (*Acer macrophyllum*), Black Oak (*Quercus kelloggii)*, Blue Oak (*Quercus douglasii*), Coast Live Oak (*Quercus agrifolia*), Interior Live Oak (*Quercus wislizenii*), Madrone (*Arbutus menziesii*), Oracle Oak (*Quercus morehus*), Oregon Oak (*Quercus garryana*), Redwood (*Sequoia sempervirens*), Valley Oak (*Quercus lobata*), California Bay (*Umbellularia californica*), and their hybrids.

With development permits a site plan shall be submitted that depicts the location of all protected trees greater than nine inches (9") and their protected perimeters in areas that will be impacted by the proposed development, such as the building envelopes, access roads, leachfields, etc. Lot line adjustments, zoning permits and agricultural uses are exempt from this requirement. The provisions of this section shall not apply to trees which are the subject of a valid timber harvesting permit approved by the state of California. This section shall not be applied in a manner that would reduce allowable density lower than that permitted as a result of CEQA or by other county ordinances or render a property undevelopable. To achieve this end, adjustments may be made.

Replacement trees may be located on residentially zoned parcels of at least one and one-half acres and on any commercial or industrial zoned parcel, regardless of size, where feasible. Where infeasible, they may be located on public lands or maintained private open space. In-lieu fees may be used to acquire and protect stands of native trees in preserves or place trees on public lands.

Permits to remove trees will take into account the environmental effects of removal, possible alternatives to removal, and whether preservation unreasonably interferes with development of the parcel. Required mitigation may include:

1. establishment and maintenance of replacement trees;
2. a detailed mitigation management plan;
3. removal of invasive exotics; and
4. posting of a bond to cover the cost of an inspection to ensure the success of measures
5. described above.

Appendix B: Potentially Occurring Special-Status Plant Species in the Study Area

Scientific Name Common Name	Status USFWS/ CDFW/ CNPS list	Habitat Affinities and Blooming Period/Life Form	Potential for Occurrence
Alopecurus aequalis var. *sonomensis* Sonoma alopecurus	FE/-/1B	Freshwater marshes and swamps, riparian scrub. May-July. Elevation: 5-365m.	None. No habitat present in study area.
Amorpha californica var. *napensis* Napa false indigo	-/-/1B	Broadleafed upland forest (openings), chaparral, cismontane woodland. Blooms April-July. Elevation: 120-2000m.	None. No habitat present in study area.
Arctostaphylos bakeri ssp. *bakeri* Baker's manzanita	-/CR/1B	Broadleafed upland forest, chaparral often on serpentinite. Blooms February to April. Elevation: 75-300m.	None. No habitat present in study area.
Arctostaphylos bakeri ssp. *sublevis* The Cedars manzanita	-/CR/1B	Closed-cone coniferous forest, chaparral, often on serpentine. Blooms February to April.	None. No habitat present in study area.
Arctostaphylos densiflora Vine Hill manzanita	-/CE/1B	Chaparral on acid marine sand. February-April. Elevation: 50-120m.	None. No habitat present in study area.
Arctostaphylos hispidula Howell's mananita	-/-/1B	Chaparral on serpentinite or sandstone. Blooms March to April. Elevation: 120-1250m.	None. No habitat present in study area.
Arctostaphylos stanfordiana ssp. *decumbens* Rincon Ridge manzanita	-/-/1B	Chaparral on rhyolitic soils and cismontane woodland. Blooms February to April (sometimes May). Elevation: 75-370m.	None. No habitat present in study area.
Blennosperma bakeri Sonoma sunshine	FE/CE/1B	Valley and foothill grassland (mesic), vernal pools. Blooms March to May. Elevation: 10-110m.	None. Not observed during surveys. Typical habitat not present in study area.
Brodiaea leptandra Narrow-anthered brodiaea	-/-/1B	Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland on volcanic soils. Blooms May to July. Elevation: 110-915m.	None. Typical habitat present in study area. Not observed during surveys.
Calamagrostis bolanderi Bolander's reed grass	-/-/4	Bogs and fens, broadleafed upland forest, closed-cone coniferous forest, coastal scrub, meadows and seeps, freshwater marshes and swamps, North Coast coniferous forest on mesic sites. May-August. Elevation: 0-455m.	None. No habitat present in study area. Not observed during surveys.

Scientific Name Common Name	Status USFWS/ CDFW/ CNPS list	Habitat Affinities and Blooming Period/Life Form	Potential for Occurrence
Calamagrostis crassiglumis Thurber's reed grass	-/-/2B	Coastal scrub (mesic), freshwater marshes and swamps. Blooms April to July. Elevation: 90-1065m.	None. No habitat present in study area. Not observed during surveys.
Campanula californica Swamp harebell	-/-/1B	Bogs and fens, closed-cone coniferous forest, coastal prairie, meadows and seeps, freshwater marshes and swamps, North Coast coniferous forest. June-October. Elevation: 1-405m.	None. No habitat present in study area.
Carex comosa Bristly sedge	-/-/2B	Coastal prairie, marshes and swamps, lake margins, mesic sites in grasslands. Blooms May to Sept.	None. No habitat present in study area.
Castilleja ambigua var. *ambigua* Johnny-nip	-/-/4	Coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps, valley and foothill grassland, margins of vernal pools. Blooms March to August. Elevation 0-435m.	None. Typical habitat not present in study area. Not observed during surveys.
Castilleja uliginosa Pitkin Marsh paintbrush	-/CE/1A	Freshwater marshes and swamps. June-July. Elevation: 60m.	None. No habitat present in study area.
Ceanothus confusus Rincon Ridge ceanothus	-/-/1B	Closed-cone coniferous forest, chaparral, cismontane woodland on volcanic or serpentinite. Blooms February to June. Elevation: 75-1065m.	None. No habitat present in study area..
Ceanothus foliosus var. *vineatus* Vine Hill ceanothus	-/-/1B	Chaparral. March-May. Elevation: 45-305m.	None. No habitat present in study area.
Ceanothus gloriosus var. *exaltatus* Glory brush	-/-/4	Chaparral. Blooms March to August. Elevation: 30-610m.	None. No habitat present in study area.
Ceanothus purpureus Holly-leaved ceanothus	-/-/1B	Chaparral and cismontane woodland with rocky, volcanic substrate. Blooms February to June. Elevation: 120-640m.	None. No habitat present in study area.
Centromadia parryi ssp. *parry* Pappose tarplant	-/-/1B	Chaparral, coastal prairie, meadows and seeps, coastal marshes and swamps, valley and foothill grassland on vernally mesic, often alkaline sites. May-November. Elevation: 2-420m.	None. Typical habitat not present in study area. Not observed during surveys.
Chorizanthe valida Sonoma spineflower	FE/CE/1B	Coastal prairie on sandy soils. Blooms June to August. Elevation: 10-305m.	None. No habitat present in study area.

Scientific Name Common Name	Status USFWS/ CDFW/ CNPS list	Habitat Affinities and Blooming Period/Life Form	Potential for Occurrence
Clarkia imbricata Vine Hill clarkia	FE/CE/1B	Chaparral, valley and foothill grassland on acidic sandy loam soils. June-August. Elevation: 50-75m.	None. No habitat in study area.
Cordylanthus tenuis ssp. *brunneus* Serpentine bird's-beak	-/-/4	Closed-cone coniferous forest, chaparral, cismontane woodland on serpentinite. Blooms July to August. Elevation: 475-915m.	None. No habitat present in study area.
Cordylanthus tenuis ssp. *capillaris*	FE/CR/1B	Closed-cone coniferous forest, chaparral on serpentinite. June-September. Elevation: 45-305m.	None. No habitat in study area.
Cuscuta obtusiflora var. *glandulosa*	-/-/2B	Freshwater marshes and swamps. July-October. Elevation: 15-280m.	None. No habitat in study area.
Delphinium bakeri Baker's larkspur	FE/CE/1B	Broadleafed upland forest, coastal scrub, valley and foothill grassland, on decomposed shale, often mesic. Blooms March to May. Elevation: 80-305m.	None. Typical habitat not present in study area. Not observed during surveys.
Delphinium luteum Golden larkspur	FE/CR/1B	Chaparral, coastal prairie, coastal scrub on rocky soils. March-May. Elevation: 0-100m.	None. Not observed during surveys. Habitat not present on site.
Downingia pusilla Dwarf downingia	-/-/2B	Valley and foothill grassland (mesic), vernal pools. Blooms March to May. Elevation: 1-445m.	None. Not observed during surveys. Typical habitat not present in study area.
Erigeron biolettii Streamside daisy	-/-/3	Broadleafed upland forest, cismontane woodland, North Coast coniferous forest on rocky and mesic sites. Blooms June-October. Elevation 30-1100m.	None. No habitat present in study area.
Erigeron greenei Greene's narrow-leaved daisy	-/-/1B	Chaparral on serpentinite or volcanic soils. Blooms May to September. Elevation: 80-1005m.	None. No habitat present in study area.
Erigerion serpentinus Serpentine daisy	-/-/1B	Chaparral on serpentine and seeps. May-August. Elevation: 60-670m.	None. No habitat in study area.
Eriophorum gracile Slender cottongrass	-/-/4	Bogs and fens, meadows and seeps, upper montane coniferous forest on acidic soils. Blooms May to September. Elevation: 1280-2900m.	None. No habitat in study area.

Scientific Name Common Name	Status USFWS/ CDFW/ CNPS list	Habitat Affinities and Blooming Period/Life Form	Potential for Occurrence
Fritillaria liliacea Fragrant fritillary	-/-/1B	Cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland often on serpentinite. Blooms February to April. Elevation: 3-410m.	None. Not observed during surveys. Typical habitat not present in study area.
Gilia capitata ssp. *tomentosa* Woolly-headed gilia	-/-/1B	Coastal bluff scrub, valley and foothill grassland on serpentinite or rocky soils or outcrops. Blooms May to July. Elevation: 10-220m.	None. Not observed during surveys. Typical habitat not present in study area.
Hemizonia congesta ssp. *congesta* White seaside tarplant	-/-/1B	Valley and foothill grassland sometimes on roadsides. Blooms April to November. Elevation: 20-560m.	None. Not observed during surveys. No species of *Hemizonia* were observed in the study area.
Horkelia tenuiloba Thin-leaved horkelia	-/-/1B	Broadleafed upland forest, chaparral, valley and foothill grassland in mesic openings and on sandy soils. Blooms May to July. Elevation: 50-500m.	None. Not observed during surveys. No habitat present in study area.
Hosackia gracilis Harlequin lotus	-/-/4	Broadleafed upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland/wetlands, roadsides. Blooms March to July. Elevation: 0-700m.	None. Not observed during surveys. Typical habitat not present in study area.
Lasthenia burkei Burke's goldfields	FE/CE/1B	Meadows and seeps (mesic), vernal pools. April-June. Elevation: 15-600m.	None. Not observed during surveys. No habitat present in study area.
Lasthenia californica ssp. *bakeri* Baker's goldfields	-/-/1B	Closed-cone coniferous forest (openings), coastal scrub, meadows and seeps, marshes and swamps. April-October. Elevation: 60-520m.	None. Not observed during surveys. No habitat present in study area.
Legenere limosa Legenere	-/-/1B	Vernal pools. Blooms April-June. Elevation: 1-880m.	None. Not observed during surveys. No habitat present in study area.
Leptosiphon jepsonii Jepson's leptosiphon	-/-/1B	Chaparral, cismontane woodland, usually volcanic. Blooms March to May. Elevation: 100-500m.	None. Not observed during surveys. No habitat present in study area.

Scientific Name Common Name	Status USFWS/ CDFW/ CNPS list	Habitat Affinities and Blooming Period/Life Form	Potential for Occurrence
Lessingia arachnoidea Crystal Springs Lessingia	-/-/1B	Cismontane woodland, coastal scrub, valley and foothill grassland. Blooms July to October.	None. Not observed during surveys. Typical habitat not present in study area.
Lessingia hololeuca Woolly-headed Lessingia	-/-/3	Broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland. Blooms June to October. Elevation: 15-305m.	None. Not observed during surveys. Typical habitat not present in study area.
Lilium pardalinum ssp. *pitkinense* Pitkin Marsh lily	FE/CE/1B	Cismontane woodland, meadows and seeps, freshwater marshes and swamps, in mesic and sandy soils. June-July. Elevation: 35-65m.	None. No habitat present in study area.
Limnanthes vinculans Sebastopol meadowfoam	FE/CE/1B	Meadows and seeps, valley and foothill grassland, vernal pools/vernally mesic. April-May. Elevation: 15-305m.	None. Not observed during surveys. No habitat present in study area.
Microseris paludosa Marsh microseris	-/-/1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. April-June (sometimes July). Elevation: 5-300m.	None. Not observed during surveys. Typical habitat not present in study area.
Navarretia leucocephala ssp. *bakeri* Baker's navarretia	-/-/1B	Cismontane woodland, lower montane coniferous forest, meadows and seeps, valley and foothill grassland, vernal pools/mesic. Blooms April to July. Elevation: 5-1740m.	None. Not observed during surveys. Typical habitat not present in study area.
Navarretia leucocephala ssp. *plieantha* Many flowered navarretia	FE/-/1B	Volcanic ash flow vernal pools. Blooms May to June. Elevation: 30-950 m.	None. Not observed during surveys. No habitat present in study area.
Pleuropogon hooverianus North Coast semaphore grass	-/CT/1B	Broadleafed upland forest, meadows and seeps, North Coast coniferous forest. Blooms April to June. Elevation: 10-671m.	None. Not observed during surveys. No habitat present in study area.
Ranunculus lobbii Lobb's aquatic buttercup	-/-/4	Cismontane woodland, North Coast coniferous forest, valley and foothill grassland and vernal pools in mesic sites. Blooms February to May. Elevation: 15-470m.	None. Not observed during surveys. No habitat present in study area.
Rhynchospora alba White beaked-rush	-/-/2B	Bogs and fens, meadows and seeps, freshwater marshes and swamps. July-August. Elevation: 60-2040m.	None. Not observed during surveys. Typical habitat not present in study area.

Scientific Name Common Name	Status USFWS/ CDFW/ CNPS list	Habitat Affinities and Blooming Period/Life Form	Potential for Occurrence
Rhynchospora californica California beaked-rush	-/-/1B	Bogs and fens, lower montane coniferous forest, meadows and seeps, freshwater marshes and swamps. May-July. Elevation: 45-1010m.	None. Not observed during surveys. Habitat not present in study area.
Rhynchospora capitellata Brownish beaked-rush	-/-/2B	Lower montane coniferous forest, meadows and seps, marshes and swamps, upper montane coniferous forest/mesic. July-August. Elevation: 45-2000m.	None. Not observed during surveys. Habitat not present in study area.
Rhynchospora globularis Round-headed beaked-rush	-/-/2B	Freshwater marshes and swamps. Blooms July to August. Elevation: 45-60m.	None. No habitat present in study area.
Trifolium amoenum Showy Rancheria clover	FE/-/1B	Coastal bluff scrub, valley and foothill grassland, sometimes on serpentinite. Blooms April to June. Elevation: 5-415m.	None. No habitat present in study area.
Trifolium hydrophilum Saline clover	-/-/1B	Marshes and swamps, valley and foothill grassland (mesic, alkaline), vernal pools. April-June. Elevation: 0-300m.	None. Not observed during surveys. Typical habitat not present in study area.
Viburnum ellipticum Oval-leaved viburnum	-/-/2B	Chaparral, cismontane woodland, lower montane coniferous forest. Blooms May to June. Elevation: 215-1400m.	None. Not observed during surveys. No habitat present in study area.
Usnea longissima Long-beard lichen	-/-/4	Broadleafed upland forest, North Coast coniferous forest on tree branches; usually on old growth hardwoods and conifers. Elevation: 50-1460m.	None. Suitable habitat not present on site. Not observed during surveys.
Special Status Vegetation Communities			
SPECIAL NATURAL COMMUNITIES			
Coastal and Valley Freshwater Marsh			None
Northern Hard Pan Vernal Pool			
Northern Vernal Pool			None

NOTES:

U.S. FISH AND WILDLIFE SERVICE

FE = federally listed Endangered

FT = federally listed Threatened

CALIFORNIA DEPT. OF FISH AND WILDLIFE

CE = California listed Endangered
CR = California listed as Rare
CT = California listed as Threatened

CALIFORNIA NATIVE PLANT SOCIETY -

List 1: Plants of highest priority
List 1A: Plants presumed extinct in California
List 1B: Plants rare and endangered in California and elsewhere
List 2: Plants rare and endangered in California but more common elsewhere
List 3: Plants about which additional data are needed

Appendix C: Potentially Occurring Special-Status Animal Species in the Project Area

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Invertebrates			
Giuliani's dubiraphian riffle beetle *Dubiraphia giulianii*	-/CSC	Inhabits exposed, wave-washed willow roots in the slow flows of the Russian River.	None: no suitable habitat.
California linderiella *Linderiella occidentalis*	-/CSC	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	None: no suitable habitat.
Fish			
Russian River tule perch *Hysterocarpus traskii pomo*	-/SSC	Occurs in low elevation streams of the Russian River. Requires clear, flowing water with abundant cover and deep (>1M) pool habitat.	None: no suitable habitat.
Navarro roach *Lavinia symmetricus navarroensis*	-/SSC	Habitat generalists, found in warm intermittent streams as well as cold, well-aerated streams.	None: no suitable habitat.
Coho salmon - Central California Coast ESU *Onchorhynchus kisutch*	FE/SE	Occurs from Punta Gorda, in northern California, to the San Lorenzo River, in Santa Cruz County, and includes coho salmon populations from several tributaries of San Francisco Bay (e.g., Corte Madera and Mill Valley Creek).	None: no suitable habitat.
steelhead - Central California Coast DPS *Onchorhynchus mykiss*	FT/SSC	Requires beds of loose, silt-free, coarse gravel for spawning. Also needs cover, cool water and sufficient dissolved oxygen. Species reported in Sonoma Creek (CNDDB 2012).	None: no suitable habitat.
Amphibians			
foothill yellow-legged frog *Rana boylii*	-/ SSC	Inhabits permanent, flowing stream courses with a cobble substrate and a mixture of open canopy riparian vegetation. Species reported more than 3 miles in distance from project site (CNDDB 2012).	None: no suitable habitat.
California red-legged frog *Rana draytonii*	FT/ SSC	Prefers semi-permanent and permanent stream pools, ponds and creeks with emergent and/or riparian vegetation. Occupies upland habitat especially during the wet winter months. Species reported more than 3 miles in distance from project site (CNDDB 2014).	**Low**: provides suitable habitat outside project area, but high predator load.
Reptiles			
western pond turtle *Emys marmorata marmorata*	-/ SSC	Prefers permanent, slow-moving creeks, streams, ponds, rivers, marshes and irrigation ditches with basking sites and a vegetated shoreline. Requires upland sites for egg-laying. Species reported more than 3 miles in distance from project site (CNDDB 2014).	**High**: pond on site provides suitable habitat.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
		Birds	
Cooper's hawk *Accipiter cooperi*	MB/ SSC	Nests primarily in deciduous riparian forests. May also occupy dense canopied forests from gray pine-oak woodland to ponderosa pine. Forages in open woodlands.	None: no suitable habitat.
sharp-shined hawk *Accipiter striatus*	MB/ SSC	Dense canopy pine or mixed conifer forest and riparian habitats. Water within one mile required.	None: no suitable habitat.
Great blue heron *Ardea herodius*	MB/ SSC	Nests colonially in large trees near water	None: no suitable habitat.
white-tailed kite *Elanus leucurus*	MB/CFP	Inhabits low rolling foothills and valley margins with scattered oaks and river bottom- lands or marshes adjacent to deciduous woodlands. Prefers open grasslands, meadows and marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None: would have been detected during field surveys.
Osprey *Pandion haliaetus*	-/SSC	Nests in large trees within 15 miles of good fish-producing water body.	None: no suitable habitat.
black phoebe *Sayornis nigricans*	MB/-	Nests in anthropogenic structures on ledges. Nest made of mud pellets, dry grasses, weed stems, plant fibers and hair.	**Observed on-site.**
		Mammals*	
Pallid bat *Antrozous pallidus*	-/SSC, WBWG:H	Day roosts in crevices and cavities in rock outcrops, mines, caves, buildings, bridges, properly-designed bat houses, as well as hollows and cavities in a wide variety of tree species. May roost alone, in small groups (2 to 20 bats), or in 100s in maternity roosts, with males and non-reproductive subadults in other, smaller roosts. High reliance on oak woodland habitat in many portions of its range in California, but uses a wide variety of vegetative habitat for foraging. Forages on larger prey taken on the ground or in the air, usually within 6-km of the day roost.	**High:** Suitable potential building habitat occurs on site.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Townsend's big-eared bat *Corynorhinus townsendii townsendii*	-/CPE, WBWG:H	Day roosts in cave analogs; mines, buildings, bridges, sometimes large tree hollows. Particularly sensitive to roost disturbance, this species has declined throughout its range in California; very few maternity roosts are known in California. Switches roosts seasonally, sometimes within each season. Females form maternity colonies, males roost singly, and all disperse widely after maternity season. During winter, roosts in cold, but non-freezing roosts, which may include man-made structures. Forages in a variety of habitats, consistently in riparian and stream corridors, avoiding open habitat. May commute relatively long distances to forage.	**Medium:** Suitable potential building habitat occurs on site, but currently less suitable due to disturbance levels.
Western red bat *Lasiurus blossevillii*	-/SSC, WBWG:H	Solitary roosting, except when females are with young (from 2 to 6 are born). Roosts almost exclusively in foliage, under overhanging leaves, in woodland borders, rivers, agricultural areas including orchards, and urban areas with mature trees. Typically found in large cottonwoods, sycamores, walnuts and willows associated with riparian habitats. Forages over mature orchards, oak woodland, low elevation conifer forests, riparian corridors, non-native trees in urban and rural residential areas, and around strong lighting.	**Medium:** Suitable potential tree foliage occurs on site.
Hoary bat *Lasiurus cinereus*	-/-, WBWG:M	Roosts singly except when females are with young (from 2 to 4 are born) in dense foliage of medium to large coniferous and deciduous trees. Highly migratory, occurs from sea level to tree line in Sierra Nevada. Summer records predominantly male. Forages along stream and river corridors, open water bodies, meadows, and open forest above canopy.	**Medium:** Suitable potential tree foliage occurs on site.
California myotis *Myotis californicus*	-/-	Females give birth to one young. Typically roosts alone or in small groups in almost every habitat from desert to mountains, but most abundant at lower to mid-elevations. Roosts in crevices in rocks, slabs, hollow trees, exfoliating bark, buildings, mines. In trees may exhibit low roost fidelity, switching frequently. Emerges early in evening, forages along tree margins, canopy edge, over water, along trails and higher above ground in open habitat. Typically hibernates.	Medium: Potential to occur in trees and buildings.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Western small-footed myotis *Myotis ciliolabrum*	-/-, WBWG:M	Females give birth to one young, roosts singly or in small maternity groups in cliff and rock crevices, tree snags, buildings, concrete bridges and viaducts, caves and mines, occasionally under tree bark, swallow nests – males roost singly. Forages in early evening near rocks, bluffs, cliffs and tree margins, as well as water courses, and man-made water impoundments. Hibernates in small numbers.	Low: Potential to occur in buildings.
Long-eared myotis *Myotis evotis*	-/-, WBWG:M	Reproductive females form small maternity colonies between 2-30 individuals; males and non-reproductive females roost singly or in small groups nearby. Found from coastal forests to high elevation, is absent from Central Valley and Sonoran and Colorado desert regions. May switch roosts frequently. Day roosts in hollow trees, under exfoliating bark, caves, mines, bridges, buildings and crevices in rock outcrops, under bark of small black oaks in northern California, also use mixed conifer forests throughout California. Nights roosts include bridges, caves. May hibernate.	Medium: Potential to occur in trees and buildings.
Fringed myotis *Myotis thysanodes*	-/-, WBWG:H	Roosts colonially, up to 2,000 individuals. Females form maternity roosts, give birth to one young. Found from coast to ca. 1,800 m in Sierra Nevadas, though most are known to the west of that range. Rare in all localities, data suggests serious population declines. Roosts in rock crevices, caves, mines, buildings and bridges, as well as tree hollows, particularly large conifer snags. Occurs in xeric woodland, hot desert-scrub, grassland, sage-grassland steppe, spruce-fir, mesic old growth forest, coniferous and deciduous/coniferous forests. Forages over secondary streams in fairly cluttered habitat, over meadows. May hibernate or use intermittent torpor.	Low: Potential to occur in buildings.

Common Name Scientific Name	Status USFWS/ CDFW	Habitat Affinities and Reported Localities in the Project Area	Occurrence for Potential
Long-legged Myotis *Myotis volans*	-/-, WBWG:H	Roosts colonially, females forming maternity colonies, giving birth to single young. Found throughout most of California from the coast to high elevation in Sierra Nevada and White Mountains, as well as mountains of Mojave Desert, central San Diego County, Coast Range, transverse ranges between Los Angeles basin and Central Valley. Roosts from sea level to ca. 3,000 m, in coniferous montaine forests, occasionally riparian and desert habitats. Primarily uses trees, particularly large diameter conifers, under bark and in cavities, sometimes in abandoned buildings, mines, caves, cracks in the ground, and cliff/rock faces. Aerially forages in and around forest canopy. Hibernates in caves and mines.	Low: Potential to occur in buildings.
Yuma myotis *Myotis yumanensis*	-/-, WBWG:M	Forms often large maternity colonies, females giving birth to one young. Generally confined to lower elevations from sea level to up to 1,300 m in central Sierra Nevada and 2,000 m in southern Sierra Nevada. Males roost singly. Primarily a crevice roosting species in natural habitat, forms large maternity colonies in large spaces in man-made roosts, e.g. buildings. Also uses bridges, caves, mines, tree cavities, bat houses, abandoned swallow nests, exfoliating bark. Emerges early and forages almost exclusively over quiet water – ponds, pools, reservoirs, swimming pools. Appears to migrate, may hibernate in colder portions of their range.	**Observed on site: occupying barn and hop kiln.**
Brazilian free-tailed bat *Tadarida brasiliensis*	-/-	Found in large to very large colonies (several hundred to millions), females giving birth to single young in maternity roosts. Found almost everywhere throughout California, from sea level up to about 3,700 m in some western mountain ranges, but mostly below about 2,000 m. Crevice and cavity dwellers, uses rock crevices, caves, mines, buildings, bridges, tunnels, bat houses, culverts, abandoned swallow nests. Forages from 6 m to thousands of meters above ground, often very large distances (<50 km) from day roost. Migrates in colder portions of range, or makes winter movements to Coast Range where it remains active or semi-active throughout winter, using torpor. Can remain active throughout winter in southern portion of state.	**Observed on site: occupying barn and hop kiln.**

* Includes bat species expected to occur in the project region and vicinity based on known roosting ecology and habitat relationships, but not reported in the CNDDB.

U.S. FISH AND WILDLIFE SERVICE

FE = federally listed Endangered
FT = federally listed Threatened
FC = federal candidate for listing
FSC = federal Species of Concern
MBTA = Migratory Bird Treaty Act.

CALIFORNIA DEPT. OF FISH AND WILDLIFE

CE = California listed Endangered
CT = California listed as Threatened
SCE = State Candidate for listing as Endangered
SSC = Species of Special Concern

WESTERN BAT WORKING GROUP

WBWG:H – High Priority, species are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.

WBWG:M – Medium Priority, species are at medium risk of imperilment based on available information on distribution, status, ecology and known threats.

Appendix D: Plant species observed April 28 and May 12, 2014

Scientific Name	**Common Name**
Aesculus californica	California buckeye
Aira caryophyllea	European hair grass*
Alisma trivale	Water plantain
Alnus cordata	Italian alder*
Anagallis arvensis	Scarlet pimpernel*
Anthemis cotula	Mayweed*
Avena barbata	Slender wild oats*
Bellis perennis	English daisy*
Brassica nigra	Black mustard*
Brassica rapa	Field mustard*
Briza minor	Small quaking grass*
Bromus alopecuros	Poverty brome*
Bromus diandrus	Ripgut brome*
Bromus hordaeceus	Soft chess*
Capsella bursa-pastoris	Shepherd's purse*
Carduus pycnocephalus	Italian thistle*
Cerastium glomeratum	Mouse-ear chickweed*
Claytonia perfoliata	Miner's lettuce
Convolvulus arvensis	Bindweed*
Cynodon dactylon	Bermuda grass*
Cyperus eragrostis	Umbrella sedge
Elymus triticoides	Creeping wildrye
Erodium botrys	Broad leaved filaree*
Erodium cicutarium	Red stemmed filaree*
Eschscholzia californica	California poppy
Festuca bromoides	Six weeks fescue*
Festuca myuros	Rattail fescue*
Festuca perennis	Ryegrass*
Ficus sp.	Fig trees*
Gleditsia triacanthos	Honey locust*
Helminthotheca echioides	Bristly ox-tongue*
Hordeum brachyantherum	Meadow barley
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley*
Hordeum murinum ssp. *leporinum*	Hare barley*
Hypochaeris radicata	Rough cat's-ear*
Iris sp.	Garden iris*
Juglans hindsii	Northern California black walnut
Juncus tenuis	Povery runs
Lactuca saligna	Willow-leaf lettuce*
Lactuca serriola	Prickly lettuce*
Lamium amplexicaule	Dead nettle*
Lepidium nitidum	Pepperweed
Lobularia maritima	Sweet allysum*
Malus sp.	Apple trees*
Malva sp.	Mallow*
Medicago polymorpha	Bur clover*
Melilotus officinalis	Yellow sweet clover*
Mentha pulegium	Pennyroyal*

Scientific Name	Common Name
Phalaris aquatica	Harding grass*
Plantago lanceolata	English plantain*
Poa annua	Annual bluegrass*
Populus fremontii	Fremont cottonwood
Prunus sp.	Fruit trees*
Quercus agrifolia	Coast live oak
Quercus kelloggi	Black oak
Quercus lobata	Valley oak
Quercus rubra	Red oak*
Ranunculus muricatus	Spiny fruited buttercup*
Raphanus sativus	Wild radish*
Rosa sp.	Garden rose*
Rubus armeniacus	Himalayan blackberry*
Rumex crispus	Curly dock*
Rumex pulcher	Fiddle dock*
Senecio vulgaris	Common groundsel*
Sequoia sempervirens	Coast redwood
Sonchus asper	Prickly sow thistle*
Spergularia rubra	Red sandspurrey*
Stellaria media	Common chickweed*
Trifolium hirtum	Rose clover*
Umbellularia californica	California bay laurel
Veronica peregrina ssp. *halapensis*	Hairy purslane speedwell
Vicia sativa	Spring vetch*

* = Non-native species

Appendix E: Wildlife species observed during April 28, 2014

Scientific Name	Common Name
Lithobates catesbeianus	Eastern bullfrog
Pseudacris sierrae	Sierran treefrog
Sceloporus occidentalis	Western fence lizard
Calypte anna	Anna's hummingbird
Picoides pubescens	Downy woodpecker
Sayornis saya	Say's phoebe
Tachycineta bicolor	Tree Swallow
Aphelocoma californica	Western scrub jay
Corvus brachyrhynchos	American crow
Junco hyemalis	Dark-eyed junco
Melozone crissalis	California towhee
Pipilo maculatus	Spotted towhee
Odoicoileus hemionius californicus	Black-tailed deer (sign)
Mephitis mephitis	Skunk (sign)
Procyon lotor	Raccoon (sign)

Wildlife Research Associates

Trish and Greg Tatarian
1119 Burbank Avenue
Santa Rosa, CA 95407
Ph: 707.544.6273 Fax: 707.544.6317
www.wildliferesearchassoc.com
trish@wildliferesearchassoc.com
gregbat@wildliferesearchassoc.com

May 5, 2017

David Ramey
Ramey Wine Cellars
202 Haydon Street | PO Box 788
Healdsburg, CA 95448
Ph: 707-433-0870 x1101

RE: Additional Information– Ramey Wine Cellars

Dear David:

This letter provides additional information on the following two items:

The Western pond turtle is identified as having a high probability of occurring on the site in the irrigation pond and has been reported less than a mile from the project site. The chart shows a high occurrence. However, there is no mitigation measure or any discussion of why a mitigation is not needed. Please ask the Biologist to provide a mitigation or explain why it is not needed.

Please include the following:

Western Pond Turtle: Although no western pond turtle was observed in the reservoir at the time of the 2014 survey, or subsequent surveys in 2015 and 2016, there is suitable aquatic habitat present that may be occupied in the future. The surrounding unplanted areas near the reservoir may be suitable habitat for upland nesting habitat in the future.

To protect the potential habitat for the western pond turtle, the following terms are recommended:

a. Establish and maintain a minimum 50-foot wide setback around the reservoir. Except for the exclusions stated herein, no activities shall occur within the setback area. Excluded from the setback area required by this term are any features, and access to such features, that are currently in existence and are delineated on the proposed development map. Features are defined as including but not limited to: cropland and planted landscape areas, roads and roadways, bridges, equipment and material storage areas, buildings, structures, fences, wells, pipes, drainage facilities, utility lines and poles, pumps, sumps, and water diversion and storage facilities. Planting and irrigation of riparian vegetation within the setback area is allowed;

b. In those areas not already paved or graveled, a qualified biologist shall conduct a pre-construction survey for western pond turtle. If pond turtle is observed in the proposed construction area, the biologist shall notify CDFW and provide a relocation plan for the individual.

c. In the future, prior to dredging the reservoir, a plan should be created to avoid disturbing the emergent (wetland) vegetation around the reservoir during dredging operations. Approval of any dredging operations should be obtained from the California Department of Fish and Wildlife;

The Biologist provides a mitigation for bats and supervision during "*seasonal periods*". Seasonal periods needs to be defined (for example March 1 to June 30th) ???.

Page 24 identifies the seasonal periods of bat activity ***between March 1, or when evening temperatures are above 45F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period for humane eviction with suitable roosting habitat is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45F and onset of rainfall fretter than ½" in 24 hours.***

The document then identifies how the specific work is to be conducted per building, under the direct supervision of a qualified bat biologist, with the following identified on page 25:
Acceptable periods for partial dismantling are:

1. ***Bio***

Further on page 25, in Table 4, Recommended Mitigation Measures for Structures – 7097 Westside Road, are the structures and the mitigation measures per structure identified with the seasons identified for dismantling.
Page 26, also identifies when tree removal of suitable roosting habitat should occur and reads as follows:

1) Potential habitat trees shall be removed only between approximately March 1, or when evening temperatures are above 45°F and rainfall less than ½" in 24 hours occurs, and April 15, prior to parturition of pups. The next acceptable period is after pups become self-sufficiently volant – September 1 through about October 15, or prior to evening temperatures dropping below 45°F and onset of rainfall greater than ½" in 24 hours

We believe that this addresses the counsel's concerns. Please let us know if you have any questions.

Regards,

Trish Tatarian

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.illingworthrodkin.com *illro@illingworthrodkin.com*

October 28, 2013

Superceded
(revised 10/1/2014

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

VIA E-MAIL: david@rameywine.com

SUBJECT: **Ramey Winery at 7097 Westside Road near Healdsburg, CA – Greenhouse Gas Emissions Analysis**

Dear David:

This letter presents the evaluation of greenhouse gas (GHG) emissions associated with a proposed new winemaking facility near Healdsburg, CA at 7097 Westside Road in unincorporated Sonoma County. The proposed project includes production of 60,000 cases of wine in an approximate 35,000 square foot 2-story facility.[1] The project would also include a tasting room, retail sales, and an area designated for trade-related special events. The Project application includes provisions for 24 special events per year. These include 10 events with 30 people in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 250-person outdoor events.

The primary source of GHG emissions associated with the project would be from traffic generated by the proposed project. Other sources would include direct emissions from natural gas usage and indirect emissions from electricity usage. Winemaking, occurring onsite, generates emissions of CO_2 through the fermentation process that are considered biogenic emissions.

Traffic information is based on the Traffic Study prepared by W-Trans for the project, dated August 16, 2013. This analysis evaluates the greenhouse gas emissions of the proposed project, resulting primarily from vehicle traffic. We are not aware of any stationary sources associated with the project that would generate substantial GHG emissions.

The proposed project is located in northern Sonoma County, which is in the North Coast Air Basin. The Northern Sonoma County Air Pollution Control District has jurisdiction over air quality in this area but uses the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines to evaluate GHG emissions. There are no Northern Sonoma Coast Air Pollution Control District-specific criteria with respect to GHGs. Accordingly, our analysis was conducted following guidance provided by BAAQMD.[2]

---

[1] Project square footage estimated from plan drawings.
[2] BAAQMD, 2011. *BAAQMD CEQA Air Quality Guidelines.* May.

Ramey Winery, Healdsburg

Sonoma-North Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	35.00	1000sqft	0.80	35,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	75
Climate Zone	4			**Operational Year**	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	391.16	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor (391.16 lb/MWh) for 2015 obtained from CPUC GHG Calculator version 3c.

Vehicle Trips - Daily trip rate from project traffic study.

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	CO2IntensityFactor	641.35	391.16
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblVehicleTrips	ST_TR	1.49	2.63
tblVehicleTrips	SU_TR	0.62	2.63
tblVehicleTrips	WD_TR	3.82	2.63

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1773	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.3000e-004	6.3000e-004	0.0000	0.0000	6.6000e-004
Energy	5.1700e-003	0.0470	0.0395	2.8000e-004		3.5700e-003	3.5700e-003		3.5700e-003	3.5700e-003	0.0000	107.2704	107.2704	5.1400e-003	1.8000e-003	107.9360
Mobile	0.1672	0.4287	1.9193	2.2100e-003	0.1312	5.5600e-003	0.1367	0.0352	5.0900e-003	0.0403	0.0000	180.6070	180.6070	0.0125	0.0000	180.8685
Waste						0.0000	0.0000		0.0000	0.0000	8.8098	0.0000	8.8098	0.5206	0.0000	19.7434
Water						0.0000	0.0000		0.0000	0.0000	2.5678	7.7705	10.3383	0.2643	6.3500e-003	17.8562
Total	**0.3497**	**0.4758**	**1.9592**	**2.4900e-003**	**0.1312**	**9.1300e-003**	**0.1403**	**0.0352**	**8.6600e-003**	**0.0438**	**11.3776**	**295.6485**	**307.0261**	**0.8025**	**8.1500e-003**	**326.4047**

4.0 Operational Detail - Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.1672	0.4287	1.9193	2.2100e-003	0.1312	5.5600e-003	0.1367	0.0352	5.0900e-003	0.0403	0.0000	180.6070	180.6070	0.0125	0.0000	180.8685

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	92.05	92.05	92.05	355,632	355,632
Total	92.05	92.05	92.05	355,632	355,632

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Manufacturing	14.70	6.60	6.60	59.00	28.00	13.00	92	5	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.414906	0.112684	0.159746	0.159581	0.078418	0.009804	0.022162	0.028637	0.001110	0.000218	0.008263	0.000682	0.003789

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	56.0759	56.0759	4.1600e-003	8.6000e-004	56.4298
NaturalGas Unmitigated	5.1700e-003	0.0470	0.0395	2.8000e-004		3.5700e-003	3.5700e-003		3.5700e-003	3.5700e-003	0.0000	51.1946	51.1946	9.8000e-004	9.4000e-004	51.5061

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Manufacturing	959350	5.1700e-003	0.0470	0.0395	2.8000e-004		3.5700e-003	3.5700e-003		3.5700e-003	3.5700e-003	0.0000	51.1946	51.1946	9.8000e-004	9.4000e-004	51.5061
Total		**5.1700e-003**	**0.0470**	**0.0395**	**2.8000e-004**		**3.5700e-003**	**3.5700e-003**		**3.5700e-003**	**3.5700e-003**	**0.0000**	**51.1946**	**51.1946**	**9.8000e-004**	**9.4000e-004**	**51.5061**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Manufacturing	316050	56.0759	4.1600e-003	8.6000e-004	56.4298
Total		**56.0759**	**4.1600e-003**	**8.6000e-004**	**56.4298**

6.0 Area Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.1773	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.3000e-004	6.3000e-004	0.0000	0.0000	6.6000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0406					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1367					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.3000e-004	6.3000e-004	0.0000	0.0000	6.6000e-004

Total	**0.1773**	**0.0000**	**3.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.3000e-004**	**6.3000e-004**	**0.0000**	**0.0000**	**6.6000e-004**

7.0 Water Detail

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	10.3383	0.2643	6.3500e-003	17.8562

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Manufacturing	8.09375 / 0	10.3383	0.2643	6.3500e-003	17.8562
Total		**10.3383**	**0.2643**	**6.3500e-003**	**17.8562**

8.0 Waste Detail

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Unmitigated	8.8098	0.5206	0.0000	19.7434

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Manufacturing	43.4	8.8098	0.5206	0.0000	19.7434
Total		**8.8098**	**0.5206**	**0.0000**	**19.7434**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Ramey Winery, Healdsburg - Special Events

Sonoma-North Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.00	Acre	1.00	43,560.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	75
Climate Zone	4			**Operational Year**	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	391.16	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Vehicle Trips - Special event trip rate from project traffic study.

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	CO2IntensityFactor	641.35	391.16
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblVehicleTrips	ST_TR	1.59	254.00
tblVehicleTrips	SU_TR	1.59	254.00
tblVehicleTrips	WD_TR	1.59	254.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2088	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	2.0153	4.1831	19.7936	0.0222	1.3281	0.0551	1.3832	0.3548	0.0505	0.4053		2,003.2492	2,003.2492	0.1394		2,006.1760
Total	**3.2241**	**4.1831**	**19.7937**	**0.0222**	**1.3281**	**0.0551**	**1.3832**	**0.3548**	**0.0505**	**0.4053**		**2,003.2494**	**2,003.2494**	**0.1394**	**0.0000**	**2,006.1762**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0153	4.1831	19.7936	0.0222	1.3281	0.0551	1.3832	0.3548	0.0505	0.4053		2,003.2492	2,003.2492	0.1394		2,006.1760
Unmitigated	2.0153	4.1831	19.7936	0.0222	1.3281	0.0551	1.3832	0.3548	0.0505	0.4053		2,003.2492	2,003.2492	0.1394		2,006.1760

4.2 Trip Summary Information

	Average Daily Trip Rate	Unmitigated	Mitigated

Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	254.00	254.00	254.00	626,416	626,416
Total	254.00	254.00	254.00	626,416	626,416

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	14.70	6.60	6.60	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.414906	0.112684	0.159746	0.159581	0.078418	0.009804	0.022162	0.028637	0.001110	0.000218	0.008263	0.000682	0.003789

Per Appendix G of the CEQA Guidelines and BAAQMD recommendations, greenhouse gas emissions are considered significant if implementation of the proposed projects would:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The BAAQMD provides guidance in assessing impacts to lead agencies in the Bay Area, which are used throughout Sonoma County. In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in the Air District's updated CEQA Guidelines. The BAAQMD thresholds were developed specifically for the Bay Area after considering the latest Bay Area GHG inventory and the effects of AB 32 scoping plan measures that would reduce regional emissions. BAAQMD intends to achieve GHG reductions from new land use developments to close the gap between projected regional emissions with AB 32 scoping plan measures and the AB 32 targets. The BAAQMD GHG recommendations include a bright-line emissions threshold of 1,100 metric tons (MT) of CO_2e or an emission efficiency metric of 4.6 MT of CO_2e per year per capita (future residences and full-time workers) if the bright-line threshold is exceeded. Projects that have emissions below 1,100 MT of CO_2e per year, or 4.6 MT of CO_2e per year per capita are considered to have less than significant GHG emissions.

Project Emissions

The California Emissions Estimator Model, Version 2013.2.2 (CalEEMod) was used to predict operational period emissions. Unless otherwise noted below, the model defaults for the Sonoma County were used. The Year 2015 was used for modeling, as this assumed to be the first full year after construction that the project could be operational. Annual emissions occurring after 2015 would be lower as vehicle and electricity production emission rates are anticipated to continually decrease. CalEEMod predicts emissions for mobile, areas sources, electricity consumption, natural gas combustion, electricity usage associated with water usage and wastewater discharge, and solid waste land filling and transport. Table 1 summarizes annual operational GHG emissions due to implementation of the project. Inputs to the GHG modeling are described below.

Traffic

The CalEEMod model uses mobile emission factors from the California Air Resources Board's EMFAC2011 model. Forecasted project trip generation estimates provided by W-Trans were applied. The default trip lengths and traffic mix for Sonoma County in CalEEMod were also used. Mobile emissions from planned county-wide industry events were calculated in a separate model run and were based on a reasonable worst-case scenario involving twenty-four 250-person events annually. Each event was calculated to generate 1,769 pounds of CO_2e per day, or 42,456 pounds (19 metric tons) annually.

Electricity, Natural Gas, Water Usage and Solid Waste Production

Default rates for energy consumption were assumed in the model. Emissions rates associated with electricity consumption were adjusted to account for Pacific Gas & Electric utility's (PG&E) projected 2015 CO_2 intensity rate. This 2015 rate is based, in part, on the requirement of a renewable energy portfolio standard of 33 percent by the year 2020. CalEEMod uses a default rate of 641.35 pounds of

CO_2 per megawatt of electricity produced. The derived 2015 rate for PG&E was estimated at 391.16 pounds of CO_2 per megawatt of electricity delivered and is based on the California Public Utilities Commission (CPUC) GHG Calculator.[3] Note that solid waste emissions do not include any factors for waste diversion, which would reduce emissions further.

Wine Fermentation

The CalEEMod model, described above, does not account for the CO_2 emissions from wine fermentation. CO_2 is released during this process. Although this is considered a biogenic emission, they were included in this analysis. The amount of CO_2 emitted is dependent on many variables including the type of wine produced and the winemaking process. The International Wine Carbon Calculator (IWCC version 1.3) is an Excel spreadsheet that provides GHG emission estimates from various winery operations. This program was utilized to generally estimate CO_2 emissions from fermentation, since specific details of the wine making were not known. Assuming about 1,110 tons of grapes would be used to produce 60,000 cases of wine, CO_2 emissions would be about 125 metric tons per year. These emissions are offset by the carbon sequestration resulting from the growing of the grapes; however, the offset was not computed for this evaluation.

Table 1
Annual Operational GHG Emissions in Metric Tons of CO_2e

Source	Methodology	Emissions
Mobile	Includes daily traffic generation including truck traffic	181
Mobile	24 Annual Events	19
Area	Includes landscaping from CalEEMod default	<1
Electricity	Based on CalEEmod default adjusted to PG&E emission rates published by CPUC.	56
Natural Gas	Based on CalEEMod default	52
Water	Based on CalEEMod default	18
Solid Waste	Based on CalEEMod default	20
Wine Fermentation	Based on IWCC v1.3 estimate for 60,000 cases	125
Total		**472**

---

[3] California Public Utilities Commission's GHG Calculator version 3c, October 7, 2010. Available on-line at: http://ethree.com/public_projects/cpuc2.php. Accessed: October 27, 2013.

As shown in Table 1, the proposed project would have total direct and indirect emissions that are below the GHG operational threshold (1,100 metric tons of CO_2e per year) recommended by BAAQMD for new projects. Therefore, the project's GHG emissions would *not significantly* contribute to a cumulative impact on global climate change.

* * *

This concludes our assessment of the GHG impacts from this project. If you have any questions or comments, please feel free to contact me at (707) 794-0400 x35. We appreciate the opportunity to assist you.

Sincerely,

Joshua D. Carman
Project Scientist

Illingworth & Rodkin

Attachment: CalEEMod Input and Output Worksheets

13-155

Ramey Winery, Healdsburg

Sonoma-North Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	35.00	1000sqft	0.80	35,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	75
Climate Zone	4			**Operational Year**	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	391.16	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor (391.16 lb/MWh) for 2015 obtained from CPUC GHG Calculator version 3c.

Vehicle Trips - Daily trip rate from project traffic study.

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	CO2IntensityFactor	641.35	391.16
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblVehicleTrips	ST_TR	1.49	2.63
tblVehicleTrips	SU_TR	0.62	2.63
tblVehicleTrips	WD_TR	3.82	2.63

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1773	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.3000e-004	6.3000e-004	0.0000	0.0000	6.6000e-004
Energy	5.1700e-003	0.0470	0.0395	2.8000e-004		3.5700e-003	3.5700e-003		3.5700e-003	3.5700e-003	0.0000	107.2704	107.2704	5.1400e-003	1.8000e-003	107.9360
Mobile	0.1672	0.4287	1.9193	2.2100e-003	0.1312	5.5600e-003	0.1367	0.0352	5.0900e-003	0.0403	0.0000	180.6070	180.6070	0.0125	0.0000	180.8685
Waste						0.0000	0.0000		0.0000	0.0000	8.8098	0.0000	8.8098	0.5206	0.0000	19.7434
Water						0.0000	0.0000		0.0000	0.0000	2.5678	7.7705	10.3383	0.2643	6.3500e-003	17.8562
Total	**0.3497**	**0.4758**	**1.9592**	**2.4900e-003**	**0.1312**	**9.1300e-003**	**0.1403**	**0.0352**	**8.6600e-003**	**0.0438**	**11.3776**	**295.6485**	**307.0261**	**0.8025**	**8.1500e-003**	**326.4047**

4.0 Operational Detail - Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.1672	0.4287	1.9193	2.2100e-003	0.1312	5.5600e-003	0.1367	0.0352	5.0900e-003	0.0403	0.0000	180.6070	180.6070	0.0125	0.0000	180.8685

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	92.05	92.05	92.05	355,632	355,632
Total	92.05	92.05	92.05	355,632	355,632

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Manufacturing	14.70	6.60	6.60	59.00	28.00	13.00	92	5	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.414906	0.112684	0.159746	0.159581	0.078418	0.009804	0.022162	0.028637	0.001110	0.000218	0.008263	0.000682	0.003789

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	56.0759	56.0759	4.1600e-003	8.6000e-004	56.4298
NaturalGas Unmitigated	5.1700e-003	0.0470	0.0395	2.8000e-004		3.5700e-003	3.5700e-003		3.5700e-003	3.5700e-003	0.0000	51.1946	51.1946	9.8000e-004	9.4000e-004	51.5061

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Manufacturing	959350	5.1700e-003	0.0470	0.0395	2.8000e-004		3.5700e-003	3.5700e-003		3.5700e-003	3.5700e-003	0.0000	51.1946	51.1946	9.8000e-004	9.4000e-004	51.5061
Total		**5.1700e-003**	**0.0470**	**0.0395**	**2.8000e-004**		**3.5700e-003**	**3.5700e-003**		**3.5700e-003**	**3.5700e-003**	**0.0000**	**51.1946**	**51.1946**	**9.8000e-004**	**9.4000e-004**	**51.5061**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Manufacturing	316050	56.0759	4.1600e-003	8.6000e-004	56.4298
Total		**56.0759**	**4.1600e-003**	**8.6000e-004**	**56.4298**

6.0 Area Detail

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Unmitigated	0.1773	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.3000e-004	6.3000e-004	0.0000	0.0000	6.6000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0406					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1367					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-005	0.0000	3.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	6.3000e-004	6.3000e-004	0.0000	0.0000	6.6000e-004

Total	**0.1773**	**0.0000**	**3.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**6.3000e-004**	**6.3000e-004**	**0.0000**	**0.0000**	**6.6000e-004**

7.0 Water Detail

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	10.3383	0.2643	6.3500e-003	17.8562

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Manufacturing	8.09375 / 0	10.3383	0.2643	6.3500e-003	17.8562
Total		**10.3383**	**0.2643**	**6.3500e-003**	**17.8562**

8.0 Waste Detail

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Unmitigated	8.8098	0.5206	0.0000	19.7434

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Manufacturing	43.4	8.8098	0.5206	0.0000	19.7434
Total		**8.8098**	**0.5206**	**0.0000**	**19.7434**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Ramey Winery, Healdsburg - Special Events

Sonoma-North Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	1.00	Acre	1.00	43,560.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	75
Climate Zone	4			**Operational Year**	2015
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	391.16	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Intensity Factor (391.16 lb/MWh) for 2015 obtained from CPUC GHG Calculator version 3c.

Vehicle Trips - Special event trip rate from project traffic study.

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	CO2IntensityFactor	641.35	391.16
tblProjectCharacteristics	OperationalYear	2014	2015
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblVehicleTrips	ST_TR	1.59	224.00
tblVehicleTrips	SU_TR	1.59	224.00
tblVehicleTrips	WD_TR	1.59	224.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.2088	0.0000	1.1000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	1.7773	3.6890	17.4557	0.0196	1.1712	0.0486	1.2198	0.3129	0.0445	0.3574		1,766.6449	1,766.6449	0.1229		1,769.2261
Total	**2.9860**	**3.6890**	**17.4559**	**0.0196**	**1.1712**	**0.0486**	**1.2198**	**0.3129**	**0.0445**	**0.3574**		**1,766.6452**	**1,766.6452**	**0.1229**	**0.0000**	**1,769.2263**

4.0 Operational Detail - Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	1.7773	3.6890	17.4557	0.0196	1.1712	0.0486	1.2198	0.3129	0.0445	0.3574		1,766.6449	1,766.6449	0.1229		1,769.2261

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	224.00	224.00	224.00	552,430	552,430
Total	224.00	224.00	224.00	552,430	552,430

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	14.70	6.60	6.60	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.414906	0.112684	0.159746	0.159581	0.078418	0.009804	0.022162	0.028637	0.001110	0.000218	0.008263	0.000682	0.003789

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400
Fax: 707-794-0405
www.illingworthrodkin.com
illro@illingworthrodkin.com

October 28, 2013
Revised October 1, 2014

RECEIVED
OCT 02 2014
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

VIA E-MAIL: **david@rameywine.com**

SUBJECT: **Ramey Winery at 7097 Westside Road near Healdsburg, CA – Greenhouse Gas Emissions Analysis**

Dear David:

This letter presents the evaluation of greenhouse gas (GHG) emissions associated with a proposed new winemaking facility near Healdsburg, CA at 7097 Westside Road in unincorporated Sonoma County. The proposed project includes production of 60,000 cases of wine in an approximate 35,000 square foot 2-story facility.[1] The project would also include a tasting room, retail sales, and an area designated for trade-related special events. The Project application includes provisions for 24 special events per year. These include 10 events with 30 people in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 300-person outdoor events.

The primary source of GHG emissions associated with the project would be from traffic generated by the proposed project. Other sources would include direct emissions from natural gas usage and indirect emissions from electricity usage. Winemaking, occurring onsite, generates emissions of CO_2 through the fermentation process that are considered biogenic emissions.

Traffic information is based on the Traffic Study prepared by W-Trans for the project, dated August 16, 2013. This analysis evaluates the greenhouse gas emissions of the proposed project, resulting primarily from vehicle traffic. We are not aware of any stationary sources associated with the project that would generate substantial GHG emissions.

The proposed project is located in northern Sonoma County, which is in the North Coast Air Basin. The Northern Sonoma County Air Pollution Control District has jurisdiction over air quality in this area but uses the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines to evaluate GHG

---

[1] Project square footage estimated from plan drawings.

emissions. There are no Northern Sonoma Coast Air Pollution Control District-specific criteria with respect to GHGs. Accordingly, our analysis was conducted following guidance provided by BAAQMD.[2]

Setting and Regulatory Background

Global temperatures are affected by naturally occurring and anthropogenic-generated (generated by humankind) atmospheric gases, such as water vapor, carbon dioxide, methane, and nitrous oxide. Gases that trap heat in the atmosphere are called greenhouse gases (GHG). Solar radiation enters the earth's atmosphere from space, and a portion of the radiation is absorbed at the surface. The earth emits this radiation back toward space as infrared radiation. Greenhouse gases, which are mostly transparent to incoming solar radiation, are effective in absorbing infrared radiation and redirecting some of this back to the earth's surface. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This is known as the greenhouse effect. The greenhouse effect helps maintain a habitable climate. Emissions of GHGs from human activities, such as electricity production, motor vehicle use and agriculture, are elevating the concentration of GHGs in the atmosphere, and are reported to have led to a trend of unnatural warming of the earth's natural climate, known as global warming or global climate change. The term "global climate change" is often used interchangeably with the term "global warming," but "global climate change" is preferred because it implies that there are other consequences to the global climate in addition to rising temperatures. Other than water vapor, the primary GHGs contributing to global climate change include the following gases:

- Carbon dioxide (CO2), primarily a byproduct of fuel combustion;
- Nitrous oxide (N2O), a byproduct of fuel combustion; also associated with agricultural operations such as the fertilization of crops;
- Methane (CH4), commonly created by off-gassing from agricultural practices (e.g. livestock), wastewater treatment and landfill operations;
- Chlorofluorocarbons (CFCs) were used as refrigerants, propellants and cleaning solvents, but their production has been mostly prohibited by international treaty;
- Hydrofluorocarbons (HFCs) are now widely used as a substitute for chlorofluorocarbons in refrigeration and cooling; and
- Perfluorocarbons (PFCs) and sulfur hexafluoride (SF6) emissions are commonly created by industries such as aluminum production and semiconductor manufacturing.

These gases vary considerably in terms of Global Warming Potential (GWP), a term developed to compare the propensity of each GHG to trap heat in the atmosphere relative to another GHG. GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and the length of time of gas remains in the atmosphere. The GWP of each GHG is measured relative to CO_2. Accordingly, GHG emissions are typically measured and reported in terms of CO_2 equivalent (CO_2e). For instance, SF_6 is 22,800 times more intense in terms of global climate change contribution than CO_2.

The State of California is addressing the issue of GHG through legislation, policy guidance, and outreach programs. CO_2 is the primary GHG emitted from land use and industrial projects. In 2006 California enacted AB 32 – the Global Warming Solutions Act, which requires that statewide GHG emissions be reduced to 1990 levels by 2020. In 2008, the California Air Resources Board (CARB) adopted the Climate Change Scoping Plan in response to AB 32. This plan describes the strategies that the State will

---

[2] BAAQMD, 2011. *BAAQMD CEQA Air Quality Guidelines*. May.

implement to reduce future emissions by 28% to meet the 1990 target goal in 2020. BAAQMD's analysis of future land use development in the Bay Area and applicable AB 32 GHG reduction strategies lead to the development of emission-based significance thresholds for the projects in the Bay Area, which are also used in northern Sonoma County.

Per Appendix G of the CEQA Guidelines and BAAQMD recommendations, greenhouse gas emissions are considered significant if implementation of the proposed projects would:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The BAAQMD provides guidance in assessing impacts to lead agencies in the Bay Area, which are used throughout Sonoma County. In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA and were posted on BAAQMD's website and included in the Air District's updated CEQA Guidelines. The BAAQMD thresholds were developed specifically for the Bay Area after considering the latest Bay Area GHG inventory and the effects of AB 32 scoping plan measures that would reduce regional emissions. BAAQMD intends to achieve GHG reductions from new land use developments to close the gap between projected regional emissions with AB 32 scoping plan measures and the AB 32 targets. The BAAQMD GHG recommendations include a bright-line emissions threshold of 1,100 metric tons (MT) of CO_2e or an emission efficiency metric of 4.6 MT of CO_2e per year per capita (future residences and full-time workers) if the bright-line threshold is exceeded. Projects that have emissions below 1,100 MT of CO_2e per year, or 4.6 MT of CO_2e per year per capita are considered to have less than significant GHG emissions.

Project Emissions

The California Emissions Estimator Model, Version 2013.2.2 (CalEEMod) was used to predict operational period emissions. Unless otherwise noted below, the model defaults for the Sonoma County were used. The Year 2015 was used for modeling, as this assumed to be the first full year after construction that the project could be operational. Annual emissions occurring after 2015 would be lower as vehicle and electricity production emission rates are anticipated to continually decrease. CalEEMod predicts emissions for mobile, areas sources, electricity consumption, natural gas combustion, electricity usage associated with water usage and wastewater discharge, and solid waste land filling and transport. Table 1 summarizes annual operational GHG emissions due to implementation of the project. Inputs to the GHG modeling are described below.

Traffic

The CalEEMod model uses mobile emission factors from the California Air Resources Board's EMFAC2011 model. Forecasted project trip generation estimates provided by W-Trans were applied. The default trip lengths and traffic mix for Sonoma County in CalEEMod were also used. Mobile emissions from planned county-wide industry events were calculated in a separate model run and were based on a reasonable worst-case scenario involving twenty-four 300-person events annually. Each event was calculated to generate 2,006 pounds of CO_2e per day, or 48,114 pounds (22 metric tons) annually.

Electricity, Natural Gas, Water Usage and Solid Waste Production

Default rates for energy consumption were assumed in the model. Emissions rates associated with electricity consumption were adjusted to account for Pacific Gas & Electric utility's (PG&E) projected 2015 CO_2 intensity rate. This 2015 rate is based, in part, on the requirement of a renewable energy portfolio standard of 33 percent by the year 2020. CalEEMod uses a default rate of 641.35 pounds of CO_2 per megawatt of electricity produced. The derived 2015 rate for PG&E was estimated at 391.16 pounds of CO_2 per megawatt of electricity delivered and is based on the California Public Utilities Commission (CPUC) GHG Calculator.[3] Note that solid waste emissions do not include any factors for waste diversion, which would reduce emissions further.

Wine Fermentation

The CalEEMod model, described above, does not account for the CO_2 emissions from wine fermentation. CO_2 is released during this process. Although this is considered a biogenic emission, they were included in this analysis. The amount of CO_2 emitted is dependent on many variables including the type of wine produced and the winemaking process. The International Wine Carbon Calculator (IWCC version 1.3) is an Excel spreadsheet that provides GHG emission estimates from various winery operations. This program was utilized to generally estimate CO_2 emissions from fermentation, since specific details of the wine making were not known. Assuming about 1,110 tons of grapes would be used to produce 60,000 cases of wine, CO_2 emissions would be about 125 metric tons per year. These emissions are offset by the carbon sequestration resulting from the growing of the grapes; however, the offset was not computed for this evaluation.

Table 1
Annual Operational GHG Emissions in Metric Tons of CO_2e

Source	Methodology	Emissions
Mobile	Includes daily traffic generation including truck traffic	181
Mobile	24 Annual Events	22
Area	Includes landscaping from CalEEMod default	<1
Electricity	Based on CalEEmod default adjusted to PG&E emission rates published by CPUC.	56
Natural Gas	Based on CalEEMod default	52
Water	Based on CalEEMod default	18
Solid Waste	Based on CalEEMod default	20
Wine Fermentation	Based on IWCC v1.3 estimate for 60,000 cases	125
Total		**475**

---

[3] California Public Utilities Commission's GHG Calculator version 3c, October 7, 2010. Available on-line at: http://ethree.com/public_projects/cpuc2.php. Accessed: October 27, 2013.

As shown in Table 1, the proposed project would have total direct and indirect emissions that are below the GHG operational threshold (1,100 metric tons of CO_2e per year) recommended by BAAQMD for new projects. Therefore, the project's GHG emissions would *not significantly* contribute to a cumulative impact on global climate change.

* * *

This concludes our assessment of the GHG impacts from this project. If you have any questions or comments, please feel free to contact me at (707) 794-0400 x35. We appreciate the opportunity to assist you.

Sincerely,

Joshua D. Carman
Project Scientist

Illingworth & Rodkin

Attachment: CalEEMod Input and Output Worksheets

13-155

ENVIRONMENTAL NOISE ASSESSMENT
RAMEY WINERY PROJECT
7097 WESTSIDE ROAD
SONOMA COUNTY, CALIFORNIA

Superceded
/revised
10/2014

October 9, 2013

◆ ◆ ◆

Prepared for:

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

Prepared by:

Carrie Janello
ILLINGWORTH & RODKIN, INC.
Acoustics & Air Quality
1 Willowbrook Court, Suite 120
Petaluma, CA 94954
(707) 794-0400

Job No. 13-155

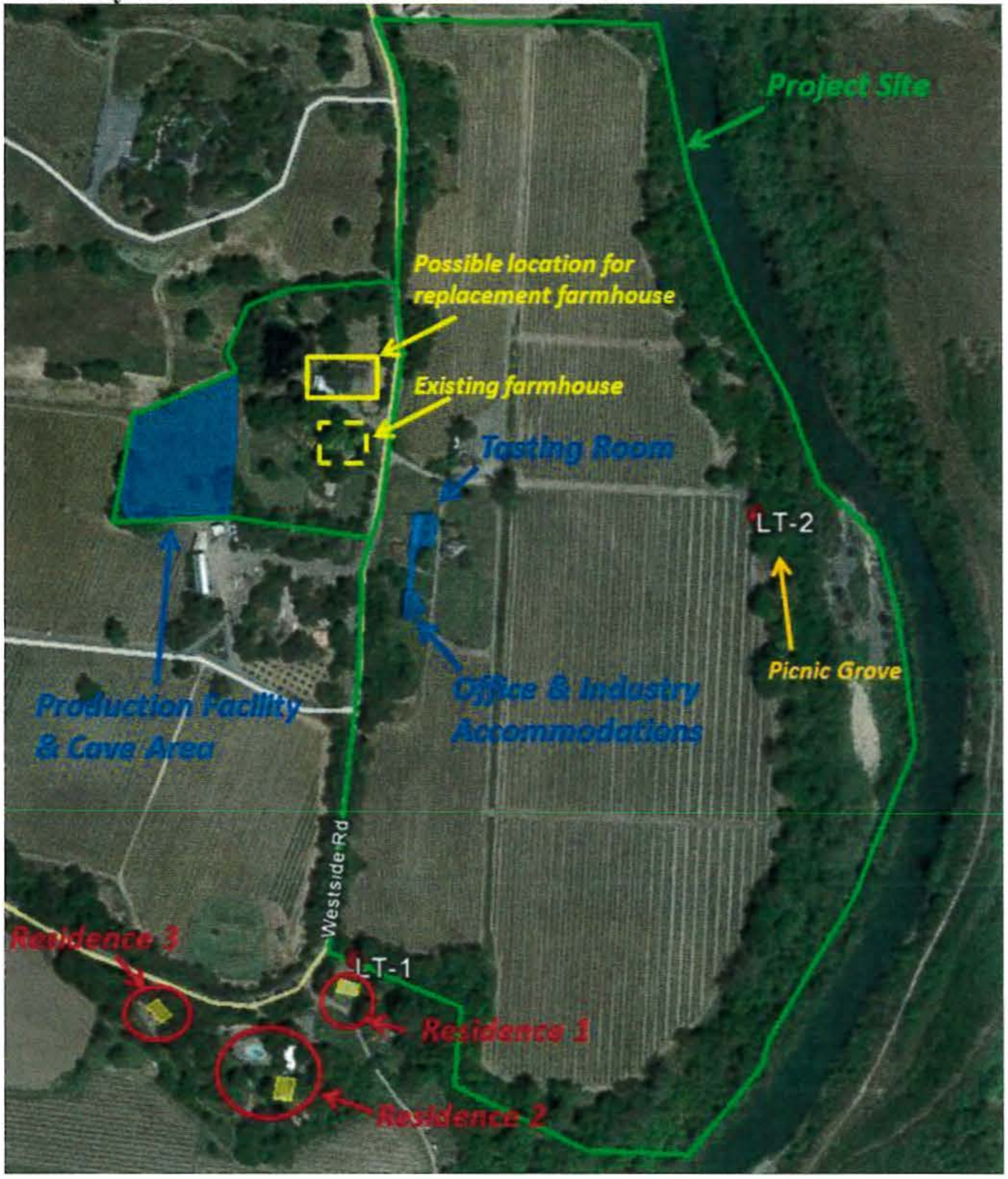
INTRODUCTION

This noise assessment evaluates the existing noise environment and the potential for increased noise as a result of the proposed Ramey Wine Cellars Project (Project) on a parcel located at 7097 Westside Road near the City of Healdsburg in an unincorporated area of Sonoma County. Figure 1 shows a site map of the property. The proposed project includes production of 60,000 cases of wine, a tasting room, retail sales, and an area designated for trade-related special events. On the eastern side of Westside Road, the existing hop kiln will be converted into a public tasting room, and the existing hop barn will be converted into a private marketing space with a kitchen and two guest rooms. The two buildings will be connected by a bridge, which will also be constructed. On the western side the roadway, a new 60,000-case winery production facility with a cave area for wine barrel storage will be constructed. These facilities will not be open to the public except by invitation. Additionally, entryways, driveways, parking, walkways and site accessibility features are included in the project.

The winery operations will include public tasting, retail sales, and trade-related special events. The staff will include fifteen employees between the winery and the tasting room. On average, 52 visitors per day is expected for tasting. The Project application includes provisions for 24 special events per year. These include 10 events with 30 people in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 250-person outdoor events.

The winery is situated on a 75-acre parcel of land formerly occupied by Westside Farms. The property is bordered to the north by Gracianna Winery, to the northwest by Arista Winery, to the west by Williams Selyem Winery, and to the south and east by the Russian River. On the opposite side of the river is Riverfront Regional Park. To the south of the property lie single-family residences, as well. This report includes a summary of applicable noise regulations, the results of a noise monitoring survey conducted for the Project, and an assessment of noise impacts and mitigation measures necessary to meet the applicable County standards at adjacent noise sensitive land uses. Persons not familiar with environmental noise analysis are referred to Appendix A for additional discussion.

Figure 1. Winery Site Plan and Measurement Locations



REGULATORY BACKGROUND

The Sonoma County Noise Element of the 2000 General Plan identifies a goal to:

> *Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.*

The following policies, which are applicable for use at the Project, are intended to achieve this goal:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use. Limit exceptions to the following:

1. If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of five dBA above the standard, provided that no measurable increase (i.e., +/- 1.5 dBA) shall be allowed.
2. Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and barking dogs at kennels.
3. Reduce the applicable standards in Table NE-2 by five dBA if the proposed use exceeds the ambient level by 10 dBA or more.
4. For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by five dB. These events shall be subject to a noise management plan, including provisions for maximum noise level limits, noise monitoring, complaint response, and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
5. Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, rather than at the exterior property line of the adjacent noise-sensitive use, where:
    a. The property on which the noise-sensitive use is located has already been substantially developed pursuant to its existing zoning, and
    b. There is available open land on these noise-sensitive lands for noise attenuation.

    Note, this exception may not be used for vacant properties, which are zoned to all noise-sensitive uses.

Table 1. Maximum Allowable Noise Exposures for Non-Transportation Sources (Table NE-2)

Hourly Noise Metric[1]	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L_{50} (30 minutes in any hour)	50	45
L_{25} (15 minutes in any hour)	55	50
L_{08} (5 minutes in any hour)	60	55
L_{02} (1 minute in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L_{50} is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L_{02} is the sound level exceeded one minute in any hour.

EXISTING NOISE ENVIRONMENT

AMBIENT NOISE LEVELS

The primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include airplanes flying overhead and agricultural-related activities in the area. To evaluate ambient noise levels on the project site at the closest noise-sensitive land uses, an ambient noise monitoring survey, consisting of two long-term noise measurements, was conducted between 3:00 p.m. on Friday, August 23, 2013, and 5:00 p.m. on Wednesday, August

28, 2013. LT-1 was located on the southern end of the property, approximately 110 feet (34 meters) from the centerline of Westside Road. This location represents the neighboring single-family residences. LT-2 was located at the tree line on the eastern boundary of the project site. Positioned approximately 185 feet (56 meters) from the Russian River, this long-term measurement location captured ambient noise away from Westside Road, which is in the vicinity of Riverfront Regional Park. Figure 1 shows the approximate locations of both measurement sites.

The hourly trends in noise levels at LT-1 and LT-2 are shown in Figures 2 and 3, respectively. Included in each figure are the energy equivalent noise level, L_{eq}, and the statistical noise levels consistent with the limits set forth in Table NE-2 (noise levels exceeded 2, 8, 25, and 50 percent of the time).

Figure 2. Measured Noise Levels at LT-1

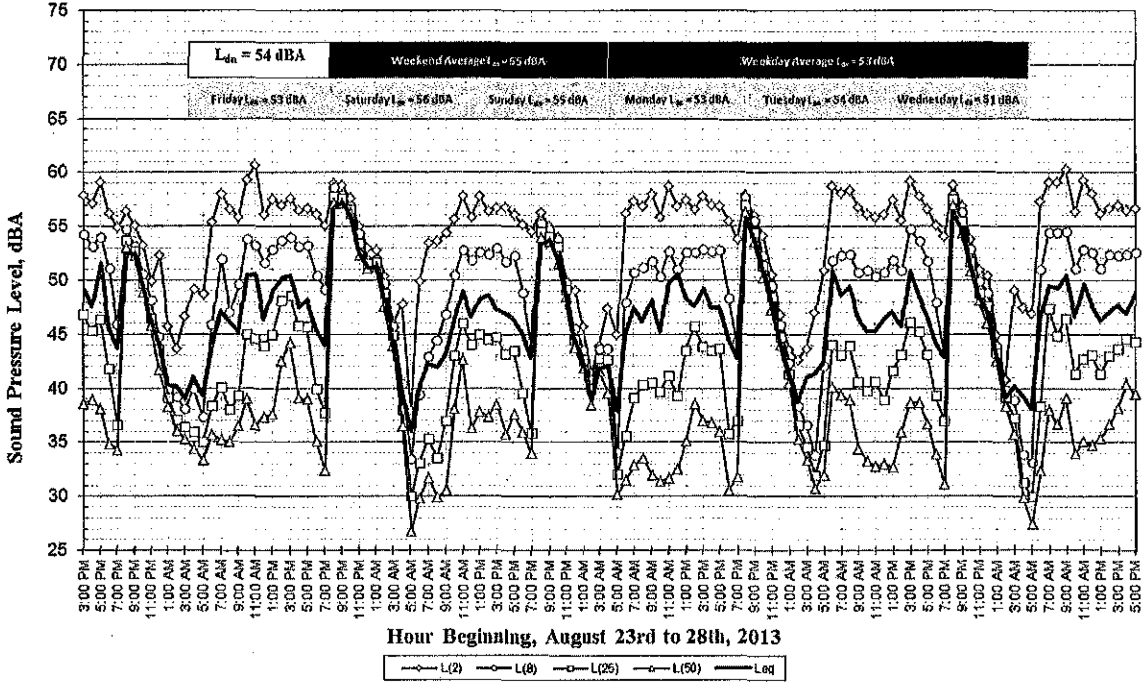
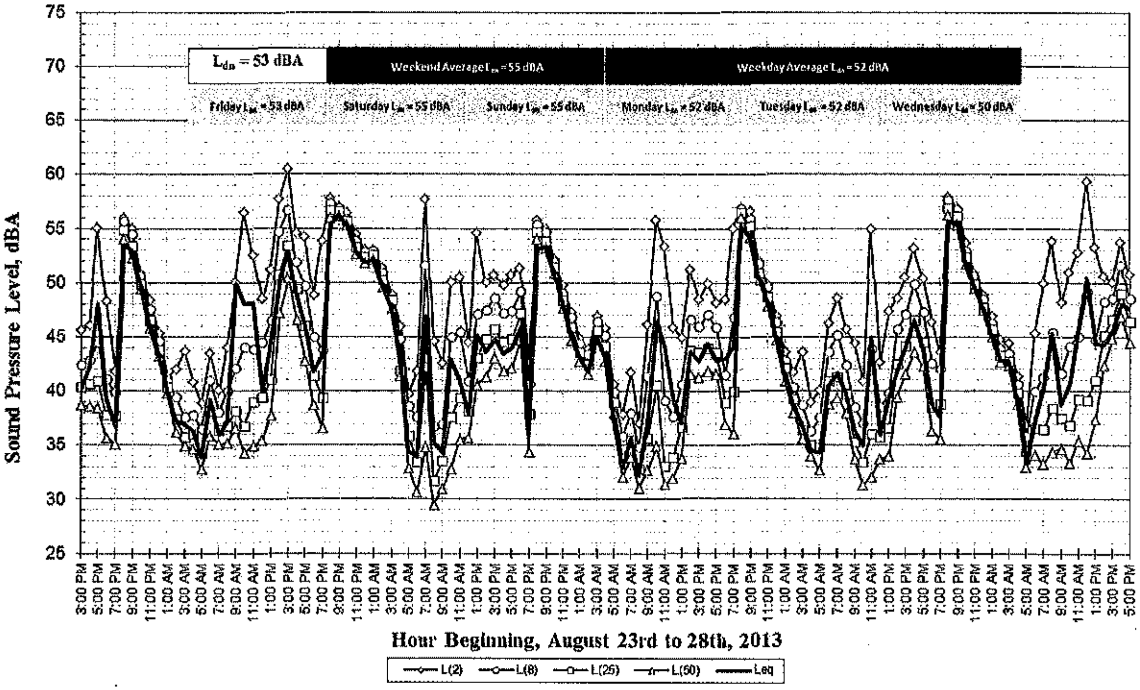


Figure 3. Measured Noise Levels at LT-2



From Figure 2, the daytime L_{eq} for the weekend (i.e., Saturday and Sunday) at LT-1 ranged from 42 to 57 dBA, with an average L_{eq} of 50 dBA. The nighttime L_{eq} for the weekend at LT-1 ranged from 36 to 56 dBA, with an average L_{eq} of 49 dBA. During the weekdays (i.e., Friday, Monday, Tuesday, and Wednesday), the average daytime and nighttime averages for L_{eq} ranged from 43 to 56 dBA, with an average of 50 dBA, and from 38 to 51 dBA, with an average of 46 dBA, respectively. The day-night average noise level, which is the L_{dn}, at LT-1 measured to be 55 dBA on the weekend and 53 dBA on the weekday. The overall L_{dn} for the entire testing period was 54 dBA. The chart in Figure 2 shows the average L_{dn} for each day of testing. The daytime and nighttime noise descriptors used to interpret the County's Noise Performance Standards at LT-1 for the measurement period are shown in Table 2.

For LT-2, which is shown in Figure 3, the average L_{eq} measurements from the weekend ranged from 34 to 56 dBA in the daytime, with an average of 49 dBA, and from 34 to 55 dBA in the nighttime, with an average of 48 dBA. On the weekdays, the average L_{eq} in the daytime ranged from 32 to 56 dBA, with an average of 48 dBA. In the nighttime, the average weekday L_{eq} ranged from 33 to 52 dBA, with an average of 45 dBA. The average weekend L_{dn} was 55 dBA, and on the weekday, the L_{dn} was approximately 52 dBA. The overall L_{dn} for the entire testing period at LT-2 was 53 dBA. The calculated L_{dn} for each day of testing is shown in Figure 3. The Noise Performance Standards at LT-2 are summarized in Table 2.

In comparing the hourly noise levels for each long-term measurement location, notice that the median noise levels, L_{50}, during the nighttime hours of 10:00 p.m. to 7:00 a.m. drop well-below 30 dBA on two different occasions near the roadway at LT-1 but barely drop as low as 30 dBA at LT-2 during the same period of time. This higher nighttime ambient noise further from the roadway is likely due to nighttime woodland insect noise.

Based on the results from LT-1 and LT-2, the L_{dn} levels measured on the weekend were approximately 2 to 3 dBA higher than on the weekdays. The weekend L_{eq} levels in the daytime were approximately 0 to 1 dBA higher than the weekdays, and in the nighttime, the weekend L_{eq} levels averaged to be approximately 3 dBA higher than on the weekdays. Since winery-related noise generally occurs at the same or higher rates on the weekends, ambient noise from the weekends will be used to conduct the impact assessment for the worst-case scenario.

Table 2: Measured Ambient Noise Levels

Hourly Noise Metric	**Exterior Ambient Noise Levels**			
	LT-1 (southern property line near Westside Road Noise)		**LT-2 (eastern property line away from Westside Road Noise)**	
	Avg. Daytime Level (Range)	**Avg. Nighttime Level** (Range)	**Avg. Daytime Level** (Range)	**Avg. Nighttime Level** (Range)
L_{50} (30 Min.)	**48** (34 to 58)	**47** (30 to 57)	**48** (32 to 57)	**47** (34 to 56)
L_{25} (15 Min.)	**52** (41 to 58)	**48** (33 to 57)	**49** (35 to 58)	**48** (36 to 56)
L_{08} (5 Min.)	**53** (43 to 59)	**48** (33 to 57)	**50** (35 to 58)	**48** (36 to 56)
L_{02} (1 Min.)	**57** (53 to 61)	**51** (38 to 59)	**53** (37 to 61)	**49** (37 to 56)

NOISE ASSESSMENT

Estimating the expected noise produced by, and impacts from, the proposed project at adjacent noise-sensitive uses requires three elements: 1) identification of what noise-producing operations are likely to occur; 2) the typical noise source levels for those operations; and 3) the temporal nature of the operations.

I. Identification of Noise-Producing Operations/Uses

There are a number of operations associated with wine production and events at the proposed facility that will produce noise. These include:

1. Project traffic;
2. Winery and seasonal production operations;
3. Maintenance and forklift operations; and
4. Special event noise.

II. Typical Noise Source Levels

To estimate the noise levels associated with project operations, some attention must be given to the temporal nature of the noise produced. Below each of the major winery-related noise-producing operations outlined above are discussed:

1. *Project Traffic* would produce the following type and range of traffic noise levels:
    a. Automobile and light-vehicle traffic accessing the tasting room would occur during the daytime hours, and noise produced is expected to include the sounds of vehicles accessing parking areas, engine starts, door slams, etc. These noises typically range from a maximum of 53 to 63 dBA at 50 feet (15 meters).
    b. The majority of truck traffic on the project site is expected to primarily access the winery building on the western side of Westside Road, though some truck traffic may also access other portions of the site. Noise levels generated by truck traffic are dependent on the size and speed of trucks; typically, maximum noise levels generated

by heavy-duty (i.e., semi-tractor trailer type) trucks would range from 70 dBA when traveling at constant speeds to 75 dBA when stopping/starting and maneuvering at a distance of 50 feet (15 meters). Medium (box type and delivery) trucks would typically have maximum levels ranging from 60 dBA when traveling at constant speeds to 65 dBA when stopping/starting and maneuvering at a distance of 50 feet.

2. *Winery and Seasonal Production Operations* would produce the following type and range of noise levels:
   a. Refrigeration equipment, as a maximum condition, is assumed to operate under constant conditions during the day and night. Though the model, type, and capacities of the cooling compressors for the facility are not specified, field measurements of such equipment show that sound levels from such equipment can produce levels between 50 and 65 dBA at 50 feet, with L_{50} noise levels of 60 dBA at 50 feet.
   b. Air compressors used for various processes in the facility typically cycle on and off based on the need for compressed air. Though the model, type, and capacities of the cooling compressors for the facility are not specified, we can estimate results based on field measurements of cooling compressors at other wineries. The equipment is expected to produce L_{50} sound levels of 62 dBA at 50 feet.
   c. Bottling would be constant on an hourly basis, although it is likely to occur for only a few weeks each year. Based on sound level measurements of bottling lines at other wineries, bottling operations can be expected to produce L_{50} sound levels between 65 and 70 dBA at 50 feet.
   d. Crush activities at medium to large-sized wineries typically occur for approximately two months each year. The majority of the noise sources associated with the crush include the operation of hoppers, presses, de-stemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Average noise levels resulting from the crush are typically constant on an hourly basis. Individual pieces of crush-specific equipment, such as the separators and de-stemmers, are relatively quiet with sound levels around 50 dBA L_{eq} at approximately 50 feet. The composite crush activities at a large sized winery, such as a 60,000-case capacity facility, typically generate noise levels of approximately 66 dBA L_{eq} at a distance of 50 feet from the center of operations. During the crush, discrete maximum noise events, such as the setting of empty bins, may reach 70 to 80 dBA L_{max} or L_{02} at 50 feet from the center of operations.
3. *Maintenance and Forklift Operations* would produce intermittent noise depending upon the exact nature of the operation. These would likely occur at a much slower than a daily rate; although operations may span several hours, once initiated. Backup alarms (or beepers), which are repetitive and irritating by design, would also produce noise during these activities, and as with forklift operations, are expected to be intermittent by nature. Forklift use and associated backup alarm noise would be partially attenuated during crush-related activities by structure of the production building. Based on experience with other winery operations, it can be estimated that non-attenuated L_{08} noise levels from these operations may reach levels of 66 to 67 dBA at 50 feet.
4. *Special Events Noise*, such as concerts and weddings are not planned, nor requested, at the winery. The winery does plan to participate in industry-related events, averaging approximately 24 per year. Based on review of site plans, indoor events would be held in the building connected to the tasting room by a constructed bridge or within the walnut grove at the east boundary of the site. The events building will be located across the street from the production facilities. Table 3 summarizes typical noise levels generated by small-to-moderate sized events at distances of 50 feet from the source.

Table 3: Typical Noise Source Levels for Promotional Events (A-Weighted L_{50} Levels)

Event or Activity	**Typical Noise Level @ 50 ft**
Amplified Music[1]	72 dBA
Amplified Speech	71 dBA
Non-amplified (acoustic) Music	67 dBA
Films – Voices/Music	64 dBA
Raised Conversation	64 dBA

[2] Amplified concert-type music events are not proposed – such events would increase L_{50} noise levels to 80 dBA at 50 feet.

III. Propagation of sound

The final step in estimating the project noise levels is assessing the propagation of sound to the sensitive receptors. To do this, it is necessary to assume some rate of sound attenuation between the operations and receiver locations. The most dominant physical effect is due to the spreading out of sound waves with distance. For simple, single sources, such as fixed equipment and stationary truck operations, the divergence of the sound wave is hemispherical in nature, producing a reduction of 6 dB with each doubling of distance. For moving sources of noise, such as automobile traffic or truck movements, which are considered linear sources of noise, the divergence of the sound wave is cylindrical in nature, producing a reduction of 3 to 4 ½ dB with each doubling of distance. Other effects can modify these fall-off rates, such as partial shielding from buildings or topography, atmospheric attenuation of sound, ground absorption, and meteorological effects. These effects almost always reduce the noise, in addition to that due to sound divergence. As most of these effects will vary with time due to changing environmental conditions, it is most conservative to assume only attenuation due to divergence for outdoor activities and conservative (minimal) rate of structural attenuation (12 dBA) when operations are conducted within buildings, realizing that the actual noise level will be at or, most likely, below those predicted using this assumption at any one time.

To evaluate noise impacts on area noise sensitive uses, noise levels were propagated to three representative residences. There is also an existing farmhouse on the project site to the west of Westside Road. This residence is to be demolished, and therefore, does not require noise propagation calculations. Noise propagation calculations were completed on the following residences (see Figure 1 for locations):

1. *Residence 1*: This residence is located in the vicinity of LT-1. It is south of the project site on the same side of Westside Road as the tasting room and event barn and therefore on the opposite side as the wine production building. The residence is approximately 75 feet (23 meters) from the centerline of Westside Road. The front yard of this home is represented by the calculated noise levels for monitoring position LT-1.
2. *Residence 2*: This residence is also located to the south of the project site. Residence 2 is also south of Residence 1 and slightly west. Since Westside Road turns westward just south of Residence 1, the alignment of Residence 2 is such that it is located directly south of the wine production building. This property includes an outdoor pool area that is approximately 100 to 170 feet (30 to 52 meters) from the centerline of Westside Road. The front yard of the home ranges from 52 to 180 feet (16 to 55 meters) from the centerline of the roadway, and the front façade of the home is 190 to 215 feet (58 to 66 meters) from the roadway centerline. Due to the proximity of the home to LT-1, the calculated noise levels at this monitoring location are represented by LT-1 minus 3 dBA.
3. *Residence 3*: While on the same side of Westside Road as Residences 1 and 2, the geometry of the roadway is such that Residence 3 is southwest of the wine production building.

Positioned approximately 50 to 75 feet (15 to 23 meters) from the centerline of Westside Road, this home is also best represented by LT-1 plus 3 dBA.

Ambient noise levels at these residences under worst case (i.e., weekend) conditions were calculated using the sound level differences noted above and the measurement results shown in Table 2 for the long-term noise measurement, LT-1. Table 4 summarizes the calculated levels for all four residences.

Table 4. Calculated Ambient Noise Levels at Adjacent Noise-Sensitive Uses

Hourly Noise Metric	Exterior Ambient Noise Levels, dBA					
	Residence 1		Residence 2		Residence 3	
	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level
L_{50} (30 min.)	48	47	45	44	51	50
L_{25} (15 min.)	52	48	49	45	55	51
L_{08} (5 min.)	53	48	50	45	56	51
L_{02} (1 min.)	57	51	54	48	60	54

IMPACT ASSESSMENT

Impact 1: Traffic, Parking Lot and Truck Noise

Automobile parking and traffic

On the east side Westside Road where the tasting room and office and industry accommodations are located, the existing driveways and parking areas will be used. The parking lot will be enhanced, but the general location will remain the same. Residence 1 (represented by LT-1 at the southern boundary of the winery property) is approximately 960 feet from the nearest parking area; Residences 2 (located further south of LT-1 along Westside Road) and 3 (located to the west of LT-1, also along Westside Road) are approximately 1,220 and 1,210 feet, respectively, from the nearest parking area. Based on these distances, noise generated by automobile and light vehicles would be between 28 and 38 dBA at Residence 1 and between 25 and 35 dBA at both Residences 2 and 3. Given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L_{02} NE-2 daytime category of 65 dBA (see Table 1). However, during events or on busy weekends, such activities may occur more frequently and fall in the L_{08} NE-2 daytime category of 60 dBA. The ambient noise environment in this area is described by measurements at site LT-1. Table 5 summarizes the assessment of automobile noise in driveways and in parking lots.

Based on this finding, noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the nearest residences.

Table 5. Driveway and Parking Lot Automobile L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Driveway/Parking Lot Noise at Receiver	**28 to 38**	**25 to 35**	**25 to 35**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Driveway/Parking Noise Exceeds NE-2?	No	No	No

Truck traffic

Trucks visiting the winery site will use the new driveway to access the wine production facility on the west side of the roadway. This main winery access path will take constant speed and maneuvering trucks within respective distances of approximately 1,170 to 1,335 feet of Residence 1, 1,290 to 1,595 feet of Residence 2, and 1,200 to 1,515 feet of Residence 3. Using these distances, noise generated by heavy-duty trucks may range from 48 to 56 dBA at Residence 1 and from 47 to 55 dBA at both Residences 2 and 3. The noise generated by medium-duty trucks ranged from 38 to 46 dBA at Residence 1 and from 37 to 45 dBA at Residences 2 and 3. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus, truck operations would fall in the L_{02} NE-2 category of 65 dBA (see Table 1) at the adjacent residential uses. Table 6, below, presents and summarizes the assessment of truck traffic noise.

Based on these findings, noise associated with truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the nearest residences.

Table 6. Truck L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Heavy Truck Operations at Receiver	**48 to 56**	**47 to 55**	**47 to 55**
Medium Truck Operations at Receiver	**38 to 46**	**37 to 45**	**37 to 45**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	65	65	65
Truck Traffic Noise Exceeds NE-2?	No	No	No

Mitigation 1: None Needed

Impact 2: Mechanical Equipment Noise

The project would likely include noise-generating mechanical equipment, such as air-cooled condensing units, pumps, and compressors, at the wine production facility, as well as less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawings do not indicate the location of such equipment. This equipment may be located within the structures or positioned so that the structures provide shielding for noise caused by the equipment. However, considering a worst case scenario where the equipment is placed outside of production buildings and not shielded from the adjacent residences, the equipment may be located as close as 1,210 feet from Residence 1, as 1,300 feet from Residence 2, and as close as 1,170 feet from Residence 3.

Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, constant L_{50} noise levels from mechanical equipment may be between an L_{50} of 32 and 34 dBA at Residences 1 and 2 and between an L_{50} of 33 and 35 dBA at Residence 3. Table 7, below, summarizes the assessment of mechanical equipment noise.

Table 7. Mechanical Equipment L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Mechanical Equipment Noise at Receiver	**32 to 34**	**32 to 34**	**33 to 35**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Mechanical Equipment Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on these findings, noise associated with mechanical equipment is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Mitigation 2: None Needed

Impact 3: Crush-Related Noise

Annual crush-related activities would take place within the new wine production building. The crush pad & press equipment room will be located on the first floor and on the western side of the building, which indicates considerable shielding of crush-related noise by the building itself from the nearby residences. Based on the Winery Floor Plans provided, the space above the crush pad will be open to the second floor, but it is unclear if the area will be open or closed to nature. Assuming the worst case scenario, crush-related activities will be considered to occur outdoors. From the plans for the project site and the building plans, the future location of the crush pad was estimated, and using Google Earth, the distances to the each residence was approximated. The crush pad will be within 1,280 feet of Residence 1, within 1,400 feet of Residence 2 and within 1,275 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance, constant L_{50} noise levels from crush-related activities would be approximately 38 dBA at Residence 1, 37 dBA at Residence 2, and 38 dBA at Residence 3. Table 8, below, summarizes these calculations. The maximum noise events discussed above, such as bin drops, etc., would be an L_{02} of 42 to 52 dBA at Residence 1, 41 to

51 dBA at Residence 2, and 42 to 52 dBA at Residence 3. Table 9 summarizes the maximum noise events assessment of crush-related activities.

Based on the findings shown, noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Table 8. Crush-Related L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Crush-Related Noise at Receiver	**38**	**37**	**38**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Table 9. Crush-Related L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Daytime Ambient Exceeds NE-2 Limit?	No	No	No
Daytime NE-2 Adjustment	+0	+0	+0
Unadjusted Table NE-2 Nighttime Limit	60	60	60
Nighttime Ambient Noise Levels	51	48	54
Nighttime Ambient Exceeds NE-2 Limit?	No	No	No
Nighttime NE-2 Adjustment	+0	+0	+0
Crush-Related Noise at Receiver	**42 to 52**	**41 to 51**	**42 to 52**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	65	65	65
Adjusted Table NE-2 Nighttime Limit	60	60	60
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Mitigation 3: None Needed

Impact 4: Bottling Noise

According to the building floor plans provided, bottling will be done in the production facility area, next to the truck access loading zone. The building will provide shielding from noise created during bottling activities. The distances from the bottling area to the nearby residences are as follows: 1,225 feet from Residence 1, 1,345 feet from Residence 2, and 1,200 feet from Residence 3. Based on these distances and the noise shielding, noise from bottling activities are expected to be an L_{50} of 37 to 42 dBA at Residence 1, an L_{50} of 36 to 41 dBA at Residence 2, and an L_{50} of 37 to 42 dBA at Residence 3. Table 10 summarizes the assessment of bottling noise.

Table 10. Bottling L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	Yes
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	Yes	No	Yes
Nighttime NE-2 Adjustment	+2	+0	+5
Bottling Noise at Receiver	**37 to 42**	**36 to 41**	**37 to 42**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Bottling Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on these findings, noise associated with bottling is not expected to exceed daytime or nighttime NE-2 noise standard at any of the adjacent residences.

Mitigation 4: None Needed

Impact 5: Maintenance and Forklift Operations

Forklift and maintenance operations would likely take place on the first floor inside the new winery building, in the outdoor crushing and receiving areas, and possibly in the winery caves. Such activities within the winery building would receive significant noise shielding from the building and are not analyzed here. The crushing area would also receive considerable shielding from the building. Outdoor forklift and maintenance operations are considered a worst-case condition and are analyzed. Based on a review of project drawings, the outdoor area closest to the adjacent residences would be the receiving area/truck access, which was mentioned above as being within 1,335 feet of Residence 1, within 1,595 feet of Residence 2, and within 1,515 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, noise from forklift and maintenance operations activities are expected to be an L_{08} of between 37 and 38 dBA at Residence 1 and an L_{08} of between 36 and 37 dBA at Residences 2 and 3. Table 11, following, summarizes the assessment of noise due to forklift and maintenance operations. Note, forklift and maintenance operations will only occur during the daytime hours.

Table 11. Forklift and Maintenance L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit?	No	No	No
NE-2 Adjustment	+0	+0	+0
Forklift/Maintenance Operations at Receiver	**37 to 38**	**36 to 37**	**36 to 37**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Forklift/Maintenance Operations Noise Exceed NE-2?	No	No	No

Based on these findings, noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at the nearest residences.

Mitigation 5: None Needed

Impact 6: Event Noise at adjacent residential uses
Special events, such as concerts and weddings, are not planned, nor requested at the winery; however, the winery does plan to participate in county-wide industry events. The project application includes provisions for 24 special events per year, including 10 events with 30 persons in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 250-person outdoor events. For an event consisting of 250 persons, a staff of approximately 12 people is expected.

A review of the project site plans indicates that outdoor events may be held either on the east side of Westside Road in the vicinity of the tasting room and barn or in the picnic grove area located along the eastern boundary of the property near LT-2. Indoor events would be held inside the tasting room or barn. The production facility on the west side of the roadway will only be opened to guests by invitation only. Events occurring within the winery buildings would receive noise shielding from the building structures estimated at 12 dBA (assuming open windows and/or doors). However, the outdoor events held in the garden area or yard between the tasting room/barn and Westside Road, in the yard south of the barn, in the yard east of the barn, or in the picnic grove area would receive little to no noise attenuation from intervening terrain or building structures at Residences 1, 2, and 3. The outdoor area between the tasting room and the barn would have some shielding from the barn structure.

Based on a review of aerial photos and the project site plan, distance information obtained using Google Earth indicates that outdoor events that take place around the tasting room and events barn could be situated as close as 690 feet from Residence 1, 900 feet from Residence 2, and 915 feet from Residence 3. The outdoor events taking place in the picnic grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, and 1,900 feet from Residence 3. The event space and guest rooms located in the barn are the closest indoor rooms for events. From the maps, indoor events at these locations would be as close as 885 feet from Residence 1, 1,100 feet from Residence 2, and 1,110 feet from Residence 3. Using these distances and the noise shielding considerations for outdoor and indoor events, the L_{50} sound levels for the typical noise source levels listed in Table 3 for outdoor and indoor events have been calculated at Residences 1, 2, and 3. Tables 12 and 13 summarize the assessments for outdoor special events noise around the winery and in the picnic grove area, respectively. Table 14 summarizes the assessment for the indoor special events noise.

Table 12. Outdoor Special Events L_{50} Noise Levels in the Vicinity of the Winery

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Ambient Adjustment	+2	+0	+5
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Amplified Music	49	47	47
Outdoor Amplified Speech	48	46	46
Outdoor Non-Amplified Music	44	42	42
Outdoor Films – Voices/Music	41	39	39
Outdoor Raised Conversation	41	39	39
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45	45	46
Adjusted Table NE-2 Nighttime Limit	42	40	45
Amplified Music Noise Exceeds Adjusted NE-2?	**Yes (day & night)**	**Yes (day & night)**	**Yes (day & night)**
Amplified Speech Exceeds Adjusted NE-2?	**Yes (day & night)**	**Yes (day & night)**	No (day) **Yes (night)**
Non-Amplified Music Exceeds Adjusted NE-2?	No (day) **Yes (night)**	No (day) **Yes (night)**	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown in Table 12, all daytime and nighttime outdoor events would exceed County NE-2 standards at Residences 1, 2, and 3 in the amplified music and speech categories, except amplified speech during daytime hours at Residence 3. Additionally, non-amplified music NE-2 standards would also be exceeded at nighttime at Residences 1 and 2.

Table 13. Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Ambient Adjustment	+2	+0	+5
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Amplified Music	42	41	40
Outdoor Amplified Speech	41	40	39
Outdoor Non-Amplified Music	37	36	35
Outdoor Films – Voices/Music	34	33	32
Outdoor Raised Conversation	34	33	32
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45	45	46
Adjusted Table NE-2 Nighttime Limit	42	40	45
Amplified Music Noise Exceeds Adjusted NE-2?	No (day & night)	No (day) **Yes (night)**	No (day & night)
Amplified Speech Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Non-Amplified Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown in Table 13, the only County NE-2 standard that would be exceeded during an outdoor event in the picnic grove area, as measured at Residence 2, would be amplified music in the nighttime. And note that this only standard would be exceeded by only one dBA. There are no calculations shown in Table 13 during the daytime hours that would exceed the County NE-2 standards at any residence.

Table 14. Indoor Special Events L_{50} Noise Levels

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Ambient Adjustment	+2	+0	+5
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Amplified Music	35	33	33
Outdoor Amplified Speech	34	32	32
Outdoor Non-Amplified Music	30	28	28
Outdoor Films – Voices/Music	27	25	25
Outdoor Raised Conversation	27	25	25
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45	45	46
Adjusted Table NE-2 Nighttime Limit	42	40	45
Amplified Music Noise Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Amplified Speech Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Non-Amplified Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown in Table 14, daytime or nighttime indoor events with amplified music, amplified speech, non-amplified music, films, or raised conversations would not exceed the County NE-2 standards at any of the three adjacent residences.

Mitigation 6: Special/Promotional Events

The findings above show that during outdoor events taking place near the winery buildings, amplified music and speech exceed the County NE-2 standards at Residences 1 and 2, during the daytime and nighttime. At Residence 3, the amplified music standard would be exceeded during the daytime and nighttime, as well as the amplified speech standard in the nighttime. Additionally, the non-amplified music standard would also be exceeded in the nighttime hours at Residences 1 and 2. In the picnic grove area, however, the only County NE-2 standard that would be exceeded is amplified music at nighttime. This would occur only at Residence 2. Since even noise has the potential to result in levels exceeding the standard fairly significantly, the following measures should be included in the project:

1. Amplified music and speech at events should only occur during daytime hours within the events barn or tasting room buildings or in the picnic grove.
2. Outdoor events in the vicinity of the winery with non-amplified outdoor music and/or speech may occur outdoors only during daytime hours (7:00 a.m. to 10:00 p.m.).
3. Any outdoor event occurring beyond 10:00 p.m. should be moved indoors.

4. A noise management plan should be developed for daytime outdoor events with amplified music to allow for these events to be held in accordance with provision 4 of NE-1c of the Sonoma County Noise Element. Through this provision, allowable noise exposures can increase by 5 dB. As such, up to six daytime events with amplified music would be allowed, as predicted noise levels would fall at or below the short-term noise source limit.

APPENDIX A:
FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL ACOUSTICS

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound may be caused by either its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales that are used to describe noise in a particular location. *A decibel (dB)* is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1. There are several methods of characterizing sound. The most common in California is the *A-weighted sound level or dBA.* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TERM	DEFINITIONS
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
Day/Night Noise Level, L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Definitions Of Acoustical Terms **Table 1**

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Day/Night Average Sound Level, Ldn,* is a measure of the cumulative noise exposure in a community, with a 10 dB penalty added to nighttime (10:00 pm - 7:00 am) noise levels.

At a Given Distance From Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Music Concert	
Diesel Pile Driver (100')	100		Very Loud
	90	Boiler Room	
Freight Cars (50')		Printing Press Plant	
Pneumatic Drill (50')	80		
Freeway (100')		In Kitchen With Garbage	
Vacuum Cleaner (10')	70	Disposal Running	Moderately Loud
	60	Data Processing Center	
Light Traffic (100')	50	Department Store	
Large Transformer (200')			
	40	Private Business Office	Quiet
Soft Whisper (5')	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of Hearing
	0		

Typical Sound Levels Measured In The Environment And Industry **Table 2**

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Effects of Noise

Sleep and Speech Interference: The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noise of sufficient intensity; above 35 dBA, and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is

about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

Annoyance: Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 55 dBA L_{dn}. At an L_{dn} of about 60 dBA, approximately 2 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 12 percent of the population. There is, therefore, an increase of about 1 percent per dBA between an L_{dn} of 60-70 dBA. Between an L_{dn} of 70-80 dBA, each decibel increase increases by about 2 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 10 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 2 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 3 percent increase in the percentage of the population highly annoyed.

ENVIRONMENTAL NOISE ASSESSMENT RAMEY WINERY PROJECT 7097 WESTSIDE ROAD SONOMA COUNTY, CALIFORNIA

October 9, 2013
Revised October 2, 2014

Revised in 2015.

◆ ◆ ◆

Prepared for:

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

Prepared by:

Carrie Janello
ILLINGWORTH & RODKIN, INC.
Acoustics & Air Quality
1 Willowbrook Court, Suite 120
Petaluma, CA 94954
(707) 794-0400

Job No. 13-155

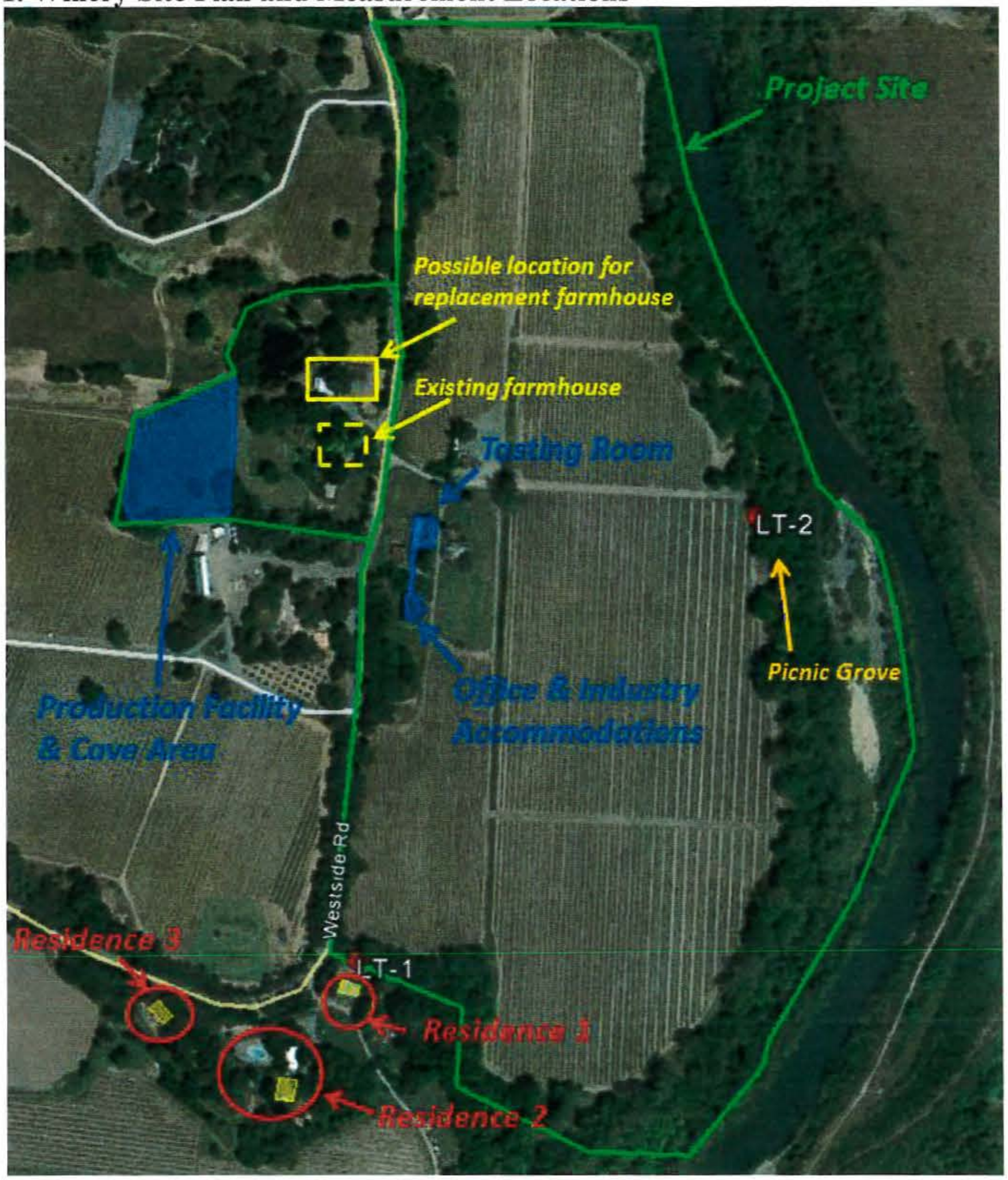
INTRODUCTION

This noise assessment evaluates the existing noise environment and the potential for increased noise as a result of the proposed Ramey Wine Cellars Project (Project) on a parcel located at 7097 Westside Road near the City of Healdsburg in an unincorporated area of Sonoma County. Figure 1 shows a site map of the property. The proposed project includes production of 60,000 cases of wine, a tasting room, retail sales, and an area designated for trade-related special events. On the eastern side of Westside Road, the existing hop kiln will be converted into a public tasting room, and the existing hop barn will be converted into a private marketing space with a kitchen and two guest rooms. The two buildings will be connected by a bridge, which will also be constructed. On the western side the roadway, a new 60,000-case winery production facility with a cave area for wine barrel storage will be constructed. These facilities will not be open to the public except by invitation. Additionally, entryways, driveways, parking, walkways and site accessibility features are included in the project.

The winery operations will include public tasting, retail sales, and trade-related special events. The staff will include fifteen employees between the winery and the tasting room. On average, 52 visitors per day is expected for tasting. The Project application includes provisions for 24 special events per year. These include 10 events with 30 people in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 300-person outdoor events.

The winery is situated on a 75-acre parcel of land formerly occupied by Westside Farms. The property is bordered to the north by Gracianna Winery, to the northwest by Arista Winery, to the west by Williams Selyem Winery, and to the south and east by the Russian River. On the opposite side of the river is Riverfront Regional Park. To the south of the property lie single-family residences, as well. This report includes a summary of applicable noise regulations, the results of a noise monitoring survey conducted for the Project, and an assessment of noise impacts and mitigation measures necessary to meet the applicable County standards at adjacent noise sensitive land uses. Persons not familiar with environmental noise analysis are referred to Appendix A for additional discussion.

Figure 1. Winery Site Plan and Measurement Locations



REGULATORY BACKGROUND

The Sonoma County Noise Element of the 2000 General Plan identifies a goal to:

> *Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.*

The following policies, which are applicable for use at the Project, are intended to achieve this goal:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use. Limit exceptions to the following:

1. If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of five dBA above the standard, provided that no measurable increase (i.e., +/- 1.5 dBA) shall be allowed.
2. Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and barking dogs at kennels.
3. Reduce the applicable standards in Table NE-2 by five dBA if the proposed use exceeds the ambient level by 10 dBA or more.
4. For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by five dB. These events shall be subject to a noise management plan, including provisions for maximum noise level limits, noise monitoring, complaint response, and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
5. Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, rather than at the exterior property line of the adjacent noise-sensitive use, where:
    a. The property on which the noise-sensitive use is located has already been substantially developed pursuant to its existing zoning, and
    b. There is available open land on these noise-sensitive lands for noise attenuation.

    Note, this exception may not be used for vacant properties, which are zoned to all noise-sensitive uses.

Table 1. Maximum Allowable Noise Exposures for Non-Transportation Sources (Table NE-2)

Hourly Noise Metric[1]	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L_{50} (30 minutes in any hour)	50	45
L_{25} (15 minutes in any hour)	55	50
L_{08} (5 minutes in any hour)	60	55
L_{02} (1 minute in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L_{50} is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L_{02} is the sound level exceeded one minute in any hour.

EXISTING NOISE ENVIRONMENT

AMBIENT NOISE LEVELS

The primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include airplanes flying overhead and agricultural-related activities in the area. To evaluate ambient noise levels on the project site at the closest noise-sensitive land uses, an ambient noise monitoring survey, consisting of two long-term noise measurements, was conducted between 3:00 p.m. on Friday, August 23, 2013, and 5:00 p.m. on Wednesday, August 28, 2013. LT-1 was located on the southern end of the property, approximately 110 feet (34 meters) from the centerline of Westside Road. This location represents the neighboring single-family residences. LT-2 was located at the tree line on the eastern boundary of the project site. Positioned approximately 185 feet (56 meters) from the Russian River, this long-term measurement location captured ambient noise away from Westside Road, which is in the vicinity of Riverfront Regional Park. Figure 1 shows the approximate locations of both measurement sites.

The hourly trends in noise levels at LT-1 and LT-2 are shown in Figures 2 and 3, respectively. Included in each figure are the energy equivalent noise level, L_{eq}, and the statistical noise levels consistent with the limits set forth in Table NE-2 (noise levels exceeded 2, 8, 25, and 50 percent of the time).

Figure 2. Measured Noise Levels at LT-1

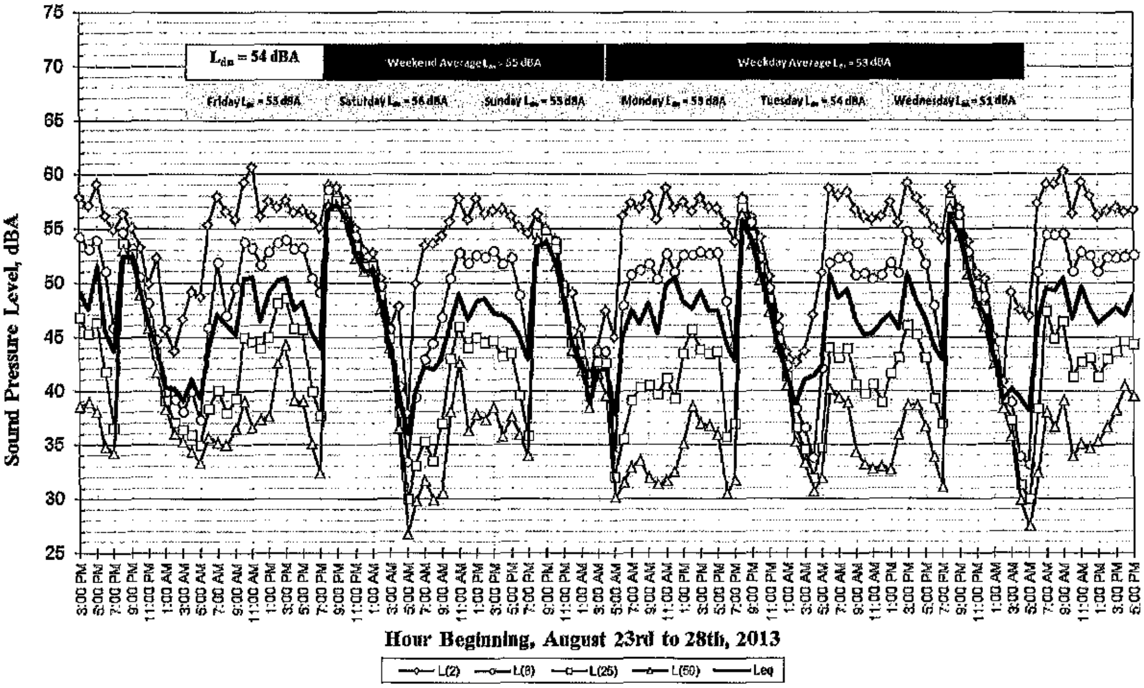
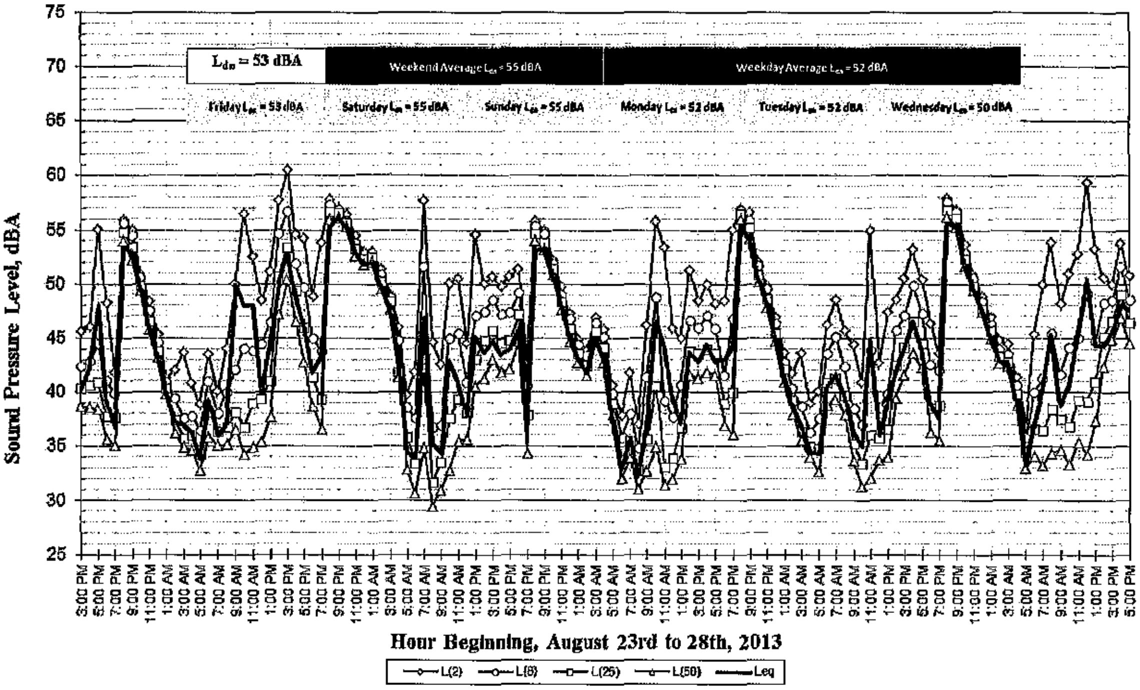


Figure 3. Measured Noise Levels at LT-2



From Figure 2, the daytime L_{eq} for the weekend (i.e., Saturday and Sunday) at LT-1 ranged from 42 to 57 dBA, with an average L_{eq} of 50 dBA. The nighttime L_{eq} for the weekend at LT-1 ranged from 36 to 56 dBA, with an average L_{eq} of 49 dBA. During the weekdays (i.e., Friday, Monday, Tuesday, and Wednesday), the average daytime and nighttime averages for L_{eq} ranged from 43 to 56 dBA, with an average of 50 dBA, and from 38 to 51 dBA, with an average of 46 dBA, respectively. The day-night average noise level, which is the L_{dn}, at LT-1 measured to be 55 dBA on the weekend and 53 dBA on the weekday. The overall L_{dn} for the entire testing period was 54 dBA. The chart in Figure 2 shows the average L_{dn} for each day of testing. The daytime and nighttime noise descriptors used to interpret the County's Noise Performance Standards at LT-1 for the measurement period are shown in Table 2.

For LT-2, which is shown in Figure 3, the average L_{eq} measurements from the weekend ranged from 34 to 56 dBA in the daytime, with an average of 49 dBA, and from 34 to 55 dBA in the nighttime, with an average of 48 dBA. On the weekdays, the average L_{eq} in the daytime ranged from 32 to 56 dBA, with an average of 48 dBA. In the nighttime, the average weekday L_{eq} ranged from 33 to 52 dBA, with an average of 45 dBA. The average weekend L_{dn} was 55 dBA, and on the weekday, the L_{dn} was approximately 52 dBA. The overall L_{dn} for the entire testing period at LT-2 was 53 dBA. The calculated L_{dn} for each day of testing is shown in Figure 3. The Noise Performance Standards at LT-2 are summarized in Table 2.

In comparing the hourly noise levels for each long-term measurement location, notice that the median noise levels, L_{50}, during the nighttime hours of 10:00 p.m. to 7:00 a.m. drop well-below 30 dBA on two different occasions near the roadway at LT-1 but barely drop as low as 30 dBA at LT-2 during the same period of time. This higher nighttime ambient noise further from the roadway is likely due to nighttime woodland insect noise.

Based on the results from LT-1 and LT-2, the L_{dn} levels measured on the weekend were approximately 2 to 3 dBA higher than on the weekdays. The weekend L_{eq} levels in the daytime were approximately 0 to 1 dBA higher than the weekdays, and in the nighttime, the weekend L_{eq} levels averaged to be approximately 3 dBA higher than on the weekdays. Since winery-related noise generally occurs at the same or higher rates on the weekends, ambient noise from the weekends will be used to conduct the impact assessment for the worst-case scenario.

Table 2: Measured Ambient Noise Levels

Hourly Noise Metric	**Exterior Ambient Noise Levels**			
	LT-1 (southern property line near Westside Road Noise)		**LT-2 (eastern property line away from Westside Road Noise)**	
	Avg. Daytime Level (Range)	**Avg. Nighttime Level** (Range)	**Avg. Daytime Level** (Range)	**Avg. Nighttime Level** (Range)
L_{50} (30 Min.)	**48** (34 to 58)	**47** (30 to 57)	**48** (32 to 57)	**47** (34 to 56)
L_{25} (15 Min.)	**52** (41 to 58)	**48** (33 to 57)	**49** (35 to 58)	**48** (36 to 56)
L_{08} (5 Min.)	**53** (43 to 59)	**48** (33 to 57)	**50** (35 to 58)	**48** (36 to 56)
L_{02} (1 Min.)	**57** (53 to 61)	**51** (38 to 59)	**53** (37 to 61)	**49** (37 to 56)

NOISE ASSESSMENT

Estimating the expected noise produced by, and impacts from, the proposed project at adjacent noise-sensitive uses requires three elements: 1) identification of what noise-producing operations are likely to occur; 2) the typical noise source levels for those operations; and 3) the temporal nature of the operations.

I. Identification of Noise-Producing Operations/Uses

There are a number of operations associated with wine production and events at the proposed facility that will produce noise. These include:

1. Project traffic;
2. Winery and seasonal production operations;
3. Maintenance and forklift operations; and
4. Special event noise.

II. Typical Noise Source Levels

To estimate the noise levels associated with project operations, some attention must be given to the temporal nature of the noise produced. Below each of the major winery-related noise-producing operations outlined above are discussed:

1. *Project Traffic* would produce the following type and range of traffic noise levels:
    a. Automobile and light-vehicle traffic accessing the tasting room would occur during the daytime hours, and noise produced is expected to include the sounds of vehicles accessing parking areas, engine starts, door slams, etc. These noises typically range from a maximum of 53 to 63 dBA at 50 feet (15 meters).
    b. The majority of truck traffic on the project site is expected to primarily access the winery building on the western side of Westside Road, though some truck traffic may also access other portions of the site. Noise levels generated by truck traffic are dependent on the size and speed of trucks; typically, maximum noise levels generated

by heavy-duty (i.e., semi-tractor trailer type) trucks would range from 70 dBA when traveling at constant speeds to 75 dBA when stopping/starting and maneuvering at a distance of 50 feet (15 meters). Medium (box type and delivery) trucks would typically have maximum levels ranging from 60 dBA when traveling at constant speeds to 65 dBA when stopping/starting and maneuvering at a distance of 50 feet.

2. *Winery and Seasonal Production Operations* would produce the following type and range of noise levels:
   a. Refrigeration equipment, as a maximum condition, is assumed to operate under constant conditions during the day and night. Though the model, type, and capacities of the cooling compressors for the facility are not specified, field measurements of such equipment show that sound levels from such equipment can produce levels between 50 and 65 dBA at 50 feet, with L_{50} noise levels of 60 dBA at 50 feet.
   b. Air compressors used for various processes in the facility typically cycle on and off based on the need for compressed air. Though the model, type, and capacities of the cooling compressors for the facility are not specified, we can estimate results based on field measurements of cooling compressors at other wineries. The equipment is expected to produce L_{50} sound levels of 62 dBA at 50 feet.
   c. Bottling would be constant on an hourly basis, although it is likely to occur for only a few weeks each year. Based on sound level measurements of bottling lines at other wineries, bottling operations can be expected to produce L_{50} sound levels between 65 and 70 dBA at 50 feet.
   d. Crush activities at medium to large-sized wineries typically occur for approximately two months each year. The majority of the noise sources associated with the crush include the operation of hoppers, presses, de-stemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Average noise levels resulting from the crush are typically constant on an hourly basis. Individual pieces of crush-specific equipment, such as the separators and de-stemmers, are relatively quiet with sound levels around 50 dBA L_{eq} at approximately 50 feet. The composite crush activities at a large sized winery, such as a 60,000-case capacity facility, typically generate noise levels of approximately 66 dBA L_{eq} at a distance of 50 feet from the center of operations. During the crush, discrete maximum noise events, such as the setting of empty bins, may reach 70 to 80 dBA L_{max} or L_{02} at 50 feet from the center of operations.
3. *Maintenance and Forklift Operations* would produce intermittent noise depending upon the exact nature of the operation. These would likely occur at a much slower than a daily rate; although operations may span several hours, once initiated. Backup alarms (or beepers), which are repetitive and irritating by design, would also produce noise during these activities, and as with forklift operations, are expected to be intermittent by nature. Forklift use and associated backup alarm noise would be partially attenuated during crush-related activities by structure of the production building. Based on experience with other winery operations, it can be estimated that non-attenuated L_{08} noise levels from these operations may reach levels of 66 to 67 dBA at 50 feet.
4. *Special Events Noise*, such as concerts and weddings are not planned, nor requested, at the winery. The winery does plan to participate in industry-related events, averaging approximately 24 per year. Based on review of site plans, indoor events would be held in the building connected to the tasting room by a constructed bridge or within the walnut grove at the east boundary of the site. The events building will be located across the street from the production facilities. Table 3 summarizes typical noise levels generated by small-to-moderate sized events at distances of 50 feet from the source.

Table 3: Typical Noise Source Levels for Promotional Events (A-Weighted L_{50} Levels)

Event or Activity	Typical Noise Level @ 50 ft
Amplified Music[1]	72 dBA
Amplified Speech	71 dBA
Non-amplified (acoustic) Music	67 dBA
Films – Voices/Music	64 dBA
Raised Conversation	65 dBA

[2] Amplified concert-type music events are not proposed – such events would increase L_{50} noise levels to 80 dBA at 50 feet.

III. Propagation of sound

The final step in estimating the project noise levels is assessing the propagation of sound to the sensitive receptors. To do this, it is necessary to assume some rate of sound attenuation between the operations and receiver locations. The most dominant physical effect is due to the spreading out of sound waves with distance. For simple, single sources, such as fixed equipment and stationary truck operations, the divergence of the sound wave is hemispherical in nature, producing a reduction of 6 dB with each doubling of distance. For moving sources of noise, such as automobile traffic or truck movements, which are considered linear sources of noise, the divergence of the sound wave is cylindrical in nature, producing a reduction of 3 to 4 ½ dB with each doubling of distance. Other effects can modify these fall-off rates, such as partial shielding from buildings or topography, atmospheric attenuation of sound, ground absorption, and meteorological effects. These effects almost always reduce the noise, in addition to that due to sound divergence. As most of these effects will vary with time due to changing environmental conditions, it is most conservative to assume only attenuation due to divergence for outdoor activities and conservative (minimal) rate of structural attenuation (12 dBA) when operations are conducted within buildings, realizing that the actual noise level will be at or, most likely, below those predicted using this assumption at any one time.

To evaluate noise impacts on area noise sensitive uses, noise levels were propagated to three representative residences. There is also an existing farmhouse on the project site to the west of Westside Road. This residence is to be demolished, and therefore, does not require noise propagation calculations. Noise propagation calculations were completed on the following residences (see Figure 1 for locations):

1. *Residence 1*: This residence is located in the vicinity of LT-1. It is south of the project site on the same side of Westside Road as the tasting room and event barn and therefore on the opposite side as the wine production building. The residence is approximately 75 feet (23 meters) from the centerline of Westside Road. The front yard of this home is represented by the calculated noise levels for monitoring position LT-1.
2. *Residence 2*: This residence is also located to the south of the project site. Residence 2 is also south of Residence 1 and slightly west. Since Westside Road turns westward just south of Residence 1, the alignment of Residence 2 is such that it is located directly south of the wine production building. This property includes an outdoor pool area that is approximately 100 to 170 feet (30 to 52 meters) from the centerline of Westside Road. The front yard of the home ranges from 52 to 180 feet (16 to 55 meters) from the centerline of the roadway, and the front façade of the home is 190 to 215 feet (58 to 66 meters) from the roadway centerline. Due to the proximity of the home to LT-1, the calculated noise levels at this monitoring location are represented by LT-1 minus 3 dBA.
3. *Residence 3*: While on the same side of Westside Road as Residences 1 and 2, the geometry of the roadway is such that Residence 3 is southwest of the wine production building.

Positioned approximately 50 to 75 feet (15 to 23 meters) from the centerline of Westside Road, this home is also best represented by LT-1 plus 3 dBA.

Ambient noise levels at these residences under worst case (i.e., weekend) conditions were calculated using the sound level differences noted above and the measurement results shown in Table 2 for the long-term noise measurement, LT-1. Table 4 summarizes the calculated levels for all four residences.

Table 4. Calculated Ambient Noise Levels at Adjacent Noise-Sensitive Uses

Hourly Noise Metric	Exterior Ambient Noise Levels, dBA					
	Residence 1		Residence 2		Residence 3	
	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level
L_{50} (30 min.)	48	47	45	44	51	50
L_{25} (15 min.)	52	48	49	45	55	51
L_{08} (5 min.)	53	48	50	45	56	51
L_{02} (1 min.)	57	51	54	48	60	54

IMPACT ASSESSMENT

Impact 1: Traffic, Parking Lot and Truck Noise

Automobile parking and traffic

On the east side Westside Road where the tasting room and office and industry accommodations are located, the existing driveways and parking areas will be used. The parking lot will be enhanced, but the general location will remain the same. Residence 1 (represented by LT-1 at the southern boundary of the winery property) is approximately 960 feet from the nearest parking area; Residences 2 (located further south of LT-1 along Westside Road) and 3 (located to the west of LT-1, also along Westside Road) are approximately 1,220 and 1,210 feet, respectively, from the nearest parking area. Based on these distances, noise generated by automobile and light vehicles would be between 28 and 38 dBA at Residence 1 and between 25 and 35 dBA at both Residences 2 and 3. Given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L_{02} NE-2 daytime category of 65 dBA (see Table 1). However, during events or on busy weekends, such activities may occur more frequently and fall in the L_{08} NE-2 daytime category of 60 dBA. The ambient noise environment in this area is described by measurements at site LT-1. Table 5 summarizes the assessment of automobile noise in driveways and in parking lots.

Based on this finding, noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the nearest residences.

Table 5. Driveway and Parking Lot Automobile L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Driveway/Parking Lot Noise at Receiver	**28 to 38**	**25 to 35**	**25 to 35**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Driveway/Parking Noise Exceeds NE-2?	No	No	No

Truck traffic

Trucks visiting the winery site will use the new driveway to access the wine production facility on the west side of the roadway. This main winery access path will take constant speed and maneuvering trucks within respective distances of approximately 1,170 to 1,335 feet of Residence 1, 1,290 to 1,595 feet of Residence 2, and 1,200 to 1,515 feet of Residence 3. Using these distances, noise generated by heavy-duty trucks may range from 48 to 56 dBA at Residence 1 and from 47 to 55 dBA at both Residences 2 and 3. The noise generated by medium-duty trucks ranged from 38 to 46 dBA at Residence 1 and from 37 to 45 dBA at Residences 2 and 3. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus, truck operations would fall in the L_{02} NE-2 category of 65 dBA (see Table 1) at the adjacent residential uses. Table 6, below, presents and summarizes the assessment of truck traffic noise.

Based on these findings, noise associated with truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the nearest residences.

Table 6. Truck L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Heavy Truck Operations at Receiver	**48 to 56**	**47 to 55**	**47 to 55**
Medium Truck Operations at Receiver	**38 to 46**	**37 to 45**	**37 to 45**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	65	65	65
Truck Traffic Noise Exceeds NE-2?	No	No	No

Mitigation 1: None Needed

Impact 2: Mechanical Equipment Noise

The project would likely include noise-generating mechanical equipment, such as air-cooled condensing units, pumps, and compressors, at the wine production facility, as well as less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawings do not indicate the location of such equipment. This equipment may be located within the structures or positioned so that the structures provide shielding for noise caused by the equipment. However, considering a worst case scenario where the equipment is placed outside of production buildings and not shielded from the adjacent residences, the equipment may be located as close as 1,210 feet from Residence 1, as 1,300 feet from Residence 2, and as close as 1,170 feet from Residence 3.

Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, constant L_{50} noise levels from mechanical equipment may be between an L_{50} of 32 and 34 dBA at Residences 1 and 2 and between an L_{50} of 33 and 35 dBA at Residence 3. Table 7, below, summarizes the assessment of mechanical equipment noise.

Table 7. Mechanical Equipment L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Mechanical Equipment Noise at Receiver	**32 to 34**	**32 to 34**	**33 to 35**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Mechanical Equipment Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on these findings, noise associated with mechanical equipment is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Mitigation 2: None Needed

Impact 3: Crush-Related Noise

Annual crush-related activities would take place within the new wine production building. The crush pad & press equipment room will be located on the first floor and on the western side of the building, which indicates considerable shielding of crush-related noise by the building itself from the nearby residences. Based on the Winery Floor Plans provided, the space above the crush pad will be open to the second floor, but it is unclear if the area will be open or closed to nature. Assuming the worst case scenario, crush-related activities will be considered to occur outdoors. From the plans for the project site and the building plans, the future location of the crush pad was estimated, and using Google Earth, the distances to the each residence was approximated. The crush pad will be within 1,280 feet of Residence 1, within 1,400 feet of Residence 2 and within 1,275 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance, constant L_{50} noise levels from crush-related activities would be approximately 38 dBA at Residence 1, 37 dBA at Residence 2, and 38 dBA at Residence 3. Table 8, below, summarizes these calculations. The maximum noise events discussed above, such as bin drops, etc., would be an L_{02} of 42 to 52 dBA at Residence 1, 41 to

51 dBA at Residence 2, and 42 to 52 dBA at Residence 3. Table 9 summarizes the maximum noise events assessment of crush-related activities.

Based on the findings shown, noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Table 8. Crush-Related L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Crush-Related Noise at Receiver	**38**	**37**	**38**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Table 9. Crush-Related L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Daytime Ambient Exceeds NE-2 Limit?	No	No	No
Daytime NE-2 Adjustment	+0	+0	+0
Unadjusted Table NE-2 Nighttime Limit	60	60	60
Nighttime Ambient Noise Levels	51	48	54
Nighttime Ambient Exceeds NE-2 Limit?	No	No	No
Nighttime NE-2 Adjustment	+0	+0	+0
Crush-Related Noise at Receiver	**42 to 52**	**41 to 51**	**42 to 52**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	65	65	65
Adjusted Table NE-2 Nighttime Limit	60	60	60
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Mitigation 3: None Needed

Impact 4: Bottling Noise

According to the building floor plans provided, bottling will be done in the production facility area, next to the truck access loading zone. The building will provide shielding from noise created during bottling activities. The distances from the bottling area to the nearby residences are as follows: 1,225 feet from Residence 1, 1,345 feet from Residence 2, and 1,200 feet from Residence 3. Based on these distances and the noise shielding, noise from bottling activities are expected to be an L_{50} of 37 to 42 dBA at Residence 1, an L_{50} of 36 to 41 dBA at Residence 2, and an L_{50} of 37 to 42 dBA at Residence 3. Table 10 summarizes the assessment of bottling noise.

Table 10. Bottling L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Bottling Noise at Receiver	**37 to 42**	**36 to 41**	**37 to 42**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Bottling Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on these findings, noise associated with bottling is not expected to exceed daytime or nighttime NE-2 noise standard at any of the adjacent residences.

Mitigation 4: None Needed

Impact 5: Maintenance and Forklift Operations

Forklift and maintenance operations would likely take place on the first floor inside the new winery building, in the outdoor crushing and receiving areas, and possibly in the winery caves. Such activities within the winery building would receive significant noise shielding from the building and are not analyzed here. The crushing area would also receive considerable shielding from the building. Outdoor forklift and maintenance operations are considered a worst-case condition and are analyzed. Based on a review of project drawings, the outdoor area closest to the adjacent residences would be the receiving area/truck access, which was mentioned above as being within 1,335 feet of Residence 1, within 1,595 feet of Residence 2, and within 1,515 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, noise from forklift and maintenance operations activities are expected to be an L_{08} of between 37 and 38 dBA at Residence 1 and an L_{08} of between 36 and 37 dBA at Residences 2 and 3. Table 11, following, summarizes the assessment of noise due to forklift and maintenance operations. Note, forklift and maintenance operations will only occur during the daytime hours.

Table 11. Forklift and Maintenance L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit?	No	No	No
NE-2 Adjustment	+0	+0	+0
Forklift/Maintenance Operations at Receiver	**37 to 38**	**36 to 37**	**36 to 37**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Forklift/Maintenance Operations Noise Exceed NE-2?	No	No	No

Based on these findings, noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at the nearest residences.

Mitigation 5: None Needed

Impact 6: Event Noise at adjacent residential uses
Special events, such as concerts and weddings, are not planned, nor requested at the winery; however, the winery does plan to participate in county-wide industry events. The project application includes provisions for 24 special events per year, including 10 events with 30 persons in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 300-person outdoor events. For an event consisting of 300 persons, a staff of approximately 14 people is expected.

A review of the project site plans indicates that outdoor events may be held either on the east side of Westside Road in the vicinity of the tasting room and barn or in the picnic grove area located along the eastern boundary of the property near LT-2. Indoor events would be held inside the tasting room or barn. The production facility on the west side of the roadway will only be opened to guests by invitation only. Events occurring within the winery buildings would receive noise shielding from the building structures estimated at 12 dBA (assuming open windows and/or doors). However, the outdoor events held in the garden area or yard between the tasting room/barn and Westside Road, in the yard south of the barn, in the yard east of the barn, or in the picnic grove area would receive little to no noise attenuation from intervening terrain or building structures at Residences 1, 2, and 3. The outdoor area between the tasting room and the barn would have some shielding from the barn structure.

Based on a review of aerial photos and the project site plan, distance information obtained using Google Earth indicates that outdoor events that take place around the tasting room and events barn could be situated as close as 690 feet from Residence 1, 900 feet from Residence 2, and 915 feet from Residence 3. The outdoor events taking place in the picnic grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, and 1,900 feet from Residence 3. The event space and guest rooms located in the barn are the closest indoor rooms for events. From the maps, indoor events at these locations would be as close as 885 feet from Residence 1, 1,100 feet from Residence 2, and 1,110 feet from Residence 3. Using these distances and the noise shielding considerations for outdoor and indoor events, the L_{50} sound levels for the typical noise source levels listed in Table 3 for outdoor and indoor events have been calculated at Residences 1, 2, and 3. Tables 12 and 13 summarize the assessments for outdoor special events noise around the winery and in the picnic grove area, respectively. Table 14 summarizes the assessment for the indoor special events noise.

Table 12. Outdoor Special Events L_{50} Noise Levels in the Vicinity of the Winery

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Ambient Adjustment	+2	+0	+5
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Amplified Music	49	47	47
Outdoor Amplified Speech	48	46	46
Outdoor Non-Amplified Music	44	42	42
Outdoor Films – Voices/Music	41	39	39
Outdoor Raised Conversation	42	40	40
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45	45	46
Adjusted Table NE-2 Nighttime Limit	42	40	45
Amplified Music Noise Exceeds Adjusted NE-2?	**Yes (day & night)**	**Yes (day & night)**	**Yes (day & night)**
Amplified Speech Exceeds Adjusted NE-2?	**Yes (day & night)**	**Yes (day & night)**	No (day) **Yes (night)**
Non-Amplified Music Exceeds Adjusted NE-2?	No (day) **Yes (night)**	No (day) **Yes (night)**	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown in Table 12, all daytime and nighttime outdoor events would exceed County NE-2 standards at Residences 1, 2, and 3 in the amplified music and speech categories, except amplified speech during daytime hours at Residence 3. Additionally, non-amplified music NE-2 standards would also be exceeded at nighttime at Residences 1 and 2.

Table 13. Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Ambient Adjustment	+2	+0	+5
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Amplified Music	42	41	40
Outdoor Amplified Speech	41	40	39
Outdoor Non-Amplified Music	37	36	35
Outdoor Films – Voices/Music	34	33	32
Outdoor Raised Conversation	35	34	33
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45	45	46
Adjusted Table NE-2 Nighttime Limit	42	40	45
Amplified Music Noise Exceeds Adjusted NE-2?	No (day & night)	No (day) **Yes (night)**	No (day & night)
Amplified Speech Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Non-Amplified Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown in Table 13, the only County NE-2 standard that would be exceeded during an outdoor event in the picnic grove area, as measured at Residence 2, would be amplified music in the nighttime. And note that this only standard would be exceeded by only one dBA. There are no calculations shown in Table 13 during the daytime hours that would exceed the County NE-2 standards at any residence.

Table 14. Indoor Special Events L_{50} Noise Levels

NE-2 Limits, Ambient Noise Levels, and Adjustments	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Ambient Adjustment	+2	+0	+5
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Amplified Music	35	33	33
Outdoor Amplified Speech	34	32	32
Outdoor Non-Amplified Music	30	28	28
Outdoor Films – Voices/Music	27	25	25
Outdoor Raised Conversation	28	26	26
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45	45	46
Adjusted Table NE-2 Nighttime Limit	42	40	45
Amplified Music Noise Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Amplified Speech Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Non-Amplified Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown in Table 14, daytime or nighttime indoor events with amplified music, amplified speech, non-amplified music, films, or raised conversations would not exceed the County NE-2 standards at any of the three adjacent residences.

Mitigation 6: Special/Promotional Events

The findings above show that during outdoor events taking place near the winery buildings, amplified music and speech exceed the County NE-2 standards at Residences 1 and 2, during the daytime and nighttime. At Residence 3, the amplified music standard would be exceeded during the daytime and nighttime, as well as the amplified speech standard in the nighttime. Additionally, the non-amplified music standard would also be exceeded in the nighttime hours at Residences 1 and 2. In the picnic grove area, however, the only County NE-2 standard that would be exceeded is amplified music at nighttime. This would occur only at Residence 2. Since even noise has the potential to result in levels exceeding the standard fairly significantly, the following measures should be included in the project:

1. Amplified music and speech at events should only occur during daytime hours within the events barn or tasting room buildings or in the picnic grove.
2. Outdoor events in the vicinity of the winery with non-amplified outdoor music and/or speech may occur outdoors only during daytime hours (7:00 a.m. to 10:00 p.m.).
3. Any outdoor event occurring beyond 10:00 p.m. should be moved indoors.

4. A noise management plan should be developed for daytime outdoor events with amplified music to allow for these events to be held in accordance with provision 4 of NE-1c of the Sonoma County Noise Element. Through this provision, allowable noise exposures can increase by 5 dB. As such, up to six daytime events with amplified music would be allowed, as predicted noise levels would fall at or below the short-term noise source limit.

APPENDIX A:
FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL ACOUSTICS

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound may be caused by either its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales that are used to describe noise in a particular location. *A decibel (dB)* is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1. There are several methods of characterizing sound. The most common in California is the *A-weighted sound level or dBA.* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TERM	DEFINITIONS
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
Day/Night Noise Level, L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Definitions Of Acoustical Terms **Table 1**

ILLINGWORTH & RODKIN, INC.*/Acoustical Engineers*

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Day/Night Average Sound Level, Ldn,* is a measure of the cumulative noise exposure in a community, with a 10 dB penalty added to nighttime (10:00 pm - 7:00 am) noise levels.

At a Given Distance From Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Music Concert	
Diesel Pile Driver (100')	100		Very Loud
	90	Boiler Room	
Freight Cars (50')		Printing Press Plant	
Pneumatic Drill (50')	80		
Freeway (100')			
Vacuum Cleaner (10')	70	In Kitchen With Garbage Disposal Running	Moderately Loud
	60	Data Processing Center	
Light Traffic (100')	50	Department Store	
Large Transformer (200')			
	40	Private Business Office	Quiet
Soft Whisper (5')	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of Hearing
	0		

Typical Sound Levels Measured In The Environment And Industry **Table 2**

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Effects of Noise

Sleep and Speech Interference: The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noise of sufficient intensity; above 35 dBA, and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is

about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

Annoyance: Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 55 dBA L_{dn}. At an L_{dn} of about 60 dBA, approximately 2 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 12 percent of the population. There is, therefore, an increase of about 1 percent per dBA between an L_{dn} of 60-70 dBA. Between an L_{dn} of 70-80 dBA, each decibel increase increases by about 2 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 10 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 2 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 3 percent increase in the percentage of the population highly annoyed.

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400
Fax: 707-794-0405
www.illingworthrodkin.com
illro@illingworthrodkin.com

RECEIVED
NOV 02 2015
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

September 4, 2015

Ms. Becky Ver Meer
Permit and Resource Management Department
Sonoma County
2550 Ventura Avenue
Santa Rosa, California 95403

Subject: **Ramey Winery Project, Sonoma County, CA**
Environmental Noise Assessment Addendum

Dear Ms. Ver Meer:

The nearest residence to the proposed Ramey Winery Project site is adjacent to the proposed project site along the southern boundary. The shared property line would be approximately 1,340 feet from the Walnut Grove picnic grounds located along the eastern boundary of the project site. At the picnic grounds, outdoor special events are expected to take place. Based on the noise levels for typical noise sources that would occur during promotional events, noise levels at the shared property line of the nearest residence was calculated. Table 1 summarizes the results at this distance.

Outdoor amplified music at the Walnut Grove picnic area would exceed the County NE-2 standard at the property line of the nearest residence during nighttime hours by 1 dBA. There are no special events activities that would cause noise levels in excess of the standard during daytime hours at this location.

Table 1. Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**
	Shared Property Line of Residence 1 (1,340 feet from Walnut Grove picnic grounds)
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Ambient Adjustment	+0
NE-2 Adjustment for Speech and Music	-5
Unadjusted Table NE-2 Nighttime Limit	45
Nighttime Ambient Noise Levels	47
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**
Nighttime NE-2 Ambient Adjustment	+2
NE-2 Adjustment for Speech and Music	-5
Special Event L_{50} Noise Levels	**Shared Property Line of Residence 1 (1,340 feet from Walnut Grove picnic grounds)**
Outdoor Amplified Music	43
Outdoor Amplified Speech	42
Outdoor Non-Amplified Music	38
Outdoor Films – Voices/Music	35
Outdoor Raised Conversation	36
Adjusted NE-2 Limits and Compliance	**Shared Property Line of Residence 1 (1,340 feet from Walnut Grove picnic grounds)**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)
NE-2 Adjustment	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45
Adjusted Table NE-2 Nighttime Limit	42
Amplified Music Noise Exceeds Adjusted NE-2?	No (day) **Yes (night)**
Amplified Speech Exceeds Adjusted NE-2?	No (day & night)
Non-Amplified Music Exceeds Adjusted NE-2?	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)

Mitigation: Special/Promotional Events

In addition to the impacts expressed in the original noise report, dated October 2, 2014, for special/promotional events, outdoor amplified music at the Walnut Grove picnic area would exceed the County NE-2 standard during nighttime hours at the property line of the nearest residence located to the south of the project site. The following mitigation measures were proposed in the original noise report and would also suffice for the impact at the shared property line:

1. Amplified music and speech at events should only occur during daytime hours within the baling barn or tasting room buildings, assuming the windows and doors are open, or in the picnic grove. ?

2. Outdoor events in the vicinity of the winery with non-amplified outdoor music and/or speech may occur outdoors only during daytime hours (7:00 a.m. to 10:00 p.m.).

3. Any outdoor event occurring beyond 10:00 p.m. should be moved indoors. ? NO

4. A noise management plan should be developed for daytime outdoor events with amplified music to allow for these events to be held in accordance with provision 4 of NE-1c of the Sonoma County Noise Element. Through this provision, allowable noise exposures can increase by 5 dB. As such, up to six daytime events with amplified music would be allowed, as predicted noise levels would fall at or below the short-term noise source limit.

With the implementation of these mitigation measures, noise levels would be maintained at or below the County NE-2 standard.

◆ ◆ ◆

Sincerely,

Carrie J. Janello
Consultant
Illingworth & Rodkin, Inc.

ENVIRONMENTAL NOISE ASSESSMENT
RAMEY WINERY PROJECT
7097 WESTSIDE ROAD
SONOMA COUNTY, CALIFORNIA

October 9, 2013
Revised September 4, 2015

RECEIVED

NOV 02 2015

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

◆ ◆ ◆

Prepared for:

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

Prepared by:

Carrie Janello
ILLINGWORTH & RODKIN, INC.
Acoustics & Air Quality
1 Willowbrook Court, Suite 120
Petaluma, CA 94954
(707) 794-0400

Job No. 13-155

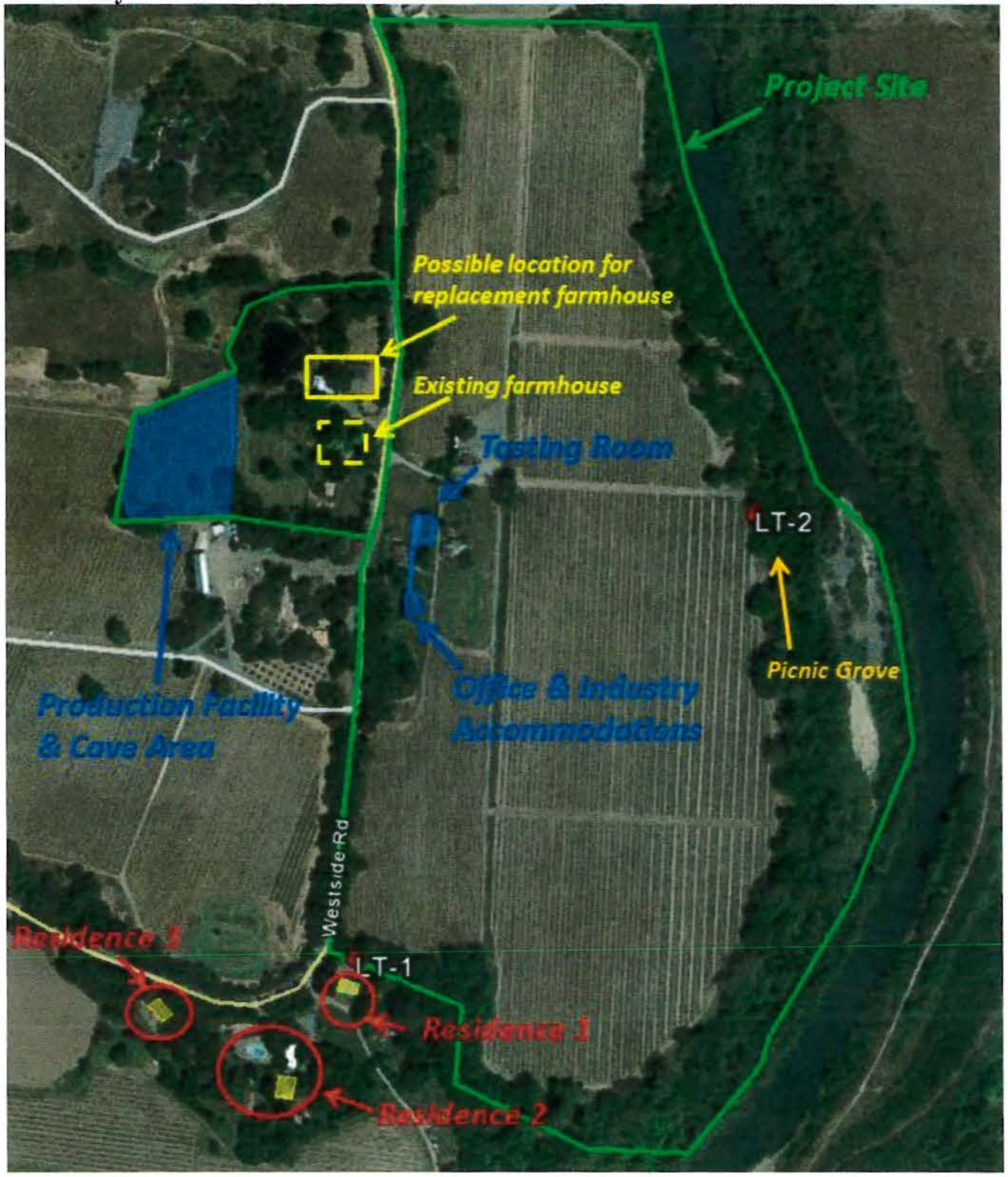
INTRODUCTION

This noise assessment evaluates the existing noise environment and the potential for increased noise as a result of the proposed Ramey Wine Cellars Project (Project) on a parcel located at 7097 Westside Road near the City of Healdsburg in an unincorporated area of Sonoma County. Figure 1 shows a site map of the property. The proposed project includes production of 60,000 cases of wine, a tasting room, retail sales, and an area designated for trade-related special events. On the eastern side of Westside Road, the existing hop kiln will be converted into a public tasting room, and the existing hop barn will be converted into a private marketing space with a kitchen and two guest rooms. The two buildings will be connected by a bridge, which will also be constructed. On the western side the roadway, a new 60,000-case winery production facility with a cave area for wine barrel storage will be constructed. These facilities will not be open to the public except by invitation. Additionally, entryways, driveways, parking, walkways and site accessibility features are included in the project.

The winery operations will include public tasting, retail sales, and trade-related special events. The staff will include fifteen employees between the winery and the tasting room. On average, 52 visitors per day is expected for tasting. The Project application includes provisions for 24 special events per year. These include 10 events with 30 people in attendance, five 60-person catered events, participation in five 120-person industry-wide events, and four 300-person outdoor events.

The winery is situated on a 75-acre parcel of land formerly occupied by Westside Farms. The property is bordered to the north by Gracianna Winery, to the northwest by Arista Winery, to the west by Williams Selyem Winery, and to the south and east by the Russian River. On the opposite side of the river is Riverfront Regional Park. To the south of the property lie single-family residences, as well. This report includes a summary of applicable noise regulations, the results of a noise monitoring survey conducted for the Project, and an assessment of noise impacts and mitigation measures necessary to meet the applicable County standards at adjacent noise sensitive land uses. Persons not familiar with environmental noise analysis are referred to Appendix A for additional discussion.

Figure 1. Winery Site Plan and Measurement Locations



REGULATORY BACKGROUND

The Sonoma County Noise Element of the 2000 General Plan identifies a goal to:

> *Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.*

The following policies, which are applicable for use at the Project, are intended to achieve this goal:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use. Limit exceptions to the following:

1. If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of five dBA above the standard, provided that no measurable increase (i.e., +/- 1.5 dBA) shall be allowed.
2. Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and barking dogs at kennels.
3. Reduce the applicable standards in Table NE-2 by five dBA if the proposed use exceeds the ambient level by 10 dBA or more.
4. For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by five dB. These events shall be subject to a noise management plan, including provisions for maximum noise level limits, noise monitoring, complaint response, and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
5. Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, rather than at the exterior property line of the adjacent noise-sensitive use, where:
    a. The property on which the noise-sensitive use is located has already been substantially developed pursuant to its existing zoning, and
    b. There is available open land on these noise-sensitive lands for noise attenuation.

    Note, this exception may not be used for vacant properties, which are zoned to all noise-sensitive uses.

Table 1. Maximum Allowable Noise Exposures for Non-Transportation Sources (Table NE-2)

Hourly Noise Metric[1]	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L_{50} (30 minutes in any hour)	50	45
L_{25} (15 minutes in any hour)	55	50
L_{08} (5 minutes in any hour)	60	55
L_{02} (1 minute in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L_{50} is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L_{02} is the sound level exceeded one minute in any hour.

EXISTING NOISE ENVIRONMENT

AMBIENT NOISE LEVELS

The primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include airplanes flying overhead and agricultural-related activities in the area. To evaluate ambient noise levels on the project site at the closest noise-sensitive land uses, an ambient noise monitoring survey, consisting of two long-term noise measurements, was conducted between 3:00 p.m. on Friday, August 23, 2013, and 5:00 p.m. on Wednesday, August 28, 2013. LT-1 was located on the southern end of the property, approximately 110 feet (34 meters) from the centerline of Westside Road. This location represents the neighboring single-family residences. LT-2 was located at the tree line on the eastern boundary of the project site. Positioned approximately 185 feet (56 meters) from the Russian River, this long-term measurement location captured ambient noise away from Westside Road, which is in the vicinity of Riverfront Regional Park. Figure 1 shows the approximate locations of both measurement sites.

The hourly trends in noise levels at LT-1 and LT-2 are shown in Figures 2 and 3, respectively. Included in each figure are the energy equivalent noise level, L_{eq}, and the statistical noise levels consistent with the limits set forth in Table NE-2 (noise levels exceeded 2, 8, 25, and 50 percent of the time).

Figure 2. Measured Noise Levels at LT-1

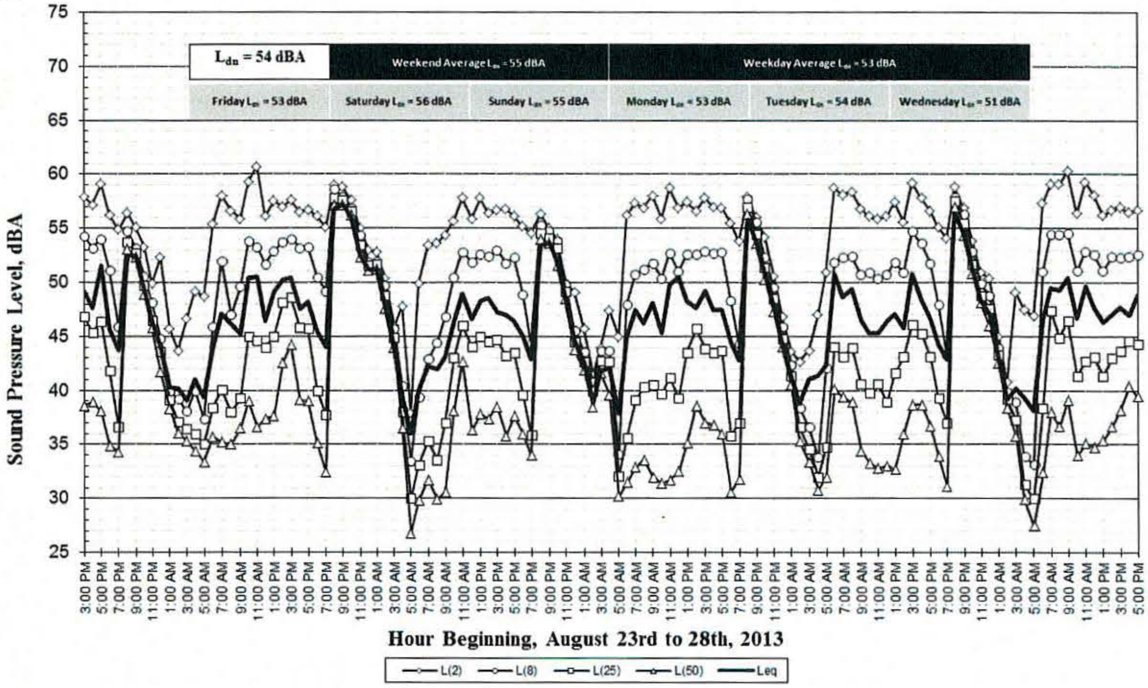
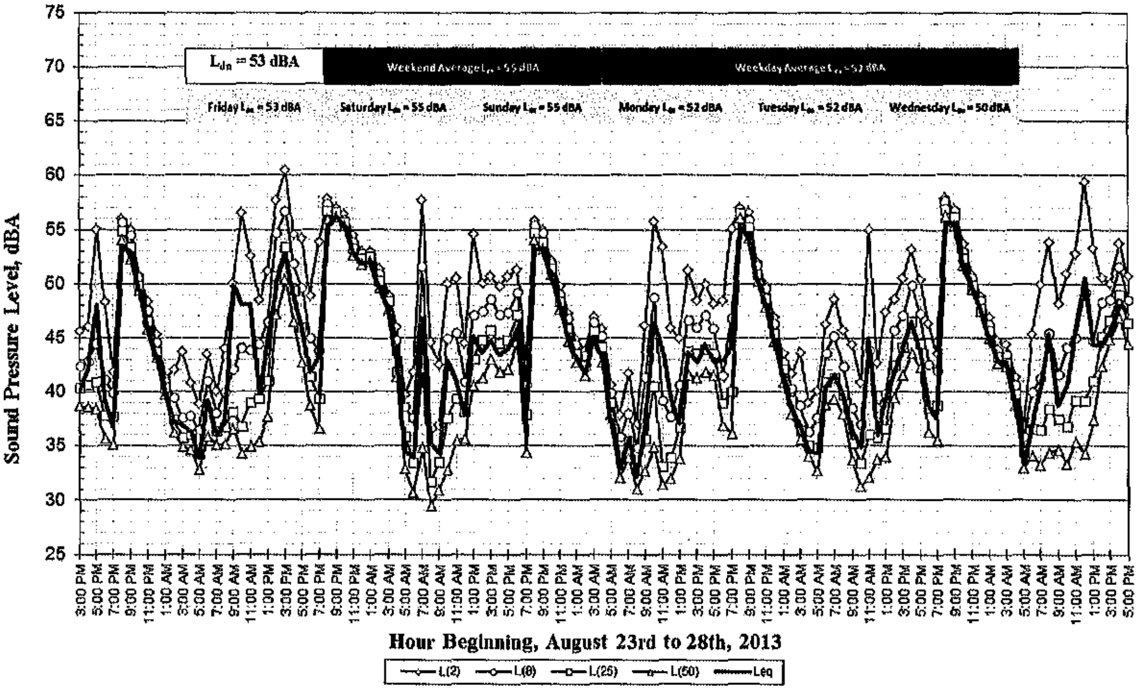


Figure 3. Measured Noise Levels at LT-2



From Figure 2, the daytime L_{eq} for the weekend (i.e., Saturday and Sunday) at LT-1 ranged from 42 to 57 dBA, with an average L_{eq} of 50 dBA. The nighttime L_{eq} for the weekend at LT-1 ranged from 36 to 56 dBA, with an average L_{eq} of 49 dBA. During the weekdays (i.e., Friday, Monday, Tuesday, and Wednesday), the average daytime and nighttime averages for L_{eq} ranged from 43 to 56 dBA, with an average of 50 dBA, and from 38 to 51 dBA, with an average of 46 dBA, respectively. The day-night average noise level, which is the L_{dn}, at LT-1 measured to be 55 dBA on the weekend and 53 dBA on the weekday. The overall L_{dn} for the entire testing period was 54 dBA. The chart in Figure 2 shows the average L_{dn} for each day of testing. The daytime and nighttime noise descriptors used to interpret the County's Noise Performance Standards at LT-1 for the measurement period are shown in Table 2.

For LT-2, which is shown in Figure 3, the average L_{eq} measurements from the weekend ranged from 34 to 56 dBA in the daytime, with an average of 49 dBA, and from 34 to 55 dBA in the nighttime, with an average of 48 dBA. On the weekdays, the average L_{eq} in the daytime ranged from 32 to 56 dBA, with an average of 48 dBA. In the nighttime, the average weekday L_{eq} ranged from 33 to 52 dBA, with an average of 45 dBA. The average weekend L_{dn} was 55 dBA, and on the weekday, the L_{dn} was approximately 52 dBA. The overall L_{dn} for the entire testing period at LT-2 was 53 dBA. The calculated L_{dn} for each day of testing is shown in Figure 3. The Noise Performance Standards at LT-2 are summarized in Table 2.

In comparing the hourly noise levels for each long-term measurement location, notice that the median noise levels, L_{50}, during the nighttime hours of 10:00 p.m. to 7:00 a.m. drop well-below 30 dBA on two different occasions near the roadway at LT-1 but barely drop as low as 30 dBA at LT-2 during the same period of time. This higher nighttime ambient noise further from the roadway is likely due to nighttime woodland insect noise.

Based on the results from LT-1 and LT-2, the L_{dn} levels measured on the weekend were approximately 2 to 3 dBA higher than on the weekdays. The weekend L_{eq} levels in the daytime were approximately 0 to 1 dBA higher than the weekdays, and in the nighttime, the weekend L_{eq} levels averaged to be approximately 3 dBA higher than on the weekdays. Since winery-related noise generally occurs at the same or higher rates on the weekends, ambient noise from the weekends will be used to conduct the impact assessment for the worst-case scenario.

Table 2: Measured Ambient Noise Levels

Hourly Noise Metric	Exterior Ambient Noise Levels			
	LT-1 (southern property line near Westside Road Noise)		LT-2 (eastern property line away from Westside Road Noise)	
	Avg. Daytime Level (Range)	Avg. Nighttime Level (Range)	Avg. Daytime Level (Range)	Avg. Nighttime Level (Range)
L_{50} (30 Min.)	**48** (34 to 58)	**47** (30 to 57)	**48** (32 to 57)	**47** (34 to 56)
L_{25} (15 Min.)	**52** (41 to 58)	**48** (33 to 57)	**49** (35 to 58)	**48** (36 to 56)
L_{08} (5 Min.)	**53** (43 to 59)	**48** (33 to 57)	**50** (35 to 58)	**48** (36 to 56)
L_{02} (1 Min.)	**57** (53 to 61)	**51** (38 to 59)	**53** (37 to 61)	**49** (37 to 56)

NOISE ASSESSMENT

Estimating the expected noise produced by, and impacts from, the proposed project at adjacent noise-sensitive uses requires three elements: 1) identification of what noise-producing operations are likely to occur; 2) the typical noise source levels for those operations; and 3) the temporal nature of the operations.

I. Identification of Noise-Producing Operations/Uses

There are a number of operations associated with wine production and events at the proposed facility that will produce noise. These include:

1. Project traffic;
2. Winery and seasonal production operations;
3. Maintenance and forklift operations; and
4. Special event noise.

II. Typical Noise Source Levels

To estimate the noise levels associated with project operations, some attention must be given to the temporal nature of the noise produced. Below each of the major winery-related noise-producing operations outlined above are discussed:

1. *Project Traffic* would produce the following type and range of traffic noise levels:
    a. Automobile and light-vehicle traffic accessing the tasting room would occur during the daytime hours, and noise produced is expected to include the sounds of vehicles accessing parking areas, engine starts, door slams, etc. These noises typically range from a maximum of 53 to 63 dBA at 50 feet (15 meters).
    b. The majority of truck traffic on the project site is expected to primarily access the winery building on the western side of Westside Road, though some truck traffic may also access other portions of the site. Noise levels generated by truck traffic are dependent on the size and speed of trucks; typically, maximum noise levels generated

by heavy-duty (i.e., semi-tractor trailer type) trucks would range from 70 dBA when traveling at constant speeds to 75 dBA when stopping/starting and maneuvering at a distance of 50 feet (15 meters). Medium (box type and delivery) trucks would typically have maximum levels ranging from 60 dBA when traveling at constant speeds to 65 dBA when stopping/starting and maneuvering at a distance of 50 feet.

2. *Winery and Seasonal Production Operations* would produce the following type and range of noise levels:
    a. Refrigeration equipment, as a maximum condition, is assumed to operate under constant conditions during the day and night. Though the model, type, and capacities of the cooling compressors for the facility are not specified, field measurements of such equipment show that sound levels from such equipment can produce levels between 50 and 65 dBA at 50 feet, with L_{50} noise levels of 60 dBA at 50 feet.
    b. Air compressors used for various processes in the facility typically cycle on and off based on the need for compressed air. Though the model, type, and capacities of the cooling compressors for the facility are not specified, we can estimate results based on field measurements of cooling compressors at other wineries. The equipment is expected to produce L_{50} sound levels of 62 dBA at 50 feet.
    c. Bottling would be constant on an hourly basis, although it is likely to occur for only a few weeks each year. Based on sound level measurements of bottling lines at other wineries, bottling operations can be expected to produce L_{50} sound levels between 65 and 70 dBA at 50 feet.
    d. Crush activities at medium to large-sized wineries typically occur for approximately two months each year. The majority of the noise sources associated with the crush include the operation of hoppers, presses, de-stemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Average noise levels resulting from the crush are typically constant on an hourly basis. Individual pieces of crush-specific equipment, such as the separators and de-stemmers, are relatively quiet with sound levels around 50 dBA L_{eq} at approximately 50 feet. The composite crush activities at a large sized winery, such as a 60,000-case capacity facility, typically generate noise levels of approximately 66 dBA L_{eq} at a distance of 50 feet from the center of operations. During the crush, discrete maximum noise events, such as the setting of empty bins, may reach 70 to 80 dBA L_{max} or L_{02} at 50 feet from the center of operations.
3. *Maintenance and Forklift Operations* would produce intermittent noise depending upon the exact nature of the operation. These would likely occur at a much slower than a daily rate; although operations may span several hours, once initiated. Backup alarms (or beepers), which are repetitive and irritating by design, would also produce noise during these activities, and as with forklift operations, are expected to be intermittent by nature. Forklift use and associated backup alarm noise would be partially attenuated during crush-related activities by structure of the production building. Based on experience with other winery operations, it can be estimated that non-attenuated L_{08} noise levels from these operations may reach levels of 66 to 67 dBA at 50 feet.
4. *Special Events Noise*, such as concerts and weddings are not planned, nor requested, at the winery. The winery does plan to participate in industry-related events, averaging approximately 24 per year. Based on review of site plans, indoor events would be held in the building connected to the tasting room by a constructed bridge or within the walnut grove at the east boundary of the site. The baling barn will be located across the street from the production facilities. Table 3 summarizes typical noise levels generated by small-to-moderate sized events at distances of 50 feet from the source.

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.illingworthrodkin.com *illro@illingworthrodkin.com*

July 31, 2015

Ms. Becky Ver Meer
Permit and Resource Management Department
Sonoma County
2550 Ventura Avenue
Santa Rosa, California 95403

Subject: **Ramey Winery Project, Sonoma County, CA**
Environmental Noise Assessment Addendum

Dear Ms. Ver Meer:

The nearest residence to the proposed Ramey Winery Project site is adjacent to the proposed project site along the southern boundary. The shared property line would be approximately 1,340 feet from the Walnut Grove picnic grounds located along the eastern boundary of the project site. At the picnic grounds, outdoor special events are expected to take place. Based on the noise levels for typical noise sources that would occur during promotional events, noise levels at the shared property line of the nearest residence was calculated. Table 1 summarizes the results at this distance.

Outdoor amplified music at the Walnut Grove picnic area would exceed the County NE-2 standard at the property line of the nearest residence during nighttime hours by 1 dBA. There are no special events activities that would cause noise levels in excess of the standard during daytime hours at this location.

Table 1. Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**
	Shared Property Line of Residence 1 (1,340 feet from Walnut Grove picnic grounds)
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Ambient Adjustment	+0
NE-2 Adjustment for Speech and Music	-5
Unadjusted Table NE-2 Nighttime Limit	45
Nighttime Ambient Noise Levels	47
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**
Nighttime NE-2 Ambient Adjustment	+2
NE-2 Adjustment for Speech and Music	-5
Special Event L_{50} Noise Levels	**Shared Property Line of Residence 1 (1,340 feet from Walnut Grove picnic grounds)**
Outdoor Amplified Music	43
Outdoor Amplified Speech	42
Outdoor Non-Amplified Music	38
Outdoor Films – Voices/Music	35
Outdoor Raised Conversation	36
Adjusted NE-2 Limits and Compliance	**Shared Property Line of Residence 1 (1,340 feet from Walnut Grove picnic grounds)**
Event Noises Exceed Ambient by 10 dBA?	No (day & night)
NE-2 Adjustment	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	45
Adjusted Table NE-2 Nighttime Limit	42
Amplified Music Noise Exceeds Adjusted NE-2?	No (day) **Yes (night)**
Amplified Speech Exceeds Adjusted NE-2?	No (day & night)
Non-Amplified Music Exceeds Adjusted NE-2?	No (day & night)
Films – Voices/Music Exceeds Adjusted NE-2?	No (day & night)
Raised Conversation Exceeds Adjusted NE-2?	No (day & night)

Mitigation: Special/Promotional Events

In addition to the impacts expressed in the original noise report, dated October 2, 2014, for special/promotional events, outdoor amplified music at the Walnut Grove picnic area would exceed the County NE-2 standard during nighttime hours at the property line of the nearest residence located to the south of the project site. The following mitigation measures were proposed in the original noise report and would also suffice for the impact at the shared property line:

1. Amplified music and speech at events should only occur during daytime hours within the events barn or tasting room buildings, assuming the windows and doors are open, or in the picnic grove.

2. Outdoor events in the vicinity of the winery with non-amplified outdoor music and/or speech may occur outdoors only during daytime hours (7:00 a.m. to 10:00 p.m.).

3. Any outdoor event occurring beyond 10:00 p.m. should be moved indoors.

4. A noise management plan should be developed for daytime outdoor events with amplified music to allow for these events to be held in accordance with provision 4 of NE-1c of the Sonoma County Noise Element. Through this provision, allowable noise exposures can increase by 5 dB. As such, up to six daytime events with amplified music would be allowed, as predicted noise levels would fall at or below the short-term noise source limit.

With the implementation of these mitigation measures, noise levels would be maintained at or below the County NE-2 standard.

◆ ◆ ◆

Sincerely,

Carrie J. Janello
Consultant
Illingworth & Rodkin, Inc.

ENVIRONMENTAL NOISE ASSESSMENT RAMEY WINERY PROJECT 7097 WESTSIDE ROAD SONOMA COUNTY, CALIFORNIA

October 9, 2013
Revised September 4, 2015
Revised March 7, 2017

◆ ◆ ◆

Prepared for:

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

Prepared by:

Carrie Janello and Fred Svinth
ILLINGWORTH & RODKIN, INC.
Acoustics & Air Quality
1 Willowbrook Court, Suite 120
Petaluma, CA 94954
(707) 794-0400

Job No. 13-155

INTRODUCTION

This noise assessment evaluates the existing noise environment and the potential for increased noise as a result of the proposed Ramey Wine Cellars Project (Project) on a parcel located at 7097 Westside Road near the City of Healdsburg in an unincorporated area of Sonoma County. Figure 1 shows a site map of the property. The proposed project includes production of 60,000 cases of wine, a tasting room, retail sales, and an area designated for trade-related special events. On the eastern side of Westside Road, the existing hop kiln will be converted into a public tasting room, and the existing hop barn will be converted into a private marketing space with a kitchen and two guest rooms. The two buildings will be connected by a bridge, which will also be constructed. On the western side the roadway, a new 60,000-case winery production facility with a cave area for wine barrel storage will be constructed. These facilities will not be open to the public except by invitation. Additionally, entryways, driveways, parking, walkways and site accessibility features are included in the project.

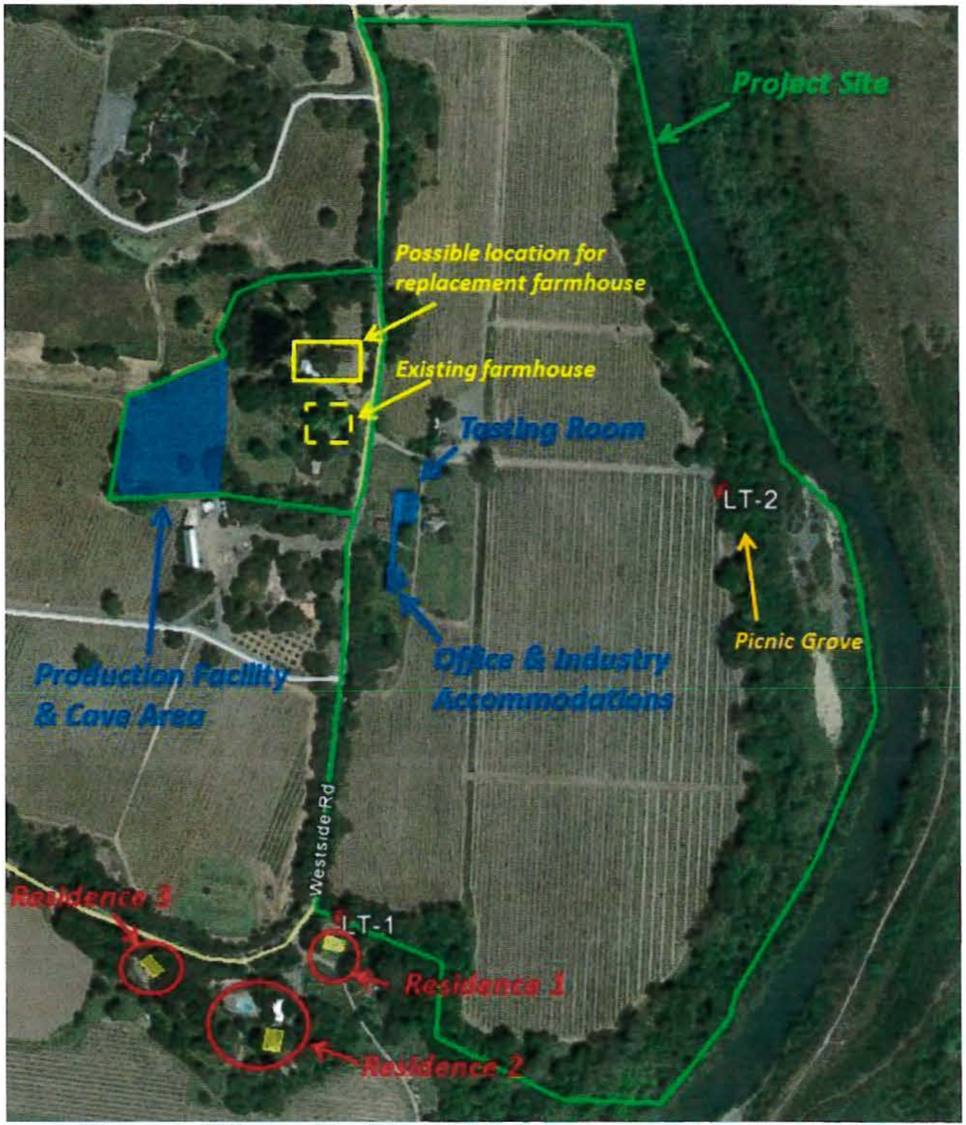


Figure 1. Winery Site Plan and Measurement Locations

The winery operations will include public tasting, retail sales, and trade-related special events. The staff will include fifteen employees between the winery and the tasting room. On average, 52 visitors per day are expected for tasting. The Project application includes provisions for 24 special events per year. These include 10 winemaker lunches or dinners with 30 persons in attendance, five 60-person private tastings, five 120-person private tastings, two 300-person new wine release tastings, and two 300-person industry-wide events. Table 1 summarizes each of the special events proposed at the winery and provides number of guests, locations for the events on the property, and the hours of each event.

The winery is situated on a 75-acre parcel of land formerly occupied by Westside Farms. The property is bordered to the north by Gracianna Winery, to the northwest by Arista Winery, to the west by Williams Selyem Winery, and to the south and east by the Russian River. On the opposite side of the river is Riverfront Regional Park. To the south of the property lie single-family residences, as well. This report includes a summary of applicable noise regulations, the results of a noise monitoring survey conducted for the Project, and an assessment of noise impacts and mitigation measures necessary to meet the applicable County standards at adjacent noise sensitive land uses. Persons not familiar with environmental noise analysis are referred to Appendix A for additional discussion.

Table 1: Ramey Wine Cellars Proposed Events

Event Type	No. of Events per Year	Hours	Maximum No. of Guests	Event Location on the Property
Industry-wide Event	Total of 2 event days per year	10:00 a.m. to 5:00 p.m.[a]	300	Tasting rooms, and outdoor area between tasting rooms, or walnut grove
New wine release tastings – by invitation only	2	9:00 a.m. to 9:00 p.m.	300	Tasting rooms, and outdoor area between tasting rooms, or walnut grove
Private tastings	5	9:00 a.m. to 9:00 p.m.	120	Tasting rooms, outdoor area between tasting rooms, and walnut grove
Private tastings	5	11:00 a.m. to 3:00 p.m. or 6:00 p.m. to 9:00 p.m.	60	Tasting rooms, outdoor area between tasting rooms, and walnut grove
Winemaker lunches or dinners with on-site food preparation, and food and wine pairings	10	11:00 a.m. to 3:00 p.m. or 6:00 p.m. to 9:00 p.m.	30	Baling barn, walnut grove, and winery

[a] Industry-wide events must occur during the public tasting room hours.

REGULATORY BACKGROUND

The Sonoma County Noise Element of the 2000 General Plan identifies a goal to:

> *Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.*

The following policies, which are applicable for use at the Project, are intended to achieve this goal:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use. Limit exceptions to the following:

1. If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of five dBA above the standard, provided that no measurable increase (i.e., +/- 1.5 dBA) shall be allowed.
2. Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and barking dogs at kennels.
3. Reduce the applicable standards in Table NE-2 by five dBA if the proposed use exceeds the ambient level by 10 dBA or more.
4. For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by five dB. These events shall be subject to a noise management plan, including provisions for maximum noise level limits, noise monitoring, complaint response, and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
5. Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, rather than at the exterior property line of the adjacent noise-sensitive use, where:
    a. The property on which the noise-sensitive use is located has already been substantially developed pursuant to its existing zoning, and
    b. There is available open land on these noise-sensitive lands for noise attenuation.

    Note, this exception may not be used for vacant properties, which are zoned to all noise-sensitive uses.

Table 2. Maximum Allowable Noise Exposures for Non-Transportation Sources (Table NE-2)

Hourly Noise Metric[1]	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L_{50} (30 minutes in any hour)	50	45
L_{25} (15 minutes in any hour)	55	50
L_{08} (5 minutes in any hour)	60	55
L_{02} (1 minute in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L_{50} is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L_{02} is the sound level exceeded one minute in any hour.

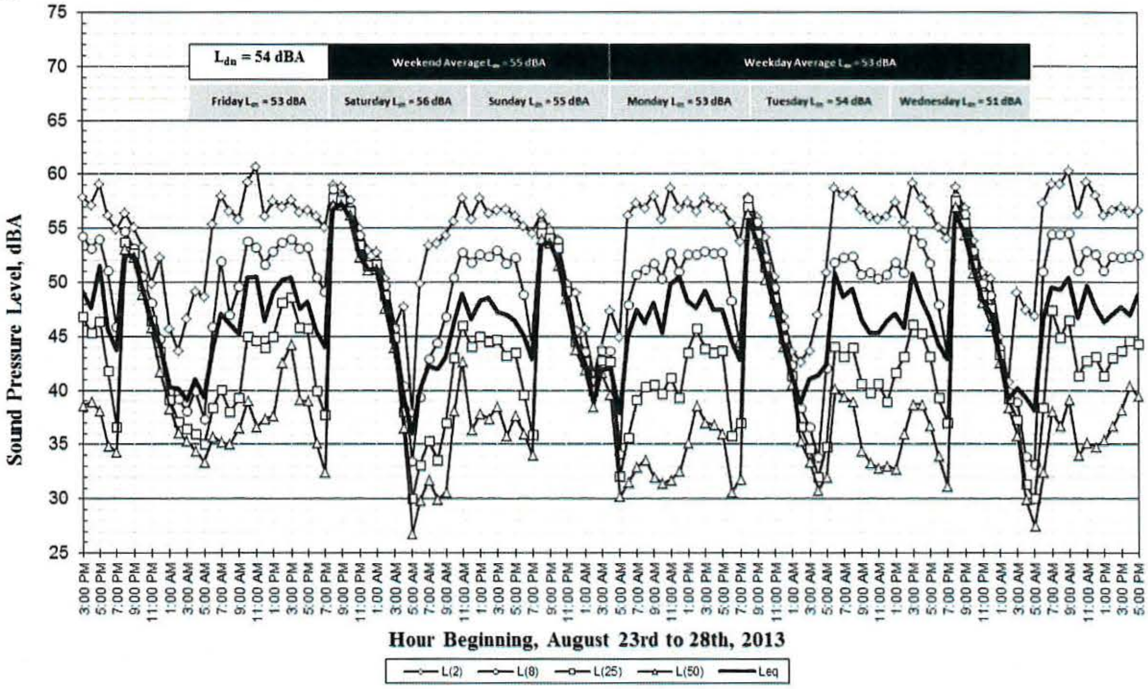
EXISTING NOISE ENVIRONMENT

AMBIENT NOISE LEVELS

The primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include airplanes flying overhead and agricultural-related activities in the area. To evaluate ambient noise levels on the project site at the closest noise-sensitive land uses, an ambient noise monitoring survey, consisting of two long-term noise measurements, was conducted between 3:00 p.m. on Friday, August 23, 2013, and 5:00 p.m. on Wednesday, August 28, 2013. LT-1 was located on the southern end of the property, approximately 110 feet (34 meters) from the centerline of Westside Road. This location represents the neighboring single-family residences. LT-2 was located at the tree line on the eastern boundary of the project site. Positioned approximately 185 feet (56 meters) from the Russian River, this long-term measurement location captured ambient noise away from Westside Road, which is in the vicinity of Riverfront Regional Park. Figure 1 shows the approximate locations of both measurement sites.

The hourly trends in noise levels at LT-1 and LT-2 are shown in Figures 2 and 3, respectively. Included in each figure are the energy equivalent noise level, L_{eq}, and the statistical noise levels consistent with the limits set forth in Table NE-2 (noise levels exceeded 2, 8, 25, and 50 percent of the time).

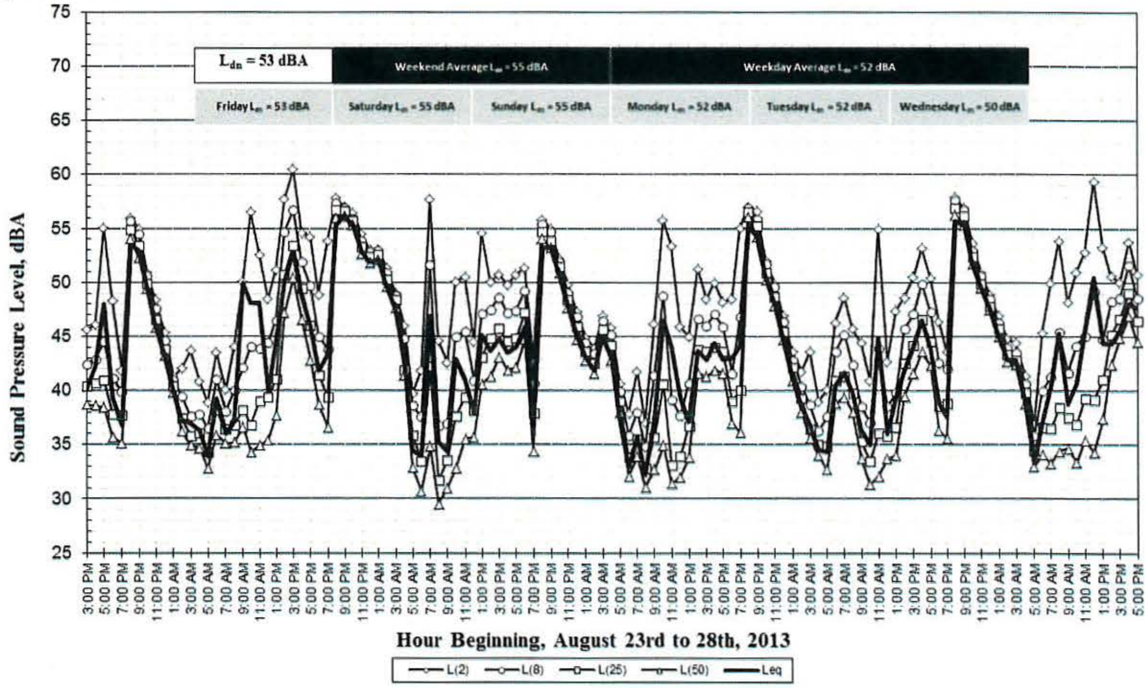
Figure 2. Measured Noise Levels at LT-1



From Figure 2, the daytime L_{eq} for the weekend (i.e., Saturday and Sunday) at LT-1 ranged from 42 to 57 dBA, with an average L_{eq} of 50 dBA. The nighttime L_{eq} for the weekend at LT-1 ranged from 36 to 56 dBA, with an average L_{eq} of 49 dBA. During the weekdays (i.e., Friday, Monday, Tuesday, and Wednesday), the average daytime and nighttime averages for L_{eq} ranged from 43 to 56 dBA, with an average of 50 dBA, and from 38 to 51 dBA, with an average of 46 dBA, respectively. The day-night average noise level, which is the L_{dn}, at LT-1 measured to be 55 dBA on the weekend and 53 dBA on the weekday. The overall L_{dn} for the entire testing period was 54 dBA. The chart in Figure 2 shows the average L_{dn} for each day of testing. The daytime and nighttime noise descriptors used to interpret the County's Noise Performance Standards at LT-1 for the measurement period are shown in Table 3.

For LT-2, which is shown in Figure 3, the average L_{eq} measurements from the weekend ranged from 34 to 56 dBA in the daytime, with an average of 49 dBA, and from 34 to 55 dBA in the nighttime, with an average of 48 dBA. On the weekdays, the average L_{eq} in the daytime ranged from 32 to 56 dBA, with an average of 48 dBA. In the nighttime, the average weekday L_{eq} ranged from 33 to 52 dBA, with an average of 45 dBA. The average weekend L_{dn} was 55 dBA, and on the weekday, the L_{dn} was approximately 52 dBA. The overall L_{dn} for the entire testing period at LT-2 was 53 dBA. The calculated L_{dn} for each day of testing is shown in Figure 3. The Noise Performance Standards at LT-2 are summarized in Table 3.

Figure 3. Measured Noise Levels at LT-2



In comparing the hourly noise levels for each long-term measurement location, notice that the median noise levels, L_{50}, during the nighttime hours of 10:00 p.m. to 7:00 a.m. drop well-below 30 dBA on two different occasions near the roadway at LT-1 but barely drop as low as 30 dBA at LT-2 during the same period of time. This higher nighttime ambient noise further from the roadway is likely due to nighttime woodland insect noise.

Based on the results from LT-1 and LT-2, the L_{dn} levels measured on the weekend were approximately 2 to 3 dBA higher than on the weekdays. The weekend L_{eq} levels in the daytime were approximately 0 to 1 dBA higher than the weekdays, and in the nighttime, the weekend L_{eq} levels averaged to be approximately 3 dBA higher than on the weekdays. Since winery-related noise generally occurs at the same or higher rates on the weekends, ambient noise from the weekends will be used to conduct the impact assessment for the worst-case scenario.

Table 3: Measured Ambient Noise Levels

Hourly Noise Metric	**Exterior Ambient Noise Levels**			
	LT-1 (southern property line near Westside Road Noise)		**LT-2 (eastern property line away from Westside Road Noise)**	
	Avg. Daytime Level (Range)	**Avg. Nighttime Level** (Range)	**Avg. Daytime Level** (Range)	**Avg. Nighttime Level** (Range)
L_{50} (30 Min.)	**48** (34 to 58)	**47** (30 to 57)	**48** (32 to 57)	**47** (34 to 56)
L_{25} (15 Min.)	**52** (41 to 58)	**48** (33 to 57)	**49** (35 to 58)	**48** (36 to 56)
L_{08} (5 Min.)	**53** (43 to 59)	**48** (33 to 57)	**50** (35 to 58)	**48** (36 to 56)
L_{02} (1 Min.)	**57** (53 to 61)	**51** (38 to 59)	**53** (37 to 61)	**49** (37 to 56)

NOISE ASSESSMENT

Estimating the expected noise produced by, and impacts from, the proposed project at adjacent noise-sensitive uses requires three elements: 1) identification of what noise-producing operations are likely to occur; 2) the typical noise source levels for those operations; and 3) the temporal nature of the operations.

I. Identification of Noise-Producing Operations/Uses

There are a number of operations associated with wine production and events at the proposed facility that will produce noise. These include:

1. Project traffic;
2. Winery and seasonal production operations;
3. Maintenance and forklift operations; and
4. Special event noise.

II. Typical Noise Source Levels

To estimate the noise levels associated with project operations, some attention must be given to the temporal nature of the noise produced. Below each of the major winery-related noise-producing operations outlined above are discussed:

1. *Project Traffic* would produce the following type and range of traffic noise levels:
    a. Automobile and light-vehicle traffic accessing the tasting room would occur during the daytime hours, and noise produced is expected to include the sounds of vehicles accessing parking areas, engine starts, door slams, etc. These noises typically range from a maximum of 53 to 63 dBA at 50 feet (15 meters).
    b. The majority of truck traffic on the project site is expected to primarily access the winery building on the western side of Westside Road, though some truck traffic may also access other portions of the site. Noise levels generated by truck traffic are dependent on the size and speed of trucks; typically, maximum noise levels generated by heavy-duty (i.e., semi-tractor trailer type) trucks would range from 70 dBA when traveling at constant speeds to 75 dBA when stopping/starting and maneuvering at a distance of 50 feet (15 meters). Medium (box type and delivery) trucks would typically have maximum levels ranging

from 60 dBA when traveling at constant speeds to 65 dBA when stopping/starting and maneuvering at a distance of 50 feet.

2. *Winery and Seasonal Production Operations* would produce the following type and range of noise levels:
   a. Refrigeration equipment, as a maximum condition, is assumed to operate under constant conditions during the day and night. Though the model, type, and capacities of the cooling compressors for the facility are not specified, field measurements of such equipment show that sound levels from such equipment can produce levels between 50 and 65 dBA at 50 feet, with L_{50} noise levels of 60 dBA at 50 feet.
   b. Air compressors used for various processes in the facility typically cycle on and off based on the need for compressed air. Though the model, type, and capacities of the cooling compressors for the facility are not specified, we can estimate results based on field measurements of cooling compressors at other wineries. The equipment is expected to produce L_{50} sound levels of 62 dBA at 50 feet.
   c. Bottling would be constant on an hourly basis, although it is likely to occur for only a few weeks each year. Based on sound level measurements of bottling lines at other wineries, bottling operations can be expected to produce L_{50} sound levels between 65 and 70 dBA at 50 feet.
   d. Crush activities at medium to large-sized wineries typically occur for approximately two months each year. The majority of the noise sources associated with the crush include the operation of hoppers, presses, de-stemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Average noise levels resulting from the crush are typically constant on an hourly basis. Individual pieces of crush-specific equipment, such as the separators and de-stemmers, are relatively quiet with sound levels around 50 dBA L_{eq} at approximately 50 feet. The composite crush activities at a large sized winery, such as a 60,000-case capacity facility, typically generate noise levels of approximately 66 dBA L_{eq} at a distance of 50 feet from the center of operations. During the crush, discrete maximum noise events, such as the setting of empty bins, may reach 70 to 80 dBA L_{max} or L_{02} at 50 feet from the center of operations.

3. *Maintenance and Forklift Operations* would produce intermittent noise depending upon the exact nature of the operation. These would likely occur at a much slower than a daily rate; although operations may span several hours, once initiated. Backup alarms (or beepers), which are repetitive and irritating by design, would also produce noise during these activities, and as with forklift operations, are expected to be intermittent by nature. Forklift use and associated backup alarm noise would be partially attenuated during crush-related activities by structure of the production building. Based on experience with other winery operations, it can be estimated that non-attenuated L_{08} noise levels from these operations may reach levels of 66 to 67 dBA at 50 feet.

4. *Special Events Noise*, such as concerts and weddings are not planned, nor requested, at the winery. The winery does plan to participate in industry-related events, averaging approximately 24 per year, which are summarized above in Table 1. The baling barn will be located across the street from the production facilities. Table 4, following, summarizes typical noise levels generated by small-to-moderate sized events at distances of 50 feet from the source which have been developed from measurements conducted by Illingworth & Rodkin at actual wedding and non-concert celebration/party events in the Northbay and

throughout the Bay Area[1]. The proposed project would not include amplified music or amplified speech at outdoor events.

In addition to the use of these vetted Event Source Levels, the project applicant has been asked by County Staff to evaluate amplified music events against a peak[2] L_{50} level for musical instruments of 88 dBA at 40 feet. We would note though actual peak (e.g. maximum) levels for musical instruments may reach this level, average sound levels would likely result in uncomfortably high sound levels for winery visitor (100 dBA at 10 feet from the music source). However, in keeping with the County's request, and to conduct an extremely conservative analysis of the impact of the amplified music at winery events, the L_{50} levels for amplified musical instruments of 88 dBA at 40 feet has been used in this analysis.

Table 4: Typical Noise Source Levels for Promotional Events (A-Weighted L_{50} Levels)

Event or Activity	Typical Noise Level @ 50 ft
Amplified Music[b]	72 dBA
Amplified Speech	71 dBA
Non-amplified (acoustic) Music	67 dBA
Films – Voices/Music	64 dBA
Raised Conversation	65 dBA

[b]Amplified concert-type music events are not proposed – such events would increase L_{50} noise levels to 80 dBA at 50 feet.

III. Propagation of sound

The final step in estimating the project noise levels is assessing the propagation of sound to the sensitive receptors. To do this, it is necessary to assume some rate of sound attenuation between the operations and receiver locations. The most dominant physical effect is due to the spreading out of sound waves with distance. For simple, single sources, such as fixed equipment and stationary truck operations, the divergence of the sound wave is hemispherical in nature, producing a reduction of 6 dB with each doubling of distance. For moving sources of noise, such as automobile traffic or truck movements, which are considered linear sources of noise, the divergence of the sound wave is cylindrical in nature, producing a reduction of 3 to 4 ½ dB with each doubling of distance. Other effects can modify these fall-off rates, such as partial shielding from buildings or topography, atmospheric attenuation of sound, ground absorption, and meteorological effects. These effects almost always reduce the noise, in addition to that due to sound divergence. As most of these effects will vary with time due to changing environmental conditions, it is most conservative to assume only attenuation due to divergence for outdoor activities and conservative (minimal) rate of structural attenuation (12 dBA) when operations are conducted within buildings, realizing that the actual noise level will be at or, most likely, below those predicted using this assumption at any one time.

---

[1] These source levels have been used to analyze amplified music at non-concert type special events at over 30 winery projects since the current Sonoma County General Plan (2020) was adopted and have been also adopted by the Sonoma County Winery Event Working Group as typical noise levels for winery event activities.

2 The use of the term "peak" in describing an L_{50} level has been reported from the source used by County Staff; however, we would note that such a term appears to be an oxymoron since the statistically based L_{50} (or median level) is by definition an average and not a peak level.

To evaluate noise impacts on area noise sensitive uses, noise levels were propagated to three representative residences. There is also an existing farmhouse on the project site to the west of Westside Road. This residence is to be demolished, and therefore, does not require noise propagation calculations. Noise propagation calculations were completed on the following residences (see Figure 1 for locations):

1. *Residence 1*: This residence is located in the vicinity of LT-1. It is south of the project site on the same side of Westside Road as the tasting room and public and private tasting rooms and therefore on the opposite side as the wine production building. The residence is approximately 75 feet (23 meters) from the centerline of Westside Road. The front yard of this home is represented by the calculated noise levels for monitoring position LT-1.
2. *Residence 2*: This residence is also located to the south of the project site. Residence 2 is also south of Residence 1 and slightly west. Since Westside Road turns westward just south of Residence 1, the alignment of Residence 2 is such that it is located directly south of the wine production building. This property includes an outdoor pool area that is approximately 100 to 170 feet (30 to 52 meters) from the centerline of Westside Road. The front yard of the home ranges from 52 to 180 feet (16 to 55 meters) from the centerline of the roadway, and the front façade of the home is 190 to 215 feet (58 to 66 meters) from the roadway centerline. Due to the proximity of the home to LT-1, the calculated noise levels at this monitoring location are represented by LT-1 minus 3 dBA.
3. *Residence 3*: While on the same side of Westside Road as Residences 1 and 2, the geometry of the roadway is such that Residence 3 is southwest of the wine production building. Positioned approximately 50 to 75 feet (15 to 23 meters) from the centerline of Westside Road, this home is also best represented by LT-1 plus 3 dBA.

Ambient noise levels at these residences under worst case (i.e., weekend) conditions were calculated using the sound level differences noted above and the measurement results shown in Table 3 for the long-term noise measurement, LT-1. Table 5 summarizes the calculated levels for all four residences.

Table 5: Calculated Ambient Noise Levels at Adjacent Noise-Sensitive Uses

Hourly Noise Metric	Exterior Ambient Noise Levels, dBA					
	Residence 1		Residence 2		Residence 3	
	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level
L_{50} (30 min.)	48	47	45	44	51	50
L_{25} (15 min.)	52	48	49	45	55	51
L_{08} (5 min.)	53	48	50	45	56	51
L_{02} (1 min.)	57	51	54	48	60	54

IMPACT ASSESSMENT

Impact 1: Traffic, Parking Lot and Truck Noise

Automobile parking and traffic

On the east side Westside Road where the tasting room and office and industry accommodations are located, the existing driveways and parking areas will be used. The parking lot will be enhanced, but the general location will remain the same. Residence 1 (represented by LT-1 at the southern boundary of the winery property) is approximately 960 feet from the nearest parking area; Residences 2 (located further south of LT-1 along Westside Road) and 3 (located to the west of LT-1, also along Westside Road) are approximately 1,220 and 1,210 feet, respectively, from the nearest parking area. Based on these distances, noise generated by automobile and light vehicles would be between 28 and 38 dBA at Residence 1 and between 25 and 35 dBA at both Residences 2 and 3. Given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L_{02} NE-2 daytime category of 65 dBA (see Table 2). However, during events or on busy weekends, such activities may occur more frequently and fall in the L_{08} NE-2 daytime category of 60 dBA. The ambient noise environment in this area is described by measurements at site LT-1. Table 6 summarizes the assessment of automobile noise in driveways and in parking lots.

Table 6: Driveway and Parking Lot Automobile L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Driveway/Parking Lot Noise at Receiver	**28 to 38**	**25 to 35**	**25 to 35**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Driveway/Parking Noise Exceeds NE-2?	No	No	No

Based on this finding, noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the nearest residences.

Truck traffic

Trucks visiting the winery site will use the new driveway to access the wine production facility on the west side of the roadway. This main winery access path will take constant speed and maneuvering trucks within respective distances of approximately 1,170 to 1,335 feet of Residence 1, 1,290 to 1,595 feet of Residence 2, and 1,200 to 1,515 feet of Residence 3. Using these distances, noise generated by heavy-duty trucks may range from 48 to 56 dBA at Residence 1 and from 47 to 55 dBA at both Residences 2 and 3. The noise generated by medium-duty trucks ranged from 38 to 46 dBA at Residence 1 and from 37 to 45 dBA at Residences 2 and 3. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus, truck operations would fall in the L_{02} NE-2 category of 65 dBA (see Table 2) at the adjacent residential uses. Table 7, below, presents and summarizes the assessment of truck traffic noise.

Table 7: Truck L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Heavy Truck Operations at Receiver	**48 to 56**	**47 to 55**	**47 to 55**
Medium Truck Operations at Receiver	**38 to 46**	**37 to 45**	**37 to 45**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	65	65	65
Truck Traffic Noise Exceeds NE-2?	No	No	No

Based on these findings, noise associated with truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the nearest residences.

Mitigation 1: None Needed

Impact 2: Mechanical Equipment Noise

The project would likely include noise-generating mechanical equipment, such as air-cooled condensing units, pumps, and compressors, at the wine production facility, as well as less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawings do not indicate the location of such equipment. This equipment may be located within the structures or positioned so that the structures provide shielding for noise caused by the equipment. However, considering a worst-case scenario where the equipment is placed outside of production buildings and not shielded from the adjacent residences, the equipment may be located as close as 1,210 feet from Residence 1, as 1,300 feet from Residence 2, and as close as 1,170 feet from Residence 3.

Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, constant L_{50} noise levels from mechanical equipment may be between an L_{50} of 32 and 34 dBA at Residences 1 and 2 and between an L_{50} of 33 and 35 dBA at Residence 3. Table 8, following, summarizes the assessment of mechanical equipment noise.

Based on these findings, noise associated with mechanical equipment is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Mitigation 2: None Needed

Table 8: Mechanical Equipment L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Mechanical Equipment Noise at Receiver	**32 to 34**	**32 to 34**	**33 to 35**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Mechanical Equipment Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Impact 3: Crush-Related Noise

Annual crush-related activities would take place within the new wine production building. The crush pad & press equipment room will be located on the first floor and on the western side of the building, which indicates considerable shielding of crush-related noise by the building itself from the nearby residences. Based on the Winery Floor Plans provided, the space above the crush pad will be open to the second floor, but it is unclear if the area will be open or closed to nature. Assuming the worst case scenario, crush-related activities will be considered to occur outdoors. From the plans for the project site and the building plans, the future location of the crush pad was estimated, and using Google Earth, the distances to the each residence was approximated. The crush pad will be within 1,280 feet of Residence 1, within 1,400 feet of Residence 2 and within 1,275 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance, constant L_{50} noise levels from crush-related activities would be approximately 38 dBA at Residence 1, 37 dBA at Residence 2, and 38 dBA at Residence 3. Table 9, below, summarizes these calculations. The maximum noise events discussed above, such as bin drops, etc., would be an L_{02} of 42 to 52 dBA at Residence 1, 41 to 51 dBA at Residence 2, and 42 to 52 dBA at Residence 3. Table 10 summarizes the maximum noise events assessment of crush-related activities.

Table 9: Crush-Related L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Crush-Related Noise at Receiver	**38**	**37**	**38**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Table 10: Crush-Related L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Daytime Ambient Exceeds NE-2 Limit?	No	No	No
Daytime NE-2 Adjustment	+0	+0	+0
Unadjusted Table NE-2 Nighttime Limit	60	60	60
Nighttime Ambient Noise Levels	51	48	54
Nighttime Ambient Exceeds NE-2 Limit?	No	No	No
Nighttime NE-2 Adjustment	+0	+0	+0
Crush-Related Noise at Receiver	**42 to 52**	**41 to 51**	**42 to 52**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	65	65	65
Adjusted Table NE-2 Nighttime Limit	60	60	60
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown, noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Mitigation 3: None Needed

Impact 4: Bottling Noise

According to the building floor plans provided, bottling will be done in the production facility area, next to the truck access loading zone. The building will provide shielding from noise created during bottling activities. The distances from the bottling area to the nearby residences are as follows: 1,225 feet from Residence 1, 1,345 feet from Residence 2, and 1,200 feet from Residence 3. Based on these distances and the noise shielding, noise from bottling activities are expected to be an L_{50} of 37 to 42 dBA at Residence 1, an L_{50} of 36 to 41 dBA at Residence 2, and an L_{50} of 37 to 42 dBA at Residence 3. Table 11 summarizes the assessment of bottling noise.

Table 11: Bottling L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Bottling Noise at Receiver	**37 to 42**	**36 to 41**	**37 to 42**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Bottling Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on these findings, noise associated with bottling is not expected to exceed daytime or nighttime NE-2 noise standard at any of the adjacent residences.

Mitigation 4: None Needed

Impact 5: Maintenance and Forklift Operations

Forklift and maintenance operations would likely take place on the first floor inside the new winery building, in the outdoor crushing and receiving areas, and possibly in the winery caves. Such activities within the winery building would receive significant noise shielding from the building and are not analyzed here. The crushing area would also receive considerable shielding from the building. Outdoor forklift and maintenance operations are considered a worst-case condition and are analyzed. Based on a review of project drawings, the outdoor area closest to the adjacent residences would be the receiving area/truck access, which was mentioned above as being within 1,335 feet of Residence 1, within 1,595 feet of Residence 2, and within 1,515 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, noise from forklift and maintenance operations activities are expected to be an L_{08} of between 37 and 38 dBA at Residence 1 and an L_{08} of between 36 and 37 dBA at Residences 2 and 3. Table 12, following, summarizes the assessment of noise due to forklift and maintenance operations. Note, forklift and maintenance operations will only occur during the daytime hours.

Table 12: Forklift and Maintenance L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit?	No	No	No
NE-2 Adjustment	+0	+0	+0
Forklift/Maintenance Operations at Receiver	**37 to 38**	**36 to 37**	**36 to 37**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Forklift/Maintenance Operations Noise Exceed NE-2?	No	No	No

Based on the findings shown in Table 12, noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at the nearest residences.

Mitigation 5: None Needed

Impact 6: Event Noise at adjacent residential uses

Special events, such as concerts and weddings, are not planned, nor requested at the winery; however, the winery does plan to participate in county-wide industry events. The project application includes provisions for 24 special events per year, including 10 winemaker lunches or dinners with 30 persons in attendance, five 60-person private tastings, five 120-person private tastings, two 300-person new wine release tastings, and two 300-person industry-wide events. For an event consisting of 300 persons, a staff of approximately 14 people is expected. Table 1 provides locations and hours of these events. It should be noted that amplified music and amplified speech are not proposed at any outdoor events.

A review of the project site plans indicates that outdoor events may be held either on the east side of Westside Road in the vicinity of the tasting room and barn or in the picnic grove area located along the eastern boundary of the property near LT-2. Indoor events would be held inside the tasting room or barn. The production facility on the west side of the roadway will only be opened to guests by invitation only. Based on a review of building plans and elevations, events occurring within the winery buildings would receive noise shielding from the building structures estimated at 12 dBA with open windows and/or doors, and a minimum of 22 dBA with closed non-sound rated windows and/or doors. However, the outdoor events held in the garden area or yard between the tasting room/barn and Westside Road, in the yard south of the barn, in the yard east of the barn, or in the picnic grove area would receive little to no noise attenuation from intervening terrain or building structures at Residences 1, 2, and 3. The outdoor area between the tasting room and the barn would have some shielding from the barn structure.

Based on a review of aerial photos and the project site plan, distance information obtained using Google Earth indicates that outdoor events that take place around the tasting room and baling barn could be situated as close as 690 feet from Residence 1, 900 feet from Residence 2, and 915 feet from Residence 3. The outdoor events taking place in the picnic grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, and 1,900 feet from Residence 3. The event space and guest rooms located in the barn are the closest indoor rooms for events. From the maps, indoor events at these locations would be as close as 885 feet from Residence 1, 1,100 feet from Residence 2, and 1,110 feet from Residence 3. Using these distances and the noise shielding considerations for outdoor and indoor events, the L_{50} sound levels for the typical noise source levels listed in Table 4 (and the County requested *peak* L_{50} level for musical instruments of 88 dBA at 40 feet) for outdoor and indoor events have been calculated at Residences 1, 2, and 3. Tables 13 and 14 summarize the assessments for outdoor special events noise around the winery and in the picnic grove area, respectively. Since amplified music and speech are not proposed at these outdoor events, they are not shown in Tables 13 and 14. Table 15 summarizes the assessment for the indoor special events noise. Since Table 1 indicates that special events would not occur during nighttime hours (10:00 p.m. to 7:00 a.m.), the County's nighttime limits shown in Table NE-2 would not be applicable to the proposed project and are not shown in Tables 13 through 15.

Table 13: Outdoor Special Events L_{50} Noise Levels in the Vicinity of the Winery

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Non-Amplified Music	44	42	42
Outdoor Films – Voices/Music	41	39	39
Outdoor Raised Conversation	42	40	40
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (all sources)		
NE-2 Adjustment	+0 (all sources)		
Adjusted Table NE-2 Daytime Limit	45	45	46
Non-Amplified Music Exceeds Adjusted NE-2?	No	No	No
Films – Voices/Music Exceeds Adjusted NE-2?	No	No	No
Raised Conversation Exceeds Adjusted NE-2?	No	No	No

Based on the findings shown in Table 13, no impacts are expected during outdoor events in the vicinity of the winery.

Table 14. Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Non-Amplified Music	37	36	35
Outdoor Films – Voices/Music	34	33	32
Outdoor Raised Conversation	35	34	33
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (all sources)		
NE-2 Adjustment	+0 (all sources)		
Adjusted Table NE-2 Daytime Limit	45	45	46
Non-Amplified Music Exceeds Adjusted NE-2?	No	No	No
Films – Voices/Music Exceeds Adjusted NE-2?	No	No	No
Raised Conversation Exceeds Adjusted NE-2?	No	No	No

Based on the findings shown in Table 14, sound levels for all proposed noise sources at these outdoor events would comply with the County NE-2 standard.

Table 15. Indoor Special Events L_{50} Noise Levels

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Indoor Amplified Music[1]	49	47	47
Indoor Amplified Speech	34	32	32
Indoor Non-Amplified Music	30	28	28
Indoor Films – Voices/Music	27	25	25
Indoor Raised Conversation	28	26	26
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (all sources)		
NE-2 Adjustment	+0 (all sources)		
Adjusted Table NE-2 Daytime Limit	45	45	46
Amplified Music Noise Exceeds Adjusted NE-2?	**Yes**	**Yes**	**Yes**
Amplified Speech Exceeds Adjusted NE-2?	No	No	No
Non-Amplified Music Exceeds Adjusted NE-2?	No	No	No
Films – Voices/Music Exceeds Adjusted NE-2?	No	No	No
Raised Conversation Exceeds Adjusted NE-2?	No	No	No

Notes: 1. Amplified Music levels have been evaluated using a *peak* L_{50} level for musical instruments of 88 dBA at 40 feet as requested by County Staff. The use of these levels results in sound levels 14 dBA higher than those which have been adopted by the Sonoma County Winery Event Working Group and have been used by I&R to analyze amplified music at non-concert type winery events since the adoption of the current (2020) County General Plan. (see discussion on page 7).

Based on the findings shown in Table 15 indoor events with amplified music would exceed the County daytime and nighttime NE-2 standards at all of the three adjacent residences by between 1 to 2 dBA during daytime hours. However, the findings shown in Table 15 indicate that indoor events with amplified speech, non-amplified music, films, or raised conversations would not exceed the County daytime NE-2 standards at any of the adjacent residences.

In terms of exceedances of the County Standards, the above findings for outdoor and indoor events show that amplified music at events within buildings with open windows would exceed the daytime County NE-2 standard at Residences 1, 2 and 3.

Mitigation 6: Special/Promotional Events

Since even noise has the potential to result in levels exceeding the standard fairly significantly, the following measures should be included in the project:

1. Amplified music at events should only occur within the baling barn or tasting room buildings with closed windows and doors.
2. With closed windows and doors, indoor events with amplified speech or music may occur during daytime hours.

APPENDIX A:
FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL ACOUSTICS

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound may be caused by either its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales that are used to describe noise in a particular location. *A decibel (dB)* is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table A1. There are several methods of characterizing sound. The most common in California is the *A-weighted sound level or dBA.* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table A2.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TERM	DEFINITIONS
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
Day/Night Noise Level, L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Definitions Of Acoustical Terms **Table A1**

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Day/Night Average Sound Level, Ldn,* is a measure of the cumulative noise exposure in a community, with a 10 dB penalty added to nighttime (10:00 pm - 7:00 am) noise levels.

At a Given Distance From Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Music Concert	
Diesel Pile Driver (100')	100		Very Loud
	90	Boiler Room	
Freight Cars (50')		Printing Press Plant	
Pneumatic Drill (50')	80		
Freeway (100')		In Kitchen With Garbage Disposal Running	
Vacuum Cleaner (10')	70		Moderately Loud
	60	Data Processing Center	
Light Traffic (100')	50	Department Store	
Large Transformer (200')			
	40	Private Business Office	Quiet
Soft Whisper (5')	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of Hearing
	0		

Typical Sound Levels Measured In The Environment And Industry | **Table A2**

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Effects of Noise

Sleep and Speech Interference: The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noise of sufficient intensity; above 35 dBA, and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is

about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

Annoyance: Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 55 dBA L_{dn}. At an L_{dn} of about 60 dBA, approximately 2 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 12 percent of the population. There is, therefore, an increase of about 1 percent per dBA between an L_{dn} of 60-70 dBA. Between an L_{dn} of 70-80 dBA, each decibel increase increases by about 2 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 10 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 2 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 3 percent increase in the percentage of the population highly annoyed.

ENVIRONMENTAL NOISE ASSESSMENT
RAMEY WINERY PROJECT
7097 WESTSIDE ROAD
SONOMA COUNTY, CALIFORNIA

October 9, 2013
Revised September 4, 2015
Revised March 7, 2017

◆ ◆ ◆

Prepared for:

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

Prepared by:

Carrie Janello and Fred Svinth
ILLINGWORTH & RODKIN, INC.
Acoustics & Air Quality
1 Willowbrook Court, Suite 120
Petaluma, CA 94954
(707) 794-0400

Job No. 13-155

INTRODUCTION

This noise assessment evaluates the existing noise environment and the potential for increased noise as a result of the proposed Ramey Wine Cellars Project (Project) on a parcel located at 7097 Westside Road near the City of Healdsburg in an unincorporated area of Sonoma County. Figure 1 shows a site map of the property. The proposed project includes production of 60,000 cases of wine, a tasting room, retail sales, and an area designated for trade-related special events. On the eastern side of Westside Road, the existing hop kiln will be converted into a public tasting room, and the existing hop barn will be converted into a private marketing space with a kitchen and two guest rooms. The two buildings will be connected by a bridge, which will also be constructed. On the western side the roadway, a new 60,000-case winery production facility with a cave area for wine barrel storage will be constructed. These facilities will not be open to the public except by invitation. Additionally, entryways, driveways, parking, walkways and site accessibility features are included in the project.

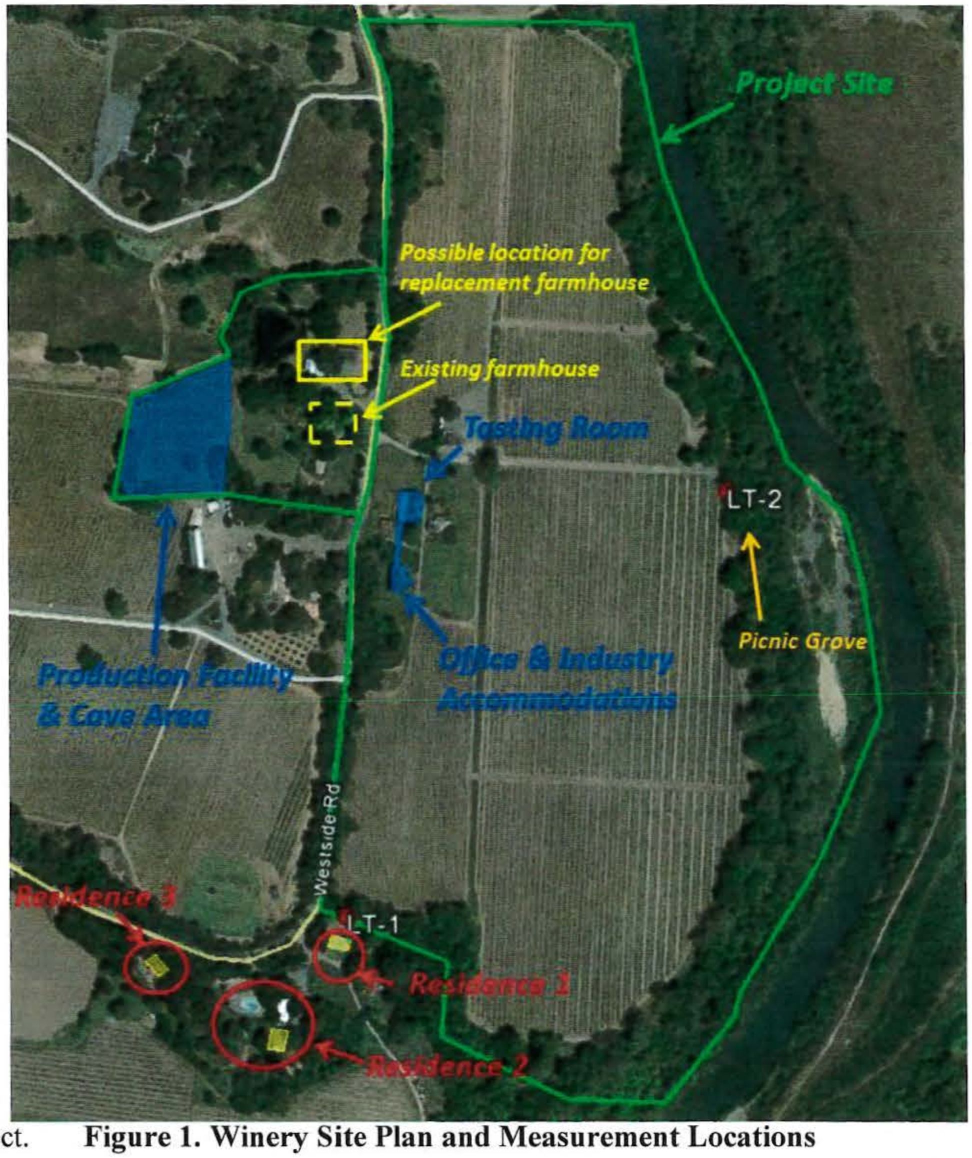


Figure 1. Winery Site Plan and Measurement Locations

The winery operations will include public tasting, retail sales, and trade-related special events. The staff will include fifteen employees between the winery and the tasting room. On average, 52 visitors per day are expected for tasting. The Project application includes provisions for 24 special events per year. These include 10 winemaker lunches or dinners with 30 persons in attendance, five 60-person private tastings, five 120-person private tastings, two 300-person new wine release tastings, and two 300-person industry-wide events. Table 1 summarizes each of the special events proposed at the winery and provides number of guests, locations for the events on the property, and the hours of each event.

The winery is situated on a 75-acre parcel of land formerly occupied by Westside Farms. The property is bordered to the north by Gracianna Winery, to the northwest by Arista Winery, to the west by Williams Selyem Winery, and to the south and east by the Russian River. On the opposite side of the river is Riverfront Regional Park. To the south of the property lie single-family residences, as well. This report includes a summary of applicable noise regulations, the results of a noise monitoring survey conducted for the Project, and an assessment of noise impacts and mitigation measures necessary to meet the applicable County standards at adjacent noise sensitive land uses. Persons not familiar with environmental noise analysis are referred to Appendix A for additional discussion.

Table 1: Ramey Wine Cellars Proposed Events

Event Type	No. of Events per Year	Hours	Maximum No. of Guests	Event Location on the Property
Industry-wide Event	Total of 2 event days per year	10:00 a.m. to 5:00 p.m.[a]	300	Tasting rooms, and outdoor area between tasting rooms, or walnut grove
New wine release tastings – by invitation only	2	9:00 a.m. to 9:00 p.m.	300	Tasting rooms, and outdoor area between tasting rooms, or walnut grove
Private tastings	5	9:00 a.m. to 9:00 p.m.	120	Tasting rooms, outdoor area between tasting rooms, and walnut grove
Private tastings	5	11:00 a.m. to 3:00 p.m. or 6:00 p.m. to 9:00 p.m.	60	Tasting rooms, outdoor area between tasting rooms, and walnut grove
Winemaker lunches or dinners with on-site food preparation, and food and wine pairings	10	11:00 a.m. to 3:00 p.m. or 6:00 p.m. to 9:00 p.m.	30	Baling barn, walnut grove, and winery

[a] Industry-wide events must occur during the public tasting room hours.

REGULATORY BACKGROUND

The Sonoma County Noise Element of the 2000 General Plan identifies a goal to:

> *Protect people from the adverse effects of exposure to excessive noise and to achieve an environment in which people and land uses function without impairment from noise.*

The following policies, which are applicable for use at the Project, are intended to achieve this goal:

NE-1c: Control non-transportation-related noise from new projects. The total noise level resulting from new sources shall not exceed the standards in Table NE-2 of the recommended revised policies as measured at the exterior property line of any adjacent noise-sensitive land use. Limit exceptions to the following:

1. If the ambient noise level exceeds the standard in Table NE-2, adjust the standard to equal the ambient level, up to a maximum of five dBA above the standard, provided that no measurable increase (i.e., +/- 1.5 dBA) shall be allowed.
2. Reduce the applicable standards in Table NE-2 by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises, such as pile drivers and barking dogs at kennels.
3. Reduce the applicable standards in Table NE-2 by five dBA if the proposed use exceeds the ambient level by 10 dBA or more.
4. For short-term noise sources, which are permitted to operate no more than six days per year, such as concerts or race events, the allowable noise exposures shown in Table NE-2 may be increased by five dB. These events shall be subject to a noise management plan, including provisions for maximum noise level limits, noise monitoring, complaint response, and allowable hours of operation. The plan shall address potential cumulative noise impacts from all events in the area.
5. Noise levels may be measured at the location of the outdoor activity area of the noise-sensitive land use, rather than at the exterior property line of the adjacent noise-sensitive use, where:
    a. The property on which the noise-sensitive use is located has already been substantially developed pursuant to its existing zoning, and
    b. There is available open land on these noise-sensitive lands for noise attenuation.

    Note, this exception may not be used for vacant properties, which are zoned to all noise-sensitive uses.

Table 2. Maximum Allowable Noise Exposures for Non-Transportation Sources (Table NE-2)

Hourly Noise Metric[1]	Maximum Exterior Noise Level Standards, dBA	
	Daytime: 7:00 a.m. to 10:00 p.m.	Nighttime: 10:00 p.m. to 7:00 a.m.
L_{50} (30 minutes in any hour)	50	45
L_{25} (15 minutes in any hour)	55	50
L_{08} (5 minutes in any hour)	60	55
L_{02} (1 minute in any hour)	65	60

[1] The sound level exceeded n% of the time in any hour. For example, the L_{50} is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L_{02} is the sound level exceeded one minute in any hour.

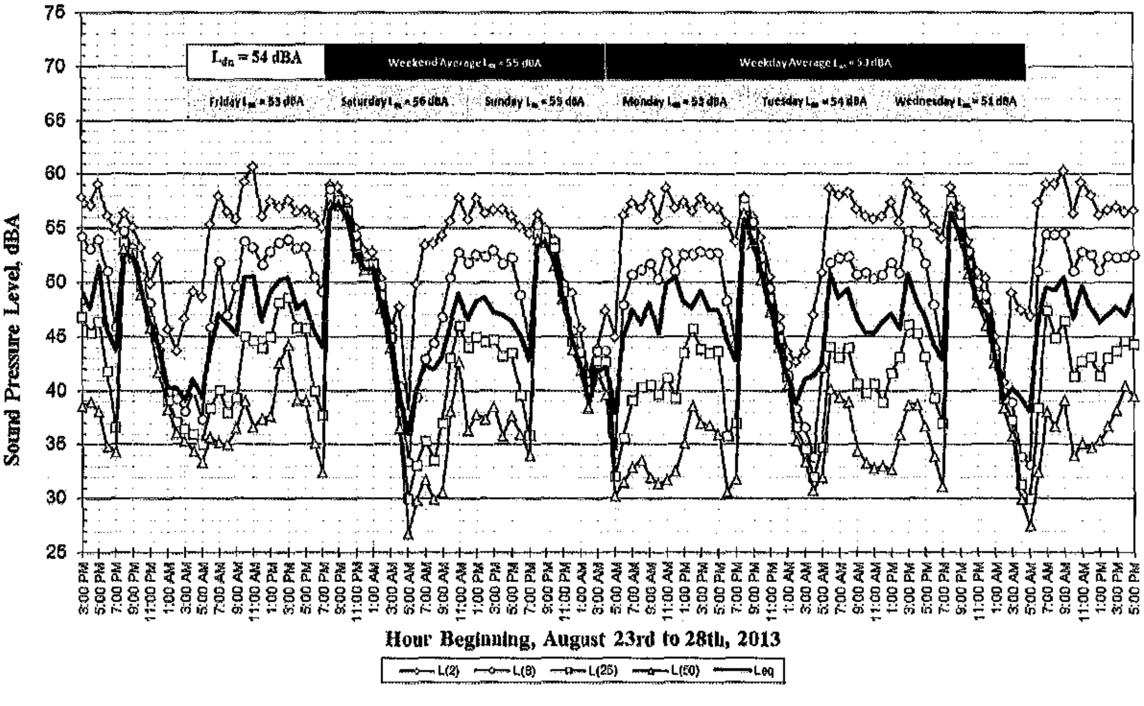
EXISTING NOISE ENVIRONMENT

AMBIENT NOISE LEVELS

The primary ambient source of noise in the project area is the traffic along Westside Road. Other contributors to noise include airplanes flying overhead and agricultural-related activities in the area. To evaluate ambient noise levels on the project site at the closest noise-sensitive land uses, an ambient noise monitoring survey, consisting of two long-term noise measurements, was conducted between 3:00 p.m. on Friday, August 23, 2013, and 5:00 p.m. on Wednesday, August 28, 2013. LT-1 was located on the southern end of the property, approximately 110 feet (34 meters) from the centerline of Westside Road. This location represents the neighboring single-family residences. LT-2 was located at the tree line on the eastern boundary of the project site. Positioned approximately 185 feet (56 meters) from the Russian River, this long-term measurement location captured ambient noise away from Westside Road, which is in the vicinity of Riverfront Regional Park. Figure 1 shows the approximate locations of both measurement sites.

The hourly trends in noise levels at LT-1 and LT-2 are shown in Figures 2 and 3, respectively. Included in each figure are the energy equivalent noise level, L_{eq}, and the statistical noise levels consistent with the limits set forth in Table NE-2 (noise levels exceeded 2, 8, 25, and 50 percent of the time).

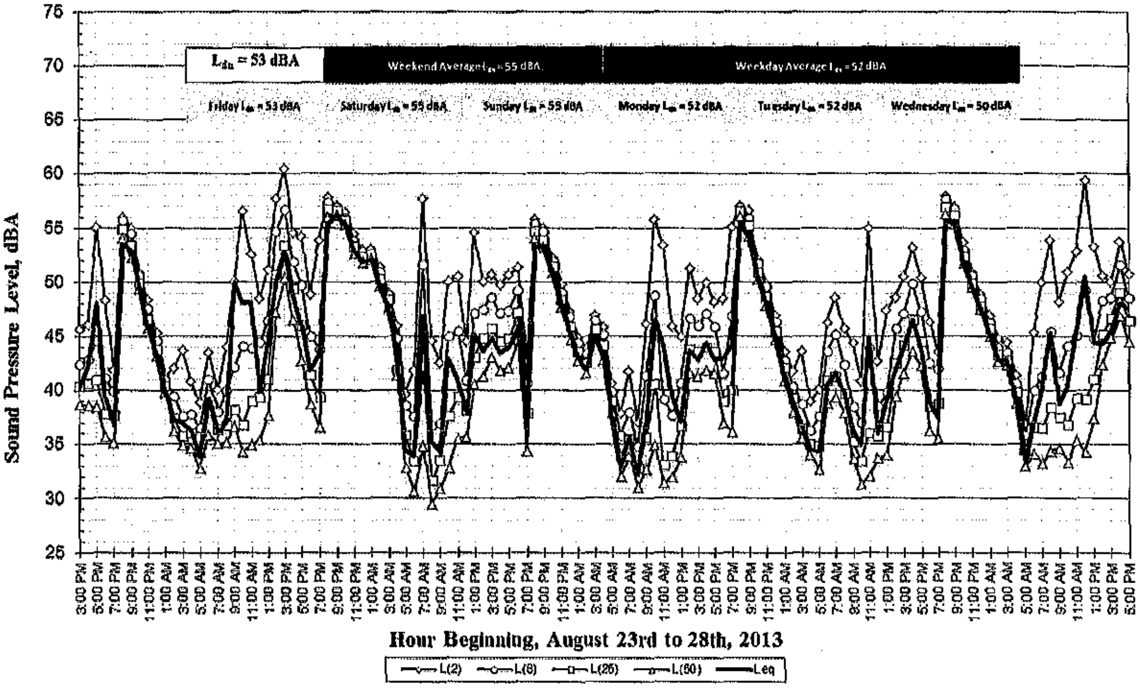
Figure 2. Measured Noise Levels at LT-1



From Figure 2, the daytime L_{eq} for the weekend (i.e., Saturday and Sunday) at LT-1 ranged from 42 to 57 dBA, with an average L_{eq} of 50 dBA. The nighttime L_{eq} for the weekend at LT-1 ranged from 36 to 56 dBA, with an average L_{eq} of 49 dBA. During the weekdays (i.e., Friday, Monday, Tuesday, and Wednesday), the average daytime and nighttime averages for L_{eq} ranged from 43 to 56 dBA, with an average of 50 dBA, and from 38 to 51 dBA, with an average of 46 dBA, respectively. The day-night average noise level, which is the L_{dn}, at LT-1 measured to be 55 dBA on the weekend and 53 dBA on the weekday. The overall L_{dn} for the entire testing period was 54 dBA. The chart in Figure 2 shows the average L_{dn} for each day of testing. The daytime and nighttime noise descriptors used to interpret the County's Noise Performance Standards at LT-1 for the measurement period are shown in Table 3.

For LT-2, which is shown in Figure 3, the average L_{eq} measurements from the weekend ranged from 34 to 56 dBA in the daytime, with an average of 49 dBA, and from 34 to 55 dBA in the nighttime, with an average of 48 dBA. On the weekdays, the average L_{eq} in the daytime ranged from 32 to 56 dBA, with an average of 48 dBA. In the nighttime, the average weekday L_{eq} ranged from 33 to 52 dBA, with an average of 45 dBA. The average weekend L_{dn} was 55 dBA, and on the weekday, the L_{dn} was approximately 52 dBA. The overall L_{dn} for the entire testing period at LT-2 was 53 dBA. The calculated L_{dn} for each day of testing is shown in Figure 3. The Noise Performance Standards at LT-2 are summarized in Table 3.

Figure 3. Measured Noise Levels at LT-2



In comparing the hourly noise levels for each long-term measurement location, notice that the median noise levels, L_{50}, during the nighttime hours of 10:00 p.m. to 7:00 a.m. drop well-below 30 dBA on two different occasions near the roadway at LT-1 but barely drop as low as 30 dBA at LT-2 during the same period of time. This higher nighttime ambient noise further from the roadway is likely due to nighttime woodland insect noise.

Based on the results from LT-1 and LT-2, the L_{dn} levels measured on the weekend were approximately 2 to 3 dBA higher than on the weekdays. The weekend L_{eq} levels in the daytime were approximately 0 to 1 dBA higher than the weekdays, and in the nighttime, the weekend L_{eq} levels averaged to be approximately 3 dBA higher than on the weekdays. Since winery-related noise generally occurs at the same or higher rates on the weekends, ambient noise from the weekends will be used to conduct the impact assessment for the worst-case scenario.

Table 3: Measured Ambient Noise Levels

Hourly Noise Metric	**Exterior Ambient Noise Levels**			
	LT-1 (southern property line near Westside Road Noise)		**LT-2 (eastern property line away from Westside Road Noise)**	
	Avg. Daytime Level (Range)	**Avg. Nighttime Level** (Range)	**Avg. Daytime Level** (Range)	**Avg. Nighttime Level** (Range)
L_{50} (30 Min.)	**48** (34 to 58)	**47** (30 to 57)	**48** (32 to 57)	**47** (34 to 56)
L_{25} (15 Min.)	**52** (41 to 58)	**48** (33 to 57)	**49** (35 to 58)	**48** (36 to 56)
L_{08} (5 Min.)	**53** (43 to 59)	**48** (33 to 57)	**50** (35 to 58)	**48** (36 to 56)
L_{02} (1 Min.)	**57** (53 to 61)	**51** (38 to 59)	**53** (37 to 61)	**49** (37 to 56)

NOISE ASSESSMENT

Estimating the expected noise produced by, and impacts from, the proposed project at adjacent noise-sensitive uses requires three elements: 1) identification of what noise-producing operations are likely to occur; 2) the typical noise source levels for those operations; and 3) the temporal nature of the operations.

I. Identification of Noise-Producing Operations/Uses

There are a number of operations associated with wine production and events at the proposed facility that will produce noise. These include:

1. Project traffic;
2. Winery and seasonal production operations;
3. Maintenance and forklift operations; and
4. Special event noise.

II. Typical Noise Source Levels

To estimate the noise levels associated with project operations, some attention must be given to the temporal nature of the noise produced. Below each of the major winery-related noise-producing operations outlined above are discussed:

1. *Project Traffic* would produce the following type and range of traffic noise levels:
   a. Automobile and light-vehicle traffic accessing the tasting room would occur during the daytime hours, and noise produced is expected to include the sounds of vehicles accessing parking areas, engine starts, door slams, etc. These noises typically range from a maximum of 53 to 63 dBA at 50 feet (15 meters).
   b. The majority of truck traffic on the project site is expected to primarily access the winery building on the western side of Westside Road, though some truck traffic may also access other portions of the site. Noise levels generated by truck traffic are dependent on the size and speed of trucks; typically, maximum noise levels generated by heavy-duty (i.e., semi-tractor trailer type) trucks would range from 70 dBA when traveling at constant speeds to 75 dBA when stopping/starting and maneuvering at a distance of 50 feet (15 meters). Medium (box type and delivery) trucks would typically have maximum levels ranging

from 60 dBA when traveling at constant speeds to 65 dBA when stopping/starting and maneuvering at a distance of 50 feet.

2. *Winery and Seasonal Production Operations* would produce the following type and range of noise levels:
   a. Refrigeration equipment, as a maximum condition, is assumed to operate under constant conditions during the day and night. Though the model, type, and capacities of the cooling compressors for the facility are not specified, field measurements of such equipment show that sound levels from such equipment can produce levels between 50 and 65 dBA at 50 feet, with L_{50} noise levels of 60 dBA at 50 feet.
   b. Air compressors used for various processes in the facility typically cycle on and off based on the need for compressed air. Though the model, type, and capacities of the cooling compressors for the facility are not specified, we can estimate results based on field measurements of cooling compressors at other wineries. The equipment is expected to produce L_{50} sound levels of 62 dBA at 50 feet.
   c. Bottling would be constant on an hourly basis, although it is likely to occur for only a few weeks each year. Based on sound level measurements of bottling lines at other wineries, bottling operations can be expected to produce L_{50} sound levels between 65 and 70 dBA at 50 feet.
   d. Crush activities at medium to large-sized wineries typically occur for approximately two months each year. The majority of the noise sources associated with the crush include the operation of hoppers, presses, de-stemmers, separators, crushers, air compressors, forklifts, conveyors, etc. Average noise levels resulting from the crush are typically constant on an hourly basis. Individual pieces of crush-specific equipment, such as the separators and de-stemmers, are relatively quiet with sound levels around 50 dBA L_{eq} at approximately 50 feet. The composite crush activities at a large sized winery, such as a 60,000-case capacity facility, typically generate noise levels of approximately 66 dBA L_{eq} at a distance of 50 feet from the center of operations. During the crush, discrete maximum noise events, such as the setting of empty bins, may reach 70 to 80 dBA L_{max} or L_{02} at 50 feet from the center of operations.

3. *Maintenance and Forklift Operations* would produce intermittent noise depending upon the exact nature of the operation. These would likely occur at a much slower than a daily rate; although operations may span several hours, once initiated. Backup alarms (or beepers), which are repetitive and irritating by design, would also produce noise during these activities, and as with forklift operations, are expected to be intermittent by nature. Forklift use and associated backup alarm noise would be partially attenuated during crush-related activities by structure of the production building. Based on experience with other winery operations, it can be estimated that non-attenuated L_{08} noise levels from these operations may reach levels of 66 to 67 dBA at 50 feet.

4. *Special Events Noise,* such as concerts and weddings are not planned, nor requested, at the winery. The winery does plan to participate in industry-related events, averaging approximately 24 per year, which are summarized above in Table 1. The baling barn will be located across the street from the production facilities. Table 4, following, summarizes typical noise levels generated by small-to-moderate sized events at distances of 50 feet from the source which have been developed from measurements conducted by Illingworth & Rodkin at actual wedding and non-concert celebration/party events in the Northbay and

throughout the Bay Area[1]. The proposed project would not include amplified music or amplified speech at outdoor events.

In addition to the use of these vetted Event Source Levels, the project applicant has been asked by County Staff to evaluate amplified music events against a peak[2] L_{50} level for musical instruments of 88 dBA at 40 feet. We would note though actual peak (e.g. maximum) levels for musical instruments may reach this level, average sound levels would likely result in uncomfortably high sound levels for winery visitor (100 dBA at 10 feet from the music source). However, in keeping with the County's request, and to conduct an extremely conservative analysis of the impact of the amplified music at winery events, the L_{50} levels for amplified musical instruments of 88 dBA at 40 feet has been used in this analysis.

Table 4: Typical Noise Source Levels for Promotional Events (A-Weighted L_{50} Levels)

Event or Activity	Typical Noise Level @ 50 ft
Amplified Music[b]	72 dBA
Amplified Speech	71 dBA
Non-amplified (acoustic) Music	67 dBA
Films – Voices/Music	64 dBA
Raised Conversation	65 dBA

[b]Amplified concert-type music events are not proposed – such events would increase L_{50} noise levels to 80 dBA at 50 feet.

III. Propagation of sound

The final step in estimating the project noise levels is assessing the propagation of sound to the sensitive receptors. To do this, it is necessary to assume some rate of sound attenuation between the operations and receiver locations. The most dominant physical effect is due to the spreading out of sound waves with distance. For simple, single sources, such as fixed equipment and stationary truck operations, the divergence of the sound wave is hemispherical in nature, producing a reduction of 6 dB with each doubling of distance. For moving sources of noise, such as automobile traffic or truck movements, which are considered linear sources of noise, the divergence of the sound wave is cylindrical in nature, producing a reduction of 3 to 4 ½ dB with each doubling of distance. Other effects can modify these fall-off rates, such as partial shielding from buildings or topography, atmospheric attenuation of sound, ground absorption, and meteorological effects. These effects almost always reduce the noise, in addition to that due to sound divergence. As most of these effects will vary with time due to changing environmental conditions, it is most conservative to assume only attenuation due to divergence for outdoor activities and conservative (minimal) rate of structural attenuation (12 dBA) when operations are conducted within buildings, realizing that the actual noise level will be at or, most likely, below those predicted using this assumption at any one time.

---

[1] These source levels have been used to analyze amplified music at non-concert type special events at over 30 winery projects since the current Sonoma County General Plan (2020) was adopted and have been also adopted by the Sonoma County Winery Event Working Group as typical noise levels for winery event activities.

[2] The use of the term "peak" in describing an L_{50} level has been reported from the source used by County Staff; however, we would note that such a term appears to be an oxymoron since the statistically based L_{50} (or median level) is by definition an average and not a peak level.

To evaluate noise impacts on area noise sensitive uses, noise levels were propagated to three representative residences. There is also an existing farmhouse on the project site to the west of Westside Road. This residence is to be demolished, and therefore, does not require noise propagation calculations. Noise propagation calculations were completed on the following residences (see Figure 1 for locations):

1. *Residence 1*: This residence is located in the vicinity of LT-1. It is south of the project site on the same side of Westside Road as the tasting room and public and private tasting rooms and therefore on the opposite side as the wine production building. The residence is approximately 75 feet (23 meters) from the centerline of Westside Road. The front yard of this home is represented by the calculated noise levels for monitoring position LT-1.
2. *Residence 2*: This residence is also located to the south of the project site. Residence 2 is also south of Residence 1 and slightly west. Since Westside Road turns westward just south of Residence 1, the alignment of Residence 2 is such that it is located directly south of the wine production building. This property includes an outdoor pool area that is approximately 100 to 170 feet (30 to 52 meters) from the centerline of Westside Road. The front yard of the home ranges from 52 to 180 feet (16 to 55 meters) from the centerline of the roadway, and the front façade of the home is 190 to 215 feet (58 to 66 meters) from the roadway centerline. Due to the proximity of the home to LT-1, the calculated noise levels at this monitoring location are represented by LT-1 minus 3 dBA.
3. *Residence 3*: While on the same side of Westside Road as Residences 1 and 2, the geometry of the roadway is such that Residence 3 is southwest of the wine production building. Positioned approximately 50 to 75 feet (15 to 23 meters) from the centerline of Westside Road, this home is also best represented by LT-1 plus 3 dBA.

Ambient noise levels at these residences under worst case (i.e., weekend) conditions were calculated using the sound level differences noted above and the measurement results shown in Table 3 for the long-term noise measurement, LT-1. Table 5 summarizes the calculated levels for all four residences.

Table 5: Calculated Ambient Noise Levels at Adjacent Noise-Sensitive Uses

Hourly Noise Metric	Exterior Ambient Noise Levels, dBA					
	Residence 1		Residence 2		Residence 3	
	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level	Avg. Daytime Level	Avg. Nighttime Level
L_{50} (30 min.)	48	47	45	44	51	50
L_{25} (15 min.)	52	48	49	45	55	51
L_{08} (5 min.)	53	48	50	45	56	51
L_{02} (1 min.)	57	51	54	48	60	54

IMPACT ASSESSMENT

Impact 1: Traffic, Parking Lot and Truck Noise

Automobile parking and traffic

On the east side Westside Road where the tasting room and office and industry accommodations are located, the existing driveways and parking areas will be used. The parking lot will be enhanced, but the general location will remain the same. Residence 1 (represented by LT-1 at the southern boundary of the winery property) is approximately 960 feet from the nearest parking area; Residences 2 (located further south of LT-1 along Westside Road) and 3 (located to the west of LT-1, also along Westside Road) are approximately 1,220 and 1,210 feet, respectively, from the nearest parking area. Based on these distances, noise generated by automobile and light vehicles would be between 28 and 38 dBA at Residence 1 and between 25 and 35 dBA at both Residences 2 and 3. Given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L_{02} NE-2 daytime category of 65 dBA (see Table 2). However, during events or on busy weekends, such activities may occur more frequently and fall in the L_{08} NE-2 daytime category of 60 dBA. The ambient noise environment in this area is described by measurements at site LT-1. Table 6 summarizes the assessment of automobile noise in driveways and in parking lots.

Table 6: Driveway and Parking Lot Automobile L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Driveway/Parking Lot Noise at Receiver	**28 to 38**	**25 to 35**	**25 to 35**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Driveway/Parking Noise Exceeds NE-2?	No	No	No

Based on this finding, noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the nearest residences.

Truck traffic

Trucks visiting the winery site will use the new driveway to access the wine production facility on the west side of the roadway. This main winery access path will take constant speed and maneuvering trucks within respective distances of approximately 1,170 to 1,335 feet of Residence 1, 1,290 to 1,595 feet of Residence 2, and 1,200 to 1,515 feet of Residence 3. Using these distances, noise generated by heavy-duty trucks may range from 48 to 56 dBA at Residence 1 and from 47 to 55 dBA at both Residences 2 and 3. The noise generated by medium-duty trucks ranged from 38 to 46 dBA at Residence 1 and from 37 to 45 dBA at Residences 2 and 3. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus, truck operations would fall in the L_{02} NE-2 category of 65 dBA (see Table 2) at the adjacent residential uses. Table 7, below, presents and summarizes the assessment of truck traffic noise.

Table 7: Truck L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Ambient Exceeds NE-2 Limit	No	No	No
NE-2 Adjustment	+0	+0	+0
Heavy Truck Operations at Receiver	**48 to 56**	**47 to 55**	**47 to 55**
Medium Truck Operations at Receiver	**38 to 46**	**37 to 45**	**37 to 45**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	65	65	65
Truck Traffic Noise Exceeds NE-2?	No	No	No

Based on these findings, noise associated with truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the nearest residences.

Mitigation 1: None Needed

Impact 2: Mechanical Equipment Noise

The project would likely include noise-generating mechanical equipment, such as air-cooled condensing units, pumps, and compressors, at the wine production facility, as well as less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawings do not indicate the location of such equipment. This equipment may be located within the structures or positioned so that the structures provide shielding for noise caused by the equipment. However, considering a worst-case scenario where the equipment is placed outside of production buildings and not shielded from the adjacent residences, the equipment may be located as close as 1,210 feet from Residence 1, as 1,300 feet from Residence 2, and as close as 1,170 feet from Residence 3.

Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, constant L_{50} noise levels from mechanical equipment may be between an L_{50} of 32 and 34 dBA at Residences 1 and 2 and between an L_{50} of 33 and 35 dBA at Residence 3. Table 8, following, summarizes the assessment of mechanical equipment noise.

Based on these findings, noise associated with mechanical equipment is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Mitigation 2: None Needed

Table 8: Mechanical Equipment L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Mechanical Equipment Noise at Receiver	**32 to 34**	**32 to 34**	**33 to 35**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Mechanical Equipment Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Impact 3: Crush-Related Noise

Annual crush-related activities would take place within the new wine production building. The crush pad & press equipment room will be located on the first floor and on the western side of the building, which indicates considerable shielding of crush-related noise by the building itself from the nearby residences. Based on the Winery Floor Plans provided, the space above the crush pad will be open to the second floor, but it is unclear if the area will be open or closed to nature. Assuming the worst case scenario, crush-related activities will be considered to occur outdoors. From the plans for the project site and the building plans, the future location of the crush pad was estimated, and using Google Earth, the distances to the each residence was approximated. The crush pad will be within 1,280 feet of Residence 1, within 1,400 feet of Residence 2 and within 1,275 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance, constant L_{50} noise levels from crush-related activities would be approximately 38 dBA at Residence 1, 37 dBA at Residence 2, and 38 dBA at Residence 3. Table 9, below, summarizes these calculations. The maximum noise events discussed above, such as bin drops, etc., would be an L_{02} of 42 to 52 dBA at Residence 1, 41 to 51 dBA at Residence 2, and 42 to 52 dBA at Residence 3. Table 10 summarizes the maximum noise events assessment of crush-related activities.

Table 9: Crush-Related L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Crush-Related Noise at Receiver	**38**	**37**	**38**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Table 10: Crush-Related L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	65	65	65
Daytime Ambient Noise Levels	57	54	60
Daytime Ambient Exceeds NE-2 Limit?	No	No	No
Daytime NE-2 Adjustment	+0	+0	+0
Unadjusted Table NE-2 Nighttime Limit	60	60	60
Nighttime Ambient Noise Levels	51	48	54
Nighttime Ambient Exceeds NE-2 Limit?	No	No	No
Nighttime NE-2 Adjustment	+0	+0	+0
Crush-Related Noise at Receiver	**42 to 52**	**41 to 51**	**42 to 52**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	65	65	65
Adjusted Table NE-2 Nighttime Limit	60	60	60
Crush-Related Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on the findings shown, noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the nearest residences.

Mitigation 3: None Needed

Impact 4: Bottling Noise

According to the building floor plans provided, bottling will be done in the production facility area, next to the truck access loading zone. The building will provide shielding from noise created during bottling activities. The distances from the bottling area to the nearby residences are as follows: 1,225 feet from Residence 1, 1,345 feet from Residence 2, and 1,200 feet from Residence 3. Based on these distances and the noise shielding, noise from bottling activities are expected to be an L_{50} of 37 to 42 dBA at Residence 1, an L_{50} of 36 to 41 dBA at Residence 2, and an L_{50} of 37 to 42 dBA at Residence 3. Table 11 summarizes the assessment of bottling noise.

Table 11: Bottling L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Adjustment	+0	+0	+1
Unadjusted Table NE-2 Nighttime Limit	45	45	45
Nighttime Ambient Noise Levels	47	44	50
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**	No	**Yes**
Nighttime NE-2 Adjustment	+2	+0	+5
Bottling Noise at Receiver	**37 to 42**	**36 to 41**	**37 to 42**
Operations Exceed Ambient by 10 dBA?	No (day & night)	No (day & night)	No (day & night)
NE-2 Adjustment	+0 (day & night)	+0 (day & night)	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50	50	51
Adjusted Table NE-2 Nighttime Limit	47	45	50
Bottling Noise Exceeds NE-2?	No (day & night)	No (day & night)	No (day & night)

Based on these findings, noise associated with bottling is not expected to exceed daytime or nighttime NE-2 noise standard at any of the adjacent residences.

Mitigation 4: None Needed

Impact 5: Maintenance and Forklift Operations

Forklift and maintenance operations would likely take place on the first floor inside the new winery building, in the outdoor crushing and receiving areas, and possibly in the winery caves. Such activities within the winery building would receive significant noise shielding from the building and are not analyzed here. The crushing area would also receive considerable shielding from the building. Outdoor forklift and maintenance operations are considered a worst-case condition and are analyzed. Based on a review of project drawings, the outdoor area closest to the adjacent residences would be the receiving area/truck access, which was mentioned above as being within 1,335 feet of Residence 1, within 1,595 feet of Residence 2, and within 1,515 feet of Residence 3. Using the source levels discussed above and a 6 dB sound reduction for each doubling of the distance between the noise source and the receivers, noise from forklift and maintenance operations activities are expected to be an L_{08} of between 37 and 38 dBA at Residence 1 and an L_{08} of between 36 and 37 dBA at Residences 2 and 3. Table 12, following, summarizes the assessment of noise due to forklift and maintenance operations. Note, forklift and maintenance operations will only occur during the daytime hours.

Table 12: Forklift and Maintenance L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	60	60	60
Daytime Ambient Noise Levels	53	50	56
Ambient Exceeds NE-2 Limit?	No	No	No
NE-2 Adjustment	+0	+0	+0
Forklift/Maintenance Operations at Receiver	**37 to 38**	**36 to 37**	**36 to 37**
Operations Exceed Ambient by 10 dBA?	No	No	No
NE-2 Adjustment	+0	+0	+0
Adjusted Table NE-2 Daytime Limit	60	60	60
Forklift/Maintenance Operations Noise Exceed NE-2?	No	No	No

Based on the findings shown in Table 12, noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standard at the nearest residences.

Mitigation 5: None Needed

Impact 6: Event Noise at adjacent residential uses

Special events, such as concerts and weddings, are not planned, nor requested at the winery; however, the winery does plan to participate in county-wide industry events. The project application includes provisions for 24 special events per year, including 10 winemaker lunches or dinners with 30 persons in attendance, five 60-person private tastings, five 120-person private tastings, two 300-person new wine release tastings, and two 300-person industry-wide events. For an event consisting of 300 persons, a staff of approximately 14 people is expected. Table 1 provides locations and hours of these events. It should be noted that amplified music and amplified speech are not proposed at any outdoor events.

A review of the project site plans indicates that outdoor events may be held either on the east side of Westside Road in the vicinity of the tasting room and barn or in the picnic grove area located along the eastern boundary of the property near LT-2. Indoor events would be held inside the tasting room or barn. The production facility on the west side of the roadway will only be opened to guests by invitation only. Based on a review of building plans and elevations, events occurring within the winery buildings would receive noise shielding from the building structures estimated at 12 dBA with open windows and/or doors, and a minimum of 22 dBA with closed non-sound rated windows and/or doors. However, the outdoor events held in the garden area or yard between the tasting room/barn and Westside Road, in the yard south of the barn, in the yard east of the barn, or in the picnic grove area would receive little to no noise attenuation from intervening terrain or building structures at Residences 1, 2, and 3. The outdoor area between the tasting room and the barn would have some shielding from the barn structure.

Based on a review of aerial photos and the project site plan, distance information obtained using Google Earth indicates that outdoor events that take place around the tasting room and baling barn could be situated as close as 690 feet from Residence 1, 900 feet from Residence 2, and 915 feet from Residence 3. The outdoor events taking place in the picnic grove area would be approximately 1,525 feet from Residence 1, 1,775 feet from Residence 2, and 1,900 feet from Residence 3. The event space and guest rooms located in the barn are the closest indoor rooms for events. From the maps, indoor events at these locations would be as close as 885 feet from Residence 1, 1,100 feet from Residence 2, and 1,110 feet from Residence 3. Using these distances and the noise shielding considerations for outdoor and indoor events, the L_{50} sound levels for the typical noise source levels listed in Table 4 (and the County requested *peak* L_{50} level for musical instruments of 88 dBA at 40 feet) for outdoor and indoor events have been calculated at Residences 1, 2, and 3. Tables 13 and 14 summarize the assessments for outdoor special events noise around the winery and in the picnic grove area, respectively. Since amplified music and speech are not proposed at these outdoor events, they are not shown in Tables 13 and 14. Table 15 summarizes the assessment for the indoor special events noise. Since Table 1 indicates that special events would not occur during nighttime hours (10:00 p.m. to 7:00 a.m.), the County's nighttime limits shown in Table NE-2 would not be applicable to the proposed project and are not shown in Tables 13 through 15.

Table 13: Outdoor Special Events L_{50} Noise Levels in the Vicinity of the Winery

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Non-Amplified Music	44	42	42
Outdoor Films – Voices/Music	41	39	39
Outdoor Raised Conversation	42	40	40
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (all sources)		
NE-2 Adjustment	+0 (all sources)		
Adjusted Table NE-2 Daytime Limit	45	45	46
Non-Amplified Music Exceeds Adjusted NE-2?	No	No	No
Films – Voices/Music Exceeds Adjusted NE-2?	No	No	No
Raised Conversation Exceeds Adjusted NE-2?	No	No	No

Based on the findings shown in Table 13, no impacts are expected during outdoor events in the vicinity of the winery.

Table 14. Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Outdoor Non-Amplified Music	37	36	35
Outdoor Films – Voices/Music	34	33	32
Outdoor Raised Conversation	35	34	33
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (all sources)		
NE-2 Adjustment	+0 (all sources)		
Adjusted Table NE-2 Daytime Limit	45	45	46
Non-Amplified Music Exceeds Adjusted NE-2?	No	No	No
Films – Voices/Music Exceeds Adjusted NE-2?	No	No	No
Raised Conversation Exceeds Adjusted NE-2?	No	No	No

Based on the findings shown in Table 14, sound levels for all proposed noise sources at these outdoor events would comply with the County NE-2 standard.

Table 15. Indoor Special Events L_{50} Noise Levels

NE-2 Limits, Ambient Noise Levels, and Adjustments	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA		
	Residence 1	**Residence 2**	**Residence 3**
Unadjusted Table NE-2 Daytime Limit	50	50	50
Daytime Ambient Noise Levels	48	45	51
Daytime Ambient Exceeds NE-2 Limit?	No	No	**Yes**
Daytime NE-2 Ambient Adjustment	+0	+0	+1
NE-2 Adjustment for Speech and Music	-5	-5	-5
Special Event L_{50} Noise Levels	**Residence 1**	**Residence 2**	**Residence 3**
Indoor Amplified Music[1]	49	47	47
Indoor Amplified Speech	34	32	32
Indoor Non-Amplified Music	30	28	28
Indoor Films – Voices/Music	27	25	25
Indoor Raised Conversation	28	26	26
Adjusted NE-2 Limits and Compliance	**Residence 1**	**Residence 2**	**Residence 3**
Event Noises Exceed Ambient by 10 dBA?	No (all sources)		
NE-2 Adjustment	+0 (all sources)		
Adjusted Table NE-2 Daytime Limit	45	45	46
Amplified Music Noise Exceeds Adjusted NE-2?	**Yes**	**Yes**	**Yes**
Amplified Speech Exceeds Adjusted NE-2?	No	No	No
Non-Amplified Music Exceeds Adjusted NE-2?	No	No	No
Films – Voices/Music Exceeds Adjusted NE-2?	No	No	No
Raised Conversation Exceeds Adjusted NE-2?	No	No	No

Notes: 1. Amplified Music levels have been evaluated using a *peak* L_{50} level for musical instruments of 88 dBA at 40 feet as requested by County Staff. The use of these levels results in sound levels 14 dBA higher than those which have been adopted by the Sonoma County Winery Event Working Group and have been used by I&R to analyze amplified music at non-concert type winery events since the adoption of the current (2020) County General Plan. (see discussion on page 7).

Based on the findings shown in Table 15 indoor events with amplified music would exceed the County daytime and nighttime NE-2 standards at all of the three adjacent residences by between 1 to 2 dBA during daytime hours. However, the findings shown in Table 15 indicate that indoor events with amplified speech, non-amplified music, films, or raised conversations would not exceed the County daytime NE-2 standards at any of the adjacent residences.

In terms of exceedances of the County Standards, the above findings for outdoor and indoor events show that amplified music at events within buildings with open windows would exceed the daytime County NE-2 standard at Residences 1, 2 and 3.

Mitigation 6: Special/Promotional Events

Since even noise has the potential to result in levels exceeding the standard fairly significantly, the following measures should be included in the project:

1. Amplified music at events should only occur within the baling barn or tasting room buildings with closed windows and doors.
2. With closed windows and doors, indoor events with amplified speech or music may occur during daytime hours.

APPENDIX A:
FUNDAMENTAL CONCEPTS OF ENVIRONMENTAL ACOUSTICS

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound may be caused by either its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales that are used to describe noise in a particular location. *A decibel (dB)* is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10-decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table A1. There are several methods of characterizing sound. The most common in California is the *A-weighted sound level or dBA*. This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table A2.

Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TERM	DEFINITIONS
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise. All sound levels in this report are A-weighted, unless reported otherwise.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
Day/Night Noise Level, L_{dn}	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Definitions Of Acoustical Terms **Table A1**

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Day/Night Average Sound Level, Ldn,* is a measure of the cumulative noise exposure in a community, with a 10 dB penalty added to nighttime (10:00 pm - 7:00 am) noise levels.

At a Given Distance From Noise Source	A-Weighted Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Music Concert	
Diesel Pile Driver (100')	100		Very Loud
	90	Boiler Room	
Freight Cars (50')		Printing Press Plant	
Pneumatic Drill (50')	80		
Freeway (100')			
Vacuum Cleaner (10')	70	In Kitchen With Garbage Disposal Running	Moderately Loud
	60	Data Processing Center	
Light Traffic (100')	50	Department Store	
Large Transformer (200')			
	40	Private Business Office	Quiet
Soft Whisper (5')	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of Hearing
	0		

Typical Sound Levels Measured In The Environment And Industry

Table A2

ILLINGWORTH & RODKIN, INC./Acoustical Engineers

Effects of Noise

Sleep and Speech Interference: The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noise of sufficient intensity; above 35 dBA, and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is

about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, those facing major roadways and freeways typically need special glass windows.

Annoyance: Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 55 dBA L_{dn}. At an L_{dn} of about 60 dBA, approximately 2 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 12 percent of the population. There is, therefore, an increase of about 1 percent per dBA between an L_{dn} of 60-70 dBA. Between an L_{dn} of 70-80 dBA, each decibel increase increases by about 2 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 10 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 2 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 3 percent increase in the percentage of the population highly annoyed.

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
1 Willowbrook Court, Suite 120
Petaluma, California 94954
Tel: 707-794-0400 *Fax: 707-794-0405*
www.illingworthrodkin.com *illro@illingworthrodkin.com*

August 16, 2017

Mr. David Ramey
Ramey Vineyards, LLC
202 Haydon Street
P.O. Box 788
Healdsburg, CA 95448

Subject: Ramey Winery Project, Sonoma County, CA
Addendum to Environmental Noise Assessment

Dear Mr. Ramey:

Illingworth & Rodkin (I&R) has been received notification that our Environmental Noise Assessment report (ENA) for the proposed Ramey Winery at 7097 Westside Road did not consider noise impacts to an existing residence on the Williams-Selyem Winery site at 7181 Westside Road immediately south of the WEST project site (see Residence 4 in Figure 1). Following the methodology used in our ENA, and considering that the ambient noise environment at the newly analyzed residence would be similar to that measured at location LT-1 (influenced by Westside Road traffic) we have analyzed the potential noise impacts from all winery operations and uses addressed in the ENA at the property line shared with Residence 4 and where needed developed mitigation measures to allow project compliance with the County NE-2 standard at the property line of Residence 4[1]. The results of these analyses are presented below:

Impact 1: Traffic, Parking Lot and Truck Noise

Automobile parking and traffic

The winery building on the WEST project site will include a semi-porous concrete driveway/parking / truck turn around area. Based on review of the current site plans the acoustic center of the 12 regular parking stalls in this area will be 75 feet from the property line of Residence 4.

---

[1] It should also be noted that Williams-Selyem Winery has proposed a barrel building on their site which we understand is directly between the proposed Ramey winery building and the existing residence on the Williams-Selyem property which is the subject of this addendum. Though not explicitly analyzed in this addendum, such a structure would likely provide additional noise attenuation between the property and the home, thus further reduce any noise impacts on this residence.

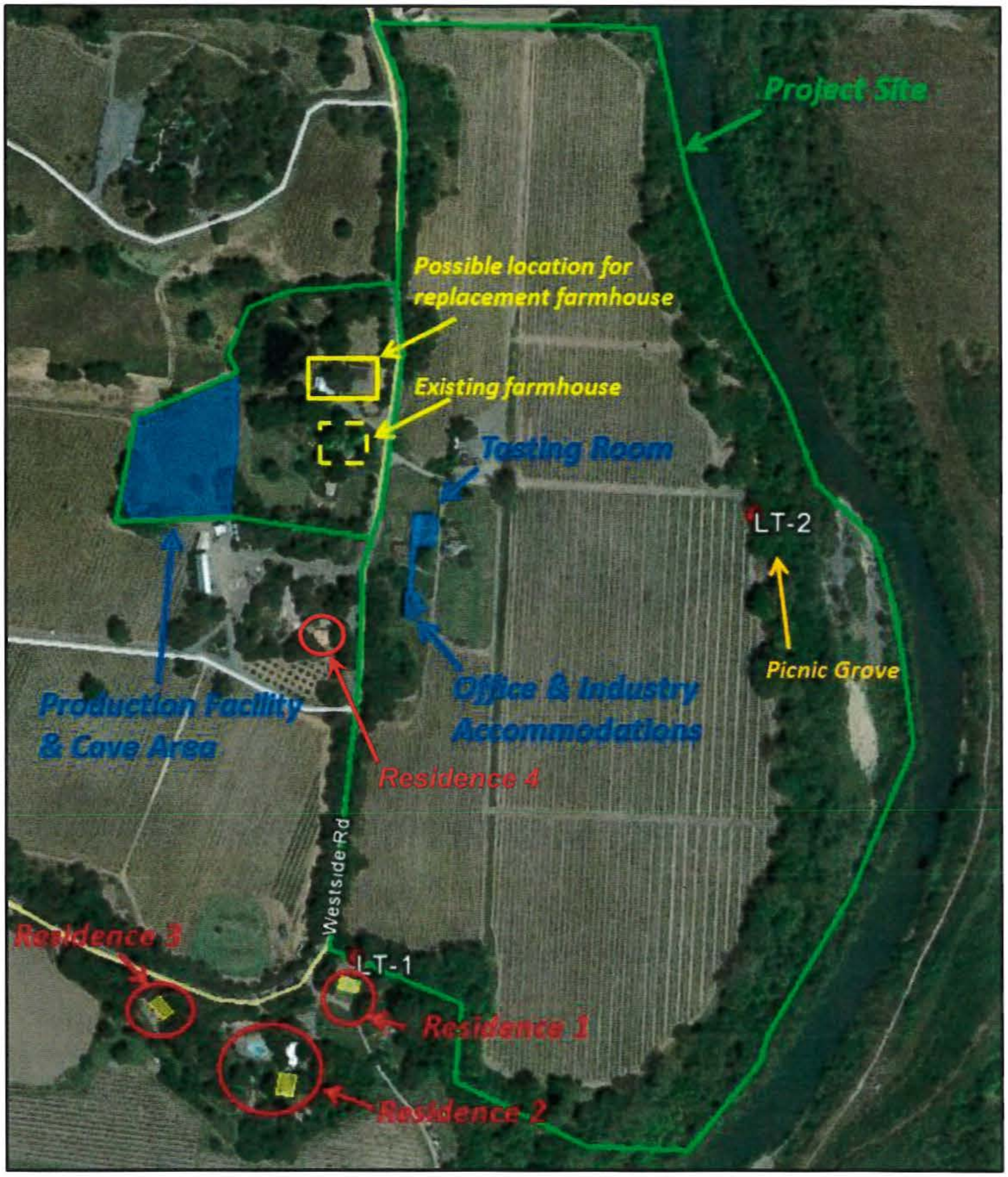


Figure 1: Winery Site Plan and Measurement Locations

Considering these distances, noise generated by automobile and light vehicles would be between 49 and 59 dBA at the property line of Residence 4. Given the expected visitor and employee use, these activities are expected to occur for less than five minutes out of an hour on a typical day and fall in the L_{02} NE-2 daytime category of 65 dBA (see Table 2 in ENA). However, during events or on busy weekends, such activities may occur more frequently and fall in the L_{08} NE-2 daytime category of 60 dBA. The ambient noise environment in this area is described by measurements at site LT-1. Table 1 summarizes the assessment of automobile noise in driveways and in parking lots at the property line of Residence 4.

Table 1: Parking Lot Automobile L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	60
Daytime Ambient Noise Levels	53
Ambient Exceeds NE-2 Limit	No
NE-2 Adjustment	+0
Driveway/Parking Lot Noise at Receiver	**49 to 59**
Operations Exceed Ambient by 10 dBA?	No
NE-2 Adjustment	+0
Adjusted Table NE-2 Daytime Limit	60
Driveway/Parking Noise Exceeds NE-2?	No

Based on this finding, noise levels associated with automobiles and light vehicles using the project driveways and parking lots would not exceed the daytime NE-2 noise standards at the property line of Residence 4.

Truck traffic

Trucks visiting the winery site will use the new driveway and parking , truck loading and turn around area to access the wine production facility on the west side of the roadway. The centerline of the main winery access path will take constant speed and maneuvering trucks within 50 feet from the property line of Residence 4. However, at this close proximity the retaining wall at the edge of the parking / truck turn around area will act as a partial barrier to property line truck noise. Where truck noise is unshielded by the retaining wall the distance from the centerline of the main winery access path to the property line is 90 feet. Using this closest unshielded distance, noise generated by heavy-duty trucks may range from 65 to 70 dBA and medium-duty trucks may range from 55 to 60 dBA at the property line of Residence 4. Truck operations are expected to occur during daytime hours only and on a basis of one to five minutes per hour, or less, since it is unlikely that more than one heavy truck would arrive and depart during any given hour. Thus, truck operations would fall in the L_{02} NE-2 category of 65 dBA (see Table 2 in the ENA) at the adjacent residential uses. Table 2, following, presents and summarizes the assessment of truck traffic noise.

Table 2: Truck L_{02} Noise Levels

	L_{02} (Noise Level Exceeded 1 minute in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	65
Daytime Ambient Noise Levels	57
Ambient Exceeds NE-2 Limit	No
NE-2 Adjustment	+0
Heavy Truck Operations at Receiver	**65 to 70**
Medium Truck Operations at Receiver	**55 to 60**
Operations Exceed Ambient by 10 dBA?	No
NE-2 Adjustment	+0
Adjusted Table NE-2 Daytime Limit	65
Truck Traffic Noise Exceeds NE-2?	**Yes**, Heavy Trucks; No, Medium Trucks

Based on these findings, noise associated with medium truck traffic at the project is not expected to exceed daytime NE-2 noise standards at the property line of Residence 4, however heavy truck traffic would exceed these standards by up to 5 dBA.

Mitigation 1: Truck Noise Attenuation
To reduce noise levels from heavy trucks using the truck loading and turn around area the height of the retaining wall on the south side of the loading area should be extended to 6 feet above existing (above retaining wall) grade. A wall with a height of 6 feet above the existing ground level should then be extended for 100 feet parallel to the property line as shown in Figure 2.

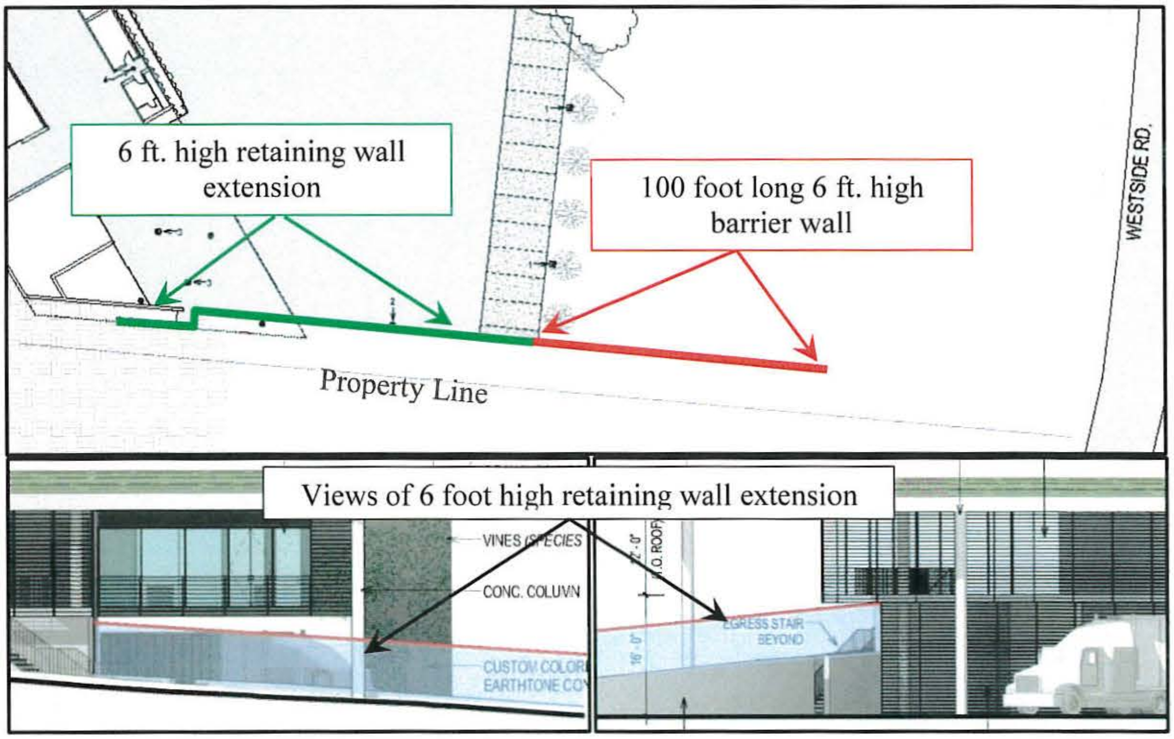


Figure 2: Plan and Views of Noise Barrier placement

To be effective as a noise barrier, this wall must be built without cracks or gaps in the face or large or continuous gaps at the base and have a minimum surface weight of 3.0 lbs. per sq. ft. Acceptable materials for such walls include a 2x4 wood framed wall with wood or stucco finishes, masonry block walls, and pre-cast concrete panels. A wood fence type wall may also be used. For wood fencing walls to meet these requirements we recommend that a homogenous sheet material, such as 3/4" plywood, be used as a backing for typical 1" thick (nominal) wood fence slats. Using the plywood ensures the continued effectiveness of the barrier with age, since wood slats alone have a tendency to warp and separate with age, allowing gaps to form and the barrier effect of the wall diminish.

Impact 2: Mechanical Equipment Noise

The project would likely include noise-generating mechanical equipment, such as air-cooled condensing units, pumps, and compressors, at the wine production facility, as well as less-significant sources of noise, such as air-conditioning systems and exhaust fans. The project description and drawings show this equipment in a semi-open area on the southern side of the upper floor of the winery building as close as 10 feet from the property line of Residence 4.

Using the source levels discussed in the ENA and considering the semi-open area of the building to provide only one half of the conservative (minimal) rate of structural attenuation listed in the ENA (12 dBA listed in the ENA, 6 dBA used in this analysis), constant L_{50} noise levels from mechanical equipment may be between an L_{50} of 68 and 70 dBA at the property line of Residence 4. Table 3, following, summarizes the assessment of mechanical equipment noise.

Table 3: Mechanical Equipment L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Adjustment	+0
Unadjusted Table NE-2 Nighttime Limit	45
Nighttime Ambient Noise Levels	47
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**
Nighttime NE-2 Adjustment	+2
Mechanical Equipment Noise at Receiver	**68 to 70**
Operations Exceed Ambient by 10 dBA?	Yes (day & night)
NE-2 Adjustment	-5 (day & night)
Adjusted Table NE-2 Daytime Limit	45
Adjusted Table NE-2 Nighttime Limit	42
Mechanical Equipment Noise Exceeds NE-2?	Yes (day & night)

Based on these findings, noise associated with mechanical equipment is expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4.

Mitigation 2: Mechanical Equipment Room

The southern façade and part of the eastern façade (to cut line 9 as shown in the project drawings) of the Mechanical Equipment Room should constructed as solid walls as shown in Figure 3, below.

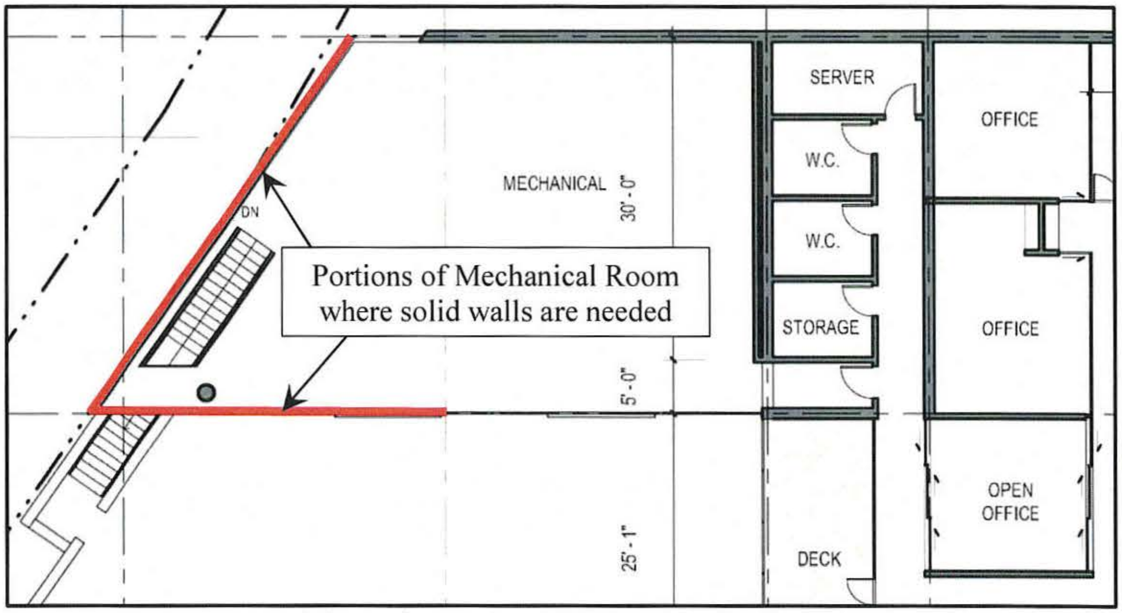


Figure 3: Mechanical Room Mitigation

Impact 3: Crush-Related Noise

Annual crush-related activities would take place within the new wine production building. The crush pad & press equipment room will be located on the first floor and on the western side of the building at about 150 feet from the property line of Residence 4. Because this use will be in the central portion of the new winery building and below the grade of the adjacent property line noise from it will be reduced by structural and terrain noise shielding. Using the source levels in the ENA, considering a minimum structural and terrain noise shielding factor of 10 dBA, and a 6 dB sound reduction for each doubling of the distance, constant L_{50} noise levels from crush-related activities would be 56 dBA at the property line of Residence 4. Table 4, below, summarizes these calculations. The maximum noise events discussed in the ENA, such as bin drops, etc., would be an L_{02} of 60 dBA at the property line of Residence 4. Table 5 summarizes the maximum noise events assessment of crush-related activities.

Table 4: Crush-Related L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Adjustment	+0
Unadjusted Table NE-2 Nighttime Limit	45
Nighttime Ambient Noise Levels	47
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**
Nighttime NE-2 Adjustment	+2
Crush-Related Noise at Receiver	**46**
Operations Exceed Ambient by 10 dBA?	No (day & night)
NE-2 Adjustment	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50
Adjusted Table NE-2 Nighttime Limit	47
Crush-Related Noise Exceeds NE-2?	**No** (day & night)

Table 5: Crush-Related L_{02} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	65
Daytime Ambient Noise Levels	57
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Adjustment	+0
Unadjusted Table NE-2 Nighttime Limit	60
Nighttime Ambient Noise Levels	51
Nighttime Ambient Exceeds NE-2 Limit?	No
Nighttime NE-2 Adjustment	+0
Crush-Related Noise at Receiver	**60**
Operations Exceed Ambient by 10 dBA?	No (day & night)
NE-2 Adjustment	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	65
Adjusted Table NE-2 Nighttime Limit	60
Crush-Related Noise Exceeds NE-2?	**No** (day & night)

Based on the findings shown, noise associated with crush related noise is not expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4.

Mitigation 3: None needed

Impact 4: Bottling Noise
According to the building floor plans provided, bottling will be done in the production facility area, next to the truck access loading zone. The center of the bottling area will be about 110 feet to the property line of Residence 4. As with noise in the crush pad area, the building and terrain will provide shielding from noise created during bottling activities. Considering a minimum structural and terrain noise shielding factor of 10 dB, and a 6 dB sound reduction for each doubling of the distance, noise from bottling activities are expected to be an L_{50} of 53 dBA at the property line of Residence 4 Residence 1. Table 6 summarizes the assessment of bottling noise.

Table 6: Bottling L_{50} Noise Levels

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Adjustment	+0
Unadjusted Table NE-2 Nighttime Limit	45
Nighttime Ambient Noise Levels	47
Nighttime Ambient Exceeds NE-2 Limit?	**Yes**
Nighttime NE-2 Adjustment	+2
Bottling Noise at Receiver	**53**
Operations Exceed Ambient by 10 dBA?	No (day & night)
NE-2 Adjustment	+0 (day & night)
Adjusted Table NE-2 Daytime Limit	50
Adjusted Table NE-2 Nighttime Limit	47
Bottling Noise Exceeds NE-2?	**Yes** (day & night)

Based on the findings shown, noise associated with bottling noise is expected to exceed daytime or nighttime NE-2 noise standard at the property line of Residence 4.

Mitigation 4: Bottling Noise
The incorporation of the 6 foot high sound barrier as discussed under Mitigation Measure 1 will also be effective in reducing daytime or nighttime bottling noise levels to below the L_{50} NE-2 noise standards. Therefore, no additional mitigation is needed for bottling activities at the project site.

Impact 5: Maintenance and Forklift Operations
Forklift and maintenance operations would likely take place on the first floor inside the new winery building, in the outdoor crushing and receiving areas, and possibly in the winery caves. Such activities within the winery building would receive significant noise shielding from the building and are not analyzed here. The crush area would also receive considerable shielding from the building. Outdoor forklift and maintenance operations in the truck loading area are considered a worst-case condition and are analyzed. Based on a review of project drawings, the center of the closest truck loading outdoor area will be about 55 feet from the property line of Residence 4. Using the source levels discussed in the ENA, a 6 dB shielding factor for the retaining wall at the edge of the truck loading area and a 6 dB sound reduction for each doubling of the distance between the noise source and the receiver, noise from forklift and maintenance operations activities are expected to be an L_{08} of 60 dBA at the property line of Residence 4.

Table 7, following, summarizes the assessment of noise due to forklift and maintenance operations. Note, forklift and maintenance operations will only occur during the daytime hours.

Table 7: Forklift and Maintenance L_{08} Noise Levels

	L_{08} (Noise Level Exceeded 5 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	60
Daytime Ambient Noise Levels	53
Ambient Exceeds NE-2 Limit?	No
NE-2 Adjustment	+0
Forklift/Maintenance Operations at Receiver	**60**
Operations Exceed Ambient by 10 dBA?	No
NE-2 Adjustment	+0
Adjusted Table NE-2 Daytime Limit	60
Forklift/Maintenance Operations Noise Exceed NE-2?	No

Based on the findings shown in Table 7, noise associated with forklift and maintenance operations is not expected to exceed daytime NE-2 noise standards at the property line of the residential use at 7181 Westside.

Mitigation 5: None Needed

Impact 6: Event Noise at adjacent residential uses

Special events, such as concerts and weddings, are not planned, nor requested at the winery; however, the winery does plan to participate in county-wide industry events. The project application includes provisions for 24 special events per year, including 10 winemaker lunches or dinners with 30 persons in attendance, five 60-person private tastings, five 120-person private tastings, two 300-person new wine release tastings, and two 300-person industry-wide events. For an event consisting of 300 persons, a staff of approximately 14 people is expected. Table 1 in the ENA provides locations and hours of these events. It should be noted that amplified music and amplified speech are not proposed at any outdoor events.

A review of the project site plans indicates that outdoor events would be held in the picnic grove area located along the eastern boundary of the property near LT-2. Indoor events would be held inside the tasting room or barn. The production facility on the west side of the roadway will only be opened to guests by invitation only. Based on a review of building plans and elevations, events occurring within the winery buildings would receive noise shielding from the building structures estimated at 12 dBA with open windows and/or doors, and a minimum of 22 dBA with closed non-sound rated windows and/or doors. However, the outdoor events held in the picnic grove area would receive little to no noise attenuation from intervening terrain or building structures at the property line of Residence 4.

Based on a review of aerial photos and the project site plan, distance information obtained using Google Earth indicates that outdoor events that take place in the picnic grove would be over 1000 feet from the property line of Residence 4. The event space and guest rooms located in the barn are the closest indoor rooms for events. From the maps, indoor events at these locations would be as close as 125 feet from the property line of Residence 4. Using these distances and the noise shielding considerations for outdoor and indoor events, the L_{50} sound levels for the typical noise source levels listed in Table 4 of the ENA (and the County requested *peak* L_{50} level for musical instruments of 88 dBA at 40 feet) for outdoor and indoor events have been calculated at the property line of Residence 4.

Table 8 summarizes the assessments for outdoor special events noise in the picnic grove area. Since amplified music and speech are not proposed at these outdoor events, they are not shown in these tables. Table 9 summarizes the assessment for the indoor special event noise. Since special events would not occur during nighttime hours (see Table 1 of the ENA), the County's nighttime limits shown in Table NE-2 would not be applicable to the proposed project and are not shown in Tables 8 or 9.

Table 8: Outdoor Special Events L_{50} Noise Levels in the Picnic Grove Area

	L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA
	Residence 4
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Ambient Adjustment	+0
NE-2 Adjustment for Speech and Music	-5
Special Event L_{50} Noise Levels	
Outdoor Non-Amplified Music	41
Outdoor Films – Voices/Music	38
Outdoor Raised Conversation	39
Adjusted NE-2 Limits and Compliance	
Event Noises Exceed Ambient by 10 dBA?	No (all sources)
NE-2 Adjustment	+0
Adjusted Table NE-2 Daytime Limit	45
Non-Amplified Music Exceeds Adjusted NE-2?	No
Films – Voices/Music Exceeds Adjusted NE-2?	No
Raised Conversation Exceeds Adjusted NE-2?	No

Based on the findings shown in Table 8, outdoor event noise is not expected to exceed daytime NE-2 noise standards at the property line of the residential use at 7181 Westside.

Table 9 Indoor Special Events L_{50} Noise Levels

NE-2 Limits, Ambient Noise Levels, and Adjustments	**L_{50} (Noise Level Exceeded 30 minutes in Any Hour), dBA**
	Residence 4
Unadjusted Table NE-2 Daytime Limit	50
Daytime Ambient Noise Levels	48
Daytime Ambient Exceeds NE-2 Limit?	No
Daytime NE-2 Ambient Adjustment	+0
NE-2 Adjustment for Speech and Music	-5
Special Event L_{50} Noise Levels with open windows/doors	
Indoor Amplified Music (*Peak,* 88 dBA@40 ft.)[1]	66
Indoor Amplified Music (*Normal,* 72 dBA@50 ft.)[1]	52
Indoor Amplified Speech	51
Indoor Non-Amplified Music	47
Indoor Films – Voices/Music	44
Indoor Raised Conversation	45
Adjusted NE-2 Limits and Compliance	
Event Noises Exceed Ambient by 10 dBA?	Yes (peak amplified music), No (all other sources)
NE-2 Adjustment	-5 (peak amplified music), -0 (all others)
Adjusted Table NE-2 Daytime Limit	40 (peak amplified music), 45 (all others)
Peak Amplified Music Noise Exceeds Adjusted NE-2?	**Yes**
Normal Amplified Music Noise Exceeds Adjusted NE-2?	**Yes**
Amplified Speech Exceeds Adjusted NE-2?	**Yes**
Non-Amplified Music Exceeds Adjusted NE-2?	**Yes**
Films – Voices/Music Exceeds Adjusted NE-2?	No
Raised Conversation Exceeds Adjusted NE-2?	No
Special Event L_{50} Noise Levels with Closed windows/doors	
Indoor Amplified Music (*Peak,* 88 dBA@40 ft.)[1]	56
Indoor Amplified Music (*Normal,* 72 dBA@50 ft.)[1]	42
Indoor Amplified Speech	41
Indoor Non-Amplified Music	37
Indoor Films – Voices/Music	34
Indoor Raised Conversation	35
Adjusted NE-2 Limits and Compliance	
Event Noises Exceed Ambient by 10 dBA?	No (all)
NE-2 Adjustment	+0 (all)
Adjusted Table NE-2 Daytime Limit	45 (all)
Peak Amplified Music Noise Exceeds Adjusted NE-2?	**Yes**
Normal Amplified Music Noise Exceeds Adjusted NE-2?	No
Amplified Speech Exceeds Adjusted NE-2?	No
Non-Amplified Music Exceeds Adjusted NE-2?	No
Films – Voices/Music Exceeds Adjusted NE-2?	No
Raised Conversation Exceeds Adjusted NE-2?	No

Notes: 1. Amplified Music levels have been evaluated using a *peak* L_{50} level for musical instruments of 88 dBA at 40 feet as requested by County Staff. The use of these levels results in sound levels 14 dBA higher than those which have been adopted by the Sonoma County Winery Event Working Group (see discussion on page 7 of the ENA).

Based on the findings shown in Table 9 with open windows indoor events with peak amplified music would exceed the County daytime and nighttime NE-2 standards at property line of

Residence 4 by 26 dBA and normal amplified music, amplified speech and non-amplified music would exceed the County daytime NE-2 standards by 2 to 7 dBA at property line of Residence 4. However, the findings shown in Table 9 also indicate that with closed windows all indoor events, with the exception of those with peak amplified music, would meet the County daytime NE-2 standards at the property line of Residence 4.

Mitigation 6: Indoor Special/Promotional Events
The following measures should be included in the project:

1. Indoor events with amplified or speech or non-amplified music should only occur within the baling barn or tasting room buildings with closed windows and doors.
2. Amplified music within the baling barn or tasting room buildings should be maintained at normal, not peak amplification levels, such that the L_{50} level of the amplified music not exceed 72 dBA at a distance of 50 feet.

With the implementation of the above mitigation measures, noise levels at the property line of Residence 4 would be maintained at or below the County NE-2 standards.

This concludes I&R's amendment to our Environmental Noise Assessment report (ENA) for the proposed Ramey Winery at 7097 Westside Road to consider noise impacts to an existing residence on the Williams-Selyem Winery site at 7181 Westside Road immediately south of the WEST project site. Please do not hesitate to call with any questions or concerns.

Sincerely,

Fred M. Svinth, INCE, Assoc., AIA
Principal, Senior Consultant
Illingworth & Rodkin, Inc.

January 5, 2017

County of Sonoma
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: GEOLOGIC REPORT FOR GENERAL PLAN POLICY WR-2e
RAMEY WINERY, 7097 WESTSIDE ROAD, HEALDSBURG, CA
PRMD APPLICATION No. UPE14-0008
EBA JOB No. 16-2366

Dear Staff:

This Geologic Report presents the results of a groundwater availability study conducted for the property at 7097 Westside Road, located approximately five miles south of Healdsburg, California (see Figure 1, Appendix A for site location). The groundwater availability study was requested by the County of Sonoma, Permit and Resource Management Department (CS-PRMD) in association with the use permit process for the winery and tasting room operation proposed by the Applicant. The work presented herein was performed to comply with the California Environmental Quality Act (CEQA). The purpose of CEQA is to identify the significant impacts of the project and to avoid or mitigate those impacts, if feasible. The scope of work also included an assessment of potential depletion effects on the Russian River as a result of groundwater pumping associated with the proposed project and estimate the effects of drawdown, if any, on adjoining and nearby properties.

1.0 BACKGROUND INFORMATION

1.1 Site Description

The existing property consists of an approximate 75-acre (AC) parcel identified as Assessor's Parcel No. (APN) 110-240-031. A site plan illustrating the primary site features is presented as Figure 2 (Appendix A). As shown on Figure 2, the site straddles Westside Road. The portion of the property east of Westside Road encompasses approximately

69 AC, of which approximately 42 AC is currently developed with vineyard. Other features on this portion of the property include a former hop kiln building, a former hop baling barn, and several small outbuildings, all of which are located along the east side of Westside Road. The remainder of this area is undeveloped and mostly covered with seasonal grasses and thick stands of trees. On the west side of Westside Road (approximately 6 AC), site features include a 3-bedroom single family dwelling unit, a small outbuilding, a barn and shed, a garden, and a 3.5 acre-foot (AF) frost protection pond. The topography on the western portion of the property and along Westside Road is slightly hilly, whereas the vineyard area to the east can be characterized as gently sloping from west to east in the direction of the Russian River. Site elevations across the site range from approximately 130 feet above mean sea level (MSL) on the west to approximately 50 feet MSL along its eastern margin.

The property is currently equipped with five water supply wells located along the eastern margin of the property (see Figure 2). These wells are identified herein as Wells #1 through #5 and are used to provide water for the on-site operations, and to two neighboring property owners to the west. Further details regarding the existing and proposed water use for the respective wells are provided as follows:

- *Well #1:* Used solely for the proposed on-site development, including the winery and tasting room.
- *Well #2:* Currently used to supply water to a single family dwelling located on a neighboring property to the west (APN 110-240-039). The water is provided under an Easement Grant Deed. This use will not change as part of the proposed project.
- *Well #3:* Currently used to supply water for irrigation and frost protection for the on-site vineyards. Water from this well will also be used for landscape irrigation related to the proposed on-site development.
- *Well #4:* Currently used to supply water to the various structures and garden on the western portion of property. This use will not change as part of the proposed project.
- *Well #5:* Currently used to supply water for vineyard irrigation on a neighboring property to the west (APN 110-240-024). Similar to Well #2, the water is provided under an Easement Grant Deed. This use will not change as part of the proposed project.

Wells #2 through #5 were installed between 1988 and 1990, whereas Well #1 was installed in 2013. These wells range in depth from approximately 60 to 110 feet below ground surface (BGS).

The area surrounding the project site consists of rural agricultural properties to the north, west and south. Property use is comprised mostly of vineyards and rural single family dwelling units. Also present on adjoining properties to the west are one current winery (Williams-Selyem) and one winery under construction (Arista), and one current tasting room (Gracianna) on the north adjoining property. The eastern portion of the project site is bordered by the Russian River. Please refer to Figure 2 (Appendix A) for a site plan illustrating the aforementioned features.

1.2 Proposed Development

The primary improvements associated with the proposed development will include: 1) construction of a new winery and wine caves; 2) re-purposing the existing hop kiln building into public tasting rooms; 3) re-purposing the existing hop baling barn into private tasting rooms and marketing accommodations; and 4) enlargement of existing and construction of new driveways and parking areas. The winery and wine caves will be located on the west side of Westside Road in the western portion of the parcel. The winery will have a maximum annual production capacity of 60,000 cases. The existing 3-bedroom single family dwelling unit, as well as the barn and shed, will remain. As previously noted, the buildings to be re-purposed are located on the east side of Westside Road. The tasting rooms will be open seven days a week. The facility will also hold up to 22 agricultural promotional events per year, as well as participate in industry-wide events totaling two event days per year.

Wells #1 and #3 will service the proposed development. In the case of Well #1, this well was installed in August 2013 and was constructed with a 50-foot sanitary seal, thereby making it suitable as a public water supply source for the proposed winery and domestic uses associated with the various facility operations. As a means of confirming it's suitability for the proposed improvements, an 8-hour well capacity test was performed on January 16, 2014 by Petersen Drilling & Pump, Inc. that demonstrated a sustainable yield of 45 gallons per minute (GPM) with a resulting drawdown of 1.5 feet. Full recovery following the cessation of pumping was achieved within one hour. A copy of the test pump and recovery log documenting the test results is enclosed in Appendix B. As for Well #3, this well will be used for landscape irrigation. Whereas pumping test data is not available for Well #3, it has a reported yield of approximately 300 GPM.

1.3 Local Geology and Hydrogeology

A geologic map presented in *Bulletin 118-4* (California Department of Water Resources [CDWR], 1983) indicates that the central and eastern portions of the project site area are underlain by Holocene alluvium (Qal) associated with the Russian River depositional system. The alluvium beneath and adjoining the Russian River are comprised of unconsolidated, coarse-grained gravel and sand deposits that can be highly permeable, with reported yields in excess of 1,000 GPM. As you move away from the river, the alluvium contains less coarse-grained material and more silt and poorly sorted sands and gravels with lower permeability characteristics. Quaternary terrace deposits (Qt) are present along the western margin of the property that consist of cross-bedded deposits of sand and gravel originally formed as alluvial fan or stream channel deposits. Finally, the terrace deposits are bound to the west by rocks identified as the Jura-Cretaceous

Franciscan Complex (KJ), which consist of sandstone, shale, greenstone, chert and serpentine. The Franciscan Complex underlies both the terrace deposits and alluvium in the area and typically exhibits very low yield characteristics. Please refer to Figure 3 (Appendix A) for a geologic map of the site vicinity.

Based on information outlined in the Water Well Drillers Reports (WWDRs) for Wells #1 through #5, each of the wells are fully screened across the Qal deposits (alluvium) to depths ranging from approximately 40 to 100 feet BGS and are seated into the underlying Franciscan Complex bedrock. Yields as recorded on the WWDRs range from approximately 40 to 760 GPM.

The most prominent surface water feature in proximity of the project site is the Russian River, which borders the entire eastern boundary of the property. The Russian River is a managed water system as governed by State Water Resources Control Board (SWRCB) Decision 1610 (SWRCB, 1986) that receives regulated surface water discharges from Lake Mendocino and Lake Sonoma (via Dry Creek). As such, surface water flow in the Russian River is perennial in nature. As shown on Figure 2 (Appendix A), Wells #1 through #3 range from approximately 250 to 340 feet from the edge of the primary river channel, whereas the separation from Wells # 4 and #5 is approximately 70 feet. Please note that the project site is not located within one of the drought priority watersheds or reaches of interest identified in the State Water Resources Control Board's Russian River Tributaries Emergency Regulation.

2.0 WATER DEMAND

The projected water use for the proposed development was determined by Adobe Associates, Inc. (Adobe) and presented in a letter report dated December 30, 2015 (Adobe, 2015). Please note that the aforementioned letter report also included water projections for vineyard irrigation and frost protection, which are not part of this proposed project. In this regard, the water demand for the proposed project corresponds to the winery, domestic use (i.e., employees, tasting rooms, marketing accommodations, and promotional/industry-wide events), and landscaping. Table 1 on the following page provides a summary of the project water demands based on Adobe's analysis. Please refer to Appendix C for excerpts from Adobe's letter report summarizing the projected water use calculations.

TABLE 1
SUMMARY OF PROJECT WATER DEMANDS

Description	***Gallons per Year***	***Acre-Feet per Year***
Winery	864,000	2.65
Domestic Use(1)	104,083	0.32
Landscape Irrigation	52,863	0.16
Extended Totals	**1,020,946**	**3.13**

(1): Domestic Use includes employees, tasting rooms, marketing accommodations and promotional/industry – wide events.

Please note that for the sake of consistency with Adobe's analysis, following discussions pertaining to water demands are presented in units of gallons, whereas subsequent discussions pertaining to the river depletion analysis are presented in unit of acre-feet (AF).As previously noted, Well #1 will provide water supply for the winery and various domestic uses associated with the project. Based on the projections presented in Table 1, the total water demand for these sources equates to 1,020,946 gallons per year (GPY). In addition to total water use, the average daily and maximum peak daily demands were estimated using the same data. The average daily demand over a 365-day period equates to 2,652 gallons per day (GPD). The maximum peak daily demand, in turn, was estimated by combining applicable site activities that could theoretically occur in a given day. Information provided by the Applicant indicates that these activities could include: crush operations (3,600 GPD); promotional event visitors (300 GPD); tasting room visitors (63 GPD); marketing accommodations (240 GPD); and associated employees (360 GPD). This translates to a maximum peak daily demand of 4,563 GPD.

Well #3 will be used for landscape irrigation. As outlined above, the projected total water demand for landscaping is 52,863 GPY. This translates to an average daily demand over a 365-day period of 145 GPD. In regards to the maximum peak daily demand, the maximum use occurs over the period of June through August (22,536 gallons). Assuming a conservative irrigation cycle of one day per week, the corresponding peak maximum daily demand equates to approximately 1,735 GPD.

3.0 GROUNDWATER AVAILABILITY ANALYSIS

The primary objective of the water resources element of the Sonoma County General Plan is to ensure that Sonoma County's water resources are sustained and protected, including both surface water and groundwater. The project site is located within a Class 1 water area, which is identified as representing a major groundwater basin that is typically characterized by robust groundwater yields. This classification is supported by *Bulletin 118-4* (CDWR, 1983) as previously outlined in Subsection 1.3 (*Local Geology and Hydrogeology*), which indicates that the alluvium beneath and adjoining the Russian

River are comprised of unconsolidated, coarse-grained gravel and sand deposits that can be highly permeable, with reported yields in excess of 1,000 GPM.

The combination of demonstrated appreciable yields and the relatively nominal water demand for a Class 1 aquifer system indicate that the aquifer underlying the project site should be more than adequate to support the project while imparting negligible groundwater drawdown effects on neighboring properties. Further details supporting this position are as follows:

- The Russian River is a managed water system that ensures perennial flow throughout the year. As such, the Russian River serves as a continuous source of recharge to the underlying alluvial aquifer system. This contribution, coupled with recharge from seasonal rainfall, minimizes the potential for depletion of the aquifer system. This is demonstrated by static water levels in Wells #1, #2 and #4 as measured by EBA on October 4, 2016 that are essentially the same as those measured at the time the wells were installed in 2013, 1988, and 1988, respectively. Please note that the water level in Well #3 could not be measured, whereas Well #5 was operating at the time of EBA's inspection.
- The 8-hour well capacity test performed on Well #1 in January 2014 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer. By comparison, the maximum peak daily water demand for the winery and domestic uses is only 4,563 gallons, which equates to less than two hours of pumping.
- At a reported pumping rate of 300 GPM, Well #3 will only have to pump for an additional six minutes to meet the maximum peak daily water demand of 1,735 gallons for the irrigation of new landscaping. This additional pumping is considered de minimis.
- Data from the well capacity test performed on Well #1 was used to estimate the radius of influence induced by the pumping operations. Based on computer modeling, the estimated resulting radius of influence after eight hours of pumping was less than 160 feet. The radius of influence for the maximum peak daily demand scenario is even less at less than 100 feet. Since the closest neighboring property west of the Russian River is more than 1,100 feet away from Well #1, it can be concluded that the pumping of this well will not impact neighboring off-site water supply wells. Please note that based on the minimal additional pumping duration associated with Well #3 (six minutes), a similar analysis was not performed for this well.

4.0 RIVER DEPLETION ANALYSIS

Based on the proximity of Wells #1 and #3 to the Russian River, an analysis was performed to estimate the rate and volume of stream depletion that may result from the proposed pumping operations. The estimates were generated using a technique presented in a United States Geological Survey (USGS) manual for hydrologic analysis and interpretation as developed by C.T. Jenkins (Jenkins, 1968). The approach utilizes a series of type curves and equations, coupled with aquifer parameters (i.e., transmissivity and specific yield), to calculate both rate and volume estimates. The following provides an incremental breakdown of the approach:

1. Calculate the stream depletion factor (sdf), in days

$$\text{sdf} = \frac{a^2}{T / S}$$

where:
a = perpendicular distance from the pumped well to the stream, in feet
T = transmissivity, in feet squared per day
S = specific yield, dimensionless

2. Establish the total time of pumping (t_p), in days

3. Calculate the ratio of total time pumping versus stream depletion factor; i.e., t_p / sdf

4. Determine the ratio of rate of stream depletion (q) versus net steady pumping rate (Q) (i.e., q / Q) using the Type Curve A (see Appendix D).

5. Determine the ratio of volume of stream depletion (v) versus net volume pumped during time t_1 (Q_t) (i.e., v / Q_t) using the Type Curve B (see Appendix D).

6. Calculate the rate of stream depletion (q) by multiplying the net steady pumping rate (Q) by the q / Q ratio determined from Type Curve A (Step 4).

7. Calculate the annual volume of stream depletion (v) by multiplying the net steady pumping rate (Q) by the v / Q_t ratio determined from Type Curve B (Step 5) and by the duration (in days) of the pumping period.

Depletion rates and volumes were estimated for several different scenarios. These scenarios were as follows: _Scenario 1)_ average daily pumping rate for Well #1 over a 365-day period for all winery and domestic water uses; _Scenario 2)_ average daily pumping rate for Well #1 during the 60-day crush period, including winery operations and employee domestic use; and _Scenario 3)_ average daily pumping rate for Well #3 over a 365-day period for landscape irrigation.

Variables used in the analysis are listed below. A specific yield (S) of 20 percent was used based on literature values. This variable, coupled with pumping and drawdown data from the 8-hour well capacity test, was used in a computer model based on the Theis nonequilibrium well equation (Theis, 1935) to calculate the transmissivity (T). The distances (a) from the stream (i.e., Russian River) were determined from the site plan

(Figure 2, Appendix A). Finally, the net steady pumping rates (Q) were calculated using the various water demands determined by Adobe (Adobe, 2015).

- Transmissivity (T):	5,348 feet squared per day
- Specific Yield (S):	0.20 (i.e., 20 percent)
- Distance from Stream (a)	
- Well #1:	320 feet
- Well #3:	280 feet
- Net Steady Pumping Rate (Q)	
- Well #1 (average daily over 365-day period):	2,652 GPD
- Well #1 (average daily over 60-day crush period):	4,263 GPD
- Well #3 (average daily over 365-day period):	145 GPD

Table 2 provides a summary of the depletion rates and volumes for the respective scenarios. The rates/volumes were calculated using the seven-step approach presented at the outset of this subsection, coupled with the common variables outlined above.

TABLE 2
SUMMARY OF RIVER DEPLETION RATES AND VOLUMES

Scenario⁽¹⁾	*sdf (days)*	*t_p (days)*	*Q (GPD)*	*q / Q Ratio*	*v / Q_t Ratio*	*q (GPD)*	*v (AF)*
1	3.8	365	2,652	0.90	0.90	2,387	2.41⁽²⁾
2	3.8	60	4,263	0.88	0.75	3,751	0.59⁽³⁾
3	2.9	365	145	0.90	0.90	131	0.15⁽²⁾

sdf:	Stream Depletion Factor
t_p:	Total Time of Pumping
Q:	Net Steady Pumping Rate
Q_t:	Net Volume Pumped During Time t_1
q:	Rate of River Depletion
v:	Volume of River Depletion
GPD:	Gallons per Day
AF:	Acre-Feet

(1): Scenarios 1 and 2 correspond to Well #1 and Scenario 3 corresponds to Well #3.

(2): Based on a 365-day pumping period.

(3): Based on a 60-day pumping period.

The significance of the results presented above were compared to discharge gauge data for the Russian River to assess the magnitude of the estimated depletion relative to the amount of surface water flow in the river. In this regard, the closest gauge data station corresponds to USGS Station 11465390, located less than 500 feet downstream from the site's southern property boundary. The approximate location of this station is shown on Figure 2 (Appendix A). Data for this station covers the period from April 2013 to October 2016 and is presented in a graphical format in Appendix E. As shown on the graph, flows over the monitoring period have ranged from approximately 87 to 1,000 cubic feet per second (CFS). Due to data gaps that coincide with the winter periods, an accurate determination of total annual flows at this station could not be calculated. In response to this limitation, the minimum flow rate of 87 CFS was used in the analysis, which is highly conservative since it corresponds to the lowest recorded reading over the 3.5-year data period and coincides with the 2015 drought. Based on the 87 CFS unit flow rate projected over a 365-day period, the total flow volume equates to 62,983 AF. Comparison of this flow to the combined flow volumes presented in Table 2 for Scenarios 1 and 3 (2.56 AF) over an equal period of time reveals that the Scenarios 1 and 3 volume equates to only 0.004 percent of the flow in the river, thereby demonstrating that the projected depletion is de minimis. As previously noted, this comparison is highly conservative in that the actual average flow rate in the Russian River is higher than the assumed minimum flow rate used in the analysis.

The same approach as described above was used to evaluate depletion characteristics during the 60-day crush period (Scenario 2). Based on the minimum flow rate of 87 CFS, the corresponding total flow over this period equates to 10,353 AF as compared to 0.59 AF for Scenario 2. This translates to 0.006 percent of the flow in the river over the period analyzed. As was the case for Scenarios 1 and 3, this projected amount of depletion is considered de minimis.

5.0 CONCLUSIONS

The water supply characteristics of the underlying aquifer utilized by Wells #1 and #3 are more than adequate to accommodate the water demands associated with the proposed improvements and will not result in negative impacts to local groundwater or surface water resources. This conclusion is based on the following variables: 1) the site is located within a Class 1 water area, which is identified in the Sonoma County General Plan as a major groundwater basin; 2) the underlying aquifer is comprised of alluvial deposits associated with the Russian River, which is a managed water system that ensures perennial flow throughout the year and serves as a continuous source of recharge to the aquifer; 3) well capacity test results for Well #1 demonstrated a sustainable yield of 45 GPM while only inducing 1.5 feet of drawdown. This is indicative of a highly prolific aquifer system; 4) based on the yield characteristics of the on-site wells, the wells will only have to pump for less than two hours (Well #1) and six minutes (Well #3) per day to accommodate the peak water flow demands; and 5) the projected radius of influence characteristics induced by the pumping operations will not encroach onto neighboring properties. In addition, the proposed water use is projected to induce no measureable changes in surface water flows in the Russian River.

6.0 LIMITATIONS

This report was prepared in accordance with generally accepted standards of professional hydrogeologic consulting principles and practices at the place and time this study was performed. This warranty is in lieu of all other warranties, either expressed or implied. The conclusions presented herein are based solely on information made available to us by others, and includes professional interpretations based on limited research and data. Based on these circumstances, the decision to conduct additional investigative work to substantiate the findings and conclusions presented herein is the sole responsibility of the Client. This report has been prepared solely for the Client and any reliance on this report by third parties shall be at such party's sole risk.

7.0 CLOSING

If you should have any questions regarding the information contained herein, please do not hesitate to contact our office at (707) 544-0784.

Sincerely,
EBA ENGINEERING

Mike Delmanowski

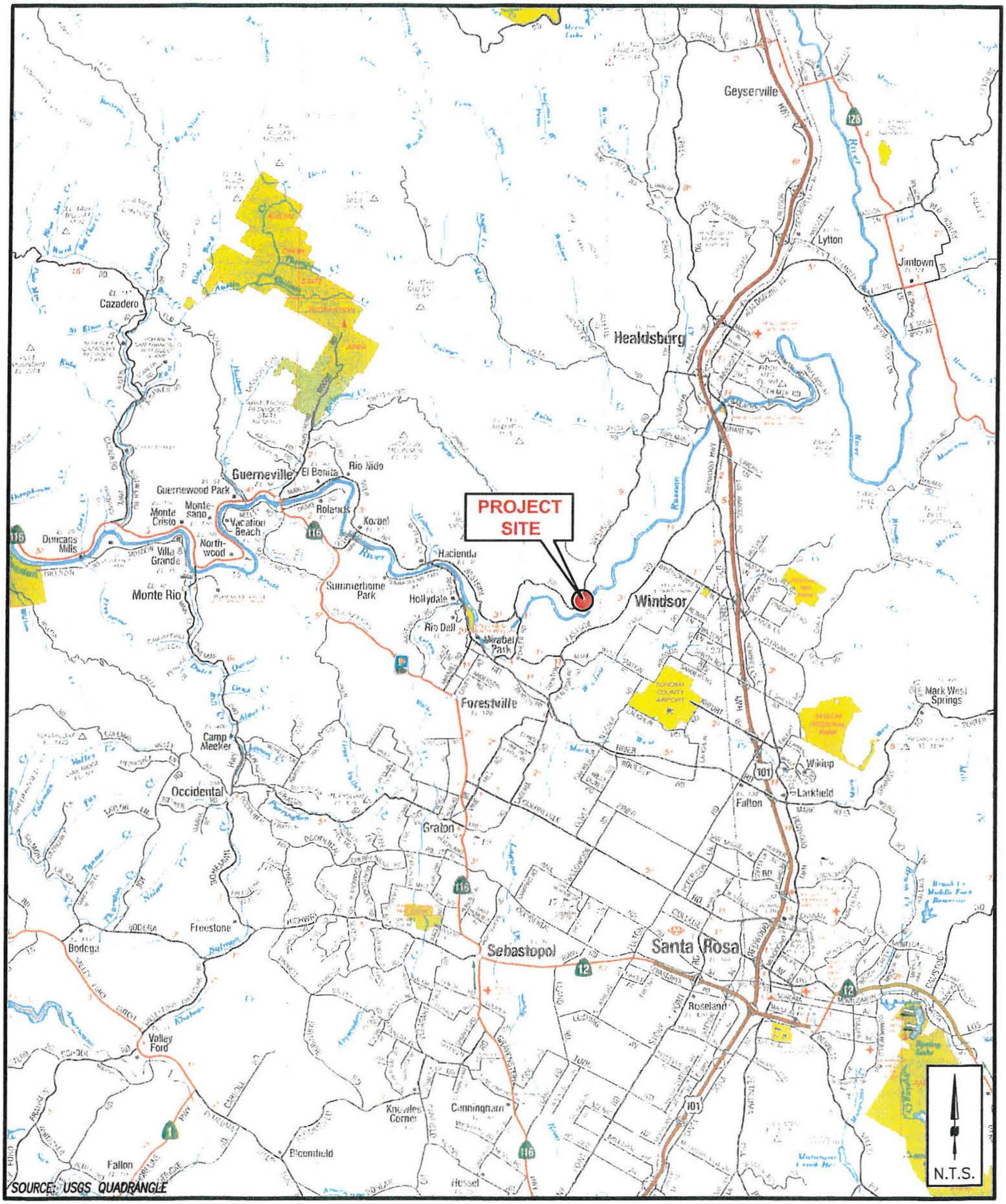
Mike Delmanowski, P.G., C.E.G., C.Hg.
Senior Hydrogeologist

CERTIFIED HYDROGEOLOGIST
MICHAEL A. DELMANOWSKI
No. 382
Exp. 8/31/17
STATE OF CALIFORNIA

Appendices: Appendix A - Figures
Appendix B - Well #1 8-hour Well Capacity Test Log
Appendix C - Projected Water Use Calculations (Adobe, 2015)
Appendix D - Depletion Analysis Type Curves
Appendix E - Discharge Gauge Data Time Series Graph (USGS Station 11465390)

APPENDIX A

FIGURES



EBA
ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

LOCATION MAP

RAMEY WINERY
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
1
16-2366

Q:\2366\Location Map.dwg, Location Map, 10/14/2016 3:23:21 PM

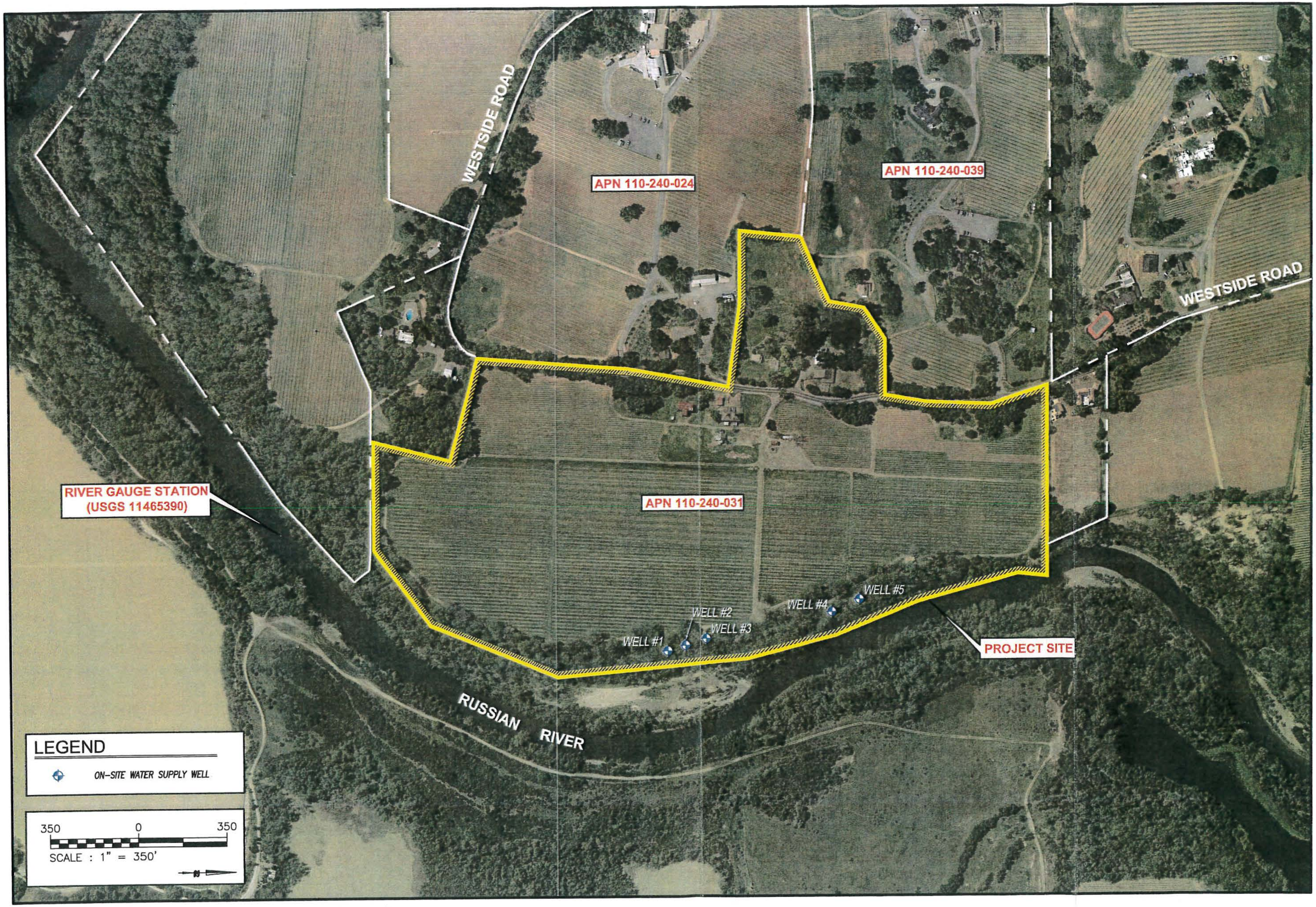
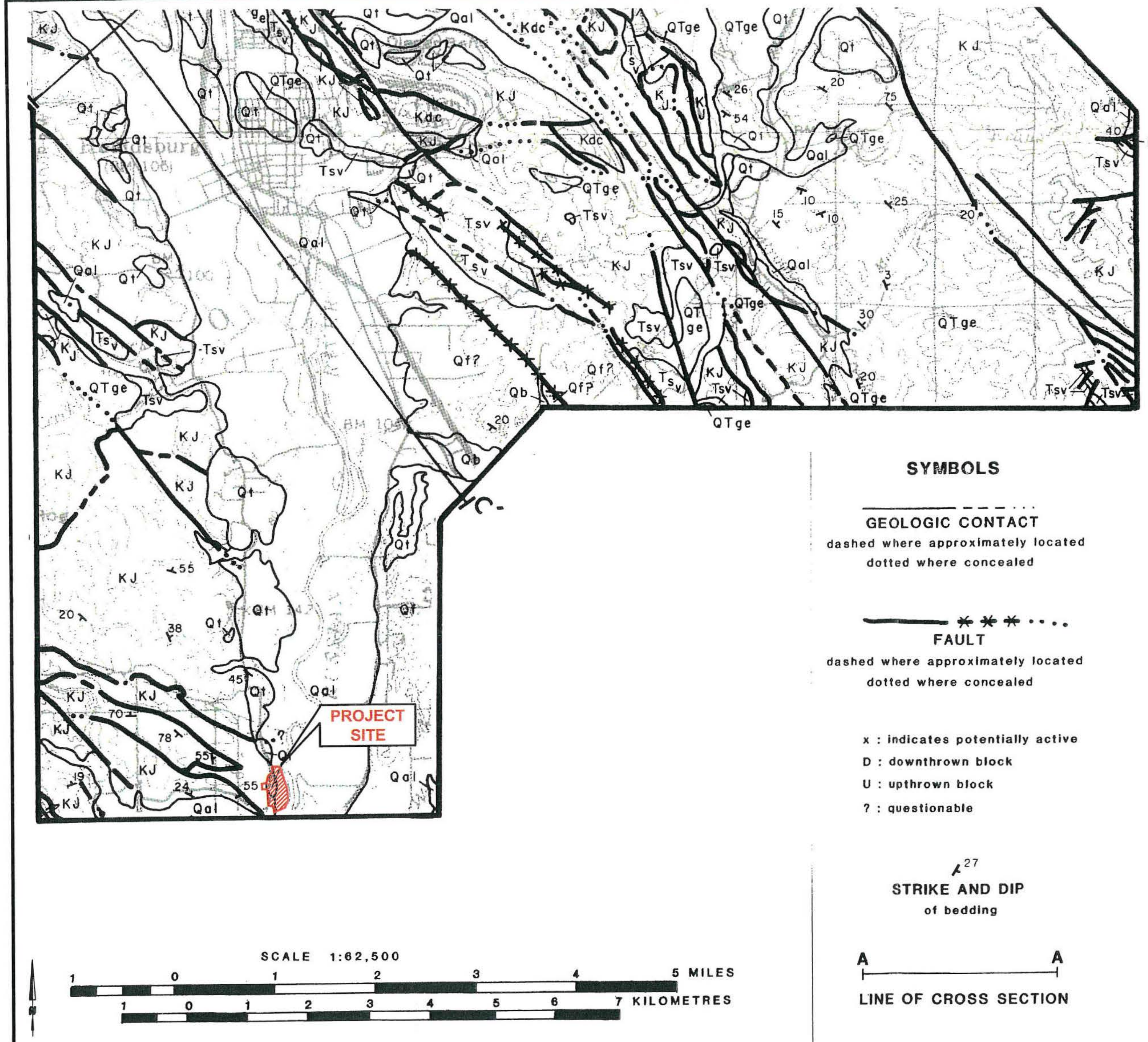


FIGURE
2
16-2366

SITE PLAN

RAMEY WINERY
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784



SOURCE: 118-4 (CALIFORNIA DEPARTMENT OF WATER RESOURCES, JUNE 1983)

EXPLANATION

SYMBOLS

GEOLOGIC CONTACT
dashed where approximately located
dotted where concealed

FAULT
dashed where approximately located
dotted where concealed

x : indicates potentially active
D : downthrown block
U : upthrown block
? : questionable

STRIKE AND DIP
of bedding

A A
LINE OF CROSS SECTION

ROCK UNITS

QUATERNARY	Holocene	Qb	**BASIN DEPOSITS** – dark clay and silty clay, rich in organic matter; low specific yield (3-7%)
		Qal	**ALLUVIUM** – sand, silt, clay, and gravel; variable specific yield (3-15%)
	Pleistocene	Qf	**ALLUVIAL FAN DEPOSITS** – fine sand, silt, silty clay, coarse sand and gravel; moderate to high specific yield (8-20%)
		Qt	**TERRACE DEPOSITS** – cross-bedded deposits of sand and gravel originally formed as alluvial fan or stream channel deposits; moderate specific yield (8-18%)
		QTge	**GLEN ELLEN FORMATION** – gravel, sand, silt, and clay, local interbedded tuff; low specific yield (3-7%)
TERTIARY	Pliocene	Tsv	**SONOMA VOLCANICS** – volcanic flows, agglomerates, and tuffs; highly variable specific yield (0-15%)
		Tm	**MERCED FORMATION** – coarse-to fine- grained sandstone with minor amounts of clay; high specific yield (10-20%)
JURA-CRETACEOUS		Kdc	**DRY CREEK CONGLOMERATE** – massive sheared cobble conglomerate with occasional interbeds of sandstone and shale; low specific yield (3-7%)
		KJ	**FRANCISCAN COMPLEX** – sandstone, shale, greenstone, chert, and serpentine. includes great valley sequence rocks; low specific yield (<3%)

FIGURE
3
16-2366

GEOLOGIC MAP

RAMEY WINERY
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPENDIX B

WELL #1
8-HOUR WELL CAPACITY TEST LOG

PETERSEN

Drilling & Pump Inc.

Test Pump & Recovery Log

JOB: Ramey Vineyards LLC **PUMP SIZE:** 5-HP SUBMERSIBLE PUMP

LOCATION: 7097 Westside Rd **SETTING:** 80ft

WELL DEPTH: 96ft **CASING SIZE:** 5" **STATIC LEVEL:** 31ft

DATE STARTED: 1/16/14 **DATE FINISHED:** 1/16/14 **JOB #** 4901417

	TIME		TEST DATA					
DATE:		Interval	LEVEL	G.P.M.	COLOR	TEMP	SAND	COMMENTS
1/16/14	9:00 AM	30-Min	31	45				
1/16/14	9:30 AM	30-Min	32.5	45				
1/16/14	10:00 AM	30-Min	32.5	45				
1/16/14	10:30 AM	30-Min	32.5	45				
1/16/14	11:00 AM	30-Min	32.5	45				
1/16/14	11:30 AM	30-Min	32.5	45				
1/16/14	12:00 PM	30-Min	32.5	45				
1/16/14	12:30 PM	30-Min	32.5	45				
1/16/14	1:00 PM	30-Min	32.5	45				
1/16/14	1:30 PM	30-Min	32.5	45				
1/16/14	2:00 PM	30-Min	32.5	45				
1/16/14	2:30 PM	30-Min	32.5	45				
1/16/14	3:00 PM	30-Min	32.5	45				
1/16/14	3:30 PM	30-Min	32.5	45				
1/16/14	4:00 PM	30-Min	32.5	45				
1/16/14	4:30 PM	30-Min	32.5	45				
1/16/14	5:00 PM	30-Min	32.5	45				
1/16/14	6:00 PM	1-HR	31	N/A				Well recoverd 100%

APPENDIX C

PROJECTED WATER USE CALCULATIONS
(ADOBE, 2015)

Ramey Winery Water Flow Calculations

Winery Production:

Annual water use:
60,000 case production x 2.4 gallons per case x 6 gal water use / gal wine = 864,000 gal

Peak daily use during crush:
60,000 x 2.4 x 1.5 / 60 day crush period = 3,600 gpd

Domestic Water:

Employees:
15 full time employees x 15 gal/day = 225 gallons per day x 250 days/yr = 56,250 gal
3 part time employees x 15 gal/day = 45 gallon per day x 150 days/yr = 6,750 gal
6 seasonal employees x 15 gal/day = 90 gallons per day x 40 days/yr = 3,600 gal

Tasting Room Visitors:
75 peak, 25 average; 25 x 2.5 gal x 365 = 22,813 gal

Event Visitors:
Industry Wide 2 days x 300 visitors x 2.4 gal = 1,500 gal
2 events of 300 visitors x 2.5 gal = 1,500 gal
5 events of 120 visitors x 2.5 gal = 1,500 gal
5 events of 60 visitors x 5 gal = 1,500 gal
10 winemaker lunch or dinner of 30 visitors x 10 (incl kitchen) = 3,000 gal

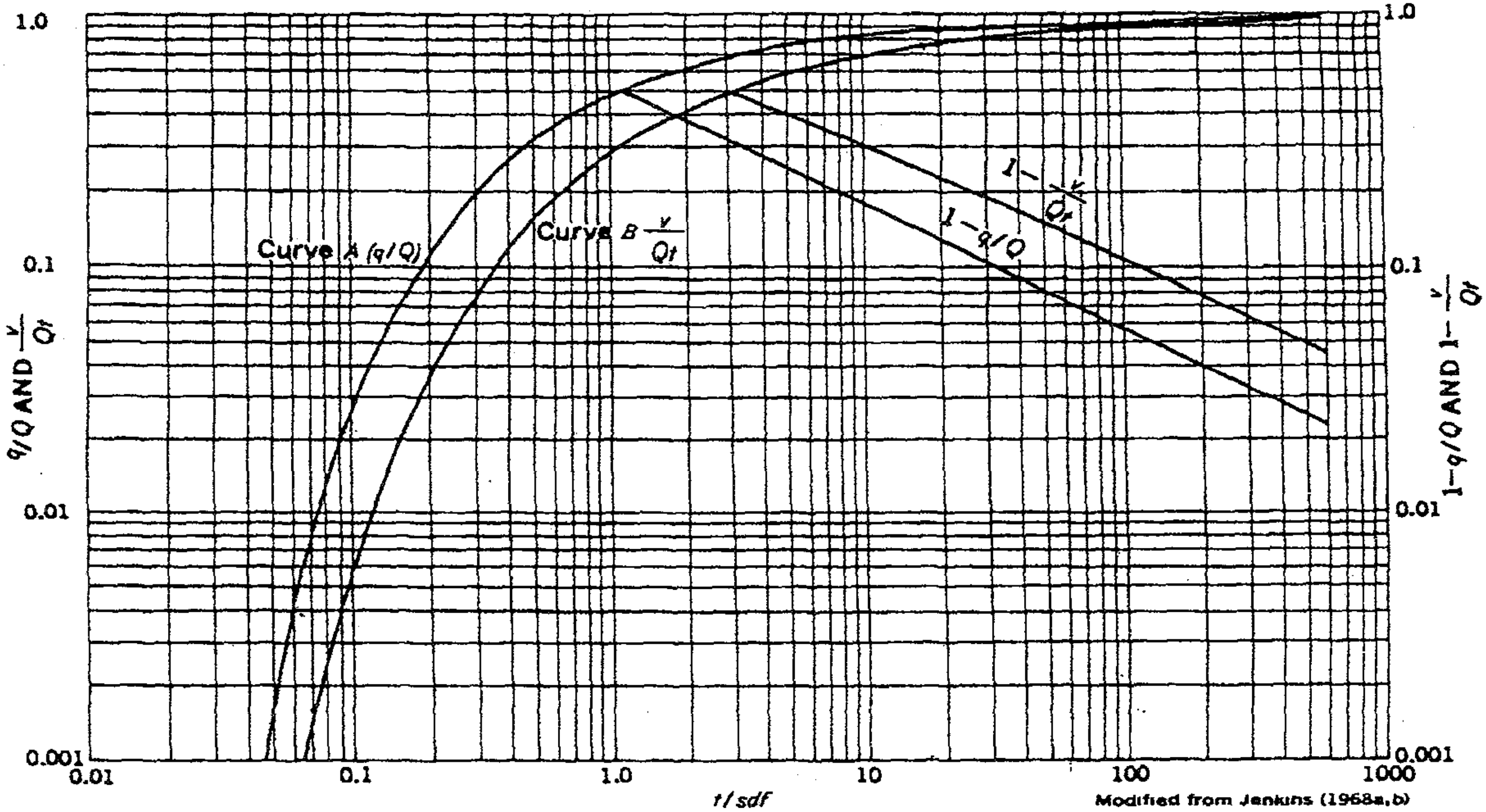
Marketing Accommodations:
2 rooms x 120 gal/rm x 24 days/yr = 5,760 gal

Total Domestic Water Demand: = 104,083 gal

Ramey Winery													
Irrigation Monthly/Yearly Totals													
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	**totals**
Abelia gr 'Kaleidoscope' x 21	84	84	252	252	252	504	504	504	252	252	252	84	**3276**
Arbutus 'Ocktoberfest' x 10	40	40	80	80	80	160	160	160	80	80	80	40	**1080**
Arctostaphylos 'Louis Edmunds' x27	108	108	216	216	216	432	432	432	216	216	216	108	**2916**
Arctostaphylos 'Sunset' x 11	44	44	88	88	88	176	176	176	88	88	88	44	**1188**
Carex 'Capaccino' x 26	104	104	312	312	312	624	624	624	312	312	312	104	**4056**
Carex testacea x 12	48	48	144	144	144	288	288	288	144	144	144	48	**1872**
Festuca californica x 18	72	72	216	216	216	432	432	432	216	216	216	72	**2808**
Fig "Mission" x 1	4	4	12	12	12	12	12	12	12	12	12	4	**120**
Malus varieties x 40	160	160	640	640	640	640	640	640	640	640	640	160	**6240**
Miscanthus trans. X 35	140	140	420	420	420	840	840	840	420	420	420	140	**5460**
Olea europa x 3	12	12	24	24	24	48	48	48	24	24	24	12	**324**
Pennisetum spathiolatum x 48	192	192	576	576	576	1152	1152	1152	576	576	576	192	**7488**
Rhamnus 'Mound San Bruno' x 5	20	20	40	40	40	80	80	80	40	40	40	20	**540**
Rosemary x 65	260	260	260	260	260	260	260	260	260	260	260	260	**3120**
Seslaria autumnalis x 50	200	200	600	600	600	1200	1200	1200	600	600	600	200	**7800**
Seslaria caerula x 24	96	96	288	288	288	576	576	576	288	288	288	96	**3744**
Vitis cal 'Rogers Red' x 12	48	48	48	48	48	48	48	48	48	48	48	48	**576**
Yucca 'Color Guard' x 5	5	5	20	20	20	40	40	40	20	20	20	5	**255**
													total
Monthly Totals	**1637**	**1637**	**4236**	**4236**	**4236**	**7512**	**7512**	**7512**	**4236**	**4236**	**4236**	**1637**	**52863**

APPENDIX D

DEPLETION ANALYSIS TYPE CURVES

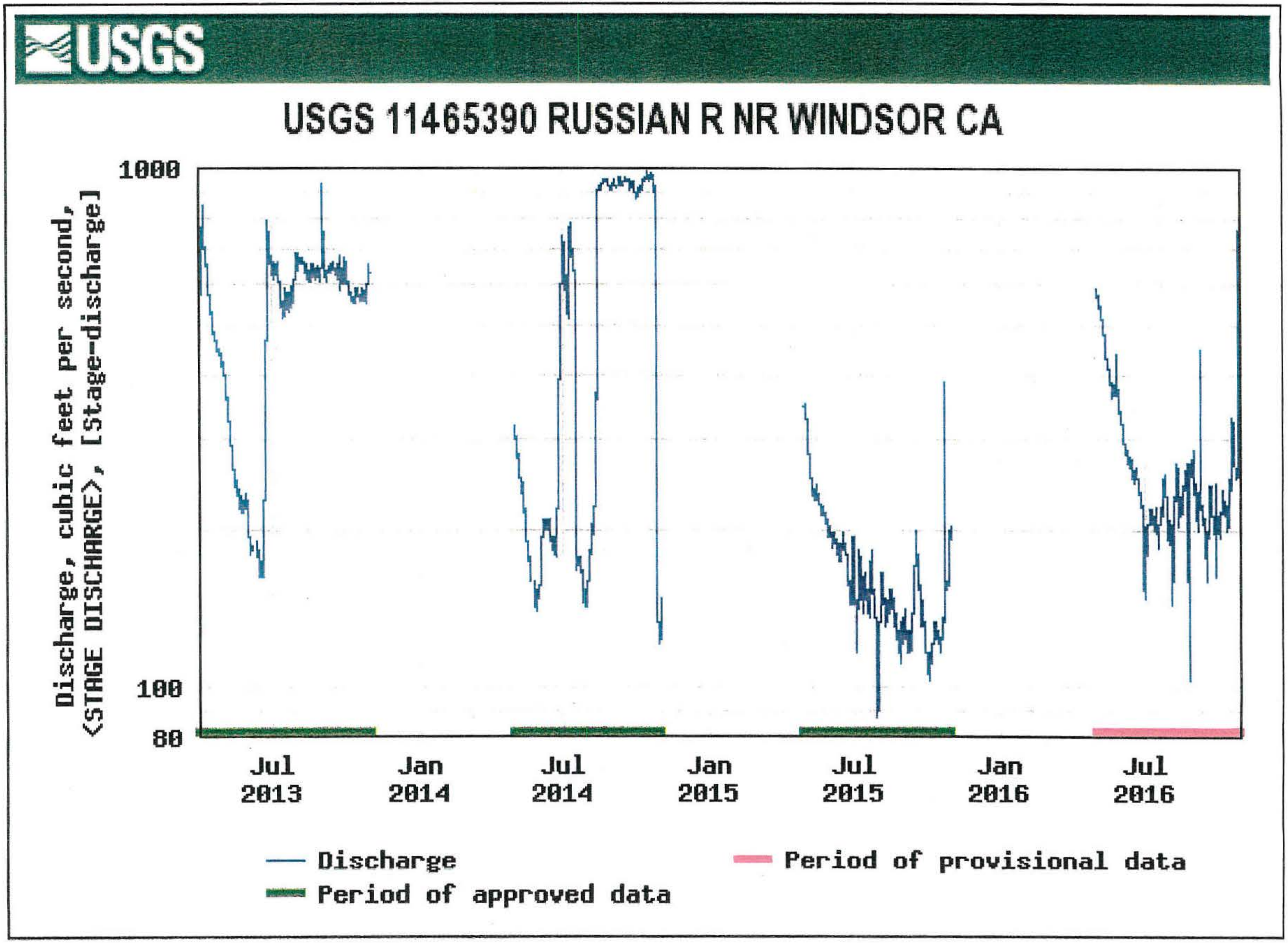


Modified from Jenkins (1968a,b)

Figure 1.—Curves to determine rate and volume of stream depletion.

APPENDIX E

DISCHARGE GAUGE DATA TIME SERIES GRAPH
(USGS STATION 11465390)


USGS
USGS 11465390 RUSSIAN R NR WINDSOR CA
Discharge, cubic feet per second,
<STAGE DISCHARGE>, [Stage-discharge]
1000
100
80
Jul 2013
Jan 2014
Jul 2014
Jan 2015
Jul 2015
Jan 2016
Jul 2016
Discharge
Period of approved data
Period of provisional data

HISTORICAL RESOURCE STUDY

7097 Westside Road

Healdsburg, CA

RECEIVED

SEP 17 2014

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Table of Contents

Appendices

HISTORICAL RESOURCE STUDY

I. Executive Summary

This Historical Resource Study was prepared by Knapp Architects on behalf of Ramey Wine Cellars. The report evaluates the historical and architectural significance of two agricultural buildings, the Hop Kiln and Baling Barn, and the wood Trestle that connected them at 7097 Westside Road in Healdsburg. This study concludes that the property appears to be eligible for listing in the California Register of Historical Resources (California Register) and would therefore be considered a historical resource for the purposes of the California Environmental Quality Act (CEQA). This document ends with an assessment of the impact of the proposed rehabilitation on the resource. This evaluation concludes that the project would conform to the Secretary of the Interior's Standards for Rehabilitation in almost all respects and would not materially impair the characteristics which make it eligible for listing, meaning that under the CEQA Guidelines, the project would have a less than significant impact on historical resources.

This report does not describe or analyze the existence of a potential historic district beyond the Hop Kiln, Baling Barn, and Trestle. Similarly, this report does not analyze the impact of the project on any potential historic resources or districts in the vicinity. This document considers historical architecture only, and not archaeological resources.

II. Introduction

The Hop Kiln, Baling Barn, and Trestle appear to have been construction between 1915 and the early 1930s. The site is located along the Russian River valley south of the town of Healdsburg in an area that has been farmed since the 19th century. To date the buildings have undergone very few alterations on the exterior or interior, although they have experienced moderate to severe deterioration in recent decades. The proposed project would rehabilitate the buildings with a small addition to the Hop Kiln, as part of a conversion of the property to use as a winery.

III. Methodology

In preparing this report, Knapp Architects visited and photographed the project site; conducted research at the Sonoma County History and Genealogy Library in Santa Rosa; the Healdsburg Museum; the California Historical Society in San Francisco, the Bancroft Library at UC Berkeley, and the San Francisco Public Library; searched online historical information; and checked federal, state, and local historical listings.

This study is geared to the provisions for historical resources in the California Environmental Quality Act and the associated CEQA Guidelines. This document applies the eligibility standards of the California Register of Historical Resources, with reference to the National Register of Historic

Baling Barn (left) and Hop Kiln (right), looking northwest.

Places (on which the California Register is based) for greater detail where necessary. The assessment of impacts of the proposed project is based on the CEQA Guidelines, which have a provision for applying the Secretary of the Interior's Standards for the Treatment of Historic Properties as a standard of less-than-significant impact levels.

IV. Current Historical Status

A. California Historic Resources Information System

Properties listed in the California Historic Resources Information System's (CHRIS) Historic Resource Inventory (HRI) or under review by the California Office of Historic Preservation (OHP) are assigned status codes of "1" to "7," establishing a baseline record of historical significance. Properties with a status code of "1" are listed in the California or National Register. Properties with a status code of "2" have been formally determined eligible for listing in the California or National Register. Properties with a status code of "3" or "4" appear to be eligible for listing in either register through survey evaluation. Properties with a status code of "5" are typically locally significant or of contextual importance. Status codes of "6" indicate that the property has been found ineligible for listing in any register and a status code of "7" indicates that the property has not yet been evaluated.

The building at does not have a California Register Status Code in the CHRIS historic data file for Sonoma County. This generally means that no survey or inventory that has been entered in the state's database lists this property. This includes the National Register and the California Register.

B. Sonoma County

The subject property is not listed in the County's inventory of landmarks designated by the County Landmarks Commission.

C. Healdsburg

The subject property is outside the City of Healdsburg and therefore is not included in the City's Historic District Overlay.

V. Description

Portion of Trestle (left) and Hop Kiln (center), looking north. Buildings to the right of the Hop Kiln are part of the project site but are not covered in this report.

Vicinity

The subject property is in the Russian River Valley in Sonoma County, fairly close to the geographic center of the county. The Russian River begins about six miles southeast of Willits in Mendocino County and flows south through a flat, fertile valley that varies in width from less than two miles to more than ten miles. The East Fork of the Russian River, which feeds Lake Mendocino and flows from it, joins the main river near Ukiah. The Russian River meanders along most of its length, but its overall course runs north-south to the vicinity of the subject property, where it turns west toward its mouth near Jenner on the Pacific coast. The Mayacamas Mountains form the eastern boundary of the valley, separating it from the Napa Valley; to the west, Black Mountain and the coastal hills form the west side of the valley, separating it from the coast. The subject property is about eight miles from downtown Healdsburg to the north, two miles from Windsor to the northeast, and eight miles from Santa Rosa to the southeast. Forestville is about two miles southwest of the subject property.

The valley floor is generally flat, with occasional rolling hills, occupied by fields, vineyards, and woodland. The river is narrow in some places and broad in others where the bed is dry much of the year; the riparian corridor is generally lined with woodlands. Westside Road runs south from Healdsburg along the river corridor to the bend where the river turns west, ending at River Road. Eastside Road follows a similar course on the opposite side of the Russian River. U.S. 101 and the remaining portions of its predecessor the Old Redwood Highway follow the Russian River through the valley from Santa Rosa through Windsor and Healdsburg to Cloverdale and points north. The valley has a long-established and consistently growing wine industry, along with other agricultural operations and tourism.

Site/Landscape

The subject property is on the east side of Westside Road, which runs north-south at this location, but turns at a right angle to the west about 1,000 feet to the south. It is on a 68-acre parcel, Assessor's block and lot 110-240-031-000. The topography slopes gently down from Westside Road to the east and flattening out so that most of the parcel is a nearly level vineyard, east of which is the wooded riverbank.

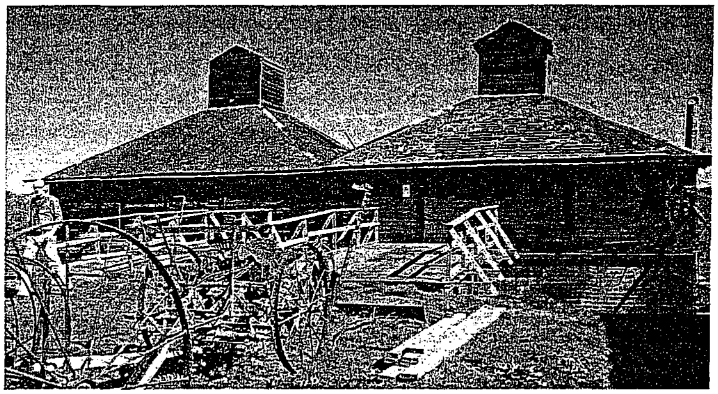
The subject buildings are set about 100 feet from the road in an open, grassy area between the road and the vineyards. A small wooded area along the road frontage begins adjacent to the subject buildings and extends 300-400 feet to the south. A driveway about 100 feet north of the Hop Kiln runs east through the parcel to the wooded river corridor. The Hop Kiln is about 100 feet north of the Baling Barn; the remnants of a wood Trestle that connected the buildings. A small, intermittent watercourse runs east-west between the two buildings. There are a number of other structures in the vicinity on the subject parcel, including a small shed adjacent to the southwest corner of the Hop Kiln, another, smaller shed adjacent to the southeast corner of the Baling Barn, a cottage east of the Hop Kiln, and a garage and a trailer north of the driveway.

The property covered in this report consists of two buildings: the double Hop Kiln and the Baling Barn, and the Trestle that originally connected them. This report covers their immediate setting as well, but not the rest of parcel 110-240-031-000 or any other buildings.

Hop Kiln

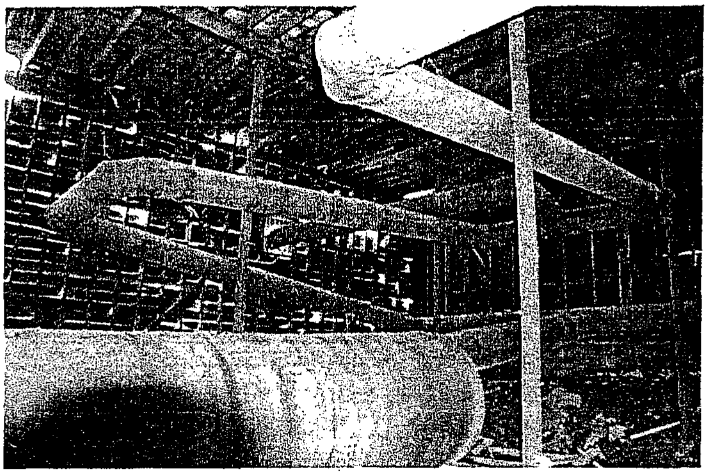
Exterior

The Hop Kiln is a wood building, with a rectangular footprint twice as long as its width. Its form is defined by its twin hip roofs, each square in plan and topped by a cupola-like ventilator with



Hop Kiln, looking east. Temporary wood bridges replace platform that originally connected drying rooms at upper level to grade in foreground.

its own small gabled roof. The building is set into the gently sloped terrain at the west side of the subject parcel, roughly one story taller on the east facade than on the west facade. On the east elevation, it has two small shed-roofed extensions, each centered on the hip roof above. The building is clad in horizontal, flat wood siding. The hip roof has asphalt composition shingle roofing, while the sheds on the east side have corrugated steel sheet roofing. West of the building, the grade slopes up very steeply toward Westside Road. The remains of a wood bridge from the west side of the top story of the building lead to the high point of the adjacent site about 15 to 20 feet west of the building. Below this bridge, there is a nearly flat area about 10 feet wide parallel to the building. The remnants of a rail line that connected to the Trestle between the Hop Kiln and the Baling Barn lie in this zone.

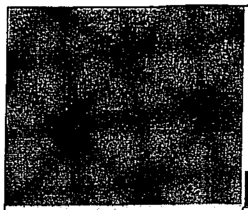

Lower level of Hop Kiln. Furnace is at lower left, with steel flue pipes winding through space to exterior at left rear. Note iron structural posts.

The Hop Kiln has relatively few openings, and no windows. Most of the west facade at the top story is occupied by four pairs of wide swinging doors faced in siding that matches the building walls. There are no openings on the west facade below these large doors. The north and south facades have no openings. On the east facade, there is a large sliding barn-style door on the south end of the east facade at the lower level of the building, a sliding barn door between the two one-story extensions, and another one on the north end. These doors are faced in vertical boards. The north extension has a wide opening on its north elevation and the south extension has a similar one on its south elevation; each extension has a wide door hinged at the top on its east elevation. The ventilators are solid on all four sides; the roofs are framed in panels that could be swung upward to open when the kiln was in operation and ventilation was required. The building has little detail or ornament on the exterior. There is a large horizontal ledger on the west facade, to which the framing of the remnant of the bridge is attached. A metal flue pipe exits the building slightly below the middle of the north facade and extends to just above the eave; a similar flue on the south facade that appears to be complete continues several feet above the eave where it terminates in a weather cap.

Interior

The Hop Kiln is a wood frame building set on a continuous concrete stem wall which is stepped as the grade it is set on rises to the west. It has balloon framing, with the horizontal exterior siding nailed directly to the studs without other sheathing or building paper. There is diagonal cross-bracing between the studs. Beams running east-west support the floor joists; iron posts set on concrete bases support the beams at the third points of their spans. The hip roofs are framed with rafter spacing matching the wall stud spacing; the wood roof shingles are nailed directly to the wood skip sheathing without roofing felt.

Like the roof form, the interior of the Hop Kiln is divided into two identical halves. It consists of fives spaces. At the ground level, there is a room inside each of the shed extensions on the east side of the building. These rooms are devoid of features or equipment other than the face of the steel furnace and its attached burner-blower machine. The east wall of the main mass of the Hop Kiln is faced in corrugated steel sheeting, forming the west wall of the rooms in the east



KnappARCHITECTS

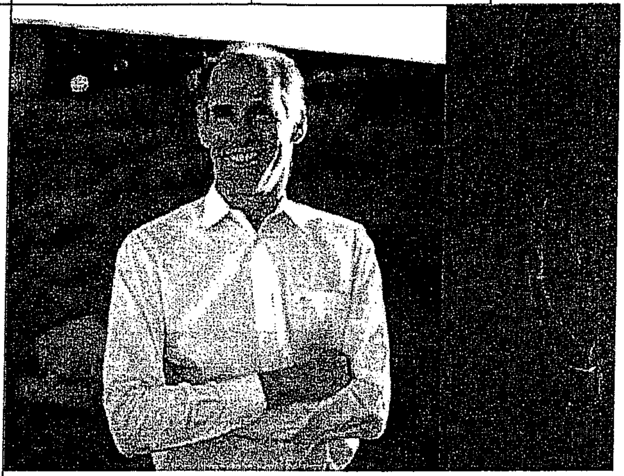
About | **Services** | **Portfolio** | **News** | **Contact**

About Knapp Architects
Leadership
Team
Clients and Projects
Contact

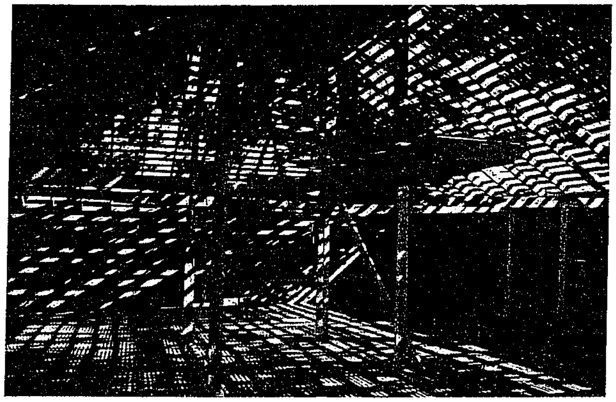
Leadership

Frederic Knapp has 25 years of experience in architecture and historic preservation. Registered to practice architecture in California and Arizona, he has worked in all phases of architectural practice, from pre-design and programming to post-occupancy and forensic investigation. Frederic Knapp meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture. In addition to preparing architectural documents for preservation projects conforming to the Secretary of the Interior's Standards for the Treatment of Historic Resources, he has prepared feasibility studies, historic structure reports, National Register nominations, federal historic preservation tax credit applications, and evaluations under review processes such as NEPA, CEQA, Section 106 of the National Historic Preservation Act, and local preservation ordinances.

Mr.Knapp is a published author. In 1995 he published Hotel Renovation Planning and Design (McGraw-Hill). He has given numerous presentations at conferences and seminars, including the California Preservation Foundation, the National Trust for Historic Preservation, the Society of Architectural Historians, and San Francisco Architectural Heritage.



extensions. The round steel furnace protrudes slightly from this wall; it is about five feet in diameter and begins about one foot above grade. The space has a dirt floor that is continuous with the exterior grade; there is no threshold at the wide exterior opening. These spaces appear to be much larger than necessary for housing only the existing equipment, but would have accommodated a wood supply when the Hop Kiln was wood-fired.


Drying room interior.

The lower level of the main building mass consists of a single space. Its function was to heat the air which flowed up into the drying rooms above. There is no stair between the lower lever and the drying rooms above. The dirt grade in the lower level rises at virtually the same angle found around the exterior. The wall framing is open at the lower level, with the exterior horizontal siding forming the enclosure of the space. Other than the building structure, the only features in the lower space are the iron furnace and its steel flue. The furnace is a horizontal cylinder about five feet in diameter, extending from the east wall of the space about one third of the way toward the west wall; it is set on poured concrete footings spaced along its length. The furnace appears to have been fabricated from multiple segments, with rings of rivets at the joints between them. The furnace, which appears to be lined in fire brick, acted as the fire box, and also had a substantial surface area so it would have warmed the air in the space directly. The flue, which is about one third the diameter of the furnace, winds circuitously through the lower level space, slowly rising to where it exits through the north (and south, on the opposite side) facade of the building.

The upper level consists of two identical drying rooms. These spaces are most notable for their floors, which consist of 2X boards set on their sides and separated from one another by 1X spacers, with the opening between the 2X boards allowing hot air from the lower space to rise into the drying room. The walls of the drying room are horizontal boards; the ceilings consist of the open roof framing. At the north drying room, where the exterior horizontal siding is missing on the east facade a layer of light colored paper or cloth is visible between the studs and the horizontal interior wall finish of the drying room. This paper or cloth is not visible at the numerous locations where the exterior siding is missing at the south drying room. At the bottom of the cupola-like ventilator, there is a wood cowl and electric motor for a fan; the fan blade is missing.

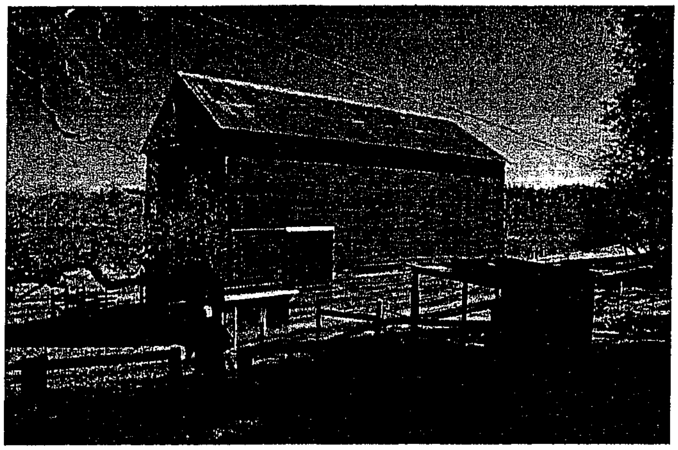
Condition

The Hop Kiln is in poor condition overall. While most of its framing appears to be intact, the roofing is heavily deteriorated and significant amounts of it are missing entirely. There are substantial areas where the exterior siding is also missing. The building does not appear to have been painted for decades. This assessment is based on briefly visual observation and does not reflect a structural engineer's evaluation. The only building system observed was limited electrical infrastructure, which was not assessed but appears to be decades old.

Bailing Barn

Exterior

The Baling Barn is a wood-frame, gable-roofed building, similar in general appearance to a barn or other agricultural structure, although it was built to accommodate specific parts of the hops production process. It would have been referred to traditionally as a hop house, but has been named the Baling Barn on the subject site. It appears to have house all the operations in hops production that followed the drying process that occurred in the Hop Kiln. The building is rectan-



Baling Barn, looking southeast.

gular in footprint, with an extension on the east side. The ridge of its gable roof runs on the long north-south axis of the building; the eastern extension has a shed roof that matches the pitch of the main gable roof and begins a few feet below the eave of the main roof. The Baling Barn is set on a nearly flat site, surrounded by low grass.

The Baling Barn is clad in horizontal wood drop siding. The extension is clad in flat horizontal siding, smaller than the boards on the main part of the building. Like the Hop Kiln, it has red paint that is heavily weathered. Like the Hop Kiln, the Baling Barn has few openings, and only one window. Within the triangular gable portion at the top of the north facade is a wide opening with two wood doors, hinged at the sides. The Trestle originally ran to this door; the steel track and rail car remain in the upper space of the Baling Barn. After the hops were dried in the Hop Kiln, they were loaded into the car and it was moved along the rails over the Trestle to the top of the Baling Barn where they could be cooled, baled, and stored. The north elevation of the Baling Barn has a wide door centered on its bottom level; the door is a sliding barn door with vertical wood boards. The south elevation is similar at the lower level; it also has a sliding barn door on the west end of the second level.

The north end of the east elevation of the Baling Barn has a wide door on the lower level similar to the one on the north elevation, and there is another door of the same type on the south end of the east elevation. The east extension has a wood door at the lower level of its east elevation that is hinged at the top like the ones on the two east extensions of the Hop Kiln. There is also a sliding barn door at each end of the second level of the east elevation. On the west elevation, there are similar barn doors at the the north end of the lower level and at just south of that point at the second level. The roofing on the Baling Barn is corrugated steel sheeting.

Interior
The Baling Barn has three interior levels, each a single, open space. There is a stair from the lower level to the second level, and a ladder from the second level to the top level. Like the Hop Kiln, it has stud walls in a balloon framing configuration, with floor joists running east-west. There are two lines of interior posts and beams running north-south at the third points of the building's width. In addition to reducing the span of the floor framing, these support the track at the top level for the car which carried the hops from the Hop Kiln to the Baling Barn. The wood boards of the upper two floors run the length of the building, supported by the floor joists which in turn are supported by the east and west walls and the two internal lines of posts and beams. Unlike the Hop Kiln, the roof framing of the Baling Barn consists widely spaced rafters that support purlins that run the length of the roof. The corrugated steel sheet roofing rests on the purlins.

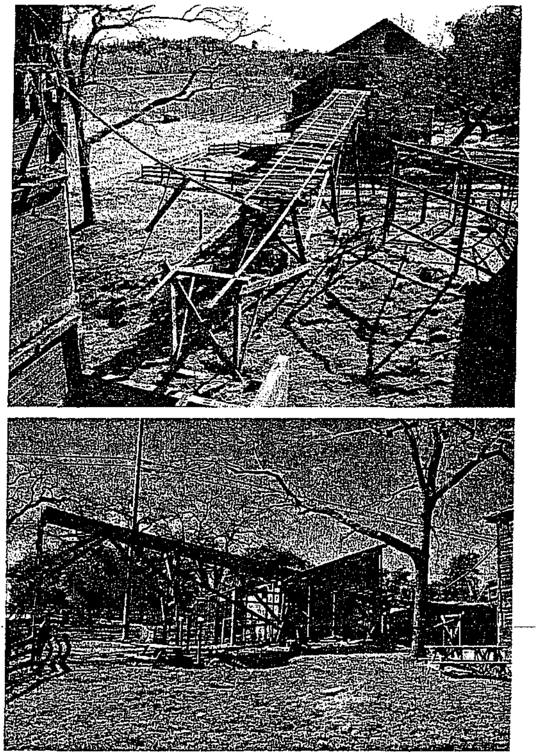
The lower level, which is only about eight or nine feet high, has round posts on the two interior structural lines. The floor is concrete. The walls have open framing. The baling machine is present in the east extension. An opening in the second floor allowed hops to be dropped into it from above.

The second level is similar to the lower level, but its ceiling is about twice as high. The interior structural lines have square wood posts on the second floor. The south wall of the second floor has a finish of wide horizontal wood boards; the other three exterior walls have open framing. Where the exterior siding is missing at the second floor level, the remnant of building paper is visible on the interior face of the studs, between them and the horizontal boards of the interior wall finish. A whitish substance which apparently was thermal insulation is visible at the bottom of some stud spaces. There is a long opening in the ceiling of the second level on the east side of the building; The second floor contains some items that appear related to hops production, including large wicker baskets, a wood frame with wires strung across it at regular intervals, and a triangular cart with steel wheels. A large, H-shaped table is framed on six of the structural posts in the center of the space.

The top level of the Baling Barn is low at the east and west walls, only about five feet high, but rises at the center because the roof framing is open like "cathedral" framing. The posts of the two interior structural framing lines stop at about the same level as the side walls; a series of transverse beams wider than the longitudinal interior framing lines sit atop the posts, supporting the rails for the hop cars. At the ends of these transverse beams are posts which support a girder running the length of the building on each side of the roof; these girders support the rafters at about midspan. The rail car remains on its rails at the top level of the building.

Trestle

This structure consists of open, heavy timber wood framing which forms a truss with a sloping top. The lateral framing units, or bents, have splayed legs an X-shaped cross-bracing in their upper panels. Between each of these lateral units, there are diagonal members on each side in a chevron form which provide intermediate support and bracing in the longitudinal direction. The top of the Trestle consists of three beams which support wood ties on which the steel rails for the hops car lie. Originally, the Trestle extended from the south end of of the Hop Kiln to the opening in the roof gable on the north end of the Baling Barn. Roughly half the Trestle is missing at the south end, and there is a gap where it approaches under the platform on the west side of the Hop Kiln. The remaining portion of the Trestle appears to be in very poor condition.

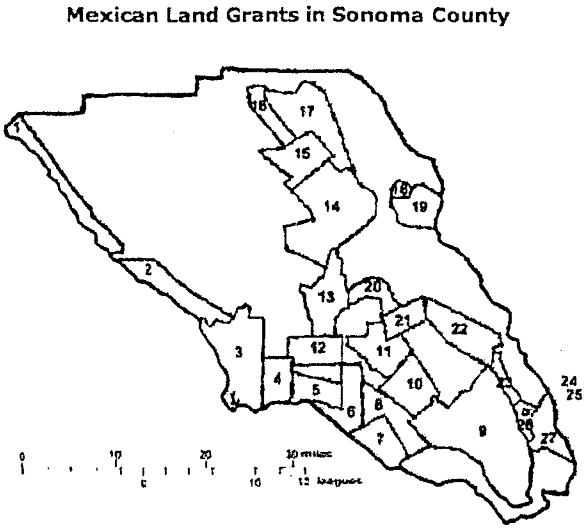


Trestle, above: looking south from Hop Kiln toward Baling Barn; below: looking northwest.

VI. Historical Context

A. Sonoma County

Before Spanish explorers, evangelists, soldiers, and colonists arrived in what is now called California, the descendants of much earlier immigrants from Asia had established stable societies over a period occupying nearly all the land in the state, including present-day Sonoma County. Although their customs, buildings, and diets varied, virtually all the indigenous occupants of California found food and supplies in close proximity to where they lived. The original inhabitants did not rely on food and other goods, natural resources, or specialized labor from distant sources, although they did trade on a smaller scale than the current economy of California. The native inhabitants' society was organized chiefly at the village level; although tribes or nations are now mapped as if they occupied discrete geographic portions of California, these groupings were not centrally organized and there was considerable variation from village to village. Ethnic designations today are chiefly based on language, but indigenous societies did not identify the same way current social organization is understood; today's names for native groups are mainly based on language, although people speaking a similar language did not necessarily follow the same cultural practices or share any political organization. The area now occupied by Sonoma County included people of the Pomo, Patwin, Mi Wuk, and Wappo groups, among others.[1] The Chocuyen people called the valley "Sonoma," meaning "valley of the Moon," and took it as their own name after Fr. Jose Altimira conflated the names for the people and the place.[2] By 1870, the census showed the county's native American population had dwindled to only 85.[3]



Land Grants in Sonoma County. Sotoyome is No. 14; Los Molinos is No. 13. Sonoma County Historical Society.

From its base in Latin America, Spain sent explorers, then armies and priests, and a number of colonists who mostly affected native populations living near the 21 missions the Spanish government and Roman Catholic Church established. Fr. Altimira founded Mission San Francisco Solano in Sonoma on 4 July 1823 at the site of the village of Huchi. The mission, which operated under Church control for only 11 years before Mexico secularized the missions, raised cattle, farmed grain, and cultivated produce.[4] The town of Sonoma, laid out under Spain's Law of the Indies based on urban planning principles that dated back to the Roman era, grew up around the mission and became the center of Mexican, Californio, and early American development of Sonoma County.

In addition to newcomers from Spain and Mexico, other important 19th century immigrants to Sonoma County included Russians who made incursions after Alexandr Andreyevich Baranov was put in charge of the Russian American Company's Alaska operations in 1791 and concluded that it required support installations further south because of its arctic climate. In 1812, Ivan Alexandrovich Kuskov sailed the Chirikov into Bodega Bay and established a temporary base he called Port Rumiantsev; he then chose Fort Ross for the permanent settlement, culminating three years of explorations. The following year, Kuskov brought 25 Russians and eight Aleuts to Fort Ross, completing a redwood stockade and establishing a commercial outpost and agricultural operation. The settlement grew in population and activity and expanded geographically over the next three decades with agricultural satellite operations to the south and the east.

---

[1] http://www.mip.berkeley.edu/cilc_images/bibs/maps/tribemap.gif

[2] Thompson, Robert A. Historical and Descriptive Sketch of Sonoma County, California. Philadelphia: L.H. Everts & Co.,1872. P 17.

[3] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

[4] http://www.missionscalifornia.com/keyfacts/san-francisco-solano.html

The Russians elicited concern and resistance from the Spanish and Mexican governments, which did not recognize their right to colonize the area but were not able to force them out effectively from the limited power base in Sonoma and the distant installations in San Francisco and Monterey. Ultimately, the Fort Ross colony did not fulfill the Russian American Company's expectations and it decided in 1839 to sell it. Before leaving, the Russians made several thrusts inland to the east for agriculture and trade. The last Russian Commander at Fort Ross, Rotscheff, climbed the highest peak in the neighboring Mayacamas Mountains and named it St. Helena after his wife.[5]

By the time the Russians faded, other newcomers from the United States were making an impact along with immigrants from Europe and later Asia. Before the Gold Rush, some of the settlers who originally targeted the Oregon Trail veered south to establish farms on the advice of trappers and others who reported fertile land and a favorable climate in California. By 1845, 23 land grants had assigned almost half the area of Sonoma County to private owners, most of whom subdivided the land and sold it in turn as buyers materialized.[6]

In 1846, Sonoma was at the springboard of the Bear Flag Revolt. With the US and Mexico already at war and John Fremont poised on the border on a "topographical survey," a band of 33 armed Americans took the Mexican garrison in Sonoma by surprise on the morning of 16 June, capturing Gov. Vallejo and then imprisoning him at Sutter's fort in the Central Valley, where they had first gathered. At first they did not invoke American authority, fashioning the Bear Flag to represent their provisional government, but within days Fremont arrived in Sonoma and took command, followed by Admiral Sloat, who took the capital in Monterey within weeks. In less than a month, the Bear Flag came down in Sonoma and the American flag went up, completing the American takeover from Mexico.[7] Sonoma County remained under American military control until 1849. In August of that year, when the state constitutional convention set the county boundaries, representatives from Sonoma ensured that the Sonoma Valley not be included within the boundaries of Napa County.

An 1850 census put the county population at 561. The county election of 1851 designated a Court of Sessions to administer municipal government; it divided the county into townships including Mendocino township encompassing both the subject property and the present-day City of Healdsburg. Although outside settlement started in Sonoma, Santa Rosa outstripped it in development shortly after Statehood, and in 1854 the Legislature approved a referendum on moving the county seat, which was approved by the voters.[8] Americans had been migrating into California since the Spanish era, and assimilated into the Spanish and Mexican colonization process in many instances before they ultimately revolted in 1846, but after Statehood the migration accelerated.

While the Gold Rush famously brought immigrants from many countries to the Motherlode, large numbers also settled Sonoma County and other agricultural regions. The good soil and climate of the Sonoma Valley led to quick expansion of the farming begun under the Mission. The Russian River provided water to the fertile valley--sometimes in floods. The valley experienced floods in 1879, 1914, 1937, 1940, 1955, 1964, and 1986. In 1855, County Assessor Smith D. Towne reported that Sonoma County (which then included modern-day Mendocino County) had 12,233 acres cultivated in wheat, 3,268 in oats, 1,561 in barley, 714 in corn, 333 in peas and

---

[5] Thompson. P 12.

[6] Ibid. PP 12-14.

[7] Ibid. PP 14-16.

[8] Ibid. P 17.

beans, and 1,693 in potatoes. He counted 6,730 fruit trees from one to three years old, 24,800 vines, 26,250 head of cattle, 19,459 hogs, 7,065 sheep, and 4,958 horses.[9] The county held its first fair that year, and the first county courthouse was built the following year. County population grew to 11,867 by 1860 and to 38,480 in 1900.[10]

Count Agoston Haraszthy of Hungary is credited with bringing the first variety grape cuttings from Europe, starting Sonoma's wine industry in 1857, and by 1862, George Miller inaugurated wine-making in Healdsburg. The phylloxera infestation devastated California's vineyards in the 1870s, but by planting grafting European vines onto rootstock native to the Americas, California growers were able to rebound against the aphid-like pest native to the US which had also ravaged European vineyards. In the 1980s, researchers from UC Davis identified a new biotype which was able to feed on some native rootstocks.[11] By 1900, the county had 69 wineries, producing the most of any county in the state. As Prohibition loomed, the industry grew from 21,000 acres of vineyards in 1900 doubling to 42,000 in 1920 with 250 wineries.[12] Although Prohibition decimated wine-making, the county was derided along with Napa county as one of the greatest centers of bootlegging by a state legislator. Julio Gallo began buying Sonoma County grapes in the 1930s and his son Bob started Gallo Sonoma in Healdsburg, producing high-end wine. By the end of Prohibition, the county had only 70 wineries, rebounding strongly only in the 1960s. Vineyards declined to less than 10,000 acres in 1940.

Sonoma County attracted immigrants from outside the U.S., recording 51 Chinese residents in 1860, "several hundred" in Sonoma in 1870 working 11-hour days for $1, and 125 in Santa Rosa in 1880--with racial hatred from some white residents causing many to leave the county in the 1880s. An Anti Chinese League in Santa Rosa sought "removal," and Santa Rosa's Congressman, Thomas J. Geary, was the author of an extension of the Chinese Exclusion Act in 1892, but several Chinatowns developed in Sebastopol in the 1880s. The gunshot deaths of Mr. and Mrs. Jesse Wickersham near Healdsburg in 1886 were popularly blamed on a missing Chinese cook. In the mid-1920s, the Ku Klux Klan displayed its activity and newspapers reported a Japanese-Caucasian "race riot" in Graton, and in the 1930s there was conflict between Caucasians and Filipinos in the apple orchards in the west county. In the 1870s, Ireland sent more emigrants to the county than any other country. Italians arrived in Occidental in the 1870s and 1880s to find work in lumber mills and stone quarries, and also went into the wine business, with Giuseppe and Pietro Simi of Healdsburg becoming major suppliers for the San Francisco market. The Italian Swiss Colony winery founded in Asti in 1881 accompanied an immigrant community of the same name and Santa Rosa had a Little Italy the following year. In 1923, the Kawaoka family unsuccessfully sued to overturn the California Alien Land Law intended to inhibit Asian immigrants from leaving landholdings to their children and Judge Ross Campbell ruled for the first time in California that apartment owners could refuse to rent to African-Americans. German POWs were housed at a vacant migrant labor camp in Windsor, hired out to local farmers during the wartime labor shortage. The county's chapter of the NAACP formed in 1954.[13]

By 1920, the county population reached 52,000, with the economy still dominated by agriculture, putting the county at eighth in the nation in production. In addition to wine, the county produced

---

[9] Ibid. P 25.

[10] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

[11] Grannett, Jeffrey; Goheen, Austin, and Lider, Lloyd. "Grape Phylloxera in California." *California Agriculture.* Manuary-February 1987. http://ucce.ucdavis.edu/files/repositoryfiles/ca4101p10-69969.pdf

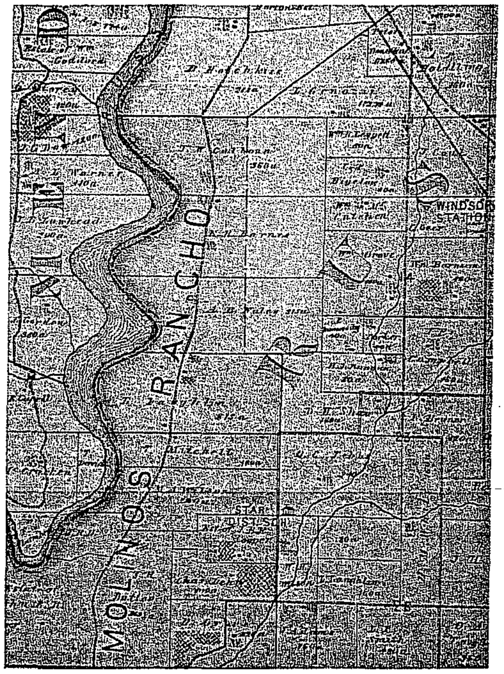
[12] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

[13] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

eggs, hope, prunes, and apples; these were joined by livestock and dairy industries. The county's markets included Europe by this time. Although Petaluma promoted itself as the "Egg Capital of the World," it lobbied the federal government to levy tariffs on cheaper eggs from China. In 1930, county population rose to 62,000 with farms increasing from 5,700 to 6,000 in the decade. In 1940, county population hit 69,250 despite the losses of the Depression and Prohibition, and surged to 103,405 in 1950. In 1950, the county's first high-tech operation, Optical Coating Lab (OCLI) opened in Santa Rosa, and developer Hugh Codding began building tracts, developments that heralded the transition of the county away from its agricultural past.[14]

B. Healdsburg

By the time the final 27 Mexican land grants in Sonoma County were complete, the area now covered by the City of Healdsburg had been included in the Sotoyome land grant, although the subject property lay just outside it. Also in the immediate vicinity was the Molino grant, just across the Russian River from the subject property. Just before the Gold Rush, only a few Anglos had settled around the Healdsburg area, but soon after the Gold Rush many more came, the first being Harmon Heald, who purchased the land in the Sotoyome grant of H. D. Fitch, one of the pre-Gold-Rush pioneers.[15] In 1857, Harmon Heald laid out Healdsburg Plaza, with the settlement's population at 300, and the town held its first agricultural fair the next year.[16] The post office name was changed from Russian River to Healdsburg; Heald started a store with H. M. Wilson and a hotel with a partner named Harris. The next year, with a population of 500, the town had two brick stores, an academy building with a capacity of 125, a fire company, and Masonic and Sons of Temperance halls, 25 business buildings and 120 houses. Its early development was limited by title disputes between speculators who had bought Spanish titles to land and squatters who had moved onto parcels and improved them; ultimately the title-holders agreed finance the transfer to the occupants.[17] The town developed enough to have its own department store, Rosenberg & Bush, founded by Wolfe Rosenberg in 1865. Two years later, Jerome Smith opened Smith Bank, Healdsburg's first, the same year Healdsburg incorporated. By 1872, the San Francisco and Northwest Pacific railroad network had expanded past Santa Rosa through Healdsburg to Cloverdale (service which is to be restored by the SMART network almost 150 years later).[18]



1877 map of Sonoma County, detail. Arrow shows subject property. *Historical Atlas of Sonoma County.* Oakland, Thomas A. Thompson. 1877. Healdsburg Museum.

In 1886, Healdsburg built its first city hall (demolished in 1960) at a cost of $12,500 and opened a public high

---

[14] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875.

[15] Thompson. PP 88-89.

[16] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

[17] Thompson. P 89.

[18] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

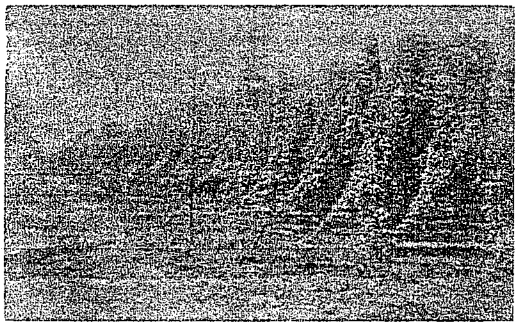
school which graduated eight girls and one boy in 1891. Another high school was completed in 1954. In 1888, the city gained a theater; Truitt's Theater hosted dances, concerts, and lectures as well as plays. By the turn of the 20th century, Healdsburg's main crops were hops, grapes and prunes. While railroad service had connected Healdsburg to the population center of the county for more than 40 years, the Santa Rosa-Healdsburg route was first paved in 1914. The 101 freeway reached Healdsburg only in 1964.[19]

Healdsburg's rapid development after its relatively early founding among post-Gold-Rush towns was ascribed primarily to the agricultural potential of its setting. "Nothing can surpass the fertility of the soil of Russian River and Dry Creek Valleys...maintained nearly at its maximum by the annual overflow of the streams, which brings down a rich alluvial mold," according to an early account.[20] Early farms ranged in size from 20 to 100 acres, putting the subject parcel, as shown on 19th century maps, close to the norm. An 1876 inventory of the town's production included 6,700 boxes of grapes, 138,600 pounds of dried fruit, 223,130 pounds of fresh fruit and vegetables, 1,245 tons of grain, as well as 252 cars of livestock, 69,700 pounds of hides and tallow and 148.867 pounds of wool. Non-agricultural production included 322 flasks of quicksilver, 80,000 pounds of tan bark, and 187,500 feet of lumber.[21]

C. Hops Industry

Growing and Picking Hops

Ale was originally made without hops, while beer was the name for the same drink made with the added ingredient of hops, a plant said to have originated in Egypt.[22] The flower of the hops plant, scientific name *Humulus lupulus*, is used to counter the sweet ingredients of beer with its bitter, astringent taste. The blossom of the female hop plant, which measures about 1-1/2" in diameter and is called a "cone" for its shape, is made up of scales or bracts growing from a stem. The unfertilized cone is used in hop-making today. A yellow, granular secretion called lupulin which forms on the surface of the bracts provides the flavor sought by brewers.[23] Sonoma county hops traditionally were "seeded," by growing a male vine in each row of female plants.[24]



Hops vines. Photograph courtesy of California Historical Society.

The hop plant, which is perennial and deciduous, grows vines each season. The vines were originally trained on poles, before the trellis system used in Cali-

---

[19] http://www.sonomacountyhistory.org/sonoma-county-timeline/#1875

[20] Thompson. P 91.

[21] Thompson. P 92.

[22] *History of Hops*. British Hop Association. http://www.britishhops.org.uk/history-of-hops/.

[23] Morehead, Gordon and Vossen Paul. *Hop Culture in California*. University of California Agriculture and Natural Resources. http://cesonoma.ucanr.edu/files/27166.pdf

[24] LeBaron, Gaye. "In other Augusts we'd be out there picking the hops." LeBaron's Notebook. *Santa Rosa Press Democrat*. Santa Rosa, 27 August 1995.

"Hop picking on Westside Road." Showing Alyce McCracken, "lady in frilly bonnet in right foreground." Photo courtesy of Healdsburg Museum.

fornia was devised.[25] The trellis system consists of rows seven to eight feet apart, with vines trained on strings, hung from wires spanning poles that are set up in the field annually, allowing the vines to grow to a height of 15-20 feet. Although the vines are now harvested intact and processed centrally by machine, during the decades in which the subject property was built and used, the cones were picked by hand from the vines. Pickers pulled the vines, removed the hops, and placed the hops in baskets, emptying the full baskets into sacks.[26] The burlap sacks weighed 75-80 pounds each.[27] Pickers wore full sleeves and pants to reduce scratches from the vines.[28] Horse-drawn wagons or trucks took the hops from the field to the kiln.

Hops must be dried so that they can be stored until used in brewing. Originally, the cones were air-dried but this method was not practical for large-scale production. American hop production was originally influenced by practice in Britain, where oast houses were devised to dry hops. These brick buildings contained three rooms: one for storage of green hops, in the center an oast room (oast is derived from an Indo-European word that means "burn") with a brick heating oven with a floor of lath strips about two and a half feet above it in which the hops were dried, and a cooling room.[29]

Hops, picked with a moisture content of 75%, must be dried to a content of 10-14% to keep them from spoiling.[30] Hop sacks were emptied onto the drying floor of the kiln to a depth of 18 to 36 inches, where they were heated for 8-20 hours. Workers used wood rakes to circulate the hops on the drying floor so they would heat evenly; sulfur was added to bleach the hops. The floor consisted of lath strips with spacers that allowed warm air from below to circulate. A thin cloth over the lath prevented the hops from falling through the gaps in the floor. Once the hops reached the correct moisture level, they were moved to a cooling room, and then to the baling press. The bales, about 18 by 24 inches and five feet long, weighed 200 pounds. Buyers sam-

---

[25] Bauer, William J. *We Were All Like Migrant Workers Here.* University of North Carolina Press. Chapel Hill, NC, 2009. Pp 84-85.

[26] Owen, Lorraine. "Hops and Hop Picking: A Photo Essay." *The Sonoma County Historical Society Journal, 1986, No. 2."* Sonoma County Historical Society. Santa Rosa, 1986. P 2.

[27] Djordevich, Marie. Handwritten notes by curator for hops exhibit at Healdsburg Museum. Healdsburg Museum archives. 1996.

[28] LeBaron.

[29] Tomlan, Michael A. *Tinged with Gold: Hope Culture in the United States.* University of Georgia Press. Athens, GA, 1992. P 159.

[30] Morehead and Vossen.

pled a six-by-ten-inch sample cut from every tenth bale to ensure consistent quality, smelling for mold and judging whether the color was correct. [31]

Hops are picked during a season that typically lasts three to four weeks, usually beginning in late August.[32] In hop-growing regions, this typically meant a substantial amount of labor was required during a concentrated period, even though wages were low. Growers established camps for the pickers, many of whom returned annually and socialized after each day's long work. Some migrants spent the season in campgrounds on the Russian River.[33] Locally, pickers included ranch hands, Pomo Indians from Mendocino County or the coast, San Francisco longshoremen, immigrant groups from Italy, Mexico, Japan and Germany -- and even German POWs during World War II.[34] In 1894, the *Sonoma County* Tribune reported that 50 Native Americans had arrived on wagons and horseback, beckoned from Mendocino County to pick in Sonoma County because "the majority of the hop plantations up there are not going to be picked."[35] A 1928 newspaper article set the harvest labor requirement for Healdsburg at 2,500 and explained that much same labor pool would pick in Mendocino County and the Central Valley before coming to Healdsburg, where the work paid 1 cent per pound[36] -- and did not exceed 1-1/2 cents through the in1930s.[37] The low pay and migratory nature of the work led to social tensions and labor disputes, the most famous of which, the Wheatland Hop Riot, occurred at the Durst Ranch in the Sacramento Valley in 1913. Four people lost their lives during a strike organized by the International Workers of the World.[38] Although the hops industry made growers and the brokers to whom they sold their crops (often several years in advance) wealthy, it was a very unpredictable business because prices were global, set by distant harvests.[39] In 1881, the price was $1.10 per pound, but in 1885, it declined to $0.06 per pound.[40]

"Hop field camp at Goddard's." Photo courtesy of Healdsburg Museum.

---

[31] Djordevich.

[32] Bauer. P 88.

[33] Owen. P 2.

[34] LeBaron.

[35] *Sonoma County Tribune*. 30 August 1894, P 3, column 4. (Djordevich notes.)

[36] "2500 Hop Pickers to Find Work in this Section." *Healdsburg Enterprise.* 23 August 1928.

[37] Owen. P 3.

[38] LeMenager, Jim. *Manhunt: The Wheatland Hop Riot Case.* Unpublished academic paper. 22 May 1967.

[39] LeBaron.

[40] Bauer. P 97.

Hops in Sonoma County

Hops have been grown in a limited number of regions--which were widely dispersed in the United States, Europe, and China.[41] The plant was introduced to North America by English colonists, but commercial production began in New England after the Revolutionary War. New York was the leading producer by the mid-1840s, with Michigan and Wisconsin also developing significant hops production, but the West dominated during the 20th century.[42] (Hops are also native to North America, but only cultivated hops have figured significantly in brewing.[43])

Wilson Flint, a New Hampshire native who came to California in 1849, is said to have introduced hops roots to the state from Vermont in the winter of 1855-1856.[44] Amasa Bushnell, who had in 1856 planted 10 acres of hops in San Mateo County with roots he brought from the East,[45] introduced roots when he came to Green Valley on the Russian River in 1858 and went into partnership with Otis Allen of Sebastopol, growing 1,000 pounds that year. But local production did not gather significant momentum until the 1870s.[46] While large farms in the Sacramento and Livermore valleys equalled the largest producers in the Midwest and East, the hillier topography of Sonoma and Mendocino Counties limited the size of farms.[47]

Among the trends that affected hop production in Sonoma County or beyond were the importance of the international market, a factor documented from the early 18th century[48] which dominated the American industry by World War I,[49] the transition from manual to mechanized harvesting with a machine invented by two Sonoma county men, Joe and Florian Dauenhauer,[50] pests and blights, and Prohibition. (A lease recorded at the County shows that the Dauenhauer machine was used on the subject property in the 1950s. See Appendix 6.) While California eluded pest infestations that beset other hop-producing regions as late as 1891,[51] the introduction of nitrate fertilizers after World War II in an effort to find a peacetime use for chemical plants originally built to produce munitions made the soil of Sonoma County hospitable to the growth of downy mildew, decimating hops.[52] In the Northwest, the annual freeze killed this blight, compounding the advantage the larger farms there drew from mechanized harvesting. By 1916, three years before the Constitution was amended to extend Prohibition nationwide, 23 states

---

[41] LeBaron.

[42] Tomlan. P 6.

[43] Tomlan. P 11.

[44] Ibid. P 26.

[45] *The Resources of California.* San Francisco, 1892. Healdsburg Museum.

[46] LeBaron, Gaye, columnist. *Santa Rosa Press Democrat.* Santa Rosa, 18 January 1976.

[47] Tolman. P 29.

[48] Tolman. P 12.

[49] Tolman. P 38.

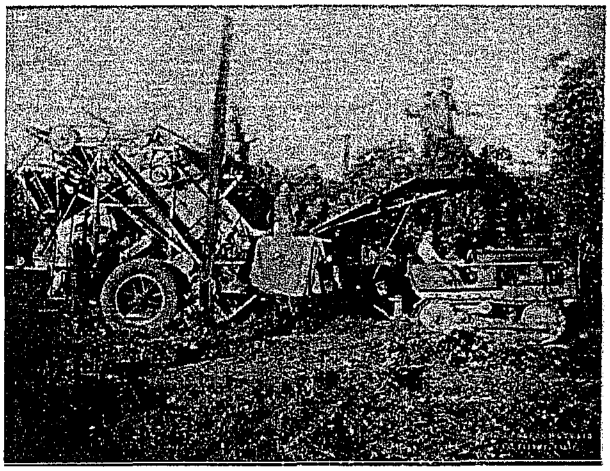
[50] LeBaron.

[51] Tolman. P 30.

[52] LeBaron. Djordjevich's sources said a mold had crippled production at the turn of the century, but agreed that downy mildew in the mid-1940s was a “calamity.”

had already adopted local bans.[53] Hop growers were limited to the export market until the 21st Amendment ended Prohibition in 1933. World War II brought two developments favorable to American producers: European production was disrupted by combat, and the U.S. War Department commissioned beer production to maintain troop morale[54]--but both these factors were temporary, and prices fell after the war.[55] A final influence that challenged the domestic hops market until relatively recently was the change in American tastes during the 20th Century. One local veteran of the hops world, Walt Tischer, blamed Rosie the Riveter, explaining that after wartime factory work, more women began drinking beer, but they preferred lighter lagers and brewers decreased their use of hops in response.[56]

California led all other states in hop production from 1915 to 1922, with its acreage in production peaking in 1916.[57] The Northwest was already becoming a leader, with Oregon the top-producing state from 1905 to 1915 and from 1922 to 1943, when Washington assumed dominance.[58] Sonoma County had 150 acres in hops in 1877, and 2,300 in 1915 producing an average of eight bales per acre. By weight, the production in a mature field was 1,500 - 2,000 pounds per acre annually. In 1913, the county produced almost half of California's hops output; the Healdsburg area accounted for about one third of the county's production. County hops acreage peaked at 2,600 and was estimated by Tischer to account for 15 percent of overall agricultural production, declining to 1,500 acres in 1932. World War II saw a spike in hops production.[59] Sonoma was one of only three in California with a nationally significant level of hop production in the late 1930s.[60] By 1960, the county had only two hops growers, Alex Vescova and Pete Bussman.



Harvesting hops by machine on Jacobs Ranch, Dry Creek Road, 1948-51. Photo courtesy of Healdsburg Museum.

D.Hop Kilns and Barns

British practice strongly influenced American architecture for hop production, though practices in other countries also played a role and Americans also devised their own designs and building practices. A 16th century publication documented a three-room masonry structure that continued in use in Britain through the 18th

---

[53] Tolman. P 38.

[54] Djordjevich.

[55] Tolman. P 39.

[56] LeBaron.

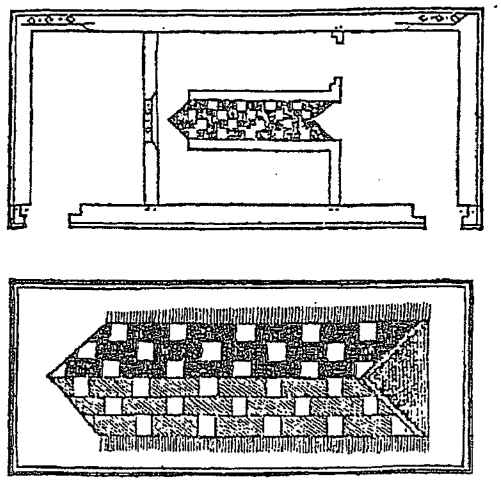
[57] Tolman. P 30.

[58] Tolman. P 33.

[59] Djordjevich. The sources in the notes provide conflicting figures for yields.

[60] Tolman. P 30.

century.[61] In the 19th century, British hop kilns (where hops are dried) and hop houses (buildings incorporating rooms for cooling, baling, and storage as well as drying) evolved with larger buildings and different fuels and construction details for the furnace.[62]



Plan diagram, c 1574, of hop house in Kent, England (above) and detail of brick oast furnace (below) showing "checkerboard" brick pattern that increased surface area for heating air. Tomlan, from Scot, Reynold, *A Perfite Platforme of a Hoppe Garden*, 1574, reprinted New

Although some early American hop kilns were constructed of masonry and used open furnaces to dry the hops (usually introducing issues of the effect the combustion gases on the hops), the trend in America was to buildings of wood with masonry, or somewhat later, iron or steel heating apparatus. In America, the easy abundance and low cost of wood, or charcoal made from wood, eliminated challenges that fuel posed to British hop farmers. While a description from the 1830s of a Massachusetts kiln documented the practice of building the structure into the side of a hill so that the furnace was accessible from below and the drying floor from the uphill side, the only mention of a roof was that it "would be a further improvement."[63] While ventilation to dissipate the moisture from the hops was essential to successful operation of an enclosed kiln, American practice quickly evolved to roofed kilns, which retained heat better than an open drying floor and also provided protection from rain. The hip roof form associated with hop kilns in the West was said to have been introduced in New York around 1850; it takes advantage of the stack effect to induce a draft from the furnace below, through the drying floor, at out the open cupola. Although there are examples of round hop kilns in the East and Midwest, this form did not take hold in the West and ultimately faded from use.

Once they reach the necessary moisture level, hops must be cooled and then baled for shipping. In Britain and America, a variety of architectural solutions provided spaces for these operations, with associated sub-types of the hop house. The earliest approach, documented in Britain in the 16th century, was to build a simple, gabled structure and subdivide the interior.[64] The drying floor had to be separated from the furnace (especially where the fire was open) to avoid scorching the hops; this necessity, along with the construction of the firebox and flue (if used) and the benefit of the stack effect led to building forms for the kiln which were tall but compact in footprint. Although the cooling room needed some ventilation, it did not necessitate a specialized building form, nor did storage of the green hops or baling. As a result, many hop houses consisted of a kiln of specialized form and construction, and a more conventional, barn-like building for the other operations. Two other factors affected the building forms for hop kilns and hop houses: the short harvest season and fragile crop required that each farm process its annual output within about two weeks, making it desirable to keep the drying floor in continuous operation and thus putting a premium on easy of loading and unloading the kiln; and even with

---

[61] Tolman. P 159.

[62] Tolman. P 160.

[63] Tolman. P 168.

[64] Tolman. P 160.

masonry construction, hop kilns were always vulnerable to building fires because their function was to heat a large quantity of hops to about 160 degrees F. for a long period.

Overall, these influences resulted in varying building forms in America with some common, though not universal, traits:

- The kiln itself was a compact, tall building form with a tapering roof profile
- The kiln form was not scalable; larger farms had multiple kilns instead of a larger, single kiln
- The kiln was set on a sloping site, providing access from grade to the furnace at the downhill side and the drying floor at the uphill side
- The cooling room, baling room, and store rooms were in a building form similar to a barn
- The kiln somewhat distinct from the rest of the hop house, though it was connected to it.
- Building forms and mechanical devices which allowed quick movement of the hops from one stage to the next increased output and could reduce fuel use.[65]

Although other construction materials continued in use, and experiments with new materials such as steel and concrete could be found, wood came to dominate construction of hop kilns and hop houses in the U.S. during the 19th century. Balloon framing became common for hop kilns, even in the East.[66] (Balloon framing was a structural technique introduced in the United States as industrial production of lumber and standardized use of wood framing instead of masonry influenced the growing construction industry. It frames the full height of a building's walls with continuous studs, nailing the framing for intermediate floors onto the side of the wall studs, instead of framing the walls at each level independently like interposed but independent blocks.)

Hop kilns at Wohler Ranch c 1940. Note trestle connecting kilns and hop house at right. Photo courtesy of Healdsburg Museum.

In Sonoma County, hop kilns like the subject building supplanted the earlier type that dominated in 1875 when the crop was introduced locally.[67] Daniel Flint (whose brother Wilson brought the first hop roots to California) built the first kiln in the state, a frame building erected by 1861. It had a brick furnace, with pipes that heated the air below the drying floor.[68] California practice was notable for continuing the developments begun in the Midwest to speed movement of hops, including the use of cars and trestles to move hops from the kiln to a cooling room in a separate building; it also experimented with a wire screen for the drying floor instead of wood lath, and multiple kilns were found on many hop farms.[69] In the 20th century, electric fans were introduced to ventilate kilns, and oil and gas replaced wood as the

---

[65] Tomlan. Pp 192-193.

[66] Tomlan. Pp 177-178.

[67] Djordjevich.

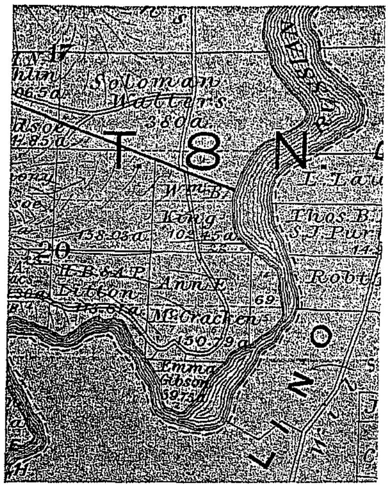
[68] Tomlan. P 195.

[69] Tomlan. Pp 196-7.

fuel for drying. After World War I, these and other developments led to a new design more similar to generic agricultural processing facilities than hip-roofed hop kilns of previous generations.

E. Site Ownership History

As early as 1877, the subject property was shown on early maps as part of larger parcel of land owned by J. McCracken, [70] and Ann E. McCracken in 1897. [71] The 1877 and 1897 maps both indicate a similar property outline comprising over 159 acres, surrounded by various adjacent properties and bounded at the southeast corner by the Russian River. The early maps appear to show a roadway passing through the property just west of where the subject property exists today running north to south, then curving to the west. Although Westside Road otherwise known as Guerneville Road runs a similar route as west property line of the subject property. [72]



1897 map, detail showing Ann McCracken as owner of subject parcel, with A.P. Litton adjacent owner. *Illustrated Atlast of Sonoma County, California.* Santa Rosa, Reynolds & Proctor. 1898. Healdsburg Museum.

Between 1897 and 1944, the ownership history is unclear. A.P. Litton owned the property adjacent to the one shown as belonging to Ann E. McCracken on the 1897 map and apparently acquired her land at some point after 1897 and before 1944, when he deeded it to C.S. Litton. After 1944, there are a limited number of owners listed in the list of ownership below.

In 1950, Cecil Litton leased a 100-foot-square portion of the property to Neil and Bruno Venturacci with Charles Knox for storing their hop-picking machine. The lease agreement notes a separate contract under which the Venturaccis and Knox were to pick Litton's crop. [73]

---

[70] Thompson & West. Historical Atlas Map of Sonoma County, California. Oakland, Ca. : Thompson & West, 1877.

[71] Reynolds & Proctor. T8N, R9W. Illustrated Atlas of Sonoma County, California. Santa Rosa: Reynolds & Proctor, [1898], c1897.

[72] Google Maps, 2014. Website, Accessed March 27, 2014: https://maps.google.com/maps?oe=utf-8&client=firefox-a&channel=sb&q=7097+westside+rd+healdsburg+ca&ie=UTF-8&hq=&hnear=0x80843d0d7c08de2d:0xb84d12bd12040caa,7097+Westside+Rd.,+Healdsburg,+CA+95448&gl=us&ei=-8c0U5rTNeXwyAHcu4DADA&ved=0CCcQ8gEwAA

[73] Sonoma County Recorder. Official Records, Book 960, Page 43-44. Lease Agreement.

Ownership for Assessor's Parcel No. 100-240-031

Date	Owner/Grantor	Grantee
1877	J. McCracken	
1897	Ann E. McCracken	
1944 – Jul 3	A.P. Litton	C.S. Litton
1983 – Jun 7	Estate of Cecil Litton	Luella D. Litton (wife)
1988 – Jul 29	Luella D. Litton	Ronald Kaiser
2012 – Dec 28	Ronald Kaiser Pamela C. Kaiser	Ramey Vineyards LLC

F. Owners

The 1900 U.S. Census for Mendocino Township lists Jasper McCracken as a farmer born in Missouri in 1833, married to Mary McCracken, born in 1850, also a native of Missouri. Their two daughters, Effie and Edna, born in 1877 and 1885 respectively, lived with them.

According to his obituary, Albert Perry Litton was born in Lineville, MO and died in Healdsburg at age 81 in 1944, having lived there all but eight years of his life. He ranched in Dry Creek Valley before moving to the West Side and lived with his son Cecil Litton for several years before his death.[74] The 1900 U.S. Census says Albert and Nellie W. Litton married in 1886. Nellie, a California native, was born in 1871.

Cecil Litton was born 17 April 1891 and died in Sonoma 10 September 1980.[75] Cecil Litton and Luella Litton lived in Whittier (Los Angeles County), where he was listed in the city directory as an electrician. The 1930 U.S. Census record shows Cecil Litton worked in the oil fields and Luella Litton had no employment outside the home. Luella Litton was an Iowa native whose parents were also Iowa natives; she and Cecil had married within a year of the census survey.[76] Cecil Litton served in the U.S. Army from 5 June 1917 to 21 December 1918.[77] His 1942 draft registration card lists his employment as a ranch in Healdsburg.[78]

---

[74] "Retired West Side Rancher Passes." *The Healdsburg Tribune and Enterprise.* Healdsburg, 22 December 1944.

[75] California Death Index, 1940-1997.

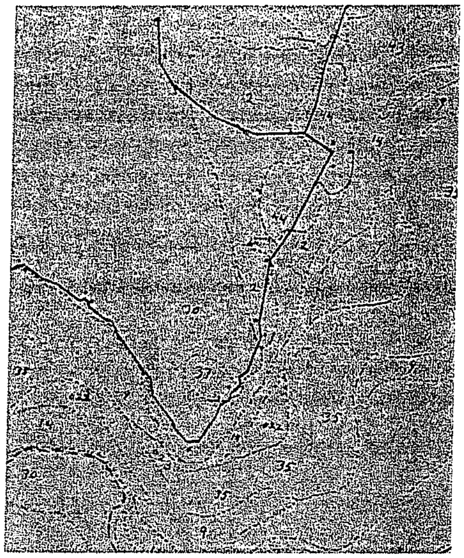
[76] http://interactive.ancestry.com/6224/4531822_00730/91224901?backurl=http%3a%2f%2fsearch.ancestry.com%2fcgi-bin%2fsse.dll%3fdb%3d1930usfedcen%26h%3d91224901%26indiv%3dtry%26o_vc%3dRecord%253aOtherRecord%26rhSource%3d2469&ssrc=&backlabel=ReturnRecord

[77] Department of Veterans Affairs BIRLS Death File, 1850-2010.

[78] U.S., World War II Draft Registration Cards, 1942

G. Construction History and Chronology

There is limited recorded development history of the property prior to 1978. The county does not have building permit records for the Hop Kiln or Baling Barn, and the assessor's records do not provide a construction date. Maps located in the research for this report do not provide strong evidence of the construction date of the subject buildings. Maps older than 1900 do not appear to note structures. A 1915 soils map of Healdsburg which appears to note the location of ranches or buildings with a dot does not indicate the subject buildings.[79]



1915 soils map of Healdsburg, detail. Arrow shows subject site. Dots appear to indicate buildings already present on nearby properties. Earth Sciences Map Library, UC Berkeley.

A Sonoma County tax roll for 1946-9 lists the "Hop Kilns" valued at $1,330, the "Hop Cooler" valued at $720, an unstated acreage of hops valued at $1,600 and 10 acres in two groups of trees valued at $820. It also lists other buildings and a small number of livestock, including a bull, cows, calves, and horses.[80] The Sonoma County Assessor's records, as of 1952, lists a "Double Hop Kiln," a "Platform" (the bridge on the west side of the Hop Kiln that provided access to the drying room doors at the top level of the building), the "Hop Cooler," and the "Tramway" ("high wood trestle & tracks," 170' by 6'). The "Year Built" column on the form is blank. This record notes "T&G wall in drying rooms" of the Hop Kiln, but describes the interior of the Baling Barn as "unf," apparently indicating that the assessor did not observe any interior wall finishes including the horizontal boards on the south side of the second level. In 1952, the condition of the buildings was noted as the following "% Good" in each case: Hop Kilns, 80%; Platform, 80%; Hop Cooler, 65%; Tramway 65%. The 1956 valuation update valuates all the buildings as 30% good, and the 1969 update maintains a 30% valuation for the "Hop Cooler" but marks the Hop Kilns, Tramway, Platform "NV" as having no value. As of March 21, 2014, the Assessor's records note two buildings on the site with an area of 1088 square feet.

A document dated January, 2000 provided by the previous owners, Ron and Pam Kaiser, to the current property owners states that the Hop Kiln, Baling Barn, Trestle, and shed west of the three subject structures (which it identifies as the storage shed for the hop picking machine) were built in 1948.[81] A similar document created five years earlier gives a 1948 construction date.[82] These documents do not state the basis for the construction dates and make no reference to any older buildings replaced by the construction in 1948 or 1949.

The Hop Kiln, Baling Barn, and Trestle operated as interdependent parts of a single system. While it is conceivable the Hop Kiln and Baling Barn could have been built at separate times

---

[79] Watson, E.B. *Healdsburg area ..., Sonoma County, California, 1915 / E.B. Watson, et al. ; Bureau of Soils.* Oakland, Oakland Blue Print Co., 1916

[80] Sonoma County tax records. Healdsburg Museum. See Appendix 4.

[81] *Property Highlights for 7097 Westside Road Healdsburg, CA 95448.* Unattriubuted, one-page document provided by David Ramey. Dated 1/7/00.

[82] *Structure Inventory and History 7097 Westside Road Healdsburg, CA 95448.* Unsigned two-page document apparently prepared by Ron and Pam Kaiser. Dated "As of April 29, 1995."

(with Trestle constructed with the second of the two buildings), it appears very likely all three were constructed at the same time. Based on the building conditions noted in the assessment records, it appears they were likely built by the early 1930s. The two buildings and Trestle would likely have been noted on the map if they were in place by 1915. On the basis of this information, it appears likely the subject buildings were constructed after 1915 and before the mid-1930s.

VII. Evaluation of Historical Status

A. California Register of Historical Resources

The subject property was evaluated to determine if it was individually eligible for listing in the California Register of Historical Resources. The California Register is an authoritative guide to significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-eligible properties (both listed and formal determinations of eligibility) are automatically listed. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. This includes properties identified in historical resource surveys with Status Codes of 1 to 5 and resources designated as local landmarks or listed by city or county ordinance. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places (National Register). In order to be eligible for listing in the California Register a property must be demonstrated to be significant under one or more of the following criteria:

> Criterion 1 (Event): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
>
> Criterion 2 (Person): Resources that are associated with the lives of persons important to local, California, or national history.
>
> Criterion 3 (Design/Construction): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
>
> Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California or the nation.

The following section examines the eligibility of the subject property for listing in the California Register under those criteria.

Criterion 1 (Events)

The Hop Kiln, Baling Barn, and Trestle appear to be significant under California Register Criterion 1 for their association with the hops industry; they appear to be significant at the local level. Although hops have been grown in countries spread widely over a number of continents and there are varieties native to North America, there have historically been only a limited number of major hop-producing regions in the world at any time. While hops were introduced to New England before the American Revolution and soon became an export crop, only a few American regions have had notable hops industries, chiefly New England, New York, a few Midwestern States, California, and the Northwest. California was the leading state in production of hops early in the 20th century, and was one of the top producers for a long period in the 19th and 20th centuries.

Amasa Bushnell brought hops roots to Sonoma County in 1858, during the period in which Americans settled the county and developed its agriculture following Statehood and the Gold Rush. In the heyday of its hops industry, Sonoma County accounted for almost half the output in the state and had up to 2,600 acres in production. From records available, it appears the subject property was built during the peak period of hops production in Sonoma County. The Hop Kiln, Trestle, and Baling Barn are readily identifiable as a complex built specifically for processing hops. Set in one of the prime agricultural zones of Sonoma County on the Russian River, they convey the historical significance of hops production in the county.

The property has already received informal recognition locally through publication, although it is not listed.[83] Other hop kilns have received formal designation, including Walters Ranch (National Register of Historic Places, California State Landmark) in Sonoma County. Because the subject property is limited in size and does not appear to have important and unusual features within the history of hops production, it does not appear to be significant at the state or national level.

Criterion 2 (Persons)

The property was owned and occupied by the Litton family, which was mentioned as one of the important hops producers in Healdsburg,[84] and was earlier owned by members of the McCracken family, early members of the agricultural community. Available documentation does not provide information demonstrating that these people were notably important to historical developments, however. For this reason, the subject property does not appear signfiicant under Criterion 2.

Criterion 3 (Design/Construction)

Hops are a small but important ingredient in brewing. The flower, or cone, of the female hop plant produces lupulin, which gives beer its distinctive--"hoppy"--taste. This flower is picked during a short period in late summer and has to be dried to a relatively precise moisture content. Hops have been traded internationally for centuries, and breweries and hops production were not geographically related, leading to a tradition of baling hops for storage and shipment,. Over the past four centuries, a specific architecture for hops processing facilities evolved in Western Europe and the United States. The Western states share many characteristics with the Midwest and East, but the later development of the hops industry here and differences in building materials and prevailing local construction techniques make the hop kilns and hop houses of California and the Northwest an identifiable sub-type of hops architecture.

The subject property appears to be a good example of a California hop kiln and hop house, with the trestle completing it as a processing complex that is representative of the era in which Sonoma County was most notable in hops production. The property appears eligible to the California Register under Criterion 3 at the local level. Its foremost feature is the twin hip roof forms of the Hop Kiln; while many other hop kilns do share this trait, it is not universal and gabled hop kilns are much less distinctive. The double-roof form further conveys the way construction tech-

---

[83] In their book *Historical Buildings of Sonoma County: A Pictorial Story of Yesterday's Rural Structures* (Penngrove, 3rd Wing Press. 1995) Jack Withington and Ron Parenti selected the subject property as one of three hop kilns in the county for photographic documentation (p 59).

[84] Djordjevich.

niques for hop processing responded to practical limitations where the volume of hops was too large for a single kiln. The subject property demonstrates several developments that were widespread in the period it was built, including a lower roof pitch on the kiln than previously was common (likely made possible by using of an electric fan in the ventilator), use of an all-iron furnace and flue pipes for heating, and the separate hop house connected to the kiln by a trestle.

Criterion 4 (Information Potential)

Criterion 4 applies primarily to archaeological resources, though also to properties with the potential to yield important information if observed or documented in more detail than is customarily possible in a typical building assessment. Archaeology is beyond the scope of this study. The two buildings and trestle are simply constructed, readily visible properties which do not have the potential to yield further information if approached with specialized devices or techniques. For this reason, the property does not appear eligible under Criterion 4.

B. Property Type

The California Register recognizes specific property types: buildings, structures, sites, objects, and districts. The Trestle is a structure because unlike the Hop Kiln and the Baling Barn (which are buildings), it cannot be occupied by humans. (Objects include statues, monuments, and other often non-functional entities.) A district is a grouping of related buildings, structures, sites, or objects which is significant in the aggregate even if the parts that make it up are not individually significant. The subject property was originally part of a complete farm where hops were both grown and processed. Today, the hop fields are vineyards and do not retain integrity as hop fields because the two are very different visually. For this reason, the property is not eligible as a district because it no longer conveys the indispensable hop-growing function the farm originally had. Thus, the Hop Kiln and Baling Barn are buildings under the California Register Criteria and the Trestle is a structure.

C. Integrity

In addition to being determined eligible under at least one of the four California Register criteria, a property must also retain sufficient historical integrity. The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence, evaluating adverse change. For the purposes of the California Register, integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Code of Regulations Title 14, Chapter 11.5). A property is examined for seven variables or aspects that together comprise integrity. These aspects, which are based closely on the National Register, are location, design, setting, materials, workmanship, feeling and association. National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation defines these seven characteristics:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.

- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

According to *California Office of Historic Preservation Technical Assistance Series #6, "California Register and National Register: A Comparison:"*

> It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant or historical information or specific data.

Thus, the California Register may include properties that have suffered a greater degree of damage to their integrity than would be acceptable for listing in the National Register.

The Hop Kiln, Baling Barn, and Trestle appear to have undergone few alterations. While the Hop Kiln in particular and also the Baling Barn are in poor condition, they retain the features most important to their association with hops production and the specialized construction techniques it engendered. Because a substantial part of the Trestle is missing, it does not retain integrity as an individual feature; but there is enough remaining so that its original configuration can still be understood. In summary, the overall property retains a very high degree of integrity of location, design, setting, feeling and association. Although the integrity of materials and workmanship are seriously diminished, the property still conveys how it was built and what it was made of. Overall, the subject property retains historical integrity and is eligible for listing in the California Register.

VIII. Evaluation of Project-Specific Impacts under CEQA

This section analyzes the project specific impacts of the proposed project on the environment as required by CEQA.

A. Project Description

The review of the proposed project was based upon conceptual drawings and computer renderings provided by the architect, Lundberg Design. This description is limited to the Hop Kiln, Baling Barn and Trestle and their immediate site. The other elements of the overall project are not described here, and would not cause an impact on the subject buildings.

The proposed project will retain the existing agricultural use and integrate certain facilities for a commercial winery. The Hop Kiln will be converted to a wine tasting room and the Baling Barn will be converted to a marketing center. Site work will include removal of most of the ancillary and outbuildings and construction of a gate, asphalt driveway, and parking lot.

Essentially retaining the existing grades, a new driveway from Westside Road and parking areas will be constructed arranged around the existing buildings. The paving will be a combination of asphalt paving from Westside Road, chip seal paving adjacent to the buildings, and gravel at overflow parking areas. The driveway is designed as a loop around a large, central landscaped island. The main drive will run at a slight southeast angle from Westside Road into the site and connect to a looped drive, which will run north to south past the wine tasting building (Hop Kiln) and adjacent marketing building (Baling Barn), accessing 26 parking stalls. From there, the drive curves east to access 52 overflow stalls. As the drive loops back to the west, it runs past a small overflow parking area at the north consisting of 43 stalls around a small landscaped island, and back to the west to connect to the main drive to Westside Road.

Hop Kiln

The proposed project for the Hop Kiln will retain a portion of the original Hop Kiln system as interpretive exhibit and provide new storage spaces, two tasting rooms, and a new stair and elevator. The main entry to the first level occurs at the east side of the building between a new stair and the south existing east extension.

The proposed interior plan retains the bilateral layout of the building, while inserting a circulation element with a stair on the east side and an elevator on the west side connected by an addition between them over the existing planes of the roof. The central interior area will serve as a circulation zone between the stair on the the east and the elevator on the west. The lower level at the south section will be remain double height space and will retain the iron furnace and flue pipes, with mechanical equipment at the east extension. The lower level at the north section will provide case storage with the north extension housing electrical and heating/ventilation/air-conditioning equipment. There will be a new level mezzanine in the north section, which will provide open storage and rooms for dry goods and office supplies.

On the upper floor there will be a tasting room at both the north and south section, each one delineated by sliding glazed wall systems, with an H-shaped circulation zone around them. At the corners of the building on the north side, there will be single-occupant toilet rooms. At the south corners there will be storage rooms. Both tasting rooms will have an island counter separating the larger tasting space from a kitchen or service bar. Custom shutters will be installed in the existing openings on the west side of the upper level which originally provided access to the drying room floor. Similar openings will be created on the east side, with the same type of shutters; these openings will have a glass guardrail. Two similar new openings with bi-folding doors and glass rails will be added at the south façade behind the service bar at the tasting room on that side of the building.

The exterior walls of the Hop Kiln will be clad in horizontal fiber cement ship lap siding, and the existing, deteriorated roof shingles will be replaced by corrugated Corten roofing. The new stair and elevator additions and the connection between them at the roof will be clad in weathered steel Corten panels. The chimney stack at the north façade will be replaced with a new stack to match the existing one; the stack on the south will be removed. The new stair on the east facade will have one glazed opening. The single main entry door and the double doors at the east extensions will be clad in siding to match the exterior wall. The main entry will be covered with a glass roof canopy, which stems the gap between the stair and the east extension. The exterior walls will be filled with insulation and finished to allow sections of the interior space to be conditioned.

Pedestrian Bridge

The remaining portion of the Trestle between the Hop Kiln and Baling Barn will be replaced with a new steel pedestrian bridge supported on wood posts set in concrete footings. The new bridge will be extend to the second story of the north façade of the Marketing building (Baling Barn), ending at a slightly lower point than the original Trestle did.

Baling Barn

The proposed project for the Baling Barn will retain the three levels and provide storage, open office space, and guest rooms. The north end of the building will function as circulation with a new stair at the north wall and a new elevator and toilet/storage room at each level. The main entry to the first level will occur at the north end of the east side of the building. There will be a new stair and ramp assembly from adjacent grade up to the lower level. The entry vestibule will provide access to the main stair, a small toilet room, and the elevator and its adjacent machine room. The main space occupying the southern two thirds of the lower floor will be for general storage. The second floor circulation scheme is similar to the lower floor; the rest of this floor will be open office space with a kitchen in the east extension. The office space will have a new open steel egress stair on the south facade. At the upper floor, the circulation core at the north and central lounge south of it will be open to the second floor along the east and west sides. The south end of the upper floor will have two guest sleeping rooms with private bathrooms. The original upper floor plate will be demolished and the new one constructed 1'-4" lower in the building in order to provide ample headroom throughout the upper level.

The exterior walls of the Baling Barn building will be clad in horizontal fiber cement ship lap siding and existing corrugated steel roofing will be replaced with corrugated Corten. A chimney stack to match the one at the Hop Kiln will be added to the east façade of the east extension. The new exterior entry and egress stair will be clad in steel Corten panels. New "window box" projections on the lower and second level will be constructed of Corten panels and a black anodized aluminum glazing system on the north, east, and west facades. The exterior walls will be filled with insulation and finished to allow sections of the interior space to be conditioned.

At the north façade, the existing first floor opening will be closed and finished in exterior cladding. The upper level opening for the pedestrian bridge will be have a new projecting box with a glazed entry door with sidelights. At the east façade, the existing openings at the north end of the façade will be modified for the new entry and second story window box. At the south end of the east façade, the existing first story opening will be covered with new siding and the existing second story opening will become a window box, modified to be centered between the east extension and the south end of the façade. At the south façade, the existing three openings will be covered with siding and the exterior egress stair will project from the second and first levels. The re will be small, square windows at the north and south walls of the east extension. Only the first floor opening at the north side of the east extension will be retaining and provided with a pair of swinging doors to match the finish siding at the walls. The top-hinged doors at the other first floor openings will be removed and the openings covered with new siding. At the east and west façades, a band of black anodized aluminum clerestory windows provide light and air to the upper story.

B. Status of Existing Property as a Historical Resource

The subject property is not listed as a historical resource in the official database maintained by the State of California[85] and is not a Sonoma County landmark (nor is it in a landmark district). It is outside the boundaries of the City of Healdsburg. As discussed above, the Hop Kiln, Baling Barn and Trestle appear individually eligible for listing in the California Register under Criteria 1 and 3. As such, the property would be treated a historical resource for the purposes of CEQA.

C. Determination of Significant Adverse Effect under CEQA

According to CEQA, a "project with an effect that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment."[86] Substantial adverse change is defined as: "physical demolition, destruction, re-

---

[85] Telephone statement by Annette Neal, California Historical Resources Information System Northwest Information Center, 7 April 2014.

[86] CEQA Guidelines subsection 15064.5(b).

location, or alteration of the resource or its immediate surroundings such that the significance of resource would be materially impaired."[87] The significance of an historical resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register...as determined by a lead agency for purposes of CEQA."[88] Thus, a project may alter a structure that is considered a historic resource but still not have a significant adverse effect on the environment as defined by CEQA as long as the alterations will not materially impair or undermine those physical characteristics the lead agency determines make the structure a historic resource to begin with. Since the subject buildings appear to be individual historic resources, the following section analyzes the potential impact of the proposed project.

D. Evaluation of the Project Under the Secretary of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (the Standards and the Guidelines, respectively) provide guidance for reviewing proposed work to historic properties.[89] The Standards are used by Federal, state, and local agencies in evaluating work on historic properties. Under the CEQA Guidelines, projects that comply with the Standards are presumed to have a less-than-significant effect.[90] Projects that do not comply with the Standards are evaluated to determine whether they would cause material impairment as described above.

The Secretary's Standards generally recommend identifying the features and materials important to the historical character of the property, and retaining and repairing them. Rehabilitation is the only one of the four Secretary's Standards treatments that allows for the construction of an addition or other alteration to accommodate a change in use.[91] This requires avoiding changes to the most important features and making changes so that the historic nature of the property remains readily visible. The Rehabilitation Standards recommend that new work to historic buildings be designed "in a manner that makes clear what is historic and what is new."[92] The Rehabilitation Standards recommend not "duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the work appears to be part of the historic building."[93] The Rehabilitation Standards also differ from the other three treatments in that an

---

[87] CEQA Guidelines subsection 15064.5(b)(1).

[88] CEQA Guidelines subsection 15064.5(b)(2).

[89] U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, 1992*. The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. *The Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for Federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and non-substantive in nature. The *Guidelines*, however, are *not* codified in the Federal Register.

[90] CEQA Guidelines subsection 15064.5(b)(3).

[91] Ibid., 63.

[92] Ibid., 112

[93] Ibid.

"assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required."[94]

The first step in analyzing a project's compliance with the Rehabilitation Standards is to identify the property's character-defining features, including characteristics such as massing, materials, detailing, and spatial relationships. In regard to the Hop Kilns and Bailing Barn, the property's primary character-defining features are:

Hop Kiln
- Simple massing with double hip roof form and ventilators
- Wood siding and roofing
- Limited number of exterior openings
- Large interior spaces
- Platform and large doors on west facade
- Siting with slope to west and Trestle
- Drying room floor construction
- Furnace and flue pipes

Baling Barn
- Building form, including compact footprint and tall height
- Wood siding
- Limited number of exterior openings
- Large interior spaces
- Connection to Trestle
- Hops car

Trestle
- Wood construction technique and rails
- Location connecting buildings

Of secondary importance are:

Hop Kiln
- Open balloon framing
- Wall finish in drying room
- Lack of interior stairs
- East extensions

Baling Barn
- Open balloon framing and interior posts
- Baling machine and other interior features for hops processing
- Wall finish on south end of second level
- Opening which allowed movement of hops from top level to bottom during processing

The following analysis applies each of the Standards to the proposed project in more detail.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

---

[94] Kay D. Weeks and Anne E. Grimmer, U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: National Park Service, 1995), P 63.

The proposed use is appropriate under Standard 1. Rehabilitating it for long-term survival would be expensive for any use because of the heavy deterioration and extent of missing elements. The proposed use will allow retention of features and characteristics that would not be compatible with many potential uses.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most of the distinctive materials which characterize the property will be retained. The remnant of the Trestle will be removed, but the existing portion is incomplete and is in very poor condition. The proposed design preserves not only the distinctive spaces of the Hop Kiln, but also one furnace, a feature that would be extremely difficult to put into utilitarian service. The spatial relationships within the Hop Kiln will be emphasized by adding vertical circulation in readily identifiable additions instead of incorporating it within the original building. The new pedestrian walkway between the Hop Kiln and the Bailing Barn will recall the presence of the Trestle and convey the functional configuration of the property.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Nothing in the proposed design is intended to restore historic conditions based on speculation or conjecture, and the frankly contemporary materials and detailing of the new work will be readily identifiable.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The property does not appear to have been altered; none of the proposed changes amounts to reversing a previous change.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will retain the massing, most of the wood framing, and one furnace in the Hop Kiln. Retention of features such as the furnace flue at the north hop kiln will allow the property to continue to convey its significance as a hop kiln - hop house complex. Although the upper floor plate of the Baling Barn is not a particularly distinctive feature, it is one architectonic element of the building fabric and it will be removed.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The wood siding will be replaced with a different material, but it will match the appearance of the original siding. The roofing on the Hop Kiln, which is partially missing, will be replaced with Corten, a contemporary material that is similar in color and gloss to wood shingles and similar in scale and construction detailing to corrugated sheet steel, a material found on the property although not used on the hip roofs of the Hop Kiln. The same material will be used on the Baling Barn, which already has corrugated sheet steel roofing.

The new pedestrian bridge will not match the Trestle in design or materials; while it would be possible to reconstruct the Trestle faithfully to its original condition, the result would be a feature useful only for carrying hops but unsafe and impractical for pedestrian use. The pedestrian bridge will accurately convey the location of the Trestle and the way it connected the Hop Kiln and Baling Barn. The use of contemporary materials and details will convey the fact that the feature is not original.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed project does not include use of chemical or abrasive treatments.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This report does not address archaeology.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new elements, including windows, doors, canopies and interior partitions, will be simply detailed and constructed using modern, utilitarian materials that are visually distinct but compatible with the character of the original agricultural construction materials and techniques found on the Hop Kiln.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The only significant proposed addition is the elevator and stair mass to be added to the Hop Kiln. It will be readily identifiable as an addition, and if it were removed, the historical spatial relationships of the interior would be restored. This addition eliminates the need to build an internal stair, allowing the historic portion of the building to remain two levels that are not connected vertically on the interior.

The proposed project would rebuilt a platform connecting the upper level of the Hop Kiln to the nearby grade to the west, restoring the historic primacy of entry to the building at this location. Although it would not be a reconstruction in the sense the word is used in the Secretary's Standards, it would maintain one of the most important spatial relationships of the property. (The small remaining portion of the platform is in very poor condition and cannot feasibly be repaired.)

The new work will also require limited removal of existing walls to create new openings, but some large wall areas will remain. Although future removal of the new window assemblies would not leave the the buildings literally as they are today, their essential form would be intact and openings could easily be infilled.

Summary--Secretary's Standards

The two most challenging issues in rehabilitating the property are retaining the distinctive spaces and relationships which characterize the property as a hops production complex and making use of the buildings without altering their light, open wood stud framing devoid of windows. The proposed design clearly succeeds in retaining important spaces and relationships, most notably by retaining unchanged one of the lower level spaces and furnaces in the Hop Kiln, by maintaining the spatial sense of the drying rooms and the second level of the Baling Barn, and by building the pedestrian bridge to convey the historic physical and functional connection between the Hop Kiln and Baling Barn.

Dealing with windows--and even doors--is much more challenging. Although the two buildings do have a number of doors, these are not ideally located. With no original glazed openings, the buildings cannot be heated and cooled without altering part of their historic character. The proposed design frankly announces the introduction of windows and doors without attempting to camouflage them as original in any way. Strict application of the Secretary's Standards might not allow this, but it should be kept in mind that the Secretary's Standards are intended only to guide rehabilitation in broad terms. If Standard 10 resulted in a prohibition on adding windows, it would raise the question of whether there is really any use for these specialized buildings.

Overall, the proposed project follows the direction of the Secretary's Standards to a great degree. It is particularly noteworthy for retaining one of the furnaces and both the drying room spaces in the Hop Kiln, for retaining the entire second level space open in the Baling Barn and limiting partitions on the other two levels, and for rebuilding the pedestrian bridge to regain the historic connection between the two buildings. Strict application of the Standards might not allow the introduction of windows needed for the proposed use, and might require leaving the top level of the Baling Barn in place. But such a strict, inflexible interpretation might discourage reuse of the building entirely, and would overlook degree to which the proposed design preserves the most important characteristics that distinguish the property.

E. Analysis of the Project-Specific Impacts under CEQA

The proposed design clearly conforms to the Secretary of the Interior's Standards in most respects as explained above. But there are a very small number of elements which may not conform, raising the question of whether the overall design can be classified as mitigated to a less than significant impact under CEQA Guidelines Section 15064.5 (b) (3). But even if this were not the case, the design would not have a significant impact on the environment under Section 15064.5 (b), paragraphs (1) and (2) (A) for the following reasons.

Under paragraph (1), in order to have a significant effect on the environment, the project would have to cause "substantial adverse change in the significance" of the property, which means alteration "such that the significance...would be materially impaired." Under paragraph (2) (A), the significance would be materially impaired if the project "Demolishes or materially alters in an adverse manner those physical characteristics...that convey its historical significance and that justify its eligibility for, inclusion in the California Register of Historical Resources." In some jurisdictions, this is determined simply by evaluating whether the property would remain eligible for the California Register if the project were executed; in other jurisdictions the evaluation looks at whether the important characteristics which exemplify the eligibility of the property would remain undiminished. The proposed project would be judged to have a less than significant effect on the environment under either evaluation.

The property is eligible to the California Register because it is a good example of a hop-processing complex. If the proposed project were executed, the property would continue to have the distinctive massing of the Hop Kiln, the furnace and flue of the kiln (which would be far more accessible to the public than in the past), large interior spaces in both buildings, traditional wood framing exposed on the interior in both buildings, and a physical connection between the buildings. These features would be adequate to convey the significance of the property, and it would retain historical integrity under the California Register Criteria, so the property would remain eligible.

The second approach typically used by some jurisdictions to test for material impairment, assessing changes to the most important characteristics, would look at the following features of the subject property: the form and massing of the Hop Kiln, the siting of the two buildings and the connection between them, the character of the building exteriors, specialized interior spaces, and hops-processing equipment/machinery. Of less importance, but also to be considered are: construction materials and techniques, interior finishes, detailed elements of the hops process such as the openings in the top floor of the Baling Barn, and the form and massing of the Baling Barn. The proposed project would make noteworthy changes *only* to the character of the building exteriors and the details of the hops process; the addition to the Hop Kiln is limited in size and compatible with the character of that building. Of paramount importance, it would retain the form and massing of both buildings, important interior spaces and features, and the siting and connection between the buildings. The important characteristics of the property that justify its eligibility to the California Register would not only be retained and rehabilitated, they would become accessible to the public for the first time. Thus, the project would not cause a material impairment of the significance of the property and would have a less than significant impact on historical resources under the CEQA Guidelines.

IX. Conclusion

Hops have for centuries been produced in a limited number of regions at any given time period. International trade in hops goes back centuries, and brewers and brokers concentrate the hops market, increasing the tendency for a limited number of regions to play a significant role in hops production. Hops must be dried very close to where they are grown, and once dried and baled they can be shipped to distant markets. Processing hops requires special facilities and procedures; for hundreds of years this has resulted in a specialized building type that has evolved from era to era and region to region.

After Statehood and the Gold Rush, Americans flocked to Sonoma County as they established agricultural operations in suitable parts of California. Amasa Bushnell brought hops roots to Sonoma County in 1858, and within 20 years hops became a significant crop in the county, remaining until the 1960s when the industry succumbed to downy mildew and economic competition from larger farms in the Northwest which could be harvested mechanically. The county still retains a number of hop kilns, the distinctive form of which conveys an important phase of agricultural heritage.

The Hop Kiln, Baling Barn and Trestle at 7097 Westside Road in Healdsburg were constructed to process hops grown on the ranch owned by the McCracken and Litton families. While no building permit records are available to document the construction date, the complex does not appear on a 1915 map and was noted as deteriorated on a 1952 tax roll, suggesting it was at least 20 years old at that time. This would put its likely construction date in the heyday of hops production in Sonoma County, an era in which California was one of the leading states in hops production and Sonoma County was an important center in the state. The two buildings are remarkably complete, although they are in poor condition. While much of the Trestle has been demolished, the remnant still marks the connection between the buildings. The Hop Kiln and Baling Barn appear to be eligible to the California Register under Criterion 1 for their association with hops production in Sonoma County and under Criterion 3 as examples of a specialized construction technique. Though it does not retain integrity individually, the Trestle would be eligible along with the two buildings under a multiple property submission. Because the adjacent fields where the hops grew historically are now vineyards, with a very different appearance, they do not retain integrity as a site of hops production and the subject property is not a historic district. Because the Hop Kiln, Baling Barn, and Trestle appear eligible to the California Register as a grouping of two buildings and a structure, they would be considered to be a historical resource for the purposes of CEQA even though they are not listed on any historical register.

The proposed project would renovate the two buildings and replace the existing remnant of the Trestle with a new steel pedestrian bridge connecting the buildings the same way the Trestle once did. A new addition would introduce stairs on the on the east and an elevator on the west side of the Hop Kiln and spanning its roof between the two historic hip roofs of the drying rooms. The addition would provide vertical circulation within the Hop Kiln without altering the historic interior. The project would introduce new finishes and partitions in many spaces of the two buildings, but would retain the historic open wood stud framing in selected interior spaces. New windows would be added to both buildings, which originally had almost no fenestration and no glazed window sash.

Because the property is a historical resource for the purposes of CEQA, the project must be evaluated to determine whether it would cause a significant impact on them. Under the CEQA Guidelines, projects that conform to the Secretary of the Interior's Standard for Rehabilitation are automatically treated as being mitigated to a less than significant impact. The proposed project would clearly conform to the Secretary of the Interior's Standards for Rehabilitation in almost all respects. In practice, many agencies and jurisdictions apply the Secretary's Standards somewhat holistically, taking into consideration both the overall effect on the historical resource and whether individual parts of the project meet all 10 Standards. Of particular note under such an approach, the proposed design would retain one of the furnaces in the Hop Kiln along with its flue pipe and double-height space. It would retain the spatial definition of the drying rooms and the second level of the Baling Barn, the largest of the historic spaces in that building. It would reconstruct the platform on the west side of the Hop Kiln and the physical connection between the two buildings -- both substantial undertakings not required under a by-the-book application of the Secretary's Standards. While the size and number of new windows in the two buildings might not conform to a strict interpretation of the Secretary's Standards, the new openings would have a simple, bold visual character compatible with the utilitarian nature of the property, and they would have custom shutters which could be closed to regain the monolithic quality the property would have had much of the year. The addition to the Hop Kiln, while readily visible, would be small in relationship to the historic building and would eliminate the need to introduce internal stairs and an elevator within a building that never had them.

Even if a reductive application of the Secretary's Standards were to conclude that the proposed design does not conform in every respect, the proposed project would have a less than significant impact under CEQA Guidelines Section 15064.5 (b) (1) and (2) (A) because it would retain the distinctive features which make the property eligible to the California Register. The property would retain historical integrity if the project were executed as proposed, and it would remain eligible to the California Register.

APPENDIX 1:
1934 CADASTRAL MAP (Detail)

Source: Healdsburg Museum


SOTOYO
C.C. ROBBINS
B OF A
F.R.G. CO
F B
A.T.
B OF AM
MILLER
LOCKWOOD
6
5
4
3
2
F. & C. LEONI
FRED LEONI
D.N. GODDARD
McCLISH
N.Mc
H.Mc
F
C.S. & S.A.M.
W.M.C.
CONOLLY
WRIGHT
MILL CREEK
W. GODDARD
S.C.
B STOREY
HOTCHKISS ESTATE CO
7
8
9
C.F.
F & F
H.C. FROST
W.H. CALHOUN
S. SACHS
E.D. THOMPSON
W.M. RICHARDSON
A.B. MALLEY
F. WATERMAN
T8
17
16
14
W.S. WALTERS
T.8N.R.9W.
A.F.
G.N.
J. WALKER
J. CARLIN
G.M. HICKS ET ALS
PORTER
R & W JONES
W.S.
W.M. RICHARDSON
A.M. TOMASI
J. WRIGHT
19
20
21
23
J.P.
C. VON
A.P. LITTON
A & R MITCHELL
J. PRATT
GRAFEN
LAUGHLIN
C.W. WILSON
STARR
P.H. SILK
AYETTE
30
J.T. GRACE
W. LEHN
J.R. ET AL
26
TRENTON FARMS
BALLARD
CHISHOLM ET AL
W. FARLEY
M.M. McG
O.S.
RANCHO
MIRABEL
35
R.M.
LANDS OF
BIRKS

APPENDIX 2:
ASSESSOR'S BUILDING CARD
Source: Sonoma County Assessor-Recorder

MISCELLANEOUS BUILDING RECORD

PARCEL [illegible]-[illegible]-31

ADDRESS [illegible] Pl

SHEET ___ OF ___ SHEETS

DESCRIPTION OF BUILDINGS

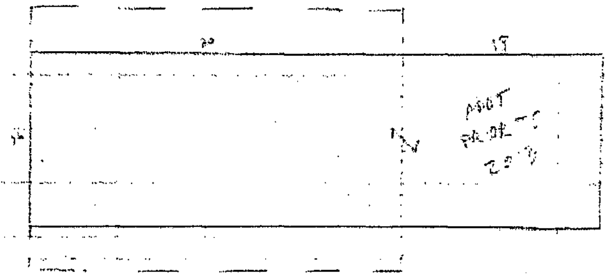
Bldg No	Structure	Size	Found.	Wall & Exterior	Roof Type	Roof Cover	Floor & Interior Detail	Second Story or Loft	Year Built	Av Life Table
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	
					[illegible]		[illegible]			
2	Shed	22x14	"	"	"	"	[illegible]		[illegible]	

COMPUTATION

Appraiser—Date		[illegible] 19[illegible]				19___				19___				19___			
Bldg No	Area	Unit Cost	Cost	% Good	RCN LND	Unit Cost	Cost	% Good	RCN LND	Unit Cost	Cost	% Good	RCN LND	Unit Cost	Cost	% Good	RCN LND
1	~~[illegible]~~	27	[illegible]														
	982																
2	306																
TOTAL																	

Appraiser—Date		19___				19___				19___				19___			
Bldg No	Area	Unit Cost	Cost	% Good	RCN LND	Unit Cost	Cost	% Good	RCN LND	Unit Cost	Cost	% Good	RCN LND	Unit Cost	Cost	% Good	RCN LND
TOTAL																	

SCAO/322/10-75



MISCELLANEOUS BUILDING RECORD

PARCEL [illegible]

ADDRESS [illegible]

SHEET [illegible] OF [illegible] SHEETS

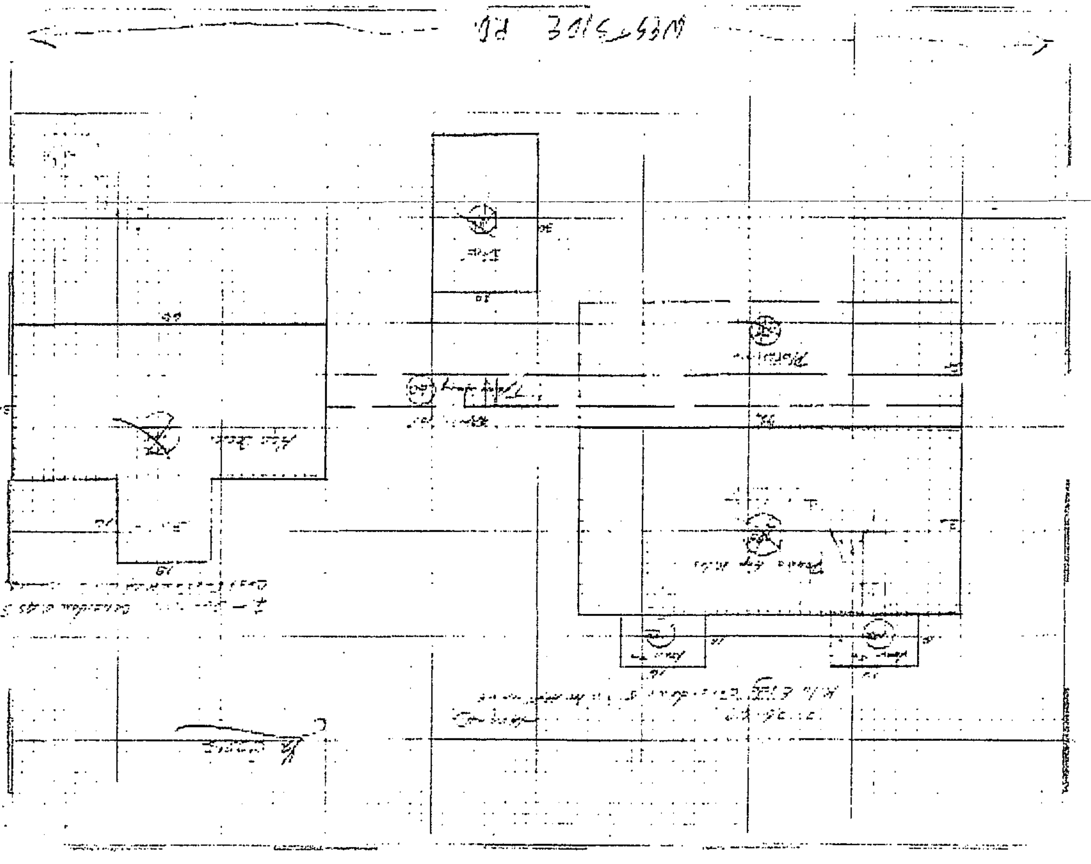
DESCRIPTION OF BUILDINGS

Bldg No	Structure	Size	Found	Wall & Exterior	Roof Type	Roof Cover	Floor & Interior Detail	Second Story or Loft	Year Built	Av. Life Table
2	[illegible]	72x56	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			
	[illegible]	72x[illegible]	"	[illegible]			[illegible]			
2	[illegible]	12x10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			
3	"	16x10	"	[illegible]						
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			
	[illegible]	[illegible]	"	[illegible]	[illegible]	[illegible]	[illegible]			
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]			
17	[illegible]	1700 sq (approx)		[illegible]	[illegible]					

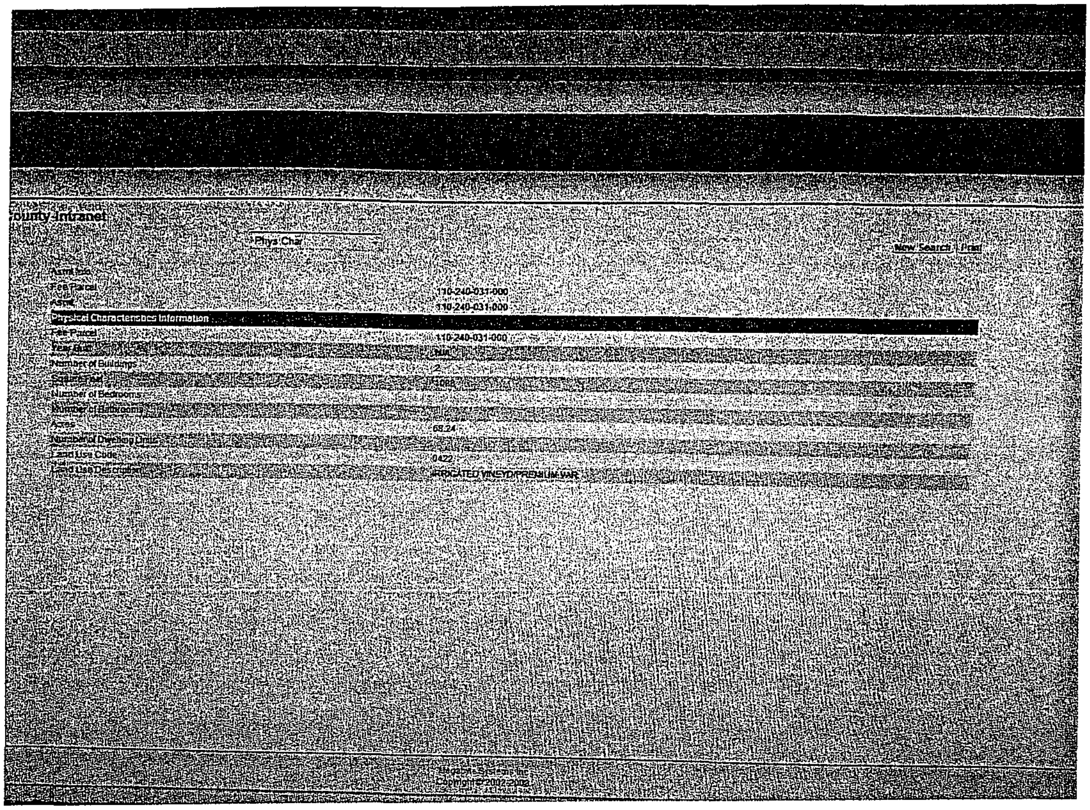
COMPUTATION

Appraiser—Date	[illegible] 19				[illegible] 19[illegible]				19[illegible]				[illegible] 19[illegible]			
Bldg. No / Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
[illegible] [illegible]	2.25	[illegible]	85	[illegible]							[illegible]	[illegible]		—	[illegible]	
[illegible] [illegible]	.75	[illegible]	80	[illegible]	[illegible]							[illegible]			[illegible]	
[illegible] [illegible]	1.25	[illegible]	80		[illegible]		[illegible]	[illegible]				[illegible]		—	[illegible]	
[illegible] [illegible]	[illegible]		[illegible]	[illegible]	[illegible]		[illegible]	[illegible]				[illegible]		—	[illegible]	
[illegible] [illegible]	1.25	[illegible]	75	[illegible]	[illegible]		[illegible]	[illegible]				[illegible]			[illegible]	[illegible]
[illegible] [illegible]	1.25	[illegible]	25	[illegible]				[illegible]				[illegible]		[illegible]		[illegible]
[illegible] [illegible]	[illegible]	[illegible]	25									[illegible]		[illegible]		
17 [illegible]	[illegible]	[illegible]	[illegible]									[illegible]			[illegible]	
				[illegible]								[illegible]				
TOTAL [illegible]	[illegible]	[illegible]	[illegible]	[illegible]							[illegible]	[illegible]				[illegible]

Appraiser—Date	[illegible] 19[illegible]				[illegible] 19[illegible]				19				19			
Bldg. No / Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
14 [illegible]	7.50	[illegible]	40	[illegible]			[illegible]	[illegible]								
[illegible] [illegible]	1.50	[illegible]	40	[illegible]			[illegible]									
TOTAL				[illegible]												



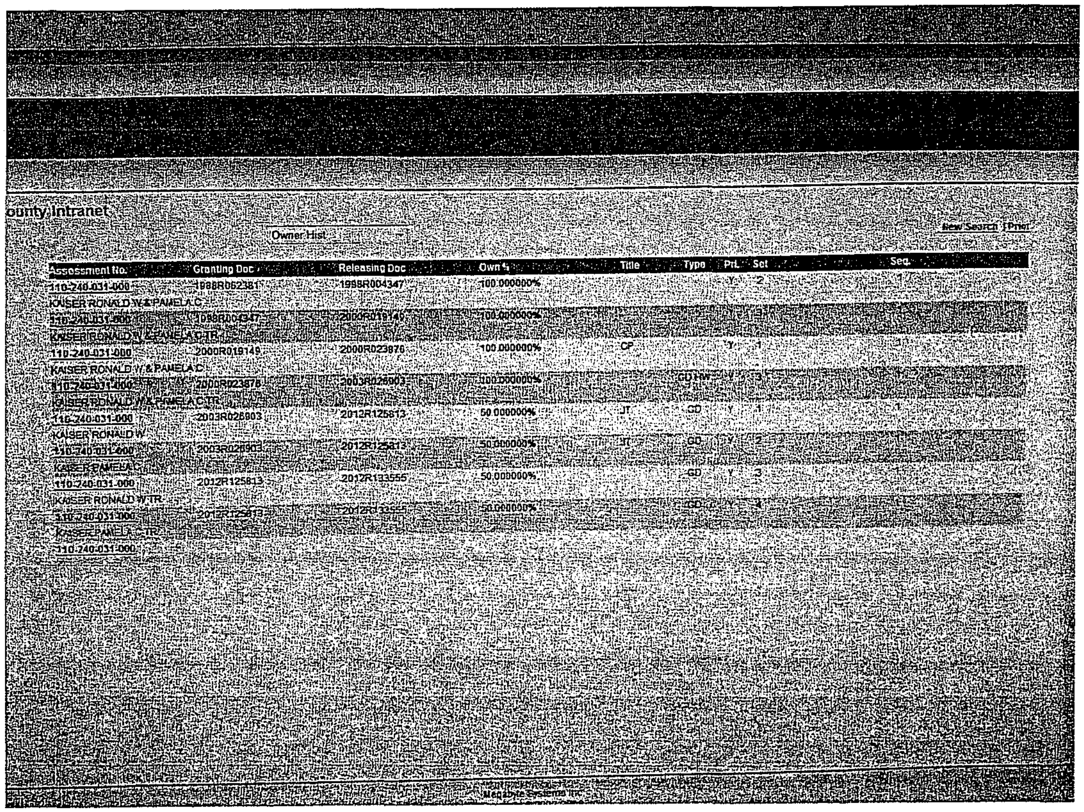
APPENDIX 3:
ASSESSOR'S PARCEL INFORMATION
Source: Sonoma County Assessor-Recorder



ounty Intranet

Asmt Info	
Fee Parcel	110-240-031-000
Asmt	110-240-031-000
Physical Characteristics Information	
Fee Parcel	110-240-031-000
Year Built	N/A
Number of Buildings	2
Square Feet	1088
Number of Bedrooms	
Number of Bathrooms	
Acres	68.24
Number of Dwelling Units	
Land Use Code	0422
Land Use Description	IRRIGATED VINEYD/PREMIUM VAR

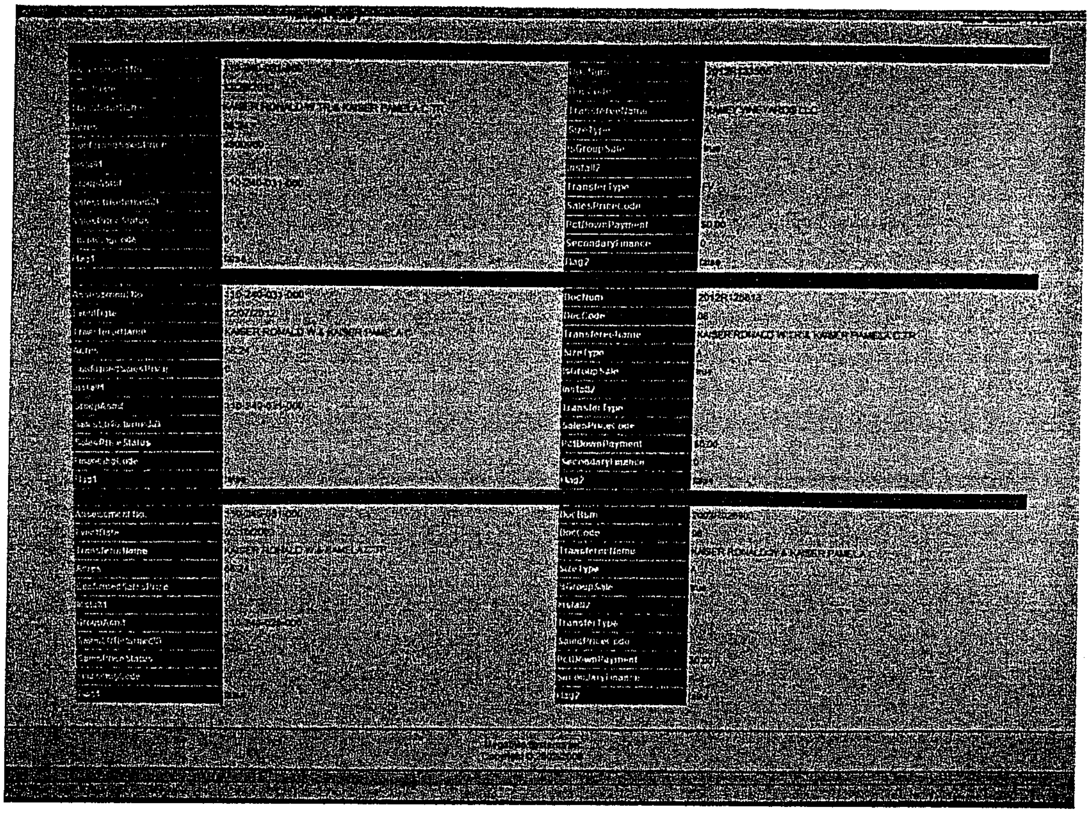
Megabyte Systems Inc
Copyright © 2002-2008



ounty Intranet

Assessment No.	Granting Doc	Releasing Doc	Own %	Title	Type	PrL	Set	Seq.
110-240-031-000	1988R062381	1998R004347	100.000000%			Y	2	1
KAISER RONALD W & PAMELA C								
110-240-031-000	1998R004347	2000R019149	100.000000%			Y	3	
KAISER RONALD W & PAMELA C TR								
110-240-031-000	2000R019149	2000R023876	100.000000%	CP		Y	1	1
KAISER RONALD W & PAMELA C								
110-240-031-000	2000R023876	2003R026903	100.000000%		GD HW	Y	3	
KAISER RONALD W & PAMELA C TR								
110-240-031-000	2003R026903	2012R125813	50.000000%	JT	GD	Y	1	1
KAISER RONALD W								
110-240-031-000	2003R026903	2012R125813	50.000000%	JT	GD	Y	2	
KAISER PAMELA C								
110-240-031-000	2012R125813	2012R133555	50.000000%		GD	Y	3	1
KAISER RONALD W TR								
110-240-031-000	2012R125813	2012R133555	50.000000%		GD	Y	4	1
KAISER PAMELA C TR								
110-240-031-000								

Megabyte Systems Inc

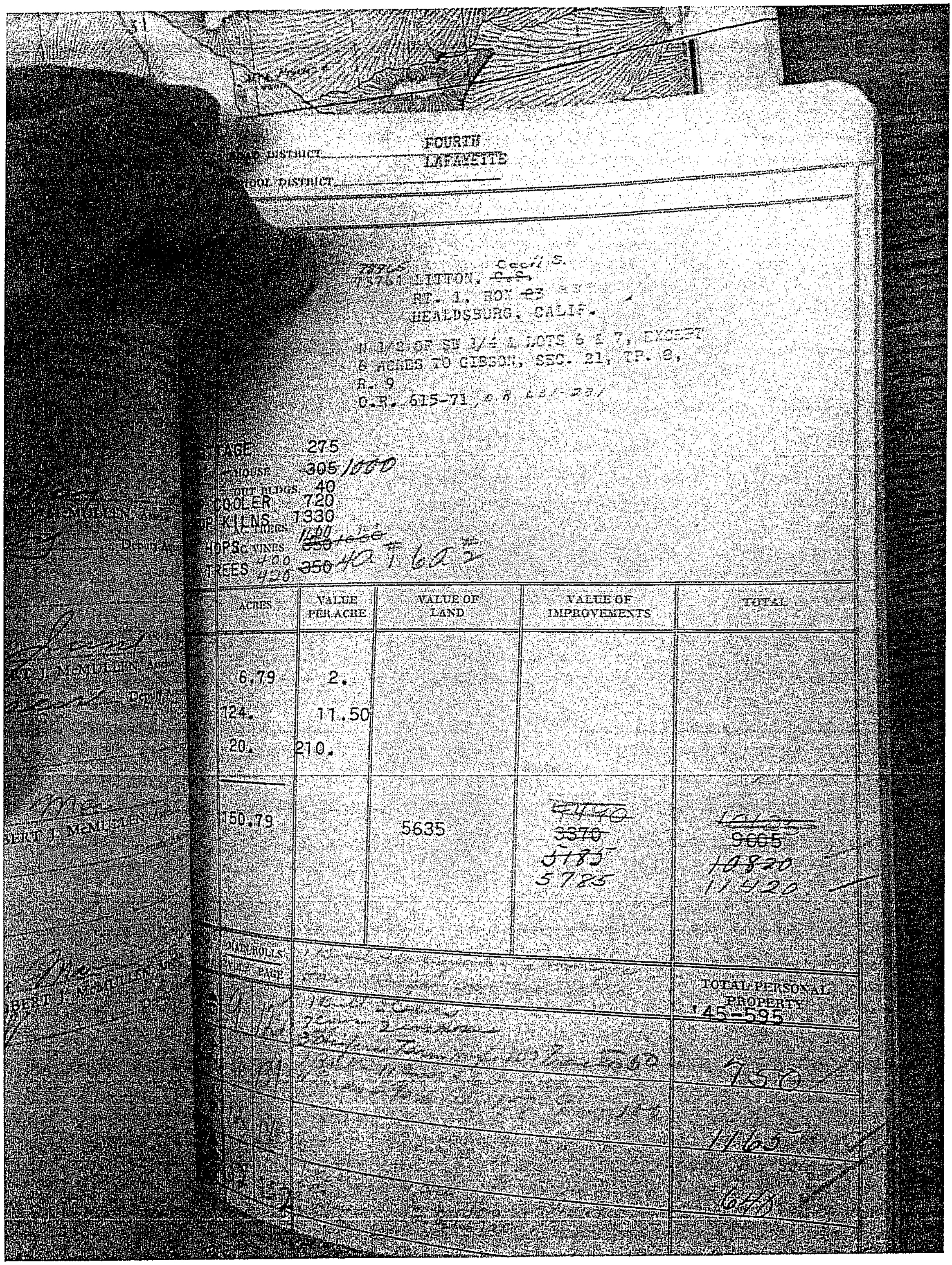


AssessmentNo	[illegible]	DocNum	[illegible]
EventDate	[illegible]	DocCode	[illegible]
TransferorName	[illegible] RONALD W TR & KAISER PAMELA [illegible]	TransfereeName	[illegible] LLC
Acres	[illegible]	SizeType	A
ConfirmedSalesPrice	[illegible]	IsGroupSale	[illegible]
Install1		Install2	
GroupAsmt	[illegible]-240-031-000	TransferType	[illegible]
SalesInfoDetailsID		SalesPriceCode	
SalesPriceStatus	[illegible]	PctDownPayment	50.00
FinancingCode	0	SecondaryFinance	0
Flag1	[illegible]	Flag2	[illegible]

AssessmentNo	116-240-031-000	DocNum	2012R[illegible]
EventDate	12/07/2012	DocCode	[illegible]
TransferorName	KAISER RONALD W & KAISER PAMELA C	TransfereeName	KAISER RONALD W TR & KAISER PAMELA C TR
Acres	[illegible]	SizeType	A
ConfirmedSalesPrice	0	IsGroupSale	[illegible]
Install1		Install2	
GroupAsmt	[illegible]-240-0[illegible]-000	TransferType	
SalesInfoDetailsID		SalesPriceCode	
SalesPriceStatus		PctDownPayment	[illegible]
FinancingCode		SecondaryFinance	0
Flag1	[illegible]	Flag2	[illegible]

AssessmentNo	[illegible]	DocNum	[illegible]
EventDate	[illegible]	DocCode	[illegible]
TransferorName	[illegible]	TransfereeName	KAISER RONALD W & KAISER PAMELA
Acres	[illegible]	SizeType	A
ConfirmedSalesPrice		IsGroupSale	[illegible]
Install1		Install2	
GroupAsmt	[illegible]	TransferType	
SalesInfoDetailsID		SalesPriceCode	
SalesPriceStatus		PctDownPayment	[illegible]
FinancingCode		SecondaryFinance	
Flag1	[illegible]	Flag2	[illegible]

APPENDIX 4:
1947 TAX INVENTORY
Source: Healdsburg Museum



DISTRICT FOURTH

OOL DISTRICT LAFAYETTE

73765 ~~73761~~ LITTON, ~~C.S.~~ Cecil S.
RT. 1, BOX ~~85~~
HEALDSBURG, CALIF.

N 1/2 OF SW 1/4 & LOTS 6 & 7, EXCEPT
6 ACRES TO GIBSON, SEC. 21, TP. 8,
R. 9
O.R. 615-71, O.R. [illegible]

AGE 275
HOUSE ~~305~~ 1000
OUT BLDGS. 40
COOLER 720
KILNS 1330
HOPS ~~350~~ 1000
TREES 400 420 ~~350~~ 42 T 6 A

ACRES	VALUE PER ACRE	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL
6.79	2.			
124.	11.50			
20.	210.			
150.79		5635	~~4440~~ ~~3370~~ ~~5185~~ 5785	~~10123~~ ~~9005~~ ~~10820~~ 11420

MAIN ROLLS
VOL. PAGE

TOTAL PERSONAL PROPERTY
145-595

750

1165

643

STATE OF CALIFORNIA, }
County of Sonoma } ss.

I hereby swear or affirm that this statement, together with [illegible] made in good faith and is to the best of my knowledge and belief [illegible] and such statement, together with any similar statements currently filed [illegible] owned, possessed or controlled by the herein named, in the County of Sonoma [illegible] ornia on the first Monday in March at 12 noon.

Cecil S Litton
Name of Taxpayer

Subscribed and sworn to before me this 28 day of Mar [illegible]
ROBERT J. McMULLEN, Assessor
By [illegible] Deputy Assessor

C S Litton
Name of Taxpayer

Subscribed and sworn to before me this 21 day of June [illegible]
ROBERT J. McMULLEN, Assessor
By [illegible] Deputy Assessor

C S Litton
Name of Taxpayer

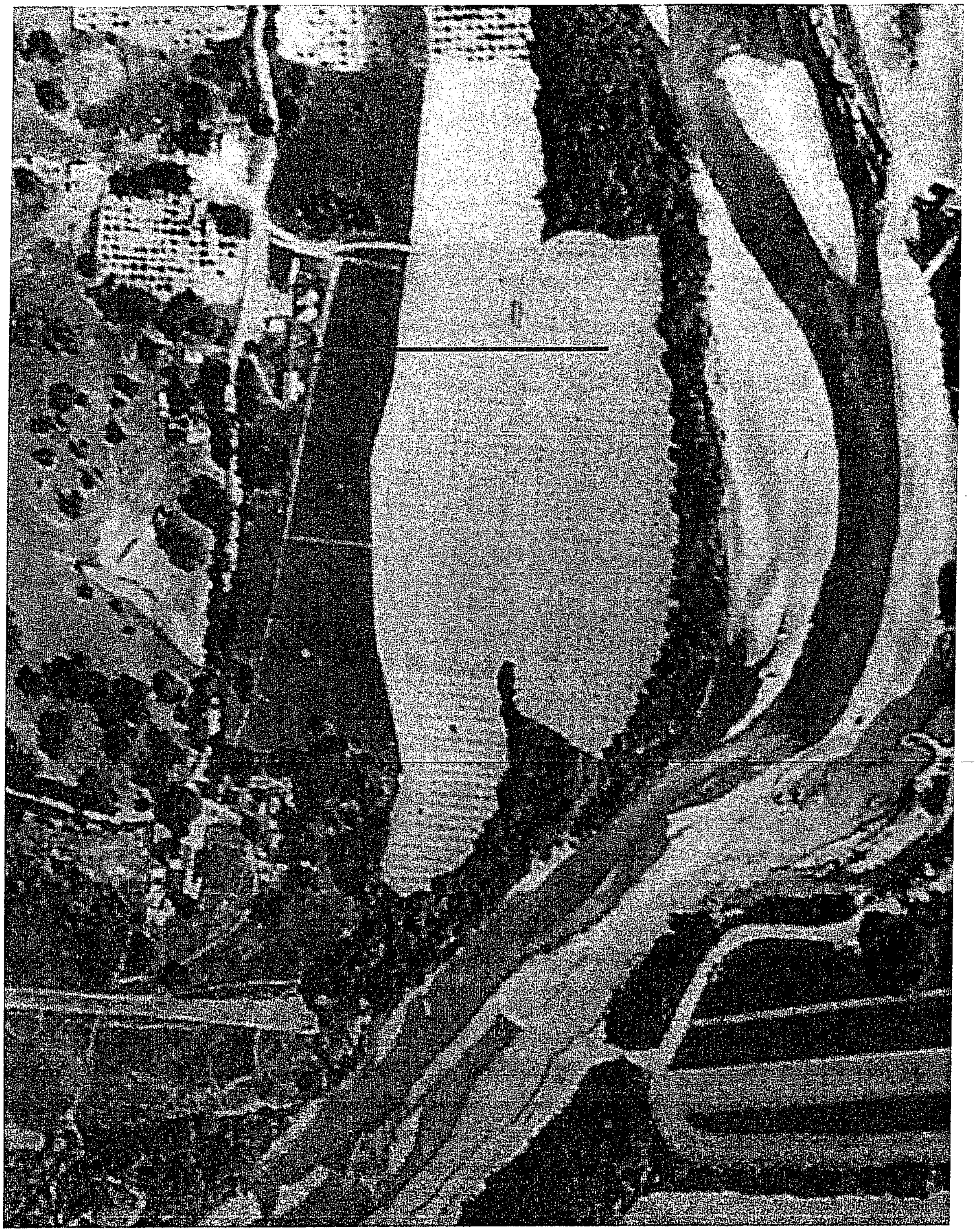
Subscribed and sworn to before me this 8 day of Mar [illegible]
ROBERT J. McMULLEN, Assessor
By [illegible] Deputy Assessor

Litton
Name of Taxpayer

Subscribed and sworn to before me this 23 day of Mar [illegible]
ROBERT J. McMULLEN, Assessor
By [illegible] Deputy Assessor

APPENDIX 5:
1961 AERIAL PHOTO (Detail)

Source: Sonoma County Assessor-Recorder



APPENDIX 6:
1950 LEASE (First page)
Source: Sonoma County Assessor-Recorder

LAND LEASE AGREEMENT

THIS INDENTURE, made in the City of Santa Rosa, County of Sonoma, State of California, on the first day of February, 1950, by CECIL S. LITTON residing on the West Side Road near Healdsburg, California (herein called the "Lessor") and VENTURACCI and KNOX, a partnership consisting of Neil Venturacci, Bruno Venturacci and Charles Knox, doing business at 113 Ninth Street, Santa Rosa, California (herein called the "Lessee"), WITNESSETH:

A - WHEREAS, the Lessor is one of a group of hop growers in the vicinity of the Russian River south of Healdsburg, California; and

B - WHEREAS, the Lessor and the other hop growers who are his friends and neighbors are desirous of securing the services of a competent hop picker; and

C - WHEREAS, the Lessor has entered into a hop picking contract with the Lessee wherein the Lessee is to pick hops through the use of a hop picking machine; and

D - WHEREAS, the Lessee is the owner of, or has under its control, a Davenhauer hop picking machine; and

E - WHEREAS, it is necessary, as part of the successful operation of said machine, to construct a particular type of building to house it; and

F. - WHEREAS, it is necessary, in order that the Lessee may properly carry out the terms of the contract with the Lessor and his friends and neighbors for the picking of his hops, to maintain the said hop picking machine in a building near the places of operation of the picking of hops; and

G - WHEREAS, the Lessor is desirous of aiding and assisting his friends and neighbors with the respect to the harvesting of their respective hop crops; and

H --WHEREAS, the Lessor recognizes that if he is able to provide assistance to his friends and neighbors, as aforementioned, it will constitute a good and valuable consideration to him.

NOW, THEREFORE, it is mutually agreed as follows:

1 - That the Lessor shall lease to the Lessee an area of ground approximately 100 yards in length along the West Side Road and extending in depth away from the said West Side Road a distance of 100 yards, forming a rectangular area. The northerly boundary of the property shall commence on the West Side Road at a point about five hundred yards north of the Wohn residence, and the southerly boundary shall commence at a point on the said West Side

CSL

N.V.

W-Trans

May 9, 2018

Mr. David Ramey
Ramey Vineyards LLC
P.O. Box 788
Healdsburg, CA 95448

Response to Caltrans Comments on the "Traffic Study for the Ramey Winery"

Dear Mr. Ramey;

We are in receipt of comments from Caltrans on the traffic analysis prepared for the Ramey Winery project (UPE14-0008) as contained in a letter dated September 14, 2017 to Ms. Traci Tesconi from Ms. Patricia Maurice. As requested by Ms. Tesconi, the following information is provided in response to these comments. The Caltrans headings are provided along with a summary of comment for ease of review.

Operations Analysis

Caltrans indicated a concern about conflicts at the Westside Road interchange with US 101, and requests a traffic study that includes the trip generation and distribution. This information is available in the March 10, 2016, traffic study prepared for the project. Because the project generates fewer than 20 peak hour trips, analysis would only be required if the project affects a State facility that operates at LOS E or F. The section of US 101 north of Windsor is expected to operate acceptably under long-term future volumes in its current configuration according to the *Sonoma County GP 2020 Draft EIR*, therefore analysis of the project's potential impacts on this segment of the freeway is not warranted.

Travel Demand Analysis

Caltrans recommended that a VMT analysis be provided. However, the County has not yet established guidance for preparing a VMT analysis, nor have standards been adopted against which findings could be measured. Further, the guidance provided by the Office of Planning and Research is insufficient to address the trips generated by a winery. It is therefore premature to prepare a VMT analysis. It is noted that the potential safety issues as well as adequacy of facilities for pedestrians and bicyclists are addressed in the traffic study, as discussed in the final two bullets of this section of the comment letter.

Vehicle Trip Reduction

While the project is of insufficient size to establish a robust program for managing transportation demand, the applicant will be providing bicycle parking, which is one of the potential trip-reducing measures. Given the rural nature of the project and limited number of employees, implementation of any of the other typical Transportation Demand Management measures is infeasible.

Multimodal Planning

The project will have a driveway on Westside Road, which provides a connection to the proposed Class III bike route. No additional facilities are planned or proposed.

ATTACHMENT P

Traffic Impact Fees

The County has an established fee to mitigate traffic impacts by private development that it is assumed will be collected from the applicant.

Transportation Permit

Should there be a need for an oversized or excessive load vehicle to travel to the site, the appropriate permit will be required of the shipper.

We hope this information is adequate to address the Caltrans comments. Please feel free to contact me if there are any questions regarding this information or our conclusions. Thank you for giving us the opportunity to provide these services.

Sincerely,

Dalene J Whitlock

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
TRAFFIC
STATE OF CALIFORNIA

DJW/djw/SOX472.R2CC

Dear Traci, 10-16-2014

On behalf of the members of the Sonoma County Bicycle and Pedestrian Advisory Committee (SCBPAC), thank you for the opportunity to review the proposed winery and public tasting room to be located at 7097 Westside Road in Healdsburg, project # UPE14-0008. Please accept the following comments on behalf of the SCBPAC.

As a condition of project approval, please require the installation of adequate bicycle racks near the entrance to the proposed public tasting rooms. Please reference the bicycle parking standards provided on pages 19 and 20 of the 2010 Sonoma County Bicycle and Pedestrian Plan, which can be found via the following link; http://www.sonoma-county.org/prmd/docs/misc/bikeplandraft.pdf. Additional bicycle parking guidelines are also provided by the Association of Pedestrian and Bicycle Professionals (APBP), which can be found online at the following website; http://www.apbp.org/resource/resmgr/publications/bicycle_parking_guidelines.pdf. Please note that the SCBPAC recommends the installation of inverted-U style bicycle racks.

Thanks again for the opportunity to comment on this project. I can be reached at 585-7516 should you have any questions.

Sincerely,

Steven Schmitz
SCBPAC Staff
585-7516

Cc: Mitch Simson, TPW

CONDOR

CONDOR EARTH
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
209.532.0361
Fax 209.532.0773
www.condorearth.com

Condor Project No. 6692

RECEIVED
OCT 18 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

January 17, 2014
Updated October 12, 2018

David Ramey
Ramey Vineyards, LLC.
PO Box 788
Healdsburg, CA 95448

Subject: **Wine Cave Data and Feasibility Report**
Ramey Wine Cellars
7097 Westside Road
Healdsburg, California

Dear Mr. Ramey:

As per your request, Condor Earth (Condor) reviewed our January 17, 2014 Tunnel Data and Feasibility Report, and updated project plans prepared by Lundberg Design, dated September 9, 2018. Condor has provided this feasibility update based on the current plans and project needs.

This report presents the results of an evaluation performed by Condor to provide subsurface data, and preliminary geotechnical engineering conclusions and recommendations for the design and construction of wine caves at Ramey Wine Cellars. Figure 1, Vicinity Map, shows the approximate site location.

SITE AND PROJECT DESCRIPTION

Figure 2, Site Plan, shows the proposed wine cave area and portals diagramically; refer to the current project plans for the proposed new wine cave layout. The proposed cave project will consist of constructing a 20,720 sf wine cave with three portals using entirely cut-and-cover methods. Note that our 2014 report included considerations for portions of the cave possibly being constructed using tunneling methods. The new cave will be designated as a Type 2 Winery Cave, per Section 446 of the California Building Code.

The portals will be located along a new winery building wall approximately 260 feet in length. The proposed caves will be 36 feet wide and 16 feet high. The rough cave area dimensions are 230 feet by 113 feet; the maximum travel distance from the back of the cave to the exterior of the adjacent building is approximately 235 feet. At the currently proposed portals, there is approximately a 9-foot elevation difference between the proposed finished floor (elevation ±113 feet) and the existing ground surface; at the back of the caves there is approximately a 20-foot elevation difference between the proposed finished floor and the existing ground surface. Soil material from the cave area cuts will be used as fill over the top of the cut-and-cover caves.

The cave area excavation will require cuts up to about 22 feet deep, which will be temporarily shored during construction. The cave structures will include cast-in-place foundations, stem walls and concrete slabs, and pre-cast tunnel arch segments.

If the project plans change and the geotechnical aspects of the project vary significantly from those described, then Condor should be notified and reevaluate our conclusions and recommendations in this report.

SCOPE OF WORK

Condor's scope of work was presented in our September 3, 2013 Proposal (Task 1 and 2) and consisted of the following:

- Investigated ground conditions by drilling four vertical borings to depths that extend to more than 10 feet below the level of the proposed tunnel floor at adjacent tunnel locations, and by excavating five test pits near the proposed shotcrete retaining wall.
- Installed a piezometer in boring B-3 to permit subsequent measurement of groundwater levels and monitoring of ground temperature (see Figure 2).
- Tested selected samples of soil and rock to measure relevant index and engineering properties.
- Prepared this report that presents the following:
  - Vicinity Map
  - Site Plan showing existing site topography, the proposed cave, approximate boring locations and approximate test pit locations
  - Boring and Test Pit Logs
  - Photographs of retrieved core
  - Laboratory test reports
  - Description of site geology and seismicity
  - Discussion of general surface and subsurface conditions, including groundwater
  - Preliminary conclusions regarding anticipated subsurface conditions to be exposed in proposed excavations for the wine cave and portals (and variability of such conditions), including rock structure, weathering, rock fracture, characteristics, rock unconfined compressive strength, rock hardness, and RQD.
  - Conclusions regarding geotechnical issues for design and construction, including the following:
    - Anticipated ground temperatures and cave operating temperatures (at various portions of the cave)
    - General tunnel ground characteristics (and variability depending on ground over and variation of rock characteristics)
    - Excavatability of rock
    - Potential for groundwater seepage and options for water seepage mitigation
    - Tunnel stability and unsupported stand-up time
    - Anticipated tunnel advance rates and requirements for temporary support
    - Estimated tunnel liner requirements

SITE AND SUBSURFACE INVESTIGATION METHODS

Condor investigated subsurface conditions at the site on November 4 and 5, 2013 by drilling four borings (B-1, B-2, B-3 and B-4) to depths of about 20, 33, 43 and 20 feet respectively. A track-mounted CME-55 drill rig and both auger and core drilling techniques were used.

A Condor staff geologist visually logged the earth materials encountered during drilling and directed the sampling of soil and rock. Five test pits were excavated on November 5, 2013 to depths of about 3 to 7 feet. Figure 2 shows the approximate boring and test pit locations. Boring and test pit logs with the descriptions

and classifications of rock properties are attached in Appendix A. Appendix B contains photographs of the core.

Soil samples were recovered with PQ core or with 3-inch outside diameter split-spoon samplers driven 18 inches (or to practical refusal) over three 6-inch increments. The split-spoon samplers were driven into the ground using a 140-pound hammer dropped 30 inches by an automatically tripped hammer system. The boring logs show, at the appropriate depths, the field blow counts for each 6-inch drive. When refusal occurred, the logs show the blows required to drive the sampler over the final increment, and the number of inches driven over this final increment. Condor visually classified soils using the Unified Soil Classification System and characterized the engineering properties of the rock. Condor delivered soil and rock samples to our laboratories (including subcontracted laboratories) for further examination and testing. We performed unconfined compressive strength, plasticity index and triaxial shear tests. Appendix C contains the laboratory test reports.

After drilling, B-1, B-2 and B-4 were backfilled with lean cement grout, and a piezometer (groundwater level monitoring well) was installed in B-3. Test pits were filled in with excavated material and tamped down with backhoe bucket.

SITE GEOLOGY

Available geologic maps indicate that rock in the project vicinity belongs to the Franciscan Complex Mélange dating approximately late Cretaceous to Early Jurassic. This unit includes dominantly metamorphosed rocks, including greywacke, shale and serpentinite. The project site is mapped within the Franciscan Central Belt mélange, designated "KJfm" on Figure 3, Geologic Map. The subsurface data indicates that the Franciscan Mélange at the site is serpentinite. Although Figure 4, Ultramafic Map, does not indicate that there is ultramafic rock at this project site, it was encountered during drilling.

The Subsurface Conditions section of this report presents additional information.

SITE SEISMICITY

This site is located in a seismically active area of California in an area of regional faulting. Figure 5, Regional Fault Map, shows that the nearest active fault (Rodgers Creek Fault) is about 5.5 miles from the project site. The site is also about 3.5 miles away from a potentially active fault, special study zone according to the Healdsburg Quadrangle map from the website of Department of Conservation, California (http://www.quake.ca.gov/ gmaps/WH/regulatorymaps.htm). Because the site is not located near any active faults, Condor concludes that the risk of surface rupture from faulting is considered low.

SITE CONDITIONS

The pertinent aspects of the site conditions are shown on Figure 2. The proposed caves occupy a hillside sloping to the northeast from an existing vineyard down to a pond and buildings. The ground surface inclination is about 12 horizontal to 1 vertical (12:1). At the time of our investigation, few trees and very short grass covered the ground surface. An area below the proposed cave was graded to accommodate several buildings, including a house and two barns.

SUBSURFACE CONDITIONS

The subsurface data indicates that the ground surface at the site is underlain by, from top to bottom, the following:

- Natural soil to depths of about 7 feet
- Up to about 7 feet of old alluvium (only near the base of the slope)
- Up to about 7 feet of completely weathered shale
- Serpentinite extending to the maximum depth drilled of about 43 feet

The natural soil is stiff to very stiff silty clay with moderate to high plasticity. The old alluvium is very dense sandy silt to medium stiff to hard sandy clay with rounded gravel and moderate plasticity. The shale is completely weathered, crushed, soft and friable. The serpentinite is slightly to moderately weathered, and often sheared. Tests indicate that it has an intact unconfined compressive strength ranging from about 18 to 64 pounds per square inch (psi). It tends to be clayey in places with some resealed fracture and shear surfaces. Visual observation of the serpentinite samples revealed the presence of fibers within the rock. The fibers could be naturally occurring asbestos, but we did not perform the necessary laboratory testing to confirm (not in our work scope).

Condor interpreted the soil and bedrock conditions based on the field and laboratory data. The contacts between soil and rock types shown on the logs are approximate and some may be gradational, while others are sharp. Subsurface conditions are likely to vary with location.

GROUND TEMPERATURE AND GROUNDWATER MEASUREMENTS

On November 14, 2013 and June 12, 2014, Condor performed borehole monitoring to investigate the subsurface ground temperature and groundwater conditions. A thermal couple probe (together with backup thermometer) and water depth sounder were used to measure subsurface ground temperatures and water levels in one exploration borehole that was converted to a piezometer. The following data were recorded:

Depth	Nov 2013	June 2014
Surface air	57	77
10-ft	64	63
20-ft	61	62
30-ft	60	61
40-ft	60	61

November 14, 2013 – Groundwater encountered at a depth of 16.9 feet.
June 12, 2014 – Groundwater encountered at a depth of 12 feet.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the subsurface data and our engineering evaluation, Condor concludes that construction of the proposed wine cave is feasible, but that for much of the site, caves constructed using cut-and-cover methods are more suitable than tunnels.

OVERALL DISCUSSION AND CONCLUSIONS

Conventionally, wine caves are mined using mechanical excavation equipment such as road headers, and the tunnel heights are about 12 feet. Based on our evaluation, Condor concludes that these conventional

mining techniques could be executed where there is at least 4 feet of ground cover over the proposed tunnel crown. Therefore, mining may be feasible for this project, for 12-foot high tunnels, where the existing ground surface is about 16 feet higher than the proposed tunnel invert. Because the proposed invert finish-floor elevation is about 113 feet, only a very limited area would be available for mining (area beyond the el. 129 contour).

The subsurface data indicates that the tunneling ground is "poor" (classification based on Bieniawski, 1988). Therefore, standup times will be relatively short, and we anticipate that rapid placement of temporary support will be required. In addition, groundwater seepage together with clayey ground may result in "very poor" ground and tunnel invert stability problems in some areas. For the reasons described, Condor suggests that using cut-and-cover techniques and instead of tunneling may be more practical for this project. Advantages of using cut-and-cover techniques are that they would allow more flexibility for constructing wider tunnels and tunnels that are more closely spaced.

One significant issue for constructing cut-and-cover caves is maintaining adequate horizontal setback of the proposed caves from the adjacent property line to allow for temporary cutslopes with adequate stability. Temporary cutslopes up to about 22 feet high will be required to excavate the site down to elevation ±113 feet. Based on our evaluation, Condor preliminarily concludes that cutslopes up to 22 feet high may need surface inclinations as flat as 1.75 horizontal to 1 vertical (1.75:1) because the rock exposed will be relatively weak. Where there is not adequate setback for temporary cutslopes, perhaps as much as 40 feet for this project, then temporary shoring will be required to support a lower portion of the cut. The most appropriate shoring type will likely be reinforced shotcrete retaining walls with soil nails.

The rock in proposed excavations will include serpentinite, and we consider it likely that naturally occurring asbestos (NOA) will be present. Therefore, excavation and grading should be performed in accordance with the California Air Resources Board (CARB) Air Toxic Control Measure Final Regulation Order, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, dated July 29, 2002. The presence of serpentine requires either following Airborne Toxic Control Measures (ATCMs) during earthwork, or as an alternative performing an extensive sampling and testing program to justify applying for an exemption to CARB to allow not following ATCMs. Because of the high investigation cost that is required to apply for exemption and the likelihood that the investigation will result in the need to follow ATCMs, Condor recommends following ATCMs during earthwork. Requirements for ATCMs consist of special earthwork construction procedures to reduce airborne NOA, engineering control/air monitoring during earthwork to protect workplace safety and reporting to the CARB. Such requirements would apply to both open excavation for cut-and-cover and tunneling methods.

GROUND TEMPERATURES

Based on our evaluation of preliminary data, Condor anticipates that the natural long-term cave operating temperature will average about 62°F and will fluctuate ±5 to 8 degrees because of seasonal variations (due to relatively low ground cover) and operating activities, including lighting. Therefore, we recommend that a thermal break between the cave structure and the surrounding ground, and mechanical cooling should be considered.

GROUND CONDITIONS

Based on our review of the data and our evaluation, Condor anticipates that mass excavation will expose up to 8 feet of colluvium, old alluvium, and shale over serpentinite. The colluvium and old alluvium will consist of medium stiff to hard fat clay and lean clay, and very dense sandy silt. The shale will be highly weathered and will have the consistency of very dense silty sand with gravel. The serpentinite will likely be moderately to highly weathered, sheared and clayey in some places.

TUNNELING GROUND

Condor anticipates that any mining performed for the project will encounter ground classified as "poor" to "very poor" with relatively short stand up time. There is significant potential for encountering rock blocks bound by intersecting shear planes with fall potential. Such blocks may present a significant hazard, and they may pose the potential for caving in and daylighting the cave. There will also be ground susceptible to raveling exposed at mined tunnel crown. Rapidly installing steel ribs, rock bolting, or other temporary support measures may be required to support such blocks and unstable ground.

GROUNDWATER

Based on our review of available subsurface data and our experience, Condor concludes groundwater seepage through the natural ground and into the cave zone is likely, and that mitigation would be required to address nuisance water seepage. Water inflow will be more problematic where perched water is encountered and moderate inflows are expected in some areas. For cut-and-cover caves, the potential for groundwater seepage into the caves is reduced because the exterior of these structures would be drained.

Because of the potential for groundwater behind the tunnels, tunnel liner quality and seepage mitigation are important design and construction considerations. An effective and practical method to reduce seepage into the tunnels is by placing regularly spaced prefabricated drain strips between the ground and tunnel liner and a 4-inch diameter perforated subdrain (or larger subdrain) beneath the tunnel floor slabs, coupled with a water seepage mitigation membrane in the shotcrete liner. For cut-and-cover caves, subdrains could be placed at ground exposed at open cutslopes, and the structures would be waterproofed on the outside prior to burial.

Concrete mixes and placement requirements should be also designed to reduce groundwater transmission.

Cut-and cover cave floors can be essentially flat, with local drainage and sloped subsurface drain pipes. Tunnel floors should slope at 1.5 to 2 percent toward the portals for gravity drainage of the collected seepage water.

Condor should re-evaluate requirements for seepage mitigation after we observe and evaluate exposed ground conditions during construction.

TUNNEL SUPPORT

Based on our review of the available subsurface data and our preliminary evaluation, Condor preliminarily concludes that mined tunnels that are 14-feet wide will require reinforced shotcrete liners that are at least 8-inches thick. Wider cut-and cover caves may require 10- to 12-inch or thicker concrete arches. Condor should re-evaluate the tunnel liner requirements during the final design stage.

CONSTRUCTION CONSIDERATIONS

Condor anticipates that advanced rates for tunnels mining using mechanical excavation will be relatively low because of the weak and sheared ground, relatively short stand up time, and the associated need for relatively short excavation rounds, shoring, and rapid placement of initial support. Based on our experience, we anticipate advance rates of 2 to 4 feet per heading per day (for a typical 14-foot wide by 12-foot high tunnel excavation heading), depending on the Contractor's means and methods, and ground conditions. The Contractor should place initial support based on their experience and observations of the actual ground conditions.

Where there is low ground cover and soil is exposed in the tunnel crown, the Contractor should be prepared to excavate in shorter rounds and to place initial shotcrete soon after exposing the ground to reduce the risk of caving and daylighting.

Condor anticipates that the serpentinite exposed along tunnel inverts and soil subgrades will soften from groundwater seepage and equipment traffic during construction, and that it will deflect and rut under equipment. For mined tunnels, at least footings and likely curved reinforced concrete subinverts will be required. Overexcavation and placement of lean concrete mud slabs may also be appropriate to stabilize subgrades of mined tunnels to facilitate construction. For soil subgrades beneath cut-and-cover tunnels, overexcavation and placement of aggregate with or without a geotextile beneath it may be appropriate.

Relatively light compaction equipment will be required for compaction of backfill beside and above cut-and-cover caves to reduce stresses imposed on the structures.

Because the ground exposed in open cuts will be relatively weak, relatively low excavation lifts may be required for constructing shotcrete retaining walls to maintain adequate temporary stability. In addition, rapid placement of initial shotcrete may be required.

Condor should re-evaluate the stability of excavations for open cuts and mined tunnels during construction. The Contractor is responsible for tunnel support for construction safety and maintaining the stability of temporary cutslopes. Condor should determine the requirements for final liners of mined tunnels by observing and evaluating conditions of exposed ground and site conditions, excavation methods, and by consulting with the Contractor (the Owner's representative). We anticipate that monitoring of ground movements of mined tunnels will be required for our evaluation.

ADDITIONAL SERVICES

Because subsurface conditions will vary and the level of this study was limited in scope and detail, it is impossible to include all geotechnical design and construction considerations. In addition, recommendations used as a basis of construction details are sensitive to a need for additional field information or adjustment in the field during construction. The adjustments are also dependent upon findings during construction that could previously only be assumed based on the limited information. Because the intent of the recommendations within this report are best understood by Condor representatives, we recommend that future phases of cave geostructural work, including field engineering, inspection, and testing during shotcrete retaining wall/tunnel construction, be performed or directed by Condor. If Condor is not retained for future phases of work, the responsible professionals should thoroughly review this report and concur with its conclusions and recommendations or provide alternative recommendations.

LIMITATIONS

The conclusions and recommendations contained in this preliminary evaluation report are for planning and preliminary design of the proposed Ramey Wine Cave project. Additional services and recommendations will be required for final design and construction. The conclusions and recommendations contained in this report are invalid if the assumed project or site conditions change, if this report is used for adjacent or other property, or if the recommendations contained in ADDITIONAL SERVICES are not followed.

This report provides an initial evaluation of the anticipated site and tunneling conditions. The evaluation included field observations and literature review prior to the start of site subsurface exploration. Information contained in this report is intended to describe anticipated subsurface conditions that may be encountered and recommend appropriate actions to address those conditions. Geologic data obtained by Condor to date are not necessarily representative for all areas of the proposed caves because subsurface conditions vary.

Because actual conditions encountered vary, recommendations provided herein should be verified during construction.

A detailed review of site permit requirements or other regulatory constraints is beyond the scope of this report. In addition, information contained in this report shall not relieve the Contractor(s) of their responsibility for jobsite safety practices.
This report was prepared in accordance with the generally accepted standards of geologic and engineering practice that exist in Sonoma County at the time the report was written. No other warranty, express or implied, is made.

Changes in the standards of practice in the field of engineering, geology and geotechnical engineering changes in site conditions such as new excavations or fills, new agency regulations, or modifications to the proposed project warrant professional review of this report. Because of these factors, there is a practical limit to the usefulness of this report without critical professional review. It is suggested that 2 years be considered a reasonable time for the validity of this report update.

Respectfully submitted,

CONDOR EARTH

ANDREW S. KOSITSKY
GE 2532
EXP. 12/31/16

SCOTT W. LEWIS
NO. 1835
CERTIFIED
ENGINEERING
GEOLOGIST

Andrew S. Kositsky, GE No. 2532
Senior Geotechnical Engineer

Scott W. Lewis, CEG No. 1835
Principal Engineering Geologist
Senior Tunneling Consultant

cc: Andy Bannister, Earthtone Construction
Kim Corcoran, Carle Mackie Power & Ross

ATTACHMENTS

Figures

Figure 1 - Vicinity Map
Figure 2 – Site Plan
Figure 3 – Geologic Map
Figure 4 – Ultramafic Rock Map
Figure 5 – Regional Fault Map

Appendix A

Log Legend and Soil Classification
Rock Properties
Test Pit Logs
Boring Logs

Appendix B

Core Photographs

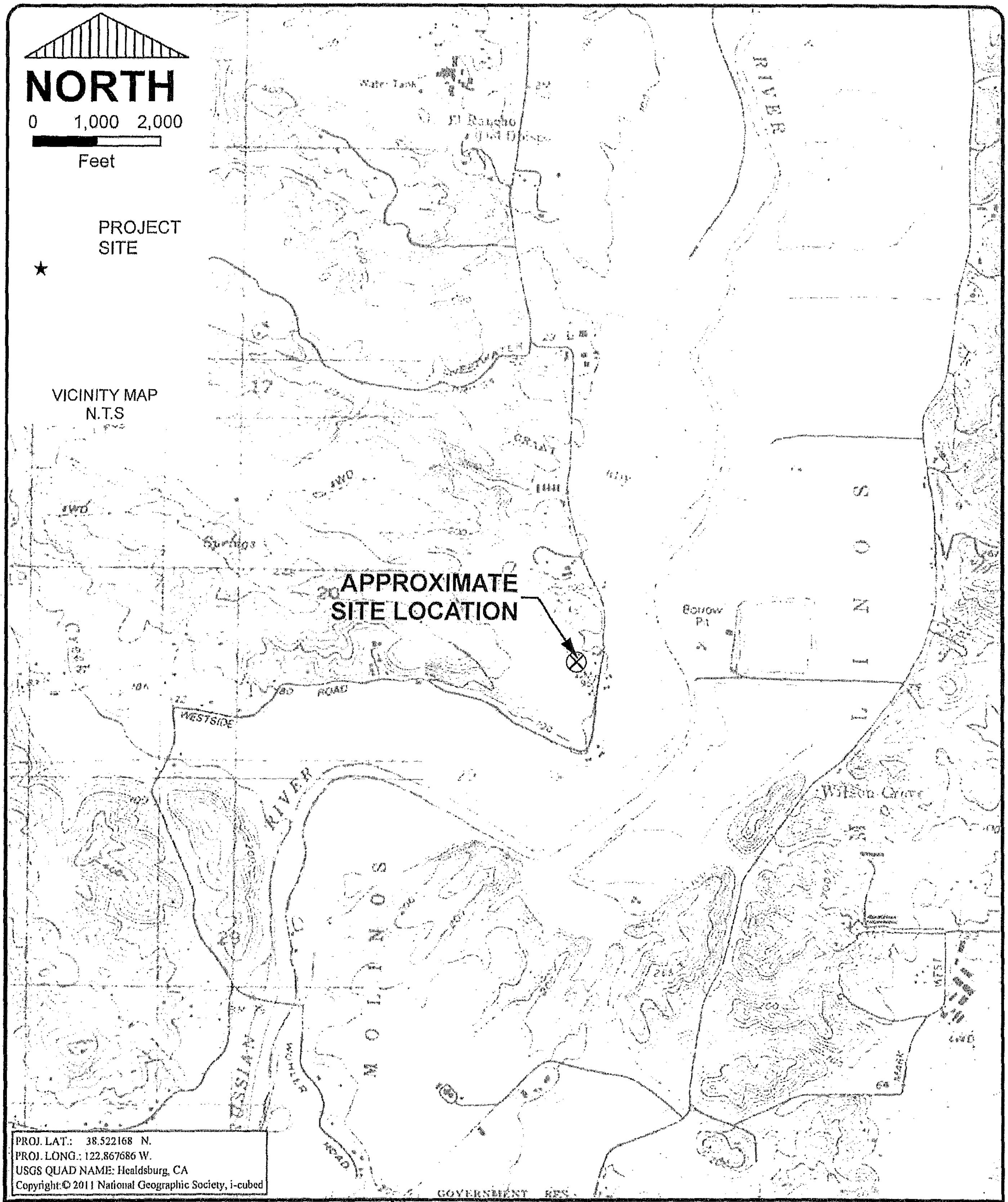
Appendix C

Laboratory Test Reports

REFERENCES

Bieniawski, Z. T., 1988, The Rock Mass Rating (RMR) System (Geomechanics Classification), Engineering Practice, ASTM STP 984, Louis Kirkaldie, Ed., American Society for Testing and Materials, Philadelphia, PA pp. 17-34

FIGURES



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: Healdsburg, CA
Copyright:© 2011 National Geographic Society, i-cubed

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

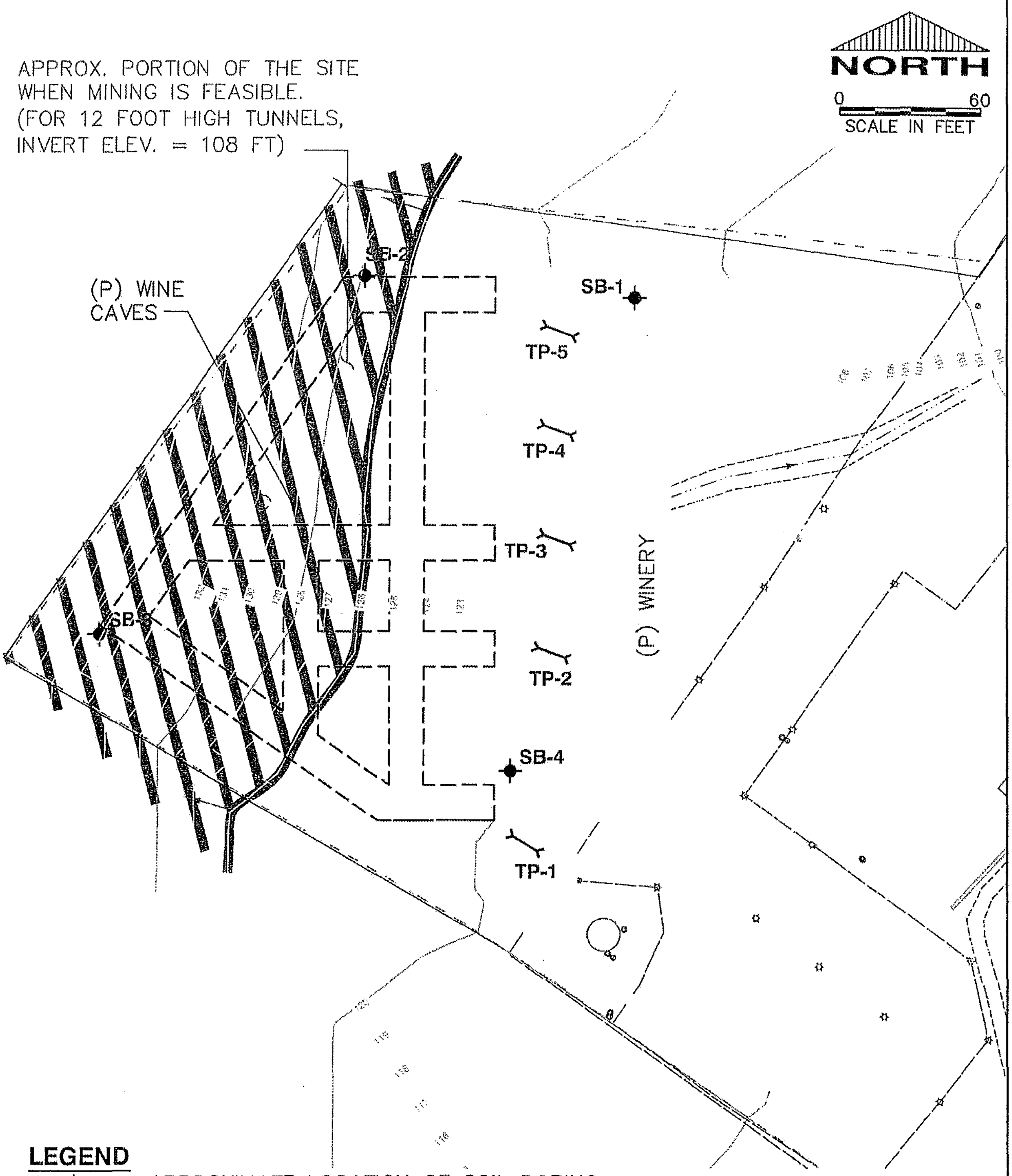
Job No. 6692
Published Data 31 OCT. 2013
Scale AS SHOWN
Drawn JDM
Chk'd SWL

VICINITY MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE 1

File No. 6692_F1.mxd

X:\GIS\6000_PRJ\6692 RAMEY WINE CELLARS\MAPS\6692_F1.mxd



LEGEND

SB-1 ⌖ = APPROXIMATE LOCATION OF SOIL BORING

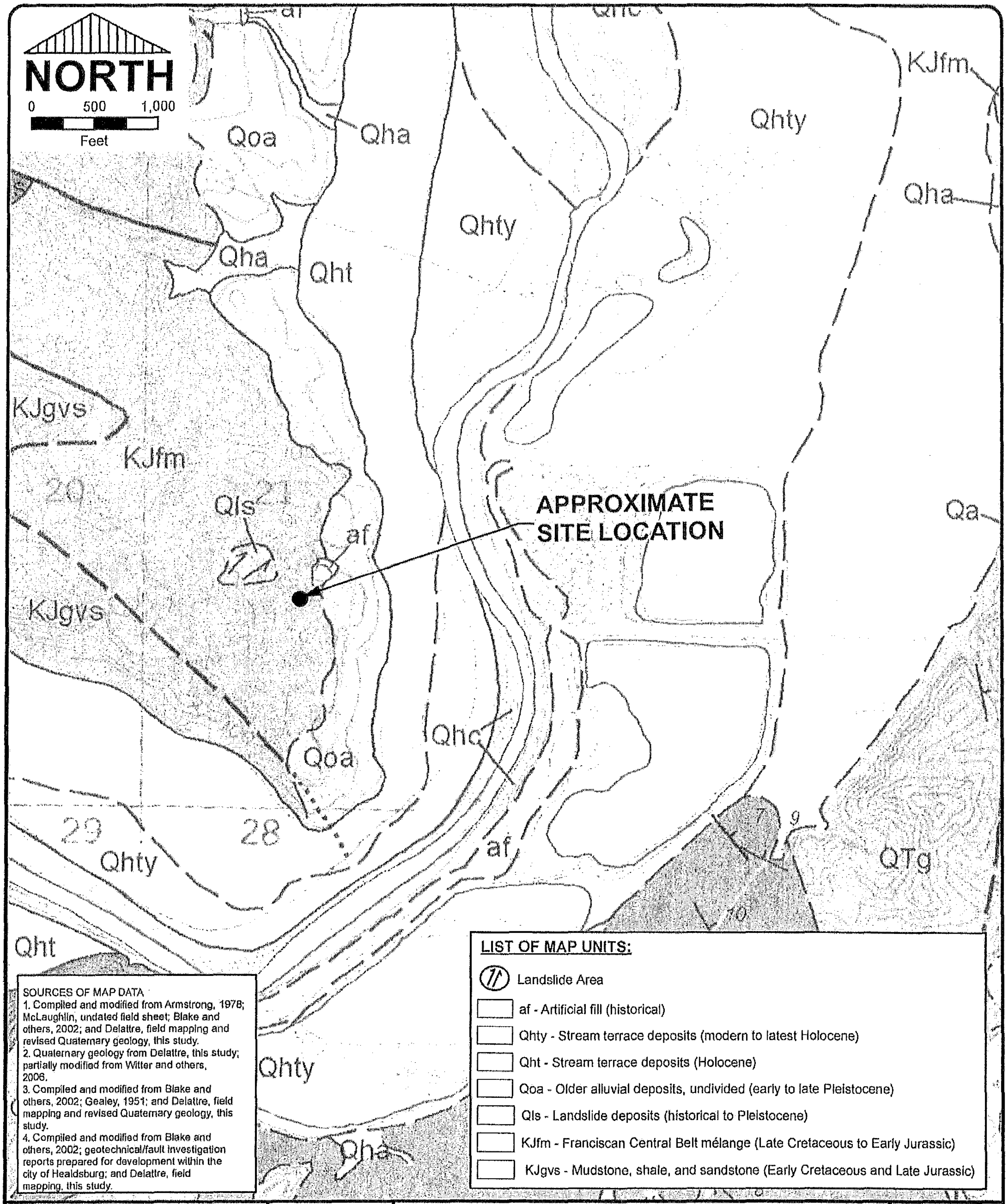
TP-1 >—< = APPROXIMATE LOCATION OF TEST PIT

CONTOURS IN FEET

BACKGROUND PROVIDED BY: LUNDBERG DESIGN, FILE: RAMEY_Winery_Site Plan.dwg, RECEIVED: 12/13/13

CONDOR EARTH TECHNOLOGIES, INC. 21663 Brian Lane P.O. Box 3905 Sonora, CA 95370 (209) 532-0361 fax(209) 532-0773 www.condorearth.com CONDOR	Job No. 6692 Published Date 13 JAN 2014 Scale AS SHOWN Drawn / Chk'd KGM / KL	SITE PLAN RAMEY WINE CELLARS 7097 WESTSIDE ROAD HEALDSBURG, CALIFORNIA	FIGURE 2 File No. 6692_FA2

X:\Project\6000_prj\6692 Ramey Wine Cellars\6692_CAD\DWG\GEOLOGIC\6692_FA2.dwg 1-17-14 03:30:56 PM knelson



SOURCES OF MAP DATA
1. Compiled and modified from Armstrong, 1978; McLaughlin, undated field sheet; Blake and others, 2002; and Delattre, field mapping and revised Quaternary geology, this study.
2. Quaternary geology from Delattre, this study; partially modified from Witter and others, 2006.
3. Compiled and modified from Blake and others, 2002; Gealey, 1951; and Delattre, field mapping and revised Quaternary geology, this study.
4. Compiled and modified from Blake and others, 2002; geotechnical/fault investigation reports prepared for development within the city of Healdsburg; and Delattre, field mapping, this study.

LIST OF MAP UNITS:

Landslide Area

☐ af - Artificial fill (historical)

☐ Qhty - Stream terrace deposits (modern to latest Holocene)

☐ Qht - Stream terrace deposits (Holocene)

☐ Qoa - Older alluvial deposits, undivided (early to late Pleistocene)

☐ Qls - Landslide deposits (historical to Pleistocene)

☐ KJfm - Franciscan Central Belt mélange (Late Cretaceous to Early Jurassic)

☐ KJgvs - Mudstone, shale, and sandstone (Early Cretaceous and Late Jurassic)

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

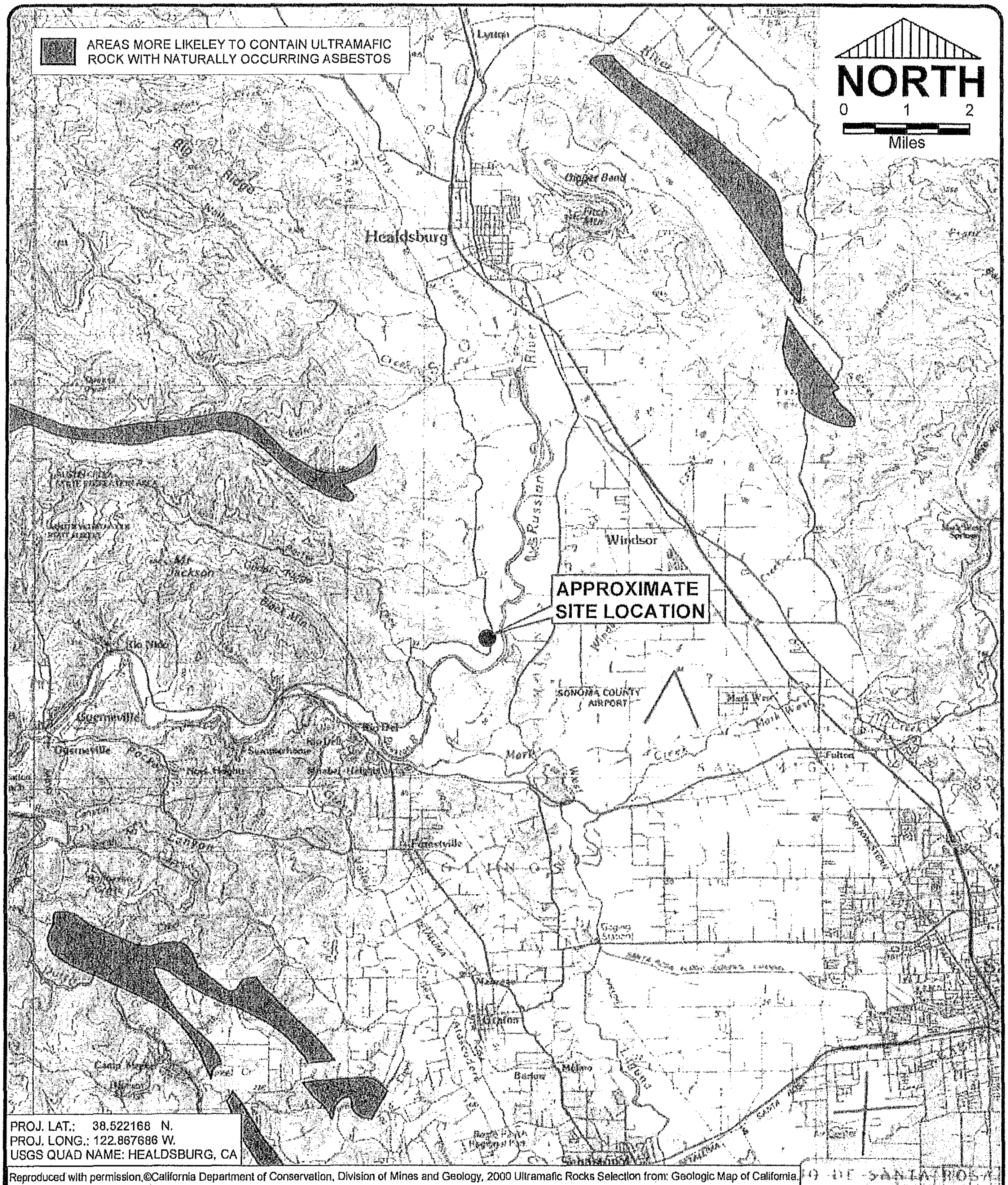
Job No.	6692
Published Date	31 OCT. 2013
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

GEOLOGIC MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
3

File No. 6692_F3.mxd

T:\Geologic\CA_Geology\Maps\6692_F3.mxd



Reproduced with permission,©California Department of Conservation, Division of Mines and Geology, 2000 Ultramafic Rocks Selection from: Geologic Map of California. The digital database contains the geologic units and faults as shown on the Geologic Map of California by Charles W. Jennings published in 1977

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

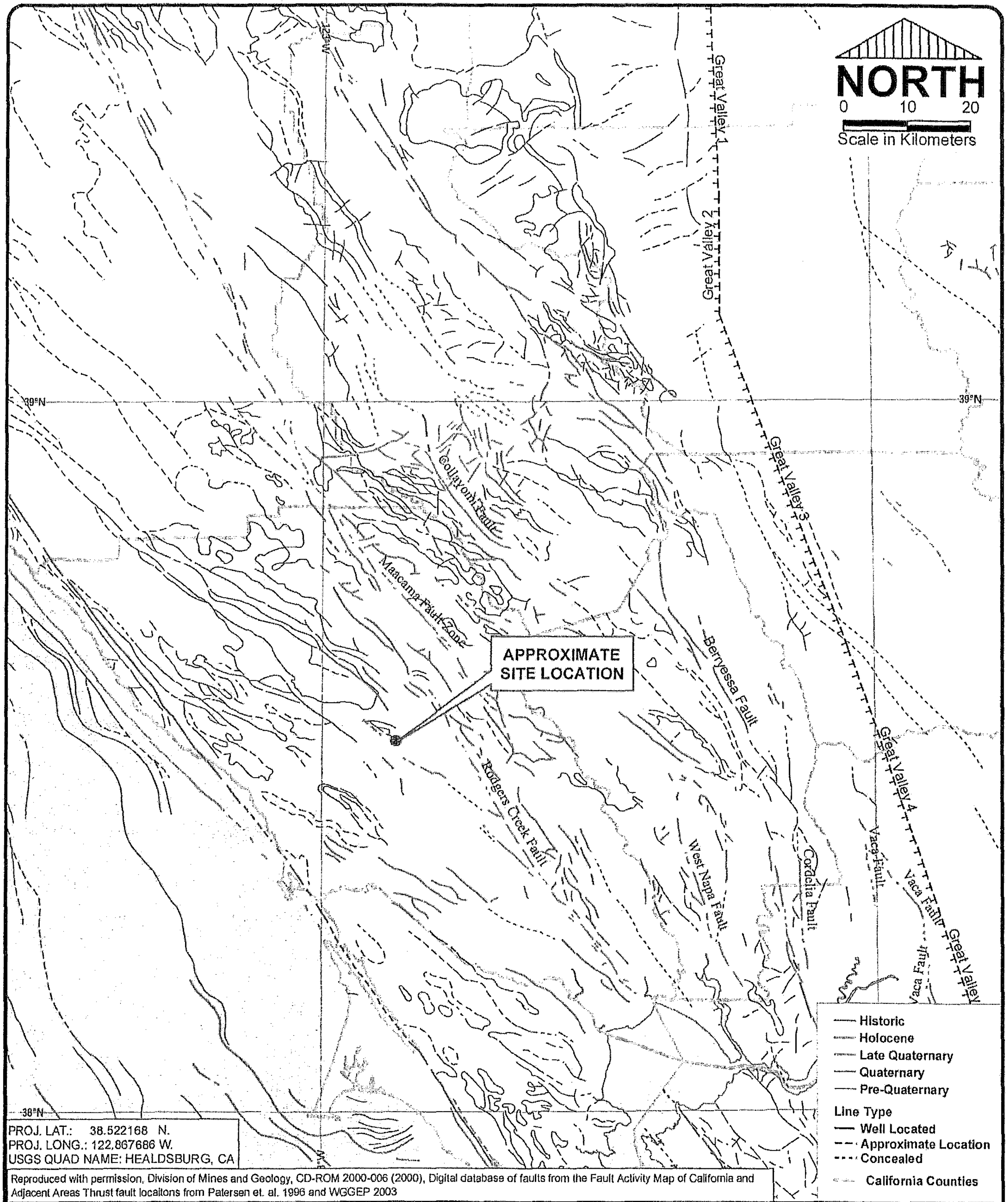
Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn	JDM
Chk'd	SWL

ULTRAMAFIC ROCK MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
4

File No.
6692_F4.mxd

T:\Geologic\CA_Asbestos\Maps\6692_F4.mxd



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: HEALDSBURG, CA

Reproduced with permission, Division of Mines and Geology, CD-ROM 2000-006 (2000), Digital database of faults from the Fault Activity Map of California and Adjacent Areas Thrust fault locaitons from Patersen et. al. 1996 and WGGEP 2003

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn	JDM
Chk'd	SWL

REGIONAL FAULT MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
5

File No.
6692_F5.mxd

T:\Geologic\CA_Faults\Maps\6692_F5.mxd

APPENDIX A
Boring and Test Pit Logs

UNIFIED SOIL CLASSIFICATION SYSTEM

Division		Group Symbol	Group Name
Coarse-Grained Soils (more than 50 percent retained or the No. 200 sieve)	**Gravel** (% gravel > % sand)	**GW**	Well-graded Gravel (with Sand)
		GW-GM	Well-graded Gravel with Silt (and Sand)
		GW-GC	Well-graded Gravel with Clay (and Sand)
		GP	Poorly graded Gravel (with Sand)
		GP-GM	Poorly graded Gravel with Silt (and Sand)
		GP-GC	Poorly graded Gravel with Clay (and Sand)
		GM	Silty Gravel (with Sand)
		GC	Clayey Gravel (with Sand)
	Sand (% sand ≥ % gravel)	**SW**	Well-graded Sand (with Gravel)
		SW-SM	Well-graded Sand with Silt (and Gravel)
		SW-SC	Well-graded Sand with Clay (and Gravel)
		SP	Poorly graded Sand (with Gravel)
		SP-SM	Poorly graded Sand with Silt (and Gravel)
		SP-SC	Poorly graded Sand with Clay (and Gravel)
		SM	Silty Sand (with Gravel)
		SC	Clayey Sand (with Gravel)
Fine-Grained Soils (50 percent or more passing the No. 200 sieve)	**Silt or Clay** LL < 50	**ML**	Silt (with Sand or Gravel), Sandy Silt (with Gravel), Gravelly Silt (with Sand)
		CL-ML	Silty Clay (with Sand or Gravel), Sandy Silty Clay (with Gravel), Gravelly Silty Clay (with Sand)
		CL	Lean Clay (with Sand or Gravel), Sandy lean Clay (with Gravel), Gravelly lean Clay (with Sand)
		OL	Organic Clay (with Sand or Gravel), Sandy organic Clay (with Gravel), Gravelly organic Clay (with Sand), organic Silt (with Sand or Gravel), Sandy organic Silt (with Gravel), Gravelly organic Silt (with Sand)
	Silt or Clay LL ≥ 50	**MH**	Elastic Silt (with Sand or Gravel), Sandy elastic Silt (with Gravel), Gravelly elastic Silt (with Sand)
		CH	Fat Clay (with Sand or Gravel), Sandy fat Clay (with Gravel), Gravelly fat Clay (with Sand)
		OH	Organic Clay (with Sand or Gravel), Sandy organic Clay (with Gravel), Gravelly organic Clay (with Sand), organic Silt (with Sand or Gravel), Sandy organic Silt (with Gravel), Gravelly organic Silt (with Sand)
Highly Organic Soils		**PT**	Peat and other highly organic soils

Note: Percentages are by dry weight. Soil classifications based on some criteria that are not shown. Group Name items in parentheses may or may not apply, depending on percent of sand or gravel.

Coarse Grained Soil Definitions	
Fraction	**Particle Dimension or U.S. Standard Sieve Size/No.**
Boulders	Above 12"
Cobbles	12" to 3"
Gravel - coarse - fine	 3" to 3/4" 3/4" to No. 4
Sand - coarse - medium - fine	 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200

■	Split-barrel, 3-inch O.D., 2.43-inch I.D.
▨	Split-barrel, 2.5-inch O.D., 1.93-inch I.D.
◩	Standard Penetration Test (SPT), 2.0-inch O.D., 1.375-inch I.D.
◧	Shelby Tube
☒	Disturbed sample
●	No recovery
▽	Groundwater level during drilling
▬	Subsequent groundwater level

Note: O.D. = outside diameter I.D. = inside diameter

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

LOG LEGEND AND
SOIL CLASSIFICATION

WEATHERING

Severely Weathered – minerals decomposed to soil, but rock fabric and structure are preserved.
Highly Weathered – abundant fractures coated with oxides, carbonates, sulphates, mud, etc., thorough discoloration, rock disintegration, mineral decomposition.
Moderately Weathered – some fracture coating, moderate or localized discoloration, little to no effect on cementation, slight mineral decomposition.
Slightly Weathered – a few stained fractures, slight discoloration, little or no effect on cementation, no mineral decomposition.
Fresh – unaffected by weathering agents; no appreciable change with depth.

FRACTURE, JOINT, OR SHEAR SPACING

(Spacing in Inches)

Very little fractured	Greater than 48
Occasionally fractured	12 to 48
Moderately fractured	6 to 12
Closely fractured	1.25 to 6
Intensely fractured	0.5 to 1.25
Crushed	Less than 0.5

THICKNESS OF SEDIMENTARY ROCK BEDS

(Thickness in Inches)

Very thickly bedded	Greater than 72
Thickly bedded	24 to 72
Medium bedded	8 to 24
Thinly bedded	2.5 to 8
Very thinly bedded	0.75 to 2.5
Laminated	0.25 to 0.75
Thinly laminated	Less than 0.25

FRACTURE OR LAYER SEPARATION

(Thickness of Separations in Millimeters)

Very tight	< 0.1 mm
Tight	0.1 – 0.5 mm
Moderately open	0.5 – 2.5 mm
Open	2.5 – 10 mm
Very wide	> 10 mm

FRACTURE OR LAYER ROUGHNESS

Very Rough - Non-continuous, Hard joint rock wall
Slightly Rough - Hard joint rock wall
Slightly Rough and Soft - Soft joint rock wall
Slickensided - Open and continuous with gouge
Soft Gouge - Open and continuous with soft gouge

STRUCTURE

Intact/Massive – intact rock specimens with few widely spaced discontinuities.
Blocky – well interlocked, undisturbed rock mass, consisting of cubical blocks formed by three intersecting joint sets.
Very blocky – interlocked, partially disturbed, with multi-faceted angular blocks formed by 4 or more joint sets.
Disturbed/Seamy – folded with angular blocks, formed by many intersecting joint sets, persistence of bedding planes or schistosity.
Disintegrated – poorly interlocked, heavily broken, mix of angular and rounded rock pieces.
Laminated/Sheared – lack of blockiness due to close spacing of shear planes.

STRENGTH

Plastic or very low strength.
Friable – crumbles easily by rubbing with fingers.
Weak – an unfractured specimen of such material will crumble under light hammer blows.
Moderately strong – specimen will withstand a few heavy hammer blows before breaking.
Strong – specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
Very strong – specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

HARDNESS

Soft – reserved for plastic material alone.
Low hardness – can be gouged deeply or carved easily with a knife blade.
Moderately hard – can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visibly after the powder has been blown away.
Hard – can be scratched with difficulty; scratch produced a little powder and is often faintly visible.
Very hard – cannot be scratched with knife blade; leaves a metallic streak.

GROUND WATER

Dry
Damp
Wet
Dripping
Flowing

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

ROCK PROPERTIES

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-1

CONDOR

Project: RAMEY WINE CELLARS

Location: (SEE FIELD SKETCH)

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: CET 6692

Approx. Depth (ft): 5.6 FT (SUBSEQUENTLY DEEPENED TO ~12 FT)

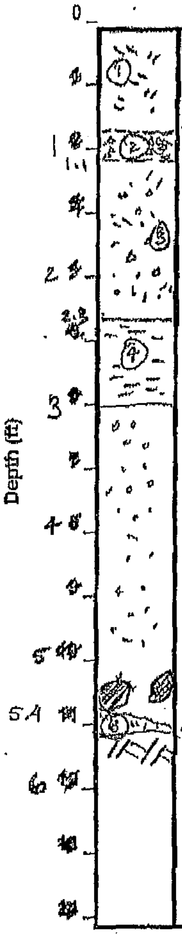
Logged By: M. PETERSEN

Approx. Length (ft):

Date: 11/5/13

Orientation: EAST/WEST N______°______

Equipment: BACKHOE w/ 32" WIDE BUCKET



COLLUVIUM ① LEAN CLAY w/ SAND (CL), LIGHT GRAY, DRY, HARD (pp > 4.5)
@ 0.5': DARK GRAY, DAMP, MODERATELY PLASTIC
with DARK RED BROWN, COARSE, SUBROUNDED SAND

0.8' OLDER-ALLUVIUM: ② CLAYEY GRAVEL (GC), DAMP, GRAY, DENSE, SUB-ANGULAR TO SUB-ROUNDED

1.1

③ CLAYEY SAND with GRAVEL (SC), YELLOW BROWN, DAMP, VERY DENSE
COARSE, SUBROUNDED SAND
SUB-ROUNDED GRAVEL 1/4" - 2" typ.

2.3 ④ FAT CLAY (CH), LIGHT YELLOW BROWN, DAMP, HARD (pp > 4.5 ksf)

3.0

⑤ CLAYEY SAND WITH GRAVEL (SC), DARK RED BROWN, DAMP, VERY DENSE,
ROUNDED MEDIUM TO COARSE SAND
GRAVELS < 1" ϕ

FEW ROUNDED, GRAYWACKE SANDSTONE BOULDERS AT BASAL CONTACT WITH

5.6 ⑥ SILTSTONE: YELLOW BROWN w/ STRONG ORANGE STAIN, WEAK ROCK,
VERY BLOCKY, LOW HARDNESS, HIGHLY WEATHERED, SOME POLISHED
FRACTURE FACES, CLOSELY FRACTURED (~1" TO 4" BLOCKS)

*AFTER LOGGING - HOLE WAS EXCAVATED TO ABOUT 12'. TOP OF SILTSTONE
APPEARED IRREGULAR AND EXTENDED TO DEPTH OF ABOUT 7' ON
NORTH WALL OF TEST PIT

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

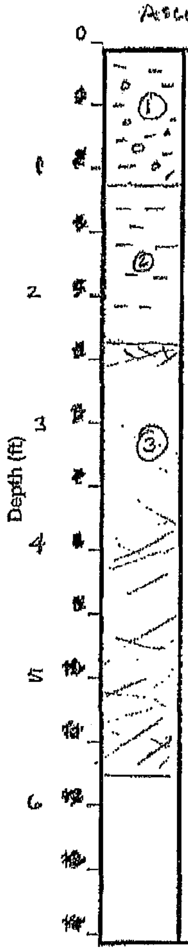
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-2

Project: Ramey Wine Cellars
Location: 80' W of fence to 95' W of fence

Approx. Coord.: ________°N, ________°W
Approx. Elev. (ft):
Project No.: CET 6692
Approx. Depth (ft):
Logged By: M. Petersen
Approx. Length (ft):
Date: 11/5/13
Orientation: N______°______ EAST/WEST
Equipment:

ASCENDS 9° TO WEST



OLDER ALLUVIUM:

① LEAN CLAY WITH GRAVEL (CL), LIGHT BROWN, DAMP, HARD
ROUNDED GRAVELS ≤ 2"ϕ

② FAT CLAY (CH), DAMP, MED. BROWN HARD,
(PP > 4.5 tsf)

③ SILTSTONE: WEAKLY CONSOLIDATED, DARK RED BROWN STAIN, DAMP, VERY BLOCKY TO SEAMY, ROCK BREAKS ALONG RANDOMLY ORIENTED FRACTURES < 4" SPACING (TYP. < 2"); FRACTURE SURFACE COMMONLY POLISHED,

BOTTOM OF TP @ 5.8'

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:
PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-3

Project: Ramey

Location: (see sketch)

Approx. Coord.: __________°N, __________°W

Approx. Elev. (ft):

Project No.: 6692

Approx. Depth (ft): 5.5'

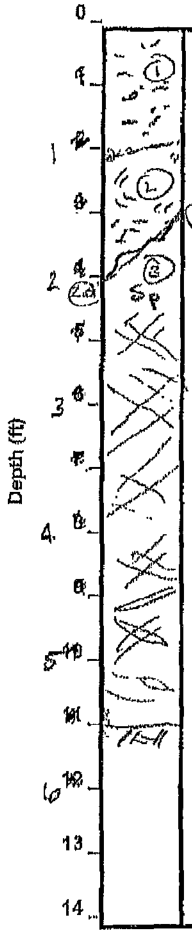
Logged By: M. Petersen

Approx. Length (ft): 12'

Date: 11/5/13

Orientation: East/West N_____.°__________

Equipment:



Older Alluvium
① LEAN CLAY w/ GRAVEL (CL); LIGHT BROWN, DRY, STIFF w/ SUBANGULAR TO SUBROUNDED GRAVELS <2"ϕ

② FAT CLAY (CH) DARK BROWN, DAMP, HARD

(1.5') (ROCK SURFACE DIPS TO SOUTH ~12°)

③ SERPENTINE: PALE BLUE GRAY AND BUFF, w/ DARK BROWN/BLACK STREAKS, SOFT ROCK, WEAKLY CRUSHED, PERVASIVELY SHEARED, SOME SLICKENSIDES LOCALLY WEATHERED TO RESIDUAL SOIL (SILTY SAND)

TOTAL DEPTH 5.6'

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-4

Project: Ramey Wine Cellars

Project No.: 6692
Logged By: M. Petersen
Date: 11/5/13

Location: (SEE SKETCH)

Approx. Coord.: _____°N, _____°W
Approx. Elev. (ft):
Approx. Depth (ft): 1.5 FT.
Approx. Length (ft): 10 FT
Orientation: N 70 ° E
Equipment:

Depth (ft)

0
.5
1
1.5
2
5
6
7
8
9
10
11
12
13
14

OLDER ALLUVIUM
① COARSE SANDY LEAN CLAY WITH GRAVEL (CL), MED. BROWN, DRY, MEDIUM STIFF; SUBROUNDED GRAVELS (INCL. CHERT) <2" ϕ

② SERPENTINITE: PALE BLUE AND BUFF WITH DARK GRAY STREAKS, DARK RED BROWN COATING ON WEATHERED JOINT FACE; SOFT ROCK, WEAK, HIGHLY WEATHERED; PERVASIVELY FRACTURED (BREAKS TO FRAGMENTS <6" ϕ)

TOTAL DEPTH: 1.5'

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:
PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-5

CONDOR

Project: Ramon Wine College

Location:

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: 6692

Approx. Depth (ft):

Logged By: M. Pergason

Approx. Length (ft): 12'

Date: 11/4/13

Orientation: N 80° W

Equipment:

Depth (ft)

0

~~1~~

1 ~~2~~

~~3~~

2 ~~4~~

~~5~~

3 ~~6~~

7

8

9

10

11

12

13

14

ALLUVIUM: ① Gravelly Lean Clay (CL); Light Brown, dry, Firm, SUBROUNDED GRAVELS < 2" ϕ

0.8' ② FAT CLAY with Gravel (CH); DARK BROWN, DAMP, FIRM,

③ SERPENTINITE: PALE BLUE AND BUFF; MODERATELY WEATHERED; WEAK TO MODERATELY STRONG; LOW TO MODERATELY HARD; LAMINATED / SHEARED (PLATEY).

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

LOG OF BOREHOLE NO. B-1

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg, CA

CONDOR EARTH TECHNOLOGIES, INC.
20663 Birlon Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38. 522353 -122. 867956
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily trodden dirt, very little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 117 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 20 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/4/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 4
STORED: Sonora

REMARKS: Well backfilled with neat cement after completion
Some Greywackes cobbles and boulders sitting on ground surface.

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION	R. Q. D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		November 4, 2013	Approx Tunnel Zone		COLLUVIUM - SILTY LEAN CLAY with gravel (CL) - red-brown, dry, moderate plasticity, very stiff, highly weathered, some roots			1	Auger
								10 15 18 2.5	Cal mod
					FRANCISCAN COMPLEX - MALANGE - SERPENTINITE			14 17 22 4	Cal mod
5	112				Light green, Highly weathered, some oxidation, hard, weak, Highly sheared LL=61 PI=21, W=28, γd=80			21 46 50/3 5.5	Cal mod
				OK Circulation	clayey, weak, Highly fractured, many re-sealed or filled with clay, moderate to highly weathered.	0	45	8	PQ 9:45 9:51
					Hard, moderately strong	0	35	10	9:55 10:04
10	107		mechanical Fracture	Poor-Loss Circulation	Hard, weak, Extremely weathered, Intensely fractured	0	100	11	10:07 10:14
					Dark green, softer areas, weak, highly weathered, Intensely fractured, Sheared	0	95	12.7	10:17 10:24
15	102				Moderate hardness, weak, sheared	0	72	15.2	10:30 10:40
					Soft to low hardness, weak, Intensely fractured, Friable	10	50	17.7	10:45 10:54
20	97				Friable, soft,	0	90	20	10:57 11:00

Boring Terminated at 20'

LOG OF BOREHOLE NO. B-2

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20883 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38. 522309° -122. 868276°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 128 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 33 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/4/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 7
STORED: Sonora

REMARKS:
Well backfilled with neat cement upon Completion
Greywake boulders and Cobbles on ground surface in few locations

DEPTH	ELEVATION
5	123
10	118
15	113
20	108
25	103
30	98

DATE: November 4, 2013

TECHNICAL LOG/NOTES: Approx Tunnel Location

NOTE ON GROUNDWATER AND CIRCULATION: Poor Circulation; Poor-mod Circulation

DESCRIPTION

COLLUVIUM - Silty Lean Clay (CL) - brown, dry, stiff, moderate plasticity

FRANCISCAN COMPLEX - MALANGE - SHALE
Light brown, dry, Highly weathered (some less weathered pieces) Friable, highly Sheared or Crushed to a silty sand with low-mod plasticity, w = 13.3 γ_d = 91
Dark brown, wet, highly weathered, crushed to coarse sand

SERPENTINITE
Greenish grey, wet, Extremely soft, Friable, sheared
Brown-Tan, extremely weathered, crumbles to sand
Light green, highly weathered, soft, clayey, friable, some larger clasts.
Highly sheared, weak, moderately hard, mod-high weathering
Soft - moderately hard, sheared, some shear planes, mostly platy nature of the rock, weak, Clayey in places, some places hard enough to maintain moderate fracture
15.5' - γ_d = 148.5pcf, w = 2.9% q_u = 43 psi Young's modulus = 2.035 E+03
16' - LL = 62, PI = 23 w = 29.7 γ_d = 94 c = 90 ϕ = 18.8
Soft, weak, moderately weathered, sheared to soft clay in places
Some apparent fractures, soft and hard portions interbedded, some clasts.
Dark grey with streaks and seams of light green to white, lighter colored portions are very soft
23.5' - γ_d = 126.9pcf w = 10.6% q_u = 18psi
Young's modulus = 9.318E+02
Dark grey/green, Moderately hard, weak, sheared,
Black with some green Inclusions, Soft, Weak to friable, sheared, clayey, moderate weathering, some washout (27.5'-30'), (could be some shale inclusions)
Occasionally firm but mostly soft
Clayey, increase of weathering

Boring Terminated at 33'

WEATHERING	FRACTURE LOG	R.Q.D. %	CORE RECOVERY	END OF RUN/ Blow COUNT		REMARKS/TIME/ DRILL MODE	
					1	Auger	
				34 34 24	2.5	Cal mod	
				25 40 42	4	Cal mod	
				23 44 47	5.5	Cal mod	
		0	20		6.5	PQ	12:10 12:32
		0	20		8		12:34 12:39
		0	0		10.5		12:41 12:55
				6 14 25	12	Cal mod	
		30	100		13	PQ	13:05 13:12
		10	60		15.5		13:21 13:25
		25	100		18		13:28 13:35
		40	80		19		13:40 13:56
		30	85		23		13:58 14:07
		0	95		28		14:10 14:30
		0	100		33		14:35 14:55

LOG OF BOREHOLE NO. B-3

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20683 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR®

COORDINATES: 38.521797° -122.868265°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 135 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 43 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 10
STORED: Sonora

REMARKS: Piezometer installed in well after completion, locking cap installed
Some greywacke cobbles and boulders on ground surface

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION	FRACTURE LOG	R.Q.D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		November 4, 2013			COLLUVIUM - SANDY LEAN CLAY (CL) - with some gravel, Brown, dry, moderate Plasticity, very stiff				1	Auger
									17 8 9 2.5	Cal mod
					Red-Brown, damp, more silty, very stiff, moderate plasticity.				8 10 14 4	Cal mod
5	130				Coarse sand in red-brown clay matrix (crushed shale/mudstone)				8 12 13 5.5	Cal mod
					$5' \pm$ $w = 32.6$ $\gamma_d = 87$ $S_u = 7{,}070$				9 13 14 7	Cal mod
									7 8 11 8.5	Cal mod
10	125				FRANCISCAN COMPLEX - MALANGE - SERPENTINITE				5 13 21 10	Cal mod
					Light green, weak to Friable, low hardness, Highly weathered, blocky - seamy				16 22 18 11.5	Cal mod
15	120	November 5, 2013		Moderate to poor circulation	Orange-brown, extremely weathered, crushed Grey-green, crushed to seamy and sheared Highly weathered, low hardness, parting, some re-sealed fracture, but mostly too soft for fracture.	crushed	0	75	15	PQ 7:56 8:28
			Approx Tunnel Zone				0	0	16	8:31 8:40
					Mudstone clasts ~ 2.5", rounded to sub-angular weak to Friable, low hardness		0	90	18	8:43 9:15
					3.5" mudstone gravel, moderately hard, low strength, blocky to seamy with some re-sealed fractures.				30 50/3" 19	Cal mod
20	115						0	100	20	PQ 9:30 9:40
					21.5: LL = NV PI = NP F = 17.0		0	90	21.5	9:41 9:45
								100	23	9:50 10:00
					24.5: LL = 74 PI = 35 F = 14.3, $\gamma_d = 70$, one dimensional Expansion test				29 50/4" 24	Cal mod
25	110				Dark green, low hardness to soft, rare fracture, blocky Texture (mudstone cobbles in clayey serpentinite)		0	100	28	PQ 10:12 10:30
30	105				Dark green to black, soft, weak, crushed to sheared $30.5' \pm$ $w = 13.4$ $\gamma_d = 124$ $S_u = 2{,}150$		0	100	30	10:39 10:45
					Soft to moderate hardness, weak, sheared, re-sealed shear surfaces, no true fracture				40 50/1" 31	Cal mod
							0	100	33	PQ 11:00 11:05
35	100				Dark grey - black, very soft, very weak to friable sheared to clay (could be some shale inclusions) 33' - $\gamma_d = 133.7$ pcf $q_u = 64$ psi Youngs modulus = 2.172 E+02 $w = 9.8\%$		100	100	35.5	11:09 11:19
					Moderately hard, moderately strong, some shear, mostly very blocky to massive, mod - high weathering.		100	100	38	11:20 11:40
40 43	95				Dark green, soft to moderately hard, weak, seamy to very blocky in places, clayey		0	100	43	11:43 12:08
					Boring Terminated at 43 feet					

LOG OF BOREHOLE NO. B-4

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg, CA

CONDOR EARTH TECHNOLOGIES, INC.
20663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.521818° -122.867837°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, very little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 120 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 20 feet
DATE STARTED: 11/5/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track Mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 4
STORED: Sonora

REMARKS
Bore hole back filled with neat cement after completion
Some greywake cobbles and boulders on ground surface

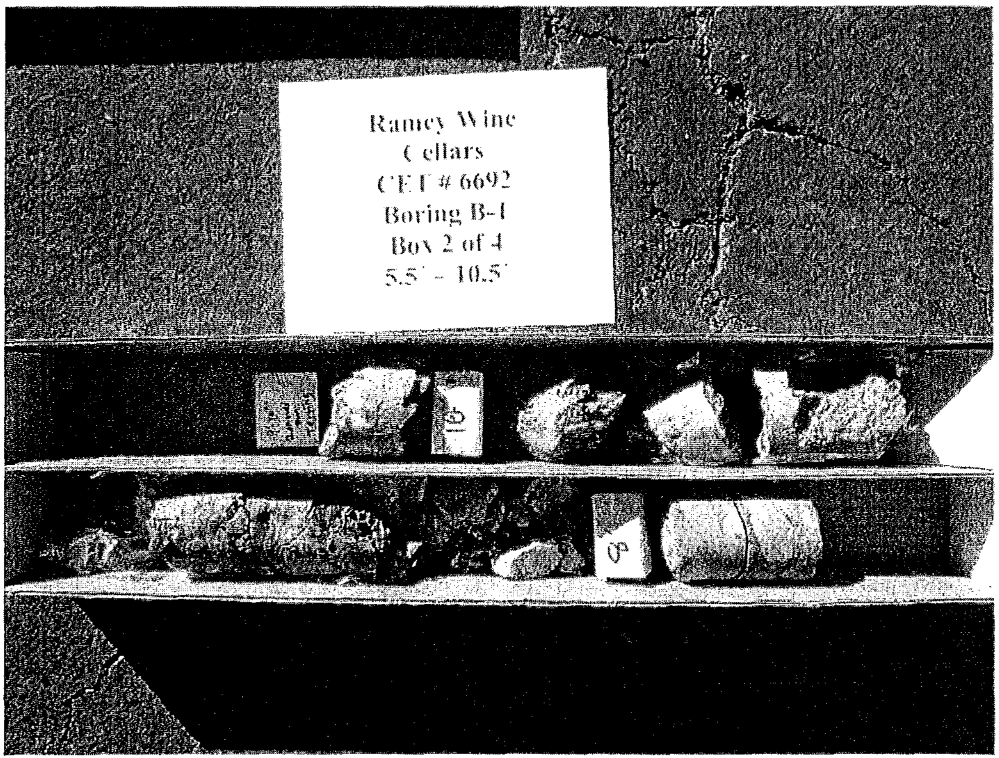
DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION	R.Q.D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		November 5, 2013			COLLUVIUM - FAT CLAY (CL) - red-brown, very, stiff, moderate to high plasticity.			1	Auger
			Approximate Tunnel Zone		OLD ALLUVIUM - SANDY SILT - tan, dry, very stiff, mod-low plasticity			6 10 20 2.5	Cal mod
					SANDY CLAY with GRAVEL - Tan brown to orange, dry, stiff, contains some sub-angular and some rounded gravel			20 50/3 3.5	Cal mod
5	115			mod-poor Circulation	GRAVEL in CLAY MATRIX - fat clay with gravel, dark brown, mod-high plasticity, soft 3.5: LL=64, PI=41 F=39.4, hydrometer	0	60	6	PQ 13:45 13:50
					FRANCISCAN COMPLEX - MALANGE - SERPENTINITE			7 8 13 7.5	Cal mod
					Dark brown to tan, Extremely weathered, crushed to Angular coarse sand, blocky, soft, weak	0	38	9.5	14:00 14:11
10	110				Grey-green to light green, soft, weak, seamy with some resealed fracture (or shear planes) Clayey in some places	0	90	12.5	14:15 14:20
					Soft to moderately hard, weak, seamy	0	85	14	14:22 14:30
15	105				very clayey 16': LL=54 PI=15 w=42.6, γd=80	0	35	17	14:33 15:05
					Black, low to moderate hardness, weak, sheared, (likely contains some shale inclusions, sheared)			34 50/4" 18	Cal mod
20	100				Dark green, soft, weak, sheared, some mudstone coarse gravel to cobbles. LL=NV, PI=NP, F=40.9	0	45	20	15:15 15:25

Boring Terminated at 20 feet

APPENDIX B
Core Photos

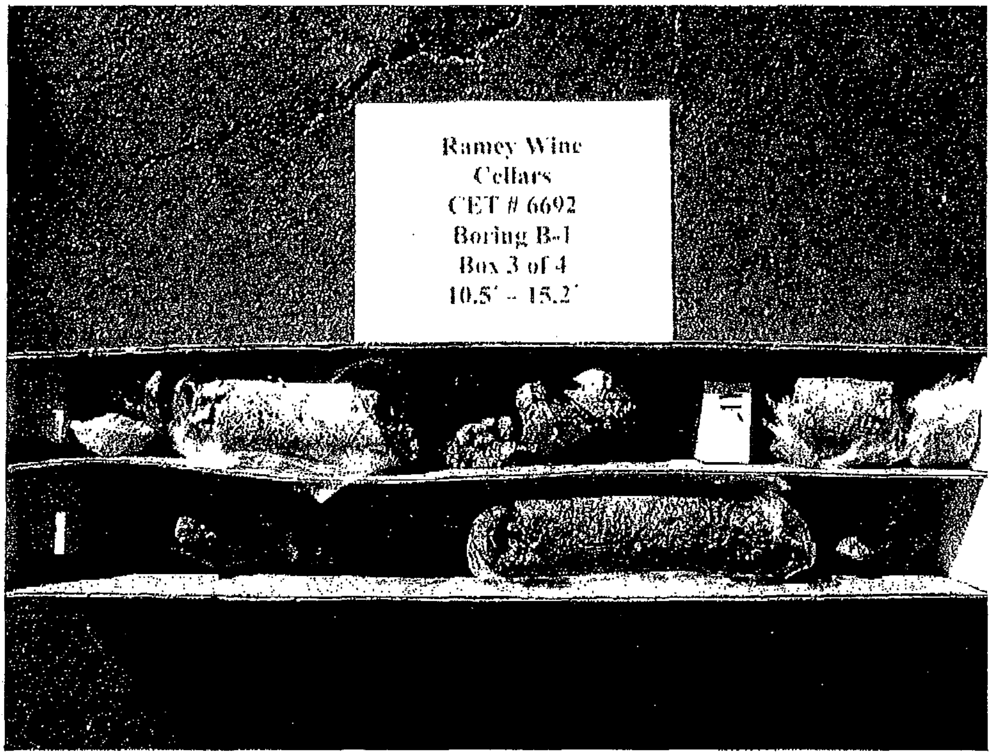
6692 Ramey Core Box Photos

PB070002.JPG

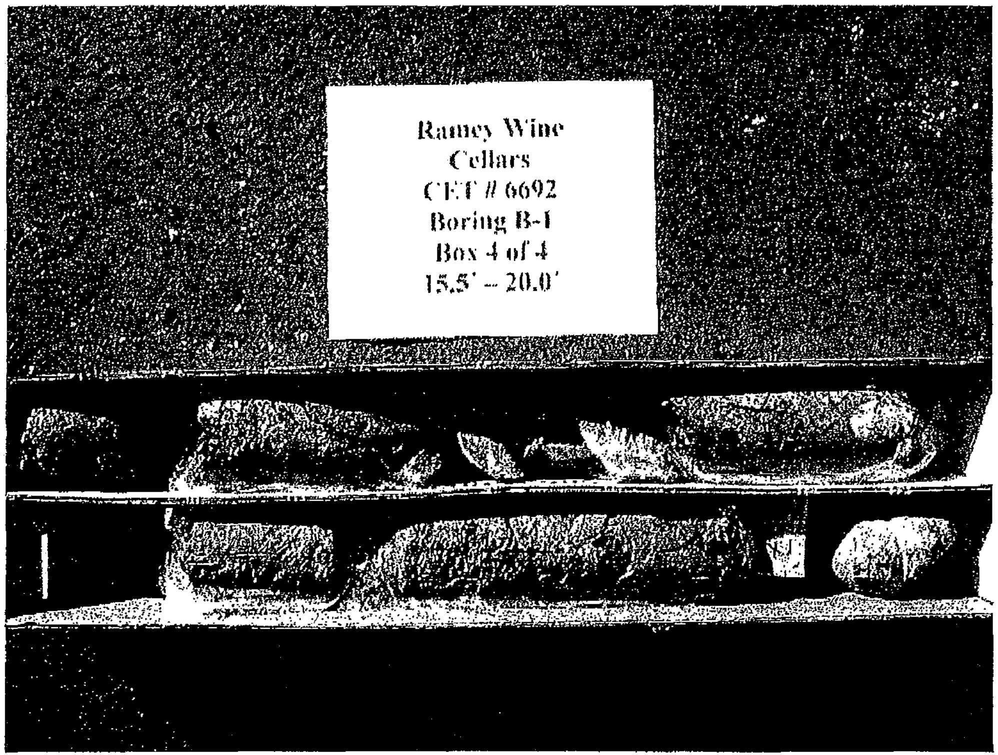


PB070004.JPG

6692 Ramey Core Box Photos

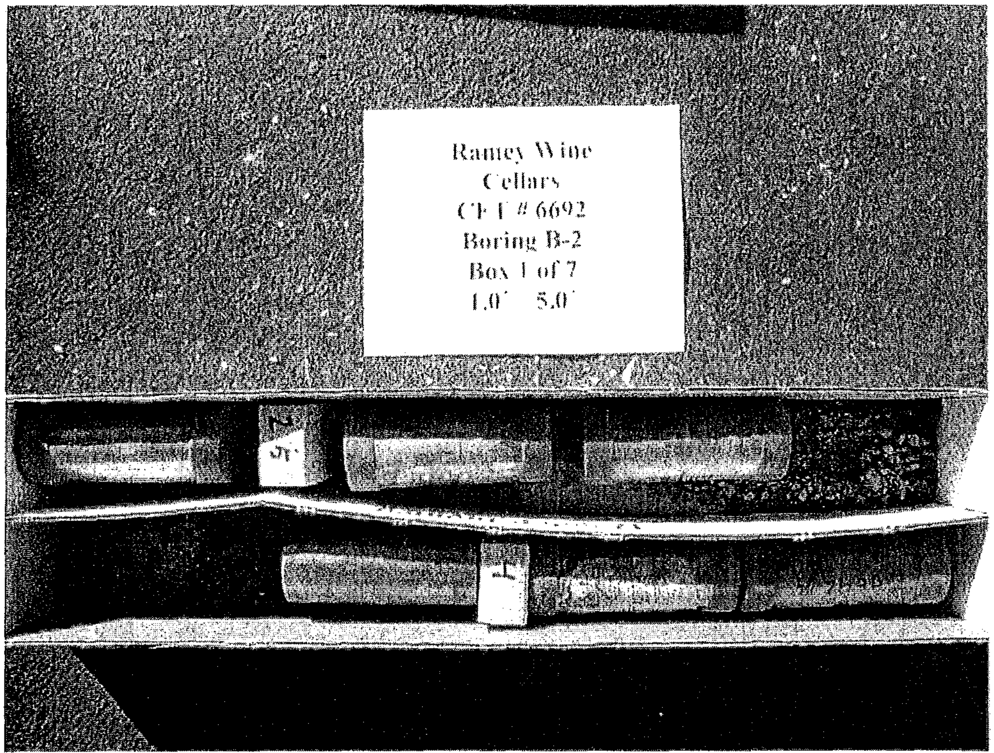


PB070007.JPG

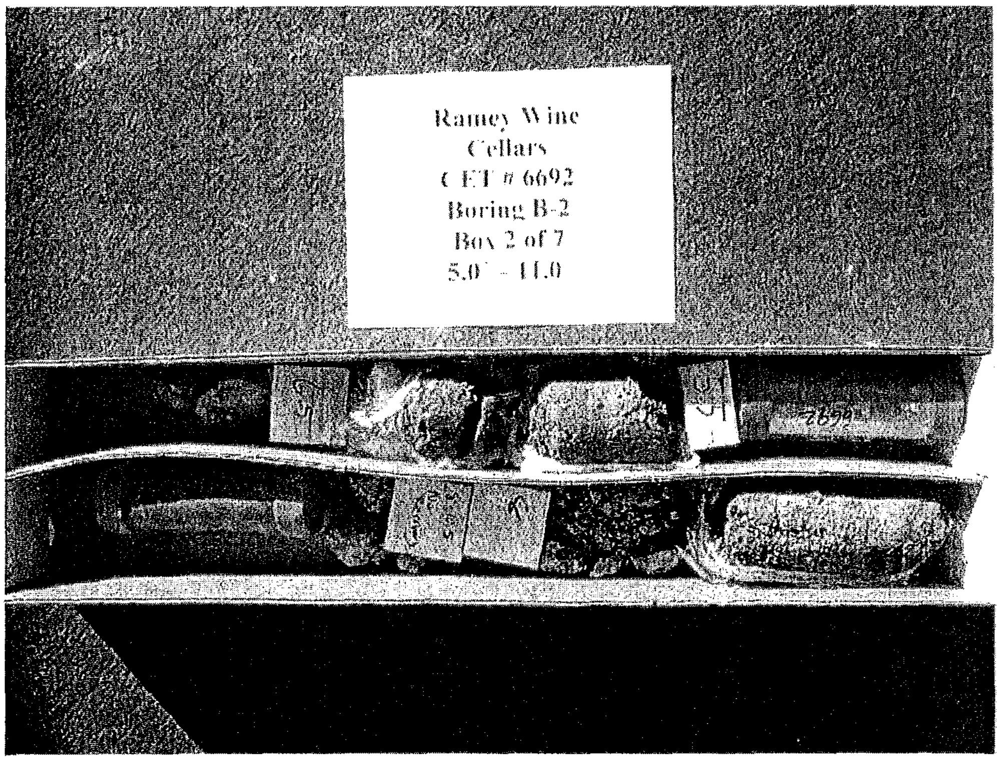


PB070009.JPG

6692 Ramey Core Box Photos

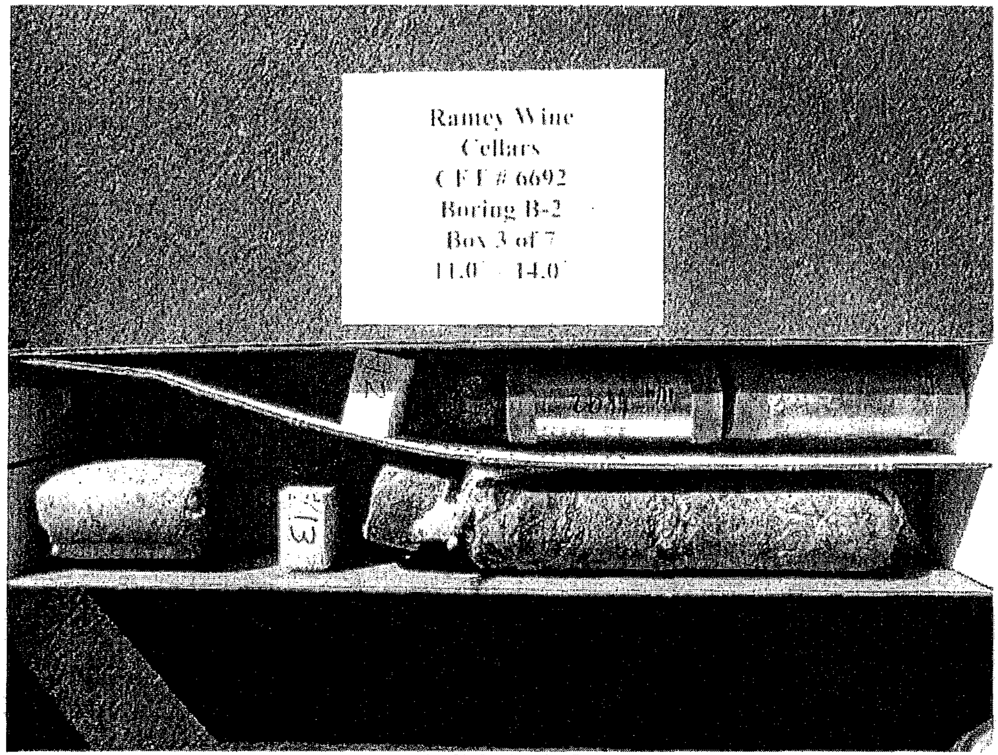


PB070012.JPG

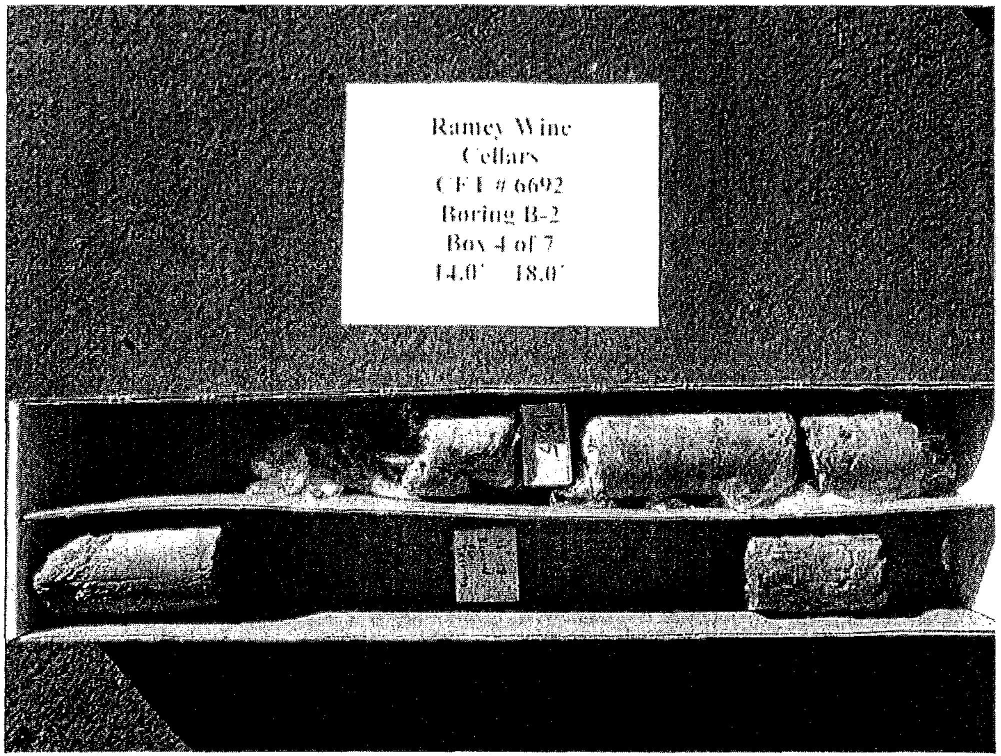


PB070014.JPG

6692 Ramey Core Box Photos

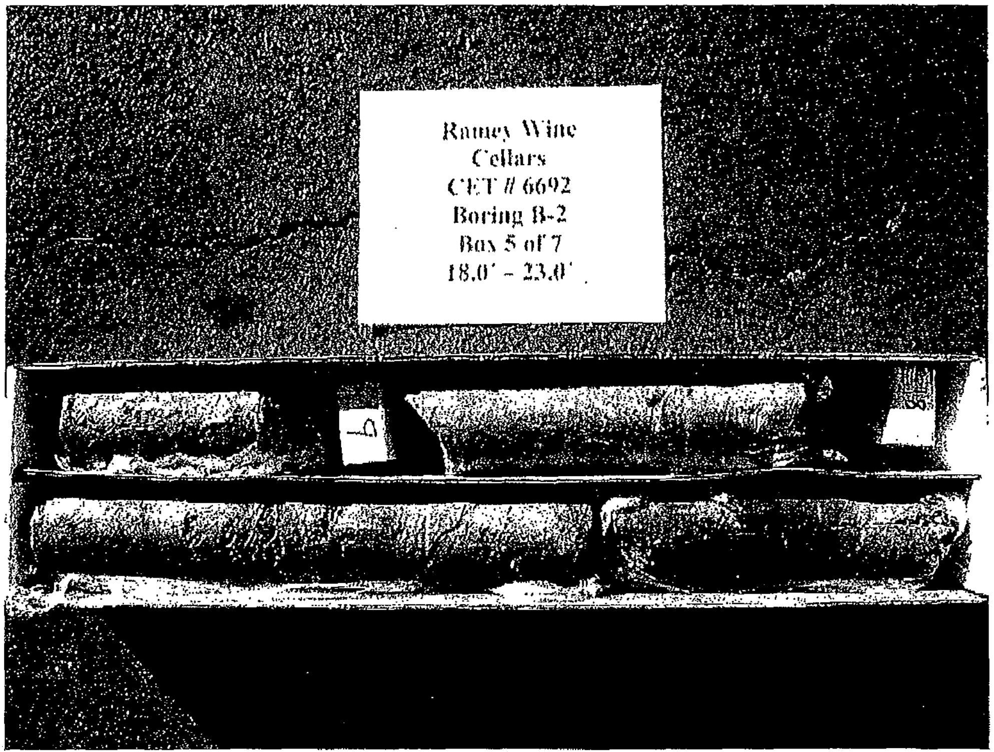


PB070017.JPG

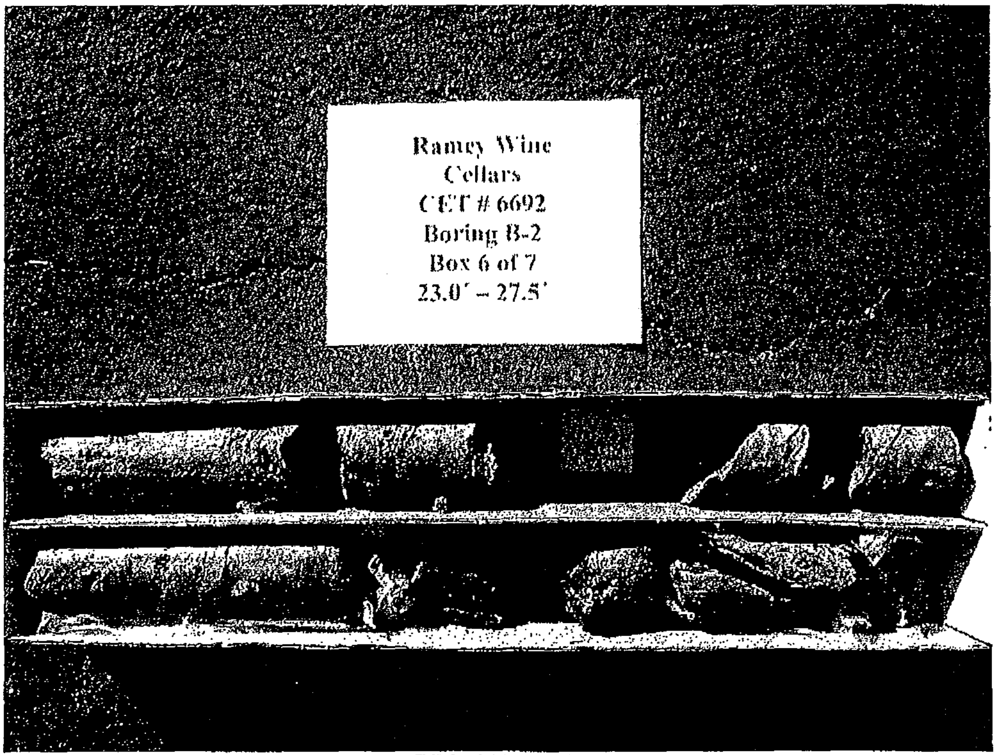


PB070023.JPG

6692 Ramey Core Box Photos

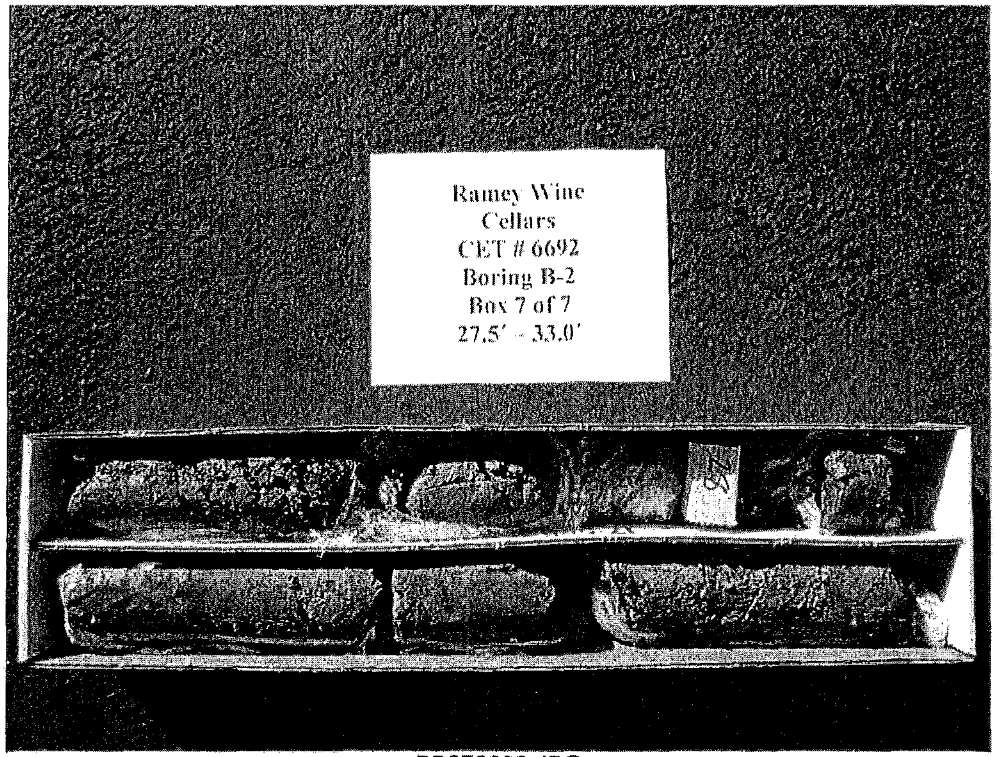


PB070025.JPG

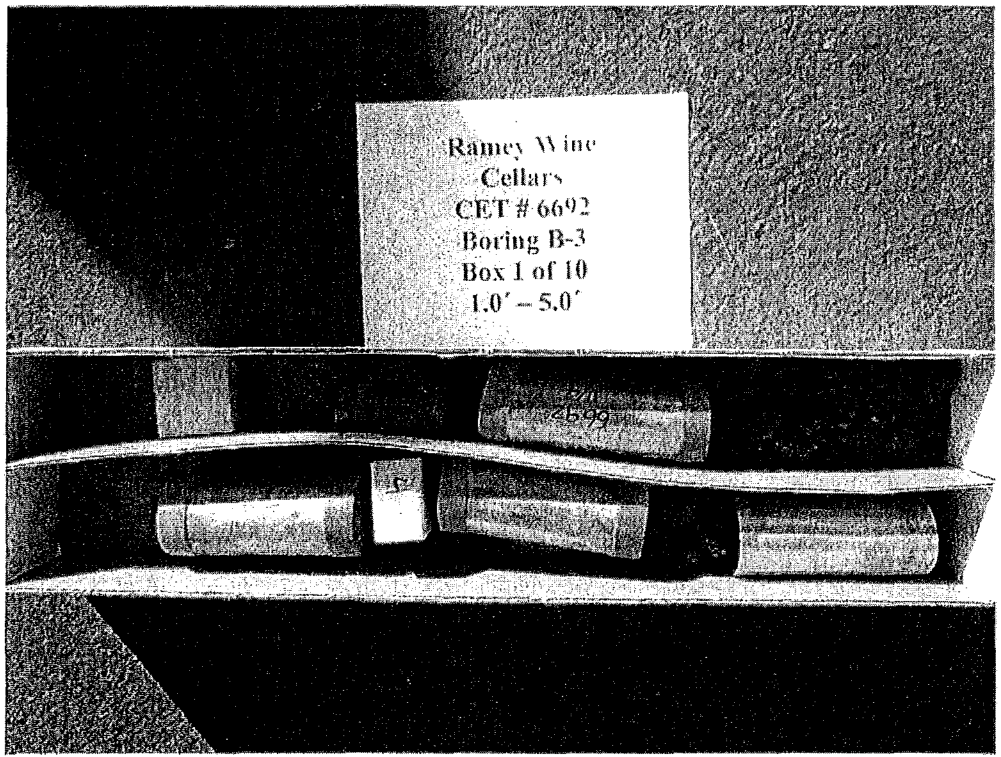


PB070027.JPG

6692 Ramey Core Box Photos

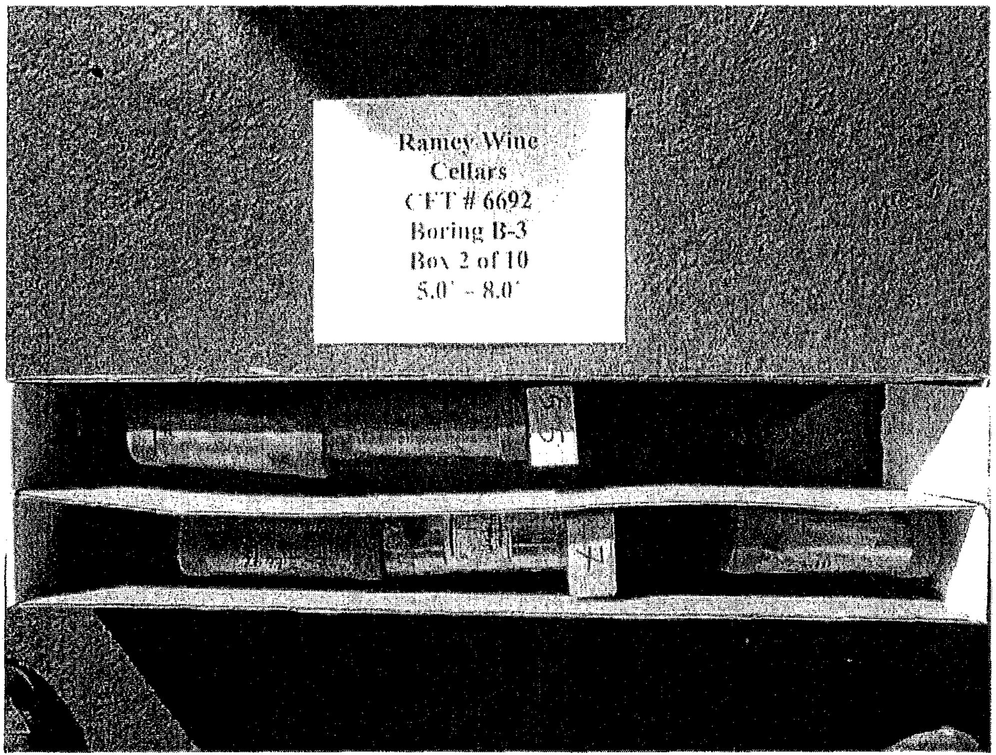


PB070030.JPG

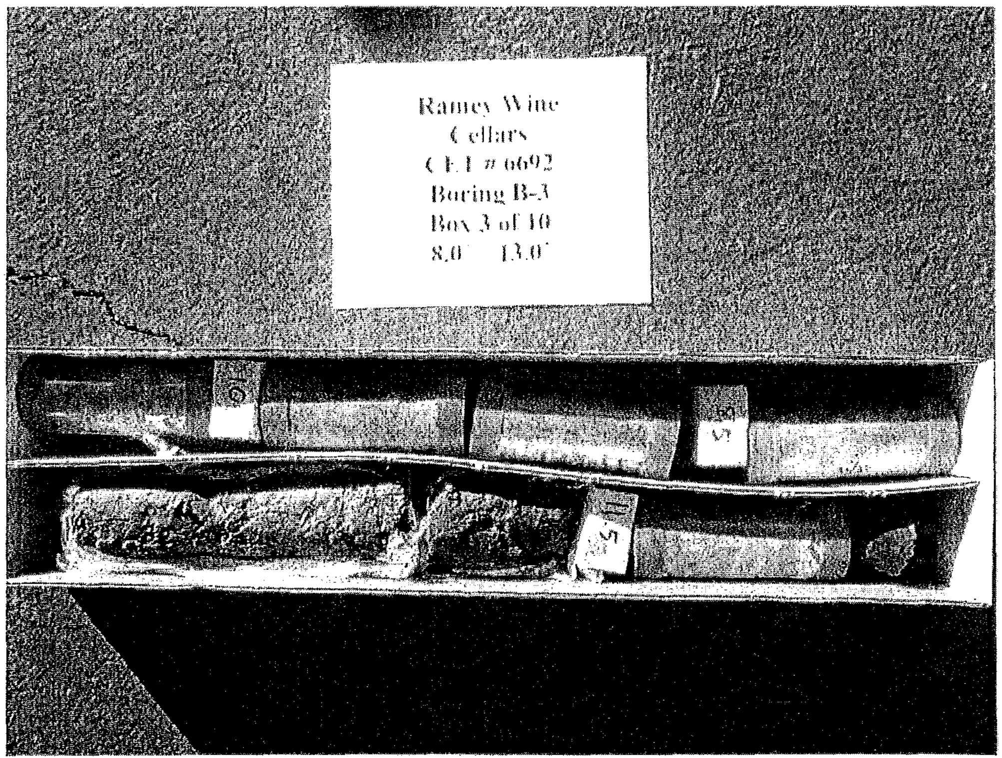


PB070032.JPG

6692 Ramey Core Box Photos

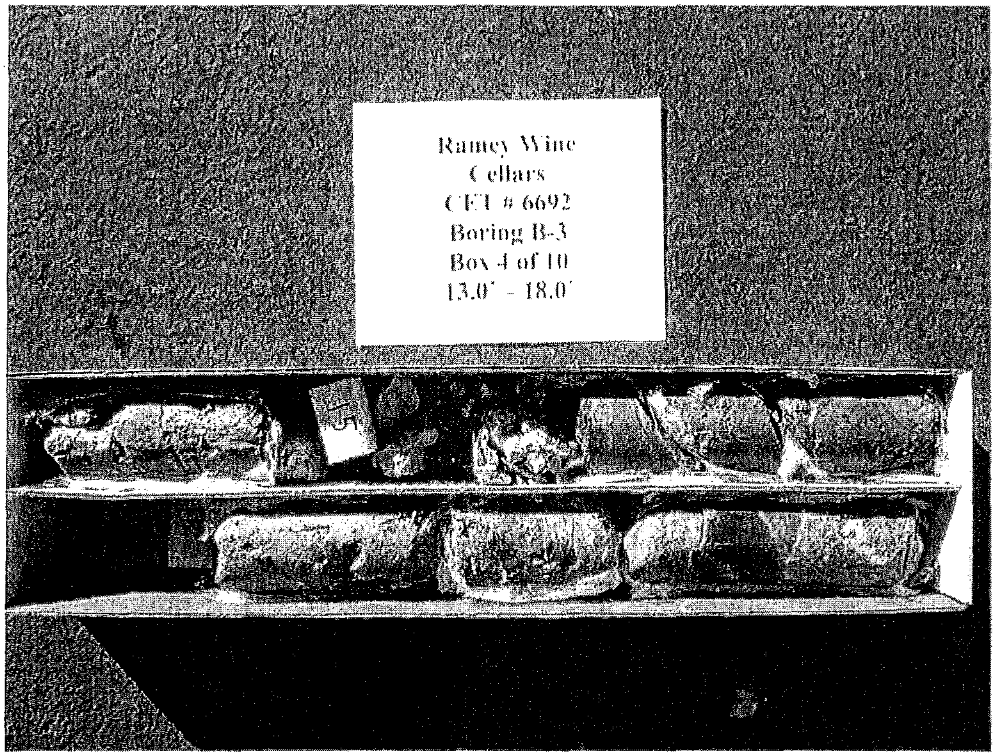


PB070033.JPG

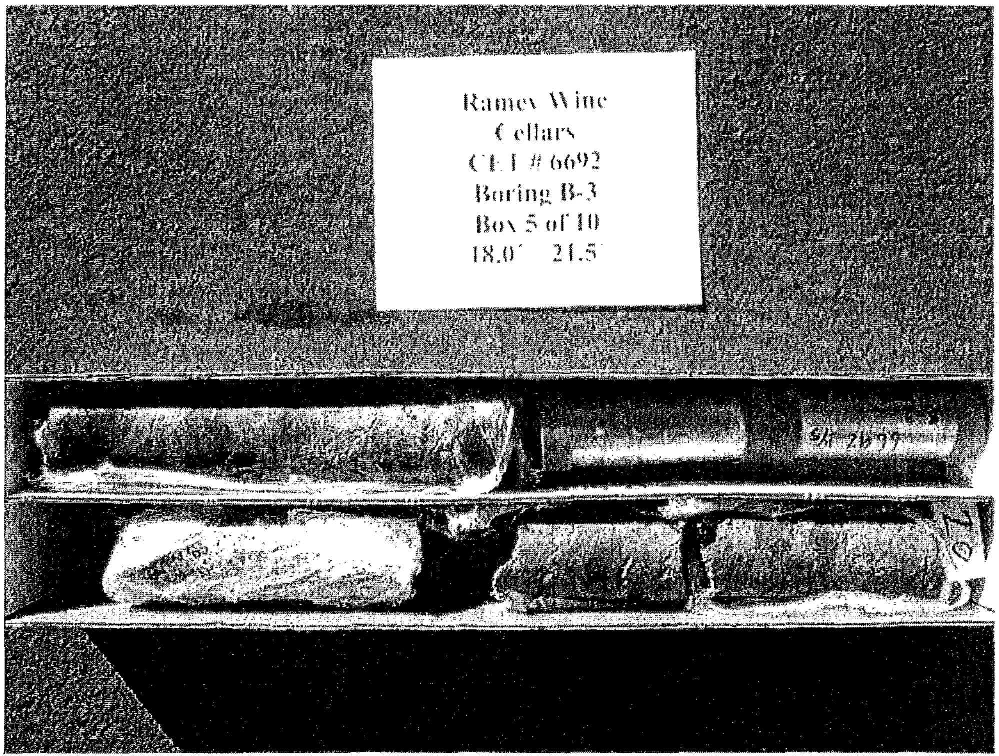


PB070034.JPG

6692 Ramey Core Box Photos

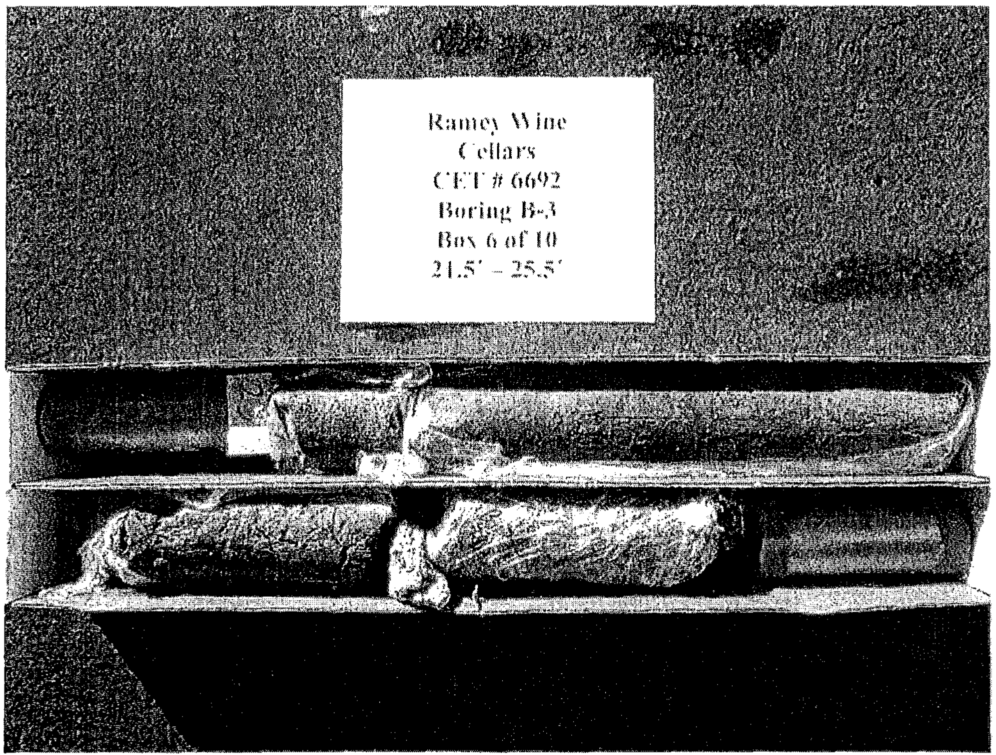


PB070036.JPG

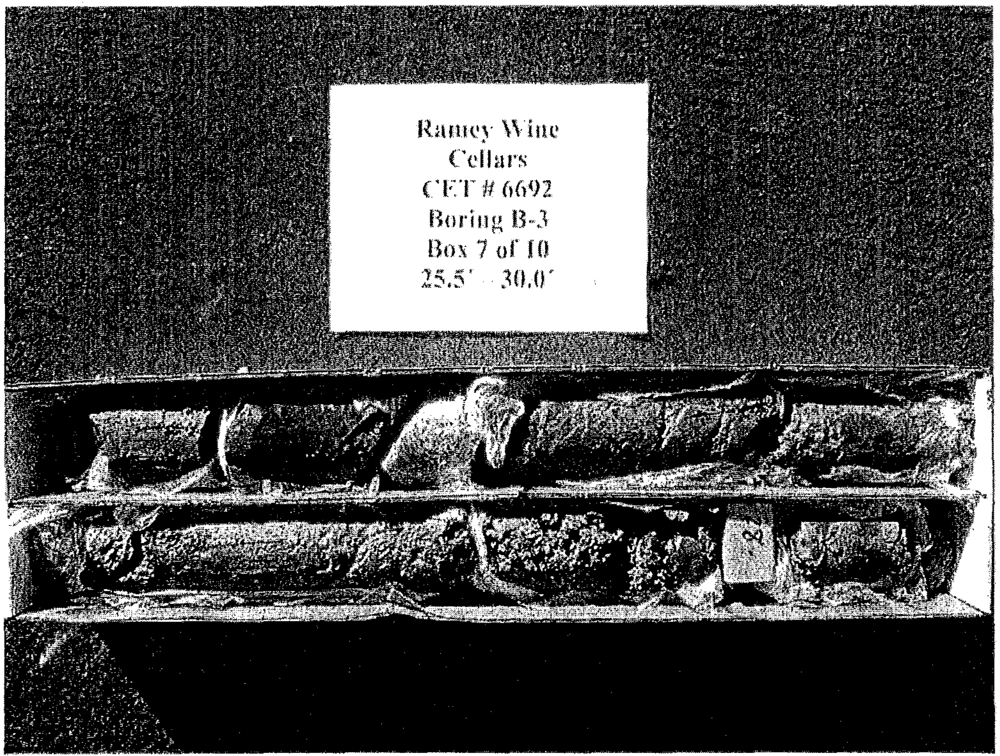


PB070039.JPG

6692 Ramey Core Box Photos

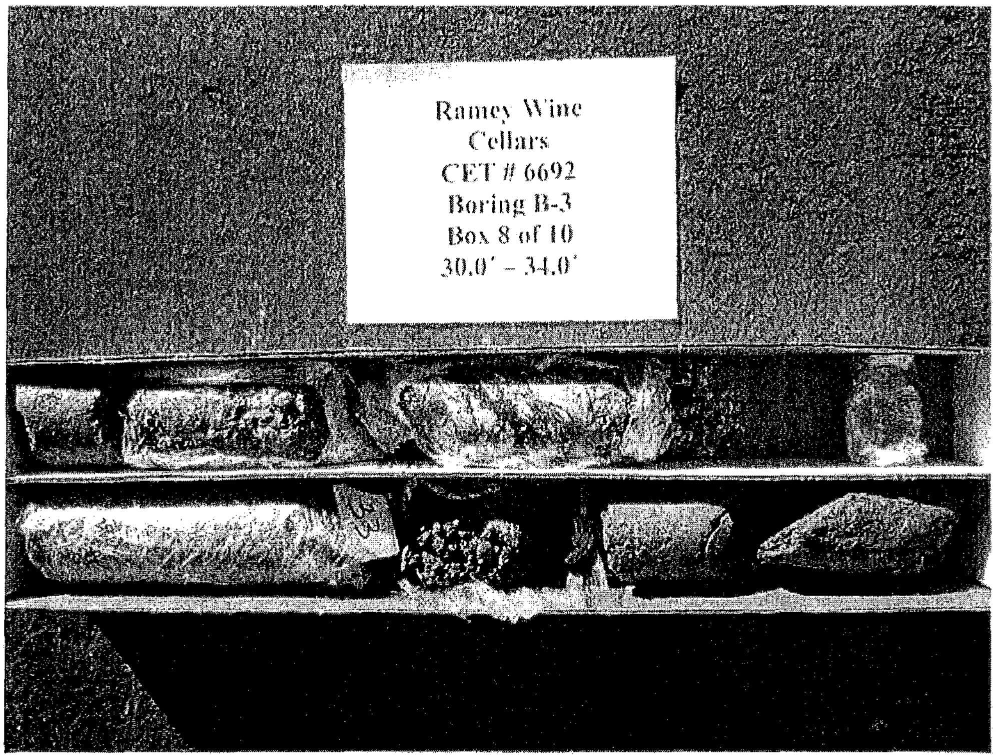


PB070040.JPG

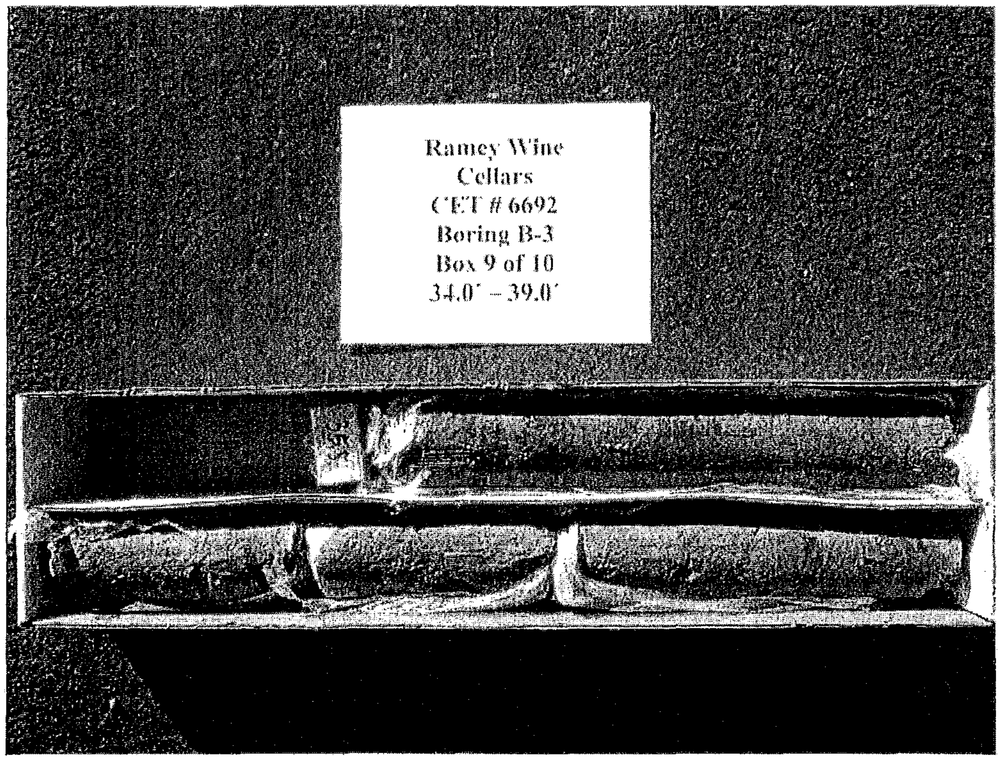


PB070042.JPG

6692 Ramey Core Box Photos

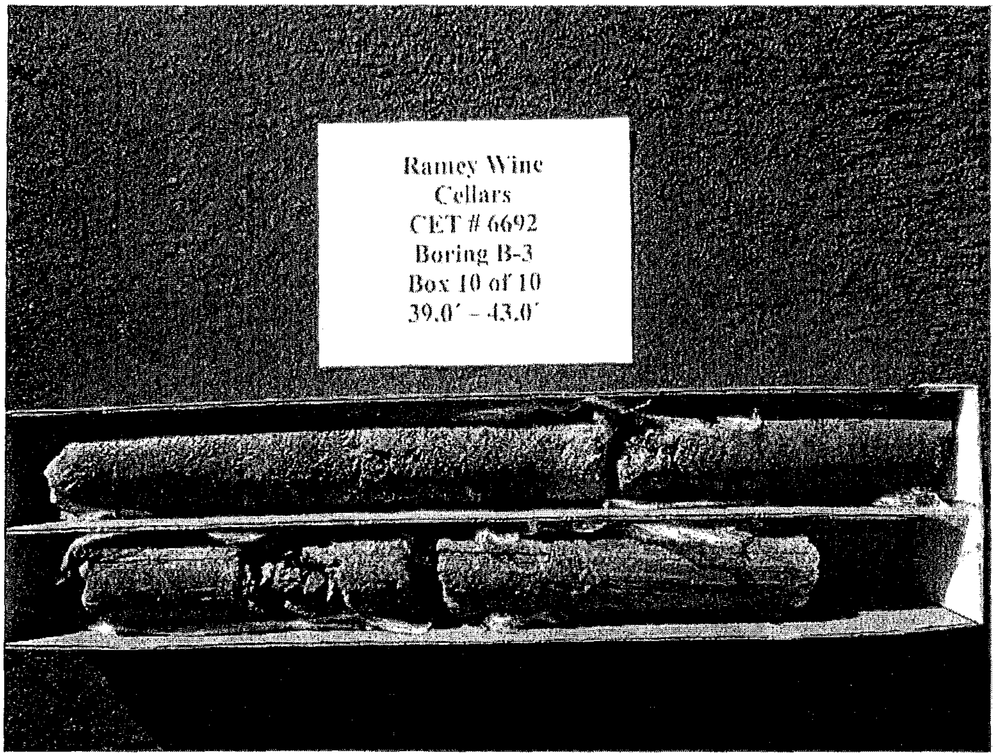


PB070044.JPG



PB070047.JPG

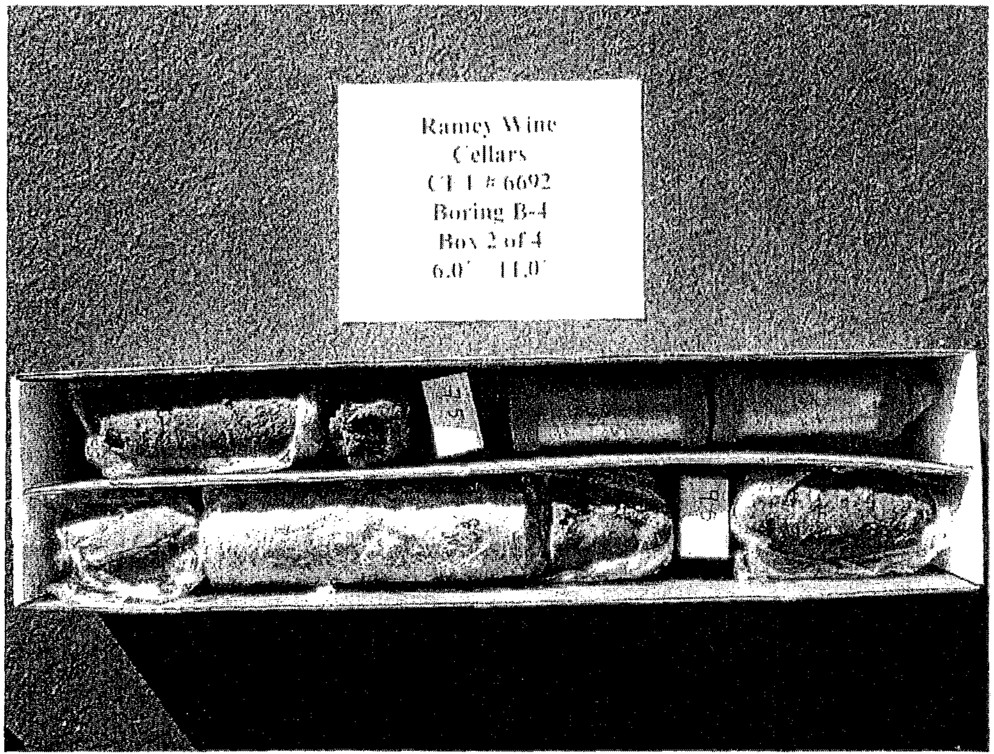
6692 Ramey Core Box Photos



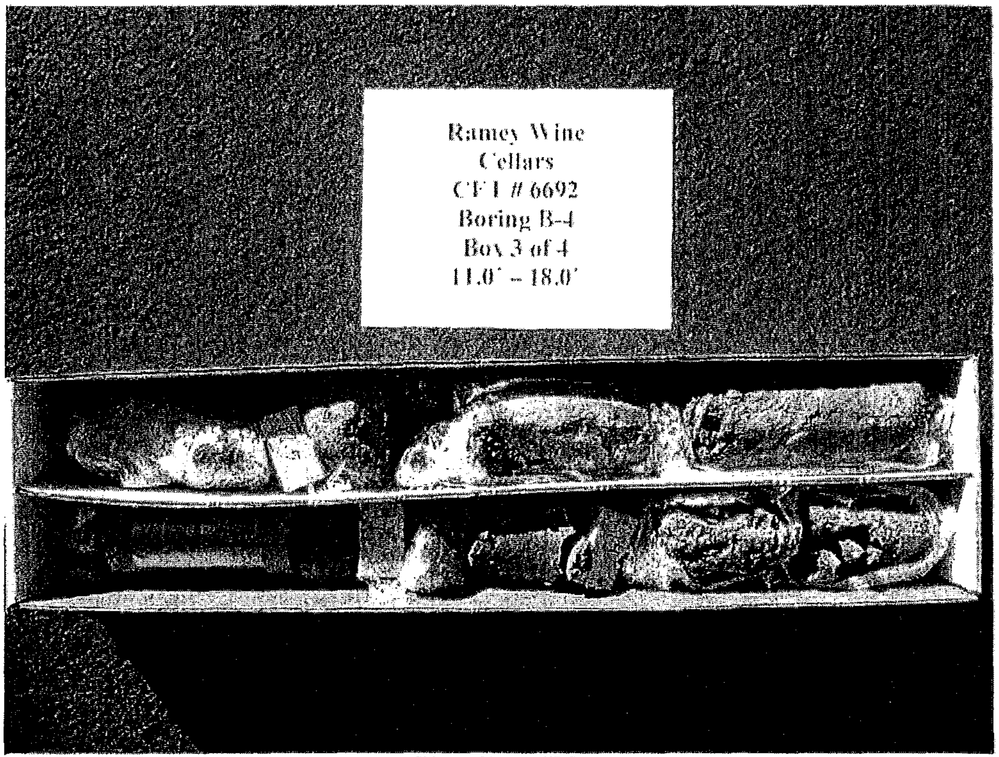
PB070048.JPG

PB070050.JPG

6692 Ramey Core Box Photos

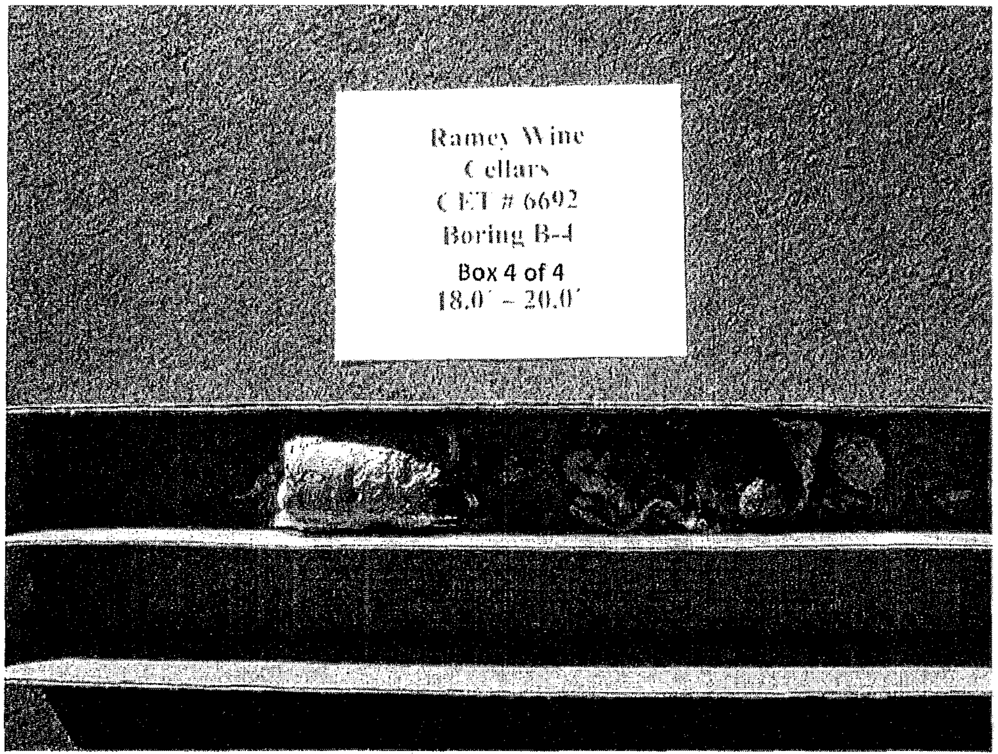


PB070052.JPG



PB070054.JPG

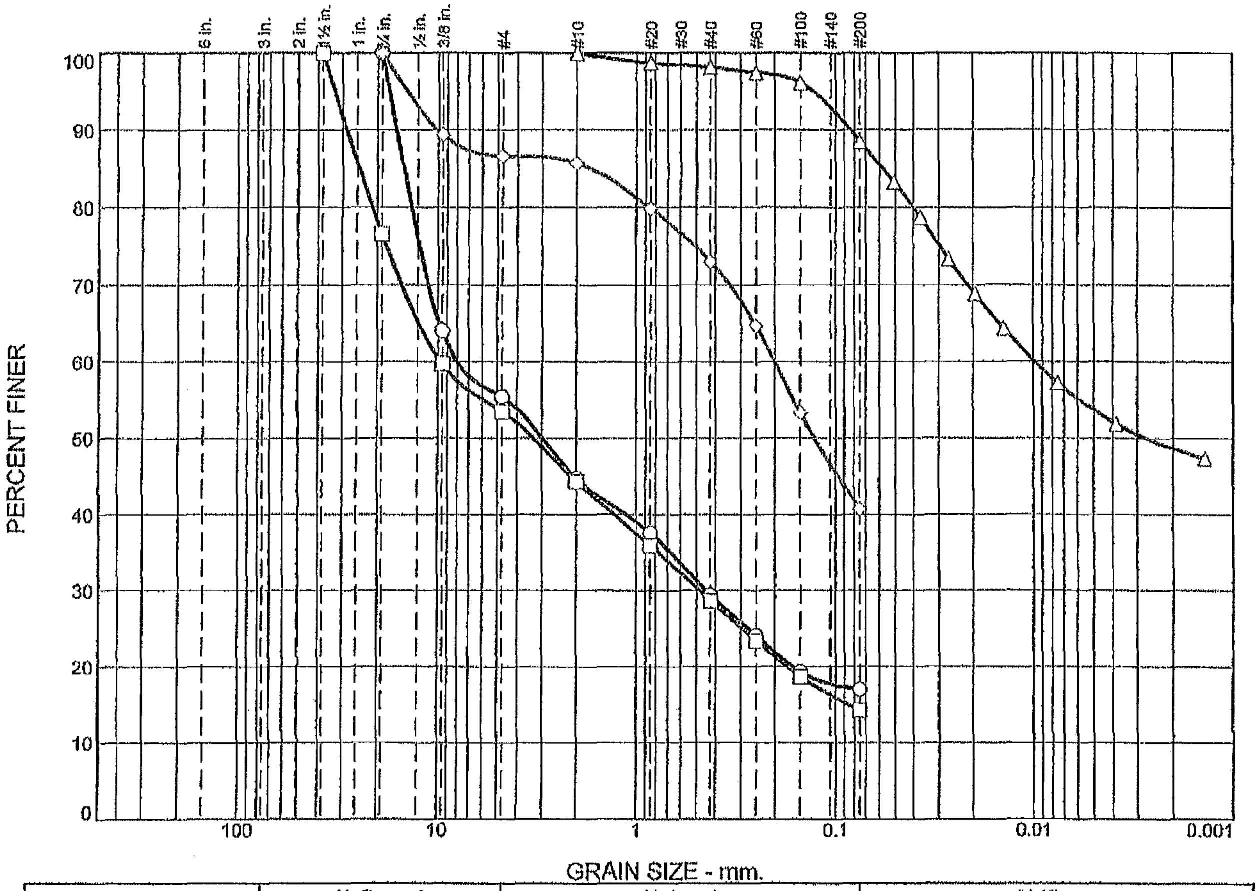
6692 Ramey Core Box Photos



PB070056 2.jpg

APPENDIX C
Laboratory Test Results

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	44.6	10.6	15.4	12.4	17.0	
□	0.0	23.4	23.1	9.1	15.7	14.4	14.3	
△	0.0	0.0	0.0	0.0	1.8	9.6	39.9	48.7
◇	0.0	0.0	13.4	0.9	12.6	32.4	40.7	

SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○		B-3	21.5'	Dark gray sandy SERPENTINITE w/fine gravel.	GM
□		B-3	24.5'	Bluish gray sandy SEPENTINITE.	GM
△		B-4	3.5'	Dark gray/brown FAT CLAY.	CH
◇		B-4	18.0'	Dark gray sandy SERPENTINITE with gravel.	SM

Soil Mechanics Lab

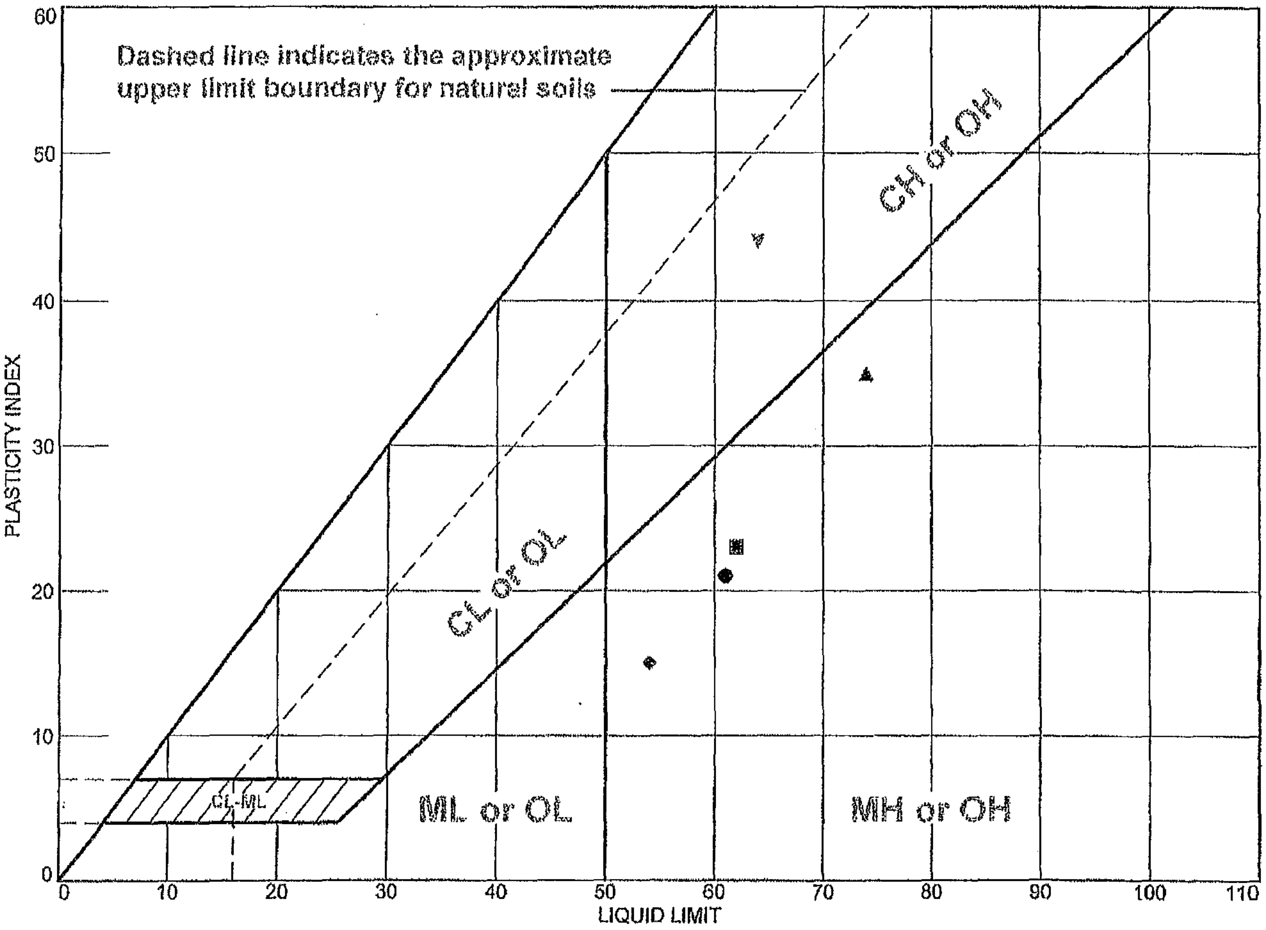
Oakland, California

Client: Condor Earth Technologies,Inc.
Project: Ramey Wine Cellars

Project No.: 6692 **Figure**

Tested By: MA

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dense,dark brn. & dark gray weath'd SERPENINITE w/f-gravel inclusions.	61	40	21			
■	Dark bluish gray weath'd SERPENTINITE.	62	39	23			
▲	Bluish gray sandy SEPENTINITE.	74	39	35	28.7	14.3	GM
◆	Dark bluish gray weath'd SERPENTINITE.	54	39	15			
▽	Dark gray/brown FAT CLAY.	64	20	44	98.2	88.6	CH

Project No. 6692 **Client:** Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

● **Location:** B-1 **Depth:** 3.0'
■ **Location:** B-2 **Depth:** 16.0'
▲ **Location:** B-3 **Depth:** 24.5'
◆ **Location:** B-4 **Depth:** 10.0'
▽ **Location:** B-4 **Depth:** 3.5'

Remarks:

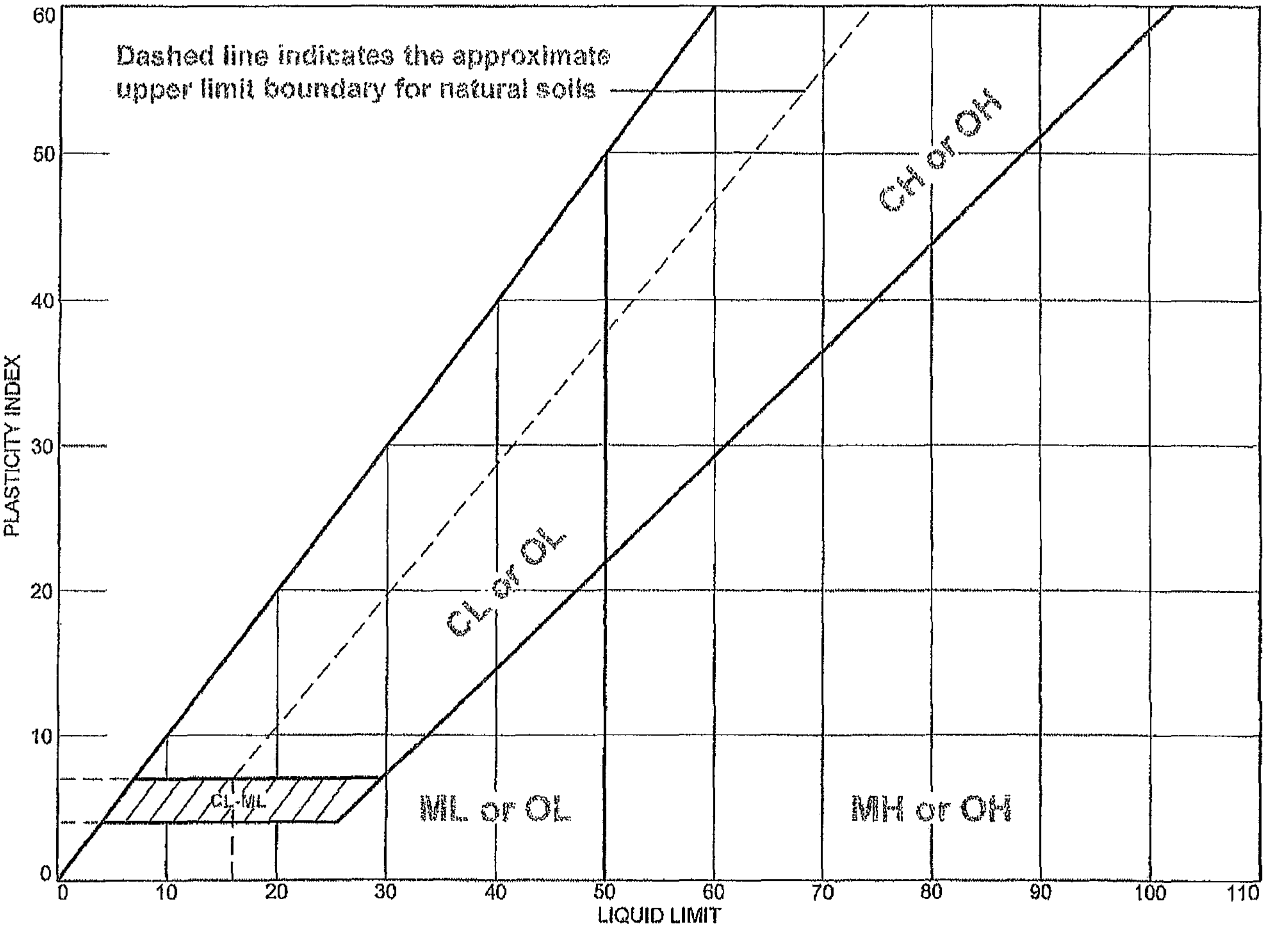
Soil Mechanics Lab

Oakland, California

Figure

Tested By: MA

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dark gray sandy SERPENTINITE w/fine gravel.	NV	NP	NP	29.4	17.0	GM
▨	Dark gray sandy SERPENTINITE with gravel.	NV	NP	NP	73.1	40.7	SM

Project No. 6692 **Client:** Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

● **Location:** B-3 **Depth:** 21.5'

▨ **Location:** B-4 **Depth:** 18.0'

Remarks:

Soil Mechanics Lab

Oakland, California

Figure

Tested By: MA

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

Material Type: Weathered Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

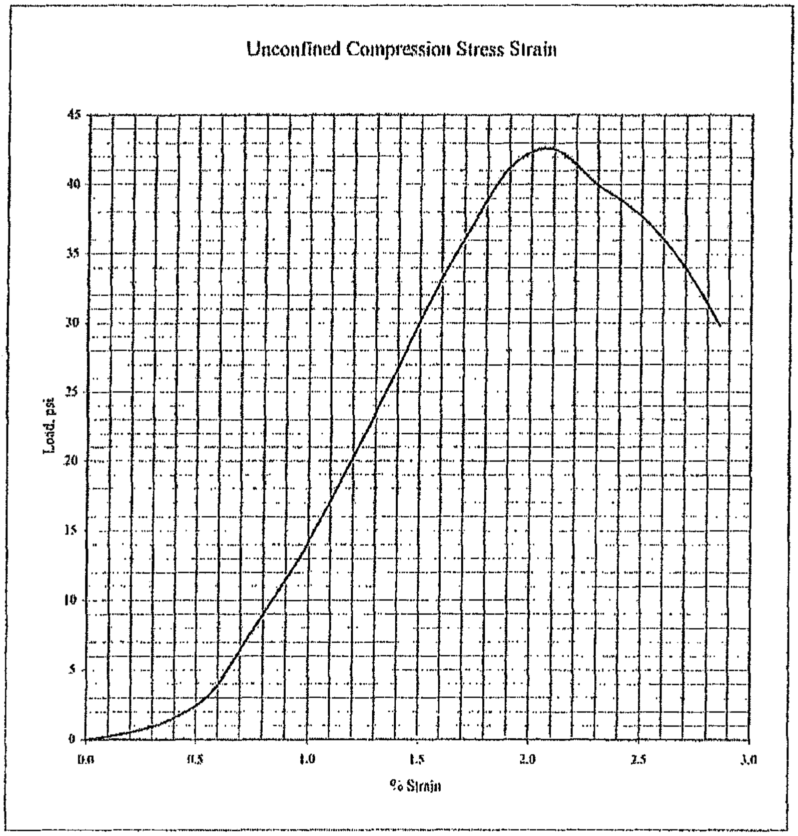
Depth: 15.5

Test Method: ASTM D7012

Moisture Condition At Testing: Ambient

Test Results

Sample ID.	Sample Location	Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-2		3.30	5.3	152.8	148.5	2.9	43



Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

Material Type: Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

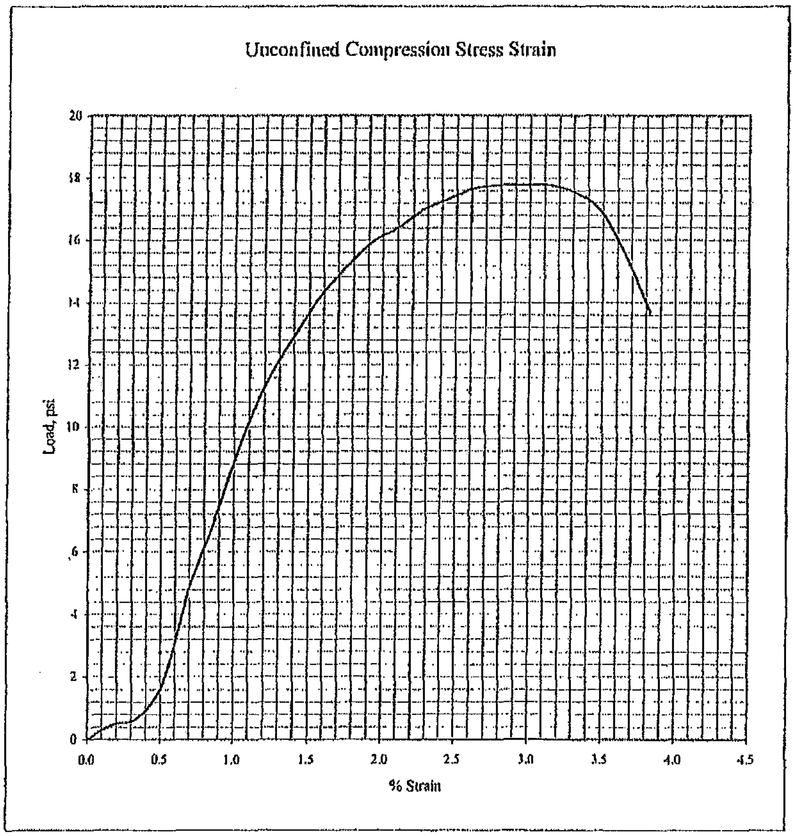
Depth: 23.5

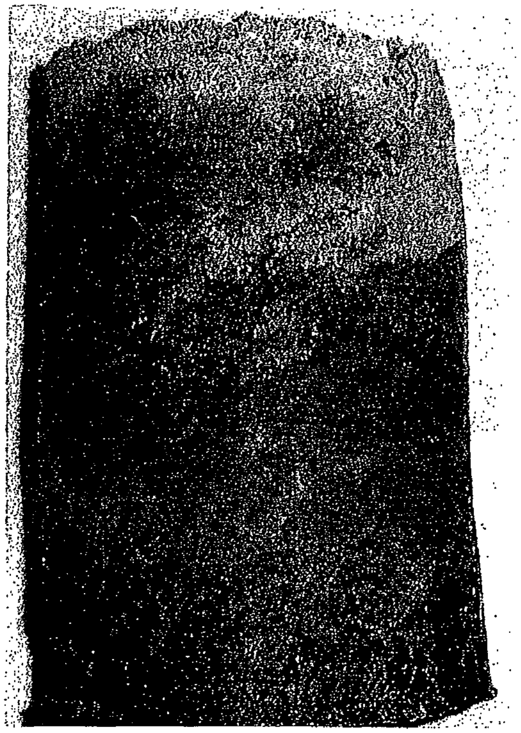
Test Method: ASTM D7012

Moisture Condition At Testing: Ambient

Test Results

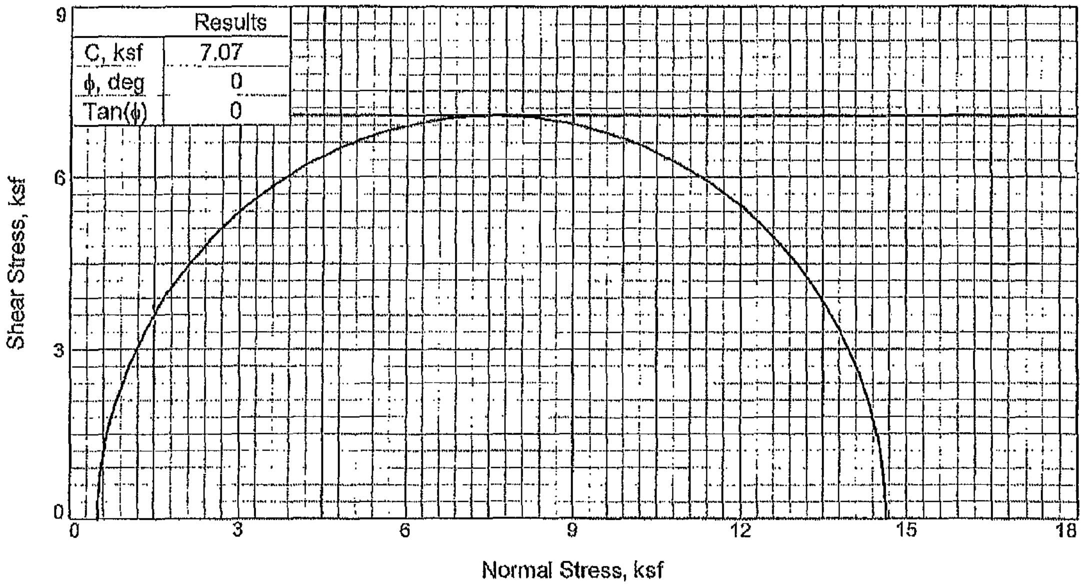
Sample ID.		Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-2		3.30	5.8	140.3	126.9	10.6	18



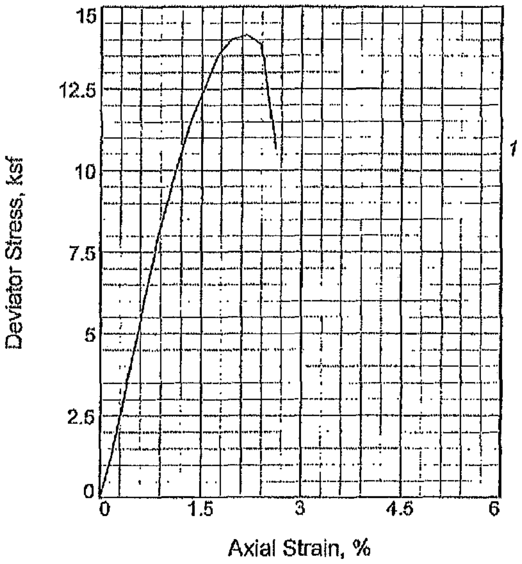


Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

485 Pierroz Rd, Unit D, Placerville, CA 95667
Ph 530-622-1101 Fax 530-622-1191



Results	
C, ksf	7.07
ϕ, deg	0
Tan(ϕ)	0



	Sample No.	1
Initial	Water Content, %	32.6
	Dry Density, pcf	87.0
	Saturation, %	93.8
	Void Ratio	0.9381
	Diameter, in.	2.42
	Height, in.	4.60
At Test	Water Content, %	32.6
	Dry Density, pcf	87.0
	Saturation, %	93.8
	Void Ratio	0.9381
	Diameter, in.	2.42
	Height, in.	4.60
	Strain rate, in./min.	0.08
	Back Pressure, psi	0.00
	Cell Pressure, psi	3.47
	Fail. Stress, ksf	14.1
	Ult. Stress, ksf	
	σ_1 Failure, ksf	14.6
	σ_3 Failure, ksf	0.5

Type of Test:
Unconsolidated Undrained

Sample Type: Mod.Cal.

Description: Hard,dark brown FAT CLAY(CH)w/ sand.

Specific Gravity= 2.70

Remarks:

Figure ______

Client: Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

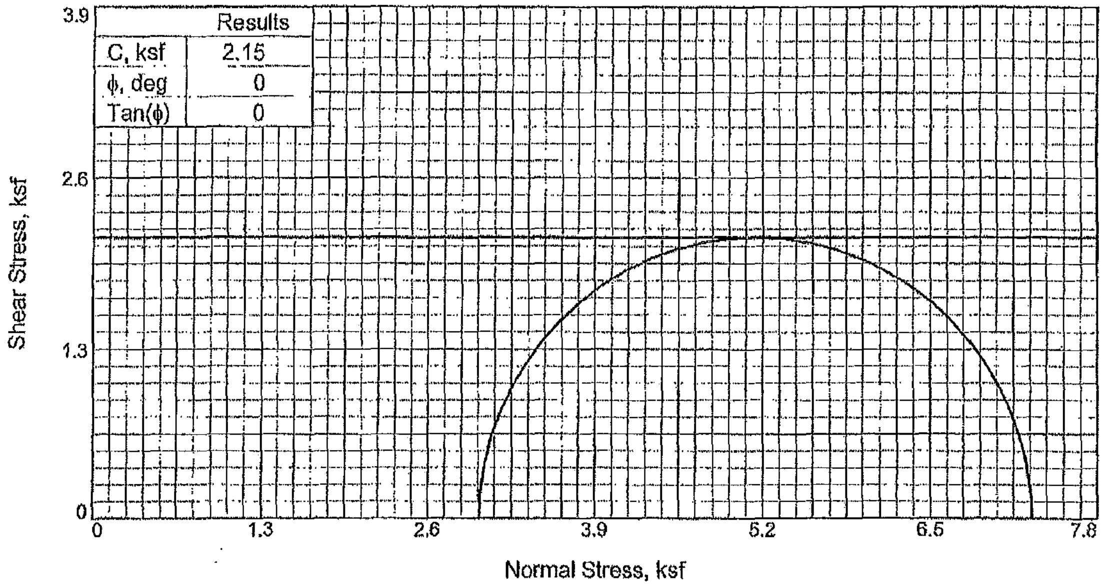
Location: B-3

Depth: 5.0'

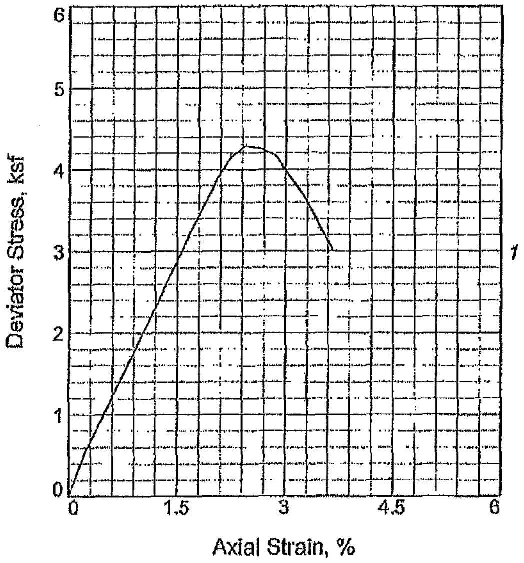
Proj. No.: 6692 **Date Sampled:**

TRIAXIAL SHEAR TEST REPORT
Soil Mechanics Lab
Oakland, California

Tested By: MA



Results	
C, ksf	2.15
ϕ, deg	0
Tan(ϕ)	0



Sample No.		1
Initial	Water Content, %	13.4
	Dry Density, pcf	123.6
	Saturation, %	99.6
	Void Ratio	0.3640
	Diameter, in.	2.42
	Height, in.	4.90
At Test	Water Content, %	13.5
	Dry Density, pcf	123.6
	Saturation, %	100.0
	Void Ratio	0.3640
	Diameter, in.	2.42
	Height, in.	4.90
Strain rate, in./min.		0.08
Back Pressure, psi		0.00
Cell Pressure, psi		20.83
Fail. Stress, ksf		4.29
Ult. Stress, ksf		
σ_1 Failure, ksf		7.29
σ_3 Failure, ksf		3.00

Type of Test:
Unconsolidated Undrained

Sample Type: Mod.Cal.

Description: Very dense,dark bluish gray SERPENTINITE w/sand.

Specific Gravity= 2.70

Remarks:

Figure ________

Client: Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

Location: B-3

Depth: 30.5'

Proj. No.: 6692 **Date Sampled:**

TRIAXIAL SHEAR TEST REPORT
Soil Mechanics Lab
Oakland, California

Tested By: MA

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

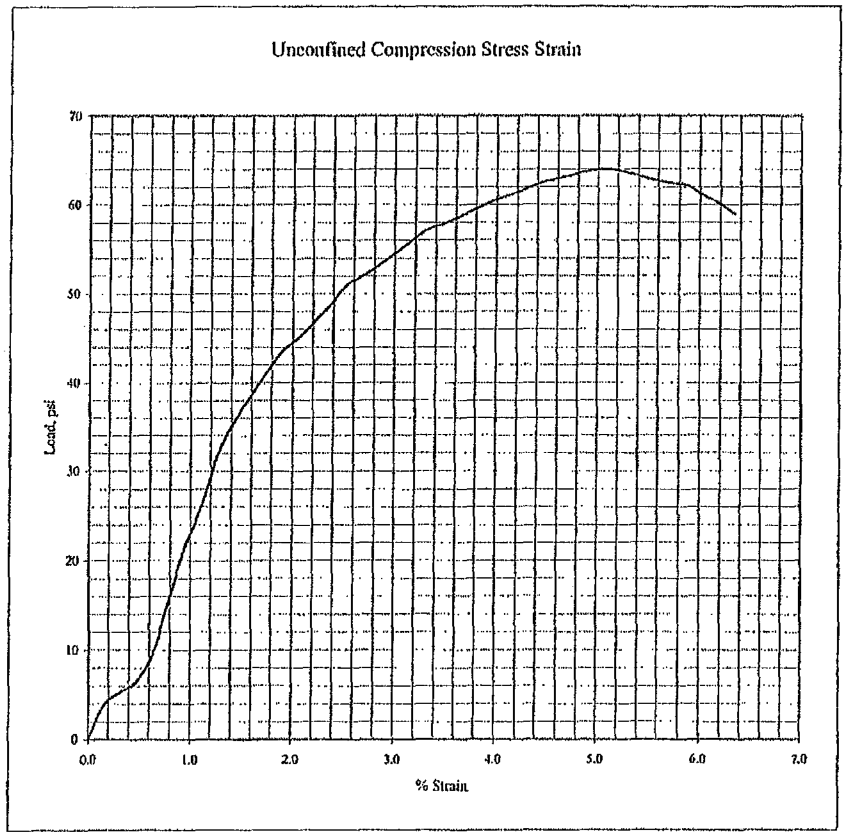
Client: Condor Earth Technologies, Inc

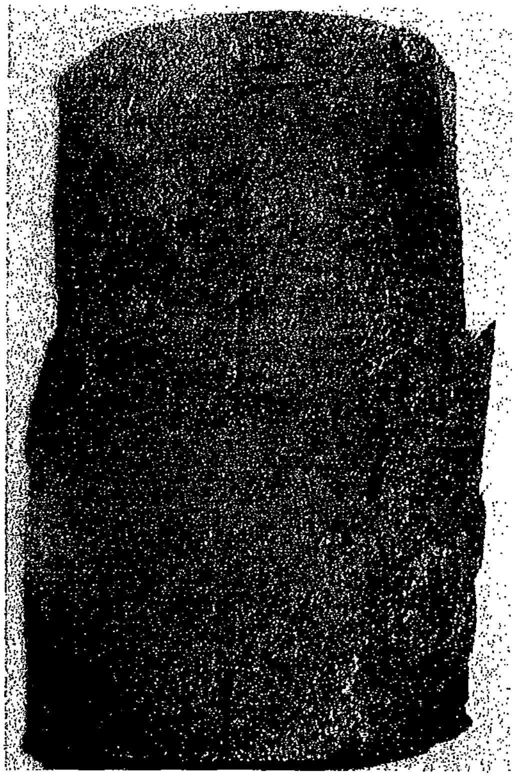
Material Type: Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

Depth: 33
Test Method: ASTM D7012
Moisture Condition At Testing: Ambient

Test Results

Sample ID.		Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-3		3.25	6.3	146.8	133.7	9.8	64





Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

November 13, 2013
Project No.: 13-126
Project: Ramey Wine Cellars

			Solving for Young's Modulus				Solving for $\Delta\varepsilon_a$ by linear interpolation							
STL Sample ID	Boring Number	Depth (ft)	Young's Modulus E_s (psi)	Max. Comp. Strength σ (psi)	70% of Max. Comp. Strength $\Delta\sigma$ (psi)	Axial Strain @ $\Delta\sigma$ $\Delta\varepsilon_a$	Comp. Stress above $\Delta\sigma$ σ_2 (psi)	Comp. Stress below $\Delta\sigma$ σ_1 (psi)	Axial Strain above $\Delta\varepsilon_a$ ε_{a2}	Axial Strain below $\Delta\varepsilon_a$ ε_{a1}	$\sigma_2-\Delta\sigma$ (psi)	$\varepsilon_{a2}-\varepsilon_{a1}$	$\sigma_2.\sigma_1$ (psi)	$\{[(\sigma_2-\Delta\sigma)*(\varepsilon_{a2}-\varepsilon_{a1})]/(\sigma_2-\sigma_1)\}$
S42342	B-2	15.5	2.035E+03	42.600	29.820	0.0147	30.900	24.600	0.0150	0.0130	1.080	0.00200	6.300	0.00034
S42343	B-2	23.5	9.318E+02	17.800	12.460	0.0134	12.900	11.500	0.0140	0.0120	0.440	0.00200	1.400	0.00063
S42344	B-3	33	2.172E+03	64.000	44.800	0.0206	45.100	43.500	0.0210	0.0190	0.300	0.00200	1.600	0.00038

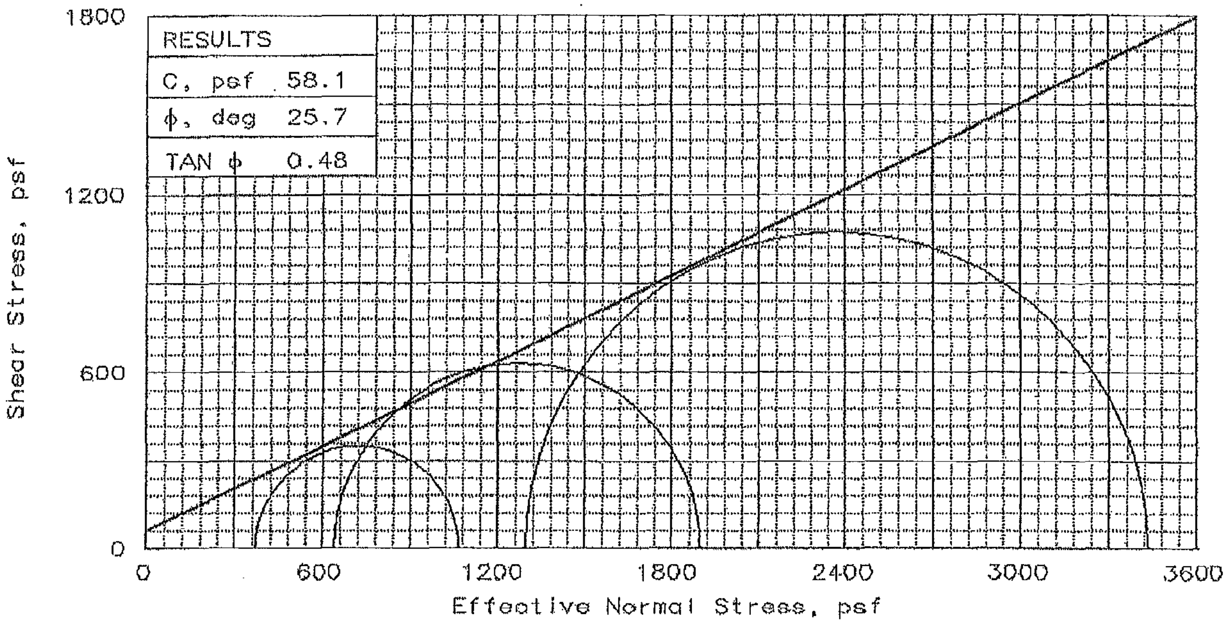
Calculating Young's Modulus by Secant Modulus Method:

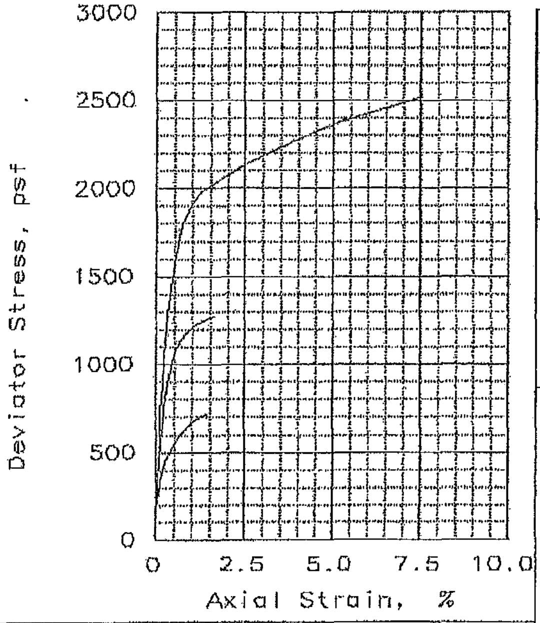
1. Assume fixed percentage of maximum compressive strength: 70%
2. Solving for Axial Strain, $\Delta\varepsilon_a$ @ 70% of maximum compressive strength:

$$\Delta\varepsilon_a = \varepsilon_{a2}-\{[(\sigma_2-\Delta\sigma)*(\varepsilon_{a2}-\varepsilon_{a1})]/(\sigma_2-\sigma_1)\}$$

3. Solving for Young's Modulus using the Secant Modulus Method:

$$\text{Young's Modulus} \quad E_s = \frac{\Delta\sigma}{\Delta\varepsilon_a}$$





	Specimen No.:	1	2	3
INITIAL	WATER CONTENT, %	29.7	29.7	29.7
	DRY DENSITY, pcf	94.2	94.2	94.2
	SATURATION, %	101.7	101.7	101.7
	VOID RATIO	0.788	0.788	0.788
	DIAMETER, in	2.90	2.90	2.90
	HEIGHT, in	5.65	5.65	5.65
AT TEST	WATER CONTENT, %	30.9	29.3	29.3
	DRY DENSITY, pcf	94.9	95.7	97.2
	SATURATION, %	107.3	103.8	107.8
	VOID RATIO	0.776	0.762	0.734
	DIAMETER, in	2.89	2.90	2.90
	HEIGHT, in	5.65	5.57	5.48
	Strain rate, in/min	0.0030	0.0030	0.0030
	EFF CELL PRESSURE, psf	500	1000	2000
	FAIL. STRESS, psf	697	1257	2138
	EXCESS PORE PR., psf	126	356	702
	STRAIN, %	1.2	1.4	2.6
	ULT. STRESS, psf			
	EXCESS PORE PR., psf			
	STRAIN, %			
	$\bar{\sigma}_1$ FAILURE, psf	1072	1901	3436
	$\bar{\sigma}_3$ FAILURE, psf	374	644	1298

TYPE OF TEST:
CU with Pore Pressures
SAMPLE TYPE: Core
DESCRIPTION: Dark bluish gray & brown weathered SERPENTINITE

SPECIFIC GRAVITY= 2.7
REMARKS:

Plate No: ______

CLIENT: Condor Earth Technologies, Inc.

PROJECT: Ramey Wine Cellars

SAMPLE LOCATION: B-2 16'

PROJ. NO.: 6692 DATE: 12-14-13

TRIAXIAL SHEAR TEST REPORT

Soil Mechanics Lab

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
Phone 209.532.0361
Fax 209.532.0773
www.condorearth.com

Condor Project No. 6692

April 8, 2015

RECEIVED
OCT 01 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

David Ramey
Ramey Vineyards, LLC
PO Box 788
Healdsburg, CA 95448

Subject: Williams Selyem Well Impact Assessment – Letter Opinion
Ramey Wine Cellars

Dear Mr. Ramey:

This letter report is provided in accordance with your direction to evaluate the potential impacts to a neighbor's well as a result of potential groundwater drainage resulting from your proposed wine cave installation. In developing this opinion, Condor Earth Technologies, Inc. (Condor) reviewed existing reports and documentation, and had discussions and correspondence with Edwin Lin, consultant for John Dyson of Williams Selyem (WS) vineyards.

Setting

The proposed cut and cover cave will drain groundwater, lowering the groundwater surface at the back of the cave. WS operates a supply well for domestic use located approximately 200 feet west of the back of the proposed cave and 25 feet higher in elevation. WS wishes to know if the Ramey construction could impact their existing well production. They have hired Edwin Lin, a hydrogeologist, from Todd Groundwater (TG) who has provided Condor information about the WS well.

Hydrogeologic Information

In November 2013, Condor drilled exploratory boring B-3 at a surface elevation of approximately 135 feet msl[1] to a total depth of 43 feet bgs[2]. B-3 was completed as a piezometer and depth-to-groundwater was measured in November 2013 (16.9 feet bgs) and in June 2014 (12 feet bgs). A cave plan showing the location of B-3 and the geologic log are attached (Attachment 1). Geologic material is Franciscan Melange including serpentinite and mudstones of unknown porosity and hydraulic conductivity. These are malleable rock types that readily degrade to clay material and do not transmit groundwater well. The cave floor invert elevation is approximately 108 feet msl. Measured saturated thickness that will be drained at the back of the cave excavation is approximately 15 feet.

WS drilled an observation well about 75 feet south of B-3 and at about the same elevation. The observation well is 80 feet deep with a screen from 30 to 80 feet bgs. The geologic material encountered was thought to be volcanic rock, but this is uncertain due to the air rotary drilling method that produced gray pulverized dust. The drilling did not encounter a groundwater producing zone but the well later filled to within 10 feet of the surface with groundwater from seepage. Mr. Lin provided a plan and cross section

---

[1] Mean sea level

[2] Below ground surface

showing the well relationships, a well log of the WS supply well, and information on recent pumping (Attachment 2). From this data it is possible to make some hydrogeologic inferences.

First, the WS well log shows it was drilled to 140 feet bgs with a surface seal to 50 feet and a 60-foot screen. The top screen openings are at approximately the same elevation as the top screen in Ramey's B-3. The WS borehole log indicates "Fractured" and "Hard" volcanic rock to 80 feet and "Green serpentine" from 80 to 140 feet. The screen location, set between 53 and 113 feet, suggests the driller was interested in the volcanic rock and avoided the serpentinite at the bottom of the boring. Fractured hard rock has better groundwater transmissivity than serpentinite.

Mr. Lin reported that WS maintenance personnel pumped their well on 4/2/15 for 61 minutes to produce 4,000 gallons (65.6 gpm). The well drew down from a static water level of 32 feet bgs to 52 feet in 4 minutes (emptied the well casing) then gradually drew down to 55 feet after 61 minutes. This preliminary data gives us some idea of the transmissivity of the aquifer. The well appears to produce ample water for their domestic use.

Discussion

Serpentinite occurs near the surface at B-3 and is found approximately 50 feet lower in elevation at the WS well 200 feet to the west. The data suggest a sloping geologic contact or offset between the volcanics (above) and the serpentinite (below). The same offset contact may exist between the B-3 and the WS observation well to the south.

Groundwater encountered at the Ramey cave site will be entirely in serpentinite that is weathered to clay, soft and sheared. This material does not transmit groundwater readily. In contrast, the groundwater entering the WS well is derived from fractured hard rock, which transmits groundwater relatively well. The bulk of water pumped from the WS well will preferentially come from the volcanics. If a hydraulic connection exists between the WS well and the Ramey cave excavation we expect it to be very small to negligible.

A hypothetical procedure can be used to provide an order of magnitude estimate of a worst case impact from the cave excavation if a direct hydraulic connection does exists. Assuming the flow rates, timing and drawdown reported by WS personnel are reasonably accurate; Condor can estimate the transmissivity of the volcanic aquifer. Conservatively assuming the same transmissivity in the serpentinite, the impact on the well's maximum sustained production would be 3 percent or less. The WS supply well only needs to fill their 4,000 gallon tank, which they do in 61 minutes. In this hypothetical (and unlikely) scenario, the maximum possible inconvenience from lowering the groundwater at the cave site would be pumping for an additional 2 minutes each time the tank is filled.

To better characterize the WS well capacity, Mr. Lin is planning a pumping test on April 14, 2015. His test will attempt to better estimate the aquifer parameters by documenting the pumping rates and measuring response in the deep observation well near the cave site. They request access to Ramey's B-3, which we recommend be granted. This pumping test provides Ramey an excellent and conclusive method to identify if the shallow groundwater at B-3 is hydraulically connected to the WS production well. Mr. Lin's plans are to pump the well at progressively higher rates and measure hydraulic head in the observation wells, including B-3. In our experience, observation wells 200 feet from a pumping well will have small to negligible responses that will be hard to identify by hand measurements.

Conclusions and Recommendations

In Condor's opinion there is little chance that an impact from cave drainage to WS well pumping can be demonstrated.

The pumping test planned for April 14, 2015 provides Ramey a convenient way to determine the hydraulic connection between the shallow groundwater at the cave site and the WS well; however, the methods planned by TG are unlikely to be conclusive because of the spotty nature of manual readings. Condor recommends Ramey provide TG access to B-3 on April 13 and 14, 2015 for their test.

If Ramey desires to put this issue to rest, we recommend installing sensors in both the WS observation well and B-3 throughout the test to measure head pressures in the wells continuously. In this manner small or short lived responses to the pumping, or their absence can be identified, correlated and documented.

Condor participation on the TG field program would cost approximately an additional $5,500 over our current authorization. A work scope and cost estimate for this support is attached. Alternatively, Ramey could rely on WS's consultants to come to a conclusion. Condor would support Ramey by reviewing the data, procedures and conclusions from TG's testing.

However, if TG performs their study independently and Condor disagrees with their conclusions, then we would likely need to perform additional pumping tests (at an additional estimated cost of perhaps $15,000 to $20,000).

Please contact us with questions, concerns, and whether or not you would like us to proceed with the TG participation.

Respectfully submitted,

CONDOR EARTH TECHNOLOGIES, INC.

REGISTERED GEOLOGIST
JOHN H. KRAMER
No. 0182
CERTIFIED HYDROGEOLOGIST
STATE OF CALIFORNIA

John H Kramer
John H. Kramer, Ph.D. CHG No. 0182
Principal Hydrogeologist

Reviewed by:

Scott W. Lewis, CEG No. 1835
Principal Engineering Geologist
Senior Tunneling Consultant

Attachments
Cost Estimate
Attachment 1
Attachment 2

X:\Project\6000_prj\6692 Ramey Wine Cellars\Task 5 Groundwater\L 20150408 Ramey Cave Groundwater.docx

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

Cost Estimate - Groundwater Evaluation

7097 Westside Road
Healdsburg, California

Condor Job No. 6692.5

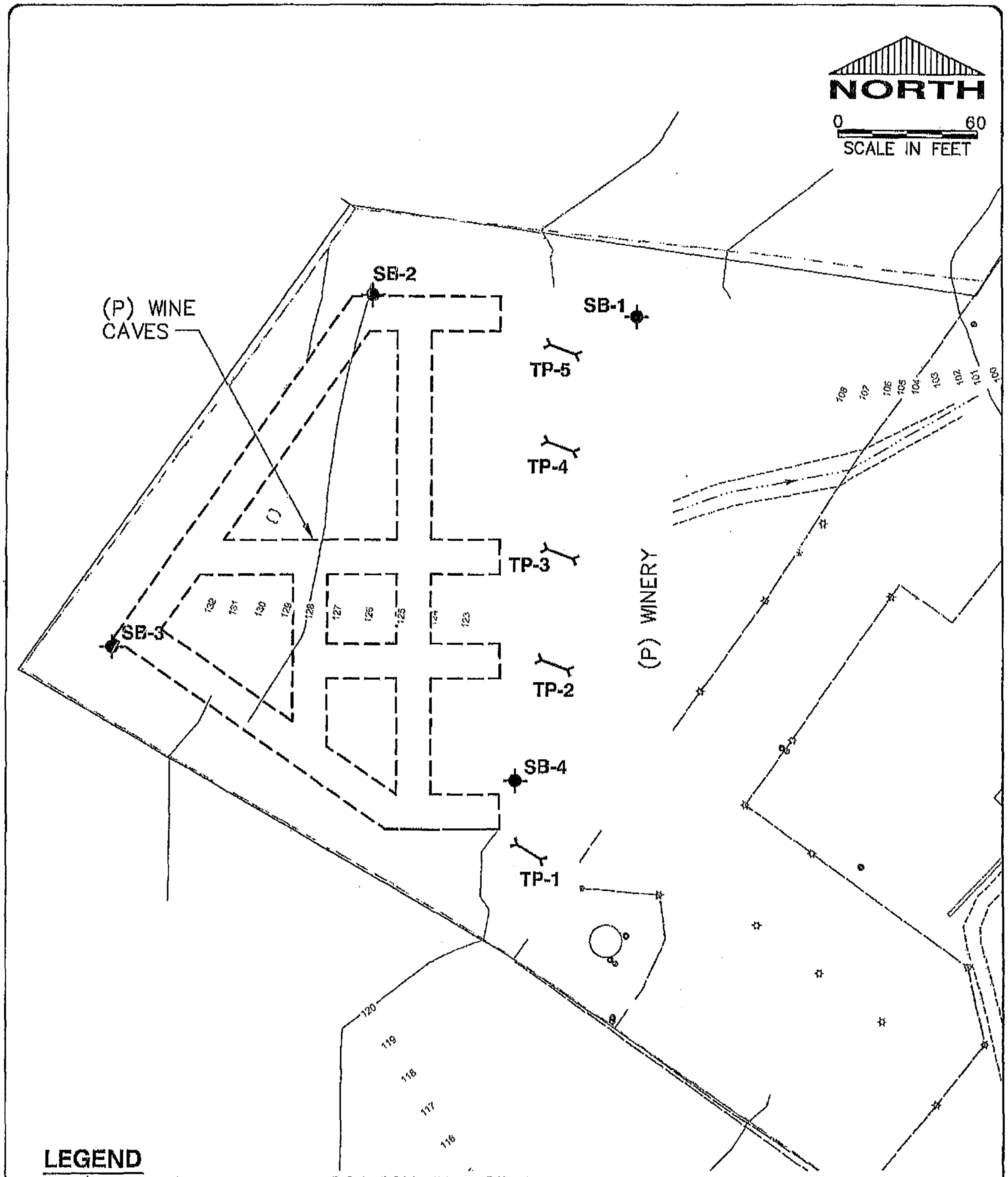
April 8, 2015
Prepared by: John Kramer and Emily Kentta

Client: Ramey Winery

ITEM	COST /UNIT	MAX UNITS	SUBTOTAL	TOTAL
ITEM 1 - Personnel				
Principal Hydrogeologist -supervision, report	195.00 /hr	8	$1,560.00	
Assoc. Geologist -programming/download	$135.00 /hr	2	$270.00	
Staff Geologist - project scoping and report	$120.00 /hr	6	$720.00	
Senior Technician - on site	$85.00 /hr	12	$1,020.00	
Senior Technician - equipment prep	$85.00 /hr	2	$170.00	
		TASK 1 SUBTOTAL:		**$3,740.00**
ITEM 2 - Utilites				
Vehicle Usage	$150.00 /day	2	$300.00	
Water Level Meter BF515	$25.00 /day	1	$25.00	
Presuure Transducer	$30.00 /day	4	$120.00	
Barometric Pressure Tranducer	$30.00 /day	2	$60.00	
Supplies (cables, clamps, etc.)	$25.00 /each	1	$25.00	
		TASK 2 SUBTOTAL:		**$530.00**
ITEM 2 - Travel				
Senior Technician Driving	$85.00 /hr	8	$680.00	
Per Diem and Vehicle Expenses	$275.00 /day	2	$550.00	
		TASK 2 SUBTOTAL:		**$1,230.00**
		MAX ESTIMATED COST:		**$5,500.00**

Note: This cost estimate is not a lump sum bid. Client will only be charged for services rendered on a time-and-expense basis.

Attachment 1



LEGEND

SB-1 ⌖	=	APPROXIMATE LOCATION OF SOIL BORING
TP-1 ≻—≺	=	APPROXIMATE LOCATION OF TEST PIT
		CONTOURS IN FEET

BACKGROUND PROVIDED BY: LUNDBERG DESIGN, FILE: RAMEY_Winery_Site Plan.dwg, RECEIVED: 12/13/13

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax(209) 532-0773
www.condorearth.com
CONDOR

Job No.	6692
Published Date	08 APR 2015
Scale	AS SHOWN
Drawn KGM	Chk'd EK

SITE PLAN
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
1

File No.
6692_F1

X:\Project\6000_prj\6692 Ramey Wine Cellars\6692_CAD\DWG\GEOLOGIC\6692_F1.dwg 4-08-15 10:34:28 AM kmckinley

LOG OF BOREHOLE NO. B-3

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20653 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR®

COORDINATES: 38.521797° -122.868265°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 135 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 43 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 10
STORED: Sonora

REMARKS:
Piezometer installed in well after completion, locking cap installed
Some greywacke cobbles and boulders on ground surface

DEPTH	ELEVATION
5	130
10	125
15	120
20	115
25	110
30	105
35	100
40	95
43	

DATE: November 4, 2013 / November 5, 2013

TECHNICAL LOG/NOTES: Approx Tunnel Zone

NOTE ON GROUNDWATER AND CIRCULATION: Moderate to Poor Circulation

DESCRIPTION

COLLUVIUM - SANDY LEAN CLAY (CL) - with some gravel. Brown, dry, moderate plasticity, very stiff

Red-Brown, damp, more silty, very stiff, moderate plasticity.

Coarse sand in red-brown clay matrix (crushed shale/mudstone)

5'; w = 12.6 γd = 87 Su = 7,070

FRANCISCAN COMPLEX - MALANGE - SERPENTINITE

Light green, weak to Friable, low hardness, Highly weathered, blocky - seamy

Orange-brown, extremely weathered, crushed

Grey-green, crushed to seamy and sheared Highly weathered, low hardness, parting, some re-sealed fracture, but mostly too soft for fracture.

Mudstone clasts ~ 2.5", rounded to sub-angular weak to friable, low hardness

3.4" mudstone gravel, moderately hard, low strength, blocky to seamy with some re-sealed fractures.

21.5: LL = NV PI = NP F = 17.0

24.5: LL = 74 PI = 35 F = 14.8, γd = 70, One dimensional Expansion test

Dark green, low hardness to soft, rare fracture, blocky texture (mudstone cobbles in clayey serpentinite)

Dark green to black, soft, weak, crushed to sheared

30.5'; w = 13.4 γd = 114 Su = 2,150

Soft to moderate hardness, weak, sheared, re-sealed shear surfaces, no true fracture

Dark grey - black, very soft, very weak to friable sheared to clay (could be some shale inclusions)

33' - γd = 133.7 pcf qu = 64 psi youngs modulus = 2.172E+02 w = 9.8%

Moderately hard, moderately strong, some shear, mostly very blocky to massive, mod - high weathering,

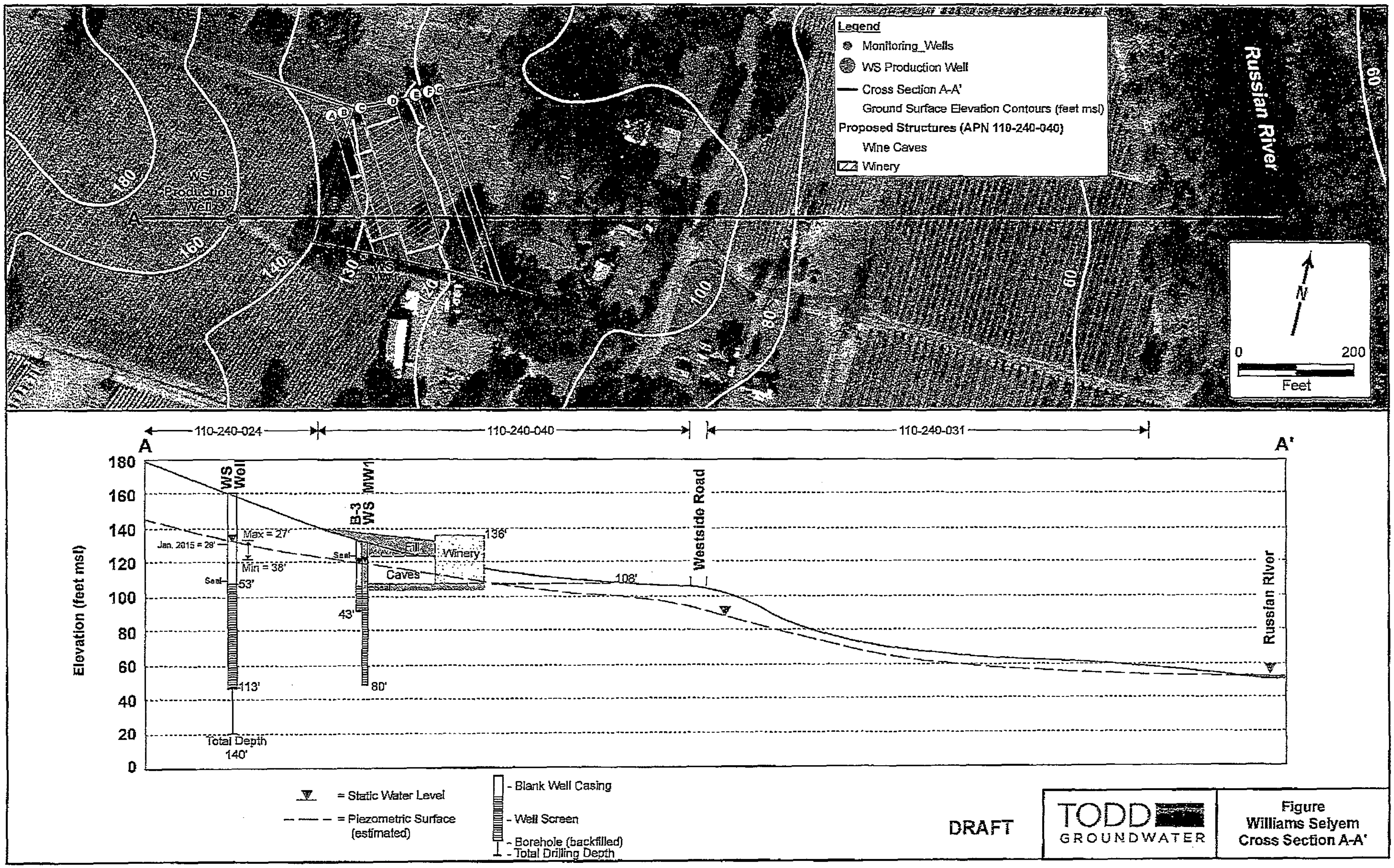
Dark green, soft to moderately hard, weak, seamy to very blocky in places, clayey

Boring Terminated at 43 feet

FRACTURE LOG: crushed

END OF RUN	BLOW COUNT	R. Q. D. %	CORE RECOVERY	REMARKS/TIME/DRILL MODE
1				Auger
2.5	12 8 9			Cal mod
4	9 10 14			Cal mod
5.5	9 12 13			Cal mod
7	9 13 14			Cal mod
8.5	7 8 11			Cal mod
10	5 13 21			Cal mod
11.5	14 22 19			Cal mod
15		0	75	PQ 7:56 8:28
16		0	0	8:31 8:40
17		0	90	8:43 9:15
19	30 50/3"			Cal mod
20		0	100	PQ 9:30 9:40
21.5		0	90	9:41 9:45
23			100	9:50 10:00
24	29 50/4"			Cal mod
28		0	100	PQ 10:12 10:30
30		0	80	10:34 10:45
31	40 50/1"			Cal mod
33		0	100	PQ 11:00 11:25
35.5		100	100	11:09 11:19
38		100	100	11:20 11:40
43		0	100	11:43 12:08

Attachment 2



DRAFT

TODD GROUNDWATER

Figure
Williams Selyem
Cross Section A-A'

From: Edwin Lin
Sent: Friday, April 03, 2015 8:45 AM
To: John Kramer
Cc: Scott Lewis
Subject: Re: Ramey wine caves project

John/Scott,

It was a pleasure talking with you yesterday and thank you again for offering the transducers. I spoke with the folks at Williams Selyem (WS), and conducting the pumping test on Tuesday April 14 will work best for them. Please let me know if that fits your staff's schedule. Just wondering, would it be helpful (ie save time on the day of the test) to install the transducers in the two monitoring wells the day before)?

We will be able to measure water levels in the production well with a manual sounder (to 0.1 ft accuracy), and measure discharge with a flowmeter. That said, I will check with the maintenance guy I see if it is possible to get a transducer down the access port. I received some preliminary well test information from the WS head of maintenance. Yesterday they pumped the well yesterday for 61 minutes (the time it took to fill 4,000 gallons of their storage tank). That equates to 65.6 gpm. Static water level was at 32 feet at the start of the test, dropped to 52 feet after 4 min, and gradually drew down to 55 feet after 61 min. The specific capacity is thus quite a bit higher than what was reported in the short test reported in the DWR well completion report.

I am out of the office today but will update my cross section with more accurate well locations and well completion data as soon as I can and will forward to you and Scott.

Be in touch,
Ed

DUPLICATE
Driller's Copy
Page 1 of 1

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 775470

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

Owner's Well No. Well #1
Date Work Began 9/24/01, Ended 9/25/01
Local Permit Agency Sonoma County PRMD
Permit No. WEL01-0548 Permit Date 9/19/01

GEOLOGIC LOG

ORIENTATION (✓) ✓ VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD AIR ROTARY FLUID N/A

DEPTH FROM SURFACE Ft. to	Ft.	DESCRIPTION Describe material, grain size, color, etc.
0	14	Brown clayey silt and brown clay
14	17	Clayey brown ash and volcanic gravel
17	19	Clayey brown ash
19	30	Clayey brown ash and rock
30	70	Fractured volcanic rock
70	80	Hard volcanic rock
80	140	Green serpentine

TOTAL DEPTH OF BORING 140 (Feet)
TOTAL DEPTH OF COMPLETED WELL 113 (Feet)

WELL OWNER

Name Robert J Dye
Mailing Address 1708 Port Tifin
Newport Beach CA
CITY STATE ZIP

WELL LOCATION

Address 7227 Westside Road
City Healdsburg CA
County Sonoma
APN Book 110 Page 240 Parcel 024
Township Range Section
Latitude DEG. MIN. SEC. Longitude DEG. MIN. SEC.

LOCATION SKETCH

NORTH
WEST
EAST
SOUTH
(Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.)

ACTIVITY (✓)

✓ NEW WELL
MODIFICATION/REPAIR
Deepen
Other (Specify)
DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY
✓ Domestic ___ Public
✓ Irrigation ___ Industrial
MONITORING
TEST WELL
CATHODIC PROTECTION
HEAT EXCHANGE
DIRECT PUSH
INJECTION
VAPOR EXTRACTION
SPARGING
REMEDIATION
OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER ___ (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 22 (Ft.) & DATE MEASURED 9/25/01
ESTIMATED YIELD * 45 (GPM) & TEST TYPE AIR DEVELOP
TEST LENGTH 1.5 (Hrs.) TOTAL DRAWDOWN 109 (Ft.)
* May not be representative of a well's long-term yield.

CASING (S)

DEPTH FROM SURFACE Ft. to	Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CON-DUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	50	11								
50	140	8								
32	113		✓				PVC	8	CL200	
53	113			✓						.032

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft. to	Ft.	CE-MENT (✓)	BEN-TONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	2	✓			
2	50		✓		
50	113			✓	1/8 x 1/4 gravel

ATTACHMENTS (✓)

Geologic Log
Well Construction Diagram
Geophysical Log(s)
Soil/Water Chemical Analyses
Other
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.
NAME Weeks Drilling and Pump Company, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
P.O. Box 176 Sebastopol CA 95473
ADDRESS CITY STATE ZIP
Signed Melissa G. Loza 09/27/01 177681
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

DWR 188 REV. 11-97 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

CONDOR

CONDOR EARTH
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
209.532.0361
Fax 209.532.0773
www.condorearth.com

Condor Project No. 6692

November 2, 2018

David Ramey
Ramey Vineyards, LLC.
PO Box 788
Healdsburg, CA 95448

Subject: **Wine Cave Design and Construction**
Licensing Requirements
Ramey Wine Cellars
7097 Westside Road
Healdsburg, California

Dear Mr. Ramey:

As requested, Condor Earth (Condor) herein provides clarification of current design and construction licensing requirements for the subject proposed Wine Cave.

The proposed cave will be constructed using cut-and-cover methods, which means that a temporary surface excavation will be made, a structure will be constructed, and the structure will be buried. The result will be a subterranean structure. There will be no significant difference, design and construction licensing wise, for this structure compared to a typical surface structure. Engineering components of the cave structure (civil grading, geotechnical, structural, mechanical, electrical, etc.) will be designed by California-licensed engineers, and the construction components will be built by California-licensed contractors. Licensing requirements for tunneling will not apply to this project.

Please contact Condor if you have any questions or if you require additional information.

Respectfully submitted,

CONDOR EARTH

Scott W. Lewis, CEG
Principal

Andy Kositsky, PE
Senior Engineer

CC: Kim Corcoran, Carle Mackie Power & Ross

CONDOR

CONDOR EARTH
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
209.532.0361
Fax 209.532.0773
www.condorearth.com

Condor Project No. 6692

RECEIVED
OCT 18 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

January 17, 2014
Updated October 12, 2018

David Ramey
Ramey Vineyards, LLC.
PO Box 788
Healdsburg, CA 95448

Subject: Wine Cave Data and Feasibility Report
Ramey Wine Cellars
7097 Westside Road
Healdsburg, California

Dear Mr. Ramey:

As per your request, Condor Earth (Condor) reviewed our January 17, 2014 Tunnel Data and Feasibility Report, and updated project plans prepared by Lundberg Design, dated September 9, 2018. Condor has provided this feasibility update based on the current plans and project needs.

This report presents the results of an evaluation performed by Condor to provide subsurface data, and preliminary geotechnical engineering conclusions and recommendations for the design and construction of wine caves at Ramey Wine Cellars. Figure 1, Vicinity Map, shows the approximate site location.

SITE AND PROJECT DESCRIPTION

Figure 2, Site Plan, shows the proposed wine cave area and portals diagramically; refer to the current project plans for the proposed new wine cave layout. The proposed cave project will consist of constructing a 20,720 sf wine cave with three portals using entirely cut-and-cover methods. Note that our 2014 report included considerations for portions of the cave possibly being constructed using tunneling methods. The new cave will be designated as a Type 2 Winery Cave, per Section 446 of the California Building Code.

The portals will be located along a new winery building wall approximately 260 feet in length. The proposed caves will be 36 feet wide and 16 feet high. The rough cave area dimensions are 230 feet by 113 feet; the maximum travel distance from the back of the cave to the exterior of the adjacent building is approximately 235 feet. At the currently proposed portals, there is approximately a 9-foot elevation difference between the proposed finished floor (elevation ±113 feet) and the existing ground surface; at the back of the caves there is approximately a 20-foot elevation difference between the proposed finished floor and the existing ground surface. Soil material from the cave area cuts will be used as fill over the top of the cut-and-cover caves.

The cave area excavation will require cuts up to about 22 feet deep, which will be temporarily shored during construction. The cave structures will include cast-in-place foundations, stem walls and concrete slabs, and pre-cast tunnel arch segments.

If the project plans change and the geotechnical aspects of the project vary significantly from those described, then Condor should be notified and reevaluate our conclusions and recommendations in this report.

SCOPE OF WORK

Condor's scope of work was presented in our September 3, 2013 Proposal (Task 1 and 2) and consisted of the following:

- Investigated ground conditions by drilling four vertical borings to depths that extend to more than 10 feet below the level of the proposed tunnel floor at adjacent tunnel locations, and by excavating five test pits near the proposed shotcrete retaining wall.
- Installed a piezometer in boring B-3 to permit subsequent measurement of groundwater levels and monitoring of ground temperature (see Figure 2).
- Tested selected samples of soil and rock to measure relevant index and engineering properties.
- Prepared this report that presents the following:
  - Vicinity Map
  - Site Plan showing existing site topography, the proposed cave, approximate boring locations and approximate test pit locations
  - Boring and Test Pit Logs
  - Photographs of retrieved core
  - Laboratory test reports
  - Description of site geology and seismicity
  - Discussion of general surface and subsurface conditions, including groundwater
  - Preliminary conclusions regarding anticipated subsurface conditions to be exposed in proposed excavations for the wine cave and portals (and variability of such conditions), including rock structure, weathering, rock fracture, characteristics, rock unconfined compressive strength, rock hardness, and RQD.
  - Conclusions regarding geotechnical issues for design and construction, including the following:
    - Anticipated ground temperatures and cave operating temperatures (at various portions of the cave)
    - General tunnel ground characteristics (and variability depending on ground over and variation of rock characteristics)
    - Excavatability of rock
    - Potential for groundwater seepage and options for water seepage mitigation
    - Tunnel stability and unsupported stand-up time
    - Anticipated tunnel advance rates and requirements for temporary support
    - Estimated tunnel liner requirements

SITE AND SUBSURFACE INVESTIGATION METHODS

Condor investigated subsurface conditions at the site on November 4 and 5, 2013 by drilling four borings (B-1, B-2, B-3 and B-4) to depths of about 20, 33, 43 and 20 feet respectively. A track-mounted CME-55 drill rig and both auger and core drilling techniques were used.

A Condor staff geologist visually logged the earth materials encountered during drilling and directed the sampling of soil and rock. Five test pits were excavated on November 5, 2013 to depths of about 3 to 7 feet. Figure 2 shows the approximate boring and test pit locations. Boring and test pit logs with the descriptions

and classifications of rock properties are attached in Appendix A. Appendix B contains photographs of the core.

Soil samples were recovered with PQ core or with 3-inch outside diameter split-spoon samplers driven 18 inches (or to practical refusal) over three 6-inch increments. The split-spoon samplers were driven into the ground using a 140-pound hammer dropped 30 inches by an automatically tripped hammer system. The boring logs show, at the appropriate depths, the field blow counts for each 6-inch drive. When refusal occurred, the logs show the blows required to drive the sampler over the final increment, and the number of inches driven over this final increment. Condor visually classified soils using the Unified Soil Classification System and characterized the engineering properties of the rock. Condor delivered soil and rock samples to our laboratories (including subcontracted laboratories) for further examination and testing. We performed unconfined compressive strength, plasticity index and triaxial shear tests. Appendix C contains the laboratory test reports.

After drilling, B-1, B-2 and B-4 were backfilled with lean cement grout, and a piezometer (groundwater level monitoring well) was installed in B-3. Test pits were filled in with excavated material and tamped down with backhoe bucket.

SITE GEOLOGY

Available geologic maps indicate that rock in the project vicinity belongs to the Franciscan Complex Mélange dating approximately late Cretaceous to Early Jurassic. This unit includes dominantly metamorphosed rocks, including greywacke, shale and serpentinite. The project site is mapped within the Franciscan Central Belt mélange, designated "KJfm" on Figure 3, Geologic Map. The subsurface data indicates that the Franciscan Mélange at the site is serpentinite. Although Figure 4, Ultramafic Map, does not indicate that there is ultramafic rock at this project site, it was encountered during drilling.

The Subsurface Conditions section of this report presents additional information.

SITE SEISMICITY

This site is located in a seismically active area of California in an area of regional faulting. Figure 5, Regional Fault Map, shows that the nearest active fault (Rodgers Creek Fault) is about 5.5 miles from the project site. The site is also about 3.5 miles away from a potentially active fault, special study zone according to the Healdsburg Quadrangle map from the website of Department of Conservation, California (http://www.quake.ca.gov/ gmaps/WH/regulatorymaps.htm). Because the site is not located near any active faults, Condor concludes that the risk of surface rupture from faulting is considered low.

SITE CONDITIONS

The pertinent aspects of the site conditions are shown on Figure 2. The proposed caves occupy a hillside sloping to the northeast from an existing vineyard down to a pond and buildings. The ground surface inclination is about 12 horizontal to 1 vertical (12:1). At the time of our investigation, few trees and very short grass covered the ground surface. An area below the proposed cave was graded to accommodate several buildings, including a house and two barns.

SUBSURFACE CONDITIONS

The subsurface data indicates that the ground surface at the site is underlain by, from top to bottom, the following:

- Natural soil to depths of about 7 feet
- Up to about 7 feet of old alluvium (only near the base of the slope)
- Up to about 7 feet of completely weathered shale
- Serpentinite extending to the maximum depth drilled of about 43 feet

The natural soil is stiff to very stiff silty clay with moderate to high plasticity. The old alluvium is very dense sandy silt to medium stiff to hard sandy clay with rounded gravel and moderate plasticity. The shale is completely weathered, crushed, soft and friable. The serpentinite is slightly to moderately weathered, and often sheared. Tests indicate that it has an intact unconfined compressive strength ranging from about 18 to 64 pounds per square inch (psi). It tends to be clayey in places with some resealed fracture and shear surfaces. Visual observation of the serpentinite samples revealed the presence of fibers within the rock. The fibers could be naturally occurring asbestos, but we did not perform the necessary laboratory testing to confirm (not in our work scope).

Condor interpreted the soil and bedrock conditions based on the field and laboratory data. The contacts between soil and rock types shown on the logs are approximate and some may be gradational, while others are sharp. Subsurface conditions are likely to vary with location.

GROUND TEMPERATURE AND GROUNDWATER MEASUREMENTS

On November 14, 2013 and June 12, 2014, Condor performed borehole monitoring to investigate the subsurface ground temperature and groundwater conditions. A thermal couple probe (together with backup thermometer) and water depth sounder were used to measure subsurface ground temperatures and water levels in one exploration borehole that was converted to a piezometer. The following data were recorded:

Depth	Nov 2013	June 2014
Surface air	57	77
10-ft	64	63
20-ft	61	62
30-ft	60	61
40-ft	60	61

November 14, 2013 – Groundwater encountered at a depth of 16.9 feet.
June 12, 2014 – Groundwater encountered at a depth of 12 feet.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the subsurface data and our engineering evaluation, Condor concludes that construction of the proposed wine cave is feasible, but that for much of the site, caves constructed using cut-and-cover methods are more suitable than tunnels.

OVERALL DISCUSSION AND CONCLUSIONS

Conventionally, wine caves are mined using mechanical excavation equipment such as road headers, and the tunnel heights are about 12 feet. Based on our evaluation, Condor concludes that these conventional

mining techniques could be executed where there is at least 4 feet of ground cover over the proposed tunnel crown. Therefore, mining may be feasible for this project, for 12-foot high tunnels, where the existing ground surface is about 16 feet higher than the proposed tunnel invert. Because the proposed invert finish-floor elevation is about 113 feet, only a very limited area would be available for mining (area beyond the el. 129 contour).

The subsurface data indicates that the tunneling ground is "poor" (classification based on Bieniawski, 1988). Therefore, standup times will be relatively short, and we anticipate that rapid placement of temporary support will be required. In addition, groundwater seepage together with clayey ground may result in "very poor" ground and tunnel invert stability problems in some areas. For the reasons described, Condor suggests that using cut-and-cover techniques and instead of tunneling may be more practical for this project. Advantages of using cut-and-cover techniques are that they would allow more flexibility for constructing wider tunnels and tunnels that are more closely spaced.

One significant issue for constructing cut-and-cover caves is maintaining adequate horizontal setback of the proposed caves from the adjacent property line to allow for temporary cutslopes with adequate stability. Temporary cutslopes up to about 22 feet high will be required to excavate the site down to elevation ±113 feet. Based on our evaluation, Condor preliminarily concludes that cutslopes up to 22 feet high may need surface inclinations as flat as 1.75 horizontal to 1 vertical (1.75:1) because the rock exposed will be relatively weak. Where there is not adequate setback for temporary cutslopes, perhaps as much as 40 feet for this project, then temporary shoring will be required to support a lower portion of the cut. The most appropriate shoring type will likely be reinforced shotcrete retaining walls with soil nails.

The rock in proposed excavations will include serpentinite, and we consider it likely that naturally occurring asbestos (NOA) will be present. Therefore, excavation and grading should be performed in accordance with the California Air Resources Board (CARB) Air Toxic Control Measure Final Regulation Order, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, dated July 29, 2002. The presence of serpentine requires either following Airborne Toxic Control Measures (ATCMs) during earthwork, or as an alternative performing an extensive sampling and testing program to justify applying for an exemption to CARB to allow not following ATCMs. Because of the high investigation cost that is required to apply for exemption and the likelihood that the investigation will result in the need to follow ATCMs, Condor recommends following ATCMs during earthwork. Requirements for ATCMs consist of special earthwork construction procedures to reduce airborne NOA, engineering control/air monitoring during earthwork to protect workplace safety and reporting to the CARB. Such requirements would apply to both open excavation for cut-and-cover and tunneling methods.

GROUND TEMPERATURES

Based on our evaluation of preliminary data, Condor anticipates that the natural long-term cave operating temperature will average about 62°F and will fluctuate ±5 to 8 degrees because of seasonal variations (due to relatively low ground cover) and operating activities, including lighting. Therefore, we recommend that a thermal break between the cave structure and the surrounding ground, and mechanical cooling should be considered.

GROUND CONDITIONS

Based on our review of the data and our evaluation, Condor anticipates that mass excavation will expose up to 8 feet of colluvium, old alluvium, and shale over serpentinite. The colluvium and old alluvium will consist of medium stiff to hard fat clay and lean clay, and very dense sandy silt. The shale will be highly weathered and will have the consistency of very dense silty sand with gravel. The serpentinite will likely be moderately to highly weathered, sheared and clayey in some places.

TUNNELING GROUND

Condor anticipates that any mining performed for the project will encounter ground classified as "poor" to "very poor" with relatively short stand up time. There is significant potential for encountering rock blocks bound by intersecting shear planes with fall potential. Such blocks may present a significant hazard, and they may pose the potential for caving in and daylighting the cave. There will also be ground susceptible to raveling exposed at mined tunnel crown. Rapidly installing steel ribs, rock bolting, or other temporary support measures may be required to support such blocks and unstable ground.

GROUNDWATER

Based on our review of available subsurface data and our experience, Condor concludes groundwater seepage through the natural ground and into the cave zone is likely, and that mitigation would be required to address nuisance water seepage. Water inflow will be more problematic where perched water is encountered and moderate inflows are expected in some areas. For cut-and-cover caves, the potential for groundwater seepage into the caves is reduced because the exterior of these structures would be drained.

Because of the potential for groundwater behind the tunnels, tunnel liner quality and seepage mitigation are important design and construction considerations. An effective and practical method to reduce seepage into the tunnels is by placing regularly spaced prefabricated drain strips between the ground and tunnel liner and a 4-inch diameter perforated subdrain (or larger subdrain) beneath the tunnel floor slabs, coupled with a water seepage mitigation membrane in the shotcrete liner. For cut-and-cover caves, subdrains could be placed at ground exposed at open cutslopes, and the structures would be waterproofed on the outside prior to burial.

Concrete mixes and placement requirements should be also designed to reduce groundwater transmission.

Cut-and cover cave floors can be essentially flat, with local drainage and sloped subsurface drain pipes. Tunnel floors should slope at 1.5 to 2 percent toward the portals for gravity drainage of the collected seepage water.

Condor should re-evaluate requirements for seepage mitigation after we observe and evaluate exposed ground conditions during construction.

TUNNEL SUPPORT

Based on our review of the available subsurface data and our preliminary evaluation, Condor preliminarily concludes that mined tunnels that are 14-feet wide will require reinforced shotcrete liners that are at least 8-inches thick. Wider cut-and cover caves may require 10- to 12-inch or thicker concrete arches. Condor should re-evaluate the tunnel liner requirements during the final design stage.

CONSTRUCTION CONSIDERATIONS

Condor anticipates that advanced rates for tunnels mining using mechanical excavation will be relatively low because of the weak and sheared ground, relatively short stand up time, and the associated need for relatively short excavation rounds, shoring, and rapid placement of initial support. Based on our experience, we anticipate advance rates of 2 to 4 feet per heading per day (for a typical 14-foot wide by 12-foot high tunnel excavation heading), depending on the Contractor's means and methods, and ground conditions. The Contractor should place initial support based on their experience and observations of the actual ground conditions.

Where there is low ground cover and soil is exposed in the tunnel crown, the Contractor should be prepared to excavate in shorter rounds and to place initial shotcrete soon after exposing the ground to reduce the risk of caving and daylighting.

Condor anticipates that the serpentinite exposed along tunnel inverts and soil subgrades will soften from groundwater seepage and equipment traffic during construction, and that it will deflect and rut under equipment. For mined tunnels, at least footings and likely curved reinforced concrete subinverts will be required. Overexcavation and placement of lean concrete mud slabs may also be appropriate to stabilize subgrades of mined tunnels to facilitate construction. For soil subgrades beneath cut-and-cover tunnels, overexcavation and placement of aggregate with or without a geotextile beneath it may be appropriate.

Relatively light compaction equipment will be required for compaction of backfill beside and above cut-and-cover caves to reduce stresses imposed on the structures.

Because the ground exposed in open cuts will be relatively weak, relatively low excavation lifts may be required for constructing shotcrete retaining walls to maintain adequate temporary stability. In addition, rapid placement of initial shotcrete may be required.

Condor should re-evaluate the stability of excavations for open cuts and mined tunnels during construction. The Contractor is responsible for tunnel support for construction safety and maintaining the stability of temporary cutslopes. Condor should determine the requirements for final liners of mined tunnels by observing and evaluating conditions of exposed ground and site conditions, excavation methods, and by consulting with the Contractor (the Owner's representative). We anticipate that monitoring of ground movements of mined tunnels will be required for our evaluation.

ADDITIONAL SERVICES

Because subsurface conditions will vary and the level of this study was limited in scope and detail, it is impossible to include all geotechnical design and construction considerations. In addition, recommendations used as a basis of construction details are sensitive to a need for additional field information or adjustment in the field during construction. The adjustments are also dependent upon findings during construction that could previously only be assumed based on the limited information. Because the intent of the recommendations within this report are best understood by Condor representatives, we recommend that future phases of cave geostructural work, including field engineering, inspection, and testing during shotcrete retaining wall/tunnel construction, be performed or directed by Condor. If Condor is not retained for future phases of work, the responsible professionals should thoroughly review this report and concur with its conclusions and recommendations or provide alternative recommendations.

LIMITATIONS

The conclusions and recommendations contained in this preliminary evaluation report are for planning and preliminary design of the proposed Ramey Wine Cave project. Additional services and recommendations will be required for final design and construction. The conclusions and recommendations contained in this report are invalid if the assumed project or site conditions change, if this report is used for adjacent or other property, or if the recommendations contained in ADDITIONAL SERVICES are not followed.

This report provides an initial evaluation of the anticipated site and tunneling conditions. The evaluation included field observations and literature review prior to the start of site subsurface exploration. Information contained in this report is intended to describe anticipated subsurface conditions that may be encountered and recommend appropriate actions to address those conditions. Geologic data obtained by Condor to date are not necessarily representative for all areas of the proposed caves because subsurface conditions vary.

Because actual conditions encountered vary, recommendations provided herein should be verified during construction.

A detailed review of site permit requirements or other regulatory constraints is beyond the scope of this report. In addition, information contained in this report shall not relieve the Contractor(s) of their responsibility for jobsite safety practices.
This report was prepared in accordance with the generally accepted standards of geologic and engineering practice that exist in Sonoma County at the time the report was written. No other warranty, express or implied, is made.

Changes in the standards of practice in the field of engineering, geology and geotechnical engineering changes in site conditions such as new excavations or fills, new agency regulations, or modifications to the proposed project warrant professional review of this report. Because of these factors, there is a practical limit to the usefulness of this report without critical professional review. It is suggested that 2 years be considered a reasonable time for the validity of this report update.

Respectfully submitted,

CONDOR EARTH

ANDREW S. KOSITSKY
GE 2532
EXP. 12/31/16

SCOTT W. LEWIS
NO. 1835
CERTIFIED ENGINEERING GEOLOGIST

Andrew S. Kositsky, GE No. 2532
Senior Geotechnical Engineer

Scott W. Lewis, CEG No. 1835
Principal Engineering Geologist
Senior Tunneling Consultant

cc: Andy Bannister, Earthtone Construction
Kim Corcoran, Carle Mackie Power & Ross

ATTACHMENTS

Figures

- Figure 1 - Vicinity Map
- Figure 2 – Site Plan
- Figure 3 – Geologic Map
- Figure 4 – Ultramafic Rock Map
- Figure 5 – Regional Fault Map

Appendix A

- Log Legend and Soil Classification
- Rock Properties
- Test Pit Logs
- Boring Logs

Appendix B

- Core Photographs

Appendix C

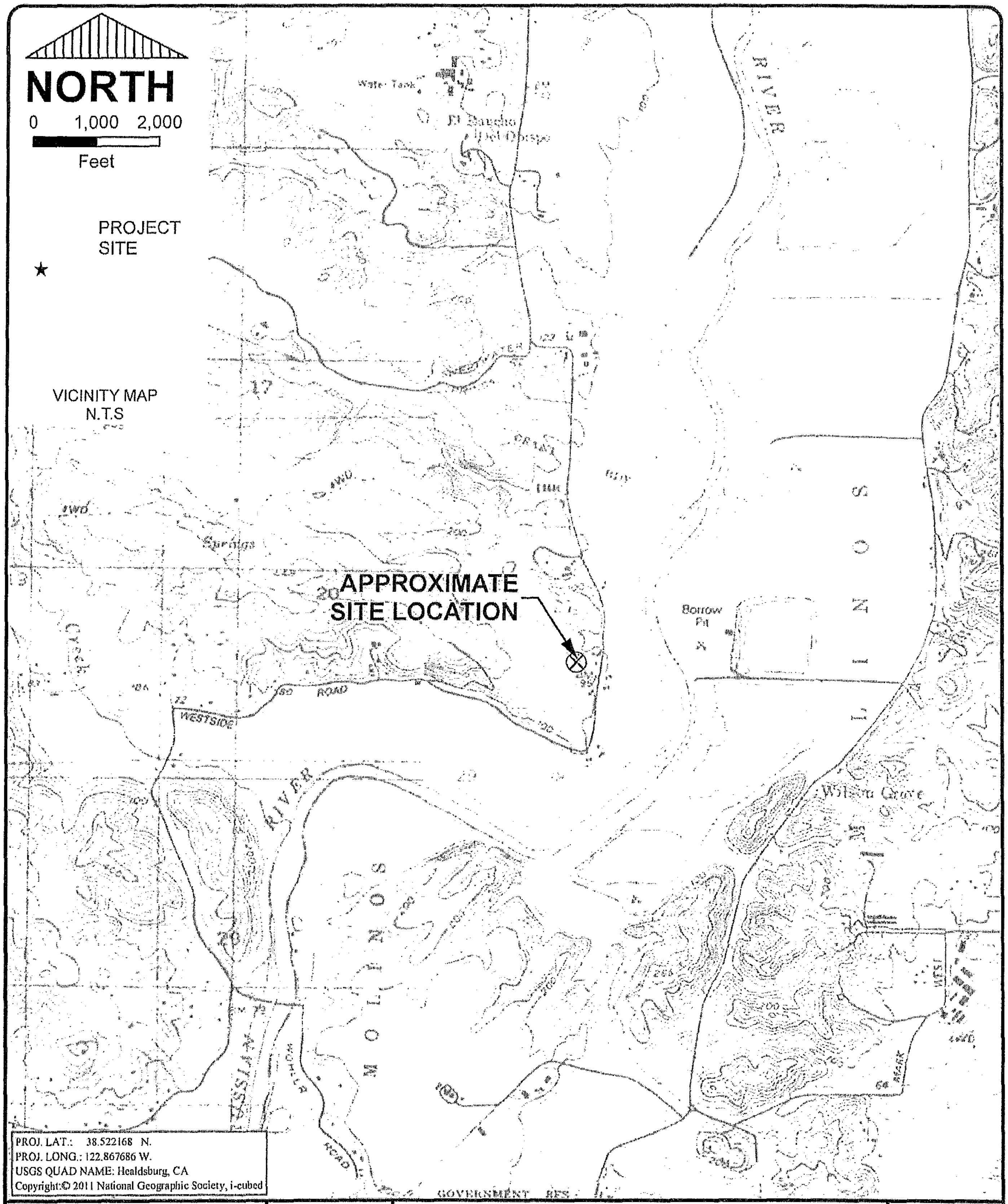
- Laboratory Test Reports

X:\Project\6000_prj\6692 Ramey Wine Cellars\Reports\FR 20181012 Ramey Wine Cave Feasibility Update.docx

REFERENCES

Bieniawski, Z. T., 1988, The Rock Mass Rating (RMR) System (Geomechanics Classification), Engineering Practice, ASTM STP 984, Louis Kirkaldie, Ed., American Society for Testing and Materials, Philadelphia, PA pp. 17-34

FIGURES



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: Healdsburg, CA
Copyright:© 2011 National Geographic Society, i-cubed

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

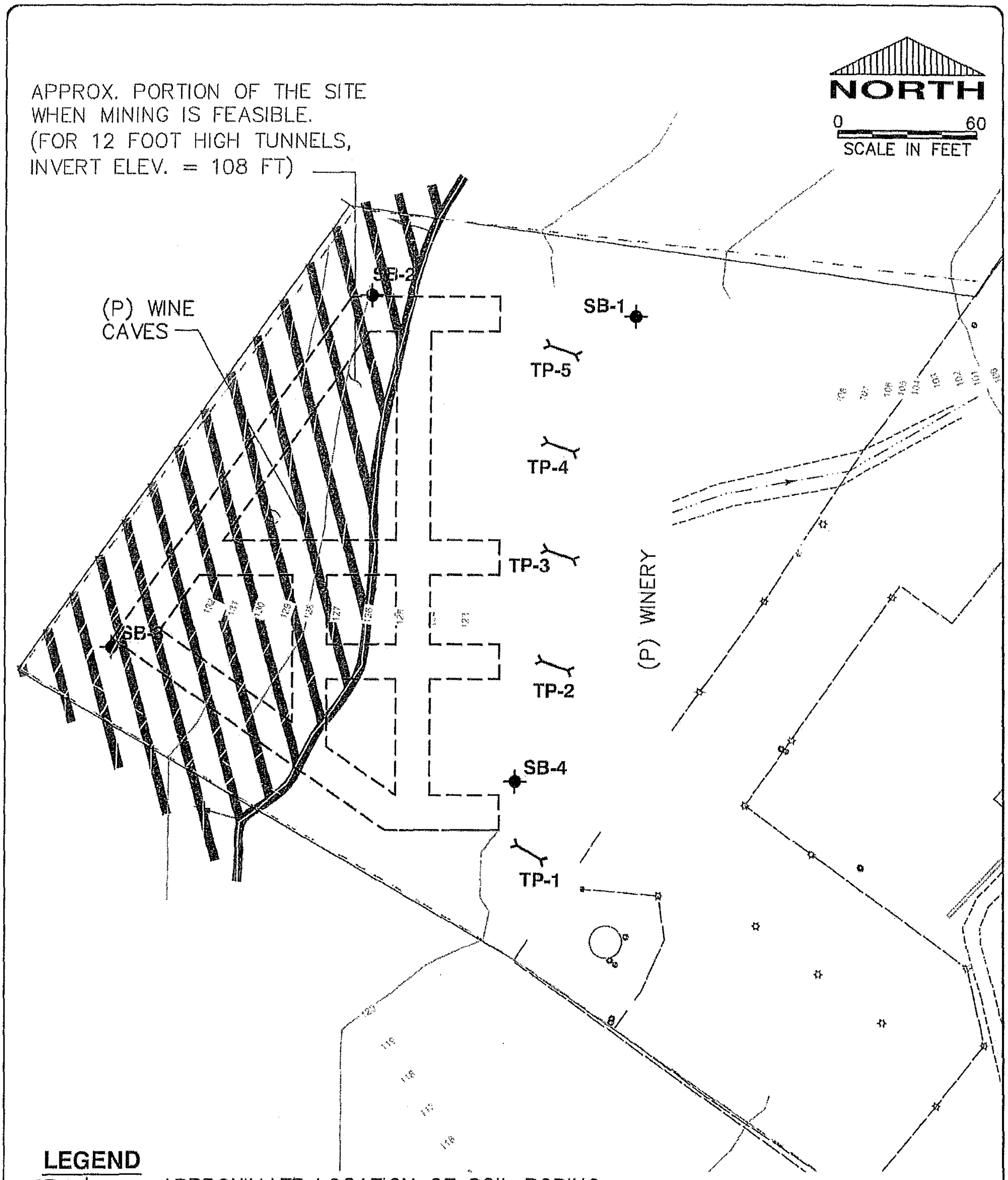
Job No. 6692
Published Date 31 OCT. 2013
Scale AS SHOWN
Drawn JDM
Chk'd SWL

VICINITY MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
1

File No. 6692_F1.mxd

X:\GIS\6000_PRJ\6692 RAMEY WINE CELLARS\MAPS\6692_F1.mxd



LEGEND

SB-1 ⌖ = APPROXIMATE LOCATION OF SOIL BORING

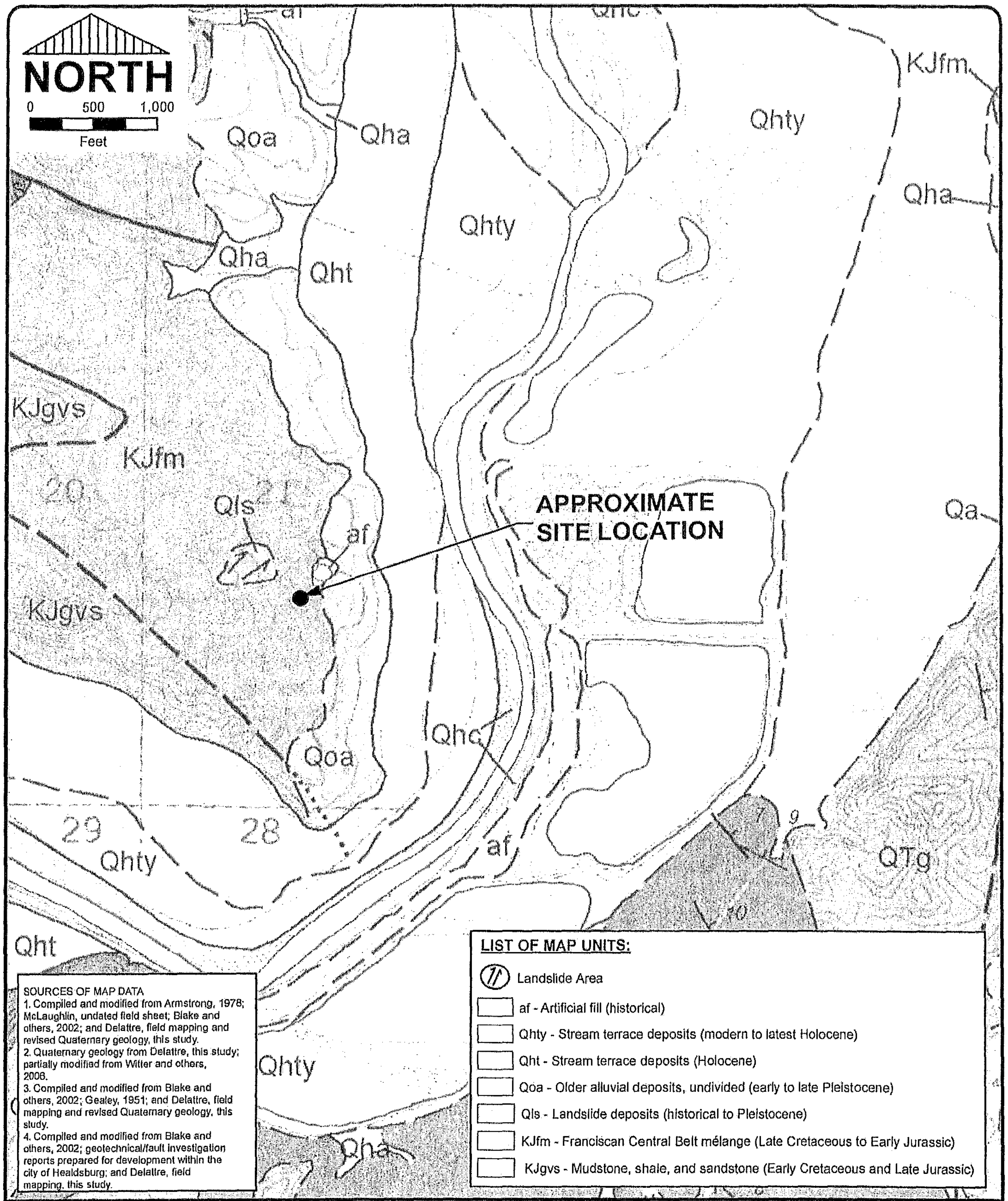
TP-1 ≻—≺ = APPROXIMATE LOCATION OF TEST PIT

CONTOURS IN FEET

BACKGROUND PROVIDED BY: LUNDBERG DESIGN, FILE: RAMEY_Winery_Site Plan.dwg, RECEIVED: 12/13/13

CONDOR EARTH TECHNOLOGIES, INC. 21663 Brian Lane P.O. Box 3905 Sonora, CA 95370 (209) 532-0361 fax(209) 532-0773 www.condorearth.com CONDOR	Job No. 6692 Published Date 13 JAN 2014 Scale AS SHOWN Drawn KGM / Chk'd KL	SITE PLAN RAMEY WINE CELLARS 7097 WESTSIDE ROAD HEALDSBURG, CALIFORNIA	FIGURE 2 File No. 6692_FA2

X:\Project\6000_prj\6692 Ramey Wine Cellars\6692_CAD\DWG\GEOLOGIC\6692_FA2.dwg 1-17-14 03:30:56 PM knason



SOURCES OF MAP DATA
1. Compiled and modified from Armstrong, 1978; McLaughlin, undated field sheet; Blake and others, 2002; and Delattre, field mapping and revised Quaternary geology, this study.
2. Quaternary geology from Delattre, this study; partially modified from Witter and others, 2006.
3. Compiled and modified from Blake and others, 2002; Gealey, 1951; and Delattre, field mapping and revised Quaternary geology, this study.
4. Compiled and modified from Blake and others, 2002; geotechnical/fault investigation reports prepared for development within the city of Healdsburg; and Delattre, field mapping, this study.

LIST OF MAP UNITS:

- Landslide Area
- ☐ af - Artificial fill (historical)
- ☐ Qhty - Stream terrace deposits (modern to latest Holocene)
- ☐ Qht - Stream terrace deposits (Holocene)
- ☐ Qoa - Older alluvial deposits, undivided (early to late Pleistocene)
- ☐ Qls - Landslide deposits (historical to Pleistocene)
- ☐ KJfm - Franciscan Central Belt mélange (Late Cretaceous to Early Jurassic)
- ☐ KJgvs - Mudstone, shale, and sandstone (Early Cretaceous and Late Jurassic)

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

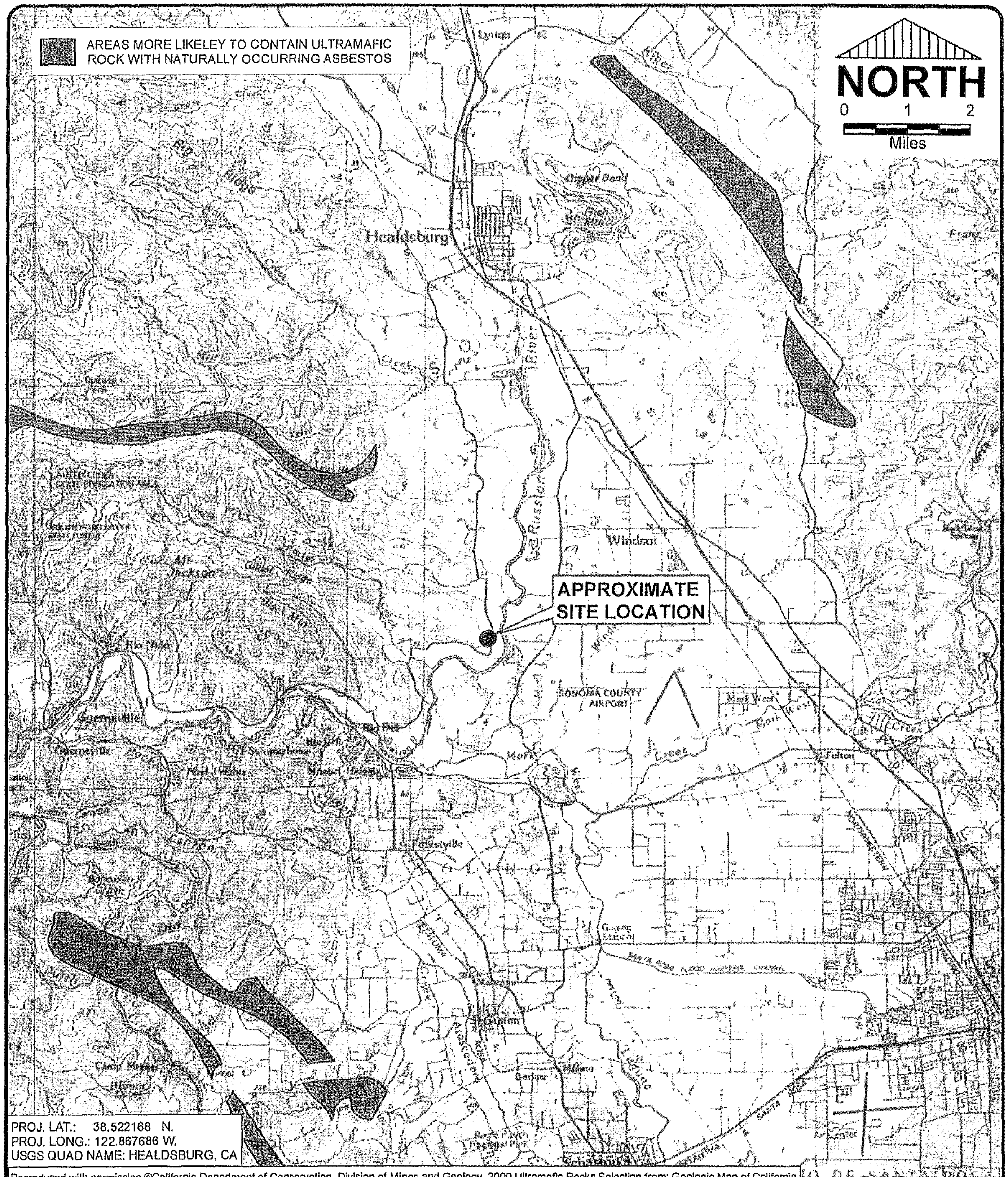
Job No. 6692
Published Date 31 OCT. 2013
Scale AS SHOWN
Drawn JDM
Chk'd SWL

GEOLOGIC MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE 3

File No. 6692_F3.mxd

T:\Geologic\CA_Geology\Maps\6692_F3.mxd



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: HEALDSBURG, CA

Reproduced with permission,©California Department of Conservation, Division of Mines and Geology, 2000 Ultramafic Rocks Selection from: Geologic Map of California.
The digital database contains the geologic units and faults as shown on the Geologic Map of California by Charles W. Jennings published in 1977

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

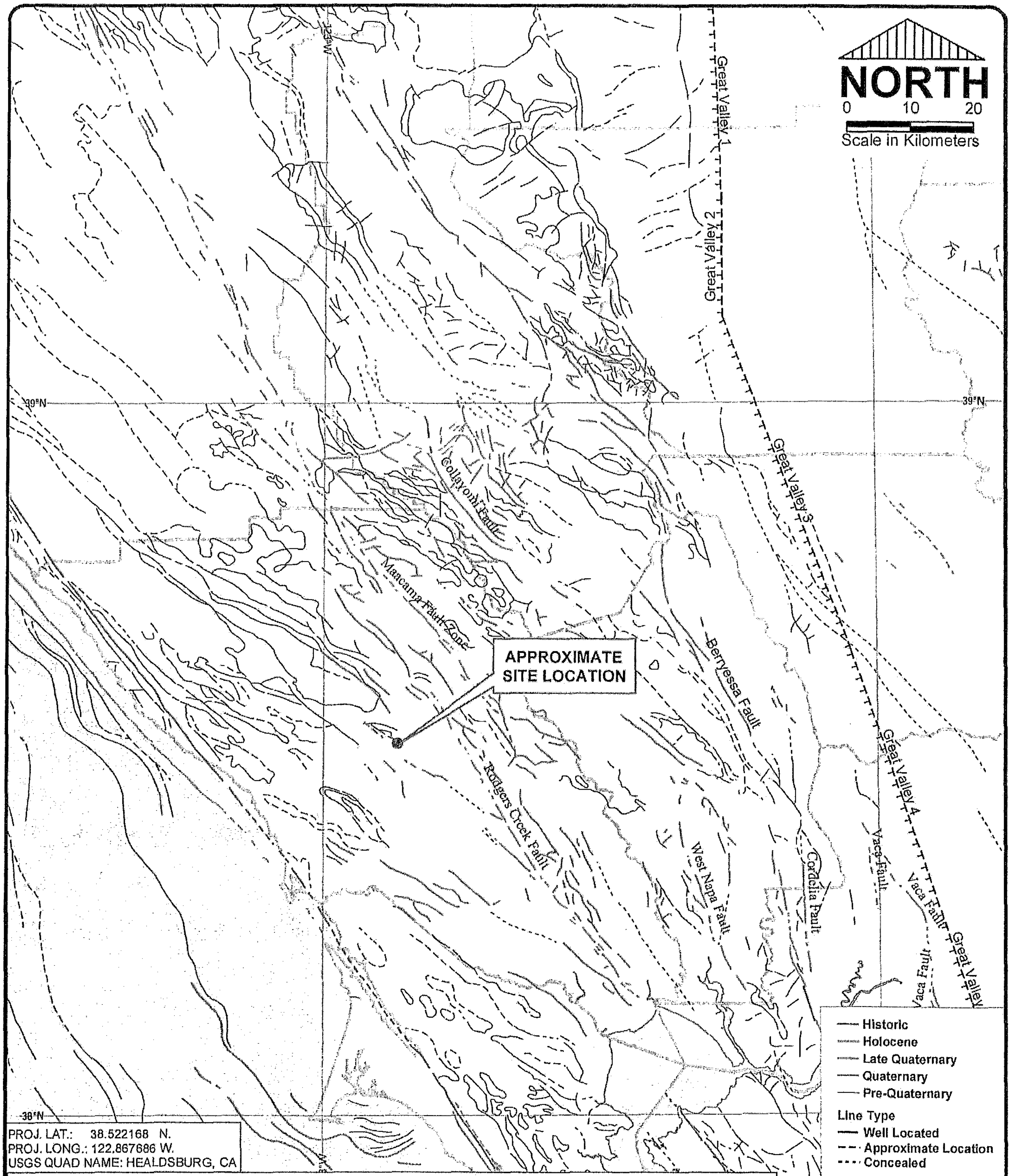
Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

ULTRAMAFIC ROCK MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
4

File No.
6692_F4.mxd

T:\Geologic\CA_Asbestos\Maps\6692_F4.mxd



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: HEALDSBURG, CA

Reproduced with permission, Division of Mines and Geology, CD-ROM 2000-006 (2000), Digital database of faults from the Fault Activity Map of California and Adjacent Areas Thrust fault locations from Patersen et. al. 1996 and WGGEP 2003

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

REGIONAL FAULT MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
5

File No.
6692_F5.mxd

T:\Geologic\CA_Faults\Maps\6692_F5.mxd

APPENDIX A
Boring and Test Pit Logs

UNIFIED SOIL CLASSIFICATION SYSTEM

Division		**Group Symbol**	**Group Name**
Coarse-Grained Soils (more than 50 percent retained or the No. 200 sieve)	**Gravel** (% gravel > % sand)	**GW**	Well-graded Gravel (with Sand)
		GW-GM	Well-graded Gravel with Silt (and Sand)
		GW-GC	Well-graded Gravel with Clay (and Sand)
		GP	Poorly graded Gravel (with Sand)
		GP-GM	Poorly graded Gravel with Silt (and Sand)
		GP-GC	Poorly graded Gravel with Clay (and Sand)
		GM	Silty Gravel (with Sand)
		GC	Clayey Gravel (with Sand)
	Sand (% sand ≥ % gravel)	**SW**	Well-graded Sand (with Gravel)
		SW-SM	Well-graded Sand with Silt (and Gravel)
		SW-SC	Well-graded Sand with Clay (and Gravel)
		SP	Poorly graded Sand (with Gravel)
		SP-SM	Poorly graded Sand with Silt (and Gravel)
		SP-SC	Poorly graded Sand with Clay (and Gravel)
		SM	Silty Sand (with Gravel)
		SC	Clayey Sand (with Gravel)
Fine-Grained Soils (50 percent or more passing the No. 200 sieve)	**Silt or Clay** LL < 50	**ML**	Silt (with Sand or Gravel), Sandy Silt (with Gravel), Gravelly Silt (with Sand)
		CL-ML	Silty Clay (with Sand or Gravel), Sandy Silty Clay (with Gravel), Gravelly Silty Clay (with Sand)
		CL	Lean Clay (with Sand or Gravel), Sandy lean Clay (with Gravel), Gravelly lean Clay (with Sand)
		OL	Organic Clay (with Sand or Gravel), Sandy organic Clay (with Gravel), Gravelly organic Clay (with Sand), organic Silt (with Sand or Gravel), Sandy organic Silt (with Gravel), Gravelly organic Silt (with Sand)
	Silt or Clay LL ≥ 50	**MH**	Elastic Silt (with Sand or Gravel), Sandy elastic Silt (with Gravel), Gravelly elastic Silt (with Sand)
		CH	Fat Clay (with Sand or Gravel), Sandy fat Clay (with Gravel), Gravelly fat Clay (with Sand)
		OH	Organic Clay (with Sand or Gravel), Sandy organic Clay (with Gravel), Gravelly organic Clay (with Sand), organic Silt (with Sand or Gravel), Sandy organic Silt (with Gravel), Gravelly organic Silt (with Sand)
Highly Organic Soils		**PT**	Peat and other highly organic soils

Note: Percentages are by dry weight. Soil classifications based on some criteria that are not shown. Group Name items in parentheses may or may not apply, depending on percent of sand or gravel.

Coarse Grained Soil Definitions	
Fraction	**Particle Dimension or U.S. Standard Sieve Size/No.**
Boulders	Above 12"
Cobbles	12" to 3"
Gravel - coarse - fine	 3" to 3/4" 3/4" to No. 4
Sand - coarse - medium - fine	 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200

■	Split-barrel, 3-inch O.D., 2.43-inch I.D.
▨	Split-barrel, 2.5-inch O.D., 1.93-inch I.D.
◪	Standard Penetration Test (SPT), 2.0-inch O.D., 1.375-inch I.D.
▥	Shelby Tube
☒	Disturbed sample
●	No recovery
▽	Groundwater level during drilling
▬	Subsequent groundwater level

Note: O.D. = outside diameter I.D. = inside diameter

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

LOG LEGEND AND SOIL CLASSIFICATION

WEATHERING

Severely Weathered – minerals decomposed to soil, but rock fabric and structure are preserved.
Highly Weathered – abundant fractures coated with oxides, carbonates, sulphates, mud, etc., thorough discoloration, rock disintegration, mineral decomposition.
Moderately Weathered – some fracture coating, moderate or localized discoloration, little to no effect on cementation, slight mineral decomposition.
Slightly Weathered – a few stained fractures, slight discoloration, little or no effect on cementation, no mineral decomposition.
Fresh – unaffected by weathering agents; no appreciable change with depth.

FRACTURE, JOINT, OR SHEAR SPACING

(Spacing in Inches)

Very little fractured	Greater than 48
Occasionally fractured	12 to 48
Moderately fractured	6 to 12
Closely fractured	1.25 to 6
Intensely fractured	0.5 to 1.25
Crushed	Less than 0.5

THICKNESS OF SEDIMENTARY ROCK BEDS

(Thickness in Inches)

Very thickly bedded	Greater than 72
Thickly bedded	24 to 72
Medium bedded	8 to 24
Thinly bedded	2.5 to 8
Very thinly bedded	0.75 to 2.5
Laminated	0.25 to 0.75
Thinly laminated	Less than 0.25

FRACTURE OR LAYER SEPARATION

(Thickness of Separations in Millimeters)

Very tight	< 0.1 mm
Tight	0.1 – 0.5 mm
Moderately open	0.5 – 2.5 mm
Open	2.5 – 10 mm
Very wide	> 10 mm

FRACTURE OR LAYER ROUGHNESS

Very Rough - Non-continuous, Hard joint rock wall
Slightly Rough - Hard joint rock wall
Slightly Rough and Soft - Soft joint rock wall
Slickensided - Open and continuous with gouge
Soft Gouge - Open and continuous with soft gouge

STRUCTURE

Intact/Massive – intact rock specimens with few widely spaced discontinuities.
Blocky – well interlocked, undisturbed rock mass, consisting of cubical blocks formed by three intersecting joint sets.
Very blocky – interlocked, partially disturbed, with multi-faceted angular blocks formed by 4 or more joint sets.
Disturbed/Seamy – folded with angular blocks, formed by many intersecting joint sets, persistence of bedding planes or schistosity.
Disintegrated – poorly interlocked, heavily broken, mix of angular and rounded rock pieces.
Laminated/Sheared – lack of blockiness due to close spacing of shear planes.

STRENGTH

Plastic or very low strength.
Friable – crumbles easily by rubbing with fingers.
Weak – an unfractured specimen of such material will crumble under light hammer blows.
Moderately strong – specimen will withstand a few heavy hammer blows before breaking.
Strong – specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
Very strong – specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

HARDNESS

Soft – reserved for plastic material alone.
Low hardness – can be gouged deeply or carved easily with a knife blade.
Moderately hard – can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visibly after the powder has been blown away.
Hard – can be scratched with difficulty; scratch produced a little powder and is often faintly visible.
Very hard – cannot be scratched with knife blade; leaves a metallic streak.

GROUND WATER

Dry
Damp
Wet
Dripping
Flowing

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

ROCK PROPERTIES

CONDOR EARTH TECHNOLOGIES, INC.

LOG OF TEST PIT - TP-1

Project: RAMEY WINE CELLARS

Location: (SEE FIELD SKETCH)

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: CET 6692

Approx. Depth (ft): 5.6 FT (SUBSEQUENTLY DEEPENED TO ~12 FT)

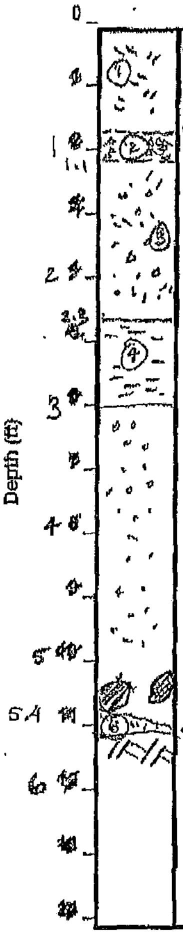
Logged By: M. PETERSEN

Approx. Length (ft):

Date: 11/5/13

Orientation: EAST/WEST N_____°__________

Equipment: BACKHOE W/ 32" WIDE BUCKET



COLLUVIUM ① LEAN CLAY W/ SAND (CL), LIGHT GRAY, DRY, HARD (pp > 4.5)
@ 0.5': DARK GRAY, DAMP, MODERATELY PLASTIC
WITH DARK RED BROWN, COARSE, SUBROUNDED SAND

0.8' OLDER - ALLUVIUM: ② CLAYEY GRAVEL (GC), DAMP, GRAY, DENSE, SUB-ANGULAR TO SUB-ROUNDED

1.1

③ CLAYEY SAND WITH GRAVEL (SC), YELLOW BROWN, DAMP, VERY DENSE
COARSE, SUBROUNDED SAND
SUB-ROUNDED GRAVEL 1/2" - 2" TYP.

2.3 ④ FAT CLAY (CH), LIGHT YELLOW BROWN, DAMP, HARD (pp > 4.5 KSF)

3.0

⑤ CLAYEY SAND WITH GRAVEL (SC), DARK RED BROWN, DAMP, VERY DENSE,
ROUNDED MEDIUM TO COARSE SAND
GRAVELS < 1" ϕ

FEW ROUNDED, GRAYWACKE SANDSTONE BOULDERS AT BASAL CONTACT WITH

5.6 ⑥ SILTSTONE: YELLOW BROWN W/ STRONG ORANGE STAIN, WEAK ROCK,
VERY BLOCKY, LOW HARDNESS, HIGHLY WEATHERED, SOME POLISHED
FRACTURE FACES, CLOSELY FRACTURED (~1" TO 4" BLOCKS)

* AFTER LOGGING - HOLE WAS EXCAVATED TO ABOUT 12'. TOP OF SILTSTONE APPEARED IRREGULAR AND EXTENDED TO DEPTH OF ABOUT 7' ON NORTH WALL OF TEST PIT

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-2

CONDOR

Project: RAMEY WINE CELLARS

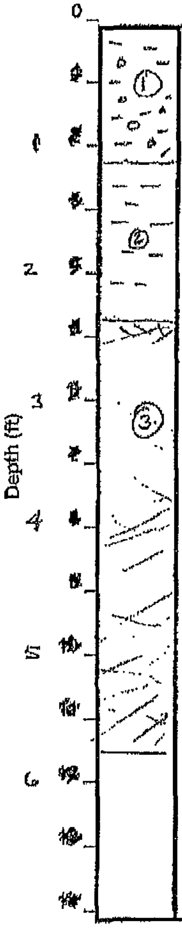
Location: 80' W of fence to 95' W of fence

Approx. Coord.: ________°N, ________°W
Approx. Elev. (ft):

Project No.: CET 6692
Logged By: M. PETERSEN
Date: 11/5/13

Approx. Depth (ft):
Approx. Length (ft):
Orientation: N____°____ EAST/WEST
Equipment:

ASCENDS 9° TO WEST



OLDER ALLUVIUM:

① LEAN CLAY with GRAVEL (CL), LIGHT BROWN, DAMP, HARD
ROUNDED GRAVELS ≈ 2" φ

1.2'

② FAT CLAY (CH), DAMP, MED. BROWN HARD,
(PP > 4.5 tsf)

2.3'

③ SILTSTONE: WEAKLY CONSOLIDATED, DARK RED BROWN STAIN, DAMP, VERY BLOCKY TO SEAMY, ROCK BREAKS ALONG RANDOMLY ORIENTED FRACTURES < 4" SPACING (TYP. < 2"); FRACTURE SURFACE COMMONLY POLISHED.

BOTTOM OF TP @ 5.8'

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-3

CONDOR

Project: Ramey

Location: (SEE SKETCH)

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: 6692

Approx. Depth (ft): 5.5'

Logged By: M. PETERSEN

Approx. Length (ft): 12'

Date: 11/5/13

Orientation: East/West N____°________

Equipment:

OLDER ALLUVIUM

① LEAN CLAY w/ GRAVEL (CL); LIGHT BROWN, DRY, STIFF w/ SUBANGULAR TO SUBROUNDED GRAVELS < 2" φ

② FAT CLAY (CH) DARK BROWN, DAMP, HARD

(1.5') (ROCK SURFACE DIPS TO SOUTH ~12°)

③ SERPENTINE: PALE BLUE GRAY AND BUFF w/ DARK BROWN/BLACK STREAKS, SOFT ROCK, WEAK, CRUSHED, PERVASIVELY SHEARED, SOME SLICKENSIDES LOCALLY WEATHERED TO RESIDUAL SOIL (SILTY SAND)

TOTAL DEPTH 5.6'

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), φ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-4

CONDOR

Project: Ramey Wine Cellers

Project No.: 6692
Logged By: M. Petersen
Date: 11/5/13

Location: (SEE SKETCH)

Approx. Coord.: ________°N, ________°W
Approx. Elev. (ft):
Approx. Depth (ft): 1.5 FT.
Approx. Length (ft): 10 FT
Orientation: N 70 ° E
Equipment:

Depth (ft)

0
1
2
3
4
1
2
5
6
7
8
9
10
11
12
13
14

OLDER ALLUVIUM ① COARSE SANDY LEAN CLAY WITH GRAVEL (CL), MED. BROWN, DRY, MEDIUM STIFF SUBROUNDED GRAVELS (INCL. CHERT) <2" ϕ

② SERPENTINITE: PALE BLUE AND BUFF WITH DARK GRAY STREAKS, DARK RED BROWN COATING ON WEATHERED JOINT FACE; SOFT ROCK; WEAK; HIGHLY WEATHERED; PERVASIVELY FRACTURED. (BREAKS TO FRAGMENTS <6" ϕ)

TOTAL DEPTH: 1.5'

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:
PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-5

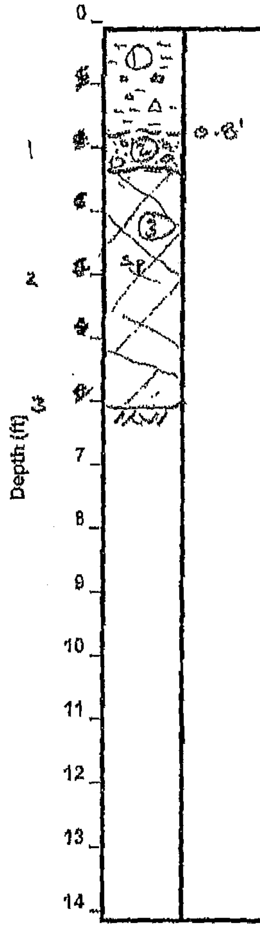
CONDOR

Project: Ramey Wine Cellar

Location:

Approx. Coord.: ________°N, ________°W
Approx. Elev. (ft):
Approx. Depth (ft):
Approx. Length (ft): 12'
Orientation: N 80° W
Equipment:

Project No.: 6692
Logged By: M. Pedersen
Date: 11/4/13



Alluvium: ① Gravelly Lean Clay (CL); Light Brown, dry, Firm, subrounded Gravels <2" ɸ

② Fat Clay with Gravel (CH); Dark Brown, Damp, Firm,

③ Serpentinite: Pale Blue and Buff; Moderately weathered; Weak to Moderately Strong; Low to Moderately Hard; Laminated/Sheared (platey).

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

LOG OF BOREHOLE NO. B-1

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg, CA

CONDOR EARTH TECHNOLOGIES, INC.
20653 Bilon Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com

COORDINATES: 38.522353 -122.867956
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily trodden dirt, very little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 117 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 20 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/4/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 4
STORED: Sonora

REMARKS:
Well backfilled with neat cement after completion
Some Greywacke cobbles and boulders sitting on ground surface.

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION
0		November 4, 2013	Approx Tunnel Zone (0–10)		COLLUVIUM - SILTY LEAN CLAY with gravel (CL) - red-brown, dry, moderate plasticity, very stiff, highly weathered, some roots
					FRANCISCAN COMPLEX - MALANGE - SERPENTINITE
5	112			OK Circulation	Light green, Highly weathered, some Oxidation, hard, weak, Highly sheared LL=61 PI=21, w=28, Yd=80
					clayey, weak, Highly fractured, many re-sealed or filled with clay, moderate to highly weathered.
					Hard, moderately strong
10	107		mechanical Fracture	Poor-Loss Circulation (10–20)	Hard, weak, Extremely weathered, Intensely fractured
					Dark green, softer areas, weak, highly weathered, Intensely fractured, sheared
					Moderate hardness, weak, sheared
15	102				Soft to low hardness, weak, intensely fractured, Friable
					Friable, soft,
20	97				Boring Terminated at 20'

R.Q.D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		1	Auger
		10 15 18 2.5	Cal mod
		14 18 22 4	Cal mod
		21 46 50/5 5.5	Cal mod
0	45	8	PQ 9:45 9:51
0	55	10	9:55 10:04
0	100	11	10:04 10:14
0	95	12.7	10:17 10:24
0	72	15.2	10:30 10:40
10	50	17.7	10:45 10:54
0	90	20	10:57 11:00

LOG OF BOREHOLE NO. B-2

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20883 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.522309° -122.868276°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 128 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 33 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/4/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 7
STORED: Sonora

REMARKS: Well backfilled with neat cement upon completion
Greywake boulders and cobbles on ground surface in few locations

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION	R.Q.D. %	CORE RECOVERY	END OF RUN/ Blow Count	REMARKS/TIME/ Drill Mode
		November 4, 2013			COLLUVIUM - silty lean clay (CL) - brown, dry, stiff, moderate plasticity			1	Auger
					FRANCISCAN COMPLEX - MALANGE -			14 34 49 2.5	Cal mod
					SHALE light brown, dry, highly weathered (some less weathered pieces)			25 40 42 4	Cal mod
5	123				Friable, highly sheared or crushed to a silty sand with low-mod plasticity. w = 13.3 γd = 91			23 41 47 5.6	Cal mod
					Dark brown, wet, highly weathered, crushed to coarse sand	0	80	6.5	PQ 11:10 12:30
				Poor Circulation	SERPENTINITE Greenish grey, wet, Extremely soft, friable, sheared	0	50	8	12:34 12:39
			Approx Tunnel Location		Brown-Tan, extremely weathered, crumbles to sand light green, highly weathered, soft, clayey, friable, some larger clasts.	0	0	10.5	12:41 12:55
10	118				Highly sheared, weak, moderately hard, mod-high weathering			6 14 25 12	Cal mod
						30	100	13	PQ 13:05 13:12
15	113				Soft - moderately hard, sheared, some shear planes, mostly platy nature of the rock, weak, clayey in places, some places hard enough to maintain moderate fracture	60	60	15.5	13:14 13:15
					15.5' - γd = 118.5pcf, w = 2.9% qu = 43 psi Young's modulus = 2.035 E+03 16' - LL = 62, PI = 23 - w = 29.7 γd = 94 c = 90 φ = 18.8 Soft, weak, moderately weathered, sheared to soft clay in places	60	100	18	13:28 13:35
					Some apparent fractures, soft and hard portions interbedded, some clasts.	20	100	19	13:40 13:56
20	108			Poor - mod Circulation	Dark grey with streaks and seams of light green to white, lighter colored portions are very soft 23.5' - γd = 126.9pcf w = 10.6% qu = 18psi Young's modulus = 9.318E+02	40	34	23	13:58 14:07
25	103				Dark grey/green, Moderately hard, weak, sheared, Black with some green inclusions, soft, weak to friable, sheared, clayey, moderate weathering, some washout (27.5'-30'), (could be some shale inclusions)	0	45	28	14:10 14:30
30	98				Occasionally firm but mostly soft Clayey, increase of weathering	0	100	33	14:35 14:55
					Boring Terminated at 33'				

LOG OF BOREHOLE NO. B-3

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20683 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.521797° -122.868265°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 135 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 43 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 10
STORED: Sonora

REMARKS:
Piezometer installed in well after completion, locking cap installed
Some greywacke cobbles and boulders on ground surface

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION
0–8.5		November 4, 2013			COLLUVIUM - SANDY LEAN CLAY (CL) - with some gravel, Brown, dry, moderate plasticity, very stiff Red-Brown, damp, more silty, very stiff, moderate plasticity, Coarse sand in red-brown clay matrix (crushed shale/mudstone) 5' ; w = 32.6 γd = 87 Su = 7,070
5	130				
8.5					FRANCISCAN COMPLEX - MALANGE - SERPENTINITE
10	125				Light green, weak to Friable, Low hardness, Highly weathered, blocky-seamy Orange-brown, extremely weathered, crushed
~12		November 5, 2013		Moderate to poor circulation	Grey-green, crushed to seamy and sheared Highly weathered, low hardness, parting, some re-sealed fracture, but mostly too soft for fracture.
15	120		Approx Tunnel Zone (↑ to ↓, ~15.5 to ~27)		
~17					Mudstone clasts - 2.5", rounded to sub-angular weak to Friable, low hardness 3.5" mudstone gravel, moderately hard, low strength, blocky to seamy with some re-sealed fractures. 21.5: LL = NV PI = NP F = 17.0
20	115				
~24					24.5: LL = 71 PI = 35 F = 14.3, γd = 70, one dimensional Expansion test Dark green, low hardness to soft, rare fracture, blocky Texture (mudstone cobbles in clayey serpentinite)
25	110				
~29					Dark green to black, soft, weak, crushed to sheared 30.5' ; w = 13.4 γd = 124 Su = 2,150 Soft to moderate hardness, weak, sheared, re-sealed shear surfaces, no true fracture
30	105				
~33					Dark grey - black, very soft, very weak to friable sheared to clay (could be some shale inclusions) 33' ~ γd = 133.7 pcf qc = 64 psi youngs modulus = 2.142E+02 w = 9.8% Moderately hard, moderately strong, some shear, mostly very blocky to massive, mod-high weathering,
35	100				
~39					Dark green, soft to moderately hard, weak, seamy to very blocky in places, clayey
40	95				
43					Boring Terminated at 43 feet

END OF RUN/BLOW COUNT	FRACTURE LOG	R.Q.D. %	CORE RECOVERY	REMARKS/TIME/DRILL MODE
1				Auger
12 8 9 — 2.5				Cal mod
8 10 14 — 4				Cal mod
8 12 13 — 5.5				Cal mod
9 13 14 — 7				Cal mod
7 8 11 — 8.5				Cal mod
5 13 21 — 10				Cal mod
16 22 18 — 11.5				Cal mod
15	crushed	0	75	PQ 7:56 8:28
16		0	0	8:31 8:40
17		0	90	8:43 9:15
30 50/3" — 19				Cal mod
20		0	100	PQ 9:30 9:40
21.5		0	90	9:41 9:45
23			100	9:50 10:00
29 50/4" — 24				Cal mod
28		0	100	PQ 10:12 10:30
30		0	100	10:39 10:45
40 50/1" — 31				Cal mod
33		0	80	PQ 11:00 11:05
35.5		100	100	11:09 11:19
38		80	100	11:20 11:40
43		0	100	11:43 12:08

LOG OF BOREHOLE NO. B-4

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg, CA

CONDOR EARTH TECHNOLOGIES, INC.
20663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.521818° −122.867837°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, very little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 120 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 20 feet
DATE STARTED: 11/5/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track Mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 4
STORED: Sonora

REMARKS:
Bore hole back filled with neat cement after completion
Some greywake cobbles and boulders on ground surface

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION
5	115	November 5, 2013	Approximate Tunnel Zone	mod-poor Circulation
10	110			
15	105			
20	100			

DESCRIPTION

COLLUVIUM - FAT CLAY (CL) - red-brown, very, stiff, moderate to high plasticity.

OLD ALLUVIUM - SANDY SILT - tan, dry, very stiff, mod-low plasticity

SANDY CLAY with GRAVEL - Tan brown to orange, dry, stiff, contains some sub-angular and some rounded gravel

GRAVEL in CLAY MATRIX - fat clay with gravel, dark brown, mod-high plasticity, soft

3.5: LL=64, PI=44 F=39.9, hydrometer

FRANCISCAN COMPLEX - MALANGE - SERPENTINITE

Dark brown to tan, Extremely weathered, crushed to angular coarse sand, blocky, soft, weak

Grey-green to light green, soft, weak, seamy with some resealed fracture (or shear planes) clayey in some places

Soft to moderately hard, weak, seamy

very clayey

16': LL=54 PI=15 w=42.6, γd=80

Black, low to moderate hardness, weak, sheared, (likely contains some shale inclusions, sheared)

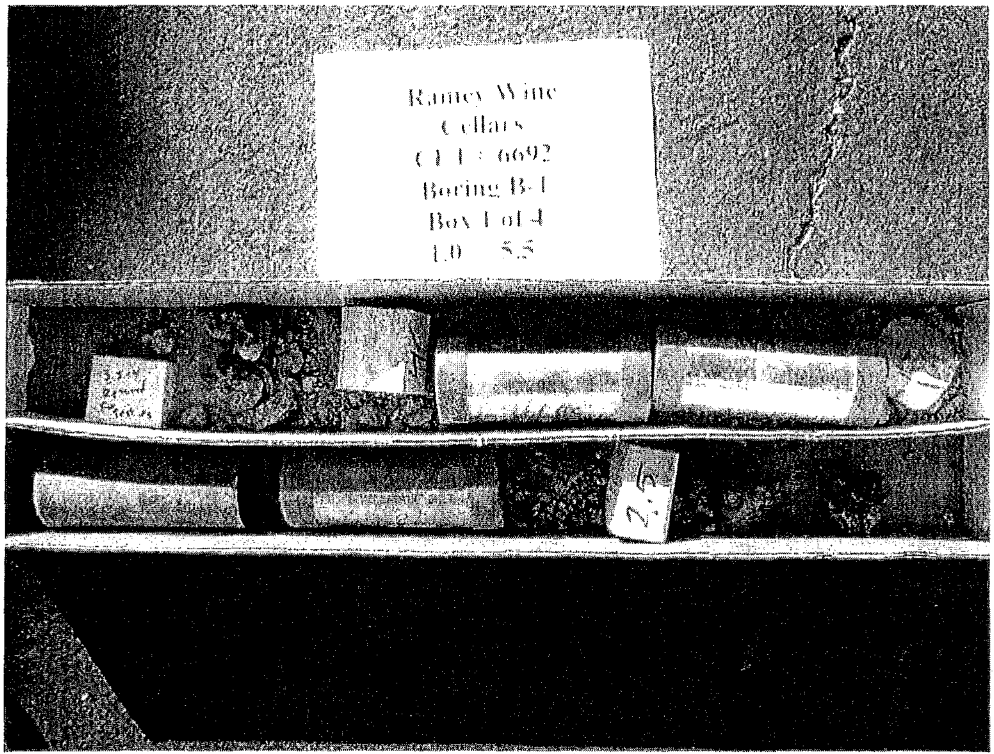
Dark green, soft, weak, sheared, some mudstone coarse gravel to cobbles. LL=NV, PI=NP, F=40.7

Boring Terminated at 20 feet

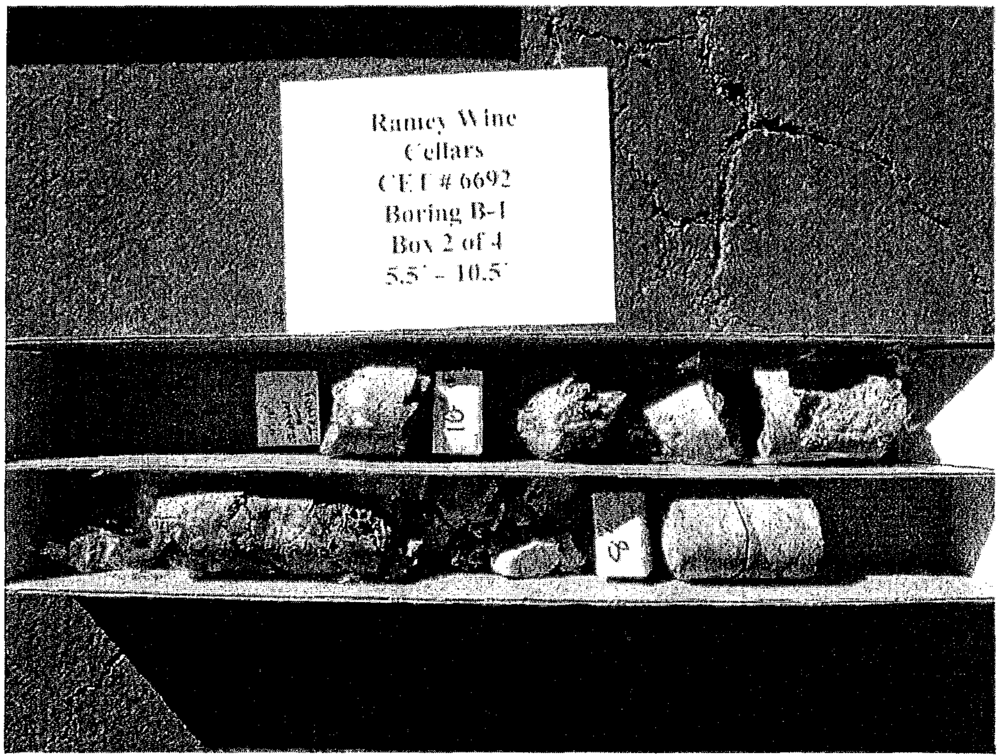
R.Q.D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		1	Auger
		6 10 20 2.5	Cal mod
		20 50/5 3.5	Cal mod
0	50	6	PQ 13:45 13:50
		7 8 13 7.5	Cal mod
0	37	9.5	14:00 14:11
0	90	12.5	14:13 14:20
0	85	14	14:22 14:30
0	30	17	14:33 15:05
		34 50/4" 18	Cal Mod
0	45	20	15:15 15:25

APPENDIX B
Core Photos

6692 Ramey Core Box Photos

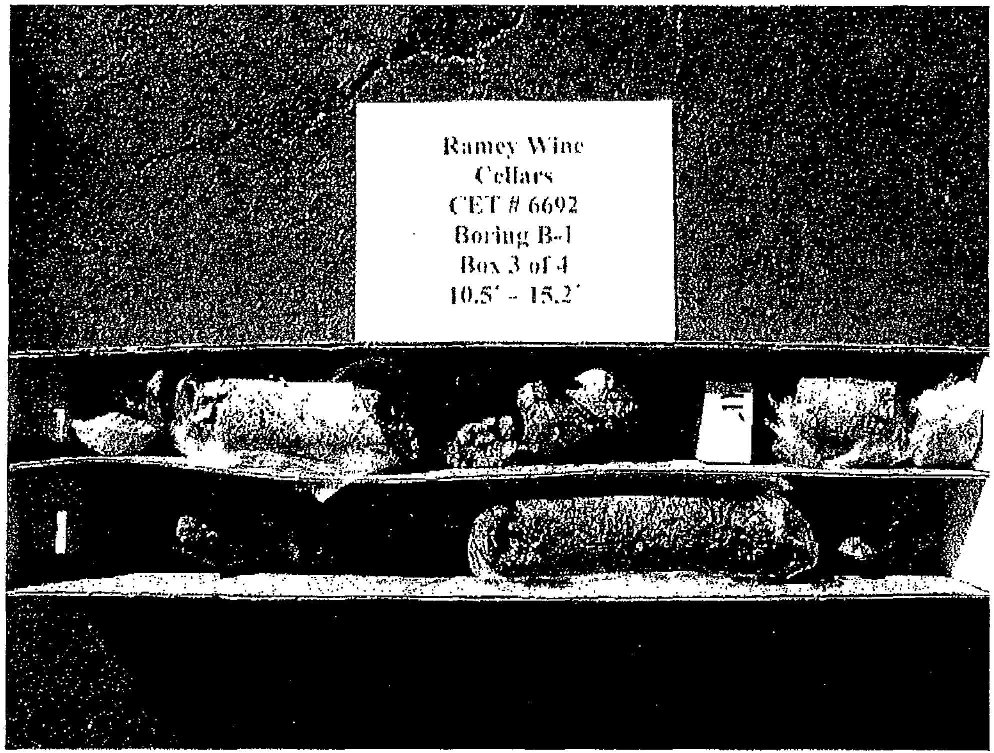


PB070002.JPG

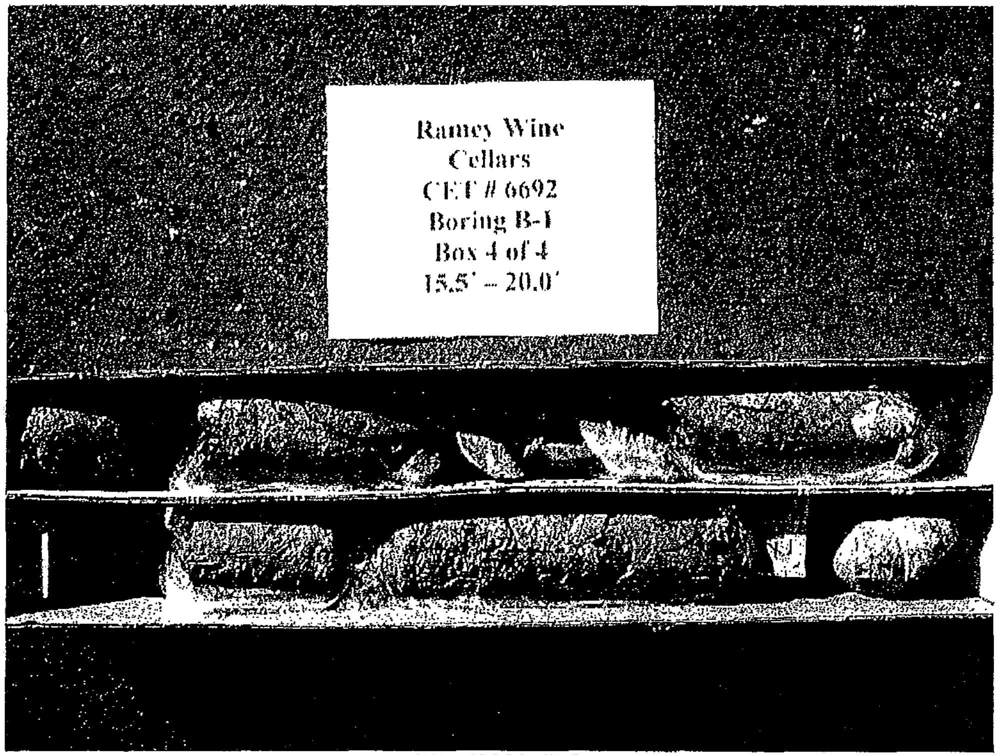


PB070004.JPG

6692 Ramey Core Box Photos

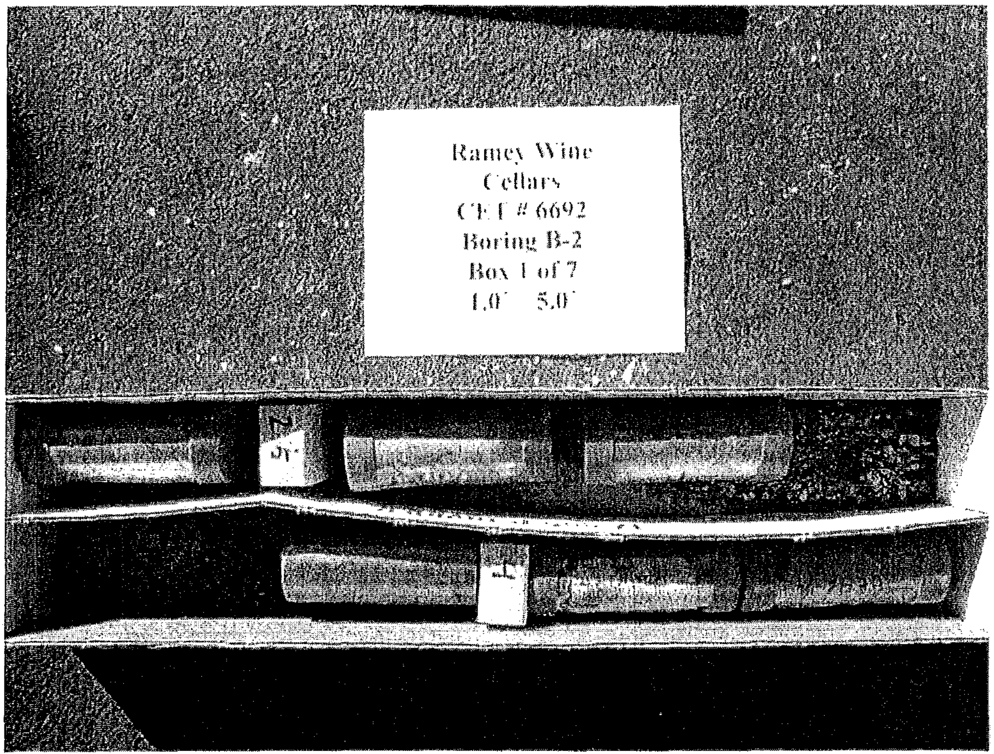


PB070007.JPG

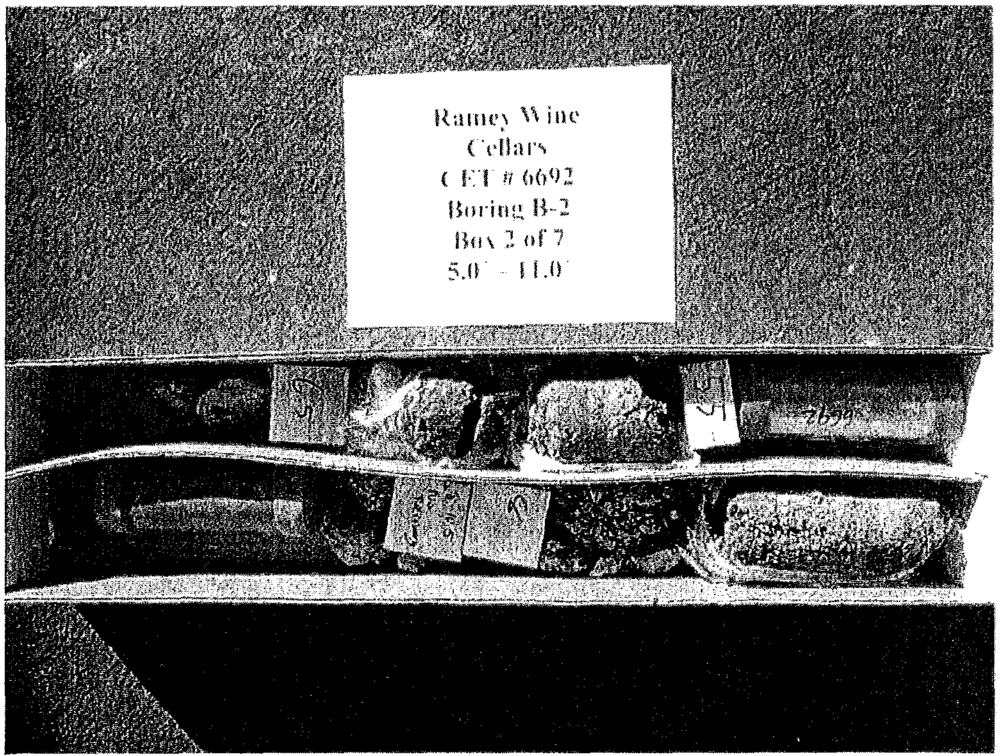


PB070009.JPG

6692 Ramey Core Box Photos

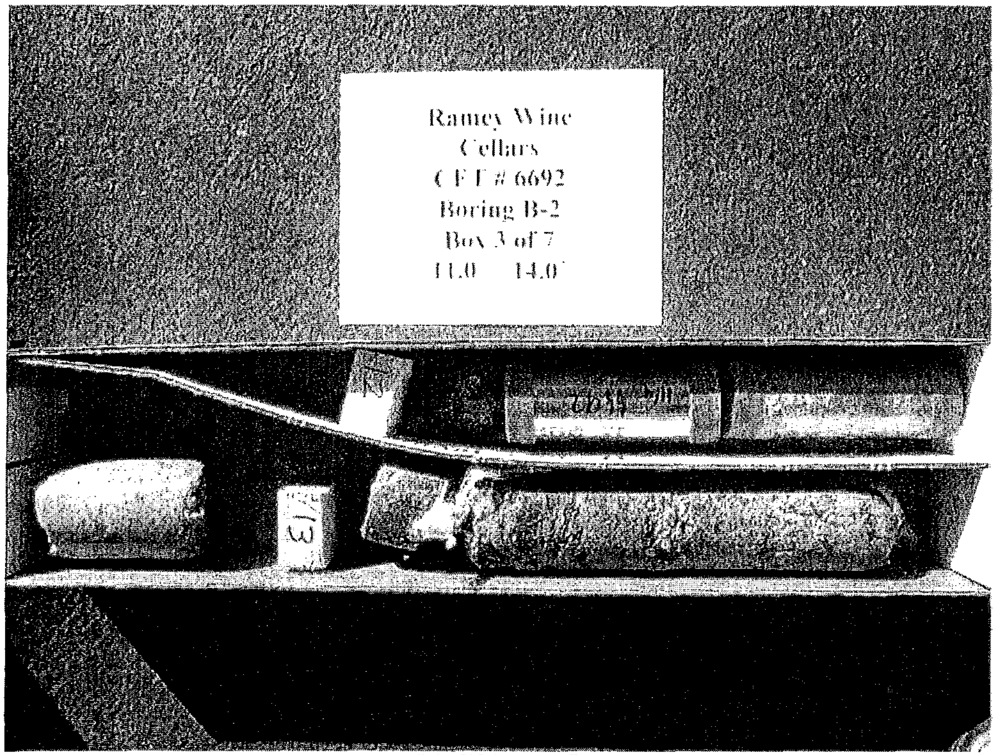


PB070012.JPG

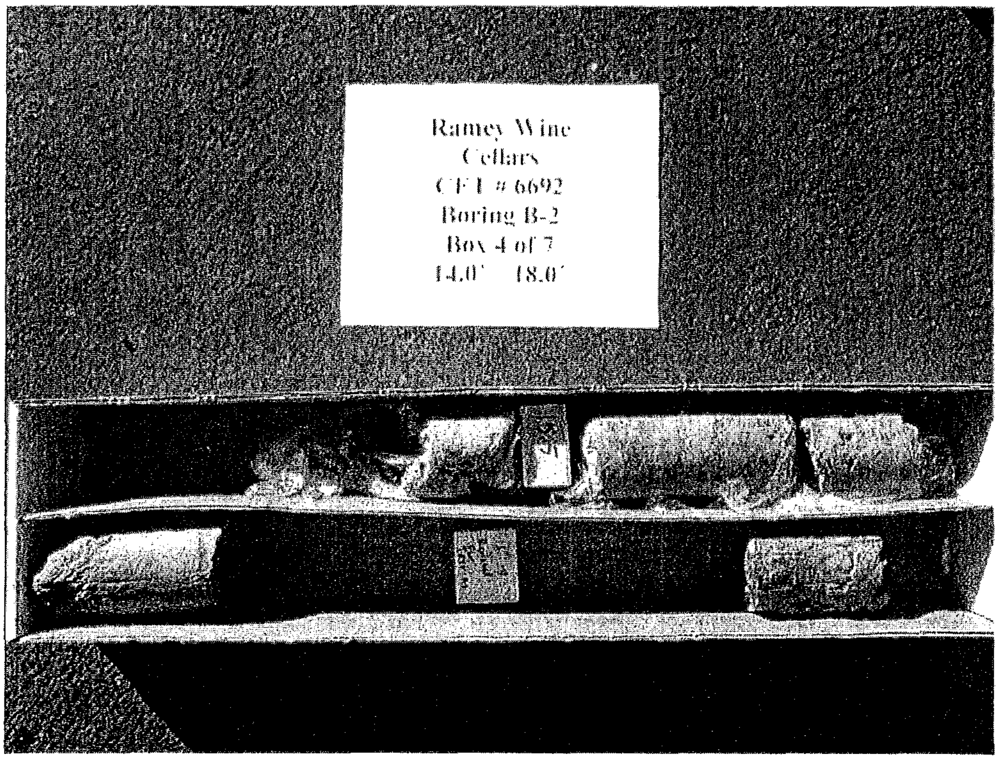


PB070014.JPG

6692 Ramey Core Box Photos

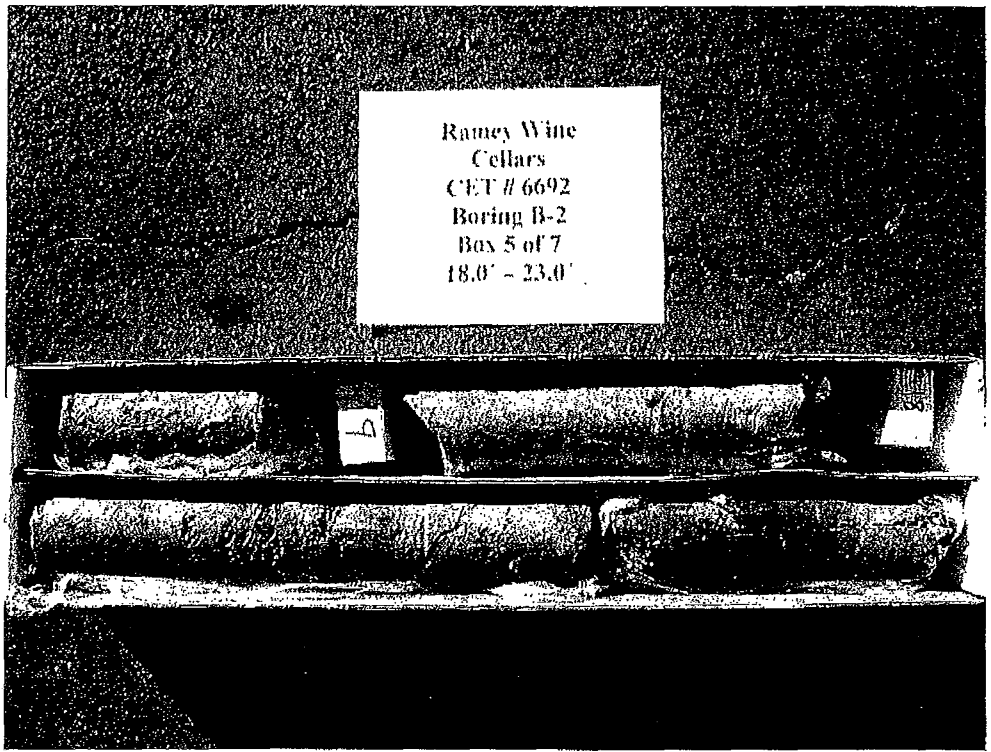


PB070017.JPG

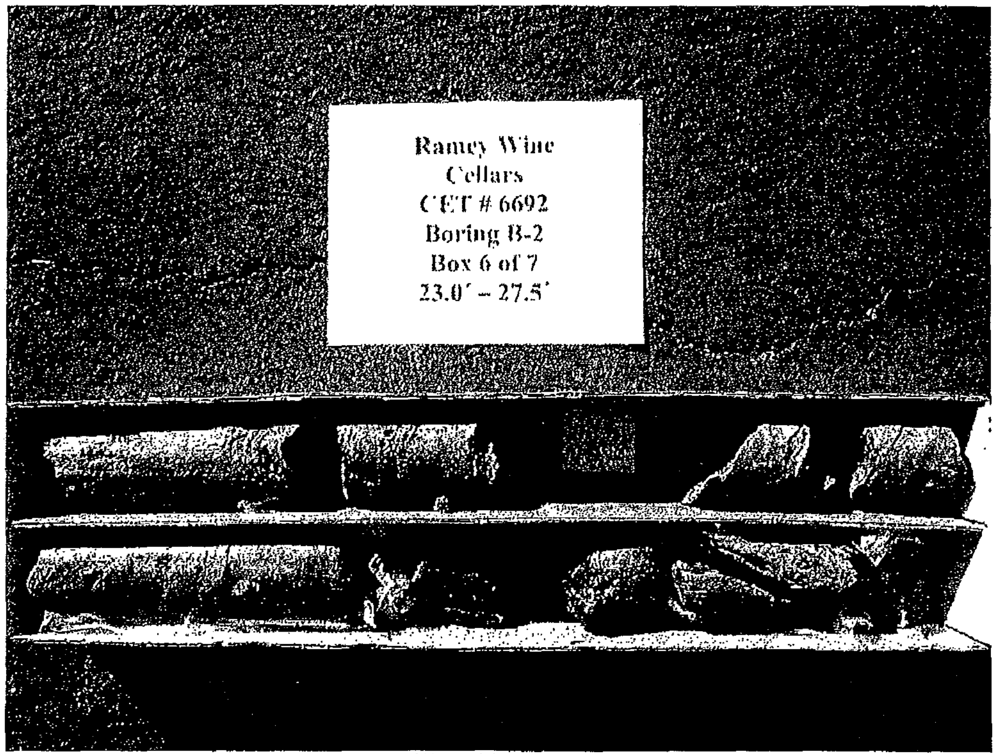


PB070023.JPG

6692 Ramey Core Box Photos

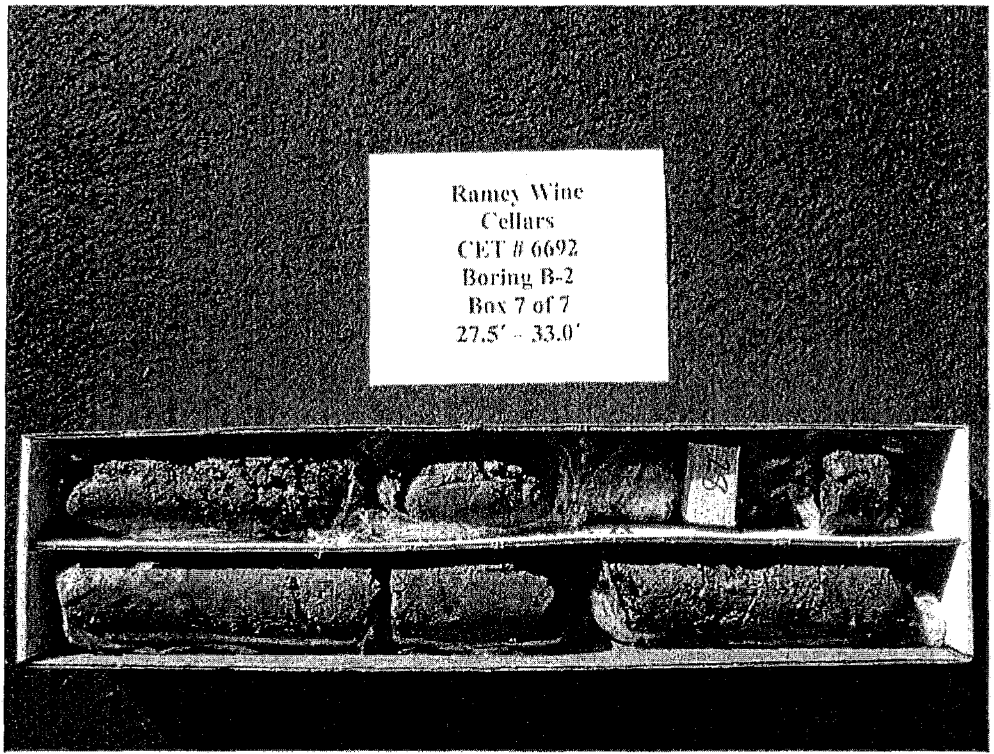


PB070025.JPG

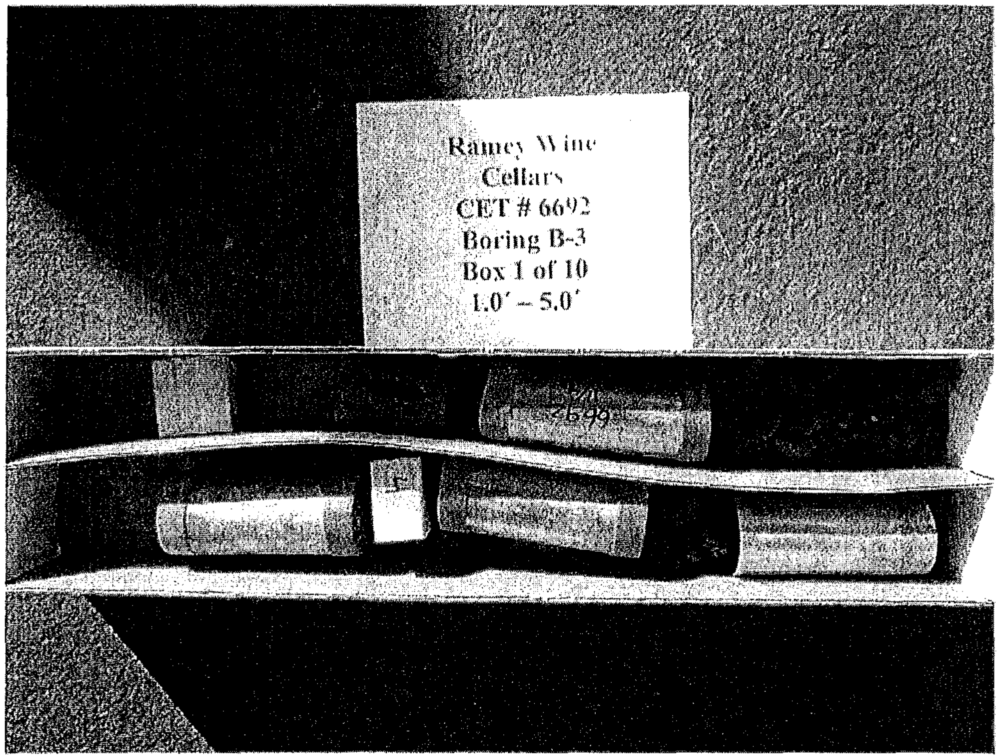


PB070027.JPG

6692 Ramey Core Box Photos

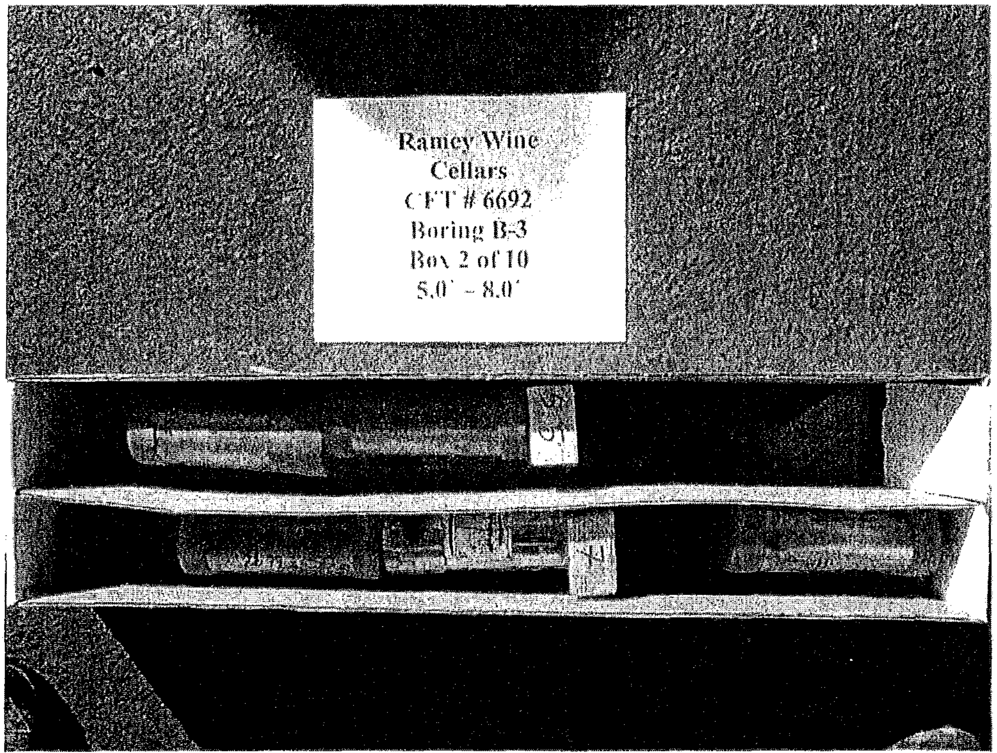


PB070030.JPG

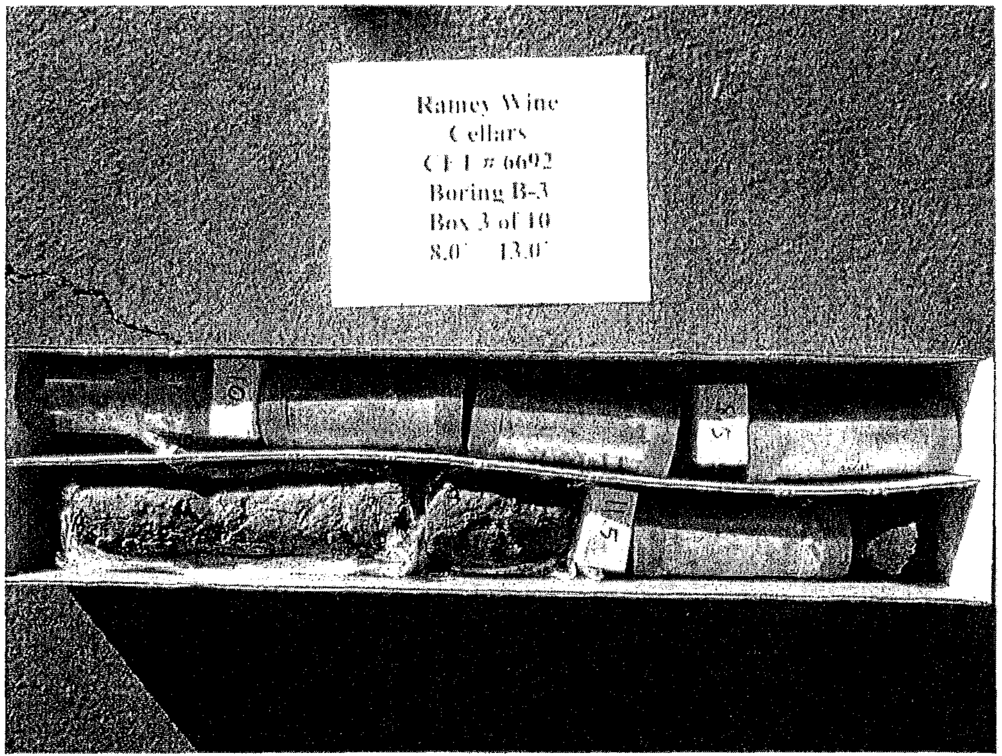


PB070032.JPG

6692 Ramey Core Box Photos

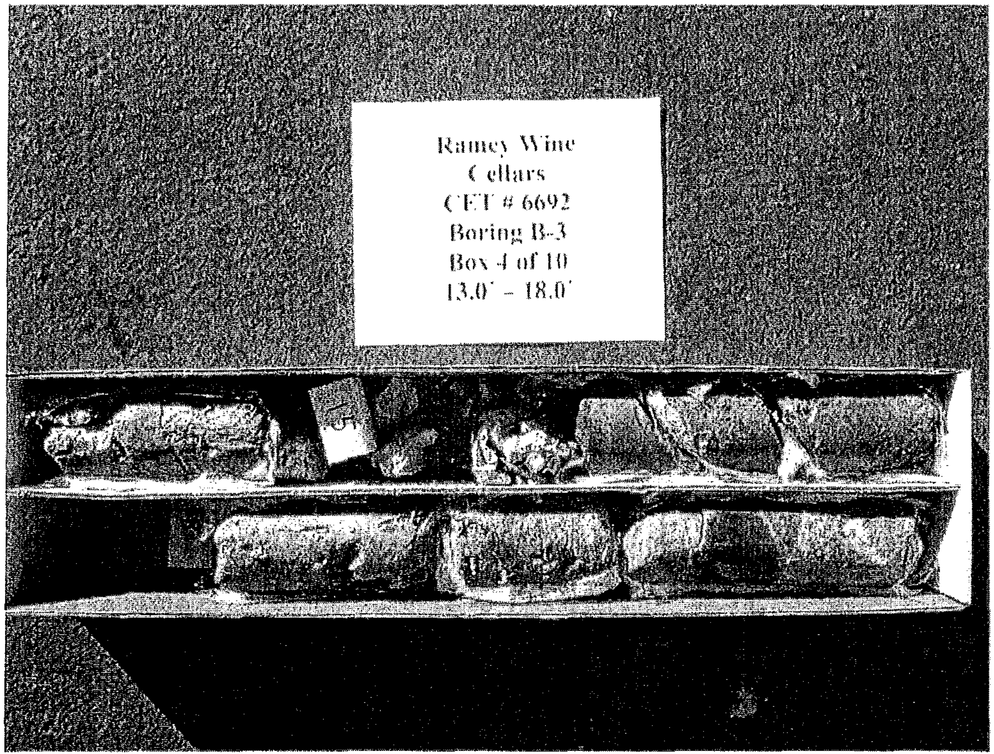


PB070033.JPG

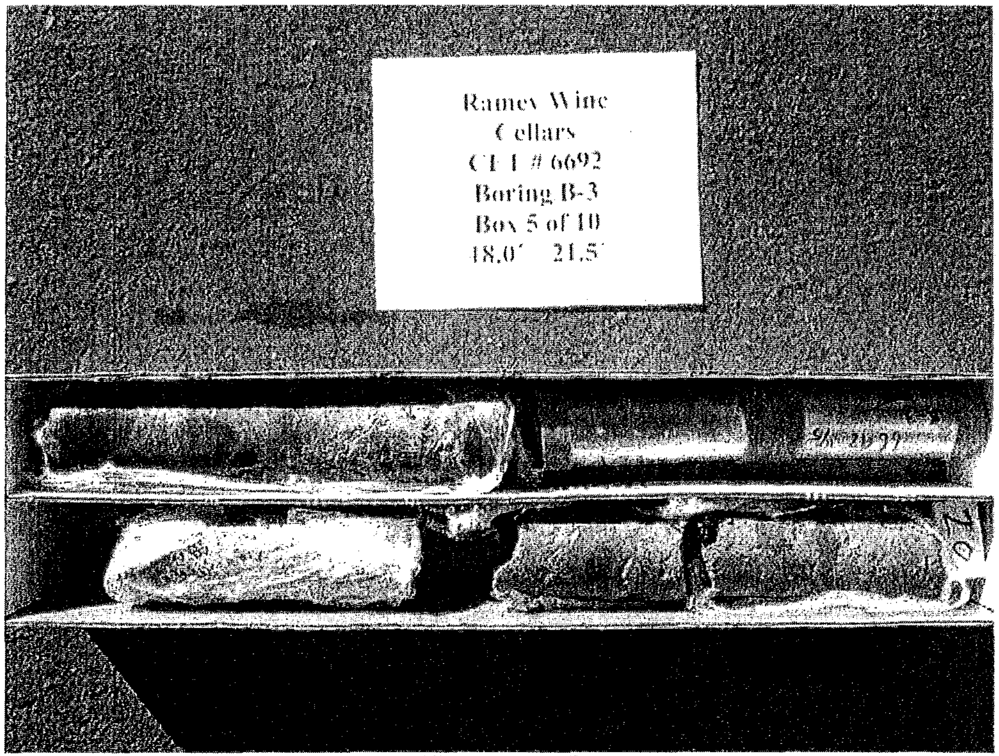


PB070034.JPG

6692 Ramey Core Box Photos

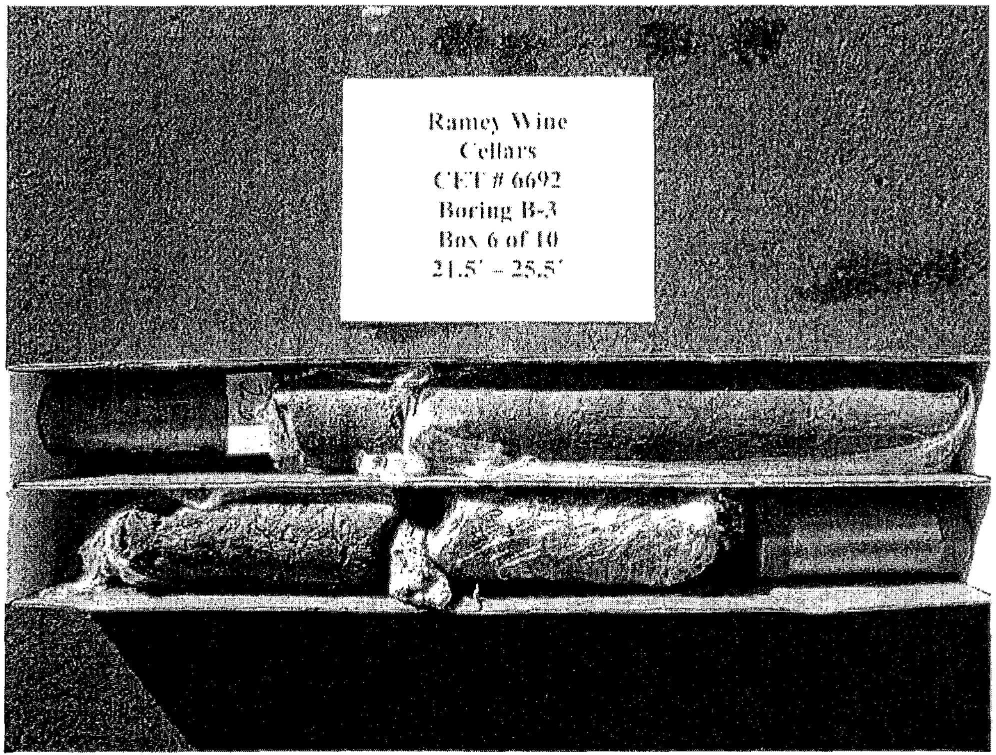


PB070036.JPG

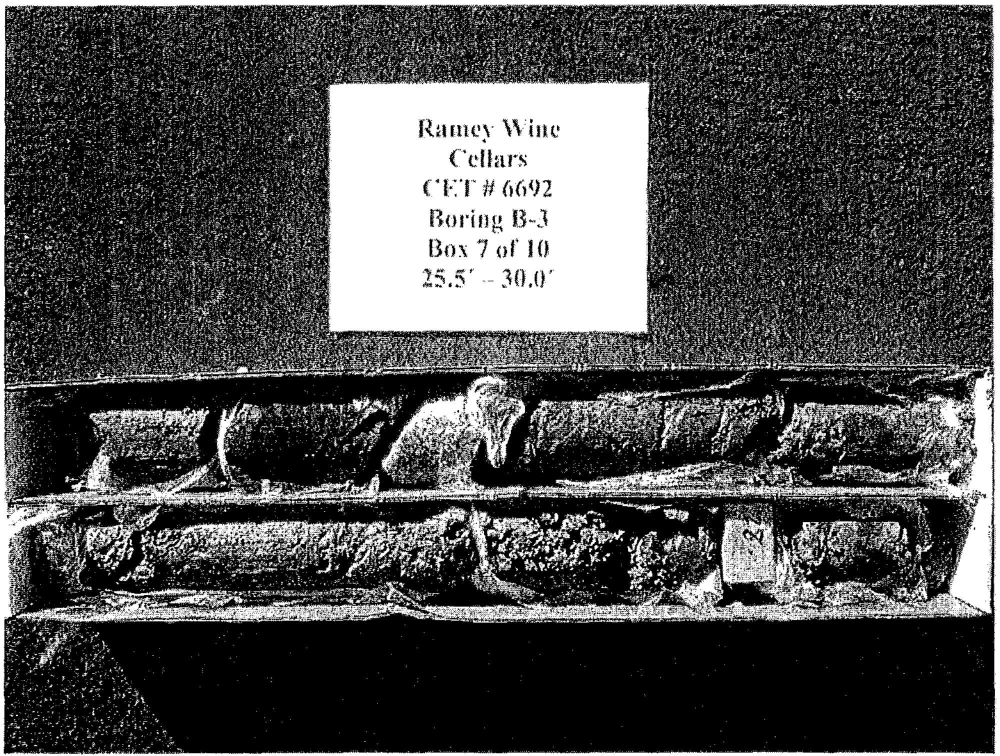


PB070039.JPG

6692 Ramey Core Box Photos

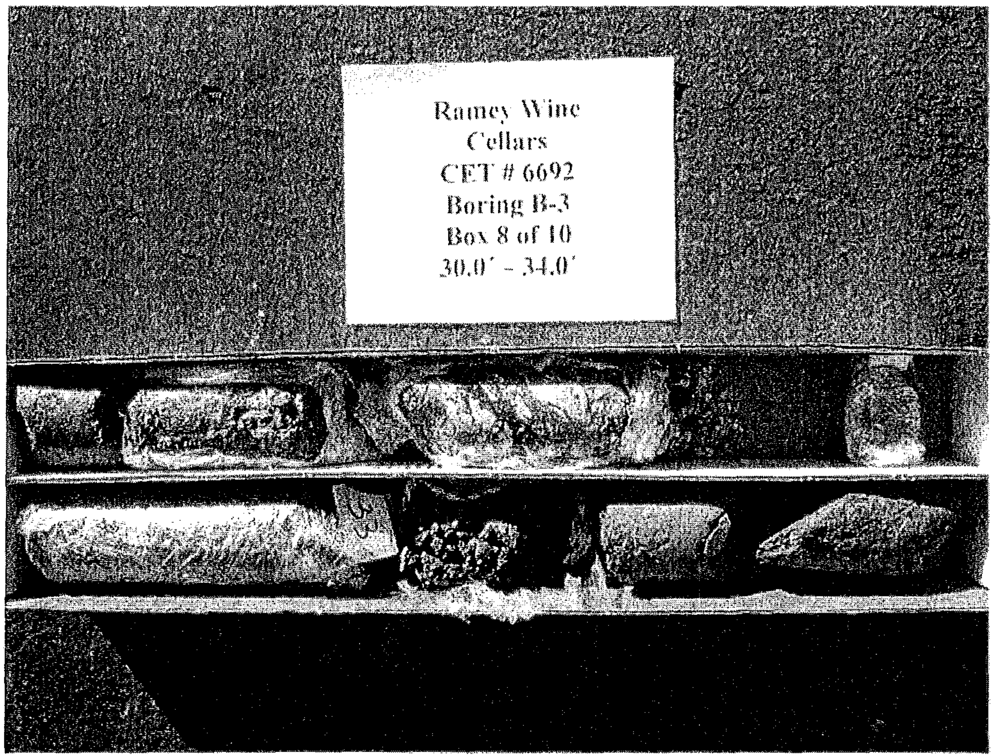


PB070040.JPG

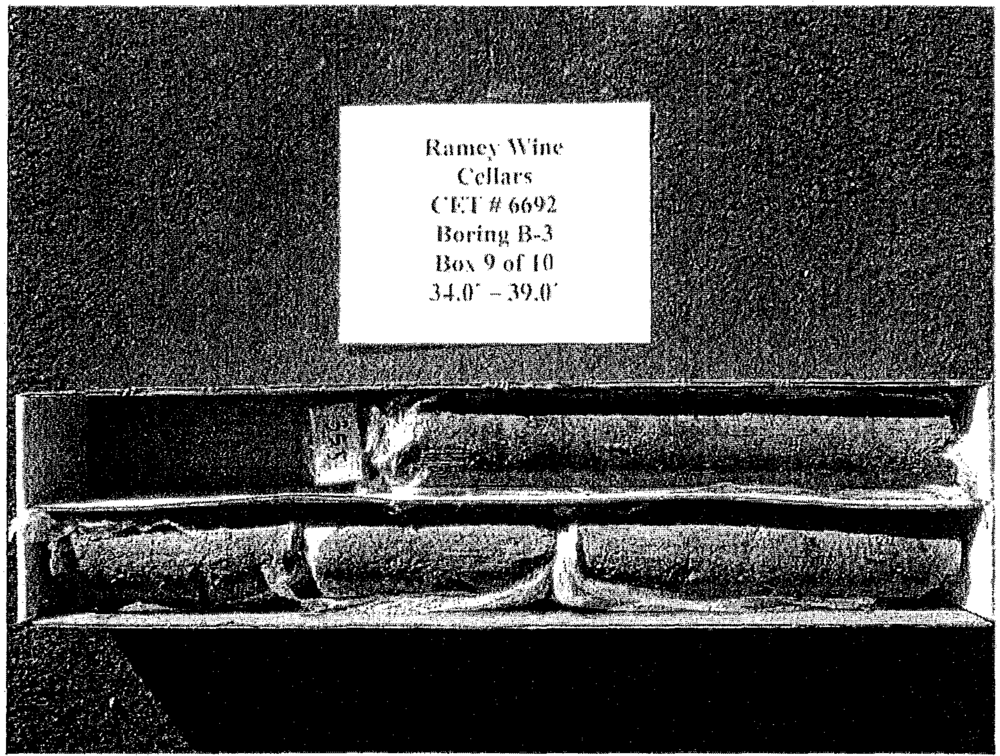


PB070042.JPG

6692 Ramey Core Box Photos

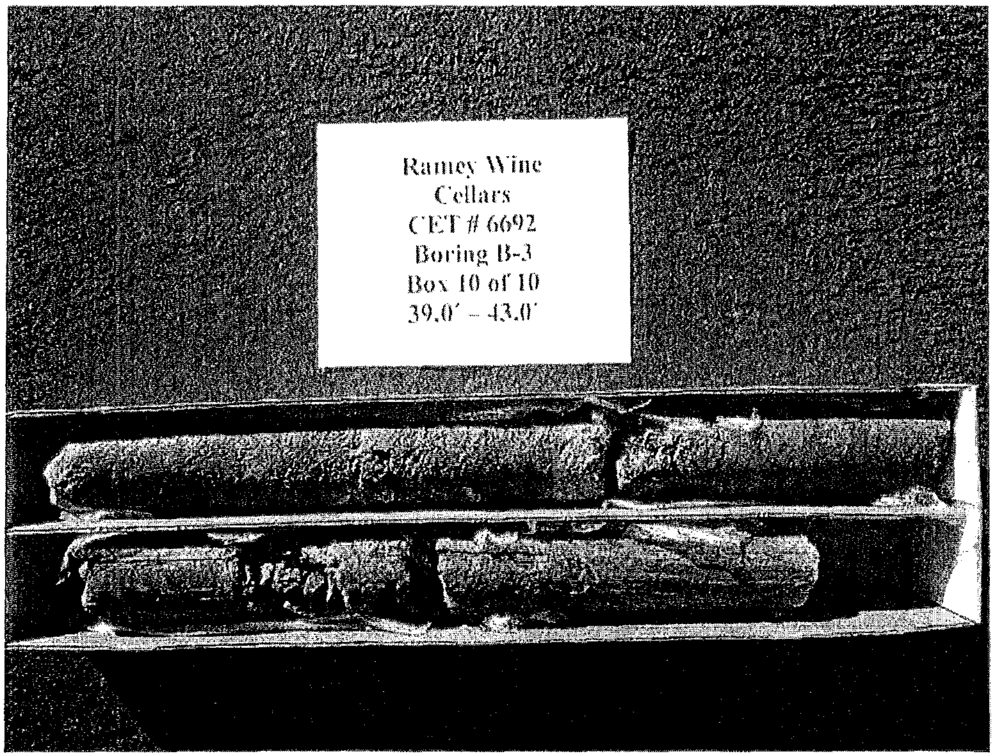


PB070044.JPG

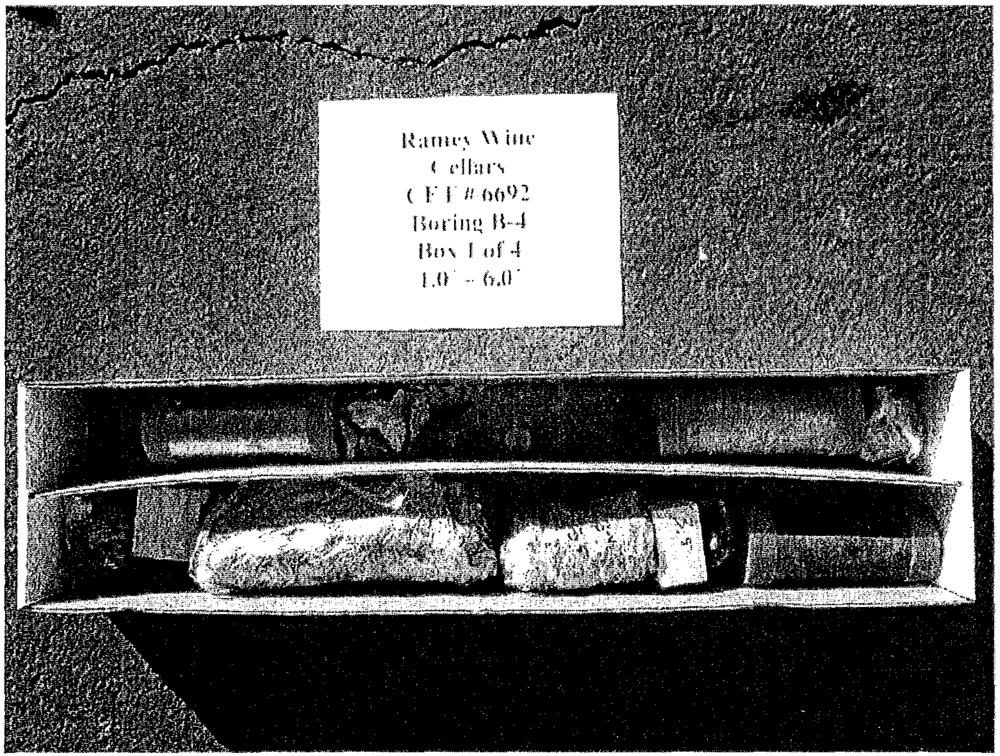


PB070047.JPG

6692 Ramey Core Box Photos

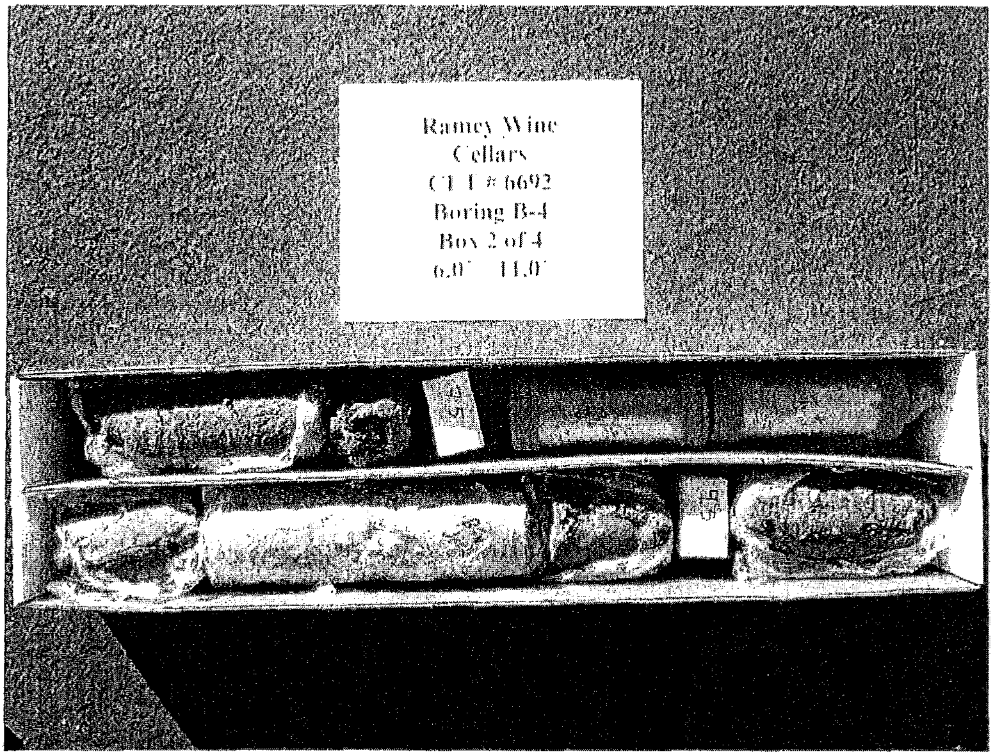


PB070048.JPG

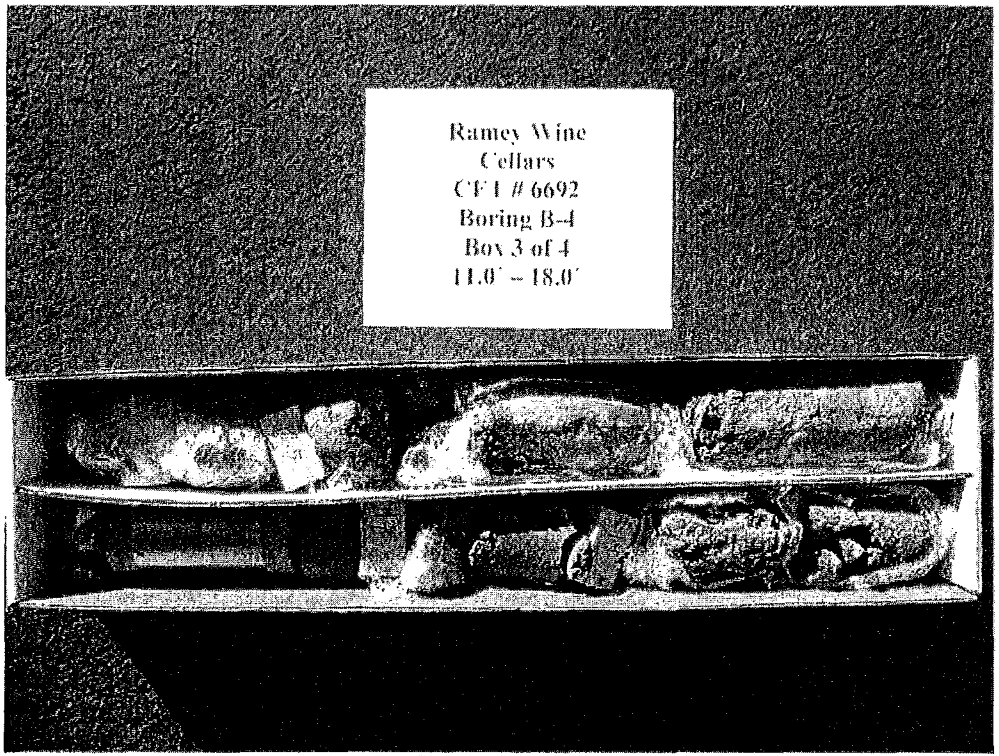


PB070050.JPG

6692 Ramey Core Box Photos

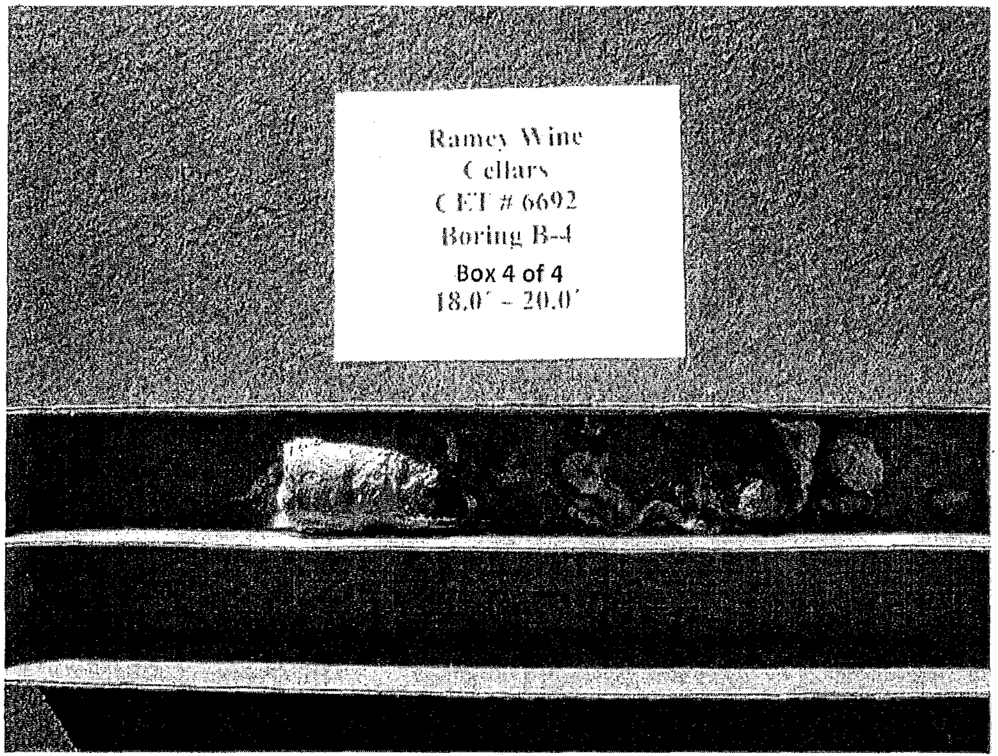


PB070052.JPG



PB070054.JPG

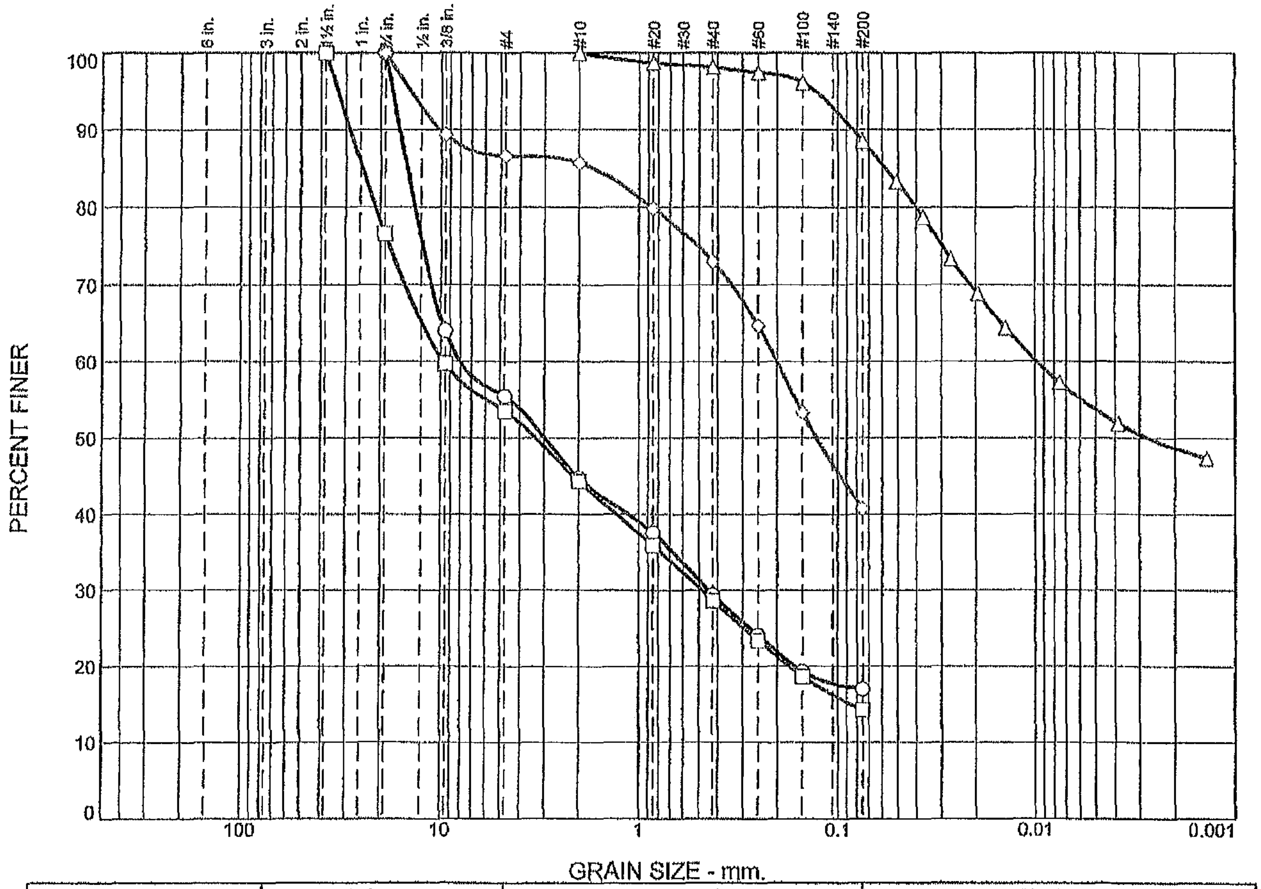
6692 Ramey Core Box Photos



PB070056 2.jpg

APPENDIX C
Laboratory Test Results

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	44.6	10.6	15.4	12.4	17.0	
□	0.0	23.4	23.1	9.1	15.7	14.4	14.3	
△	0.0	0.0	0.0	0.0	1.8	9.6	39.9	48.7
◇	0.0	0.0	13.4	0.9	12.6	32.4	40.7	

SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○		B-3	21.5'	Dark gray sandy SERPENTINITE w/fine gravel.	GM
□		B-3	24.5'	Bluish gray sandy SEPENTINITE.	GM
△		B-4	3.5'	Dark gray/brown FAT CLAY.	CH
◇		B-4	18.0'	Dark gray sandy SERPENTINITE with gravel.	SM

Soil Mechanics Lab

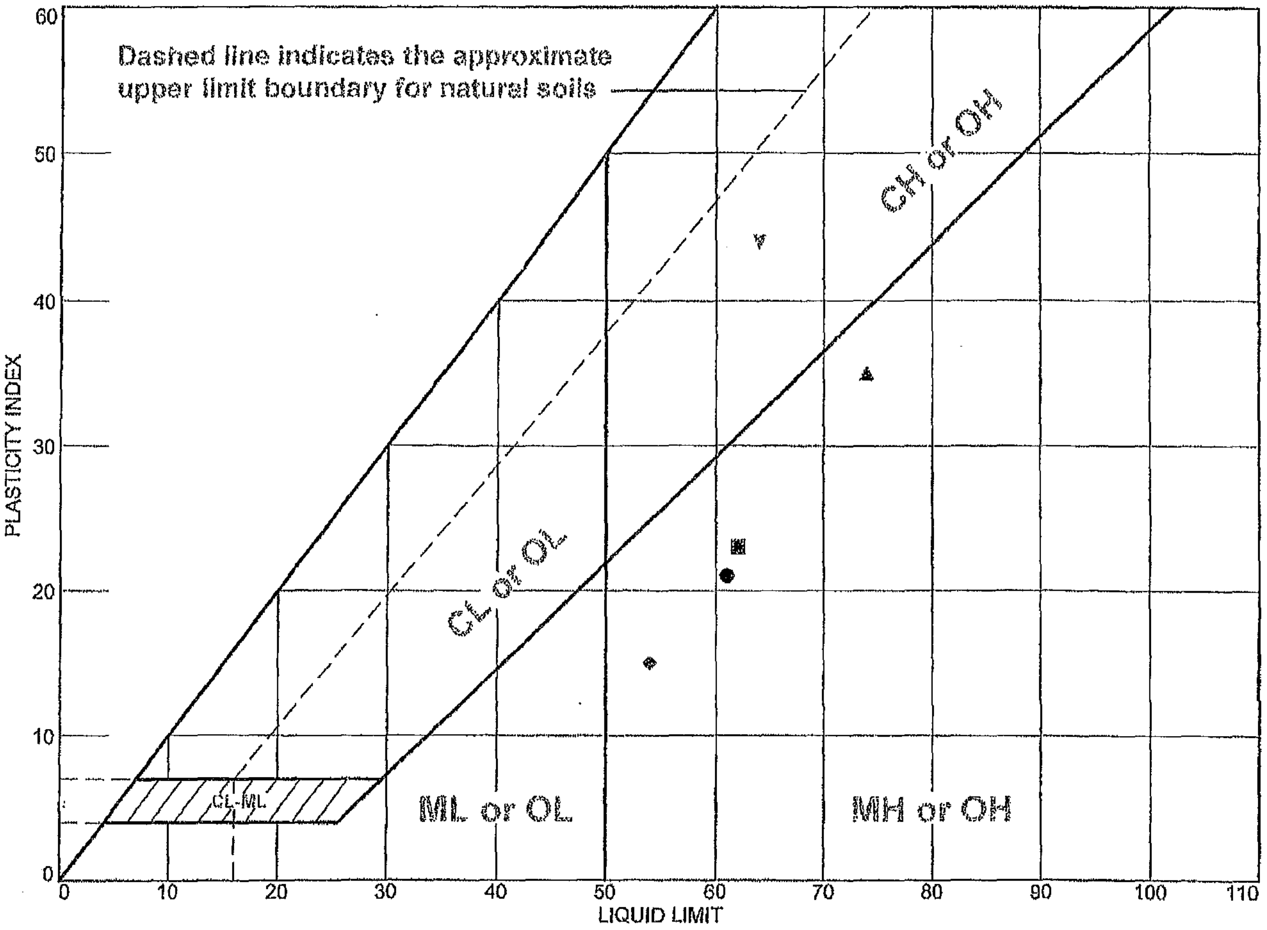
Oakland, California

Client: Condor Earth Technologies,Inc.
Project: Ramey Wine Cellars

Project No.: 6692 **Figure**

Tested By: MA

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dense,dark brn. & dark gray weath'd SERPENINITE w/f-gravel inclusions.	61	40	21			
■	Dark bluish gray weath'd SERPENTINITE.	62	39	23			
▲	Bluish gray sandy SEPENTINITE.	74	39	35	28.7	14.3	GM
◆	Dark bluish gray weath'd SERPENTINITE.	54	39	15			
▽	Dark gray/brown FAT CLAY.	64	20	44	98.2	88.6	CH

Project No. 6692 **Client:** Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

● **Location:** B-1 **Depth:** 3.0'
■ **Location:** B-2 **Depth:** 16.0'
▲ **Location:** B-3 **Depth:** 24.5'
◆ **Location:** B-4 **Depth:** 10.0'
▽ **Location:** B-4 **Depth:** 3.5'

Soil Mechanics Lab

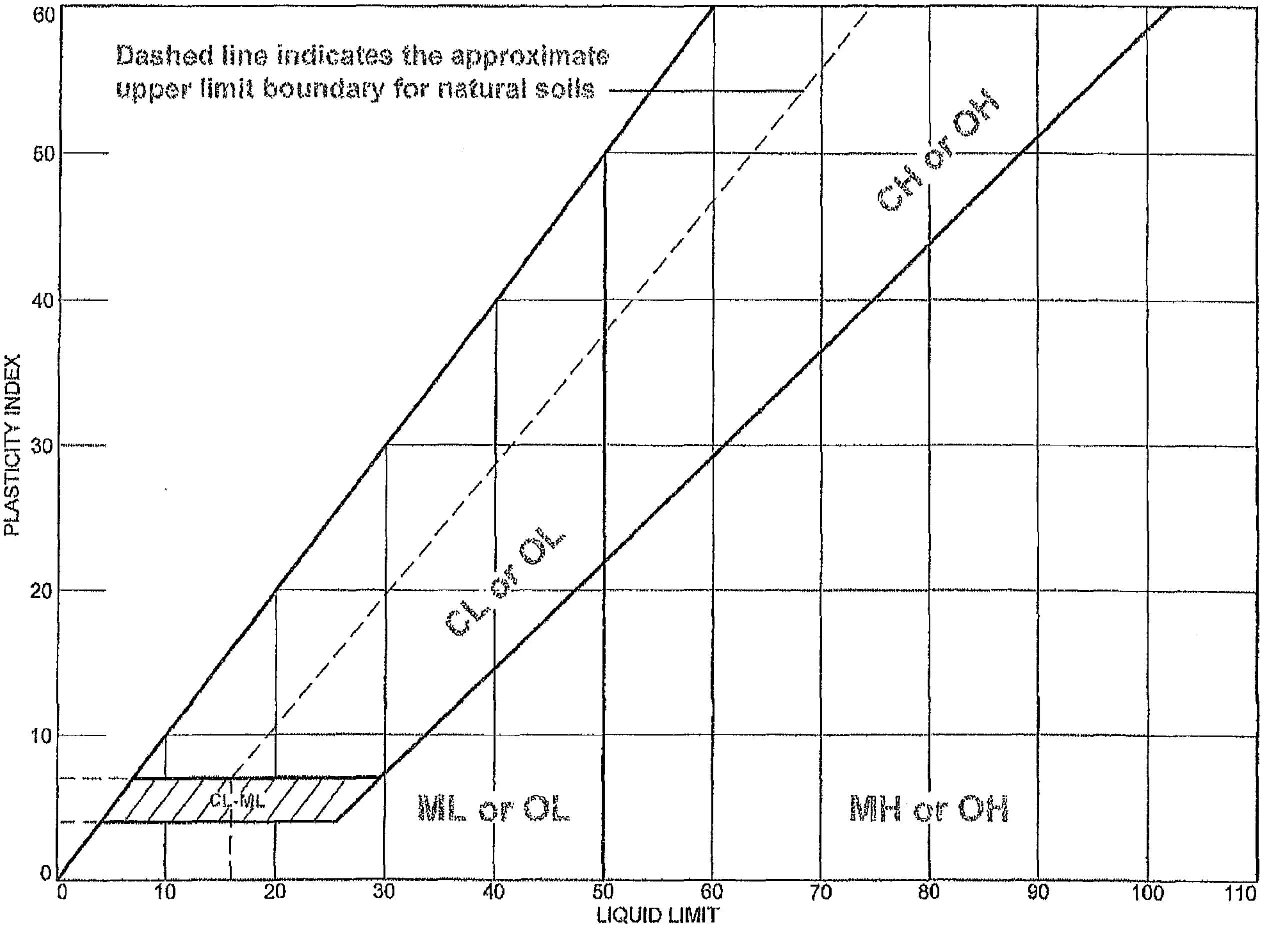
Oakland, California

Remarks:

Figure

Tested By: MA

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dark gray sandy SERPENTINITE w/fine gravel.	NV	NP	NP	29.4	17.0	GM
■	Dark gray sandy SERPENTINITE with gravel.	NV	NP	NP	73.1	40.7	SM

Project No. 6692 **Client:** Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

● **Location:** B-3 **Depth:** 21.5'

■ **Location:** B-4 **Depth:** 18.0'

Remarks:

Soil Mechanics Lab

Oakland, California

Figure

Tested By: MA

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

Material Type: Weathered Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

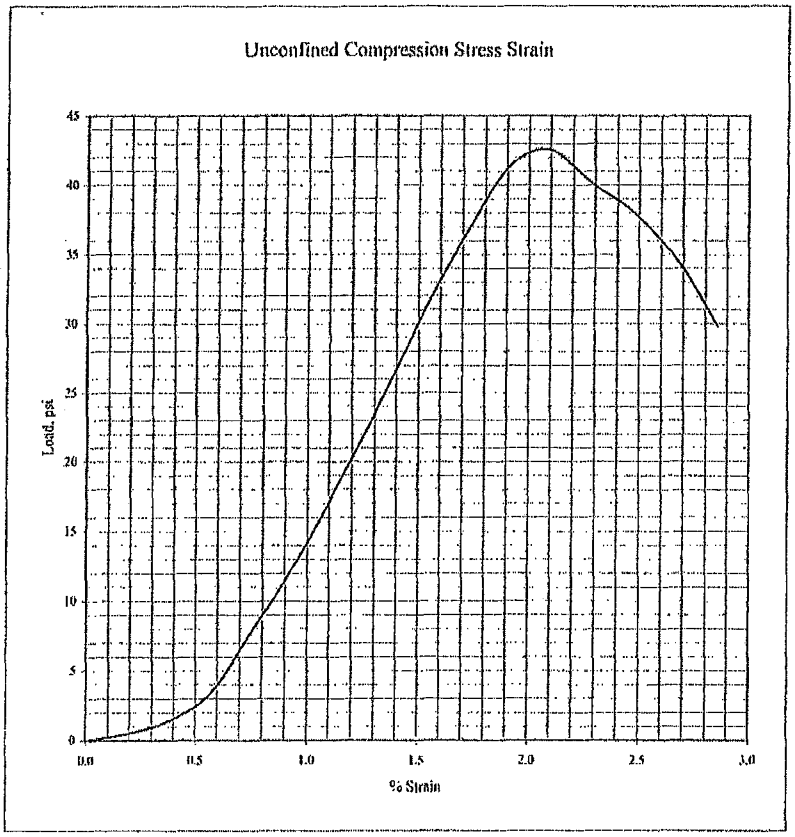
Depth: 15.5

Test Method: ASTM D7012

Moisture Condition At Testing: Ambient

Test Results

Sample ID.	Sample Location	Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-2		3.30	5.3	152.8	148.5	2.9	43



Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

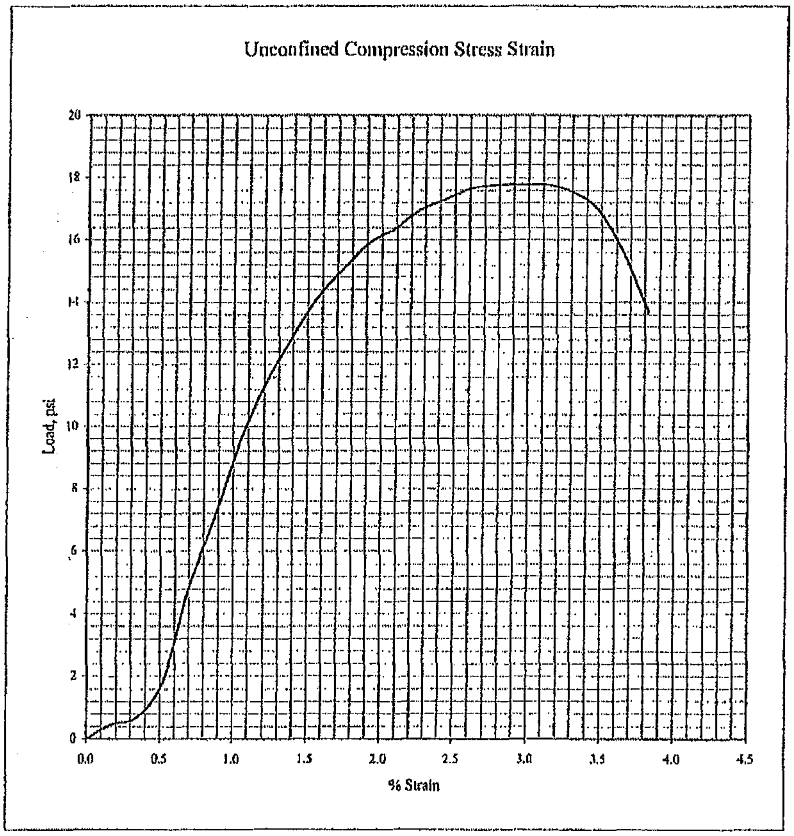
Material Type: Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

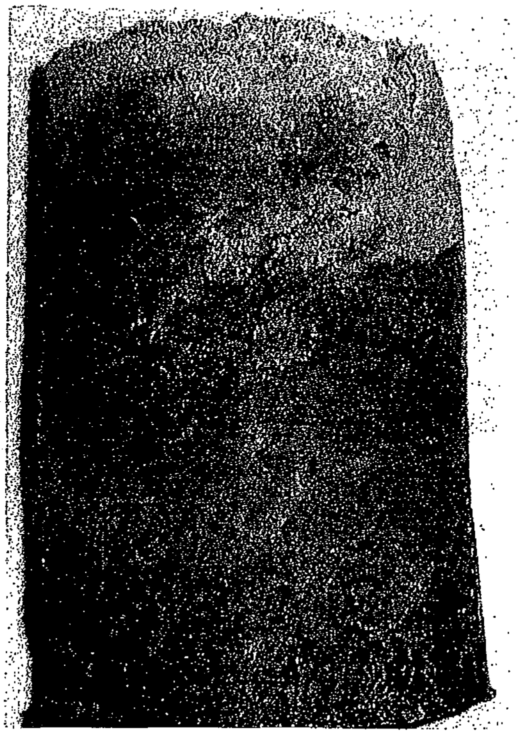
Depth: 23.5

Test Method: ASTM D7012
Moisture Condition At Testing: Ambient

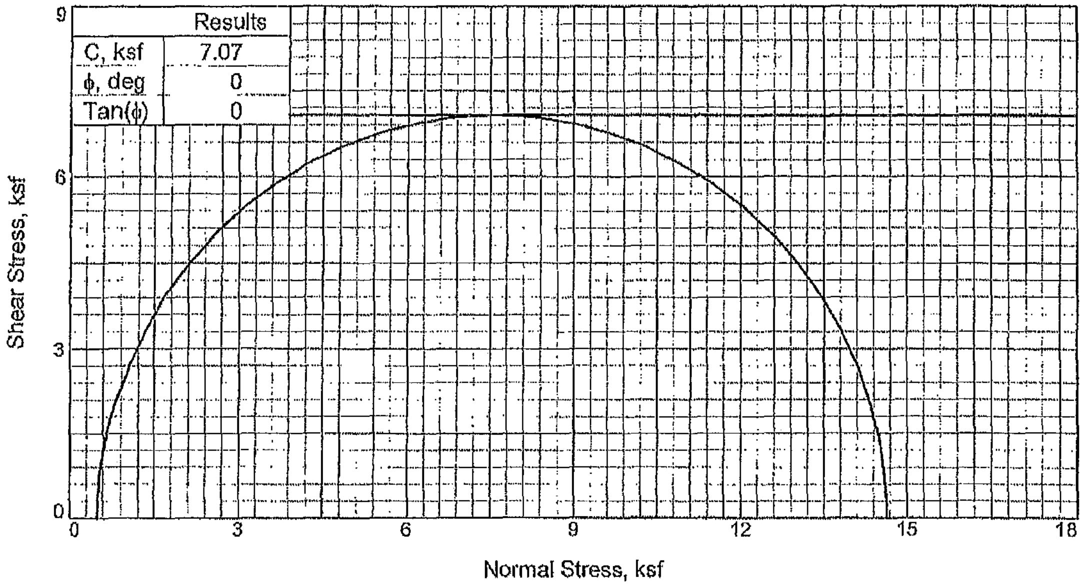
Test Results

Sample ID.		Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-2		3.30	5.8	140.3	126.9	10.6	18

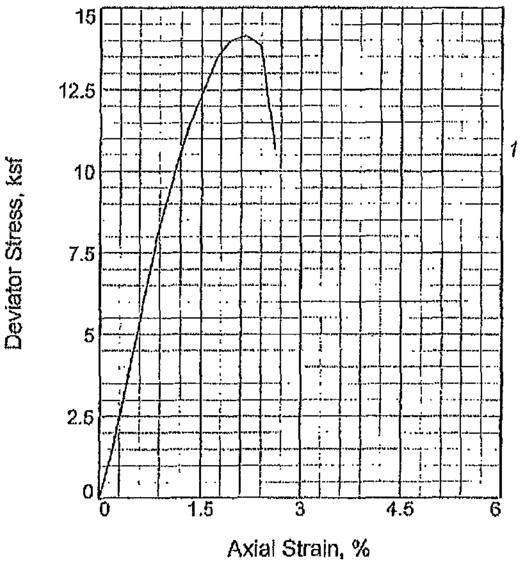




Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method



Results	
C, ksf	7.07
ϕ, deg	0
Tan(ϕ)	0



Sample No.		1
Initial	Water Content, %	32.6
	Dry Density, pcf	87.0
	Saturation, %	93.8
	Void Ratio	0.9381
	Diameter, in.	2.42
	Height, in.	4.60
At Test	Water Content, %	32.6
	Dry Density, pcf	87.0
	Saturation, %	93.8
	Void Ratio	0.9381
	Diameter, in.	2.42
	Height, in.	4.60
Strain rate, in./min.		0.08
Back Pressure, psi		0.00
Cell Pressure, psi		3.47
Fail. Stress, ksf		14.1
Ult. Stress, ksf		
σ_1 Failure, ksf		14.6
σ_3 Failure, ksf		0.5

Type of Test:
Unconsolidated Undrained
Sample Type: Mod.Cal.
Description: Hard,dark brown FAT CLAY(CH)w/ sand.

Specific Gravity= 2.70
Remarks:

Figure ______

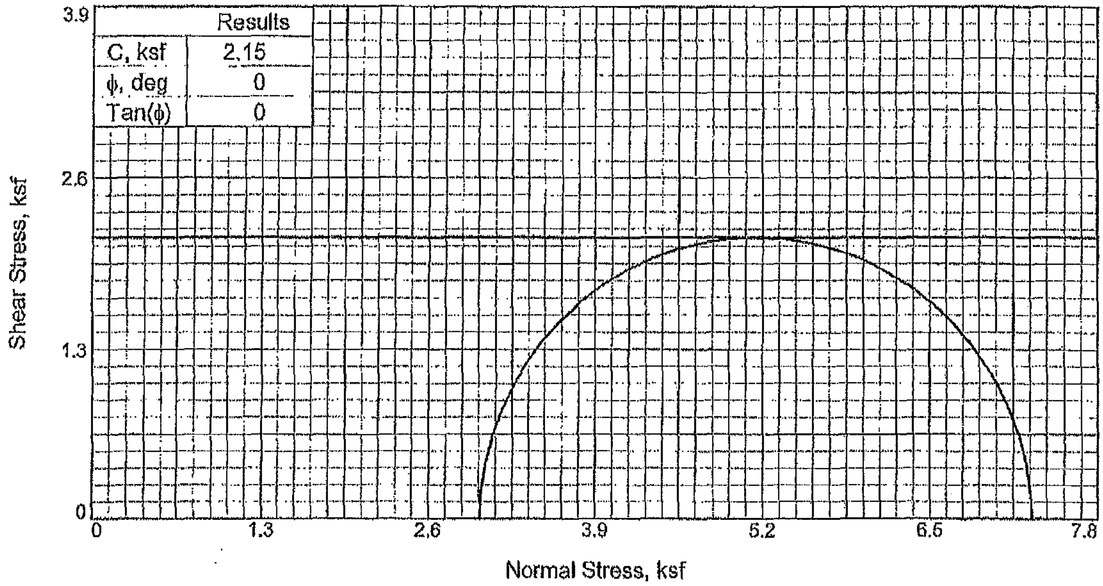
Client: Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

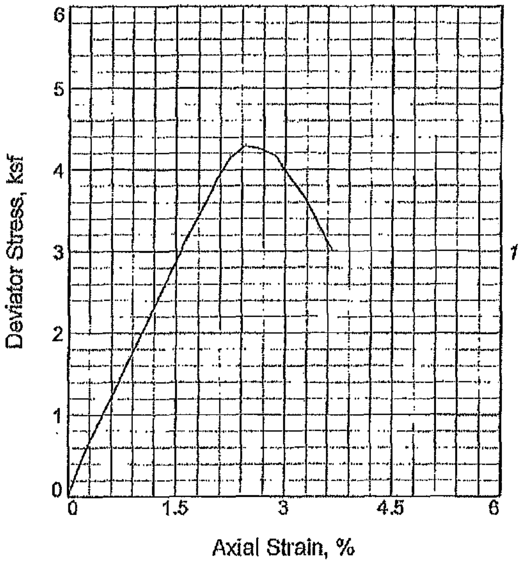
Location: B-3
Depth: 5.0'
Proj. No.: 6692 **Date Sampled:**

TRIAXIAL SHEAR TEST REPORT
Soil Mechanics Lab
Oakland, California

Tested By: MA



Results	
C, ksf	2.15
ϕ, deg	0
Tan(ϕ)	0



	Sample No.	1
Initial	Water Content, %	13.4
	Dry Density, pcf	123.6
	Saturation, %	99.6
	Void Ratio	0.3640
	Diameter, in.	2.42
	Height, in.	4.90
At Test	Water Content, %	13.5
	Dry Density, pcf	123.6
	Saturation, %	100.0
	Void Ratio	0.3640
	Diameter, in.	2.42
	Height, in.	4.90
	Strain rate, in./min.	0.08
	Back Pressure, psi	0.00
	Cell Pressure, psi	20.83
	Fail. Stress, ksf	4.29
	Ult. Stress, ksf	
	σ_1 Failure, ksf	7.29
	σ_3 Failure, ksf	3.00

Type of Test:
Unconsolidated Undrained

Sample Type: Mod.Cal.

Description: Very dense,dark bluish gray SERPENTINITE w/sand.

Specific Gravity= 2.70

Remarks:

Figure ______

Client: Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

Location: B-3

Depth: 30.5'

Proj. No.: 6692 **Date Sampled:**

TRIAXIAL SHEAR TEST REPORT
Soil Mechanics Lab
Oakland, California

Tested By: MA

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

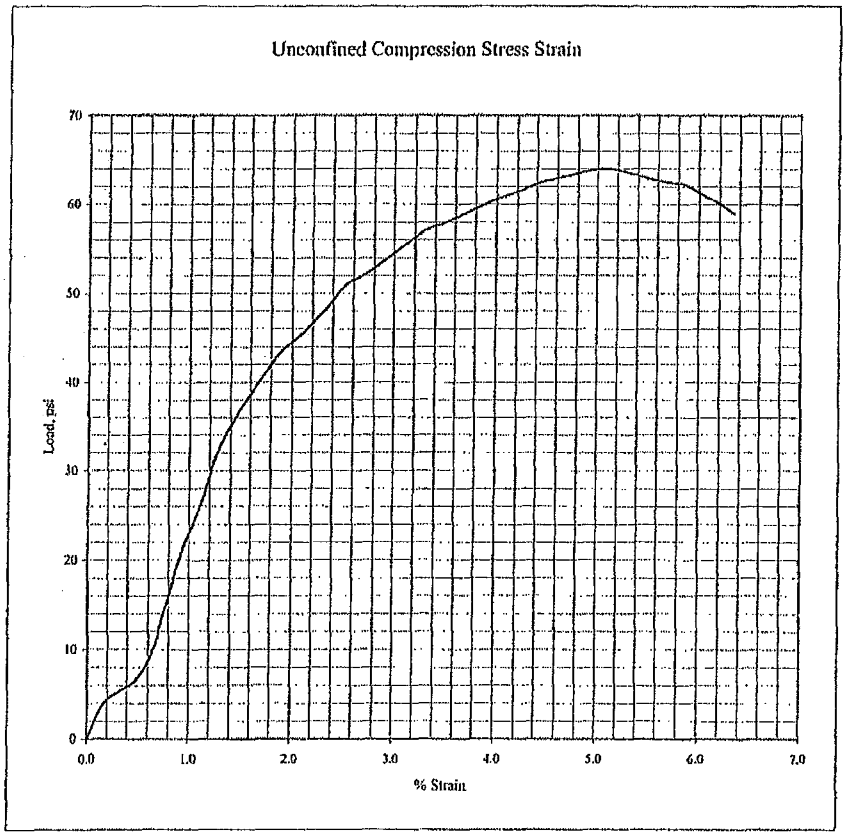
Material Type: Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

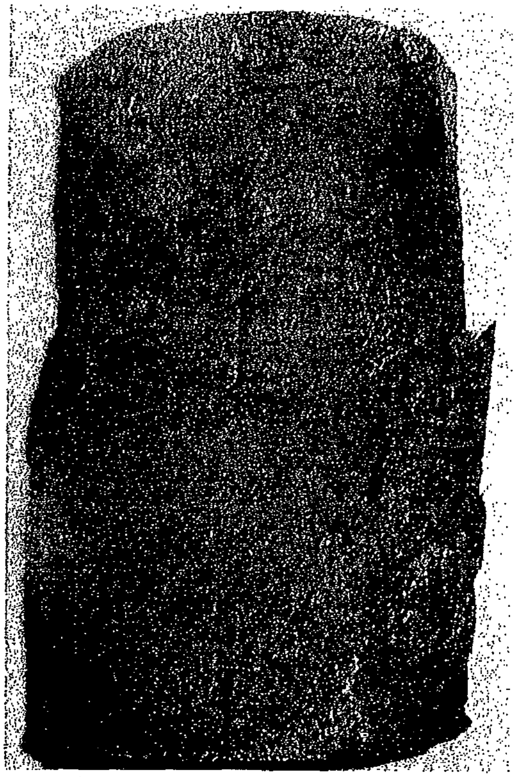
Depth: 33

Test Method: ASTM D7012
Moisture Condition At Testing: Ambient

Test Results

Sample ID.		Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-3		3.25	6.3	146.8	133.7	9.8	64





Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

November 13, 2013
Project No.: 13-126
Project: Ramey Wine Cellars

			Solving for Young's Modulus				Solving for $\Delta\varepsilon_a$ by linear interpolation							
			Young's	Max. Comp.	70% of Max.	Axial Strain	Comp. Stress	Comp. Stress	Axial Strain	Axial Strain				
STL	Boring	Depth	Modulus	Strength	Comp. Strength	@ $\Delta\sigma$	above $\Delta\sigma$	below $\Delta\sigma$	above $\Delta\varepsilon_a$	below $\Delta\varepsilon_a$	$\sigma_2-\Delta\sigma$	$\varepsilon_{a2}-\varepsilon_{a1}$	$\sigma_2-\sigma_1$	$\{[(\sigma_2-\Delta\sigma)*(\varepsilon_{a2}-\varepsilon_{a1})]/(\sigma_2-\sigma_1)\}$
Sample ID	Number	(ft)	E_s	σ	$\Delta\sigma$	$\Delta\varepsilon_a$	σ_2	σ_1	ε_{a2}	ε_{a1}				
			(psi)	(psi)	(psi)		(psi)	(psi)			(psi)		(psi)	
S42342	B-2	15.5	2.035E+03	42.600	29.820	0.0147	30.900	24.600	0.0150	0.0130	1.080	0.00200	6.300	0.00034
S42343	B-2	23.5	9.318E+02	17.800	12.460	0.0134	12.900	11.500	0.0140	0.0120	0.440	0.00200	1.400	0.00063
S42344	B-3	33	2.172E+03	64.000	44.800	0.0206	45.100	43.500	0.0210	0.0190	0.300	0.00200	1.600	0.00038

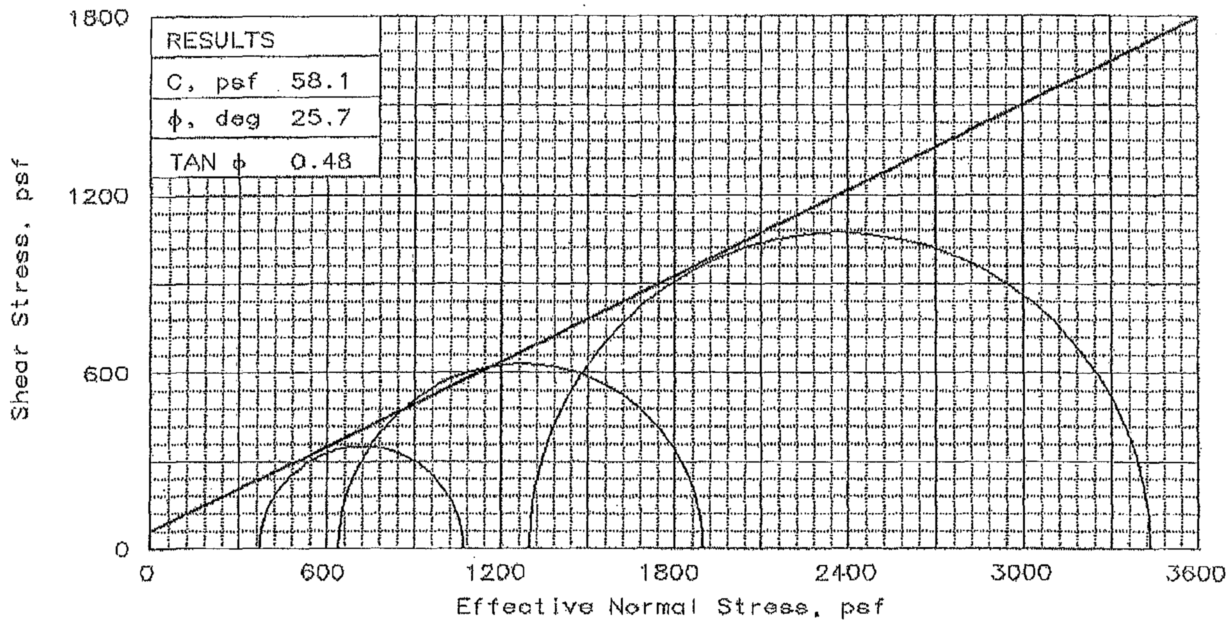
Calculating Young's Modulus by Secant Modulus Method:

1. Assume fixed percentage of maximum compressive strength: 70%
2. Solving for Axial Strain, $\Delta\varepsilon_a$ @ 70% of maximum compressive strength:

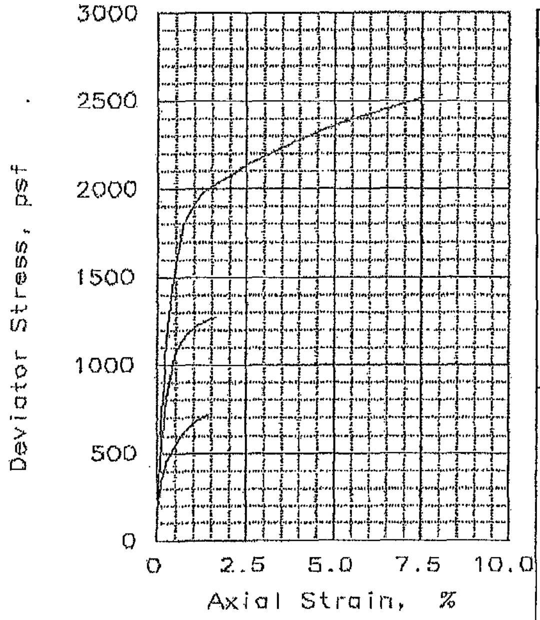
$$\Delta\varepsilon_a = \varepsilon_{a2}-\{[(\sigma_2-\Delta\sigma)*(\varepsilon_{a2}-\varepsilon_{a1})]/(\sigma_2-\sigma_1)\}$$

3. Solving for Young's Modulus using the Secant Modulus Method:

Young's Modulus $$E_s = \frac{\Delta\sigma}{\Delta\varepsilon_a}$$



RESULTS	
C, psf	58.1
ϕ, deg	25.7
TAN ϕ	0.48



	Specimen No.:	1	2	3
INITIAL	WATER CONTENT, %	29.7	29.7	29.7
	DRY DENSITY, pcf	94.2	94.2	94.2
	SATURATION, %	101.7	101.7	101.7
	VOID RATIO	0.788	0.788	0.788
	DIAMETER, in	2.90	2.90	2.90
	HEIGHT, in	5.65	5.65	5.65
AT TEST	WATER CONTENT, %	30.9	29.3	29.3
	DRY DENSITY, pcf	94.9	95.7	97.2
	SATURATION, %	107.3	103.8	107.8
	VOID RATIO	0.776	0.762	0.734
	DIAMETER, in	2.89	2.90	2.90
	HEIGHT, in	5.65	5.57	5.48
	Strain rate, in/min	0.0030	0.0030	0.0030
	EFF CELL PRESSURE, psf	500	1000	2000
	FAIL. STRESS, psf	697	1257	2138
	EXCESS PORE PR., psf	126	356	702
	STRAIN, %	1.2	1.4	2.6
	ULT. STRESS, psf			
	EXCESS PORE PR., psf			
	STRAIN, %			
	$\bar{\sigma}_1$ FAILURE, psf	1072	1901	3436
	$\bar{\sigma}_3$ FAILURE, psf	374	644	1298

TYPE OF TEST:
CU with Pore Pressures

SAMPLE TYPE: Core

DESCRIPTION: Dark bluish gray & brown weathered SERPENTINITE

SPECIFIC GRAVITY= 2.7

REMARKS:

Plate No: ______

CLIENT: Condor Earth Technologies,Inc.

PROJECT: Ramey Wine Cellars

SAMPLE LOCATION: B-2 16'

PROJ. NO.: 6692 DATE: 12-14-13

TRIAXIAL SHEAR TEST REPORT

Soil Mechanics Lab

CONDOR

CONDOR EARTH
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
209.532.0361
Fax 209.532.0773
www.condorearth.com

RECEIVED
OCT 18 2018
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT

Condor Project No. 6692

January 17, 2014
Updated October 12, 2018

David Ramey
Ramey Vineyards, LLC.
PO Box 788
Healdsburg, CA 95448

Subject: Wine Cave Data and Feasibility Report
Ramey Wine Cellars
7097 Westside Road
Healdsburg, California

Dear Mr. Ramey:

As per your request, Condor Earth (Condor) reviewed our January 17, 2014 Tunnel Data and Feasibility Report, and updated project plans prepared by Lundberg Design, dated September 9, 2018. Condor has provided this feasibility update based on the current plans and project needs.

This report presents the results of an evaluation performed by Condor to provide subsurface data, and preliminary geotechnical engineering conclusions and recommendations for the design and construction of wine caves at Ramey Wine Cellars. Figure 1, Vicinity Map, shows the approximate site location.

SITE AND PROJECT DESCRIPTION

Figure 2, Site Plan, shows the proposed wine cave area and portals diagramically; refer to the current project plans for the proposed new wine cave layout. The proposed cave project will consist of constructing a 20,720 sf wine cave with three portals using entirely cut-and-cover methods. Note that our 2014 report included considerations for portions of the cave possibly being constructed using tunneling methods. The new cave will be designated as a Type 2 Winery Cave, per Section 446 of the California Building Code.

The portals will be located along a new winery building wall approximately 260 feet in length. The proposed caves will be 36 feet wide and 16 feet high. The rough cave area dimensions are 230 feet by 113 feet; the maximum travel distance from the back of the cave to the exterior of the adjacent building is approximately 235 feet. At the currently proposed portals, there is approximately a 9-foot elevation difference between the proposed finished floor (elevation ±113 feet) and the existing ground surface; at the back of the caves there is approximately a 20-foot elevation difference between the proposed finished floor and the existing ground surface. Soil material from the cave area cuts will be used as fill over the top of the cut-and-cover caves.

The cave area excavation will require cuts up to about 22 feet deep, which will be temporarily shored during construction. The cave structures will include cast-in-place foundations, stem walls and concrete slabs, and pre-cast tunnel arch segments.

If the project plans change and the geotechnical aspects of the project vary significantly from those described, then Condor should be notified and reevaluate our conclusions and recommendations in this report.

SCOPE OF WORK

Condor's scope of work was presented in our September 3, 2013 Proposal (Task 1 and 2) and consisted of the following:

- Investigated ground conditions by drilling four vertical borings to depths that extend to more than 10 feet below the level of the proposed tunnel floor at adjacent tunnel locations, and by excavating five test pits near the proposed shotcrete retaining wall.
- Installed a piezometer in boring B-3 to permit subsequent measurement of groundwater levels and monitoring of ground temperature (see Figure 2).
- Tested selected samples of soil and rock to measure relevant index and engineering properties.
- Prepared this report that presents the following:
  - Vicinity Map
  - Site Plan showing existing site topography, the proposed cave, approximate boring locations and approximate test pit locations
  - Boring and Test Pit Logs
  - Photographs of retrieved core
  - Laboratory test reports
  - Description of site geology and seismicity
  - Discussion of general surface and subsurface conditions, including groundwater
  - Preliminary conclusions regarding anticipated subsurface conditions to be exposed in proposed excavations for the wine cave and portals (and variability of such conditions), including rock structure, weathering, rock fracture, characteristics, rock unconfined compressive strength, rock hardness, and RQD.
  - Conclusions regarding geotechnical issues for design and construction, including the following:
    - Anticipated ground temperatures and cave operating temperatures (at various portions of the cave)
    - General tunnel ground characteristics (and variability depending on ground over and variation of rock characteristics)
    - Excavatability of rock
    - Potential for groundwater seepage and options for water seepage mitigation
    - Tunnel stability and unsupported stand-up time
    - Anticipated tunnel advance rates and requirements for temporary support
    - Estimated tunnel liner requirements

SITE AND SUBSURFACE INVESTIGATION METHODS

Condor investigated subsurface conditions at the site on November 4 and 5, 2013 by drilling four borings (B-1, B-2, B-3 and B-4) to depths of about 20, 33, 43 and 20 feet respectively. A track-mounted CME-55 drill rig and both auger and core drilling techniques were used.

A Condor staff geologist visually logged the earth materials encountered during drilling and directed the sampling of soil and rock. Five test pits were excavated on November 5, 2013 to depths of about 3 to 7 feet. Figure 2 shows the approximate boring and test pit locations. Boring and test pit logs with the descriptions

and classifications of rock properties are attached in Appendix A. Appendix B contains photographs of the core.

Soil samples were recovered with PQ core or with 3-inch outside diameter split-spoon samplers driven 18 inches (or to practical refusal) over three 6-inch increments. The split-spoon samplers were driven into the ground using a 140-pound hammer dropped 30 inches by an automatically tripped hammer system. The boring logs show, at the appropriate depths, the field blow counts for each 6-inch drive. When refusal occurred, the logs show the blows required to drive the sampler over the final increment, and the number of inches driven over this final increment. Condor visually classified soils using the Unified Soil Classification System and characterized the engineering properties of the rock. Condor delivered soil and rock samples to our laboratories (including subcontracted laboratories) for further examination and testing. We performed unconfined compressive strength, plasticity index and triaxial shear tests. Appendix C contains the laboratory test reports.

After drilling, B-1, B-2 and B-4 were backfilled with lean cement grout, and a piezometer (groundwater level monitoring well) was installed in B-3. Test pits were filled in with excavated material and tamped down with backhoe bucket.

SITE GEOLOGY

Available geologic maps indicate that rock in the project vicinity belongs to the Franciscan Complex Mélange dating approximately late Cretaceous to Early Jurassic. This unit includes dominantly metamorphosed rocks, including greywacke, shale and serpentinite. The project site is mapped within the Franciscan Central Belt mélange, designated "KJfm" on Figure 3, Geologic Map. The subsurface data indicates that the Franciscan Mélange at the site is serpentinite. Although Figure 4, Ultramafic Map, does not indicate that there is ultramafic rock at this project site, it was encountered during drilling.

The Subsurface Conditions section of this report presents additional information.

SITE SEISMICITY

This site is located in a seismically active area of California in an area of regional faulting. Figure 5, Regional Fault Map, shows that the nearest active fault (Rodgers Creek Fault) is about 5.5 miles from the project site. The site is also about 3.5 miles away from a potentially active fault, special study zone according to the Healdsburg Quadrangle map from the website of Department of Conservation, California (http://www.quake.ca.gov/ gmaps/WH/regulatorymaps.htm). Because the site is not located near any active faults, Condor concludes that the risk of surface rupture from faulting is considered low.

SITE CONDITIONS

The pertinent aspects of the site conditions are shown on Figure 2. The proposed caves occupy a hillside sloping to the northeast from an existing vineyard down to a pond and buildings. The ground surface inclination is about 12 horizontal to 1 vertical (12:1). At the time of our investigation, few trees and very short grass covered the ground surface. An area below the proposed cave was graded to accommodate several buildings, including a house and two barns.

SUBSURFACE CONDITIONS

The subsurface data indicates that the ground surface at the site is underlain by, from top to bottom, the following:

- Natural soil to depths of about 7 feet
- Up to about 7 feet of old alluvium (only near the base of the slope)
- Up to about 7 feet of completely weathered shale
- Serpentinite extending to the maximum depth drilled of about 43 feet

The natural soil is stiff to very stiff silty clay with moderate to high plasticity. The old alluvium is very dense sandy silt to medium stiff to hard sandy clay with rounded gravel and moderate plasticity. The shale is completely weathered, crushed, soft and friable. The serpentinite is slightly to moderately weathered, and often sheared. Tests indicate that it has an intact unconfined compressive strength ranging from about 18 to 64 pounds per square inch (psi). It tends to be clayey in places with some resealed fracture and shear surfaces. Visual observation of the serpentinite samples revealed the presence of fibers within the rock. The fibers could be naturally occurring asbestos, but we did not perform the necessary laboratory testing to confirm (not in our work scope).

Condor interpreted the soil and bedrock conditions based on the field and laboratory data. The contacts between soil and rock types shown on the logs are approximate and some may be gradational, while others are sharp. Subsurface conditions are likely to vary with location.

GROUND TEMPERATURE AND GROUNDWATER MEASUREMENTS

On November 14, 2013 and June 12, 2014, Condor performed borehole monitoring to investigate the subsurface ground temperature and groundwater conditions. A thermal couple probe (together with backup thermometer) and water depth sounder were used to measure subsurface ground temperatures and water levels in one exploration borehole that was converted to a piezometer. The following data were recorded:

Depth	Nov 2013	June 2014
Surface air	57	77
10-ft	64	63
20-ft	61	62
30-ft	60	61
40-ft	60	61

November 14, 2013 – Groundwater encountered at a depth of 16.9 feet.
June 12, 2014 – Groundwater encountered at a depth of 12 feet.

CONCLUSIONS AND RECOMMENDATIONS

Based on review of the subsurface data and our engineering evaluation, Condor concludes that construction of the proposed wine cave is feasible, but that for much of the site, caves constructed using cut-and-cover methods are more suitable than tunnels.

OVERALL DISCUSSION AND CONCLUSIONS

Conventionally, wine caves are mined using mechanical excavation equipment such as road headers, and the tunnel heights are about 12 feet. Based on our evaluation, Condor concludes that these conventional

mining techniques could be executed where there is at least 4 feet of ground cover over the proposed tunnel crown. Therefore, mining may be feasible for this project, for 12-foot high tunnels, where the existing ground surface is about 16 feet higher than the proposed tunnel invert. Because the proposed invert finish-floor elevation is about 113 feet, only a very limited area would be available for mining (area beyond the el. 129 contour).

The subsurface data indicates that the tunneling ground is "poor" (classification based on Bieniawski, 1988). Therefore, standup times will be relatively short, and we anticipate that rapid placement of temporary support will be required. In addition, groundwater seepage together with clayey ground may result in "very poor" ground and tunnel invert stability problems in some areas. For the reasons described, Condor suggests that using cut-and-cover techniques and instead of tunneling may be more practical for this project. Advantages of using cut-and-cover techniques are that they would allow more flexibility for constructing wider tunnels and tunnels that are more closely spaced.

One significant issue for constructing cut-and-cover caves is maintaining adequate horizontal setback of the proposed caves from the adjacent property line to allow for temporary cutslopes with adequate stability. Temporary cutslopes up to about 22 feet high will be required to excavate the site down to elevation ±113 feet. Based on our evaluation, Condor preliminarily concludes that cutslopes up to 22 feet high may need surface inclinations as flat as 1.75 horizontal to 1 vertical (1.75:1) because the rock exposed will be relatively weak. Where there is not adequate setback for temporary cutslopes, perhaps as much as 40 feet for this project, then temporary shoring will be required to support a lower portion of the cut. The most appropriate shoring type will likely be reinforced shotcrete retaining walls with soil nails.

The rock in proposed excavations will include serpentinite, and we consider it likely that naturally occurring asbestos (NOA) will be present. Therefore, excavation and grading should be performed in accordance with the California Air Resources Board (CARB) Air Toxic Control Measure Final Regulation Order, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, dated July 29, 2002. The presence of serpentine requires either following Airborne Toxic Control Measures (ATCMs) during earthwork, or as an alternative performing an extensive sampling and testing program to justify applying for an exemption to CARB to allow not following ATCMs. Because of the high investigation cost that is required to apply for exemption and the likelihood that the investigation will result in the need to follow ATCMs, Condor recommends following ATCMs during earthwork. Requirements for ATCMs consist of special earthwork construction procedures to reduce airborne NOA, engineering control/air monitoring during earthwork to protect workplace safety and reporting to the CARB. Such requirements would apply to both open excavation for cut-and-cover and tunneling methods.

GROUND TEMPERATURES

Based on our evaluation of preliminary data, Condor anticipates that the natural long-term cave operating temperature will average about 62°F and will fluctuate ±5 to 8 degrees because of seasonal variations (due to relatively low ground cover) and operating activities, including lighting. Therefore, we recommend that a thermal break between the cave structure and the surrounding ground, and mechanical cooling should be considered.

GROUND CONDITIONS

Based on our review of the data and our evaluation, Condor anticipates that mass excavation will expose up to 8 feet of colluvium, old alluvium, and shale over serpentinite. The colluvium and old alluvium will consist of medium stiff to hard fat clay and lean clay, and very dense sandy silt. The shale will be highly weathered and will have the consistency of very dense silty sand with gravel. The serpentinite will likely be moderately to highly weathered, sheared and clayey in some places.

TUNNELING GROUND

Condor anticipates that any mining performed for the project will encounter ground classified as "poor" to "very poor" with relatively short stand up time. There is significant potential for encountering rock blocks bound by intersecting shear planes with fall potential. Such blocks may present a significant hazard, and they may pose the potential for caving in and daylighting the cave. There will also be ground susceptible to raveling exposed at mined tunnel crown. Rapidly installing steel ribs, rock bolting, or other temporary support measures may be required to support such blocks and unstable ground.

GROUNDWATER

Based on our review of available subsurface data and our experience, Condor concludes groundwater seepage through the natural ground and into the cave zone is likely, and that mitigation would be required to address nuisance water seepage. Water inflow will be more problematic where perched water is encountered and moderate inflows are expected in some areas. For cut-and-cover caves, the potential for groundwater seepage into the caves is reduced because the exterior of these structures would be drained.

Because of the potential for groundwater behind the tunnels, tunnel liner quality and seepage mitigation are important design and construction considerations. An effective and practical method to reduce seepage into the tunnels is by placing regularly spaced prefabricated drain strips between the ground and tunnel liner and a 4-inch diameter perforated subdrain (or larger subdrain) beneath the tunnel floor slabs, coupled with a water seepage mitigation membrane in the shotcrete liner. For cut-and-cover caves, subdrains could be placed at ground exposed at open cutslopes, and the structures would be waterproofed on the outside prior to burial.

Concrete mixes and placement requirements should be also designed to reduce groundwater transmission.

Cut-and cover cave floors can be essentially flat, with local drainage and sloped subsurface drain pipes. Tunnel floors should slope at 1.5 to 2 percent toward the portals for gravity drainage of the collected seepage water.

Condor should re-evaluate requirements for seepage mitigation after we observe and evaluate exposed ground conditions during construction.

TUNNEL SUPPORT

Based on our review of the available subsurface data and our preliminary evaluation, Condor preliminarily concludes that mined tunnels that are 14-feet wide will require reinforced shotcrete liners that are at least 8-inches thick. Wider cut-and cover caves may require 10- to 12-inch or thicker concrete arches. Condor should re-evaluate the tunnel liner requirements during the final design stage.

CONSTRUCTION CONSIDERATIONS

Condor anticipates that advanced rates for tunnels mining using mechanical excavation will be relatively low because of the weak and sheared ground, relatively short stand up time, and the associated need for relatively short excavation rounds, shoring, and rapid placement of initial support. Based on our experience, we anticipate advance rates of 2 to 4 feet per heading per day (for a typical 14-foot wide by 12-foot high tunnel excavation heading), depending on the Contractor's means and methods, and ground conditions. The Contractor should place initial support based on their experience and observations of the actual ground conditions.

Where there is low ground cover and soil is exposed in the tunnel crown, the Contractor should be prepared to excavate in shorter rounds and to place initial shotcrete soon after exposing the ground to reduce the risk of caving and daylighting.

Condor anticipates that the serpentinite exposed along tunnel inverts and soil subgrades will soften from groundwater seepage and equipment traffic during construction, and that it will deflect and rut under equipment. For mined tunnels, at least footings and likely curved reinforced concrete subinverts will be required. Overexcavation and placement of lean concrete mud slabs may also be appropriate to stabilize subgrades of mined tunnels to facilitate construction. For soil subgrades beneath cut-and-cover tunnels, overexcavation and placement of aggregate with or without a geotextile beneath it may be appropriate.

Relatively light compaction equipment will be required for compaction of backfill beside and above cut-and-cover caves to reduce stresses imposed on the structures.

Because the ground exposed in open cuts will be relatively weak, relatively low excavation lifts may be required for constructing shotcrete retaining walls to maintain adequate temporary stability. In addition, rapid placement of initial shotcrete may be required.

Condor should re-evaluate the stability of excavations for open cuts and mined tunnels during construction. The Contractor is responsible for tunnel support for construction safety and maintaining the stability of temporary cutslopes. Condor should determine the requirements for final liners of mined tunnels by observing and evaluating conditions of exposed ground and site conditions, excavation methods, and by consulting with the Contractor (the Owner's representative). We anticipate that monitoring of ground movements of mined tunnels will be required for our evaluation.

ADDITIONAL SERVICES

Because subsurface conditions will vary and the level of this study was limited in scope and detail, it is impossible to include all geotechnical design and construction considerations. In addition, recommendations used as a basis of construction details are sensitive to a need for additional field information or adjustment in the field during construction. The adjustments are also dependent upon findings during construction that could previously only be assumed based on the limited information. Because the intent of the recommendations within this report are best understood by Condor representatives, we recommend that future phases of cave geostructural work, including field engineering, inspection, and testing during shotcrete retaining wall/tunnel construction, be performed or directed by Condor. If Condor is not retained for future phases of work, the responsible professionals should thoroughly review this report and concur with its conclusions and recommendations or provide alternative recommendations.

LIMITATIONS

The conclusions and recommendations contained in this preliminary evaluation report are for planning and preliminary design of the proposed Ramey Wine Cave project. Additional services and recommendations will be required for final design and construction. The conclusions and recommendations contained in this report are invalid if the assumed project or site conditions change, if this report is used for adjacent or other property, or if the recommendations contained in ADDITIONAL SERVICES are not followed.

This report provides an initial evaluation of the anticipated site and tunneling conditions. The evaluation included field observations and literature review prior to the start of site subsurface exploration. Information contained in this report is intended to describe anticipated subsurface conditions that may be encountered and recommend appropriate actions to address those conditions. Geologic data obtained by Condor to date are not necessarily representative for all areas of the proposed caves because subsurface conditions vary.

Because actual conditions encountered vary, recommendations provided herein should be verified during construction.

A detailed review of site permit requirements or other regulatory constraints is beyond the scope of this report. In addition, information contained in this report shall not relieve the Contractor(s) of their responsibility for jobsite safety practices.
This report was prepared in accordance with the generally accepted standards of geologic and engineering practice that exist in Sonoma County at the time the report was written. No other warranty, express or implied, is made.

Changes in the standards of practice in the field of engineering, geology and geotechnical engineering changes in site conditions such as new excavations or fills, new agency regulations, or modifications to the proposed project warrant professional review of this report. Because of these factors, there is a practical limit to the usefulness of this report without critical professional review. It is suggested that 2 years be considered a reasonable time for the validity of this report update.

Respectfully submitted,

CONDOR EARTH

REGISTERED PROFESSIONAL ENGINEER
ANDREW S. KOSITSKY
GE 2532
EXP. 12/31/18
GEOTECHNICAL
STATE OF CALIFORNIA

PROFESSIONAL GEOLOGIST
SCOTT W. LEWIS
NO. 1835
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

Andrew S. Kositsky, GE No. 2532
Senior Geotechnical Engineer

Scott W. Lewis, CEG No. 1835
Principal Engineering Geologist
Senior Tunneling Consultant

cc: Andy Bannister, Earthtone Construction
Kim Corcoran, Carle Mackie Power & Ross

ATTACHMENTS

Figures

Figure 1 - Vicinity Map
Figure 2 – Site Plan
Figure 3 – Geologic Map
Figure 4 – Ultramafic Rock Map
Figure 5 – Regional Fault Map

Appendix A

Log Legend and Soil Classification
Rock Properties
Test Pit Logs
Boring Logs

Appendix B

Core Photographs

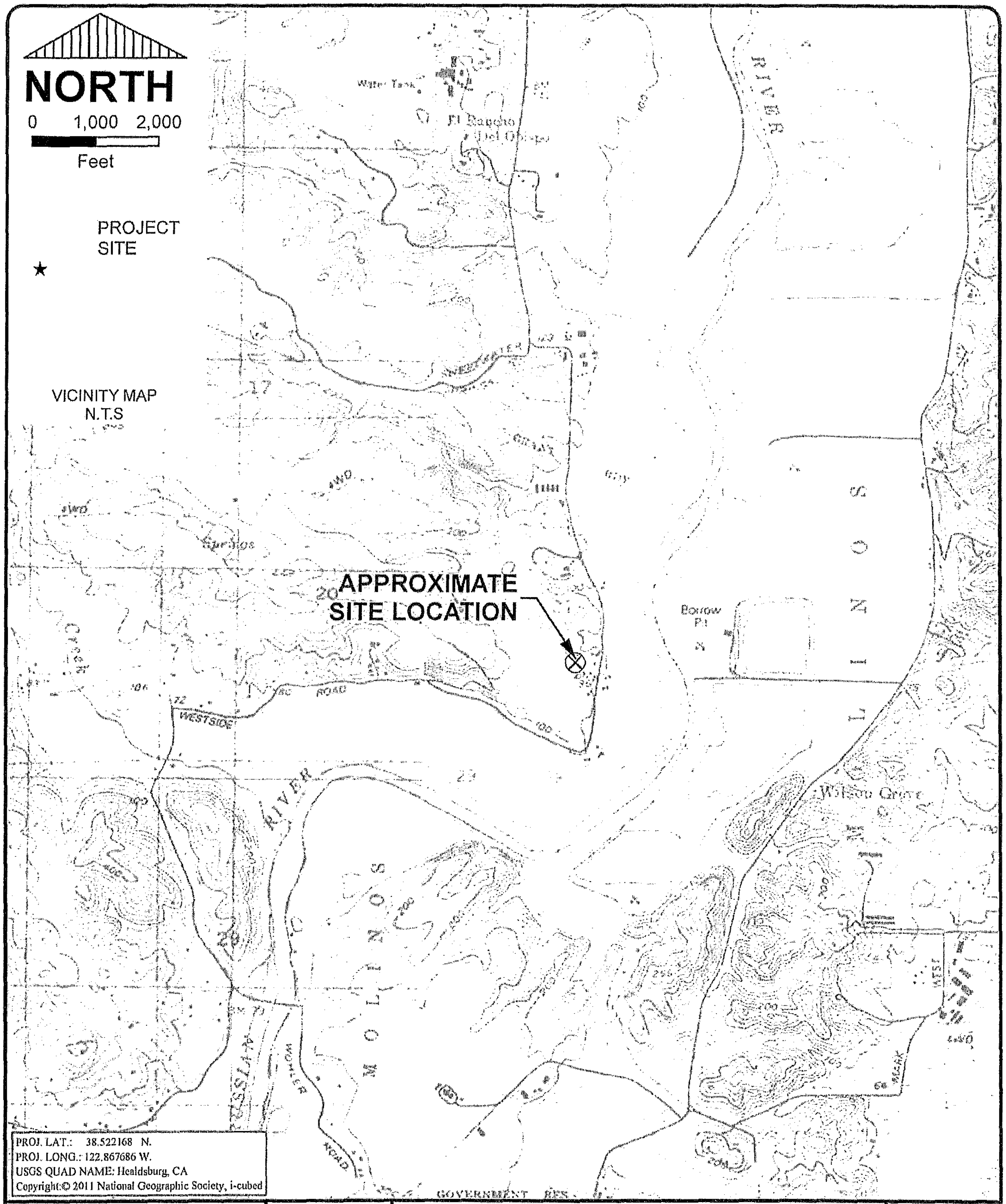
Appendix C

Laboratory Test Reports

REFERENCES

Bieniawski, Z. T., 1988, The Rock Mass Rating (RMR) System (Geomechanics Classification), Engineering Practice, ASTM STP 984, Louis Kirkaldie, Ed., American Society for Testing and Materials, Philadelphia, PA pp. 17-34

FIGURES



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: Healdsburg, CA
Copyright © 2011 National Geographic Society, i-cubed

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

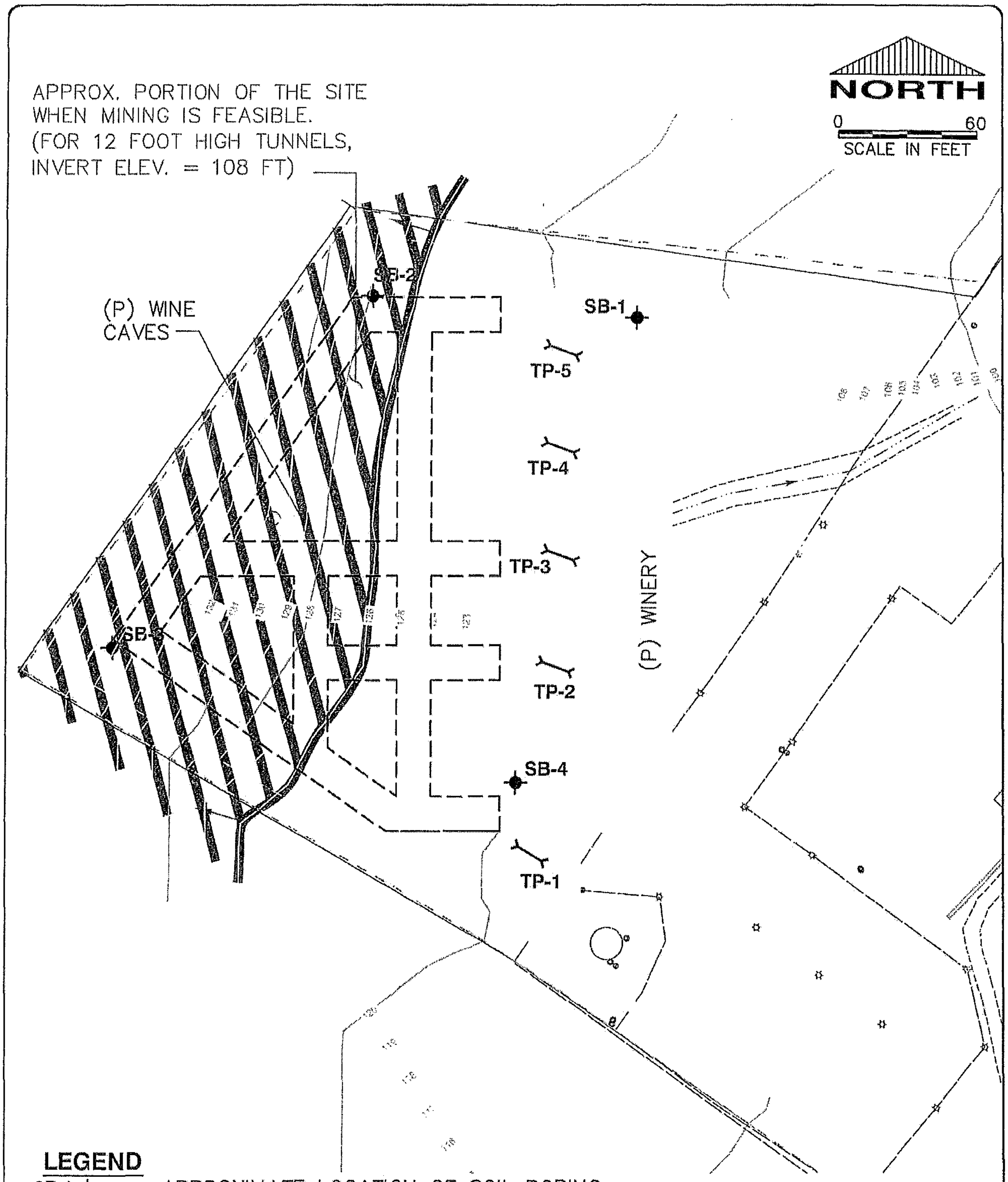
Job No.	6692
Published Date	31 OCT. 2013
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

VICINITY MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
1

File No.
6692_F1.mxd

X:\GIS\6000_PRJ\6692 RAMEY WINE CELLARS\MAPS\6692_F1.mxd



LEGEND

SB-1 ⊕ = APPROXIMATE LOCATION OF SOIL BORING
TP-1 ≻—≺ = APPROXIMATE LOCATION OF TEST PIT
CONTOURS IN FEET

BACKGROUND PROVIDED BY: LUNDBERG DESIGN, FILE: RAMEY_Winery_Site Plan.dwg, RECEIVED: 12/13/13

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax(209) 532-0773
www.condorearth.com
CONDOR

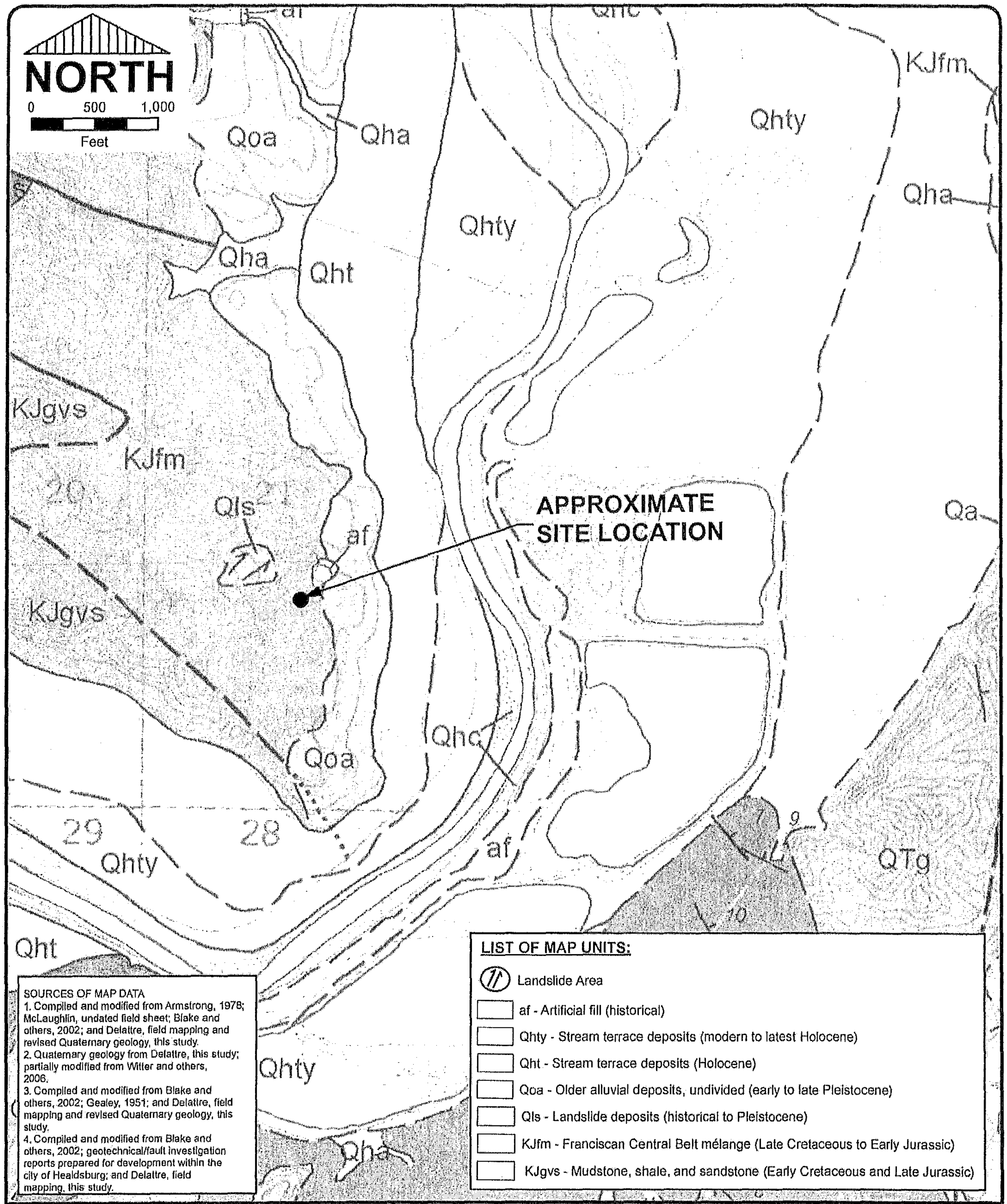
Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn / Chk'd	KGM / KL

SITE PLAN
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
2

File No.
6692_FA2

X:\Project\6000_prj\6692 Ramey Wine Cellars\6692_CAD\DWG\GEOLOGIC\6692_FA2.dwg 1-17-14 03:30:56 PM kna son



LIST OF MAP UNITS:

- Landslide Area
- ☐ af - Artificial fill (historical)
- ☐ Qhty - Stream terrace deposits (modern to latest Holocene)
- ☐ Qht - Stream terrace deposits (Holocene)
- ☐ Qoa - Older alluvial deposits, undivided (early to late Pleistocene)
- ☐ Qls - Landslide deposits (historical to Pleistocene)
- ☐ KJfm - Franciscan Central Belt mélange (Late Cretaceous to Early Jurassic)
- ☐ KJgvs - Mudstone, shale, and sandstone (Early Cretaceous and Late Jurassic)

SOURCES OF MAP DATA

1. Compiled and modified from Armstrong, 1978; McLaughlin, undated field sheet; Blake and others, 2002; and Delattre, field mapping and revised Quaternary geology, this study.
2. Quaternary geology from Delattre, this study; partially modified from Witter and others, 2006.
3. Compiled and modified from Blake and others, 2002; Gealey, 1951; and Delattre, field mapping and revised Quaternary geology, this study.
4. Compiled and modified from Blake and others, 2002; geotechnical/fault investigation reports prepared for development within the city of Healdsburg; and Delattre, field mapping, this study.

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com

CONDOR

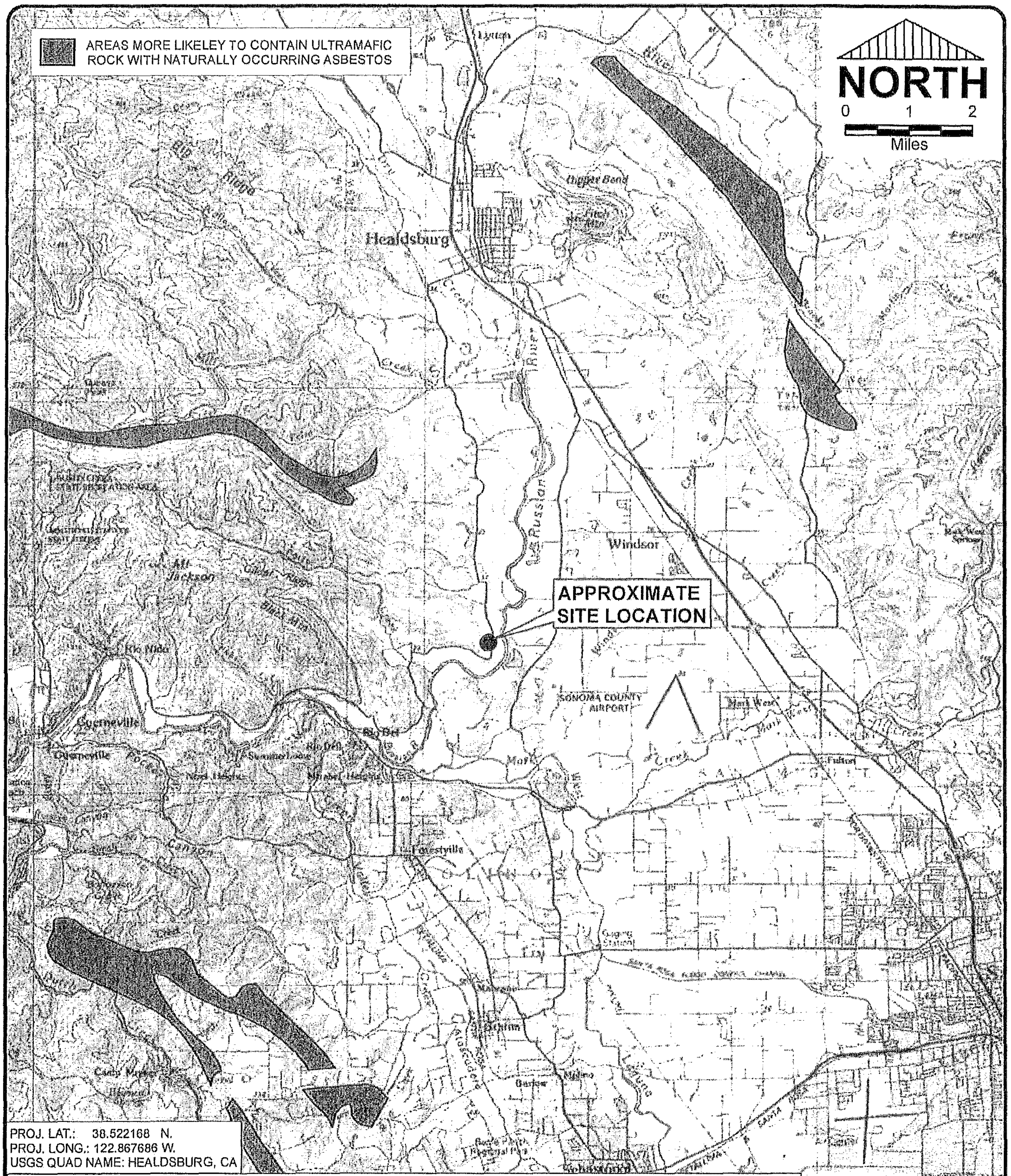
Job No.	6692
Published Date	31 OCT. 2013
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

GEOLOGIC MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
3

File No.
6692_F3.mxd

T:\Geologic\CA_Geology\Maps\6692_F3.mxd



▨ AREAS MORE LIKELEY TO CONTAIN ULTRAMAFIC ROCK WITH NATURALLY OCCURRING ASBESTOS

PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: HEALDSBURG, CA

Reproduced with permission,©California Department of Conservation, Division of Mines and Geology, 2000 Ultramafic Rocks Selection from: Geologic Map of California. The digital database contains the geologic units and faults as shown on the Geologic Map of California by Charles W. Jennings published in 1977

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

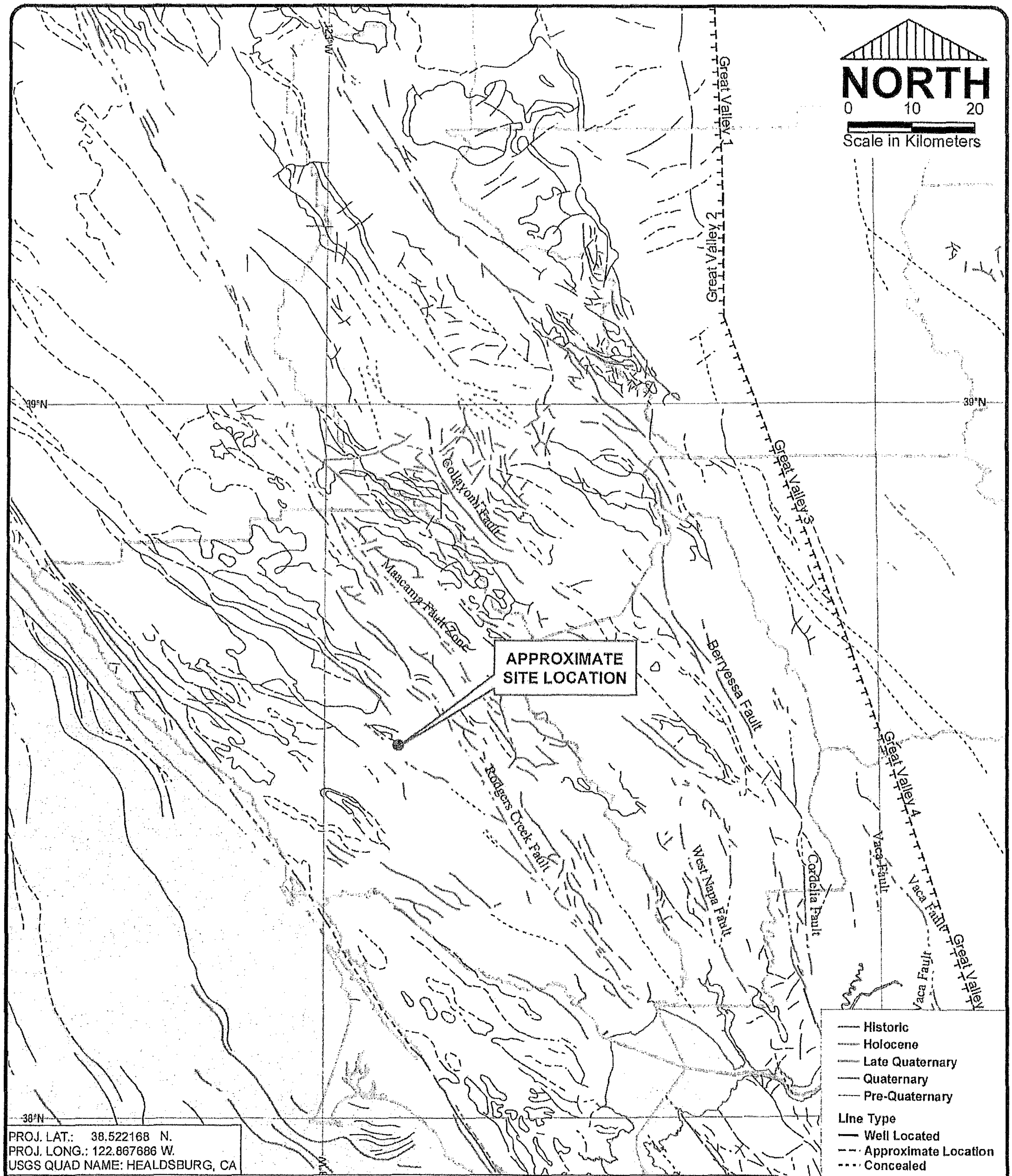
Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

ULTRAMAFIC ROCK MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
4

File No.
6692_F4.mxd

T:\Geologic\CA_Asbestos\Maps\6692_F4.mxd



PROJ. LAT.: 38.522168 N.
PROJ. LONG.: 122.867686 W.
USGS QUAD NAME: HEALDSBURG, CA

Reproduced with permission, Division of Mines and Geology, CD-ROM 2000-006 (2000), Digital database of faults from the Fault Activity Map of California and Adjacent Areas Thrust fault locaitons from Patersen et. al. 1996 and WGGEP 2003

CONDOR EARTH TECHNOLOGIES, INC.
21663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
fax (209) 532-0773
www.condorearth.com
CONDOR

Job No.	6692
Published Date	13 JAN 2014
Scale	AS SHOWN
Drawn JDM	Chk'd SWL

REGIONAL FAULT MAP
RAMEY WINE CELLARS
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

FIGURE
5

File No.
6692_F5.mxd

T:\Geologic\CA_Faults\Maps\6692_F5.mxd

APPENDIX A
Boring and Test Pit Logs

UNIFIED SOIL CLASSIFICATION SYSTEM

Division		Group Symbol	Group Name
Coarse-Grained Soils (more than 50 percent retained or the No. 200 sieve)	**Gravel** (% gravel > % sand)	**GW**	Well-graded Gravel (with Sand)
		GW-GM	Well-graded Gravel with Silt (and Sand)
		GW-GC	Well-graded Gravel with Clay (and Sand)
		GP	Poorly graded Gravel (with Sand)
		GP-GM	Poorly graded Gravel with Silt (and Sand)
		GP-GC	Poorly graded Gravel with Clay (and Sand)
		GM	Silty Gravel (with Sand)
		GC	Clayey Gravel (with Sand)
	Sand (% sand ≥ % gravel)	**SW**	Well-graded Sand (with Gravel)
		SW-SM	Well-graded Sand with Silt (and Gravel)
		SW-SC	Well-graded Sand with Clay (and Gravel)
		SP	Poorly graded Sand (with Gravel)
		SP-SM	Poorly graded Sand with Silt (and Gravel)
		SP-SC	Poorly graded Sand with Clay (and Gravel)
		SM	Silty Sand (with Gravel)
		SC	Clayey Sand (with Gravel)
Fine-Grained Soils (50 percent or more passing the No. 200 sieve)	**Silt or Clay** LL < 50	**ML**	Silt (with Sand or Gravel), Sandy Silt (with Gravel), Gravelly Silt (with Sand)
		CL-ML	Silty Clay (with Sand or Gravel), Sandy Silty Clay (with Gravel), Gravelly Silty Clay (with Sand)
		CL	Lean Clay (with Sand or Gravel), Sandy lean Clay (with Gravel), Gravelly lean Clay (with Sand)
		OL	Organic Clay (with Sand or Gravel), Sandy organic Clay (with Gravel), Gravelly organic Clay (with Sand), organic Silt (with Sand or Gravel), Sandy organic Silt (with Gravel), Gravelly organic Silt (with Sand)
	Silt or Clay LL ≥ 50	**MH**	Elastic Silt (with Sand or Gravel), Sandy elastic Silt (with Gravel), Gravelly elastic Silt (with Sand)
		CH	Fat Clay (with Sand or Gravel), Sandy fat Clay (with Gravel), Gravelly fat Clay (with Sand)
		OH	Organic Clay (with Sand or Gravel), Sandy organic Clay (with Gravel), Gravelly organic Clay (with Sand), organic Silt (with Sand or Gravel), Sandy organic Silt (with Gravel), Gravelly organic Silt (with Sand)
Highly Organic Soils		**PT**	Peat and other highly organic soils

Note: Percentages are by dry weight. Soil classifications based on some criteria that are not shown. Group Name items in parentheses may or may not apply, depending on percent of sand or gravel.

Coarse Grained Soil Definitions	
Fraction	**Particle Dimension or U.S. Standard Sieve Size/No.**
Boulders	Above 12"
Cobbles	12" to 3"
Gravel - coarse - fine	 3" to 3/4" 3/4" to No. 4
Sand - coarse - medium - fine	 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200

■	Split-barrel, 3-inch O.D., 2.43-inch I.D.
▒	Split-barrel, 2.5-inch O.D., 1.93-inch I.D.
◪	Standard Penetration Test (SPT), 2.0-inch O.D., 1.375-inch I.D.
◨	Shelby Tube
☒	Disturbed sample
●	No recovery
▽	Groundwater level during drilling
▬	Subsequent groundwater level

Note: O.D. = outside diameter I.D. = inside diameter

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

LOG LEGEND AND SOIL CLASSIFICATION

WEATHERING

Severely Weathered – minerals decomposed to soil, but rock fabric and structure are preserved.
Highly Weathered – abundant fractures coated with oxides, carbonates, sulphates, mud, etc., thorough discoloration, rock disintegration, mineral decomposition.
Moderately Weathered – some fracture coating, moderate or localized discoloration, little to no effect on cementation, slight mineral decomposition.
Slightly Weathered – a few stained fractures, slight discoloration, little or no effect on cementation, no mineral decomposition.
Fresh – unaffected by weathering agents; no appreciable change with depth.

FRACTURE, JOINT, OR SHEAR SPACING

(Spacing in Inches)

Very little fractured	Greater than 48
Occasionally fractured	12 to 48
Moderately fractured	6 to 12
Closely fractured	1.25 to 6
Intensely fractured	0.5 to 1.25
Crushed	Less than 0.5

THICKNESS OF SEDIMENTARY ROCK BEDS

(Thickness in Inches)

Very thickly bedded	Greater than 72
Thickly bedded	24 to 72
Medium bedded	8 to 24
Thinly bedded	2.5 to 8
Very thinly bedded	0.75 to 2.5
Laminated	0.25 to 0.75
Thinly laminated	Less than 0.25

FRACTURE OR LAYER SEPARATION

(Thickness of Separations in Millimeters)

Very tight	< 0.1 mm
Tight	0.1 – 0.5 mm
Moderately open	0.5 – 2.5 mm
Open	2.5 – 10 mm
Very wide	> 10 mm

FRACTURE OR LAYER ROUGHNESS

Very Rough - Non-continuous, Hard joint rock wall
Slightly Rough - Hard joint rock wall
Slightly Rough and Soft - Soft joint rock wall
Slickensided - Open and continuous with gouge
Soft Gouge - Open and continuous with soft gouge

STRUCTURE

Intact/Massive – intact rock specimens with few widely spaced discontinuities.
Blocky – well interlocked, undisturbed rock mass, consisting of cubical blocks formed by three intersecting joint sets.
Very blocky – interlocked, partially disturbed, with multi-faceted angular blocks formed by 4 or more joint sets.
Disturbed/Seamy – folded with angular blocks, formed by many intersecting joint sets, persistence of bedding planes or schistosity.
Disintegrated – poorly interlocked, heavily broken, mix of angular and rounded rock pieces.
Laminated/Sheared – lack of blockiness due to close spacing of shear planes.

STRENGTH

Plastic or very low strength.
Friable – crumbles easily by rubbing with fingers.
Weak – an unfractured specimen of such material will crumble under light hammer blows.
Moderately strong – specimen will withstand a few heavy hammer blows before breaking.
Strong – specimen will withstand a few heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.
Very strong – specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments.

HARDNESS

Soft – reserved for plastic material alone.
Low hardness – can be gouged deeply or carved easily with a knife blade.
Moderately hard – can be readily scratched by a knife blade; scratch leaves a heavy trace of dust and is readily visibly after the powder has been blown away.
Hard – can be scratched with difficulty; scratch produced a little powder and is often faintly visible.
Very hard – cannot be scratched with knife blade; leaves a metallic streak.

GROUND WATER

Dry
Damp
Wet
Dripping
Flowing

CONDOR

CONDOR EARTH TECHNOLOGIES, INC.

ROCK PROPERTIES

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-1

CONDOR

Project: RAMEY WINE CELLERS

Location: (SEE FIELD SKETCH)

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: CET 6692

Approx. Depth (ft): 5.6 FT (SUBSEQUENTLY DEEPENED TO ~12 FT)

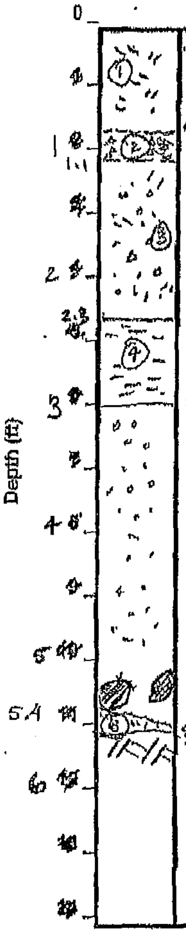
Logged By: M. PETERSEN

Approx. Length (ft):

Date: 11/5/13

Orientation: EAST/WEST N______°______

Equipment: BACKHOE W/ 32" WIDE BUCKET



COLLUVIUM ① LEAN CLAY W/ SAND (CL), LIGHT GRAY, DRY, HARD (PP > 4.5)
@ 0.5' DARK GRAY, DAMP, MODERATELY PLASTIC
WITH DARK RED BROWN, COARSE, SUBROUNDED SAND

0.9' OLDER ALLUVIUM ② CLAYEY GRAVEL (GC), DAMP, GRAY, DENSE, SUB-ANGULAR TO SUB-ROUNDED

1.1

③ CLAYEY SAND WITH GRAVEL (SC), YELLOW BROWN, DAMP, VERY DENSE
COARSE, SUBROUNDED SAND
SUB-ROUNDED GRAVEL 1/4" - 2" TYP.

2.3 ④ FAT CLAY (CH), LIGHT YELLOW BROWN, DAMP, HARD (PP > 4.5 KSF)

3.0

⑤ CLAYEY SAND WITH GRAVEL (SC), DARK RED BROWN, DAMP, VERY DENSE,
ROUNDED MEDIUM TO COARSE SAND
GRAVELS < 1" ⌀

FEW ROUNDED, GRAYWACKE SANDSTONE BOULDERS AT BASAL CONTACT WITH

5.6 ⑥ SILTSTONE YELLOW BROWN W/ STRONG ORANGE STAIN, WEAK ROCK,
VERY BLOCKY, LOW HARDNESS, HIGHLY WEATHERED, SOME POLISHED
FRACTURE FACES, CLOSELY FRACTURED (~1" TO 4" BLOCKS)

* AFTER LOGGING - HOLE WAS EXCAVATED TO ABOUT 12'. TOP OF SILTSTONE APPEARED IRREGULAR AND EXTENDED TO DEPTH OF ABOUT 7' ON NORTH WALL OF TEST PIT

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-2

CONDOR

Project: Ramey Wine Cellars

Location: 80' W of fence to 95' W of fence

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: CET 6692

Approx. Depth (ft):

Logged By: M. Petersen

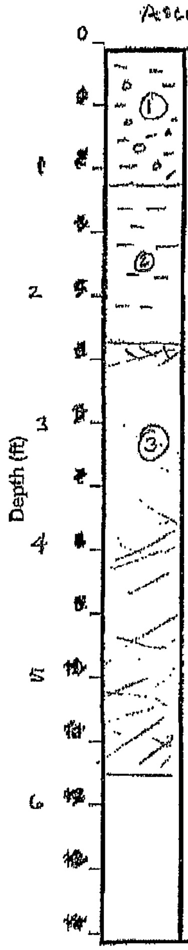
Approx. Length (ft):

Date: 11/5/13

Orientation: N______° ______ EAST/WEST

Equipment:

ASCENDS 9° TO WEST



OLDER ALLUVIUM:

① LEAN CLAY WITH GRAVEL (CL), LIGHT BROWN, DAMP, HARD ROUNDED GRAVELS ≤ 2"φ

② FAT CLAY (CH), DAMP, MED. BROWN HARD, (PP > 4.5 tsf)

③ SILTSTONE: WEAKLY CONSOLIDATED, DARK RED BROWN STAIN, DAMP, VERY BLOCKY TO SEAMY, ROCK BREAKS ALONG RANDOMLY ORIENTED FRACTURES < 4" SPACING (TYP. < 2"); FRACTURE SURFACE COMMONLY POLISHED,

BOTTOM OF TP @ 5.8'

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-3

Project: Ramey

Location: (See Sketch)

Approx. Coord.: ________°N, ________°W

Approx. Elev. (ft):

Project No.: 6692

Approx. Depth (ft): 5.5'

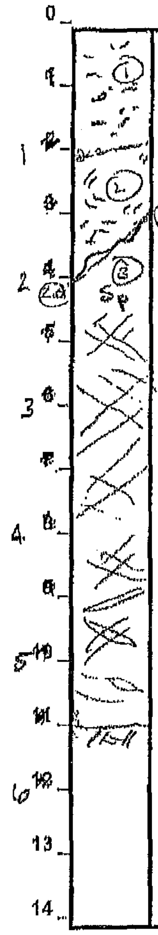
Logged By: M. Petersen

Approx. Length (ft): 12'

Date: 11/5/13

Orientation: East/West N_____°________

Equipment:



OLDER ALLUVIUM

① LEAN CLAY W/ GRAVEL (CL); LIGHT BROWN, DRY, STIFF W/ SUBANGULAR TO SUBROUNDED GRAVELS <2"φ

② FAT CLAY (CH) DARK BROWN, DAMP, HARD

(1.5') (ROCK SURFACE DIPS TO SOUTH ~12°)

③ SERPENTINITE: PALE BLUE GRAY AND BUFF W/ DARK BROWN/BLACK STREAKS, SOFT ROCK, WEAKLY CRUSHED, PERVASIVELY SHEARED, SOME SLICKENSIDES LOCALLY WEATHERED TO RESIDUAL SOIL (SILTY SAND)

TOTAL DEPTH 5.6'

GROUNDWATER:

SAMPLE:

NOTES:

LEGEND:

PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)

F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index

w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)

q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)

S_u = Undrained Shear Strength (pounds per square foot)

Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-4

CONDOR

Project: Ramey Wine Cellers
Location: (SEE SKETCH)

Approx. Coord.: ________°N, ________°W
Approx. Elev. (ft):

Project No.: 6692
Approx. Depth (ft): 1.5 FT.
Logged By: M. Petersen
Approx. Length (ft): 10 FT
Date: 11/5/13
Orientation: N 70 ° E
Equipment:

Depth (ft)
0
1
2
5
6
7
8
9
10
11
12
13
14

OLDER ALLUVIUM

① COARSE SANDY LEAN CLAY WITH GRAVEL (CL), MED. BROWN, DRY, MEDIUM STIFF SUBROUNDED GRAVELS (INCL. CHERT) <2" ϕ

② SERPENTINITE: PALE BLUE AND BUFF WITH DARK GRAY STREAKS, DARK RED BROWN COATING ON WEATHERED JOINT FACE; SOFT ROCK, WEAK, HIGHLY WEATHERED, PERVASIVELY FRACTURED (BREAKS TO FRAGMENTS <6" ϕ)

TOTAL DEPTH: 1.5'

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:
PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

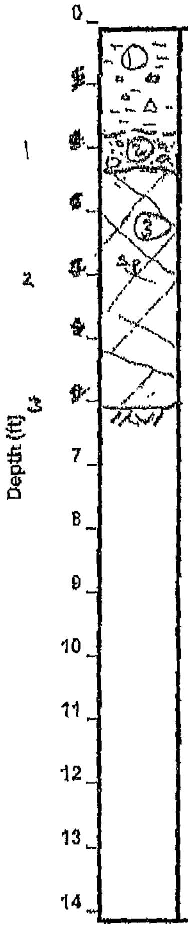
CONDOR EARTH TECHNOLOGIES, INC.
LOG OF TEST PIT - TP-5

Project: Ramey Wine Cellar

Project No.: 6692
Logged By: M. Peterson
Date: 11/4/13

Location:

Approx. Coord.: ________°N, ________°W
Approx. Elev. (ft):
Approx. Depth (ft):
Approx. Length (ft): 12
Orientation: N 80° W
Equipment:



ALLUVIUM: ① Gravelly Lean Clay (CL); Light Brown, dry, Firm, subrounded Gravels <2"ϕ

0.8' ② Fat Clay with Gravel (CH); Dark Brown, Damp, Firm,

③ SERPENTINITE: PALE BLUE AND BUFF; MODERATELY WEATHERED; WEAK TO MODERATELY STRONG; LOW TO MODERATELY HARD; LAMINATED/SHEARED (PLATEY)

GROUNDWATER:
SAMPLE:
NOTES:

LEGEND:
PP = Pocket Penetrometer Resistance - Unconfined Compressive Strength (tons per square foot)
F = Percent Passing No. 200 Sieve by Dry Weight, LL = Liquid Limit, PI = Plasticity Index
w = Moisture Content (percent), γ_d = Dry Unit Weight (pounds per cubic foot)
q_u = Unconfined Compressive Strength - Laboratory (pounds per square foot)
S_u = Undrained Shear Strength (pounds per square foot)
Drained Shear Strength Parameters: c' = Cohesion (pounds per square foot), ϕ' = Internal Friction Angle (deg)

LOG OF BOREHOLE NO. B-1

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg, CA

CONDOR EARTH TECHNOLOGIES, INC.
20663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.522353 -122.867956
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily trodden dirt, very little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 117 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 20 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/4/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 4
STORED: Sonora

REMARKS: Well backfilled with neat cement after completion
Some Greywacke cobbles and boulders sitting on ground surface.

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION	DESCRIPTION	R. Q. D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		November 4, 2013	Approx Tunnel Zone		COLLUVIUM - SILTY LEAN CLAY with gravel (CL) - red-brown, dry, moderate plasticity, very stiff, highly weathered, some roots			1	Auger
								10 15 18 2.5	Cal mod
					FRANCISCAN COMPLEX - MALANGE - SERPENTINITE			14 18 22 4	Cal mod
5	112				Light green, Highly weathered, some oxidation, hard, weak, Highly sheared LL=61 PI=21, Wc=28, γd=80			31 46 50/3 5.5	Cal mod
				ok Circulation	clayey, weak, Highly fractured, many re-sealed or filled with clay, moderate to highly weathered.	0	75	8	PQ 9:45 9:51
					Hard, moderately strong	0	75	10	9:55 10:04
10	107		mechanical Fracture	Poor-Loss Circulation	Hard, weak, Extremely weathered, Intensely fractured	0	100	11	10:07 10:11
					Dark green, softer areas, weak, highly weathered, Intensely fractured, Sheared	0	95	12.7	10:14 10:24
					Moderate hardness, weak, sheared	0	72	15.2	10:30 10:40
15	102				Soft to low hardness, weak, Intensely fractured, friable	10	50	17.7	10:45 10:54
20	97				Friable, soft,	0	90	20.0	10:57 11:00

Boring Terminated at 20'

LOG OF BOREHOLE NO. B-2

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20683 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.522309° -122.868276°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 128 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 33 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/4/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 7
STORED: Sonora

REMARKS: Well backfilled with neat cement upon completion
Greywake boulders and cobbles on ground surface in few locations

DEPTH	ELEVATION
5	123
10	118
15	113
20	108
25	103
30	98

DATE: November 4, 2013

TECHNICAL LOG/NOTES: Approx Tunnel Location (approx. 8.5' to 20.5')

NOTE ON GROUNDWATER AND CIRCULATION: Poor circulation (approx. 7.5'); poor-mod circulation (approx. 21')

DESCRIPTION	R. Q. D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
COLLUVIUM - Silty lean clay (CL) - brown, dry, stiff, moderate plasticity			1	Auger
FRANCISCAN COMPLEX - MALANGE - **SHALE** light brown, dry, highly weathered (some less weathered pieces) Friable, highly sheared or crushed to a silty sand with low-mod plasticity, w = 13.3 γ_d = 91			24 34 44 2.5	Cal mod
			25 40 42 4	Cal mod
Dark brown, wet, highly weathered, crushed to coarse sand			23 44 47 5.5	Cal mod
SERPENTINITE Greenish grey, wet, Extremely soft, Friable, Sheared	0	80	6.5	PQ 12:10 12:32
Brown-Tan, extremely weathered, crumbles to sand	0	80	8	12:34 12:39
Light green, highly weathered, soft, clayey, friable, some larger clasts.	0	0	10.5	12:41 12:55
Highly sheared, weak, moderately hard, mod-high weathering			6 14 25 12	Cal mod
	20	100	13	PQ 13:05 13:12
Soft - moderately hard, sheared, some shear planes, mostly platy nature of the rock, weak, clayey in places, some places hard enough to maintain moderate fracture	60	60	15.5	13:21 13:25
15.5' - γ_d = 119.5 pcf, w = 2.9% q_u = 43 psi Young's modulus = 2.035 E+03 LL = 62, PI = 28 - w = 24.7 γ_d = 94 c = 90 ϕ = 18.8 soft, weak, moderately weathered, sheared to soft clay in places	60	100	18	13:29 13:35
some apparent fractures, soft and hard portions interbedded, some clasts.	40	100	19	13:40 13:56
Dark grey with streaks and seams of light green to white, lighter colored portions are very soft 23.5' - γ_d = 126.9 pcf w = 10.6% q_u = 18 psi Young's modulus = 9.318 E+02	20	75	23	13:58 14:07
Dark grey/green, Moderately hard, weak, sheared, Black with some green inclusions, soft, weak to friable, sheared, clayey, moderate weathering, some washout (27.5'-30'), (could be some shale inclusions)	0	95	28	14:10 14:30
Occasionally firm but mostly soft Clayey, increase of weathering	0	100	33	14:35 14:55

Boring Terminated at 33'

LOG OF BOREHOLE NO. B-3

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg CA

CONDOR EARTH TECHNOLOGIES, INC.
20683 Brion Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR®

COORDINATES: 38.521797° -122.868265°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 135 Feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 43 feet
DATE STARTED: 11/4/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber drilling
DRILL RIG: CME-55 Track mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 10
STORED: Sonora

REMARKS: Piezometer installed in well after completion, locking cap installed
Some greywake cobbles and boulders on ground surface

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION
5	130	November 4, 2013		
10	125			
15	120	November 5, 2013	Approx Tunnel Zone	Moderate to Poor Circulation
20	115			
25	110			
30	105			
35	100			
40	95			
43				

GRAPHIC LOG

DESCRIPTION

COLLUVIUM - SANDY LEAN CLAY (CL) - with some gravel. Brown, dry, moderate plasticity, very stiff
Red-Brown, damp, more silty, very stiff, moderate plasticity,
Coarse sand in red-brown clay matrix (crushed shale/mudstone)
5'; w = 32.6 γd = 87 Su = 7,070

FRANCISCAN COMPLEX - MALANGE - SERPENTINITE
Light green, weak to Friable, low hardness, Highly weathered, blocky - seamy
Orange-brown, extremely weathered, crushed
Grey-green, crushed to seamy and sheared Highly weathered, low hardness, parting, some re-sealed fracture, but mostly too soft for fracture.

Mudstone clasts ~ 2.5", rounded to sub-angular weak to Friable, low hardness
3.5" mudstone gravel, moderately hard, low strength, blocky to seamy with some re-sealed fractures.
21.5: LL = NV PI = NP F = 17.0

24.5: LL = 74 PI = 35 F = 14.8, γd = 70, one dimensional Expansion test
Dark green, low hardness to soft, rare fracture, blocky Texture (mudstone cobbles in clayey serpentinite)

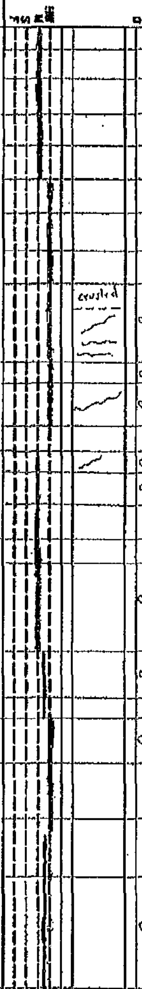
Dark green to black, soft, weak, crushed to sheared
30.5'; w = 13.4 γd = 124 Su = 2,150
Soft to moderate hardness, weak, sheared, re-sealed shear surfaces, no true fracture

Dark grey - black, very soft, very weak to friable sheared to clay (could be some shale inclusions)
33'; γd = 133.7 pcf qu = 64 psi youngs modulus = 2.172 E+02 w = 9.8%
Moderately hard, moderately strong, some shear, mostly very blocky to massive, mod - high weathering,

Dark green, soft to moderately hard, weak, seamy to very blocky in places, clayey

Boring Terminated at 43 feet

WEATHERING / FRACTURE LOG



END OF RUN/BLOW COUNT		REMARKS/TIME/DRILL MODE	R.Q.D. %	CORE RECOVERY
	1	Auger		
12 9 9	2.5	Cal mod		
8 10 14	4	Cal mod		
8 12 13	5.5	Cal mod		
9 13 14	7	Cal mod		
7 8 11	8.5	Cal mod		
5 13 21	10	Cal mod		
16 22 18	11.5	Cal mod		
	15	PQ 7:56 8:38	0	45
	16	8:51 8:40	0	0
	18	9:03 9:15	0	90
30 50/3"	19	Cal mod		
	20	PQ 9:30 9:40	0	100
	21.5	9:41 9:45	0	90
	23	9:50 10:00		100
29 50/4"	24	Cal mod		
	28	PQ 10:12 10:30	0	100
	30	10:34 10:45	0	100
40 50/1"	31	Cal mod		
	33	PQ 11:00 11:05	0	100
	35.5	11:09 11:19	100	100
	38	11:20 11:40	100	100
	43	11:43 12:08	0	100

LOG OF BOREHOLE NO. B-4

PAGE 1 of 1

PROJECT NUMBER: 6692
PROJECT NAME: Ramey Wine Cellars
LOCATION: Healdsberg, CA

CONDOR EARTH TECHNOLOGIES, INC.
20663 Brian Lane
P.O. Box 3905
Sonora, CA 95370
(209) 532-0361
Fax (209) 532-0773
www.condorearth.com
CONDOR

COORDINATES: 38.521818° -122.867837°
REFERENCE POINT FOR DEPTH MEASUREMENT: Ground Surface
SURFACE CONDITION: Heavily Trodden dirt, very little grass
ELEVATION OF PIEZOMETER COLLAR: approx. 120 feet
DIRECTION OF BOREHOLE: Vertical
INCLINATION FROM HORIZONTAL: 90°
TOTAL DEPTH: 20 feet
DATE STARTED: 11/5/13
DATE COMPLETED: 11/5/13
CONTRACTOR: Taber Drilling
DRILL RIG: CME-55 Track Mounted
DRILLER: Steve Taber
LOGGED BY: KEL
DRAWN: KEL
APPROVED:
NUMBER OF CORE BOXES: 4
STORED: Sonora

REMARKS:
Bore hole back filled with neat cement after completion
Some greywake cobbles and boulders on ground surface

DEPTH	ELEVATION	DATE	TECHNICAL LOG/NOTES	NOTE ON GROUNDWATER AND CIRCULATION
5	115	November 5, 2013	Approximate Tunnel Zone	Mod-poor Circulation
10	110			
15	105			
20	100			

DESCRIPTION

COLLUVIUM - FAT CLAY (CL) - red-brown, very, stiff, moderate to high plasticity.

OLD ALLUVIUM - SANDY SILT - tan, dry, very stiff, mod-low plasticity

SANDY CLAY with GRAVEL - Tan brown to orange, dry, stiff, contains some sub-angular and some rounded gravel

GRAVEL in CLAY MATRIX - fat clay with gravel, dark brown, mod-high plasticity, soft

3.5: LL=64, PI=44 c=39.4, hydrometer

FRANCISCAN COMPLEX - MALANGE - SERPENTINITE

Dark brown to tan, Extremely weathered, crushed to angular coarse sand, blocky, soft, weak

Grey-green to light green, soft, weak, seamy with some resealed fracture (or shear planes) clayey in some places

Soft to moderately hard, weak, seamy

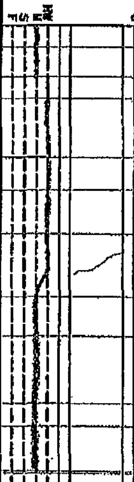
very clayey

14': LL=54 PI=15 w=42.6, γd=80

Black, low to moderate hardness, weak, sheared, (likely contains some shale inclusions, sheared)

Dark green, soft, weak, sheared, some mudstone coarse gravel to cobbles. LL=NV, PI=NP, F=40.9

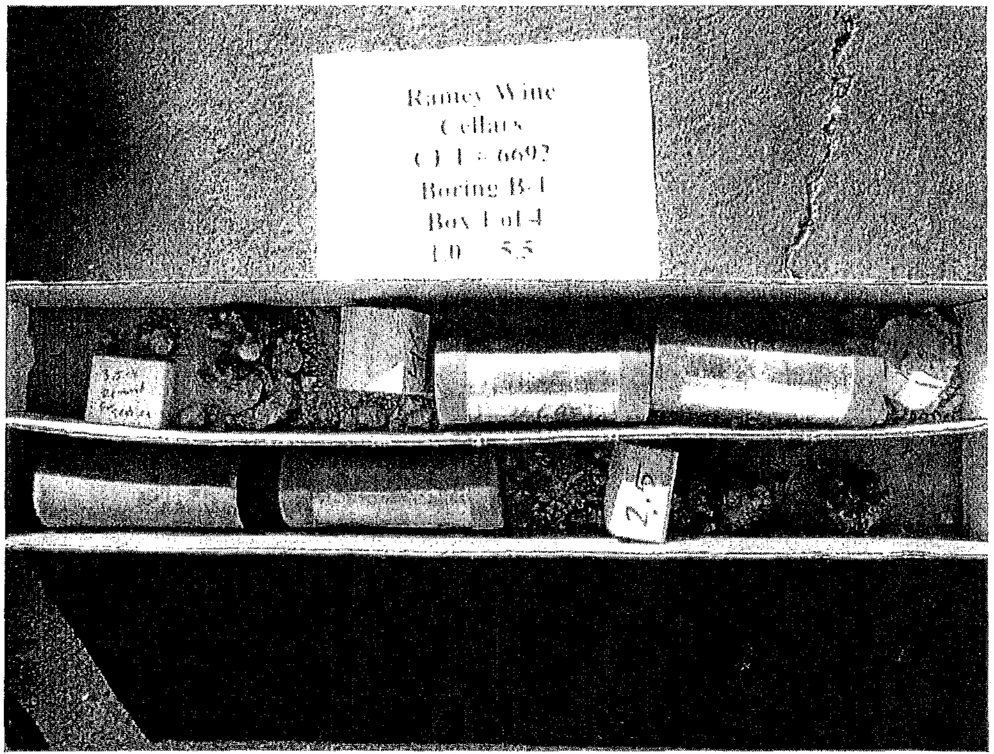
Boring Terminated at 20 feet


WEATHERING
FRACTURE LOG

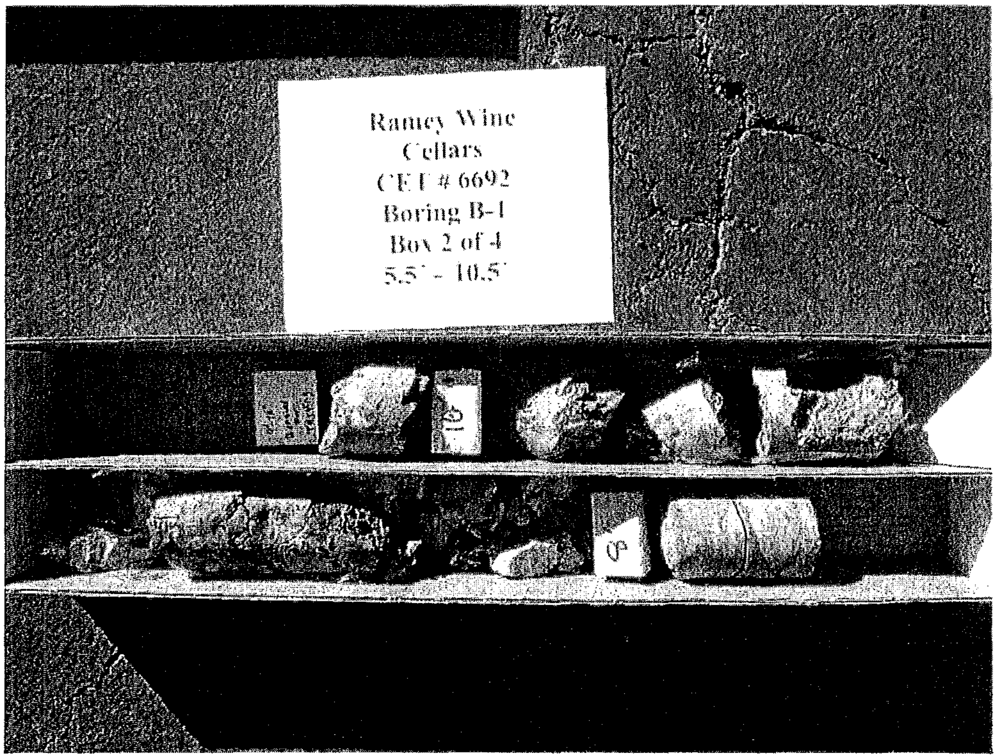
R.Q.D. %	CORE RECOVERY	END OF RUN/ BLOW COUNT	REMARKS/TIME/ DRILL MODE
		1	Auger
		6 10 20 2.5	Cal mod
		20 50/3" 3.5	Cal mod
0	60	6	PQ 13:45 13:50
		7 8 13 7.5	Cal mod
0	78	9.5	14:00 14:11
0	90	12.5	14:13 14:20
0	95	14	14:23 14:30
0	30	18	14:33 15:05
		34 50/4" 19	Cal Mod
0	45	20	15:15 15:25

APPENDIX B
Core Photos

6692 Ramey Core Box Photos

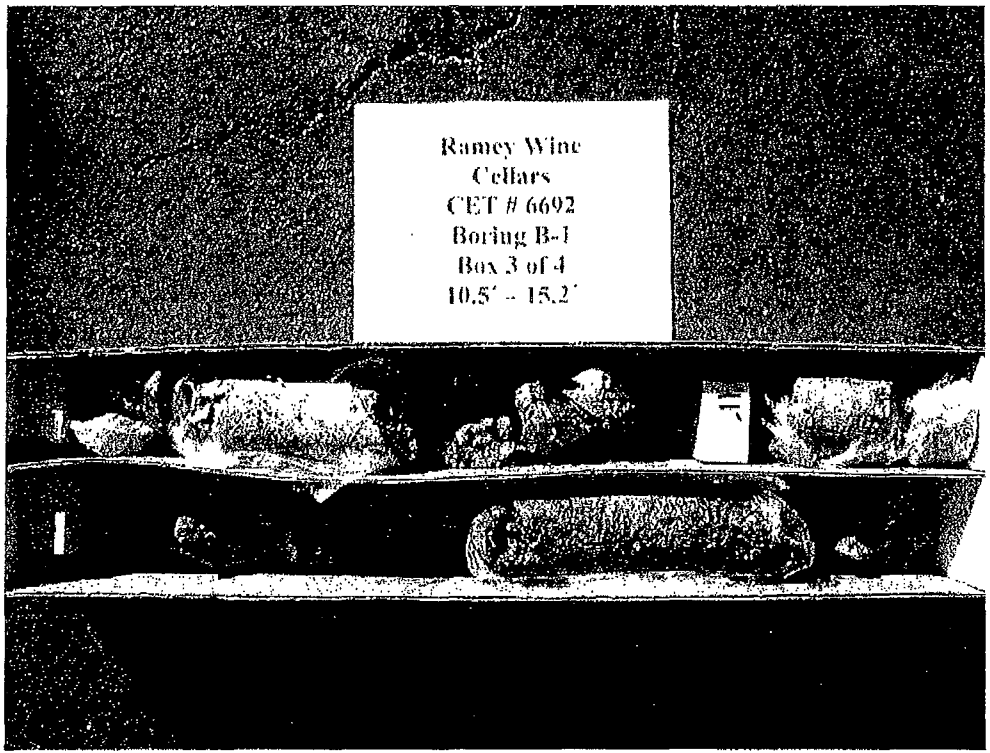


PB070002.JPG

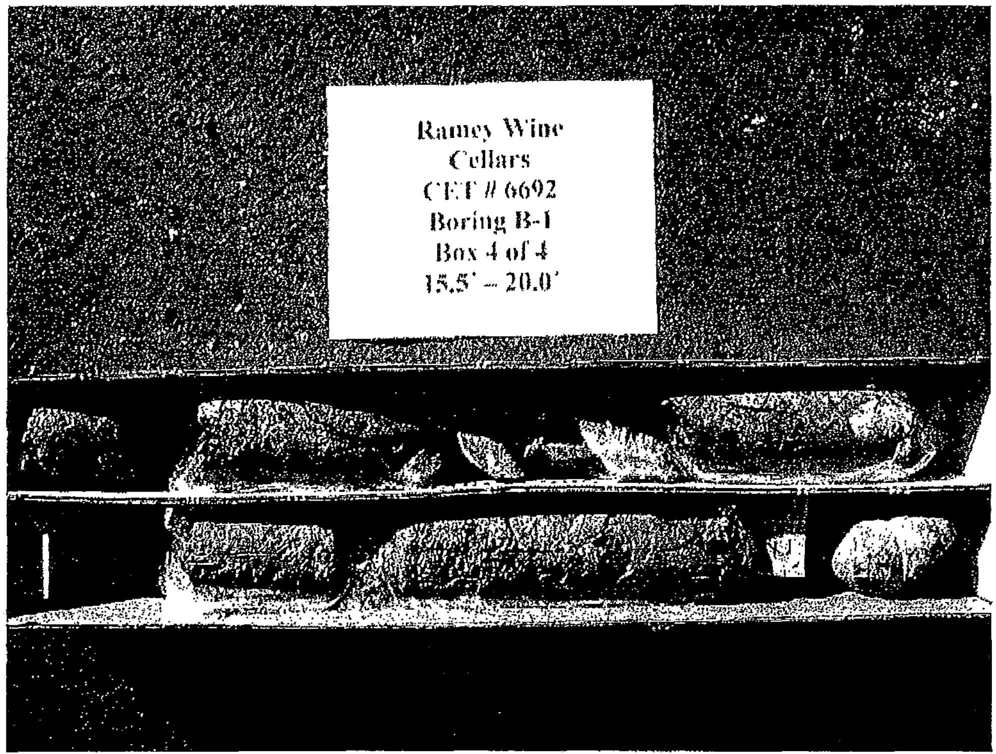


PB070004.JPG

6692 Ramey Core Box Photos

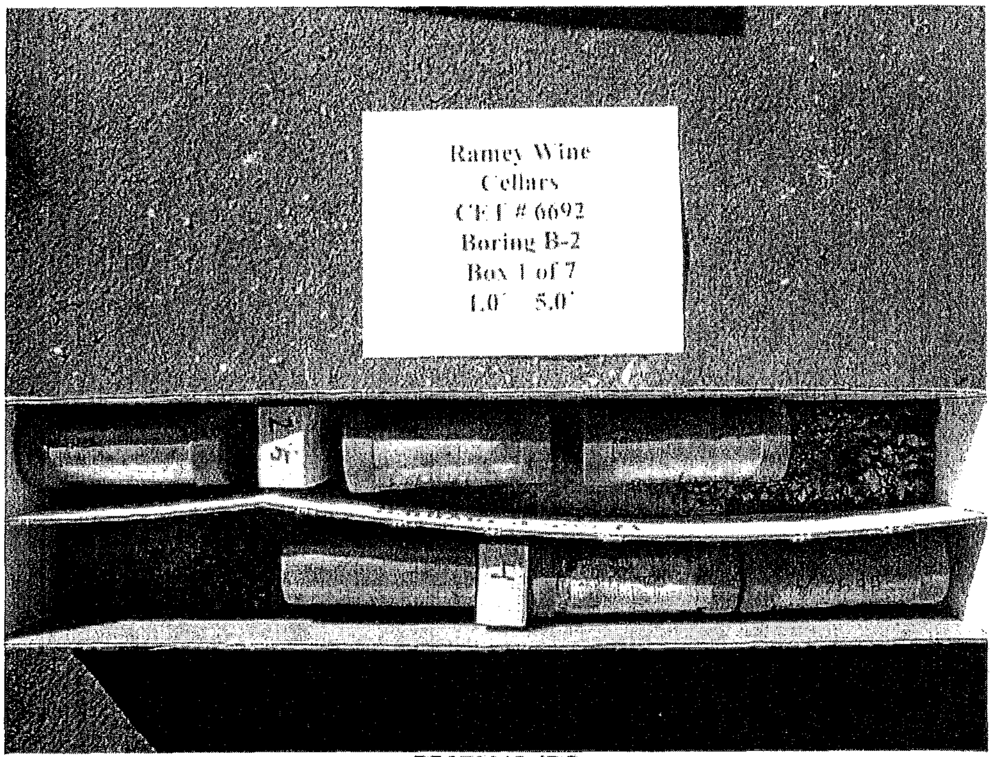


PB070007.JPG

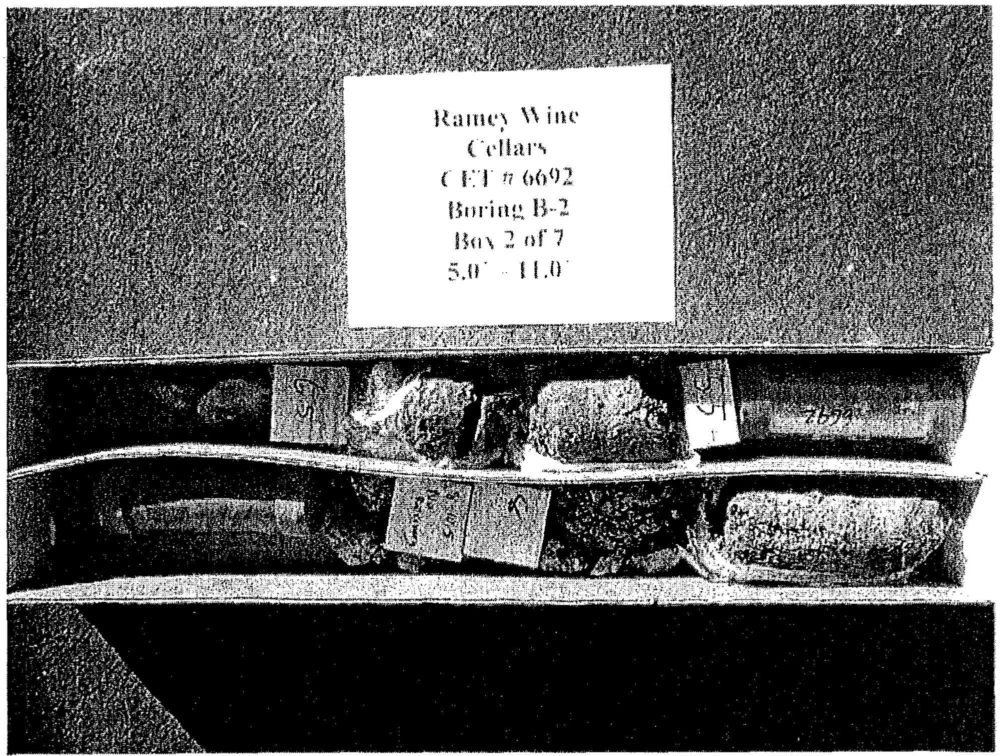


PB070009.JPG

6692 Ramey Core Box Photos

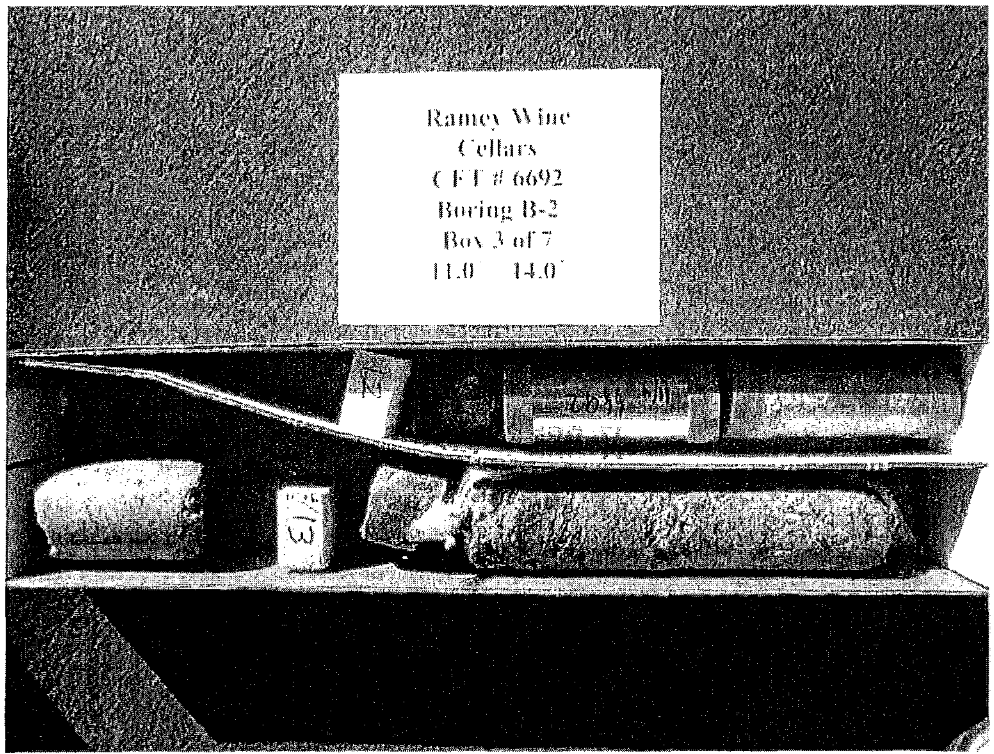


PB070012.JPG

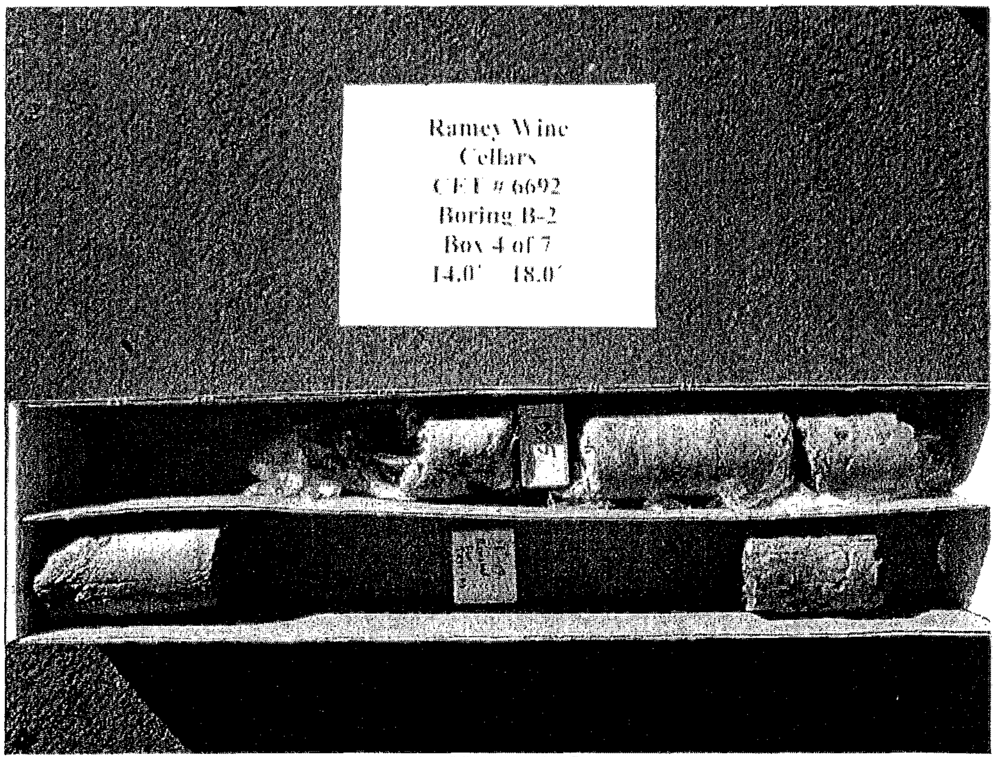


PB070014.JPG

6692 Ramey Core Box Photos

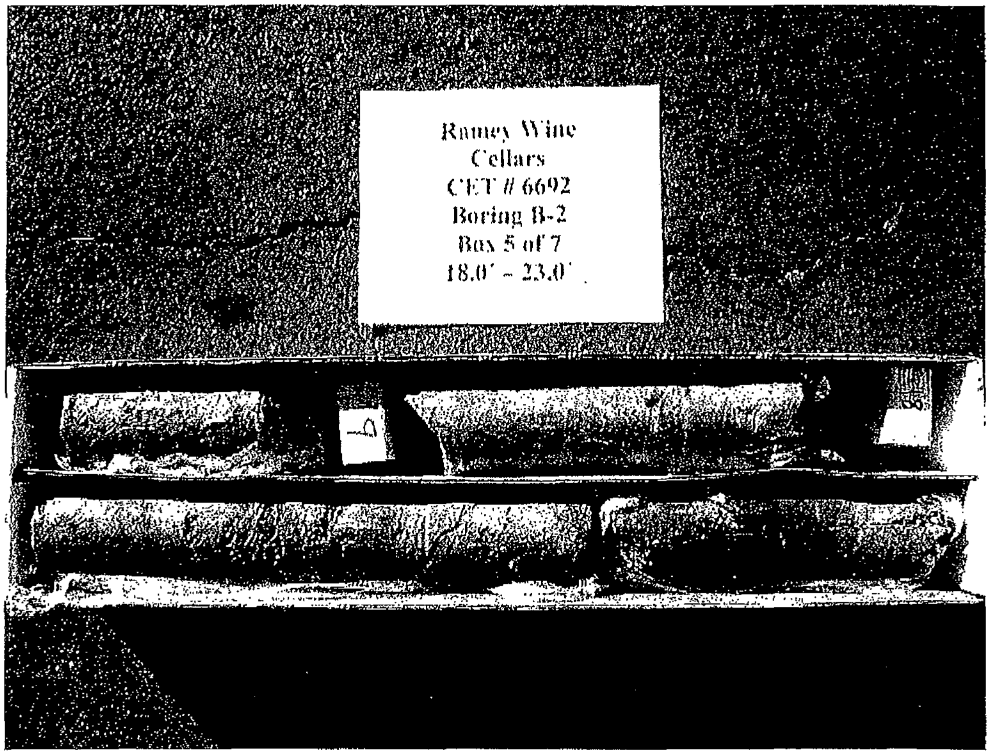


PB070017.JPG

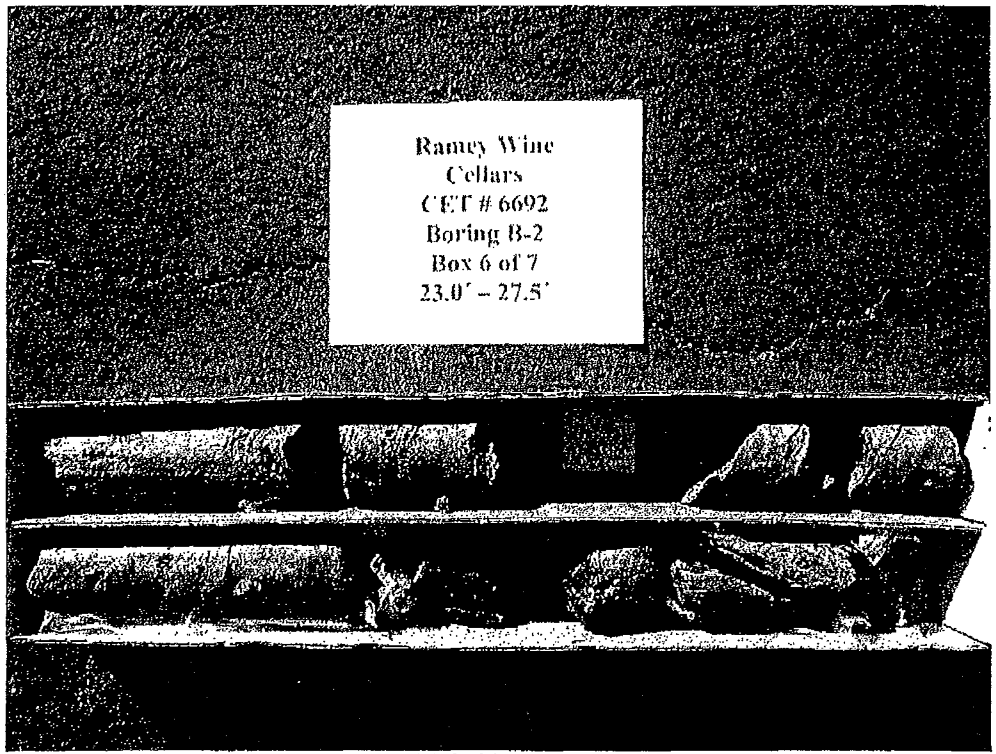


PB070023.JPG

6692 Ramey Core Box Photos

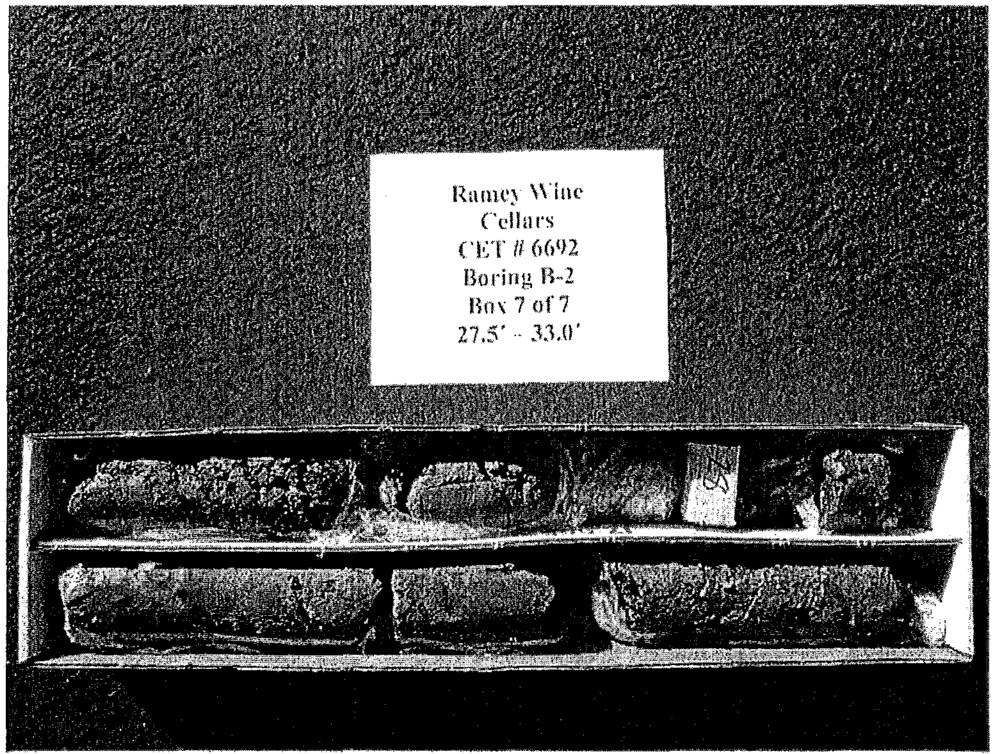


PB070025.JPG

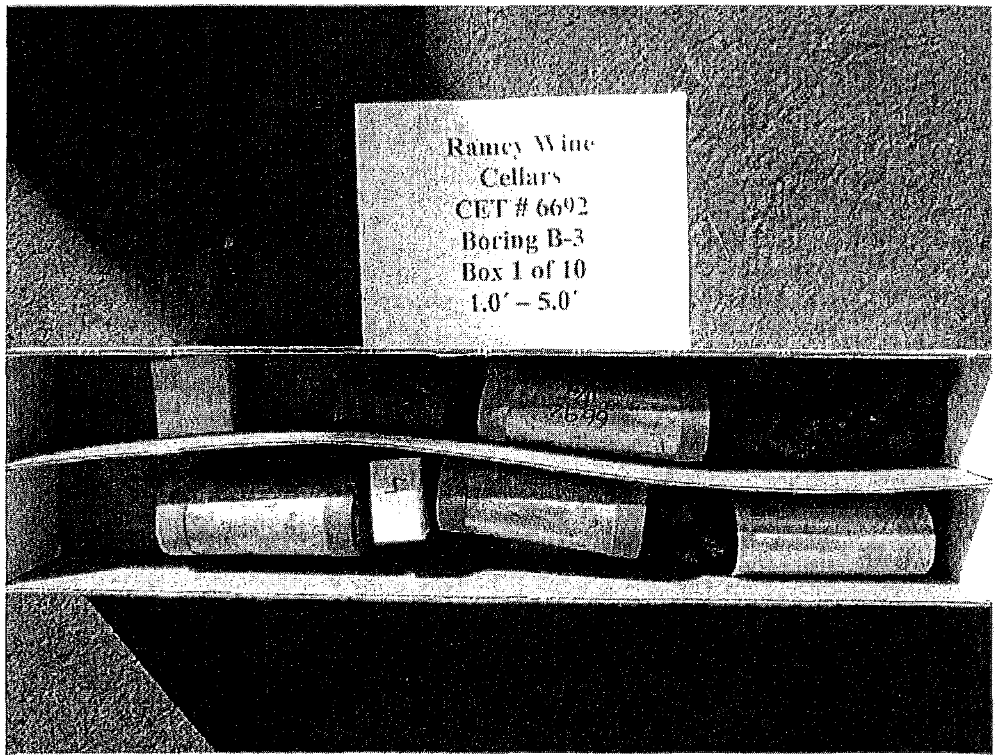


PB070027.JPG

6692 Ramey Core Box Photos

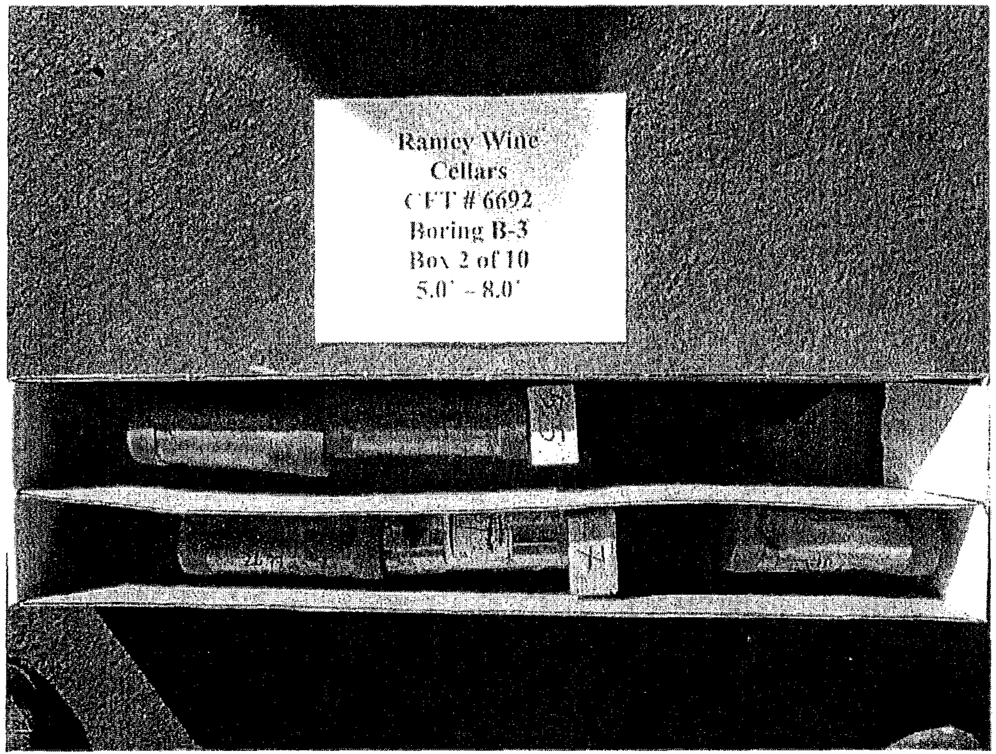


PB070030.JPG

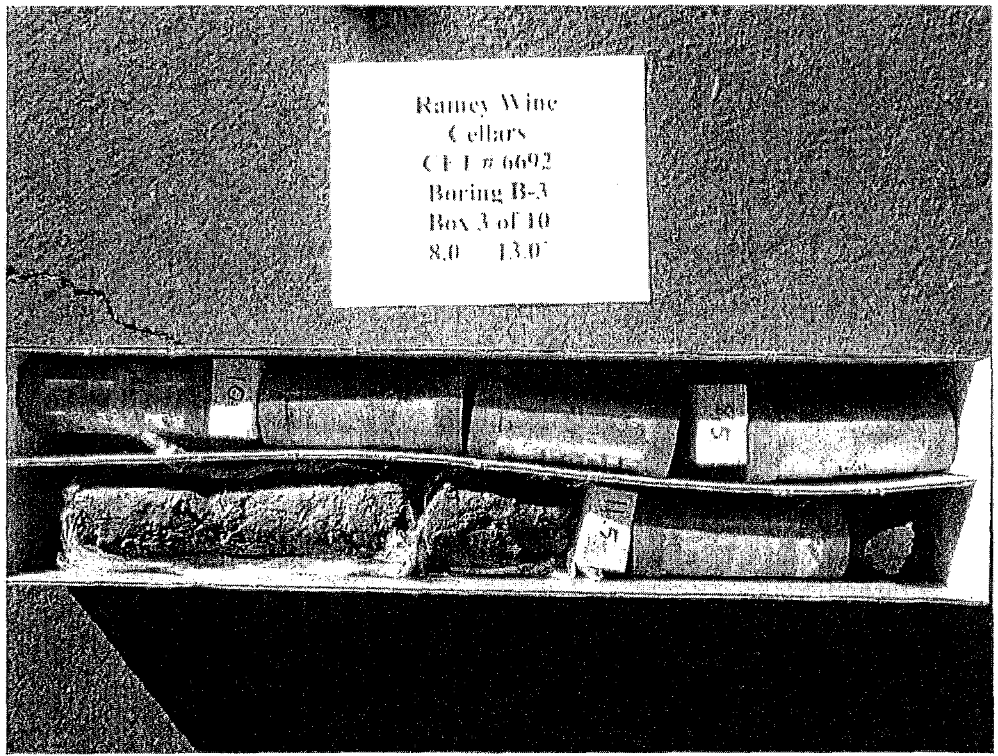


PB070032.JPG

6692 Ramey Core Box Photos

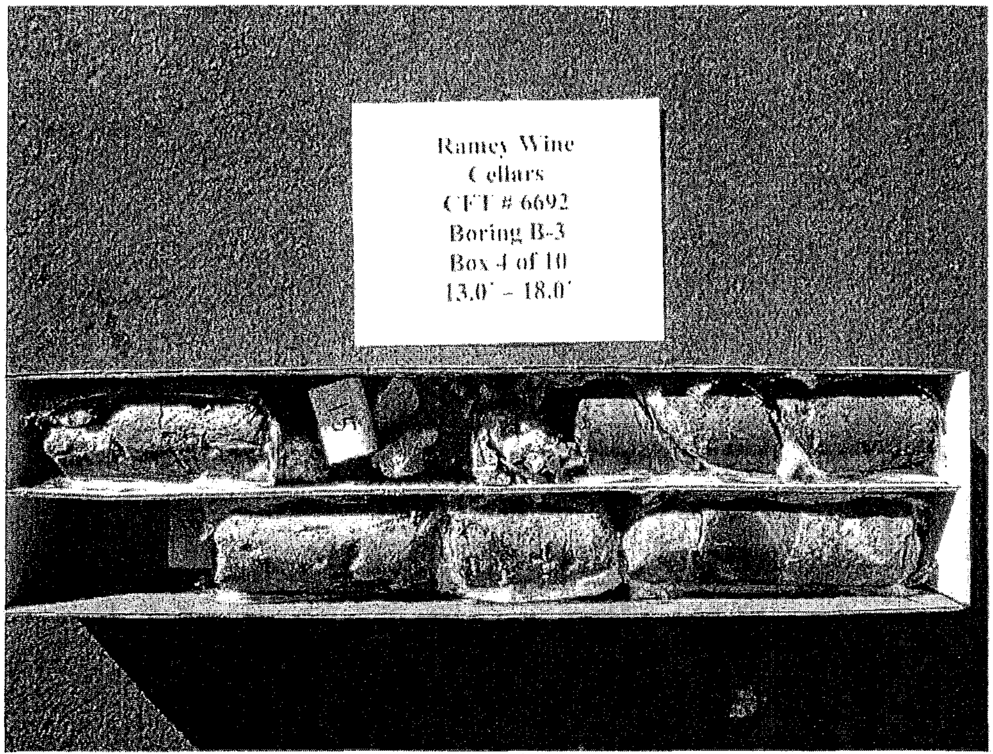


PB070033.JPG

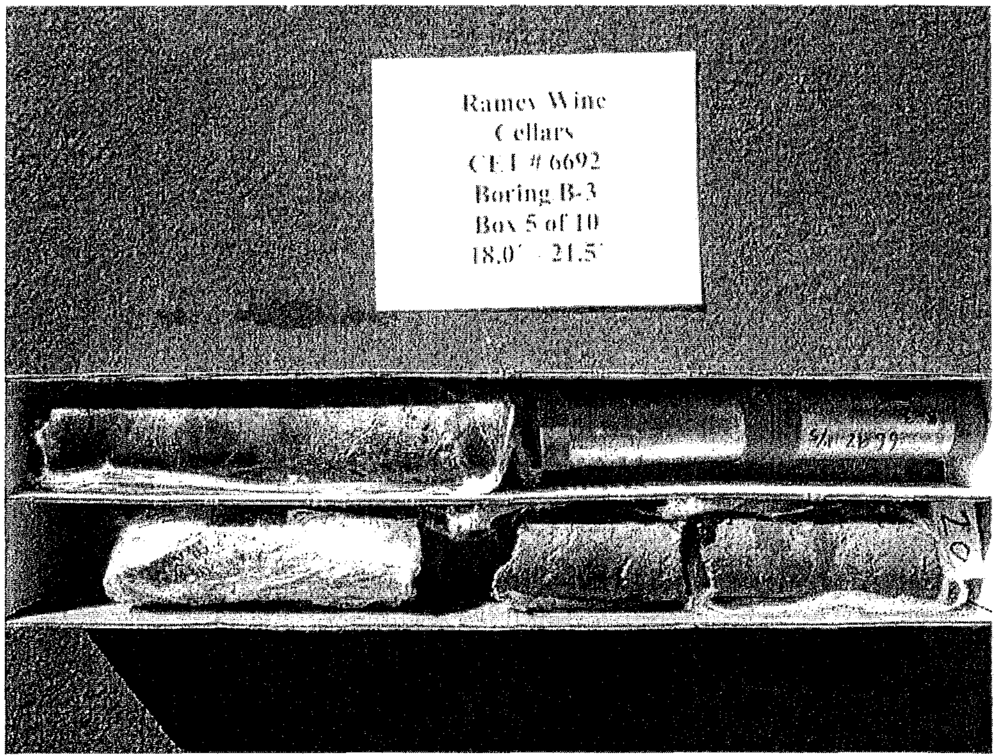


PB070034.JPG

6692 Ramey Core Box Photos

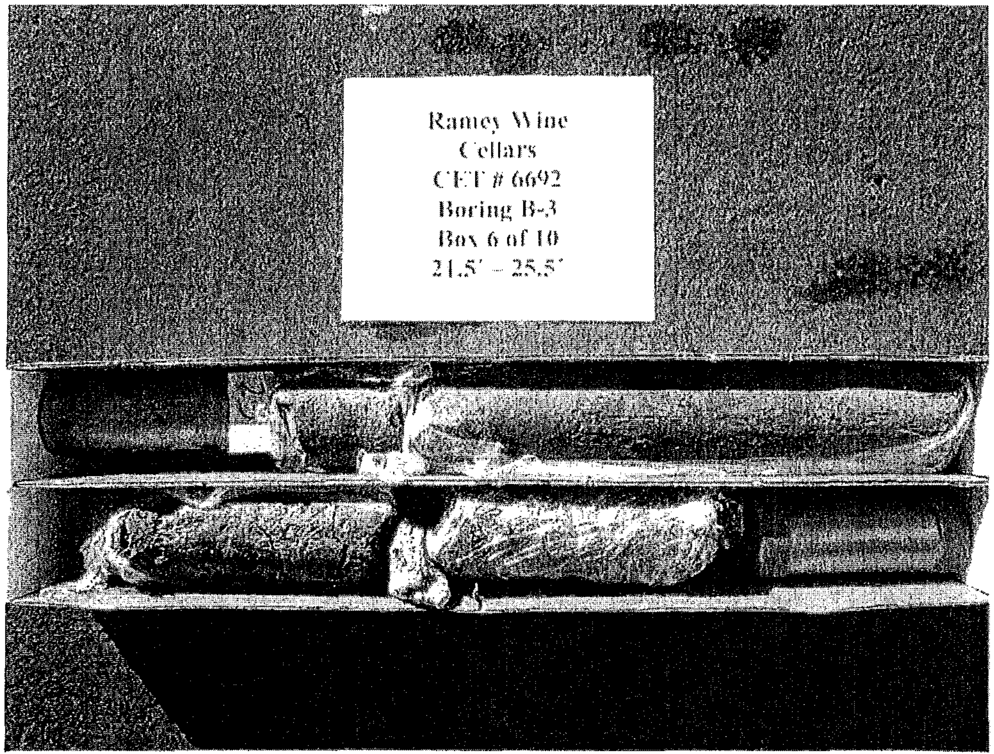


PB070036.JPG

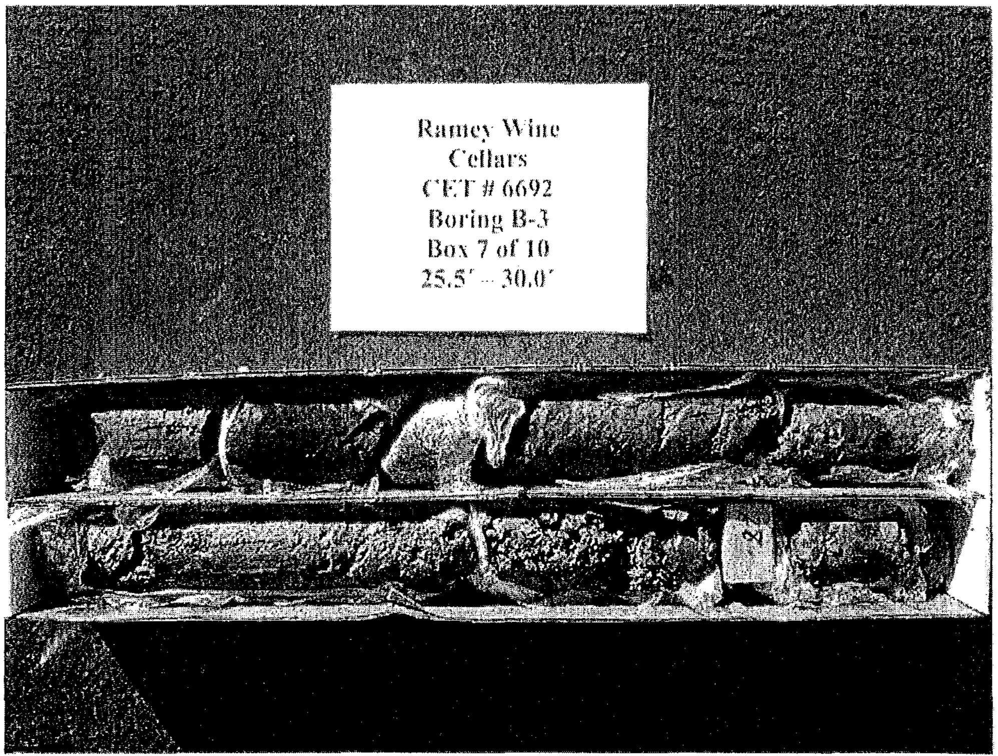


PB070039.JPG

6692 Ramey Core Box Photos

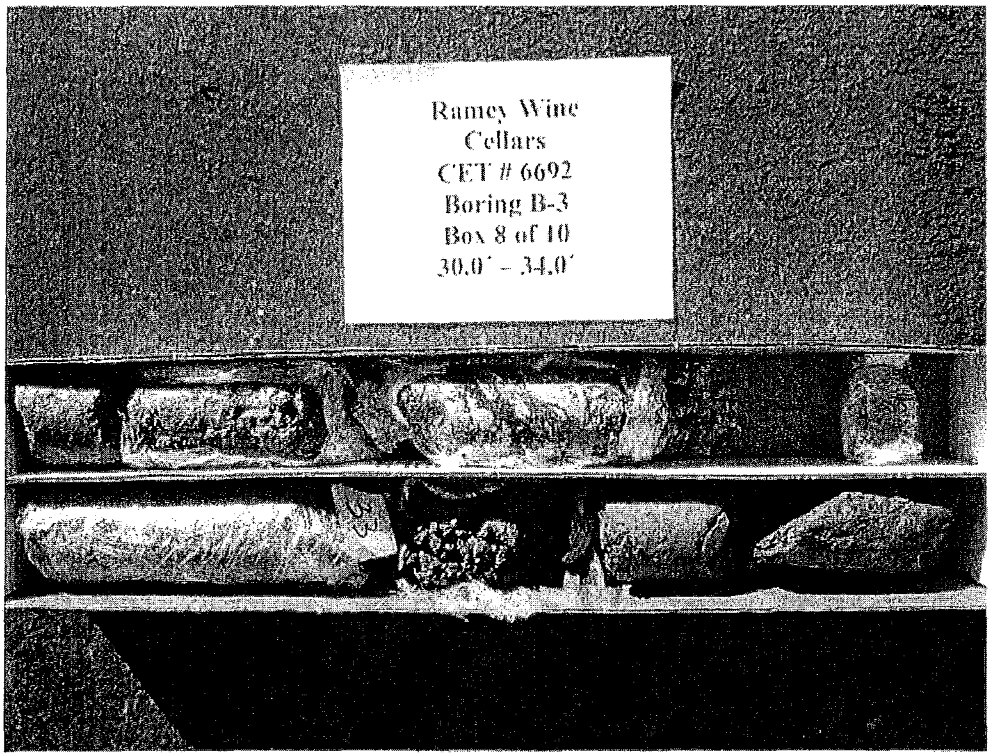


PB070040.JPG

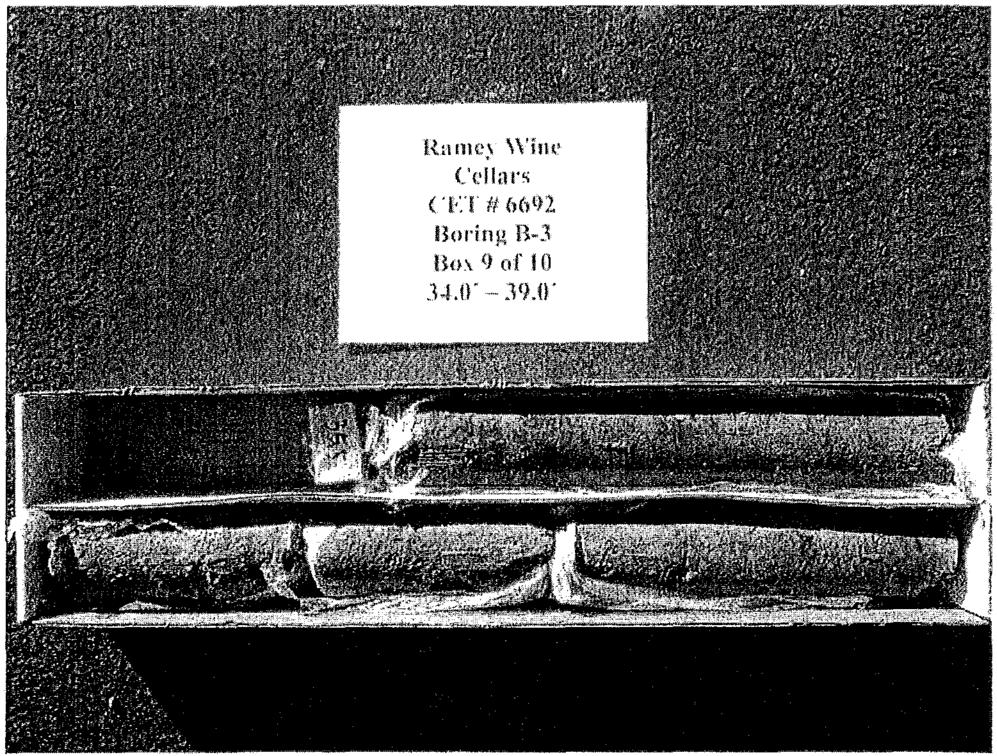


PB070042.JPG

6692 Ramey Core Box Photos

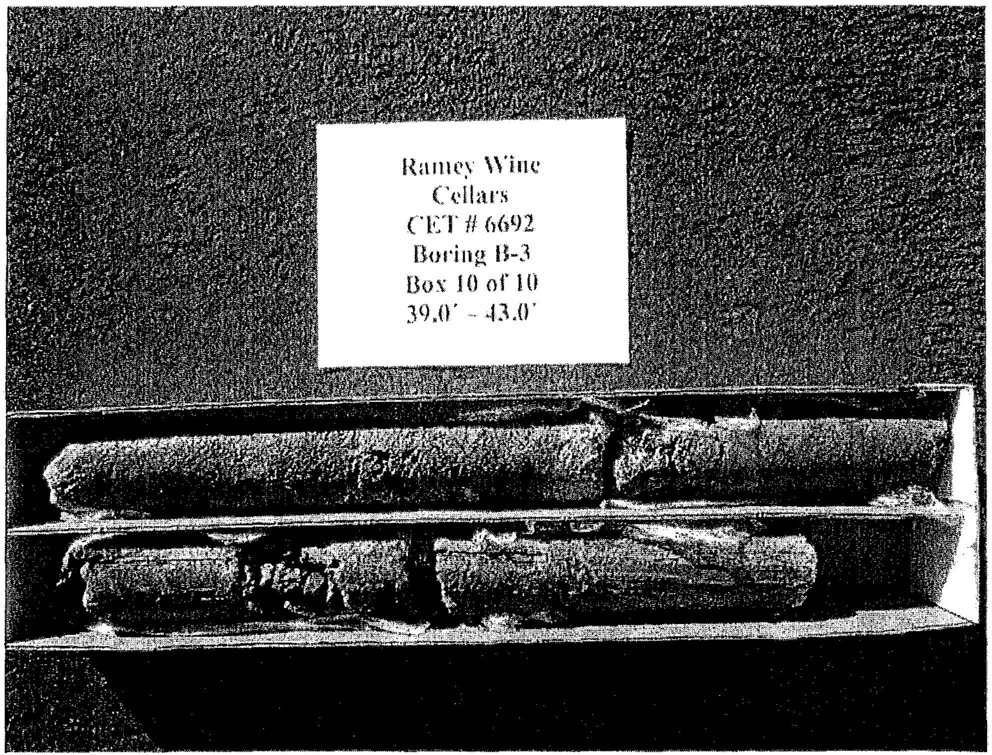


PB070044.JPG

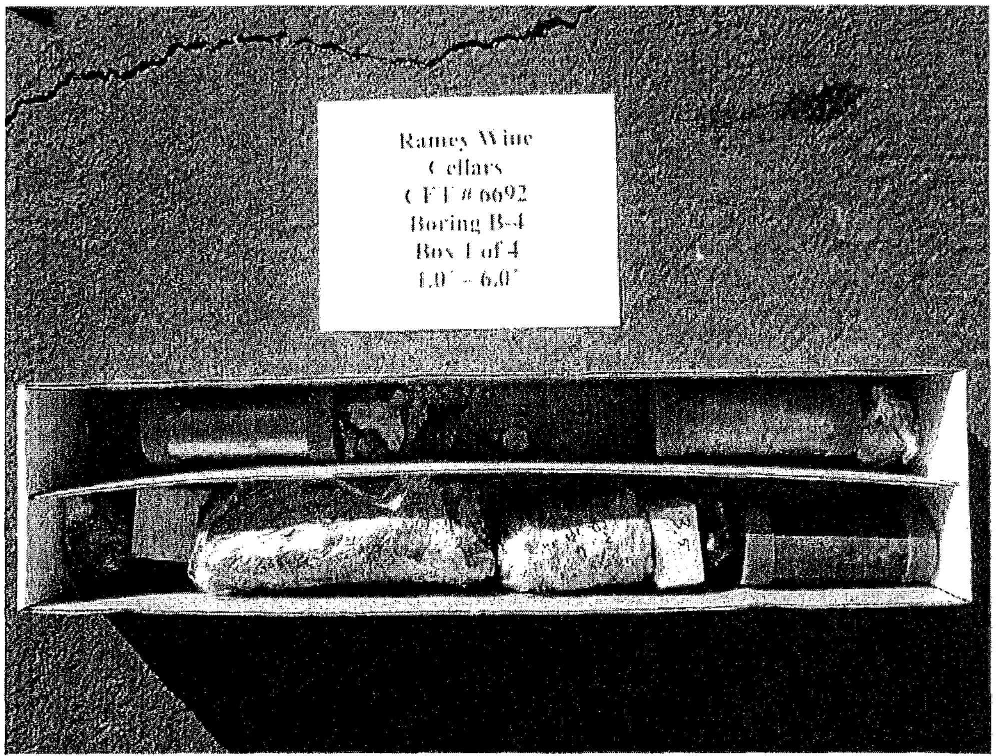


PB070047.JPG

6692 Ramey Core Box Photos

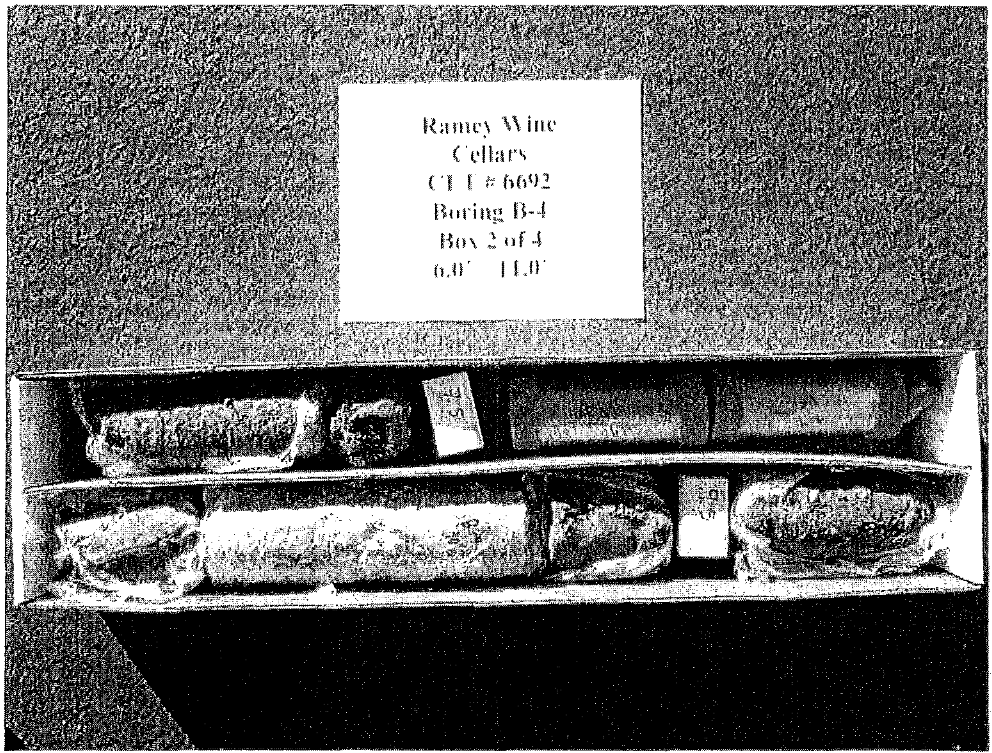


PB070048.JPG

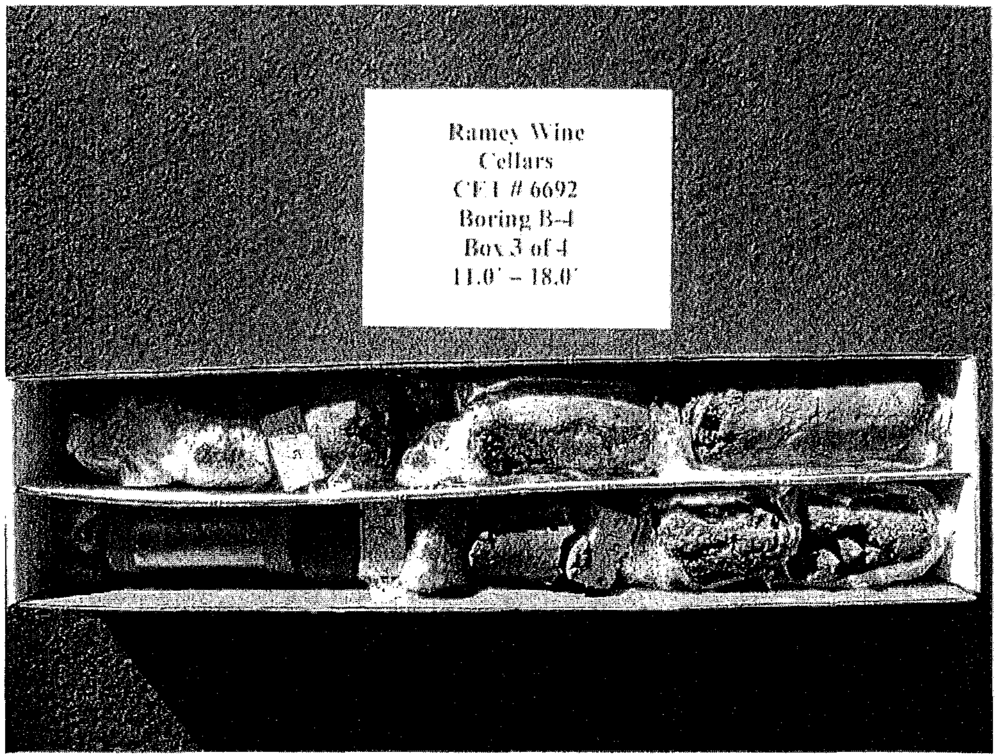


PB070050.JPG

6692 Ramey Core Box Photos

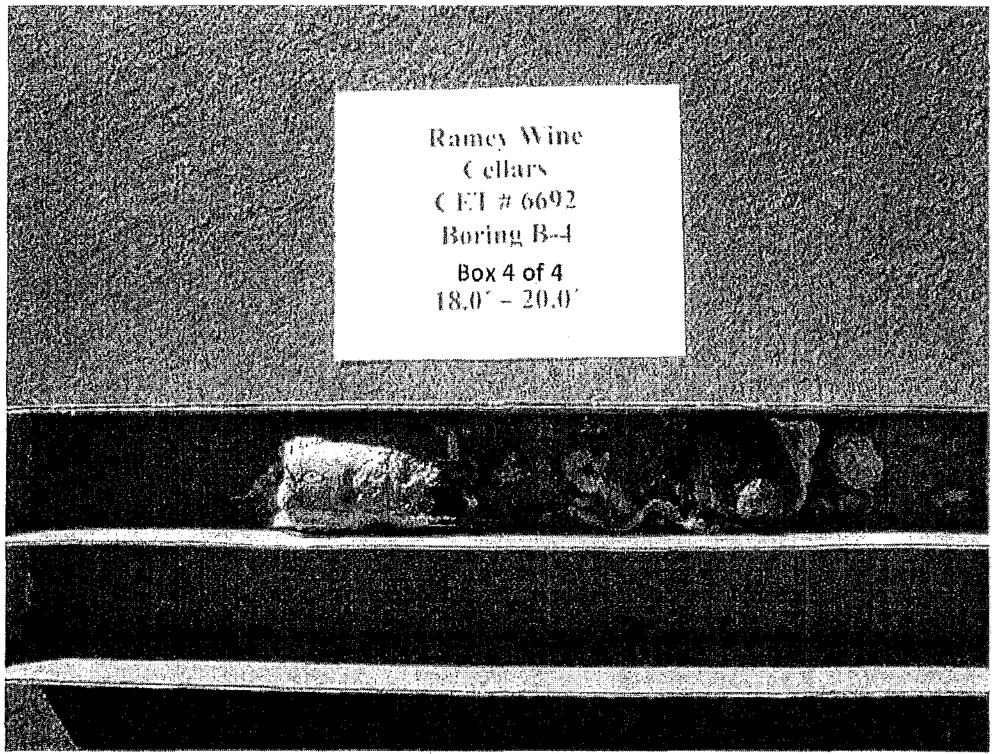


PB070052.JPG



PB070054.JPG

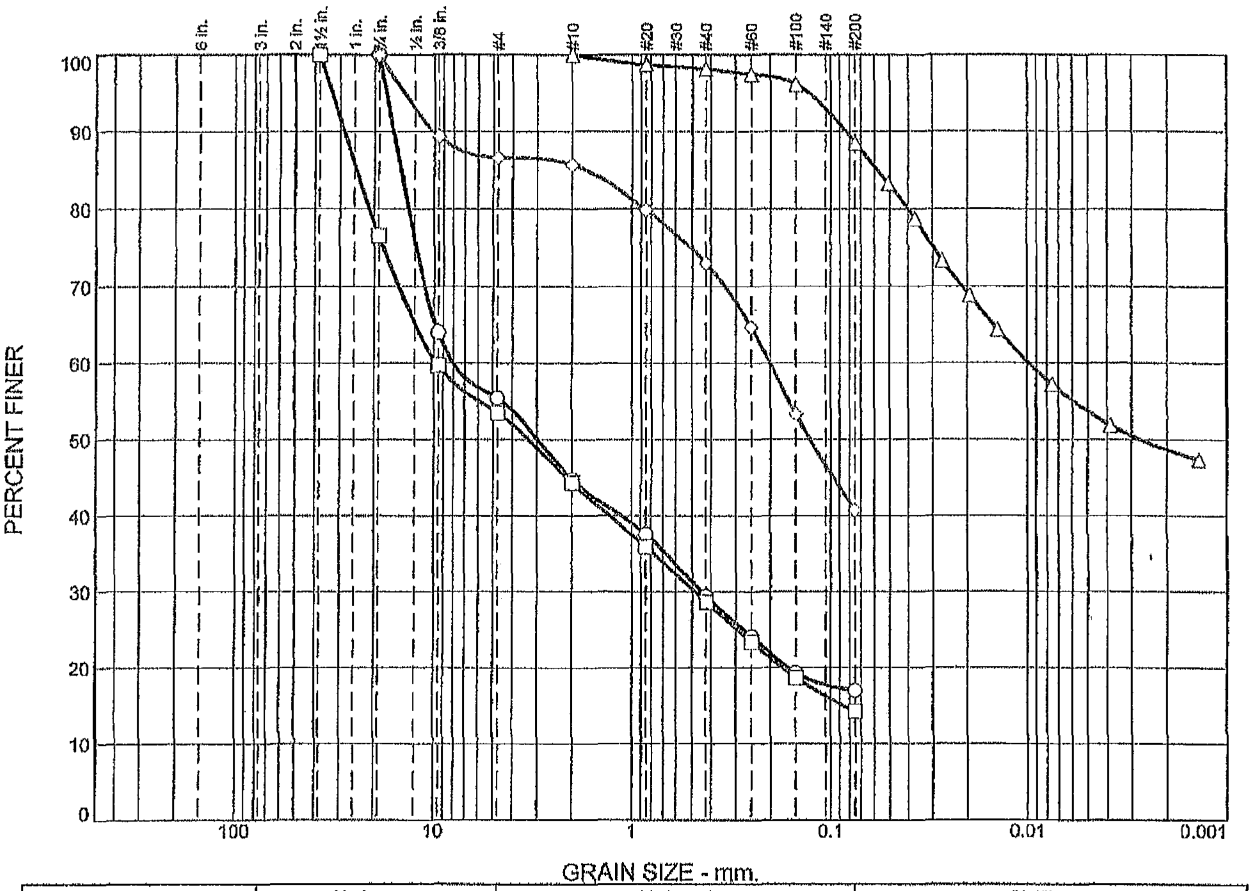
6692 Ramey Core Box Photos



PB070056 2.jpg

APPENDIX C
Laboratory Test Results

Particle Size Distribution Report



	% +3"	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	44.6	10.6	15.4	12.4	17.0	
□	0.0	23.4	23.1	9.1	15.7	14.4	14.3	
△	0.0	0.0	0.0	0.0	1.8	9.6	39.9	48.7
◇	0.0	0.0	13.4	0.9	12.6	32.4	40.7	

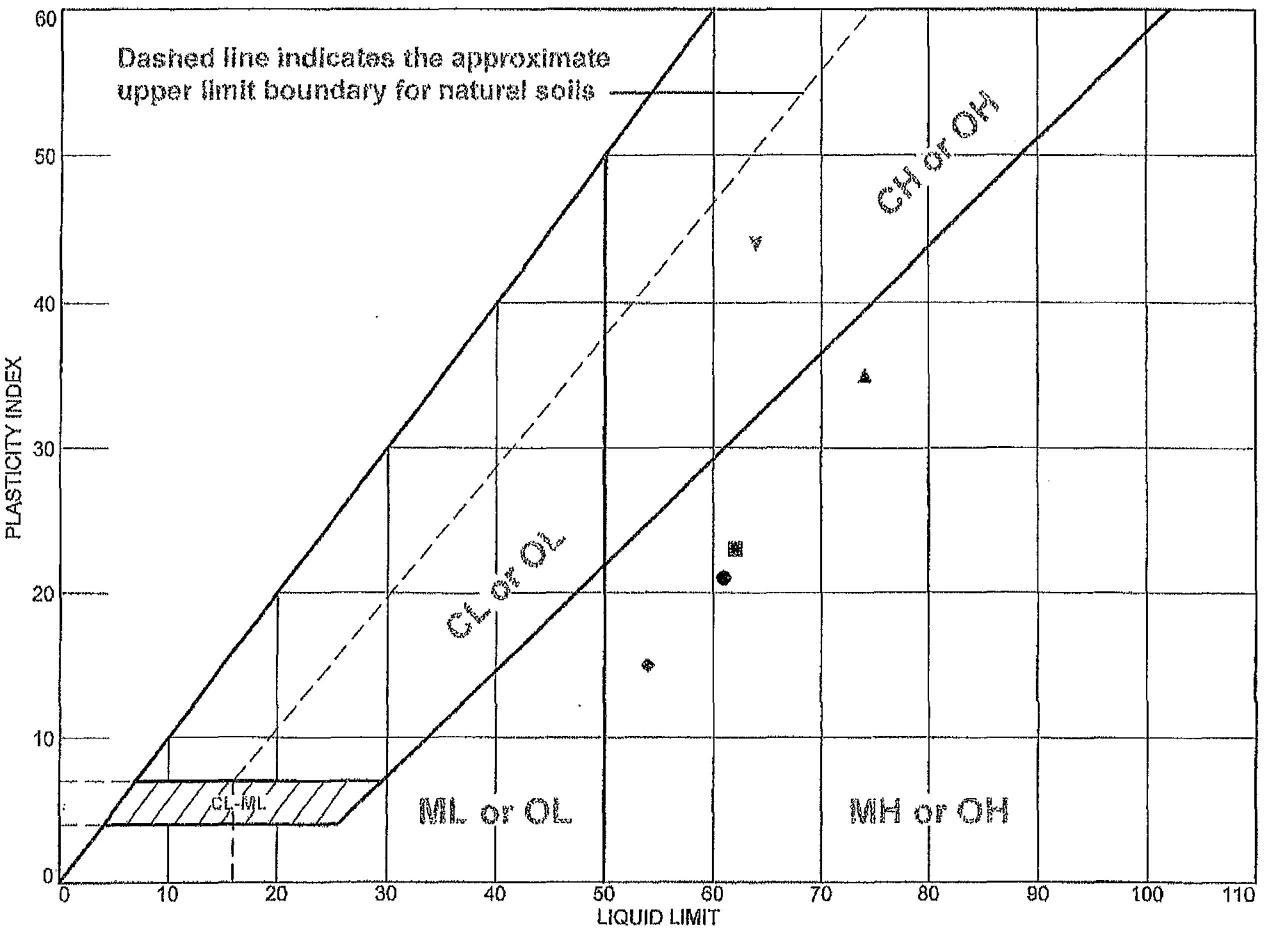
SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○		B-3	21.5'	Dark gray sandy SERPENTINITE w/fine gravel.	GM
□		B-3	24.5'	Bluish gray sandy SEPENTINITE.	GM
△		B-4	3.5'	Dark gray/brown FAT CLAY.	CH
◇		B-4	18.0'	Dark gray sandy SERPENTINITE with gravel.	SM

Soil Mechanics Lab **Oakland, California**	**Client:** Condor Earth Technologies,Inc. **Project:** Ramey Wine Cellars **Project No.:** 6692 **Figure**

Tested By: MA

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dense,dark brn. & dark gray weath'd SERPENINITE w/f-gravel inclusions.	61	40	21			
▣	Dark bluish gray weath'd SERPENTINITE.	62	39	23			
▲	Bluish gray sandy SEPENTINITE.	74	39	35	28.7	14.3	GM
◆	Dark bluish gray weath'd SERPENTINITE.	54	39	15			
▽	Dark gray/brown FAT CLAY.	64	20	44	98.2	88.6	CH

Project No. 6692 **Client:** Condor Earth Technologies,Inc.
Project: Ramey Wine Cellars

● **Location:** B-1 **Depth:** 3.0'
▣ **Location:** B-2 **Depth:** 16.0'
▲ **Location:** B-3 **Depth:** 24.5'
◆ **Location:** B-4 **Depth:** 10.0'
▽ **Location:** B-4 **Depth:** 3.5'

Remarks:

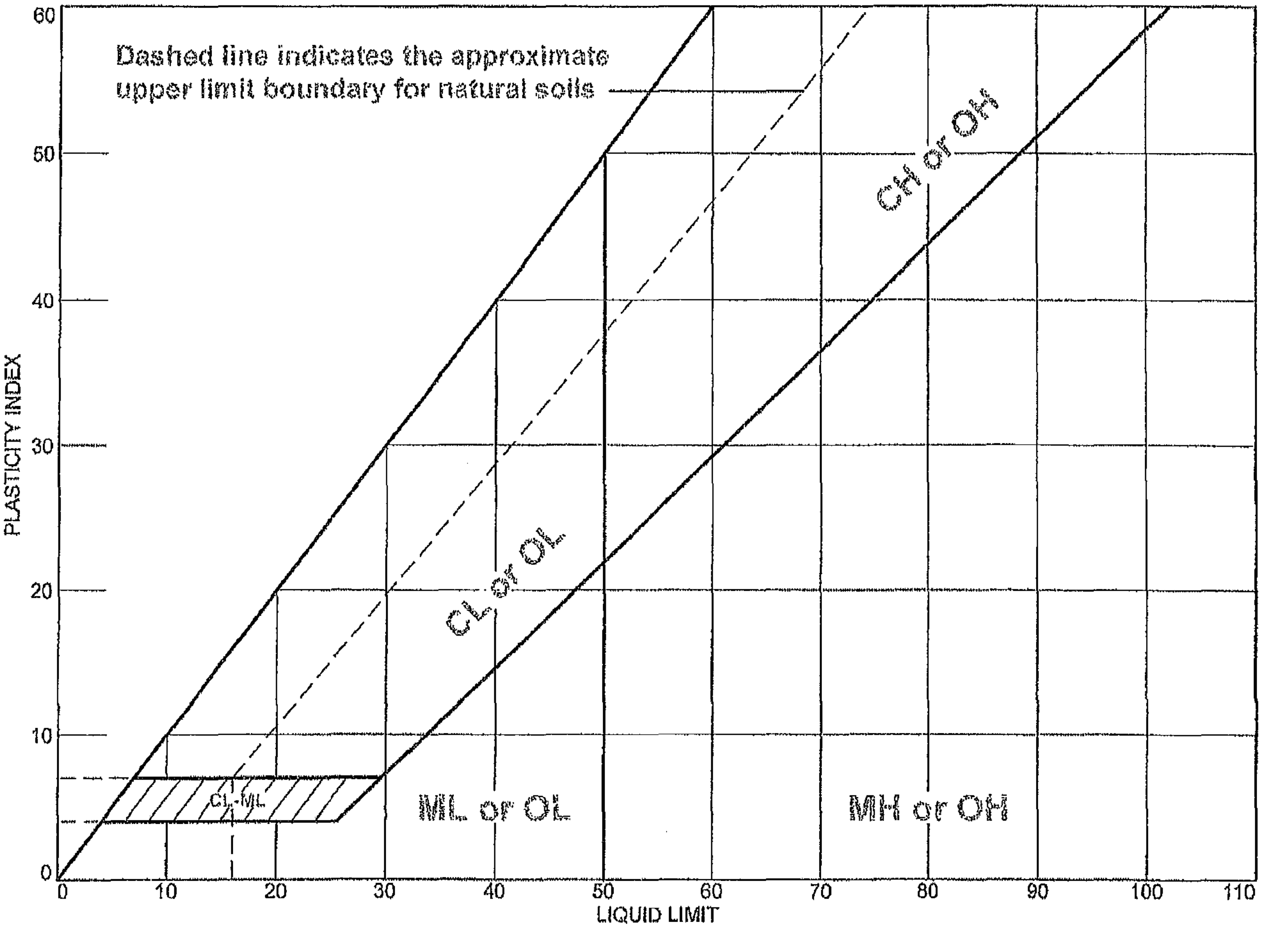
Soil Mechanics Lab

Oakland, California

Figure

Tested By: MA

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Dark gray sandy SERPENTINITE w/fine gravel.	NV	NP	NP	29.4	17.0	GM
■	Dark gray sandy SERPENTINITE with gravel.	NV	NP	NP	73.1	40.7	SM

Project No. 6692 **Client:** Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

● **Location:** B-3 **Depth:** 21.5'

■ **Location:** B-4 **Depth:** 18.0'

Remarks:

Soil Mechanics Lab

Oakland, California

Figure

Tested By: MA

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars

Project No.: 13-126

Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

Material Type: Weathered Serpentinite

Depth: 15.5

Date Cast: N/A

Date Tested: 11/11/13

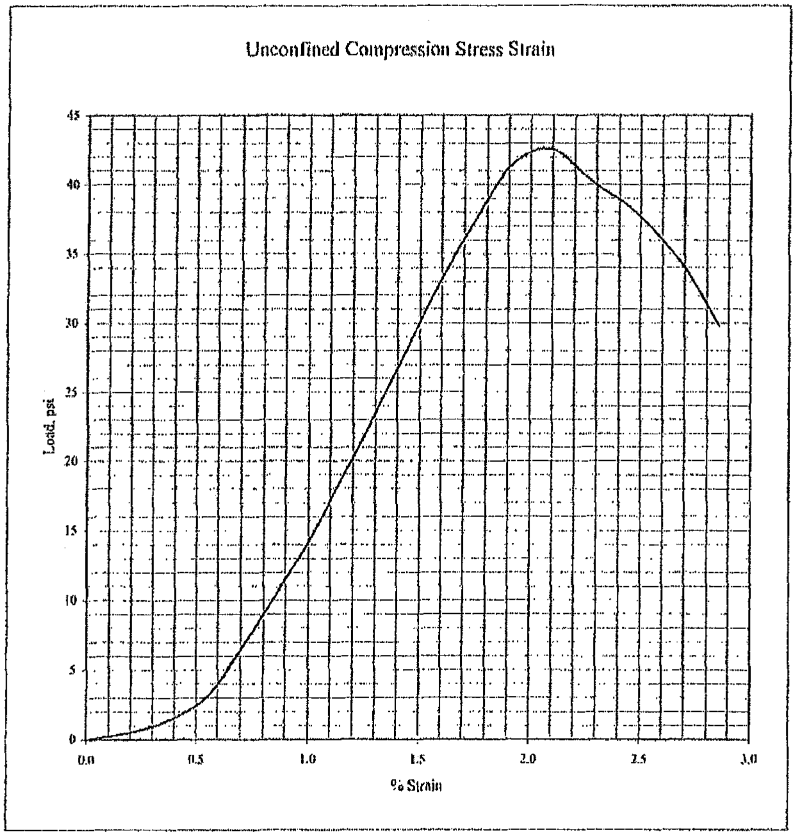
Test Method: ASTM D7012

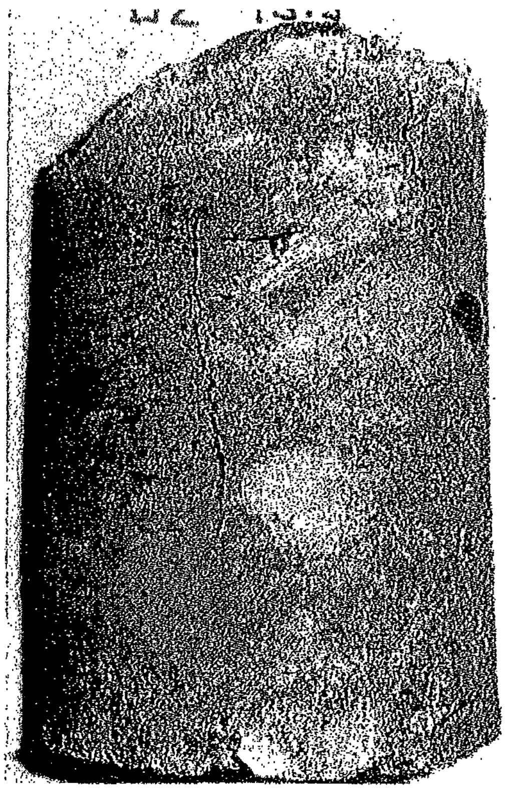
Age, Days: N/A

Moisture Condition At Testing: Ambient

Test Results

Sample ID.	Sample Location	Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-2		3.30	5.3	152.8	148.5	2.9	43





Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

485 Pierroz Rd, Unit D, Placerville, CA 95667
Ph 530-622-1101 Fax 530-622-1191

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

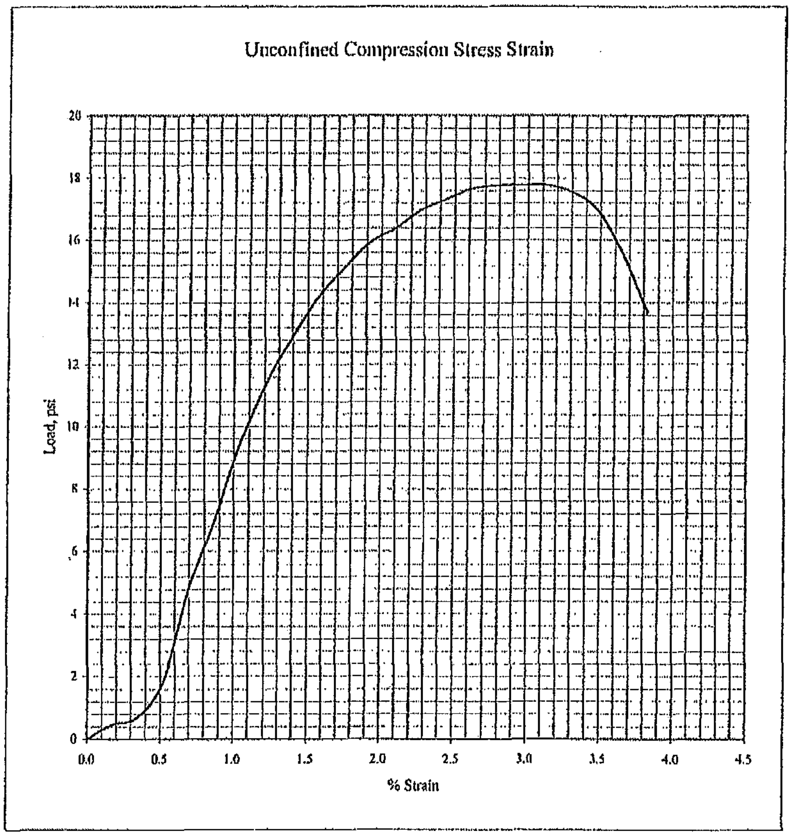
Material Type: Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

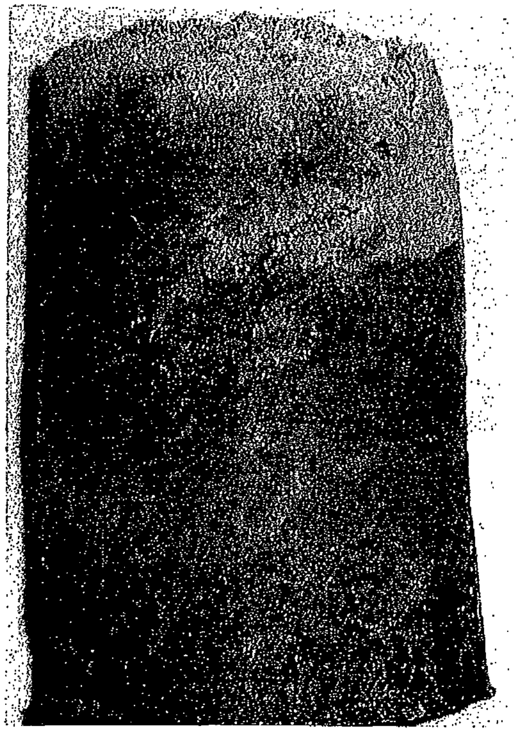
Depth: 23.5

Test Method: ASTM D7012
Moisture Condition At Testing: Ambient

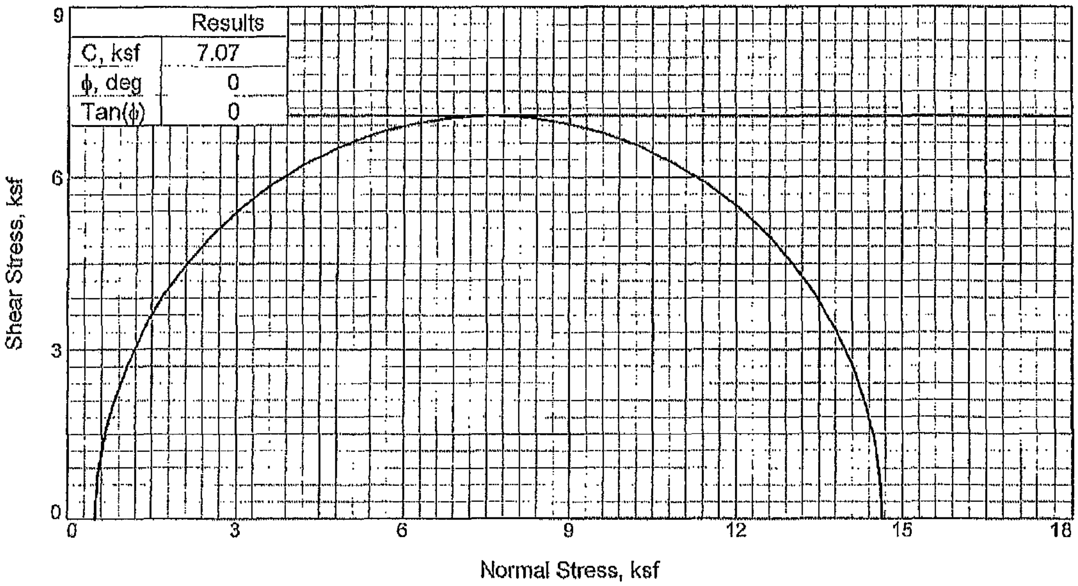
Test Results

Sample ID.		Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-2		3.30	5.8	140.3	126.9	10.6	18

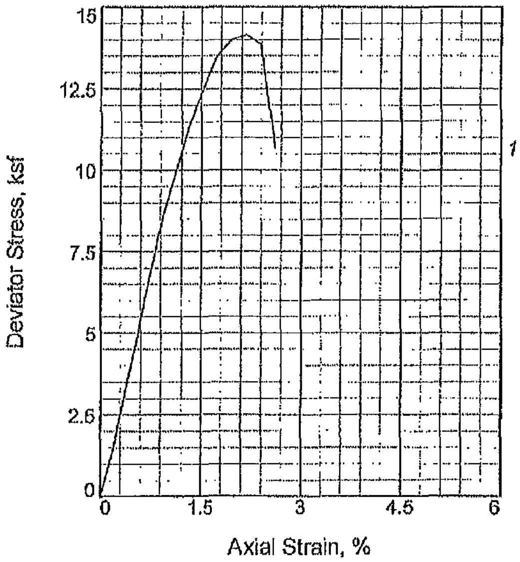




Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method



Results	
C, ksf	7.07
ϕ, deg	0
Tan(ϕ)	0



Sample No.		1
Initial	Water Content, %	32.6
	Dry Density, pcf	87.0
	Saturation, %	93.8
	Void Ratio	0.9381
	Diameter, in.	2.42
	Height, in.	4.60
At Test	Water Content, %	32.6
	Dry Density, pcf	87.0
	Saturation, %	93.8
	Void Ratio	0.9381
	Diameter, in.	2.42
	Height, in.	4.60
Strain rate, in./min.		0.08
Back Pressure, psi		0.00
Cell Pressure, psi		3.47
Fail. Stress, ksf		14.1
Ult. Stress, ksf		
σ_1 Failure, ksf		14.6
σ_3 Failure, ksf		0.5

Type of Test:
Unconsolidated Undrained

Sample Type: Mod.Cal.

Description: Hard,dark brown FAT CLAY(CH)w/ sand.

Specific Gravity= 2.70

Remarks:

Figure ________

Client: Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

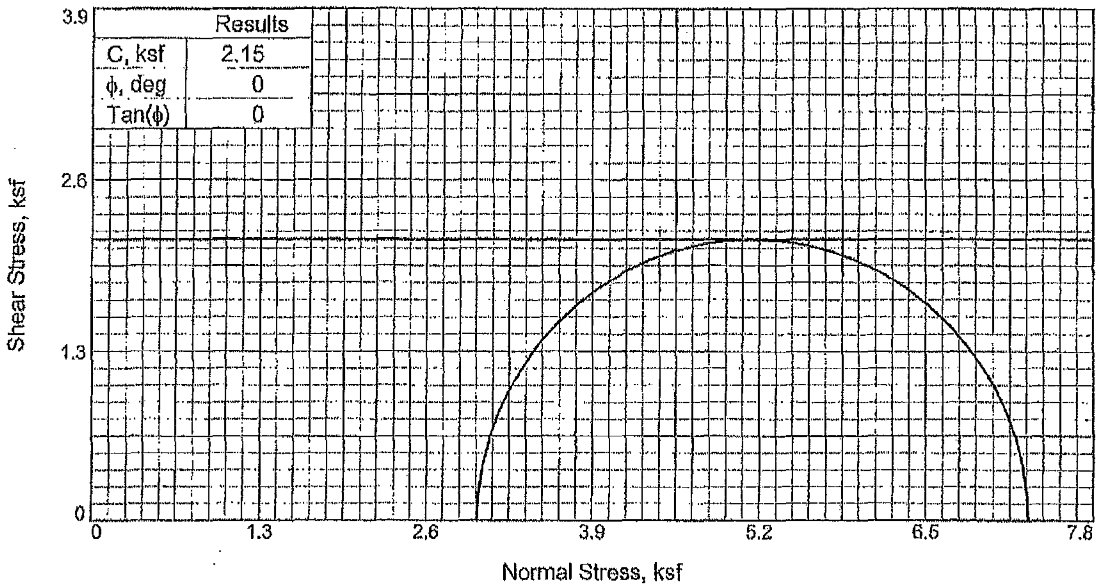
Location: B-3

Depth: 5.0'

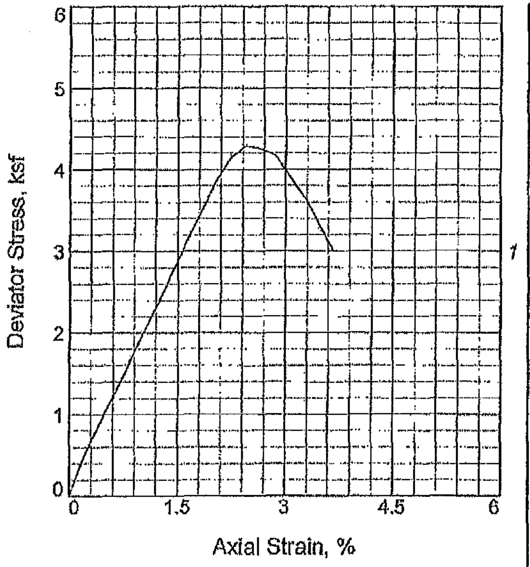
Proj. No.: 6692 **Date Sampled:**

TRIAXIAL SHEAR TEST REPORT
Soil Mechanics Lab
Oakland, California

Tested By: MA



Results	
C, ksf	2.15
ϕ, deg	0
Tan(ϕ)	0



	Sample No.	1
Initial	Water Content, %	13.4
	Dry Density, pcf	123.6
	Saturation, %	99.6
	Void Ratio	0.3640
	Diameter, in.	2.42
	Height, in.	4.90
At Test	Water Content, %	13.5
	Dry Density, pcf	123.6
	Saturation, %	100.0
	Void Ratio	0.3640
	Diameter, in.	2.42
	Height, in.	4.90
	Strain rate, in./min.	0.08
	Back Pressure, psi	0.00
	Cell Pressure, psi	20.83
	Fail. Stress, ksf	4.29
	Ult. Stress, ksf	
	σ_1 Failure, ksf	7.29
	σ_3 Failure, ksf	3.00

Type of Test:
Unconsolidated Undrained

Sample Type: Mod.Cal.

Description: Very dense,dark bluish gray SERPENTINITE w/sand.

Specific Gravity= 2.70

Remarks:

Figure ______

Client: Condor Earth Technologies,Inc.

Project: Ramey Wine Cellars

Location: B-3

Depth: 30.5'

Proj. No.: 6692 **Date Sampled:**

TRIAXIAL SHEAR TEST REPORT
Soil Mechanics Lab
Oakland, California

Tested By: MA

UNCONFINED COMPRESSIVE STRENGTH

SIERRA TESTING LABORATORIES, INC.
GEOTECHNICAL AND MATERIALS TESTING SERVICES

Project Name: Ramey Wine Cellars
Project No.: 13-126
Report Date: November 12, 2013

Client: Condor Earth Technologies, Inc

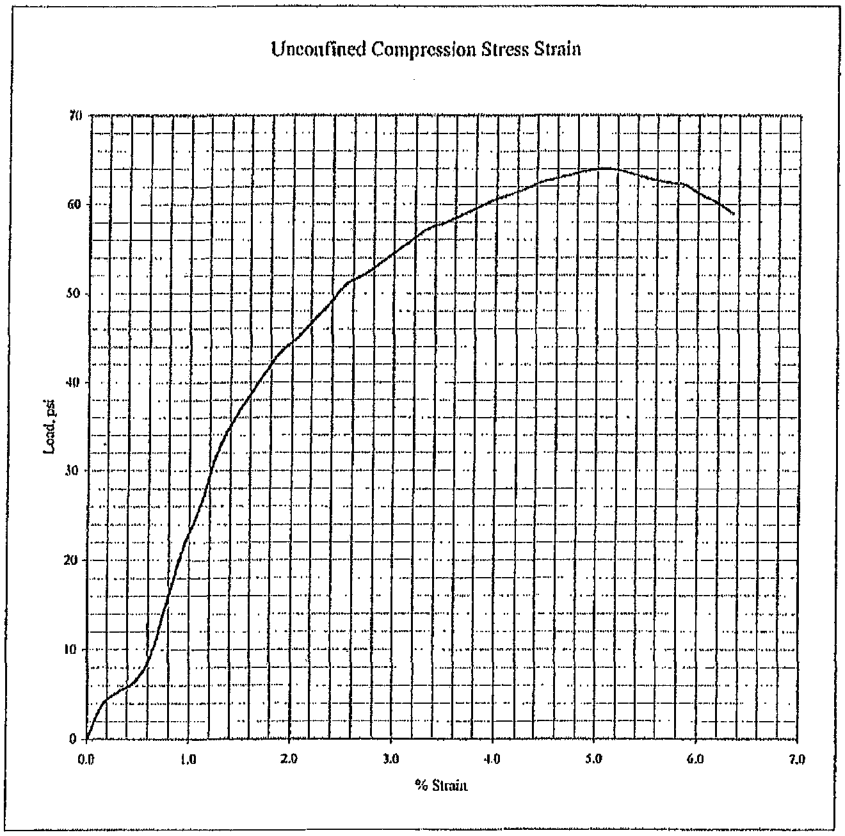
Material Type: Serpentinite
Date Cast: N/A
Date Tested: 11/11/13
Age, Days: N/A

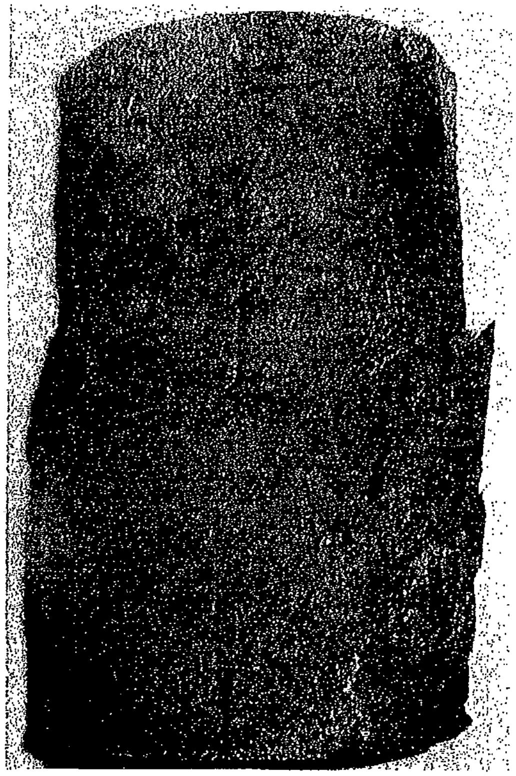
Depth: 33

Test Method: ASTM D7012
Moisture Condition At Testing: Ambient

Test Results

Sample ID.		Diameter, in.	Height, in.	Wet Unit Weight, pcf	Dry Unit Weight, pcf	Moisture Content, %	Unconfined Compressive Strength, psi
B-3		3.25	6.3	146.8	133.7	9.8	64





Elastic Modulus (psi): #VALUE!
*using Secant Modulus Method

November 13, 2013
Project No.: 13-126
Project: Ramey Wine Cellars

			Solving for Young's Modulus				Solving for $\Delta\varepsilon_a$ by linear interpolation							
			Young's	Max. Comp.	70% of Max.	Axial Strain	Comp. Stress	Comp. Stress	Axial Strain	Axial Strain				
STL	Boring	Depth	Modulus	Strength	Comp. Strength	@ $\Delta\sigma$	above $\Delta\sigma$	below $\Delta\sigma$	above $\Delta\varepsilon_a$	below $\Delta\varepsilon_a$	$\sigma_2-\Delta\sigma$	$\varepsilon_{a2}-\varepsilon_{a1}$	$\sigma_2-\sigma_1$	$\{[(\sigma_2-\Delta\sigma)*(\varepsilon_{a2}-\varepsilon_{a1})]/(\sigma_2-\sigma_1)\}$
Sample ID	Number	(ft)	E_s	σ	$\Delta\sigma$	$\Delta\varepsilon_a$	σ_2	σ_1	ε_{a2}	ε_{a1}				
			(psi)	(psi)	(psi)		(psi)	(psi)			(psi)		(psi)	
S42342	B-2	15.5	2.035E+03	42.600	29.820	0.0147	30.900	24.600	0.0150	0.0130	1.080	0.00200	6.300	0.00034
S42343	B-2	23.5	9.318E+02	17.800	12.460	0.0134	12.900	11.500	0.0140	0.0120	0.440	0.00200	1.400	0.00063
S42344	B-3	33	2.172E+03	64.000	44.800	0.0206	45.100	43.500	0.0210	0.0190	0.300	0.00200	1.600	0.00036

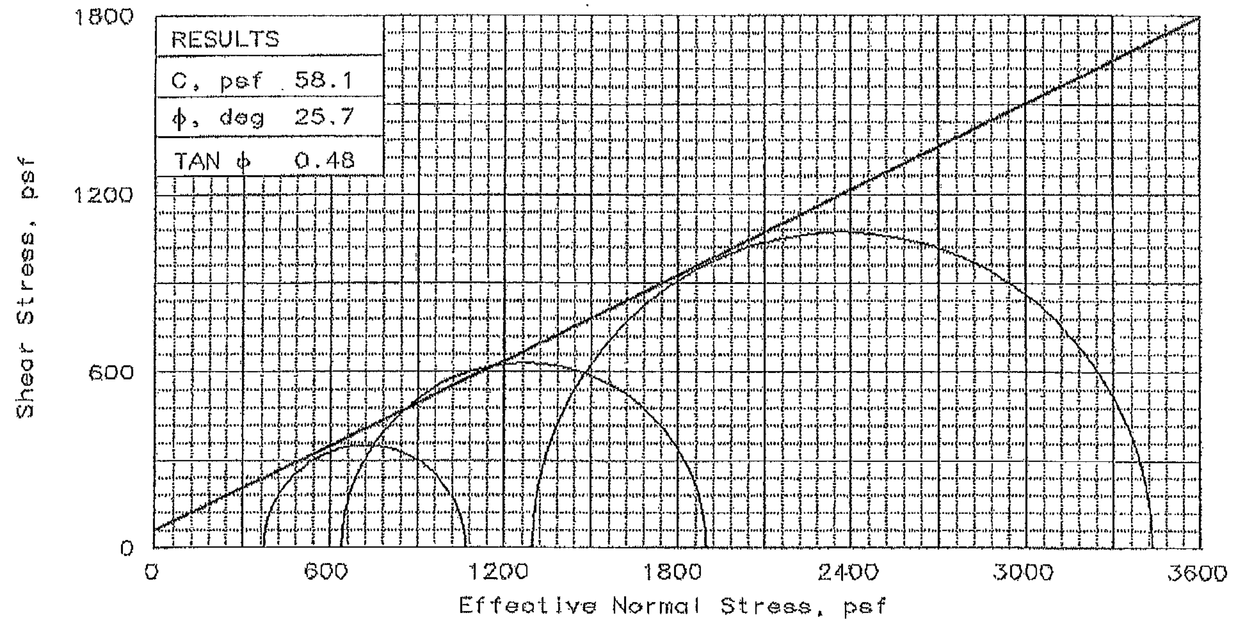
Calculating Young's Modulus by Secant Modulus Method:

1. Assume fixed percentage of maximum compressive strength: 70%
2. Solving for Axial Strain, $\Delta\varepsilon_a$ @ 70% of maximum compressive strength:

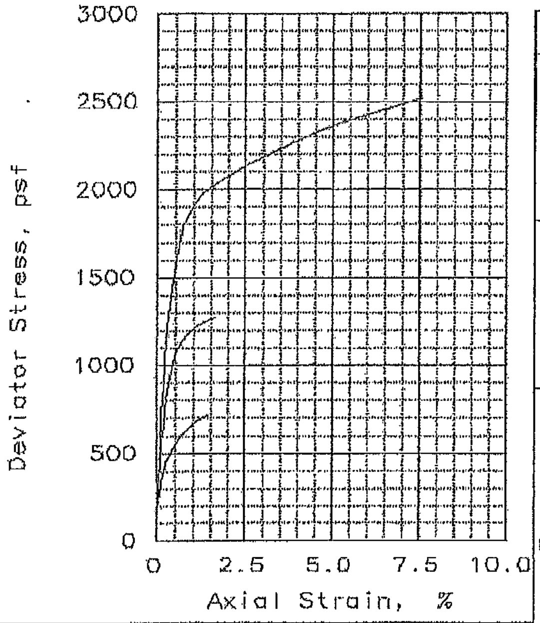
$$\Delta\varepsilon_a = \varepsilon_{a2}-\{[(\sigma_2-\Delta\sigma)*(\varepsilon_{a2}-\varepsilon_{a1})]/(\sigma_2-\sigma_1)\}$$

3. Solving for Young's Modulus using the Secant Modulus Method:

$$\text{Young's Modulus} \quad E_s = \frac{\Delta\sigma}{\Delta\varepsilon_a}$$



RESULTS	
C, psf	58.1
ϕ, deg	25.7
TAN ϕ	0.48



	Specimen No.:	1	2	3
INITIAL	WATER CONTENT, %	29.7	29.7	29.7
	DRY DENSITY, pcf	94.2	94.2	94.2
	SATURATION, %	101.7	101.7	101.7
	VOID RATIO	0.788	0.788	0.788
	DIAMETER, in	2.90	2.90	2.90
	HEIGHT, in	5.65	5.65	5.65
AT TEST	WATER CONTENT, %	30.9	29.3	29.3
	DRY DENSITY, pcf	94.9	95.7	97.2
	SATURATION, %	107.3	103.8	107.8
	VOID RATIO	0.776	0.762	0.734
	DIAMETER, in	2.89	2.90	2.90
	HEIGHT, in	5.65	5.57	5.48
	Strain rate, in/min	0.0030	0.0030	0.0030
	EFF CELL PRESSURE, psf	500	1000	2000
	FAIL. STRESS, psf	697	1257	2138
	EXCESS PORE PR., psf	126	356	702
	STRAIN, %	1.2	1.4	2.6
	ULT. STRESS, psf			
	EXCESS PORE PR., psf			
	STRAIN, %			
	$\bar{\sigma}_1$ FAILURE, psf	1072	1901	3436
	$\bar{\sigma}_3$ FAILURE, psf	374	644	1298

TYPE OF TEST:
CU with Pore Pressures

SAMPLE TYPE: Core

DESCRIPTION: Dark bluish gray & brown weathered SERPENTINITE

SPECIFIC GRAVITY= 2.7

REMARKS:

Plate No: ______

CLIENT: Condor Earth Technologies,Inc.

PROJECT: Ramey Wine Cellars

SAMPLE LOCATION: B-2 16'

PROJ. NO.: 6692 DATE: 12-14-13

TRIAXIAL SHEAR TEST REPORT

Soil Mechanics Lab

CONDOR

CONDOR EARTH
21663 Brian Lane, P.O. Box 3905
Sonora, CA 95370
209.532.0361
Fax 209.532.0773
www.condorearth.com

Condor Project No. 6692

November 2, 2018

David Ramey
Ramey Vineyards, LLC.
PO Box 788
Healdsburg, CA 95448

Subject: **Wine Cave Design and Construction**
Licensing Requirements
Ramey Wine Cellars
7097 Westside Road
Healdsburg, California

Dear Mr. Ramey:

As requested, Condor Earth (Condor) herein provides clarification of current design and construction licensing requirements for the subject proposed Wine Cave.

The proposed cave will be constructed using cut-and-cover methods, which means that a temporary surface excavation will be made, a structure will be constructed, and the structure will be buried. The result will be a subterranean structure. There will be no significant difference, design and construction licensing wise, for this structure compared to a typical surface structure. Engineering components of the cave structure (civil grading, geotechnical, structural, mechanical, electrical, etc.) will be designed by California-licensed engineers, and the construction components will be built by California-licensed contractors. Licensing requirements for tunneling will not apply to this project.

Please contact Condor if you have any questions or if you require additional information.

Respectfully submitted,

CONDOR EARTH

Scott W. Lewis, CEG
Principal

Andy Kositsky, PE
Senior Engineer

CC: Kim Corcoran, Carle Mackie Power & Ross

RGH
CONSULTANTS
Experience is the difference

GEOTECHNICAL STUDY REPORT

RAMEY WINERY
7097 WESTSIDE ROAD
HEALDSBURG, CALIFORNIA

Project Number:
3053.01.04.1

Prepared For:

Ramey Vineyards, LLC
Attention: David and Carla Ramey
P.O. Box 788
Healdsburg, California 95448

Prepared By:
RGH Consultants

Santa Rosa Office
1305 North Dutton Avenue
Santa Rosa, CA 95401
P: 707-544-1072

Napa Office
1041 Jefferson Street, Suite 4
Napa, CA 94559
P: 707-252-8105

Middletown Office
P.O. Box 852
Middletown, CA 95461
P: 707-987-4602

Ryan E. Padgett
Project Geologist

Travis A. Whitted
Senior Geotechnical Engineer

PROFESSIONAL GEOLOGIST
RYAN ERIC PADGETT
No. 8982
STATE OF CALIFORNIA

Reviewed by:
Jared J. Pratt
Senior Engineering Geologist

January 27, 2014

REGISTERED PROFESSIONAL ENGINEER
TRAVIS A. WHITTED
No. 2782
GEOTECHNICAL
STATE OF CALIFORNIA

TABLE OF CONTENTS

TABLE OF CONTENTS (cont'd)

APPENDICES

INTRODUCTION

This report presents the results of our geotechnical study for the planned winery to be constructed at 7097 Westside Road in Healdsburg, California. The property extends over gently sloping terrain on both the west and east sides of Westside Road, and contains a historic hop-kiln facility, a rural residence, a caretaker residence and several farm buildings. The site location is shown on Plate 1, Appendix A.

We understand it is proposed to construct a new winery production area on the west side of Westside Road with a crush pad and production area on the base level, and offices, a kitchen and tasting areas upstairs. Wine storage caves with four portals will be constructed west of the new winery building. The caves will be evaluated and designed by another firm. On the east side of Westside Road, improvements include renovation of some of the existing structures and improvements to the driveway and parking.

Foundation loads are expected to be typical of the light to moderately heavy type of construction proposed. We anticipate wall loads will range from ¾ to 2 kips per lineal foot. Site grading will include the minimum amount needed to provide elevated building pads, parking and driveways with positive drainage, with a significant cut (10 to 15 feet) at the cave portal wall.

Utility plans are not available, but we have assumed for this study that the project utilities will extend no deeper than 15 feet below the existing ground surface. If project utilities extend deeper, supplemental exploration may be required to evaluate the soil and bedrock conditions within and below the utility excavations.

SCOPE

The purpose of our study, as outlined in our Professional Service Agreement dated August 20, 2013, and revised on September 24, 2013 and October 16, 2013, was to generate geotechnical information for the design and construction of the project. Our scope of services included reviewing selected published geologic data pertinent to the site; evaluating subsurface conditions with borings and laboratory tests; analyzing the field and laboratory data; and presenting this report with the following geotechnical information:

1. A brief description of soil, bedrock and groundwater conditions observed during our study;
2. A discussion of seismic hazards that may affect the proposed improvements; and
3. Conclusions and recommendations regarding:
    a. Primary geotechnical engineering concerns and mitigating measures, as applicable;
    b. Site preparation and grading including remedial grading of weak, porous, compressible and/or expansive, creep-prone surface soils;
    c. Foundation type(s), design criteria, and estimated settlement behavior;
    d. Lateral loads for retaining wall design;

e. Support of concrete slabs-on-grade;

f. Preliminary pavement thickness based on our experience with similar soils and projects and the results of R-value tests on the anticipated subgrade soils;

g. Utility trench backfill;

h. Geotechnical engineering drainage improvements; and

i. Supplemental geotechnical engineering services.

STUDY

Site Exploration

We reviewed our previous geotechnical studies in the vicinity and selected geologic references pertinent to the site. The geologic literature reviewed is listed in Appendix B.

On December 4, 2013, we performed a geotechnical reconnaissance of the site and explored the subsurface conditions by drilling 8 borings to depths ranging from about 4 to 15 feet. The borings were drilled with a truck-mounted drill rig equipped with 6-inch diameter, solid stem augers at the approximate locations shown on the Exploration Plan, Plate 2. The boring locations were determined approximately by pacing their distance from features shown on the Exploration Plan and should be considered accurate only to the degree implied by the method used. Our geologist located and logged the borings and obtained samples of the materials encountered for visual examination, classification and laboratory testing.

Relatively undisturbed samples were obtained from the borings at selected intervals by driving a 2.43-inch inside diameter, split spoon sampler, containing 6-inch long brass liners, using a 140-pound hammer dropping approximately 30 inches. The sampler was driven 12 to 18 inches. The blows required to drive each 6-inch increment were recorded and the blows required to drive the last 12 inches, or portion thereof, were converted to equivalent Standard Penetration Test (SPT) blow counts using a conversion factor of 0.65 (Burmister, 1948) for correlation with empirical data. Disturbed samples were also obtained at selected depths by driving a 1.375-inch inside diameter (2-inch outside diameter) SPT sampler, without liners or rings, using a 140-pound hammer dropping approximately 30 inches. The sampler was driven 12 to 18 inches, the blows to drive each 6-inch increment were recorded, and the blows required to drive the final 12 inches, or portion thereof, are provided on the boring logs. Disturbed "bulk" samples were also obtained at selected depths from the borings and placed in buckets.

The logs of the borings showing the materials encountered, groundwater conditions, converted blow counts and sample depths are presented on Plates 3 through 10. The soils are described in accordance with the Unified Soil Classification System, outlined on Plate 11. Bedrock is described in accordance with Engineering Geology Rock Terms, shown on Plate 12.

The boring logs show our interpretation of subsurface soil, groundwater, and bedrock conditions on the date and at the locations indicated. Subsurface conditions may vary at other locations and times. Our interpretation is based on visual inspection of soil and bedrock samples, laboratory test results, and interpretation of drilling and sampling resistance. The location of the soil and bedrock boundaries should be considered approximate. The transition between soil and bedrock types may be gradual.

Laboratory Testing

The samples obtained from the borings were transported to our office and re-examined to verify soil classifications, evaluate characteristics and assign tests pertinent to our analysis. Selected samples were laboratory tested to determine their classification (Atterberg Limits, percent of silt and clay), expansion potential (Expansion Index - EI) and R-value. The test results are presented on the boring logs. Results of the classification and R-value tests are presented on Plates 13 through 16.

SITE CONDITIONS

General

Sonoma County is located within the California Coast Range geomorphic province. This province is a geologically complex and seismically active region characterized by sub-parallel northwest-trending faults, mountain ranges and valleys. The oldest bedrock units are the Jurassic-Cretaceous Franciscan Complex and Great Valley sequence sediments originally deposited in a marine environment. Subsequently, younger rocks such as the Tertiary-age Sonoma Volcanics group, the Plio-Pleistocene-age Clear Lake Volcanics and sedimentary rocks such as the Guinda, Domengine, Petaluma, Wilson Grove, Cache, Huichica and Glen Ellen formations were deposited throughout the province. Extensive folding and thrust faulting during late Cretaceous through early Tertiary geologic time created complex geologic conditions that underlie the highly varied topography of today. In valleys, the bedrock is covered by thick alluvial soils.

Geology

Published geologic maps (Delattre, 2011) indicate the property is underlain by early to late Pleistocene age older alluvial deposits along the eastern portion of the site, and the Late Cretaceous to Early Jurassic age Franciscan Central Belt mélange along the western portion of the site. The older alluvial deposits are described as uplifted or deeply dissected older alluvium, fan and terrace deposits. The Franciscan Central Belt mélange is described as a tectonic mixture of penetratively sheared argillite and greywacke that forms a matrix around more coherent rock masses of varied lithology.

Landslides

A published landslide map (Huffman, 1980) indicates a possible large-scale landslide at the site, however a more recent geologic map (Delattre, 2011), which does depict large-scale landslides, does not indicate active landslides at the site. We did not observe active landslides at the site during our study.

Surface

The property extends primarily over gently sloping terrain. The vegetation consists of vineyards, mature landscaping and annual grasses. In general, the ground surface is moderately hard. However, soils in the area that appear hard and strong when dry will typically lose strength rapidly and settle under the loads of fills, foundations and slabs as their moisture content increases and approaches saturation. This typically occurs because the surface soils are weak, porous and compressible. Natural drainage consists of sheet flow over the ground surface slopes that concentrates in man-made surface drainage elements such as roadside ditches, canals and gutters, and natural drainage elements such as swales, ravines, and creeks.

Subsurface

Our borings and laboratory tests indicate that the portion of the site we studied is blanketed by ¼ to 2 feet of weak, porous, compressible, clayey soils. Porous soils appear hard and strong when dry but become weak and compressible as their moisture content increases towards saturation. These surface materials are underlain by clayey to sandy alluvial and residual soils to depths ranging from 0 to greater than 5 feet below the ground surface. These soils exhibit low plasticity with localized areas of high plasticity (LL = 25 - 50; PI = 8 - 35) and very low to moderate expansion potential (EI = 7 - 84).

Franciscan Formation mélange, and serpentinite bedrock extends from beneath the surface materials to the maximum depths explored (15 feet). The mélange is extremely closely fractured, soft to hard, plastic to moderately strong and slightly to highly weathered. The serpentinite was found to be closely fractured to intensely sheared, firm to moderately hard, weak to moderately strong and moderately weathered. A detailed description of subsurface conditions found in our borings is given on Plates 3 through 10, Appendix A. Based on Table 20.3-1 of the American Society of Civil Engineer's "Minimum Design Loads for Buildings and Other Structures" (2010), we have determined a Site Class of C should be used for the site.

Corrosion Potential

Mapping by the Natural Resources Conservation Service (2013) indicates that the corrosion potential of the near surface soil is low to moderate for uncoated steel and low for concrete. Performing corrosivity tests to verify these values was not part of our requested and/or proposed scope of work. Should the need arise, we would be pleased to provide a proposal to evaluate these characteristics.

Groundwater

Free groundwater was not observed in our borings at the time of drilling. Fluctuation in the groundwater level typically occurs because of a variation in rainfall intensity, duration and other factors such as flooding and periodic irrigation. In the Healdsburg area, the groundwater level can rise from a few to several feet during prolonged periods of rainfall and impact excavations not only on a short term basis (during construction) but also during the life of the project. Excavation dewatering is discussed in more detail in the Conclusions section of this report.

Flooding

Our review of the Federal Emergency Management Agency (FEMA) Flood Zone Map for Sonoma County, California, and Incorporated Areas (NO. 06097C0563E) dated December 12, 2008, indicates that a portion of the proposed reconstruction of the existing hop-kilns is located within Zone "X", shaded, which is an area within the 500-year flood zone. Immediately downslope and within approximately 60 feet of the existing hop-kilns is the boundary with Zone "AE", the 100-year flood zone with base flood elevations determined. The remainder of the site is within Zone "X", and area outside the 500-year floodplain. Evaluation of flooding potential is typically the responsibility of the project civil engineer.

DISCUSSION AND CONCLUSIONS

Seismic Hazards

General

We did not observe subsurface conditions within the portion of the property we studied that would suggest the presence of materials that may be susceptible to seismically induced densification or liquefaction. Therefore, we judge the potential for the occurrence of these phenomena at the site to be low.

Seismicity

Data presented by the Working Group on California Earthquake Probabilities (2007) estimates the chance of one or more large earthquakes (Magnitude 6.7 or greater) in the San Francisco Bay region within the next 30 years to be approximately 63 percent. Therefore, future seismic shaking should be anticipated at the site. It will be necessary to design and construct the proposed improvements in strict adherence with current standards for earthquake-resistant construction.

Faulting

We did not observe landforms within the area that would indicate the presence of active faults and the site is not within a current Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007). Therefore, we believe the risk of fault rupture at the site is low. However, the site is within an area affected by strong seismic activity. Several northwest-trending Earthquake Fault Zones exist in close proximity to and within several miles of the site (Bortugno, 1982). The shortest distances from the site to the mapped surface expression of these faults are presented in the table below.

[redacted]

Fault	Direction	Distance-Miles
San Andreas	SW	16
Healdsburg-Rodgers Creek	NE	5¼
West Napa	SE	28¼
Maacama	NE	9¼
Konocti	NE	26½
Hunting Creek	NE	31

Lurching

Seismic slope failure or lurching is a phenomenon that occurs during earthquakes when slopes or man-made embankments yield and displace in the unsupported direction. Provided the foundations are installed as recommended herein, we judge the potential for impact to the proposed improvements from the occurrence of this phenomenon at the site is low. However, some of these secondary earthquake effects are unpredictable as to location and extent, as evidenced by the 1989 Loma Prieta Earthquake.

Geotechnical Issues

General

Based on our study, we judge the proposed improvements can be built as planned, provided the recommendations presented in this report are incorporated into their design and construction. The primary geotechnical concerns during design and construction of the project are:

1. The presence of ¼ to 2 feet of weak, porous, compressible, expansive, clayey surface soils that is locally expansive;
2. The detrimental effects of uncontrolled surface runoff and groundwater seepage on the long-term satisfactory performance of the project, especially when constructed on hillsides and flood plains, given the erosion potential and porous nature of the surface soils; and
3. The strong ground shaking predicted to impact the site during the life of the project.

Weak, Porous Surface Soils

Weak, porous surface soils, such as those found at the site, appear hard and strong when dry but will lose strength rapidly and settle under the load of fills, foundations, slabs, and pavements as their moisture content increases and approaches saturation. The moisture content of these soils can increase as the result of rainfall, periodic irrigation or when the natural upward migration of water vapor through the soils is impeded by, and condenses under fills, foundations, slabs, and pavements. The detrimental effects of such movements can be reduced by strengthening the soils during grading. This can be achieved by excavating the weak soils and replacing them as properly compacted (engineered) fill. Alternatively, satisfactory foundation support could be obtained below the weak surface soils.

Foundation, Slab and Pavement Support - After remedial grading, satisfactory foundation support for the planned winery can be obtained from spread footings bottomed on select engineered fill and/or firm, undisturbed bedrock at least 12 inches below pad subgrade. Interior slab-on-grade floors, exterior slabs and pavements can also be satisfactorily supported on the engineered fill. Where building pads transition from bedrock to engineered fill, the fill should be compacted to at least 95 percent relative compaction.

Expansive Soil - Locally the surface soils are expansive. Expansive surface soils shrink and swell as they lose and gain moisture throughout the yearly weather cycle. Near the surface, the resulting movements can heave and crack lightly loaded shallow foundations (spread footings) and slabs and pavements. The zone of significant moisture variation (active layer) is dependent on the expansion potential of the soil and the extent of the dry season. In the site area, the active layer is generally considered to range in thickness from about 1 to 2 feet.

Excavation Difficulty

Site excavation will encounter hard, resistant bedrock a few feet below the surface. Site excavations, including utility trenches will require heavy ripping and jack hammering. The contractors and subcontractors bidding this job should read this report and become familiar with site conditions as they pertain to their operation and the appropriate equipment needed to perform their tasks. If more detailed information regarding excavatability of the bedrock is required, a seismic refraction study should be performed or additional test pits should be excavated using the type and size of equipment planned for construction.

Exterior Slabs and Pavements

Exterior slabs and pavements will heave and crack as the expansive soils shrink and swell through the yearly weather cycle. Slab and pavement cracking and distress are typically concentrated along edges where moisture content variation is more prevalent within subgrade soils. Slab and pavement performance and the incidence of repair can be reduced, but not eliminated, by covering the pre-swelled expansive soils with at least 12 inches of select fill (see "On-Site Soil Quality" section) prior to constructing the slab or pavement required to carry the anticipated traffic.

On-Site Soil Quality

All fill materials used in the building area and the upper 12 inches of exterior slab and pavement subgrade must be select, as subsequently described in "Recommendations." We anticipate that, with the exception of organic matter and of rocks or lumps larger than 6 inches in diameter, the excavated expansive soil will be suitable for re-use as general fill, but will not be suitable for use as select fill.

Select Fill

The select fill can consist of approved on-site soils or import materials with a low expansion potential. The geotechnical engineer must approve the use of on-site soils as select fill during grading.

Settlement

If remedial grading is performed and the spread footings are installed in accordance with the recommendations presented in this report, we estimate that post-construction differential settlements across the building will be about ½ inch.

Surface Drainage

Because of topography and location, the site will be impacted by surface runoff from the upgradient slopes. In addition, the site soils are susceptible to erosion and sloughing. Surface runoff typically sheet flows over the ground surface slopes but can be concentrated by the planned site grading, landscaping, and drainage. The surface runoff can pond against structures and seep into the slab rock. Therefore, strict control of surface runoff is necessary to provide long-term satisfactory performance of projects constructed on or near hillsides and floodplains. It will be necessary to divert surface runoff around improvements, provide positive drainage away from structures, and install energy dissipaters at discharge points of concentrated runoff. This can be achieved by constructing the building pad several inches above the surrounding area and conveying the runoff into man made drainage elements or natural swales that lead downgradient of the site.

Groundwater

We anticipate that rainwater will percolate through the porous topsoil and migrate downslope at the interface of the topsoil and bedrock and through fractures in the bedrock and seep into the slab rock. Groundwater will also seep into excavations exposing the water migration zone. Therefore, it will be necessary to intercept, collect and divert groundwater outside of the proposed improvements. This can be accomplished by installing perimeter foundation drains and slab underdrains as recommended herein.

Serpentinite Bedrock Grading

Borings B-5 and B-6 encountered serpentinite bedrock at or near the ground surface. This bedrock will be exposed during grading and can contain naturally occurring asbestos fibers. There are State enforced regulations giving specific measures that must be used during grading to mitigate hazards associated with airborne asbestos particles. We suggest that you retain certified asbestos personnel to sample and test the site soils and bedrock. We can provide assistance in contracting with these personnel.

RECOMMENDATIONS

Seismic Design

Seismic design parameters presented below are based on Section 1613 titled “Earthquake Loads” of the 2013 California Building Code (CBC). Based on Table 20.3-1 of the American Society of Civil Engineers (ASCE) Standard 7-10, titled “Minimum Design Loads for Buildings and Other Structures” (2010), we have determined a Site Class C should be used for the subject site. Using a site latitude and longitude of 38.5218°N and 122.8666°W, respectively, and the US Seismic Design Maps from the United States Geological Survey (USGS) website (http://geohazards.usgs.gov/designmaps/us/application.php), we recommend that the following seismic design criteria be used for structures at the site.

[redacted]

Spectral Response Parameter	Acceleration (g)
S_S (0.2 second period)	1.500
S_1 (1 second period)	0.600
S_{MS} (0.2 second period)	1.500
S_{M1} (1 second period)	0.780
S_{DS} (0.2 second period)	1.000
S_{D1} (1 second period)	0.520

Grading

Site Preparation

Areas to be developed should be cleared of vegetation and debris including that left by the removal of obsolete structures. Trees and shrubs that will not be part of the proposed development should be removed and their primary root systems grubbed. Cleared and grubbed material should be removed from the site and disposed of in accordance with County Health Department guidelines. We did not observe septic tanks, leach lines or underground fuel tanks during our study. Any such appurtenances found during grading should be capped and sealed and/or excavated and removed from the site, respectively, in accordance with established guidelines and requirements of the County Health Department. Voids created during clearing should be backfilled with engineered fill as recommended herein.

Stripping

Areas to be graded should be stripped of the upper few inches of soil containing organic matter. Soil containing more than two percent by weight of organic matter should be considered organic. Actual stripping depth should be determined by a representative of the geotechnical engineer in the field at the time of stripping. The strippings should be removed from the site, or if suitable, stockpiled for re-use as topsoil in landscaping.

Excavations

Following initial site preparation, excavation should be performed as planned or recommended herein. Excavations extending below the proposed finished grade should be backfilled with suitable materials compacted to the requirements given below.

Within building areas, where spread footings bottomed at minimum depth are chosen for foundation support, and within fill and interior slab-on-grade areas, the weak, porous, compressible expansive surface soils should be excavated to within 6 inches of their entire depth about 0 to 1½ feet in our borings. The excavation of weak, compressible, expansive soils should also extend at least 12 inches below exterior slab and pavement subgrade (where planned excavations do not completely remove the weak soils) to allow space for the installation of the select fill blanket discussed in the conclusions section of this report.

The excavation of weak, porous, compressible, expansive surface materials should extend at least 5 feet beyond the outside edge of the exterior footings of the proposed buildings and 3 feet beyond the edge of exterior slabs and pavements. The excavated materials should be stockpiled for later use as compacted fill, or removed from the site, as applicable. Excavation of hard resistant bedrock at the site may require heavy ripping and/or jack hammering. The grading contractor should review this report, become familiar with site conditions as they pertain to his operation and draw his own conclusions regarding excavation difficulty and suitable grading equipment.

At all times, temporary construction excavations should conform to the regulations of the State of California, Department of Industrial Relations, Division of Industrial Safety or other stricter governing regulations. The stability of temporary cut slopes, such as those constructed during the installation of underground utilities, should be the responsibility of the contractor. Depending on the time of year when grading is performed, and the surface conditions exposed, temporary cut slopes may need to be excavated to 1½:1, or flatter. The tops of the temporary cut slopes should be rounded back to 2:1 in weak soil zones.

Fill Quality

All fill materials should be free of perishable matter and rocks or lumps over 6 inches in diameter, meet the criteria set forth herein for select fill and must be approved by the geotechnical engineer prior to use. We judge the on-site soils are generally suitable for use as general fill. Serpentinite bedrock encountered within the winery location may be suitable for reuse as select fill. The suitability of the on-site soils for use as select fill should be verified during grading.

Select Fill

Select fill should be free of organic matter, have a low expansion potential, and conform in general to the following requirements:

SIEVE SIZE	PERCENT PASSING (by dry weight)
6 inch	100
4 inch	90 – 100
No. 200	10 – 60

Liquid Limit – 40 Percent Maximum
Plasticity Index – 15 Percent Maximum
R-value – 20 Minimum (pavement areas only)

In general, imported fill, if needed, should be select. Material not conforming to these requirements may be suitable for use as import fill; however, it shall be the contractor's responsibility to demonstrate that the proposed material will perform in an equivalent manner. The geotechnical engineer should approve imported materials prior to use as compacted fill. The grading contractor is responsible for submitting, at least 72 hours (3 days) in advance of its intended use, samples of the proposed import materials for laboratory testing and approval by the soils engineer.

Fill Placement

The surface exposed by stripping and removal of weak, compressible, expansive surface soils should be scarified to a depth of at least 6 inches, uniformly moisture-conditioned to near optimum and compacted to at least 90 percent of the maximum dry density of the materials as determined by ASTM Test Method D-1557. In expansive soil areas, moisture conditioning should be sufficient to completely close all shrinkage cracks for their full depth within pavement, exterior slab and building areas. If grading is performed during the dry season, the shrinkage cracks may extend to a few feet below the surface. Therefore, it may be necessary to excavate a portion of the cracked soils to obtain the proper moisture condition and degree of compaction. Approved fill material should then be spread in thin lifts, uniformly moisture-conditioned to near optimum and properly compacted. All structural fills, including those placed to establish site surface drainage, should be compacted to at least 90 percent relative compaction. Expansive soils used as fill should be moisture-conditioned to at least 4 percent above optimum. Only approved select materials should be used for fill.

[redacted]

Area	Compaction Recommendation (ASTM D-1557)
Preparation for areas to receive fill	After preparation in accordance with this report, compact upper 6 inches to a minimum of 90 percent relative compaction.
General fill (native or import)	Compact to a minimum of 90 percent relative compaction.
Structural fill beneath buildings, extending outward to 5' beyond building perimeter	Compact to a minimum of 90 percent relative compaction. Compact to a minimum of 95 percent where building pad transitions between bedrock and fill.
Structural fill beneath building pads that transition between bedrock and fills less than 3 feet thick	Compact to a minimum of 95 percent relative compaction.
Trenches	Compact to a minimum of 90 percent relative compaction. Compact the top 6 inches below vehicle pavement subgrade to a minimum of 95 percent relative compaction.
Retaining wall backfill	Compact to a minimum of 90 percent relative compaction, but not more than 95 percent.
Pavements, extending outward to 3' beyond edge of pavement	Compact upper 6 inches of subgrade to a minimum of 95 percent relative compaction.
Concrete flatwork and exterior slabs, extending outward to 3' beyond edge of slab	Compact subgrade to a minimum of 90 percent relative compaction. Where subject to vehicle traffic, compact upper 6 inches of subgrade to at least 95 percent relative compaction.
Aggregate Base	Compact aggregate base to at least 95 percent relative compaction.

Permanent Cut and Fill Slopes

In general, cut and fill slopes should be designed and constructed at slope gradients of 2:1 (horizontal to vertical) or flatter, unless otherwise approved by the geotechnical engineer in specified areas. Areas that expose expansive clay will need to be laid back to 3:1. Where steeper slopes are required, retaining walls should be used. The geotechnical engineer is not responsible for measuring the angles of these slopes. Denuded slopes should be planted with fast-growing, deep-rooted groundcover to reduce sloughing or erosion. The cut and fill slope inclinations recommended herein address only the stability of the slopes. It should not be inferred that they address the feasibility of landscaping and weed control. Where these are concerns, the slopes should be flattened accordingly.

Wet Weather Grading

Generally, grading is performed more economically during the summer months when on-site soils are usually dry of optimum moisture content. Delays should be anticipated in site grading performed during the rainy season or early spring due to excessive moisture in on-site soils. Special and relatively expensive construction procedures, including dewatering of excavations and importing granular soils, should be anticipated if grading must be completed during the winter and early spring or if localized areas of soft saturated soils are found during grading in the summer and fall.

Open excavations also tend to be more unstable during wet weather as groundwater seeps towards the exposed cut slope. Severe sloughing and occasional slope failures should be anticipated. The occurrence of these events will require extensive clean up and the installation of slope protection measures, thus delaying projects. The general contractor is responsible for the performance, maintenance and repair of temporary cut slopes.

Serpentinite Bedrock Grading

If serpentinite bedrock is encountered during grading, a certified asbestos professional must be retained to collect and test samples for the presence of naturally occurring asbestos. If asbestos is detected, measures to mitigate the health hazards to workers associated with airborne asbestos fiber particles generated during grading should be implemented. These should include consulting with the regulatory agencies, preparing a work plan and verifying this plan is implemented.

Foundation Support

Spread Footings

Spread footings should be at least 12 inches wide and should bottom on select engineered fill or on undisturbed bedrock, as applicable, at least 12 inches below pad subgrade. Additional embedment or width may be needed to satisfy code and/or structural requirements. On ungraded sloping terrain, the footings should be stepped as necessary to produce level tops and bottoms. Footings should be deepened as necessary to provide at least 7 feet of horizontal confinement between the footing bottoms and the face of the nearest slope. Confinement in bedrock can be reduced to 5 feet.

The bottoms of all footing excavations should be thoroughly cleaned out or wetted and compacted using hand-operated tamping equipment prior to placing steel and concrete. This will remove the soils disturbed during footing excavations, or restore their adequate bearing capacity, and reduce post-construction settlements. Footing excavations should not be allowed to dry before placing concrete. If shrinkage cracks appear in soils exposed in the footing excavations, the soil should be thoroughly moistened to close all cracks prior to concrete placement. The moisture condition of the foundation excavations should be checked by the geotechnical engineer no more than 24 hours prior to placing concrete.

Bearing Pressures - Footings installed in accordance with these recommendations may be designed using allowable bearing pressures of 2000, 3000 and 4000 pounds per square foot (psf), for dead loads, dead plus code live loads, and total loads (including wind and seismic), respectively. For footings bottomed entirely on bedrock, the above pressures can be increased to 3000, 4500 and 6000 psf.

Lateral Pressures - The portion of spread footing foundations extending into undisturbed bedrock or select engineered fill may impose a passive equivalent fluid pressure and a friction factor of 350 pcf and 0.35, respectively, to resist sliding. Passive pressure should be neglected within the upper 6 inches, unless the soils are confined by concrete slabs or pavements.

Retaining Walls

Retaining walls discussed herein do not include the cave portal wall which will be evaluated by another firm. Retaining walls constructed at the site must be designed to resist lateral earth pressures plus additional lateral pressures that may be caused by surcharge loads applied at the ground surface behind the walls. Retaining walls free to rotate (yielding greater than 0.1 percent of the wall height at the top of the backfill) should be designed for active lateral earth pressures. If walls are restrained by rigid elements to prevent rotation, they should be designed for "at rest" lateral earth pressures. In the absence of backdrains, the retaining walls should be designed to resist full hydrostatic pressure.

Retaining walls should be designed to resist the following earth equivalent fluid pressures (triangular distribution):

Loading Condition	Pressure (pcf)	Additional Seismic Pressure (pcf)*
Active - Level Backfill	40	13
Active - Sloping Backfill 3:1 or Flatter	51	25
At Rest - Level Backfill	65	31

* If required

These pressures do not consider additional loads resulting from adjacent foundations or other loads. If these additional surcharge loadings are anticipated, we can assist in evaluating their effects. Where retaining wall backfill is subject to vehicular traffic, the walls should be designed to resist an additional surcharge pressure equivalent to two feet of additional backfill.

Retaining walls will yield slightly during backfilling. Therefore, walls should be backfilled prior to building on, or adjacent to, the walls. Backfill against retaining walls should be compacted to at least 90 and not more than 95 percent relative compaction. Over-compaction or the use of large compaction equipment should be avoided because increased compactive effort can result in lateral pressures higher than those recommended above.

Foundation Support

Retaining walls should be supported on spread footings designed in accordance with the recommendations presented in this report. Retaining wall foundations should be designed by the project civil or structural engineer to resist the lateral forces set forth in this section.

Wall Drainage and Backfill

Retaining walls should be backdrained as shown on Plate 17, Appendix A. The backdrains should consist of 4-inch diameter, rigid perforated pipe embedded in Class 2 permeable material. The pipe should be PVC Schedule 40 or ABS with SDR 35 or better, and the pipe should be sloped to drain to outlets by gravity. The top of the pipe should be at least 8 inches below lowest adjacent grade. The Class 2 permeable material should extend to within 1½ feet of the surface. The upper 1½ feet should be backfilled with compacted soil to exclude surface water. Retaining walls designed to resist full hydrostatic pressure do not need to be backdrained. Expansive soils should not be used for wall backfill. Where expansive soils are present in the excavation made to install the retaining wall, the excavation should be sloped back 1:1 from the back of the footing or grade beam. The ground surface behind retaining walls should be sloped to drain. Where migration of moisture through retaining walls would be detrimental, retaining walls should be waterproofed.

Slab-On-Grade

Provided grading is performed in accordance with the recommendations presented herein, interior and exterior slabs should be underlain by undisturbed bedrock and/or select engineered fill. Slab-on-grade subgrade should be rolled to produce a dense, uniform surface. The future expansion potential of the subgrade soils should be reduced by thoroughly presoaking the slab subgrade prior to concrete placement. The moisture condition of the subgrade soils should be checked by the geotechnical engineer no more than 24 hours prior to placing the capillary moisture break. The slabs should be underlain with a capillary moisture break consisting of at least 4 inches of clean, free-draining crushed rock or gravel (excluding pea gravel) at least ¼-inch and no larger than ¾-inch in size. Interior slabs subject to vehicular traffic may be underlain by Class 2 aggregate base. The use of Class 2 aggregate base should be reviewed on a case by case basis. Class 2 aggregate base can be used for slab rock under exterior slabs. Interior area slabs should be provided with an underdrain system. The installation of this subdrain system is discussed in the "Geotechnical Drainage" section.

Slabs should be designed by the project civil or structural engineer to support the anticipated loads, reduce cracking and provide protection against the infiltration of moisture vapor.

A vapor barrier should be placed under all slabs-on-grade that are likely to receive an impermeable floor finish or be used for any purpose where the passage of water vapor through the floor is undesirable. RGH does not practice in the field of moisture vapor transmission evaluation or mitigation. Therefore, we recommend that a qualified person be consulted to evaluate the general and specific moisture vapor transmission paths and any impact on the proposed construction. This person should provide recommendations for mitigation of the potential adverse impact of moisture vapor transmission on various components of the structure as deemed appropriate.

Utility Trenches

The shoring and safety of trench excavations is solely the responsibility of the contractor. Attention is drawn to the State of California Safety Orders dealing with "Excavations and Trenches."

Unless otherwise specified by the County of Sonoma, on-site, inorganic soil may be used as general utility trench backfill. Where utility trenches support pavements, slabs and foundations, trench backfill should consist of aggregate baserock. The baserock should comply with the minimum requirements in Caltrans Standard Specifications, Section 26 for Class 2 Aggregate Base. Trench backfill should be moisture-conditioned as necessary, and placed in horizontal layers not exceeding 8 inches in thickness, before compaction. Each layer should be compacted to at least 90 percent relative compaction as determined by ASTM Test Method D-1557. The top 6 inches of trench backfill below vehicle pavement subgrades should be moisture-conditioned as necessary and compacted to at least 95 percent relative compaction. Jetting or ponding of trench backfill to aid in achieving the recommended degree of compaction should not be attempted.

Pavements

As discussed previously, the driveway is locally underlain by expansive soils. R-values ranged from 7 to 35 on bulk samples collected from the near surface soils. Due to the inconsistencies in the subgrade soils across the site we recommend that the upper 12 inches of subgrade soil consist of select fill with a minimum R-value of 20. Based on this minimum R-value, we have computed pavement sections for Traffic Indices (TI) ranging from 5.0 to 7.0 in the table below. The project engineer, in consultation with the County officials, should choose the pertinent Traffic Index for this project.

TI	ASPHALT CONCRETE (feet)	CLASS 2 AGGREGATE BASE (feet)	IMPORTED SELECT FILL* (feet)
7.0	0.30	1.15	1.0
6.0	0.25	1.05	1.0
5.0	0.20	0.90	1.0

* R-value ≥ 20

Pavement thicknesses were computed using Caltrans CalFP v1.1 design software and are based on a pavement life of 20 years. These recommendations are intended to provide support for traffic represented by the indicated Traffic Indices. They are not intended to provide pavement sections for heavy concentrated construction storage or wheel loads such as forklifts, parked truck-trailers and concrete trucks (or for post-construction concentrated wheel loads such as self-loading dumpster trucks).

Because of the expansion potential of the soil and bedrock at the site and the difficulty in controlling seasonal moisture variation beneath and adjacent to the driveway, significant cracking may develop in the pavement even if 12-inches of select fill is installed. Increasing the thickness of select fill or installing moisture cutoffs may reduce but not eliminate the potential for cracks to develop. It should be understood that pavements will likely require regular maintenance including crack sealing and the aesthetics may not be desirable.

In areas where heavy construction storage and wheel loads are anticipated, the pavements should be designed to support these loads. Support could be provided by increasing pavement sections or by providing reinforced concrete slabs. Alternatively, paving can be deferred until heavy construction storage and wheel loads are no longer present.

Prior to placement of aggregate base, the upper 6 inches of the pavement subgrade soils should be scarified, uniformly moisture-conditioned to near optimum, and compacted to at least 95 percent relative compaction to form a firm, non-yielding surface.

Aggregate base materials should be spread in thin layers, uniformly moisture-conditioned, and compacted to at least 95 percent relative compaction to form a firm, non-yielding surface. The materials and methods used should conform to the requirements of the County of Sonoma and the current edition of the Caltrans Standard Specifications, except that compaction requirements should be based on ASTM Test Method D-1557. Aggregate used for the base course should comply with the minimum requirements specified in Caltrans Standard Specifications, Section 26 for Class 2 Aggregate Base.

Porous/Permeable Surface Treatments

Because porous surface treatments are designed to allow water to drain through to the underlying subgrade, standard design procedures are not applicable because standard concrete, dense-graded asphalt and Class 2 aggregate base rock do not allow drainage. There is no established design procedure or known lifetime performance for porous travel surfaces. In addition, porous concrete and pavement are not typically as durable as standard concrete and dense-graded asphalt. Therefore, if porous surface treatments are used, it should be understood that regular maintenance and repair may be required and will be on-going through the life of the paved area. In addition, porous surface treatments are suitable for light automobile traffic only and should be avoided in areas where heavy wheel loads, such as self-loading dumpster trucks, are anticipated.

Parking Lot Drainage

Water tends to migrate under pavements and collect in the aggregate courses at low areas on parking lot subgrade soils, such as around storm drain inlets and the thread of paved swales leading to inlets. The ponded water will soften subgrade soils and, under repetitive heavy-wheel loads, will induce inordinately high stresses on the subgrade and pavement components that could result in untimely maintenance. Under-pavement drainage can be improved and maintenance reduced by replacing a 12-inch wide strip (extending at least 15 feet on either side of the inlet) of the select subbase layer or subgrade soils with a subdrain consisting of ¾-inch or 1½-inch free-draining Class 1 Permeable Material. The drain rock should be outletted into the storm drain inlet. Storm drain trenches can be made to serve as pavement subdrains. We should be consulted to verify the suitability of storm drain trenches as pavement subdrains in a case-specific basis.

Where pavements will abut landscaped areas, the pavement baserock layer and subgrade soils should be protected against saturation from irrigation and rainwater with a subdrain, similar to that previously discussed. The subdrain should extend to a depth of at least 6 inches below the bottom of the baserock layer. Alternatively, a grouted moisture cut-off that extends 12 inches below the bottom of the baserock layer should be provided below or immediately behind the curb and gutter.

Wet Weather Paving

In general, the pavements should be constructed during the dry season to avoid the saturation of the subgrade and base materials, which often occurs during the wet winter months. If pavements are constructed during the winter, a cost increase relative to drier weather construction should be anticipated. Unstable areas may have to be overexcavated to remove soft soils. The excavations will probably require backfilling with imported crushed (ballast) rock. The geotechnical engineer should be consulted for recommendations at the time of construction.

Geotechnical Drainage

Surface

Surface water should be diverted away from slopes, foundations and edges of pavements. Surface drainage gradients should slope away from building foundations in accordance with the requirements of the CBC or local governing agency. Where a gradient flatter than 2 percent for paved areas and 4 percent for unpaved areas is required to satisfy design constraints, area drains should be installed with a spacing no greater than about 20 feet. Roofs should be provided with gutters and the downspouts should discharge directly onto paved areas or be connected to closed (glued Schedule 40 PVC or ABS with SDR of 35 or better) conduits discharging well away from foundations, onto erosion resistant natural drainages or into the site's surface drainage system. Roof downspouts and surface drains must be maintained entirely separate from the slab underdrains recommended hereinafter.

Water seepage or the spread of extensive root systems into the soil subgrade of footings, slabs or pavements could cause differential movements and consequent distress in these structural elements. Landscaping should be planned with consideration for these potential problems.

Slab Underdrains

Where interior slab subgrades are less than 6 inches above adjacent exterior grade and where migration of moisture through the slab would be detrimental, slab underdrains should be installed to dispose of surface and/or groundwater that may seep and collect in the slab rock. Slab underdrains should consist of 6-inch wide trenches that extend at least 6 inches below the bottom of the slab rock and slope to drain by gravity. The slab underdrain trenches should be spaced no further than 15 feet, both ways. Additional drain trenches should be installed, as necessary, to drain all isolated under slab areas. Four-inch diameter perforated pipe (SDR 35 or better) sloped to drain to outlets by gravity should be placed in the bottom of the trenches. Slab underdrain trenches should be backfilled to subgrade level with clean, free draining slab rock. An illustration of this system is shown on Plate 18. If slab underdrains are not used, it should be anticipated that water will enter the slab rock, permeate through the concrete slab and ruin floor coverings.

Maintenance

Periodic land maintenance will be required. Surface and subsurface drainage facilities should be checked frequently, and cleaned and maintained as necessary or at least annually. A dense growth of deep-rooted ground cover must be maintained on all slopes to reduce sloughing and erosion. Sloughing and erosion that occurs must be repaired promptly before it can enlarge.

Supplemental Services

Pre-Bid Meeting

It has been our experience that contractors bidding on the project often contact us to discuss the geotechnical aspects. Informal contacts between RGH and an individual contractor could result in incomplete or misinterpreted information being provided to the contractor. Therefore, we recommend a pre-bid meeting be held to answer any questions about the report prior to submittal of bids. If this is not possible, questions or clarifications regarding this report should be directed to the project owner or their designated representative. After consultation with RGH, the project owner or their representative should provide clarifications or additional information to all contractors bidding the job.

Plan and Specifications Review

Coordination between the design team and the geotechnical engineer is recommended to assure that the design is compatible with the soil, geologic and groundwater conditions encountered during our study. RGH Consultants (RGH) recommends that we be retained to review the project plans and specifications to determine if they are consistent with our recommendations. In the event we are not retained to perform this recommended review, we will assume no responsibility for misinterpretation of our recommendations.

Construction Observation and Testing

Prior to construction, a meeting should be held at the site that includes, but is not limited to, the owner or owner's representative, the general contractor, the grading contractor, the foundation contractor, the underground contractor, any specialty contractors, the project civil engineer, other members of the project design team and RGH. This meeting should serve as a time to discuss and answer questions regarding the recommendations presented herein and to establish the coordination procedure between the contractors and RGH.

In addition, we should be retained to monitor all soils related work during construction, including:

- Site stripping, over-excavation, grading, and compaction of near surface soils;
- Placement of all engineered fill and trench backfill with verification field and laboratory testing;
- Observation of all foundation excavations; and
- Observation of foundation and subdrain installations.

If, during construction, we observe subsurface conditions different from those encountered during the explorations, we should be allowed to amend our recommendations accordingly. If different conditions are observed by others, or appear to be present beneath excavations, RGH should be advised at once so that these conditions may be evaluated and our recommendations reviewed and updated, if warranted. The validity of recommendations made in this report is contingent upon our being notified and retained to review the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at, or adjacent to, the site, the recommendations made in this report may no longer be valid or appropriate. In such case, we recommend that we be retained to review this report and verify the applicability of the conclusions and recommendations or modify the same considering the time lapsed or changed conditions. The validity of recommendations made in this report is contingent upon such review.

These supplemental services are performed on an as-requested basis and are in addition to this geotechnical study. We cannot accept responsibility for items that we are not notified to observe or for changed conditions we are not allowed to review.

LIMITATIONS

This report has been prepared by RGH for the exclusive use of Ramey Vineyards, LLC and their consultants as an aid in the design and construction of the proposed improvements described in this report.

The validity of the recommendations contained in this report depends upon an adequate testing and monitoring program during the construction phase. Unless the construction monitoring and testing program is provided by our firm, we will not be held responsible for compliance with design recommendations presented in this report and other addendum submitted as part of this report.

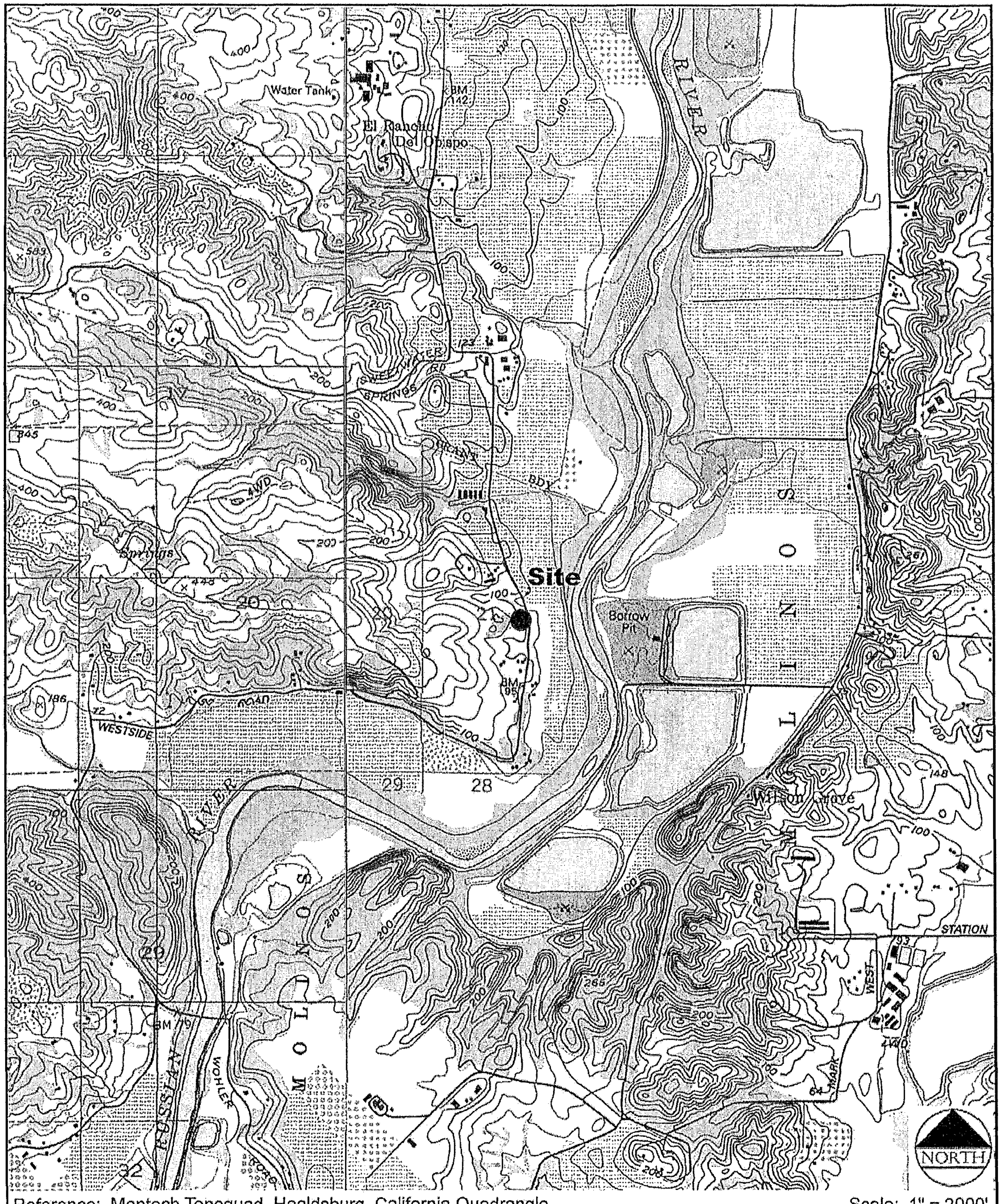
Our services consist of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and practices. We provide no warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided to us regarding the proposed construction, the results of our field exploration, laboratory testing program, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The borings represent subsurface conditions at the locations and on the date indicated. It is not warranted that they are representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration on December 4, 2013, and may not necessarily be the same or comparable at other times.

The scope of our services did not include an environmental assessment or a study of the presence or absence of toxic mold and/or hazardous, toxic or corrosive materials in the soil, surface water, groundwater or air (on, below or around this site), nor did it include an evaluation or study for the presence or absence of wetlands. These studies should be conducted under separate cover, scope and fee and should be provided by a qualified expert in those fields.

APPENDIX A - PLATES

LIST OF PLATES



Reference: Maptech Topoquad, Healdsburg, California Quadrangle

Scale: 1" = 2000'

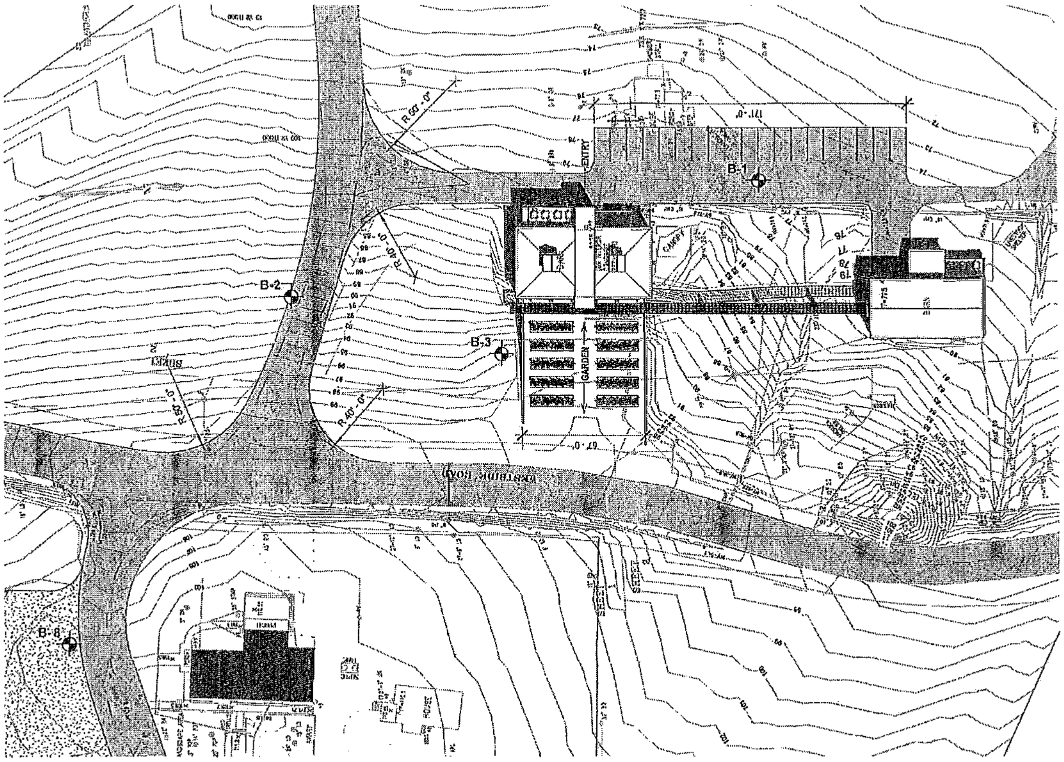
RGH
CONSULTANTS

SITE LOCATION MAP

Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
1

Job No: 3053.01.04.1 | Date: JAN 2014



EXPLANATION

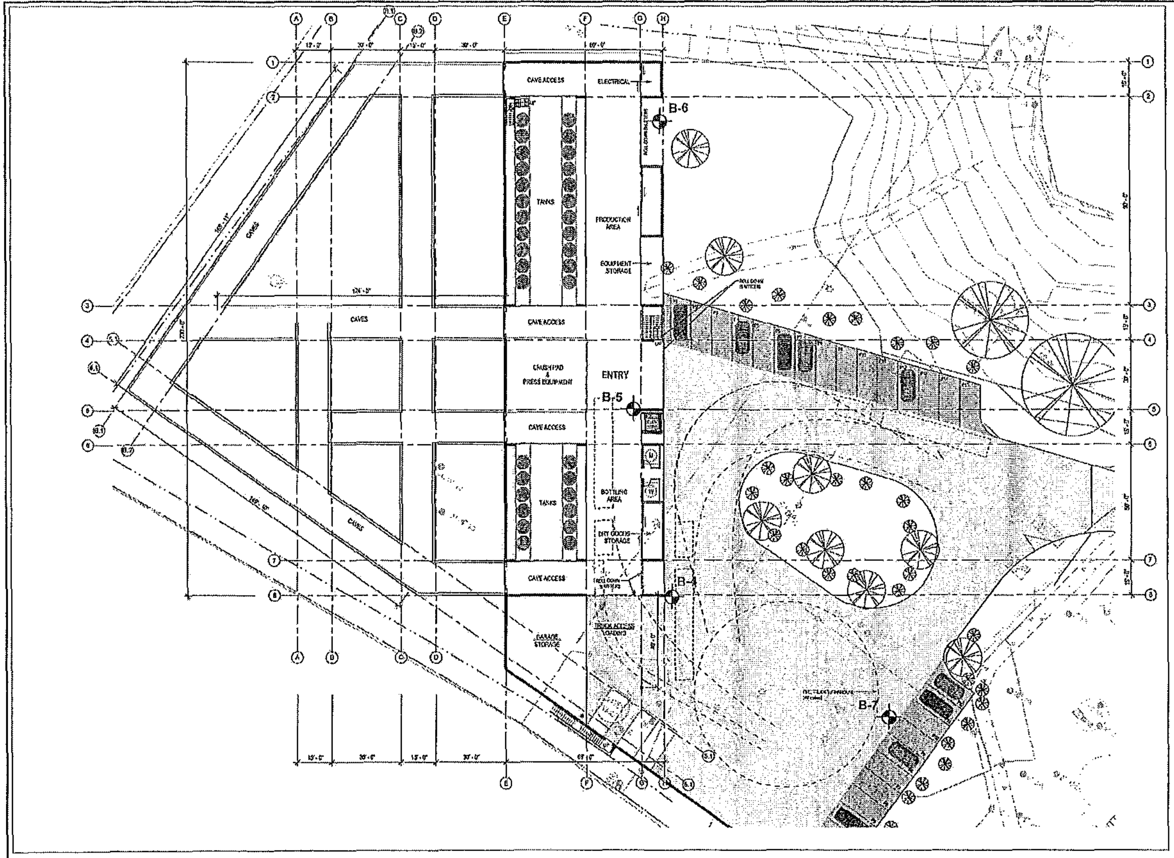
B-3 ⊕ Approximte Boring Location and Number

50 0 50 feet

Scale: 1" = 50'

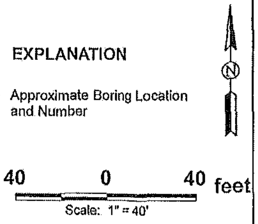
Reference: Ramey Winery Site Plan, Sheet A0.00, by Lundberg Deisgn, May 20, 2013

RGH CONSULTANTS	**EXPLORATION PLAN** Ramey Winery 7097 Westside Road Healdsburg, California	PLATE 2a
Job No: 3053.01.04.1 Date: JAN 2014		



EXPLANATION

B-4 ⊕ Approximate Boring Location and Number



Reference: Ramey Winery, First Floor Plan Sheet A1.10 by Lundberg Design, July 30, 2013

RGH CONSULTANTS	EXPLORATION PLAN Ramey Winery 7097 Westside Road Healdsburg, California	PLATE 2b
Job No: 3053.01.04.1 Date: JAN 2014		

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 5 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 77 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) Modified California, SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0				GRAY GRAVEL WITH SAND (GP), dense, dry, fine to coarse sand, fine angular gravel to 3/4" diameter (Aggregate Baserock)								
			11		RED BROWN CLAY WITH SAND (CL), stiff, moist, slightly porous to 1 3/4 feet				20	37	39		
			11		BROWN AND RED BROWN CLAYEY SAND WITH GRAVEL (SC), medium dense, moist, fine to coarse sand, occasional fine gravel, rubification of clasts present								
	5				Boring terminated at 5 feet No free water encountered *Elevations interpolated from Ramey Winery Site Plan, Sheet A0.00, by Lundberg Design, dated 9/10/2013								
	10												
	15												
	20												
	25												
	30												

RGH
CONSULTANTS

Job Number: 3053.01.04.1 | Date: JAN 2014

LOG OF BORING B-1
Ramey Winery
7097 Westside Road
Healdsburg, California

Plate
3

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 5 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 90 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) Modified California, SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0	■	17	▨	BROWN GRAVELLY CLAY WITH SAND (CL), very stiff, moist, fine to coarse sand, fine to coarse subrounded gravel to 1" diameter								
		◣	19	▨	DARK GRAY, LIGHT BROWN AND YELLOW BROWN SANDY CLAY (CL), very stiff, dry, fine to medium sand, cemented								
	5				Boring terminated at 5 feet No free water encountered *Elevations interpolated from Ramey Winery Site Plan, Sheet A0.00, by Lundberg Design, dated 9/10/2013								
	10												
	15												
	20												
	25												
	30												

RGH
CONSULTANTS

Job Number: 3053.01.04.1 | Date: JAN 2014

LOG OF BORING B-2
Ramey Winery
7097 Westside Road
Healdsburg, California

Plate 4

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 15 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 96 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) Modified California, SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0				BROWN SILT WITH SAND (ML), very stiff, dry, fine to coarse sand								
	5		19 42/9"		BROWN AND OLIVE CLAYEY SAND WITH GRAVEL (SC), medium dense, dry, fine to coarse sand, angular bluschist gravels to >2" diameter			45.3	8	25	19		
					OLIVE AND DARK GRAY BLUESCHIST IN MELANGE, extremely closely spaced fractures, hard, strong, slightly weathered, cohesive infill on fracture faces								
	10		73		OLIVE BROWN MELANGE, extremely closely spaced fractures, soft to firm, plastic to weak, highly weathered								
			50/6"		OLIVE, LIGHT GRAY AND RED BROWN MELANGE, extemely closely spaced fractures, soft to moderately hard, plastic to moderately strong, moderately weathered								
	15				Boring terminated at 15 feet No free water encountered *Elevations interpolated from Ramey Winery Site Plan, Sheet A0.00, by Lundberg Design, dated 9/10/2013								
	20												
	25												
	30												

RGH
CONSULTANTS

Job Number: 3053.01.04.1 Date: JAN 2014

LOG OF BORING B-3

Ramey Winery
7097 Westside Road
Healdsburg, California

Plate
5

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 11.5 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 115 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) Modified California, SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0				BROWN SANDY CLAY (CL), very stiff, dry, fine to coarse sand, porous								
			14		BROWN CLAY (CH), very stiff, moist, fine to medium sand								
			43/9"		BROWN, YELLOW AND OLIVE GRAY CLAYEY GRAVEL WITH SAND (GC), very dense, dry, fine to coarse sand, fine rounded gravel to 1/2" diameter								
	5		25/3"		YELLOW BROWN, LIGHT BROWN AND GRAY MELANGE, extremely closely spaced fractures, intensely sheared, firm, friable, moderately weathered								
					OLIVE GRAY MELANGE, intensely sheared, firm, friable, moderately weathered								
	10		49										
					Boring terminated at 11.5 feet No free water encountered *Elevations interpolated from Ramey Winery First Floor Plan, Sheet A1.10, by Lundberg Design, dated 9/10/2013								
	15												
	20												
	25												
	30												

RGH
CONSULTANTS

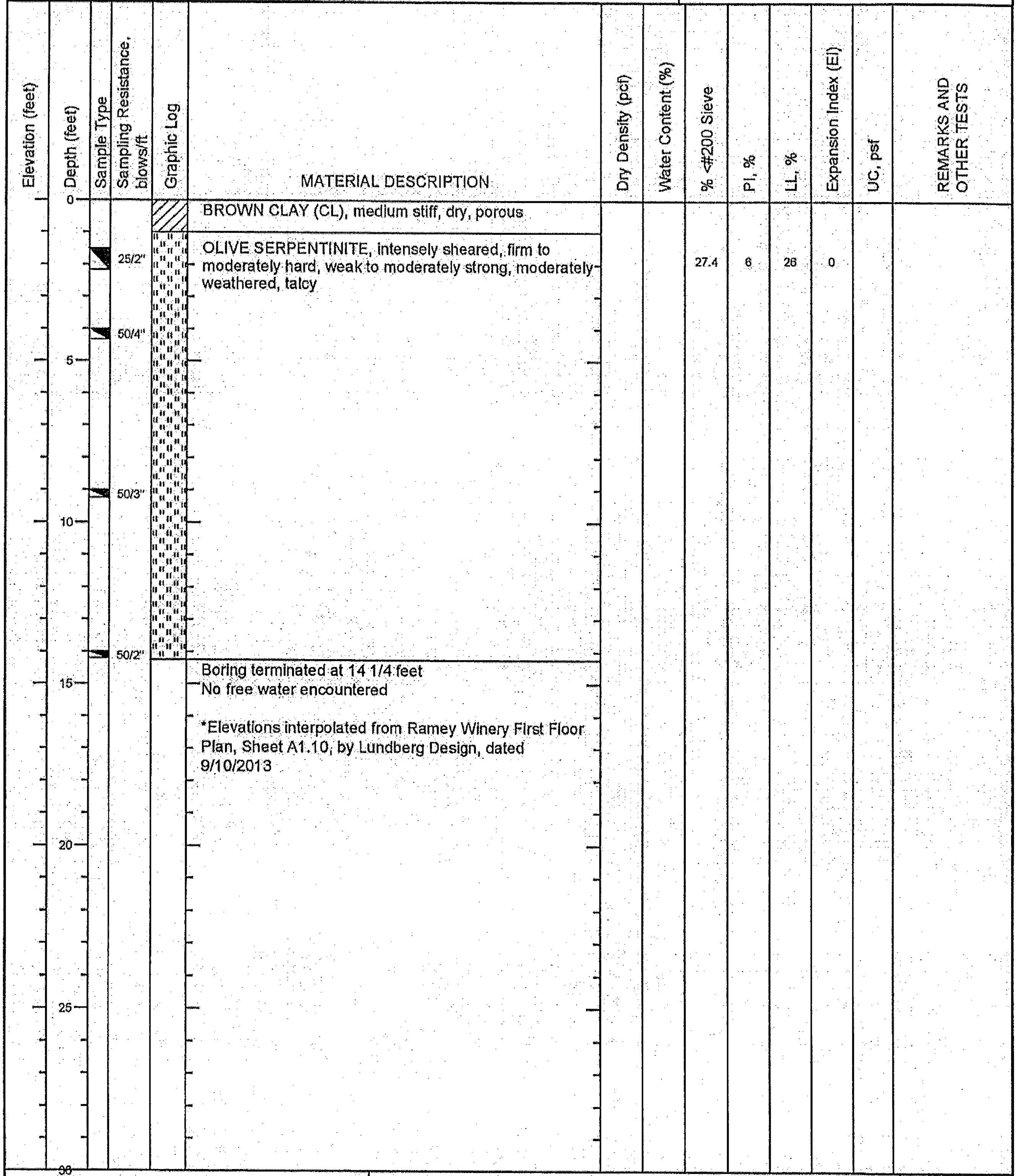
Job Number: 3053.01.04.1 Date: JAN 2014

LOG OF BORING B-4

Ramey Winery
7097 Westside Road
Healdsburg, California

Plate
6

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method **Solid Stem Auger**	Drill Bit Size/Type **6" Drag Bit**	Total Depth of Borehole **14.25 feet bgs**
Drill Rig Type **Mobile B-53**	Drilling Contractor **Pearson Drilling**	Approximate Surface Elevation **116 feet***
Groundwater Level and Date Measured **N/A**	Sampling Method(s) **SPT**	Hammer Data **140 lbs, 30" drop Autotrip**



Depth (feet)	Sampling Resistance, blows/ft	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
0		BROWN CLAY (CL), medium stiff, dry, porous								
	25/2"	OLIVE SERPENTINITE, intensely sheared, firm to moderately hard, weak to moderately strong, moderately weathered, talcy			27.4	6	26	0		
	50/4"									
	50/3"									
	50/2"									

Boring terminated at 14 1/4 feet
No free water encountered

*Elevations interpolated from Ramey Winery First Floor Plan, Sheet A1.10, by Lundberg Design, dated 9/10/2013

RGH
CONSULTANTS

Job Number: 3053.01.04.1 | Date: JAN 2014

LOG OF BORING B-5
Ramey Winery
7097 Westside Road
Healdsburg, California

Plate
7

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 14.25 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 116 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0				BROWN CLAY (CL), medium stiff, dry, porous								
					OLIVE SERPENTINITE, closey spaced fractures to intensely sheared, firm to moderately hard, weak to moderately strong, moderately weathered, talcy								
			48/6"					27.4	6	26	0		
			50/4"										
	5												
			50/6"										
	10												
			50/2"										
					Boring terminated at 14 1/4 feet No free water encountered *Elevations interpolated from Ramey Winery First Floor Plan, Sheet A1.10, by Lundberg Design, dated 9/10/2013								
	15												
	20												
	25												
	30												

RGH
CONSULTANTS

Job Number: 3053.01.04.1 Date: JAN 2014

LOG OF BORING B-6

Ramey Winery
7097 Westside Road
Healdsburg, California

Plate
8

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 4.25 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 109 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) Modified California, SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0			▨	LIGHT BROWN SANDY CLAY (CH), stiff, dry, fine to coarse sand, porous to 1 3/4'								
		■	29	▨	BROWN CLAY WITH SAND (CL), very stiff, moist				35	50	84		
		◩	57/9"	▩	BROWN, RED BROWN AND YELLOW CLAYEY SAND WITH GRAVEL (SC), very dense, dry, fine to coarse rounded sand, fine rounded gravel to 1/2" diameter, cemented								
	5				Drilling refusal at 14 1/4 feet No free water encountered *Elevations interpolated from Ramey Winery First Floor Plan, Sheet A1.10, by Lundberg Design, dated 9/10/2013								
	10												
	15												
	20												
	25												
	30												

RGH
CONSULTANTS

Job Number: 3053.01.04.1 | Date: JAN 2014

LOG OF BORING B-7
Ramey Winery
7097 Westside Road
Healdsburg, California

Plate 9

Date(s) Drilled 12/4/2013	Logged By REP	Checked By JJP
Drilling Method Solid Stem Auger	Drill Bit Size/Type 6" Drag Bit	Total Depth of Borehole 5 feet bgs
Drill Rig Type Mobile B-53	Drilling Contractor Pearson Drilling	Approximate Surface Elevation 109 feet*
Groundwater Level and Date Measured N/A	Sampling Method(s) Modified California, SPT	Hammer Data 140 lbs, 30" drop Autotrip

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
	0	■	13	▨	RED BROWN CLAYEY SAND WITH GRAVEL (SC), medium dense, moist, fine to coarse sand, fine rounded gravel to 3/4" diameter				11	30	7		
		◣	9	▨	BROWN CLAYEY SAND WITH GRAVEL (SC), loose, dry, fine to coarse sand, fine to coarse subrounded gravel to 1" diameter								
	5				Boring terminated at 5 feet No free water encountered *Elevations interpolated from Ramey Winery Site Plan With Rear Access, Sheet A1.01, by Lundberg Design, dated 9/10/2013								
	10												
	15												
	20												
	25												
	30												

RGH
CONSULTANTS

Job Number: 3053.01.04.1 Date: JAN 2014

LOG OF BORING B-8
Ramey Winery
7097 Westside Road
Healdsburg, California

Plate 10

Elevation (feet)	Depth (feet)	Sample Type	Sampling Resistance, blows/ft	Graphic Log	MATERIAL DESCRIPTION	Dry Density (pcf)	Water Content (%)	% <#200 Sieve	PI, %	LL, %	Expansion Index (EI)	UC, psf	REMARKS AND OTHER TESTS
1	2	3	4	5	6	7	8	9	10	11	12	13	14

COLUMN DESCRIPTIONS

1 Elevation (feet): Elevation (MSL, feet).
2 Depth (feet): Depth in feet below the ground surface.
3 Sample Type: Type of soil sample collected at the depth interval shown.
4 Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.
5 Graphic Log: Graphic depiction of the subsurface material encountered.
6 MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
7 Dry Density (pcf): Dry density, in pcf.
8 Water Content (%): Water content, percent.
9 % <#200 Sieve: % <#200 Sieve
10 PI, %: Plasticity Index, expressed as a water content.
11 LL, %: Liquid Limit, expressed as a water content.
12 Expansion Index (EI): Expansion Index (EI)
13 UC, psf: Unconfined compressive strength, in pounds per square foot.
14 REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.

FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
COMP: Compaction test
CONS: One-dimensional consolidation test
LL: Liquid Limit, percent
PI: Plasticity Index, percent
SA: Sieve analysis (percent passing No. 200 Sieve)
UC: Unconfined compressive strength test, Qu, in psf
WA: Wash sieve (percent passing No. 200 Sieve)

MATERIAL GRAPHIC SYMBOLS

▨	Fat CLAY, CLAY w/SAND, SANDY CLAY (CH)
▨	Lean CLAY, CLAY w/SAND, SANDY CLAY (CL)
▨	Clayey GRAVEL (GC)
▥	Silty GRAVEL (GM)
▨	Melange
▥	SILT, SILT w/SAND, SANDY SILT (ML)
▨	Clayey SAND (SC)
▤	Schist
▦	Serpentinite

TYPICAL SAMPLER GRAPHIC SYMBOLS

☒	Bulk Sample
■	2.5-inch-ID Modified California w/ brass liners
◪	2-inch-OD unlined split spoon (SPT)

OTHER GRAPHIC SYMBOLS

—▽	Water level (at time of drilling, ATD)
—▼	Water level (after waiting)
↴	Minor change in material properties within a stratum
— —	Inferred/gradational contact between strata
—?—	Queried contact between strata

GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

RGH
CONSULTANTS

Job Number: 3053.01.04.1 | Date: JAN 2014

SOIL CLASSIFICATION AND KEY TO TEST DATA

Ramey Winery
7097 Westside Road
Healdsburg, California

Plate
11

LAYERING

MASSIVE	Greater than 6 feet
THICKLY BEDDED	2 to 6 feet
MEDIUM BEDDED	8 to 24 inches
THINLY BEDDED	2½ to 8 inches
VERY THINLY BEDDED	¾ to 2½ inches
CLOSELY LAMINATED	¼ to ¾ inches
VERY CLOSELY LAMINATED	Less than ¼ inch

JOINT, FRACTURE, OR SHEAR SPACING

VERY WIDELY SPACED	Greater than 6 feet
WIDELY SPACED	2 to 6 feet
MODERATELY SPACED	8 to 24 inches
CLOSELY SPACED	2½ to 8 inches
VERY CLOSELY SPACED	¾ to 2½ inches
EXTREMELY CLOSELY SPACED	Less than ¼ inch

HARDNESS

Soft - pliable; can be dug by hand
Firm - can be gouged deeply or carved with a pocket knife
Moderately Hard - can be readily scratched by a knife blade; scratch leaves heavy trace of dust and is readily visible after the powder has been blown away
Hard - can be scratched with difficulty; scratch produces little powder and is often faintly visible
Very Hard - cannot be scratched with pocket knife, leaves a metallic streak

STRENGTH

Plastic - capable of being molded by hand
Friable - crumbles by rubbing with fingers
Weak - an unfractured specimen of such material will crumble under light hammer blows
Moderately Strong - specimen will withstand a few heavy hammer blows before breaking
Strong - specimen will withstand a few heavy ringing hammer blows and usually yields large fragments
Very Strong - rock will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments

DEGREE OF WEATHERING

Highly Weathered - abundant fractures coated with oxides, carbonates, sulphates, mud, etc., thorough discoloration, rock disintegration, mineral decomposition
Moderately Weathered - some fracture coating, moderate or localized discoloration, little to no effect on cementation, slight mineral decomposition
Slightly Weathered - a few stained fractures, slight discoloration, little or no effect on cementation, no mineral composition
Fresh - unaffected by weathering agents; no appreciable change with depth

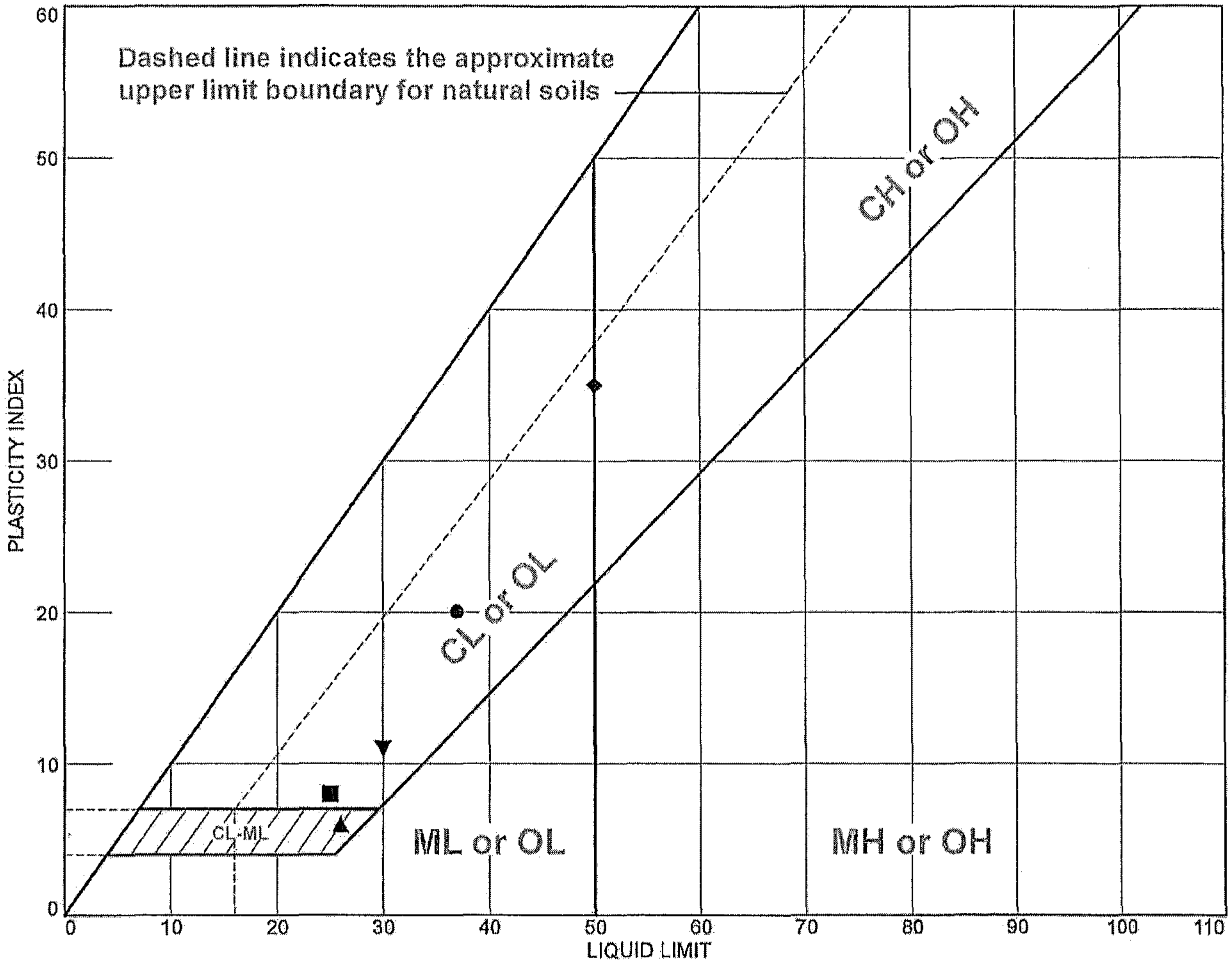
RGH
CONSULTANTS

Job No: 3053.01.04.1 | Date: JAN 2014

ENGINEERING GEOLOGY ROCK TERMS
Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
12

LIQUID AND PLASTIC LIMITS TEST REPORT



	MATERIAL DESCRIPTION	LL	PL	PI	%<#40	%<#200	USCS
●	Brn Clayey Sand W/ Gravel (SC)	37	17	20			SC
■	Brn Clayey Sand W/ Gravel (SC)	25	17	8		45.3	SC
▲	Lt Grn Silty Clayey Sand (SC-SM)	26	20	6		27.4	SC-SM
◆	Brn Sandy Clay (CL)	50	15	35			CL
▼	Brn Clayey Sand W/ Gravel (SC)	30	19	11			SC

Project No. 3053.01.04.1 **Client:** RGH Consultants

Project: Ramey Winery

●**Source of Sample:** B-1 **Depth:** 1.0'-5.0'
■**Sample Source:** B-3 **Depth:** 2.5' & 3.0' **Sample No.:** Composite
▲**Sample Source:** B-5, B-6 **Depth:** 1.5', 4.0', 9.0' **Sample No.:** Composite
◆**Source of Sample:** B-7 **Depth:** 1.0'-5.0'
▼**Source of Sample:** B-8 **Depth:** 1.0'-5.0'

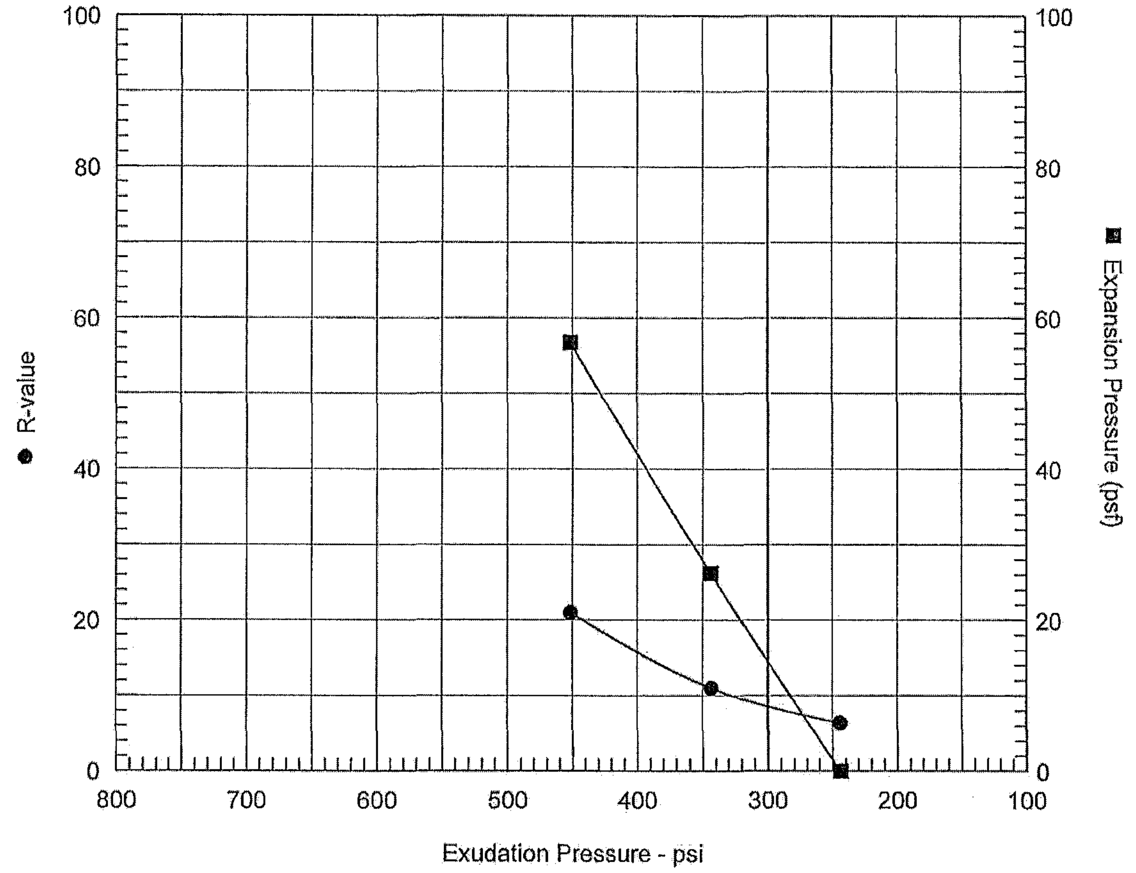
Remarks:
●Expansion Index=39
■Expansion Index=19
▲Expansion Index=0
◆Expansion Index=84
▼Expansion Index=7

RGH
CONSULTANTS

Job No: 3053.01.04.1 | Date: JAN 2014

CLASSIFICATION TEST DATA
Ramey Winery
7097 Westside Road
Healdsburg, California

R-VALUE TEST REPORT



Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	110	117.9	14.9	26	128	2.51	343	11	11
2	205	123.5	13.3	57	109	2.50	451	21	21
3	50	114.5	17.8	0	138	2.36	244	7	6

Test Results	Material Description
R-value at 300 psi exudation pressure = 9 **Exp. pressure at 300 psi exudation pressure =** 15 psf	Brn Clayey Sand W/ Gravel (SC)

Project No.: 3053.01.04.1
Project: Ramey Winery
Source of Sample: B-1 **Depth:** 1.0'-5.0'

Date: 1/10/2014

Tested by: SEF
Checked by: GEF
Remarks:

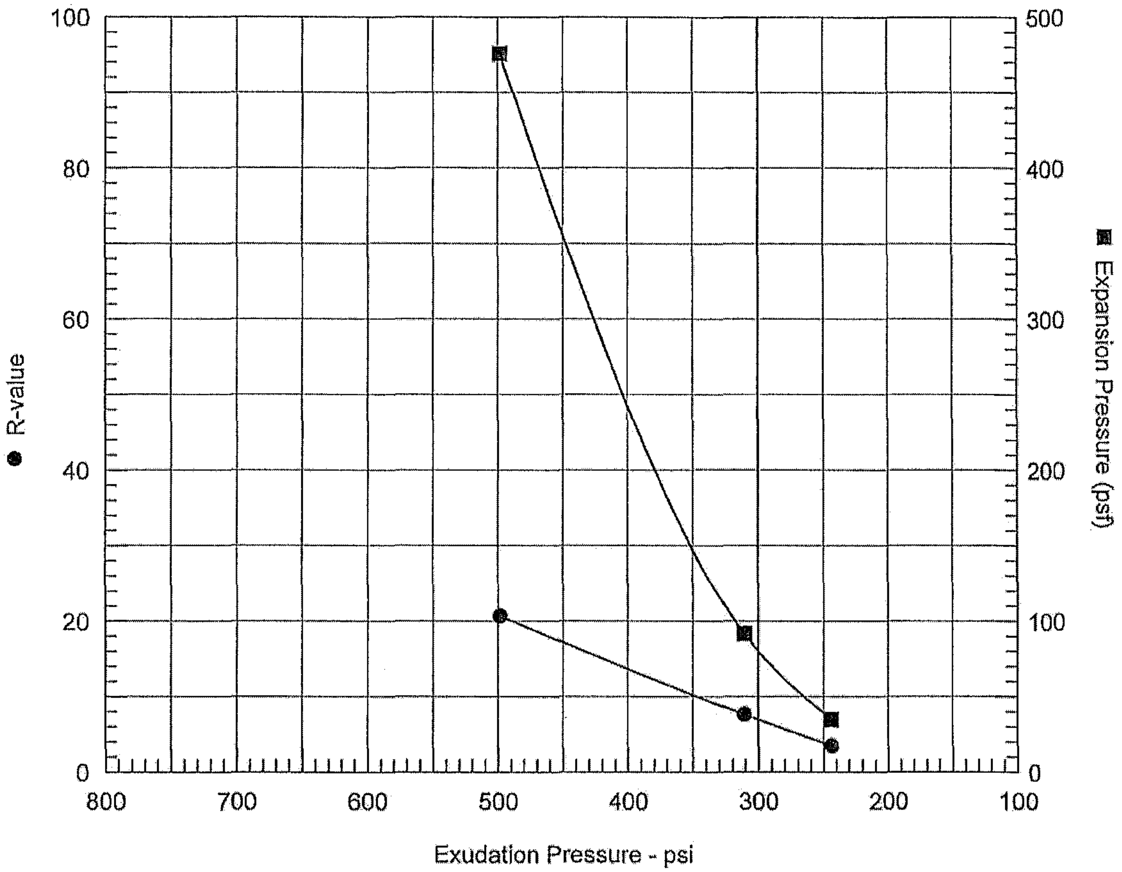
RGH CONSULTANTS

Job No: 3053.01.04.1 Date: JAN 2014

R-VALUE TEST DATA
Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
14

R-VALUE TEST REPORT



Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	135	120.1	15.0	476	110	2.42	498	22	21
2	60	113.1	17.4	92	138	2.46	311	8	8
3	40	108.3	20.1	35	147	2.52	244	3	3

Test Results	Material Description
R-value at 300 psi exudation pressure = 7 **Exp. pressure at 300 psi exudation pressure =** 80 psf	Brn Sandy Clay (CL)

Project No.: 3053.01.04.1

Project: Ramey Winery

Source of Sample: B-7 **Depth:** 1.0'-5.0'

Date: 1/10/2014

Tested by: SEF

Checked by: GEF

Remarks:

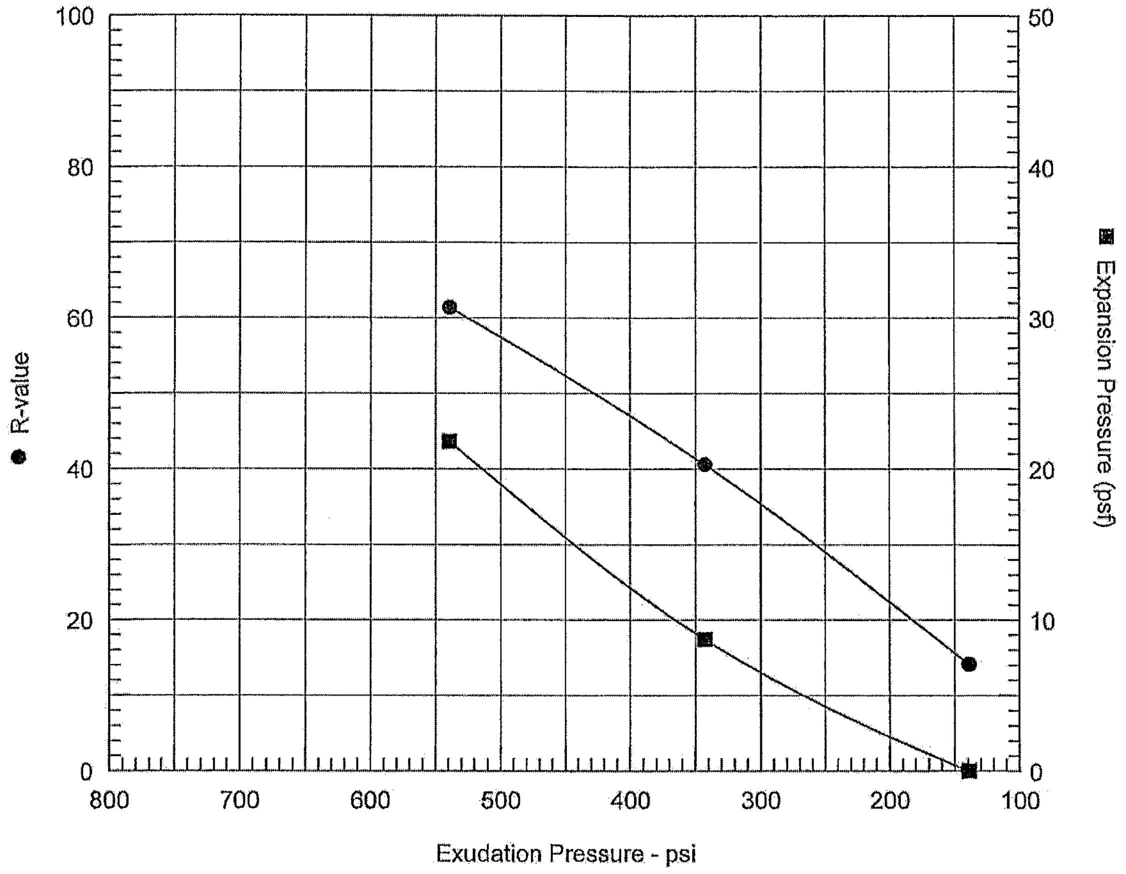
RGH
CONSULTANTS

Job No: 3053.01.04.1 Date: JAN 2014

R-VALUE TEST DATA
Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
15

R-VALUE TEST REPORT



Resistance R-Value and Expansion Pressure - Cal Test 301

No.	Compact. Pressure psi	Density pcf	Moist. %	Expansion Pressure psf	Horizontal Press. psi @ 160 psi	Sample Height in.	Exud. Pressure psi	R Value	R Value Corr.
1	160	132.7	10.3	9	74	2.47	343	41	41
2	60	127.4	11.9	0	120	2.53	139	14	14
3	295	134.5	9.0	22	44	2.44	539	63	61

Test Results	Material Description
R-value at 300 psi exudation pressure = 35 **Exp. pressure at 300 psi exudation pressure =** 7 psf	Brn Clayey Sand W/ Gravel (SC)

Project No.: 3053.01.04.1
Project: Ramey Winery
Source of Sample: B-8 **Depth:** 1.0'-5.0'

Date: 1/10/2014

Tested by: SEF
Checked by: GEF
Remarks:

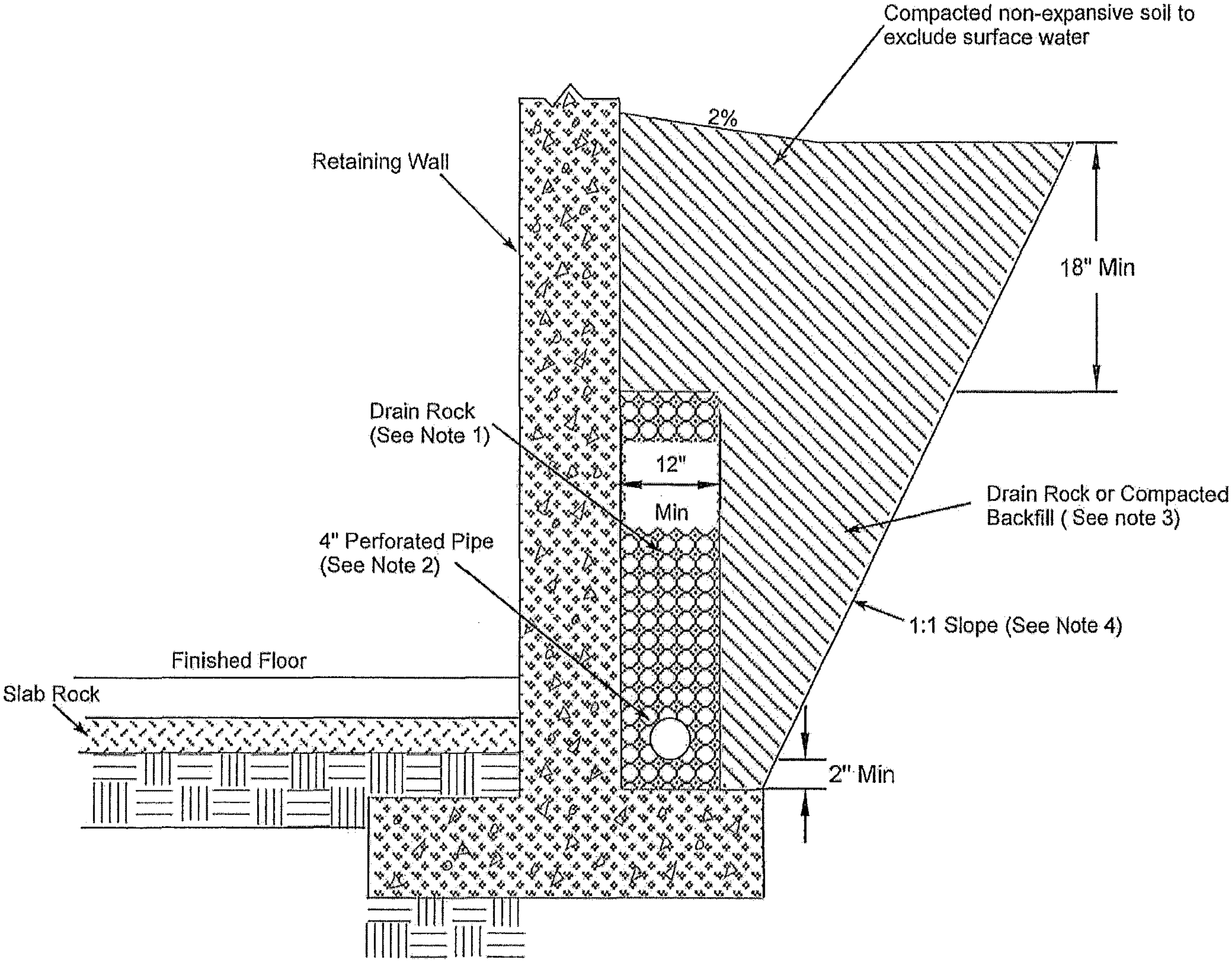
RGH CONSULTANTS

Job No: 3053.01.04.1 Date: JAN 2014

R-VALUE TEST DATA

Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
16



Notes:

1. Drain rock should meet the requirements for Class 2 Permeable Material, Section 68, State of California "Caltrans" Standard Specification, latest edition. Drain rock should be placed to approximately three-quarters the height of the retaining wall.

2. Pipe should conform to the requirements of Section 68 of State of California "Caltrans" Standards, perforations placed down, sloped at 1% for gravity flow to outlet or sump with automatic pump. The pipe invert should be located at least 8 inches below the lowest adjacent finished surface.

3. During construction the contractor should use appropriate methods such as temporary bracing and/or light compaction equipment to avoid overstressing the walls. Non-expansive soils to be used as backfill.

4. Slope excavation back at a 1:1 gradient from the back of footing where expansive materials are exposed.

Not to Scale

RGH
CONSULTANTS

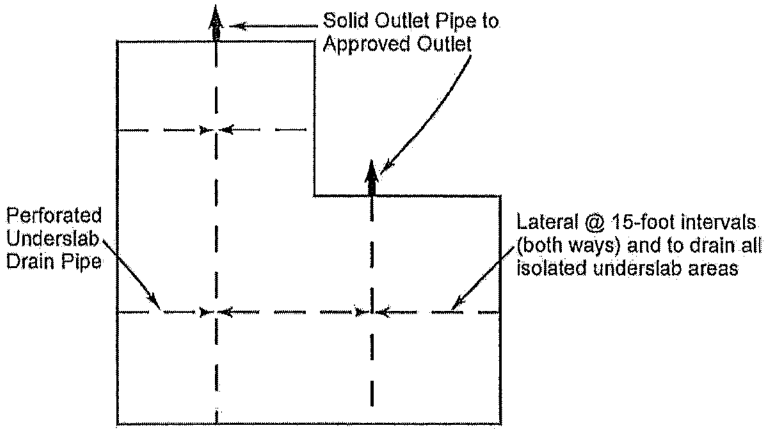
Job No: 3053.01.04.1 | Date: JAN 2014

RETAINING WALL BACKDRAIN ILLUSTRATION

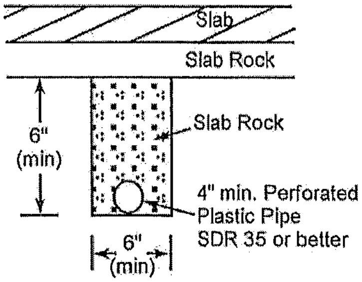
Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE

17



TYPICAL UNDERSLAB DRAIN PLAN



SLAB UNDERDRAIN

RGH
CONSULTANTS

Job No: 3053.01.04.1 | Date: JAN 2014

TYPICAL SUBDRAIN DETAILS

Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE

18

APPENDIX B - REFERENCES

American Society of Civil Engineers, 2010, Minimum Design Loads for Buildings and Other Structures, ASCE Standard ASCE/SEI 7-10.

Bortugno, E.J., 1982, Map Showing Recency of Faulting, Santa Rosa Quadrangle in Wagner and Bortugno, Geologic Map of the Santa Rosa Quadrangle: California Division of Mines and Geology, Regional Geologic Map Series, Map No. 2A, Santa Rosa Quadrangle, Scale 1:250,000.

Bryant, W.A., and Hart, E.W., Interim Revision 2007, Fault-Rupture Zones in California; California Geological Survey, Special Publication 42, p. 21 with Appendices A through F.

Burmister, D.M., 1948, The Importance and Practical Use of Relative Density in Soil Mechanics: Proceedings of ASTM, v. 48:1249.

California Building Code, 2013, California Building Standard Commission.

Delattre, M.P., 2011, Preliminary Geologic Map of the Healdsburg 7.5' Quadrangle, Sonoma County, California: A Digital Database, California Geological Survey.

Federal Emergency Management Agency (FEMA), Flood Zone Map for Sonoma County California, and Incorporated Areas (NO. 06097C0563E), Dated December 12, 2008.

Huffman, M.E., and Armstrong, C.F, 1980, Geology for Planning in Sonoma County, California: California Division of Mines and Geology Special Report 120, 31 p., 5 plates.

Natural Resources Conservation Service, United States Department of Agriculture, accessed January 9, 2014. Web Soil Survey, available online at http://websoilsurvey.nrcs.usda.gov/.

United States Geological Survey, 2008, Earthquake Ground Motion Parameter Java Application, Version 5.1.0, updated February 10, 2011.

WAC Corporation, Sonoma County, 1996, Black and White Aerial Photographs, Roll 18, Frames 200 & 201, Approximate Scale 1"=2000'.

Working Group on California Earthquake Probabilities, 2007, Uniform California Earthquake Rupture Forecast (UCERF): Notes on Southern California Earthquake Center (SCEC) Web Site (http://www.scec.org/ucerf/).

APPENDIX C - DISTRIBUTION

Ramey Vineyards, LLC Attention: David and Carla Ramey P.O. Box 788 Healdsburg, CA 95448 david@rameywine.com	(5,1 and electronic)
Earthtone Construction andy@earthtoneconstruction.com	(electronic)

REP:TAW:JJP:rp:lw

RGH CONSULTANTS
Experience is the difference

Santa Rosa Office
1305 North Dutton Ave
Santa Rosa, CA 95401
P: 707-544-1072
F: 707-544-1082

Napa Office
1041 Jefferson St, Suite 4
Napa, CA 94559
P: 707-252-8105
F: 707-544-1082

Middletown Office
P.O. Box 852
Middletown, CA 95461
P: 707-987-4602
F: 707-987-4603

October 18, 2018

Ramey Vineyards, LLC
Attention: David and Carla Ramey
P.O. Box 788
Healdsburg, CA 95448

Geotechnical Engineering Report Update
Ramey Winery
7097 Westside Road
Healdsburg, California

Project Number: 3053.01.06.1

The purpose of this letter is to update our previous geotechnical report for the project to current design standards. The results of our geotechnical study for the site were presented in our report dated January 27, 2014. On October 18, 2018, we performed a brief reconnaissance of the site and noted that the site surface conditions have not changed significantly since our report was issued.

Based on our review and reconnaissance, it is our opinion that the recommendations in our report are valid for design and construction of the improvements. We understand that some of the planned features may have shifted and that a new sound wall is being planned. We reviewed the architectural plans for the project that show a print date of September 21, 2018. Attached is the subject plan showing our subsurface exploration points.

With code changes, seismic design criteria can change. Current seismic design parameters are based on Section 1613 titled "Earthquake Loads" of the 2016 California Building Code (CBC). Based on Table 20.3-1 of American Society of Civil Engineers (ASCE) Standard 7-10, titled "Minimum Design Loads for Buildings and Other Structures" (2010), we confirmed that a Site Class of C should be used for the site. Using a site latitude and longitude of 38.5218°N and 122.8666°W, respectively, the design maps from the United States Geological Survey (USGS), and the website https://www.seismicmaps.org/, we determined that the seismic design criteria presented in our report are still valid for this project. We have represented them below.

2016 CBC Seismic Criteria

Spectral Response Parameter	Acceleration (g)
S_S (0.2 second period)	1.500
S_1 (1 second period)	0.600
S_{MS} (0.2 second period)	1.500
S_{M1} (1 second period)	0.780
S_{DS} (0.2 second period)	1.000
S_{D1} (1 second period)	0.520

We trust this provides the information you require at this time. If you have questions please call.

Very truly yours,
RGH Consultants

Jared J. Pratt
Project Manager

CERTIFIED ENGINEERING GEOLOGIST
JARED JACKSON PRATT
No. 2453
STATE OF CALIFORNIA

cc: Kim Corcoran
kcorcoran@cmprlaw.com

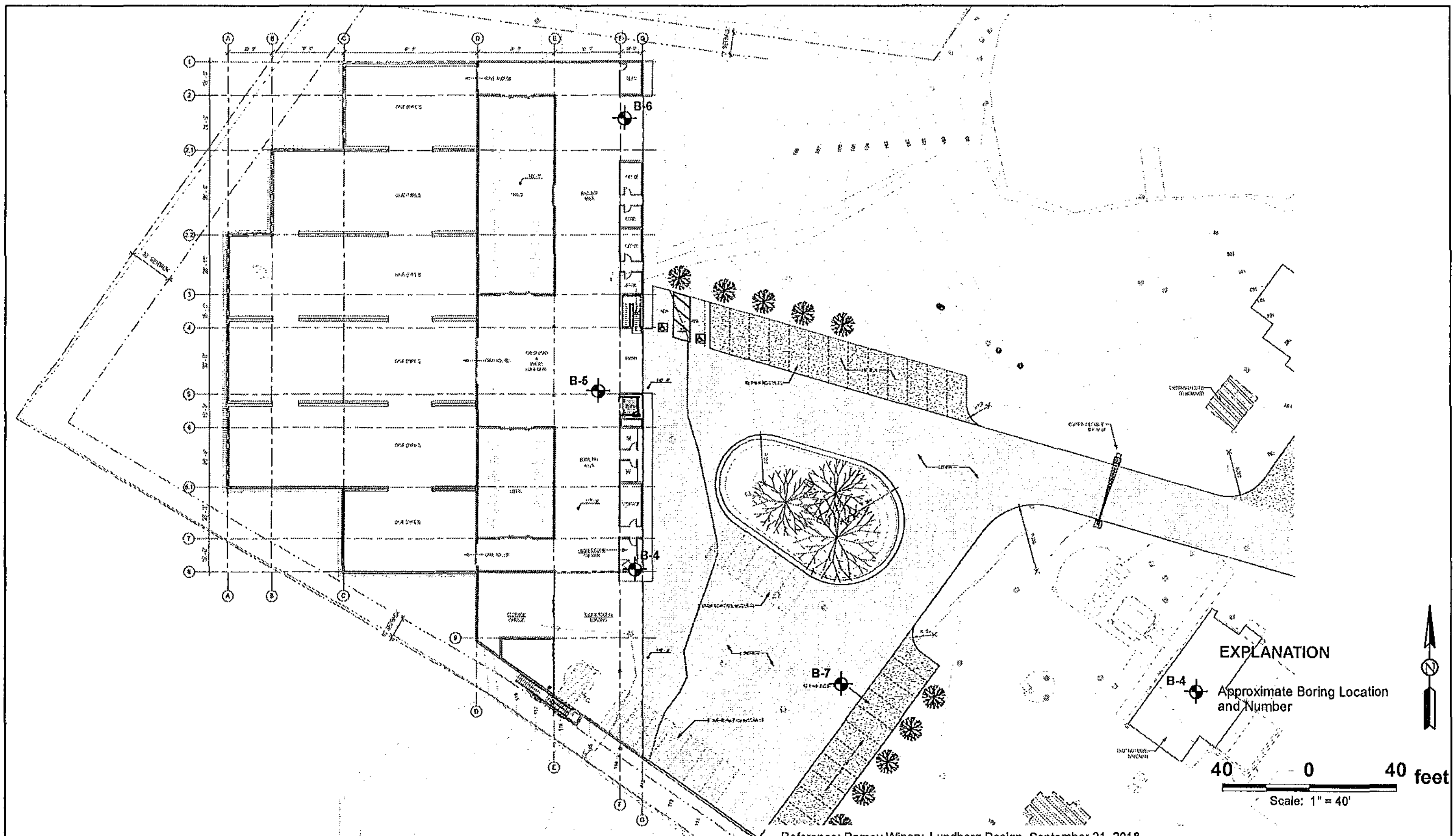
Travis A. Whitted
Principal Geotechnical Engineer

REGISTERED PROFESSIONAL ENGINEER
TRAVIS A. WHITTED
No. 2782
GEOTECHNICAL
STATE OF CALIFORNIA

JJP:TAW:jp:ejw
Electronically and parcel post submitted

s:\project files\3001-3250\3053\3053.01.04.1 ramey winery\report update letter with seismic.doc

Attached: Updated Site Plan, Plate 1



Reference: Ramey Winery, Lundberg Design, September 21, 2018

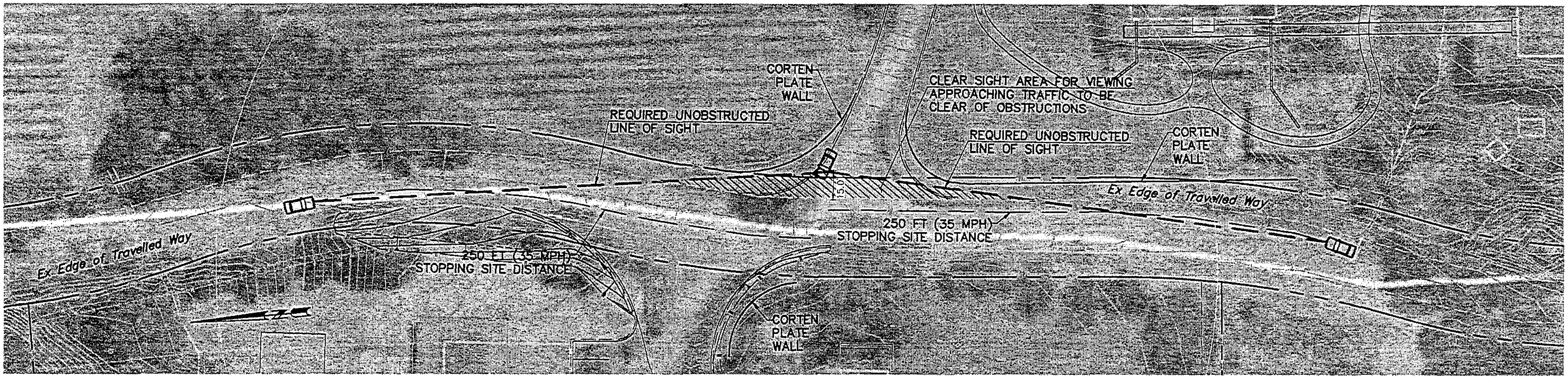
RGH
CONSULTANTS

Job No: 3053.01.06.1 Date: OCT 2018

UPDATED SITE PLAN

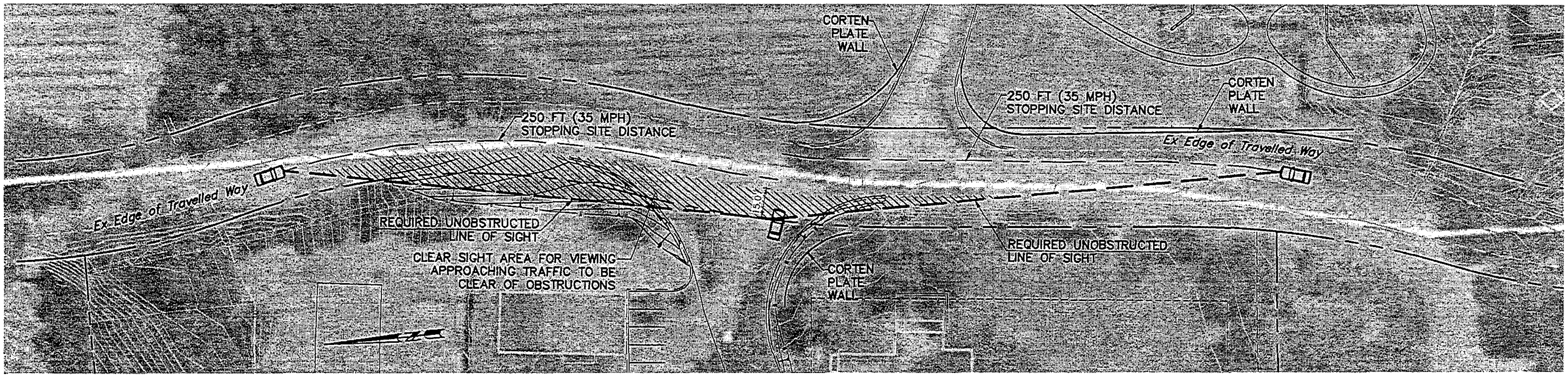
Ramey Winery
7097 Westside Road
Healdsburg, California

PLATE
1



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 15 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

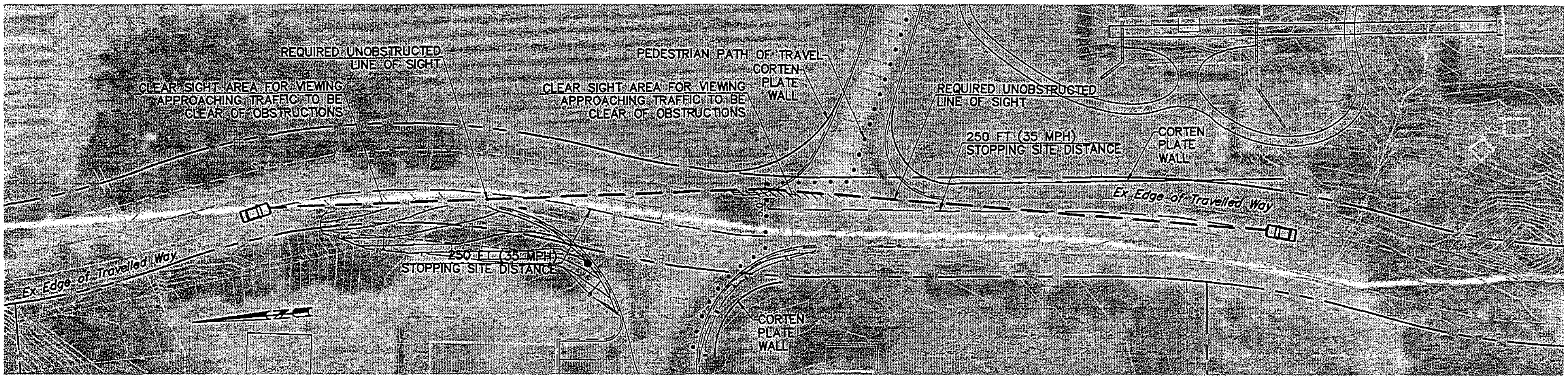
June 26, 2017

SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

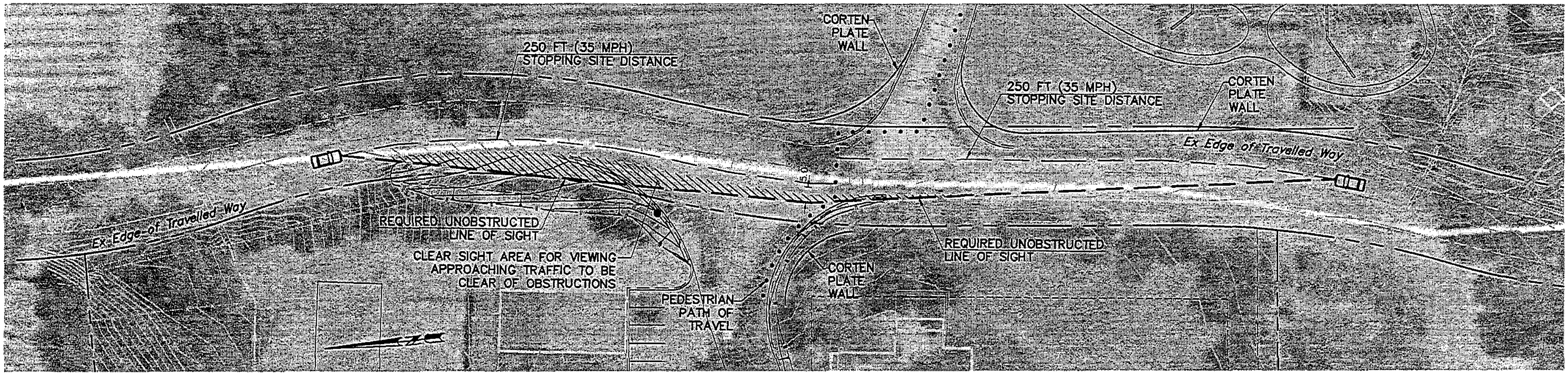
adobe associates, inc.
civil engineering I land surveying I wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- 35 MPH SIGHT DISTANCE EXHIBIT.DWG,6/26/2017 1:59:54 PM,Joe Conwell



PEDESTRIAN AVAILABLE SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



PEDESTRIAN AVAILABLE STOPPING SIGHT DISTANCE
WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
+ STOPPING DISTANCE: 250 FT
+ SETBACK FROM EDGE OF TRAVELED WAY: 5 FT
+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

June 26, 2017

PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

File: T:\2013 PROJECTS\13077\DWG\ADOBE-DESIGN\DESIGN REVIEW\EXHIBITS\13077- PEDESTRIAN AVAILABLE SIGHT DISTANCE EXHIBIT.DWG,6/26/2017 2:03:13 PM,Joe Conwell

permit
SONOMA

County of Sonoma
Permit & Resource Management Department

MEMO

DATE: **August 22, 2017**

TO: **Traci Tesconi, Supervising Planner**

FROM: **Becky VerMeer, Environmental Health Specialist-Project Review**

SUBJECT: **Truck Sizes as defined by the Transportation's Federal Highway Administration**

Trucks as defined by (empty) weight in categories of Light, Medium and Heavy and by the Dept. of Transportation's Federal Highway Administration (FHWA) classifications:

Light Trucks: Passenger cars and small trucks

Up to 14,000 lbs

FHWA classes 1-3

5 lug wheel hub (depending on the year of the vehicle, more hubs =heavier duty suspension and load capacity)

Medium Trucks: Box truck, Van, Flatbed truck, Fire truck (may be Heavy Trucks too), RV, Ford F-650 Medium Duty, Delivery truck, Cutaway van chassis, Bottler

14,001 lbs -26,000 lbs.

FHWA classes 4-6

6-8 lug wheel hubs

Heavy Trucks:

26,001- 33,000 lbs. Garbage trucks, Dump trucks, Tank Truck, Tractor Unit, Mobile Crane, Cement Mixer Truck, Ford F-750, Semi trucks, 18 wheelers,

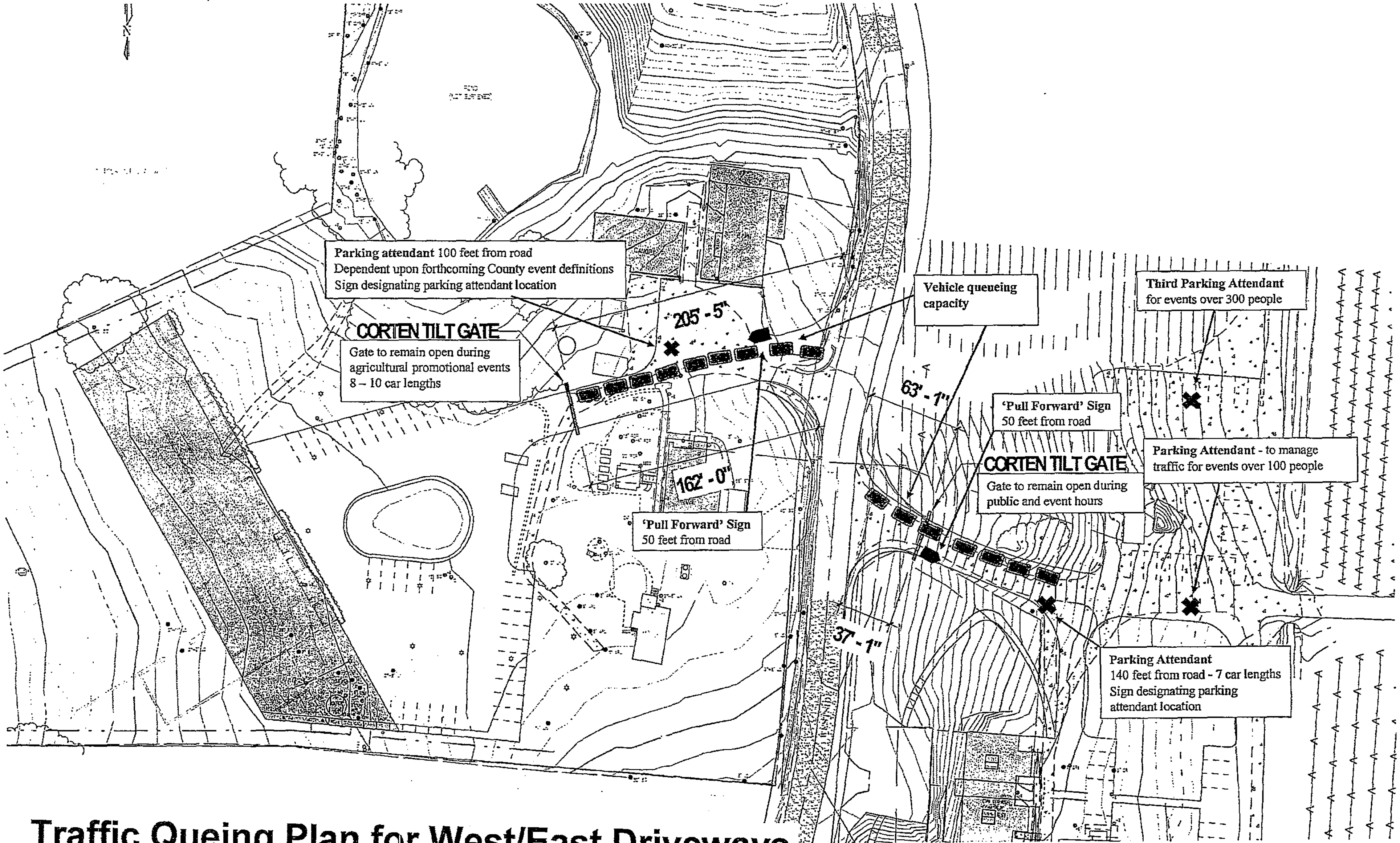
FHWA classes 7-8

Requires a Class B Commercial Driver's License for non-combo vehicles or Class A Commercial Driver License for combo vehicles (tractor-trailers)

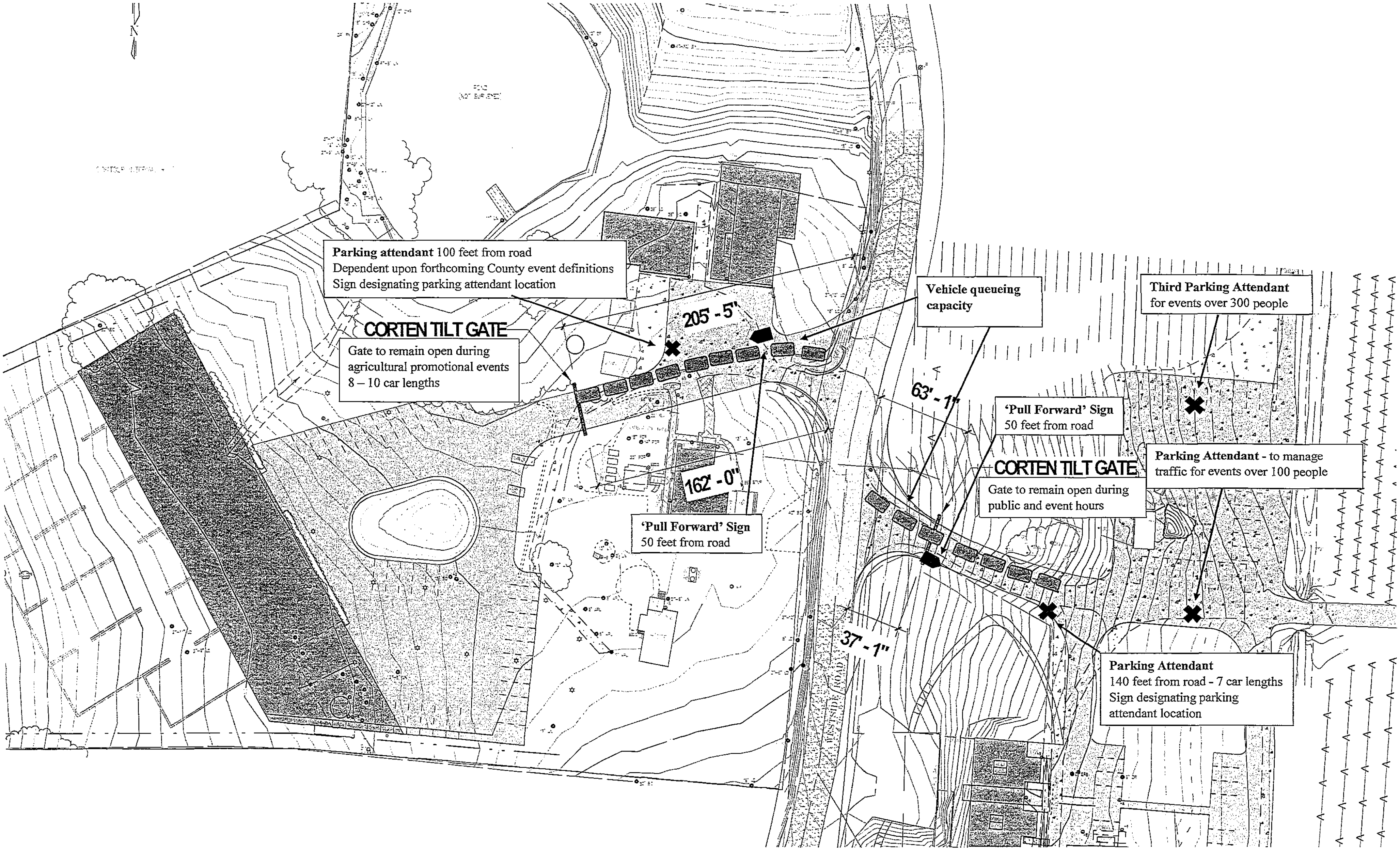
Typically have 3 or more axles

Super Heavy Trucks:

- 33,000 lbs+
- Requires escorts and special permits for Highway use
- Usually for Off Highway vocations like logging, mining, etc.



Traffic Queing Plan for West/East Driveways
dated 8-2017
UPE14-0008 Ramey Winery



Parking attendant 100 feet from road
Dependent upon forthcoming County event definitions
Sign designating parking attendant location

CORTEN TILT GATE
Gate to remain open during
agricultural promotional events
8 – 10 car lengths

Vehicle queueing capacity

'Pull Forward' Sign
50 feet from road

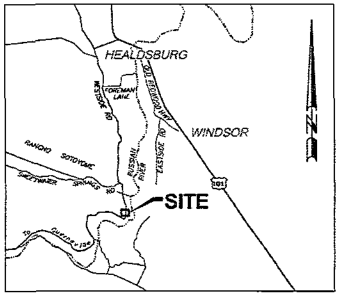
Third Parking Attendant
for events over 300 people

'Pull Forward' Sign
50 feet from road

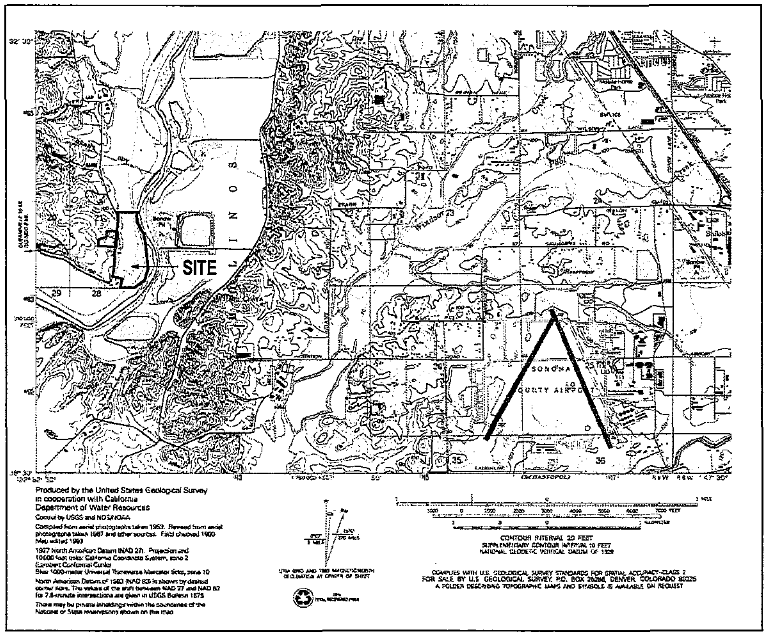
CORTEN TILT GATE
Gate to remain open during
public and event hours

Parking Attendant - to manage
traffic for events over 100 people

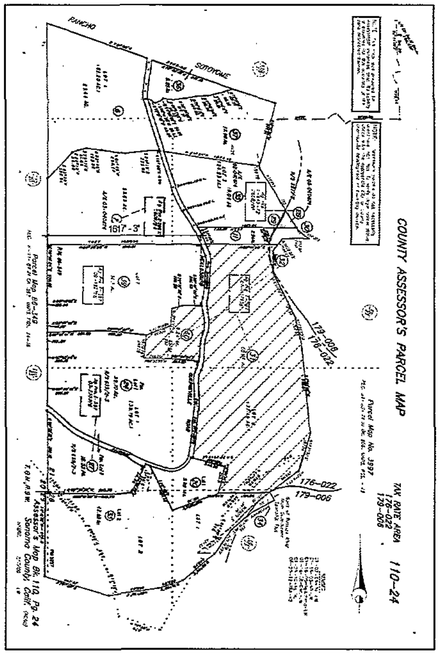
Parking Attendant
140 feet from road - 7 car lengths
Sign designating parking
attendant location



③ Location Plan
N.T.S.



② USGS Quardrangle Map
1" = 2000'-0"



① Assessor's Parcel Map
1" = 600'-0"

Abbreviations

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARHITECTURAL
AVG.	AVERAGE
BC	BEGIN CURVE
BLDG.	BUILDING
BM	BENCHMARK
BO	BLACK OAK
B.O.	BOTTOM OF
B.U.	BUILT-UP
BY	BAY LAUREL
CB	CATCH BASIN
CL	CLASS
C.L.	CENTER LINE
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CYP	CYPRESS
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DF	DOUGLAS FIR
DIA	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELECT.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
FDN.	FOUNDATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN.	FINISH
FL	FLOWLINE
FLR.	FLOOR
FSS	FIRE SAFE STANDARD
FT.	FOOT / FEET
FTG.	FOOTING
GALV.	GALVANIZED
GB	GRADE BREAK
GL	GLASS
G.L.	GRID LINE
GR	GRATE
GWB	GYPSUM WALL BOARD
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
LF	LINEAR FEET
LO	LIVE OAK
MAT'L	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MG	MAGNOLIA
MIN.	MINIMUM
MISC.	MISCELLANEOUS
(N)	NEW
N	NORTH
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
P.L.	PROPERTY LINE
PN	PINE
POP	POPLAR
PP	POWER POLE
PROP.	PROPERTY
PT.	POINT
QTY.	QUANTITY
RAD.	RADIUS
RM.	ROOM
REF.	REFERENCE
REINF.	REINFORCED
REQ'D.	REQUIRED
RW	REDWOOD
R.W.L.	RAIN WATER LEADER
SCHED.	SCHEDULE
SD	STORM DRAIN
SECT.	SECTION
SIM.	SIMILAR
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TYP.	TYPICAL
UN	UNKNOWN
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
w/	WITH
W.C.	WATER CLOSET
W/D	WASHER/DRYER
W/O	WITHOUT
WL	WALNUT
WO	WHITE OAK
WV	WATER VALVE

Project Directory

OWNER:	RAMEY WINE CELLARS P.O. BOX 788 HEALDSBURG, CA 95448	Contact: tel: email:	David Ramey 707-433-0870 x1101 david@rameywine.com
ARCHITECT:	LUNDBERG DESIGN 2620 3rd ST SAN FRANCISCO, CA 94107	Contact: tel: email:	Lev Bereznycky 415-695-0110 x25 lev@lundbergdesign.com
CIVIL:	ADOBE ASSOCIATES 1220 N. DUTTON AVE SANTA ROSA, CA 95401	Contact: tel: email:	David Brown 707-541-2300 DBrown@adobeinc.com
CONTRACTOR:	EARTHTONE CONSTRUCTION 1220 N. DUTTON AVE SANTA ROSA, CA 95401	Contact: tel: email:	Andy Bannister 707-823-6118 andy@earthtoneconstruction.com

Project Information

PROJECT SITE: 7097 WESTSIDE ROAD, HEALDSBURG, CA 95448

SCOPE OF WORK:
- ENLARGE EXISTING DRIVEWAYS TO MEET FSS STANDARDS
- PROVIDE ADDITIONAL DRIVEWAYS AND PARKING AREAS TO MEET NEW NEEDS
- RE-PURPOSE EXISTING (DILAPIDATED) HOP KILN INTO A TASTING ROOM
- RE-PURPOSE EXISTING (DILAPIDATED) BALING BARN INTO A MARKETING CENTER
- CONSTRUCT NEW WINERY & WINE CAVES AT THE REAR OF PARCEL 110-240-040

PARCEL NUMBER: 110-240-031 (a) & 110-240-040 (b)

ZONING & LAND USE: (a) LIA B6 60 BR, F1, F2, SR VCH / LIA 60
(b) LIA B6 60 SR / LIA 100

SETBACKS: REAR 20 ft
SIDE 10 ft

FLOOR AREA	EXISTING / RE-USED		NEW / PROPOSED	
	Conditioned	Unconditioned	Conditioned	Unconditioned
WINERY			9,210 sf	23,000 sf
WINE CAVES				20,720 sf
TASTING / HOP KILN	1,460 sf	5,390 sf		
TASTING / BALING BARN	3,940 sf	1,350 sf		
PUMP STATION		350 sf		
SUB-TOTAL	5,400 sf	7,090 sf	9,210 sf	43,720 sf

PROJECT TOTAL 14,600 sf (Conditioned Space)
50,810 sf (Unconditioned Space, incl'd Wine Caves)

Drawing List

A0.00	Cover Sheet
A1.00	Project Site Plan (Existing) △2
A1.00b	Project Site Plan Footpring Analysis
A1.01	EAST Site Plan (Proposed)
A1.02	WEST Site Plan (Proposed)
A1.10	Public Tasting / Hop Kiln Plans (Proposed)
A1.11	Private Tasting / Baling Barn Plans (Proposed)
A1.12	New Winery Floor Plans
A1.13	Winery Area Calculations
A2.00	Hop Kiln Elevations (Existing)
A2.01	Public Tasting / Hop Kiln Elevations (Proposed)
A2.02	Baling Barn Elevations (Existing)
A2.03	Private Tasting / Baling Barn Elevations (Proposed)
A2.04	New Winery Elevations
A3.00	Tasting Kiln & Barn Sections (Proposed)
A3.01	New Winery Sections
A5.00	Signage & Ext. Lighting Plan (East Side)
A5.01	Signage & Ext. Lighting Plan (West Side) △1
A5.02	Landscape Elements & Gates
A5.03	Landscape Elements & Gates
A10.00	Photomontage View from the North
A10.01	Photomontage View from the West
A10.02	Photomontage View from the South
A10.03	Old Trestle / Pedestrian Bridge Views
△1 A10.04	Winery Renderings
A10.10	Materials Board - Tasting Kiln & Barn
A10.11	Materials Board - Winery
C1	WEST Grading & Drainage Plan
C2	EAST Grading & Drainage Plan
L1	EAST Landscape Plan (Proposed)
L2	WEST Landscape Plan (Proposed)

LD
LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
Healdsburg, CA
7097 Westside Road

APPLICATION NO. UPE14-0008

THOMAS OLLE LUNDBERG
1-31-17

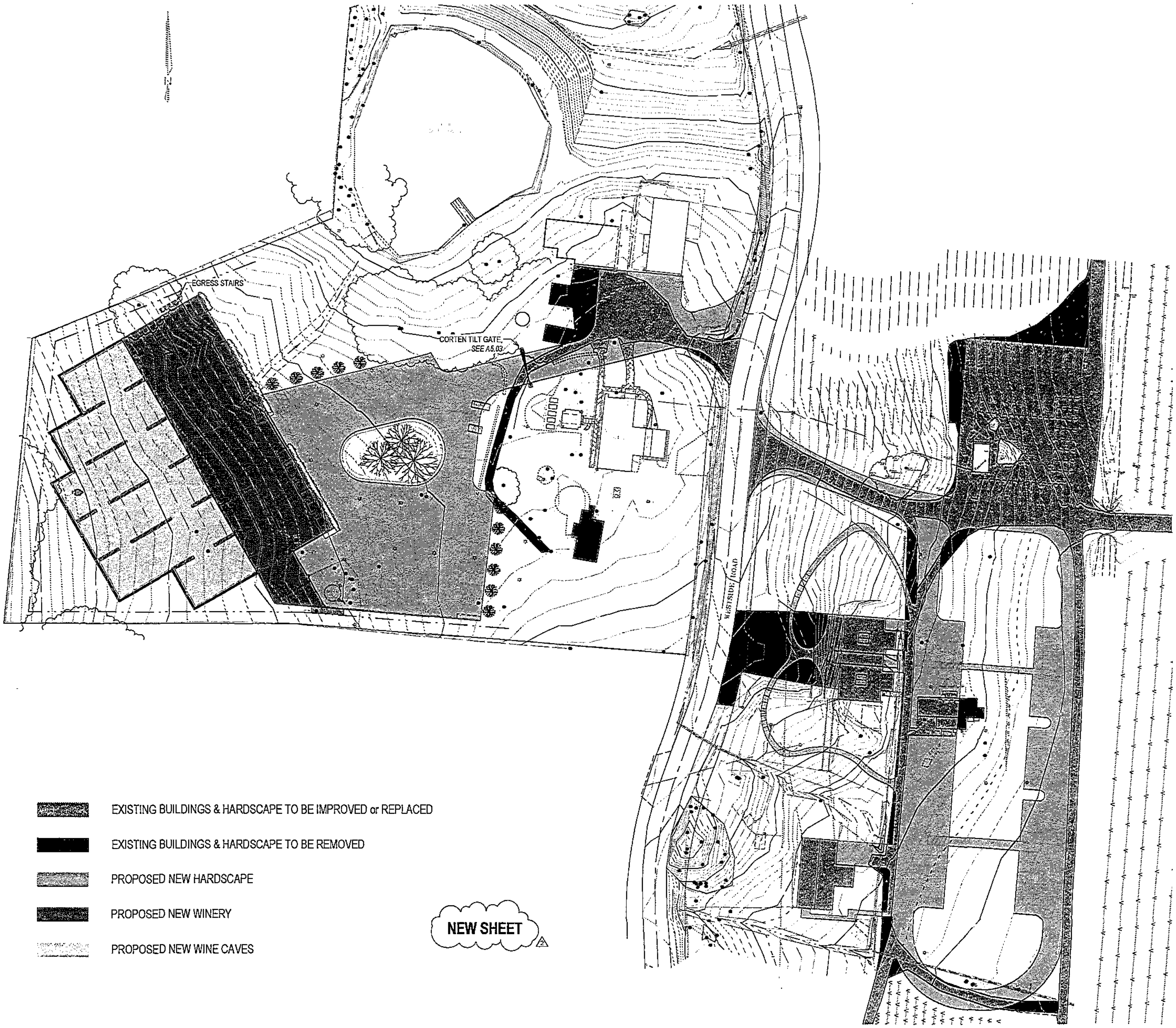
Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15
2	*Add'l Site Analysis Overlay*	05.12.17
3	*Noise Mitigation Modifications*	08.16.17
4	*Noise Mitigation Modification*	08.16.17
5	*Scenic Corridor Modifications*	08.23.17
6	*Design Review Modifications*	08.24.17
7	*Cut Fill / Water Table Mitigation*	09.06.18

Print Date 9/21/2018 11:19:15 AM
Drawn By LB
Checked By TOL
Scale As indicated

Cover Sheet

A0.00



▨ EXISTING BUILDINGS & HARDSCAPE TO BE IMPROVED or REPLACED

■ EXISTING BUILDINGS & HARDSCAPE TO BE REMOVED

▨ PROPOSED NEW HARDSCAPE

▨ PROPOSED NEW WINERY

▨ PROPOSED NEW WINE CAVES

NEW SHEET 2

LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road

Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS DALE LUNDBERG
C13244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issued Revisions

Rev. #	Description	Date
2	Add'l Site Analysis Overlay	05.12.17

Print Date 9/21/2018 11:19:43 AM

Drawn By Author

Checked By Checker

Scale 1" = 40'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect

Project Site Plan Footpring Analysis

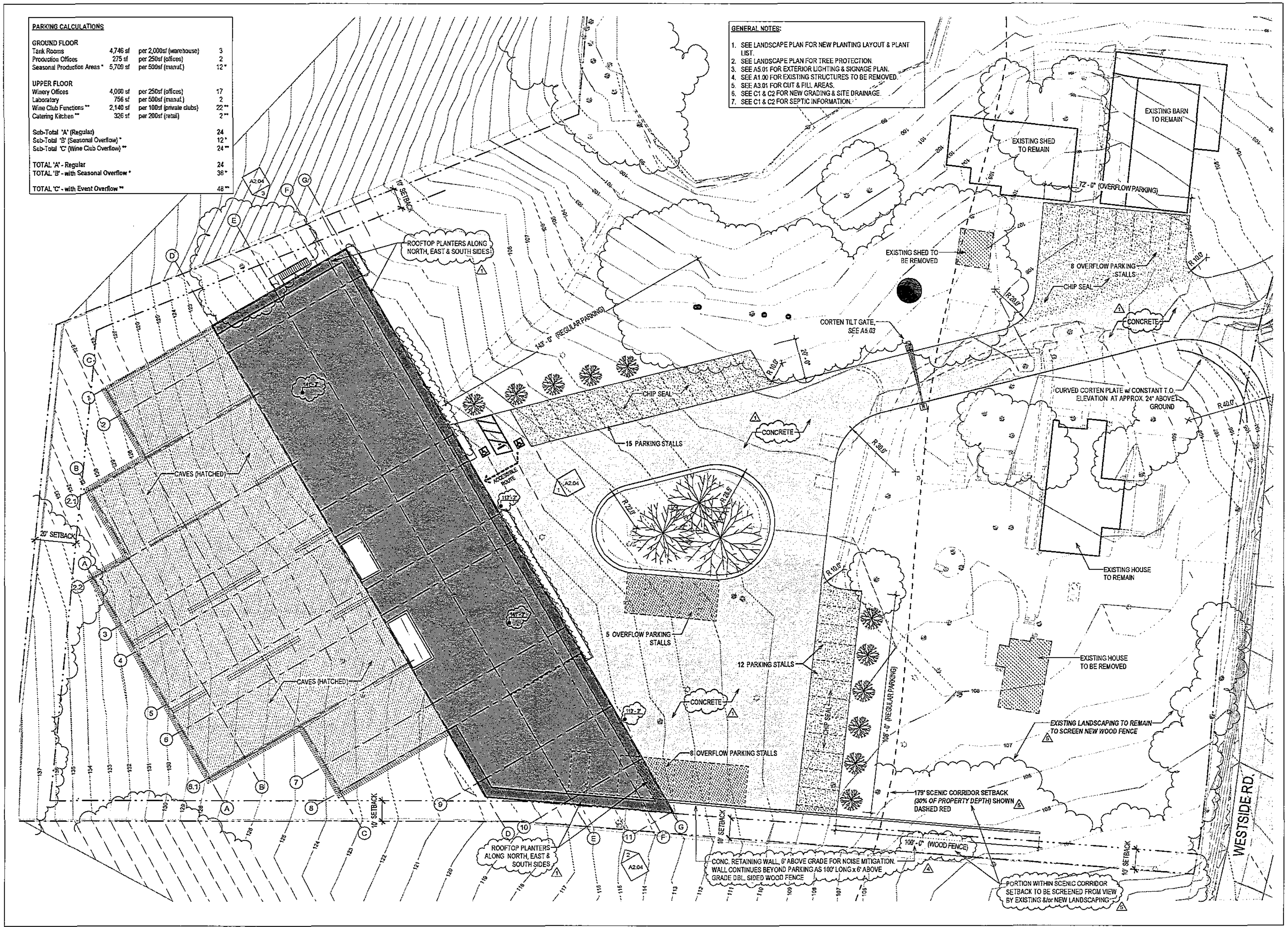
A1.00b

PARKING CALCULATIONS

GROUND FLOOR			
Tank Rooms	4,746 sf	per 2,000sf (warehouse)	3
Production Offices	275 sf	per 250sf (offices)	2
Seasonal Production Areas *	5,709 sf	per 500sf (manuf.)	12 *
UPPER FLOOR			
Winery Offices	4,060 sf	per 250sf (offices)	17
Laboratory	756 sf	per 500sf (manuf.)	2
Wine Club Functions **	2,140 sf	per 100sf (private clubs)	22 **
Catering Kitchen **	326 sf	per 200sf (retail)	2 **
Sub-Total 'A' (Regular)			24
Sub-Total 'B' (Seasonal Overflow) *			12 *
Sub-Total 'C' (Wine Club Overflow) **			24 **
TOTAL 'A' - Regular			24
TOTAL 'B' - with Seasonal Overflow *			36 *
TOTAL 'C' - with Event Overflow **			48 **

GENERAL NOTES:

1. SEE LANDSCAPE PLAN FOR NEW PLANTING LAYOUT & PLANT LIST.
2. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
3. SEE A5.01 FOR EXTERIOR LIGHTING & SIGNAGE PLAN.
4. SEE A1.00 FOR EXISTING STRUCTURES TO BE REMOVED.
5. SEE A3.01 FOR CUT & FILL AREAS.
6. SEE C1 & C2 FOR NEW GRADING & SITE DRAINAGE.
7. SEE C1 & C2 FOR SEPTIC INFORMATION.



LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107 3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLLE LUNDBERG
1-31-17

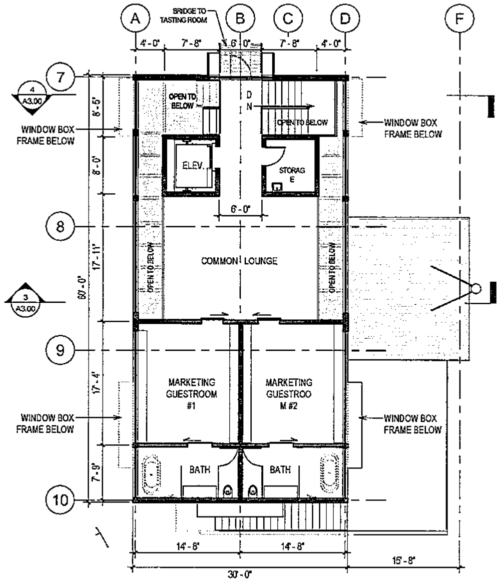
Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
4	*Noise Mitigation Modification*	*08.16.17*
5	*Scenic Corridor Modifications*	*08.23.17*
7	*Cut Fill / Water Table Mitigation*	*09.06.18*

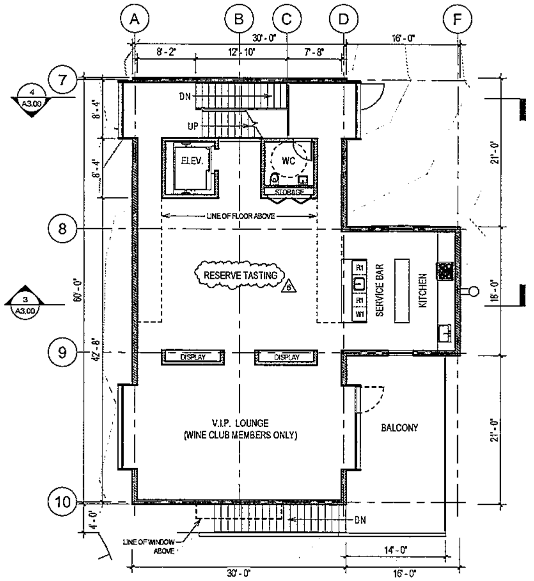
Print Date 9/21/2018 11:20:22 AM
Drawn By LB
Checked By TOL
Scale 1" = 20'-0"

WEST Site Plan (Proposed)

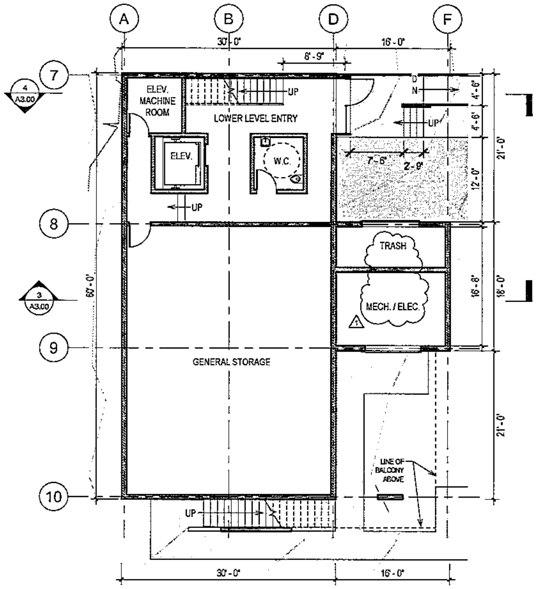
A1.02



3 Reserve Tasting / Baling Barn - 3rd Floor
1/8" = 1'-0"
6



2 Reserve Tasting / Baling Barn - 2nd Floor
1/8" = 1'-0"
6



1 Reserve Tasting / Baling Barn - 1st Floor
1/8" = 1'-0"
6

LD

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road, Healdsburg, CA

NORTH ARROW THIS SHEET

THOMAS OLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issued Revisions

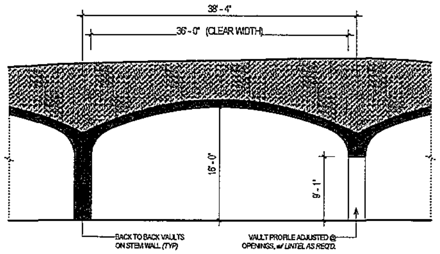
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*
6	*Design Review Modifications*	*08.24.17*

Print Date 9/21/2018 10:37:53 AM
Drawn By LB
Checked By TOL
Scale 1/8" = 1'-0"

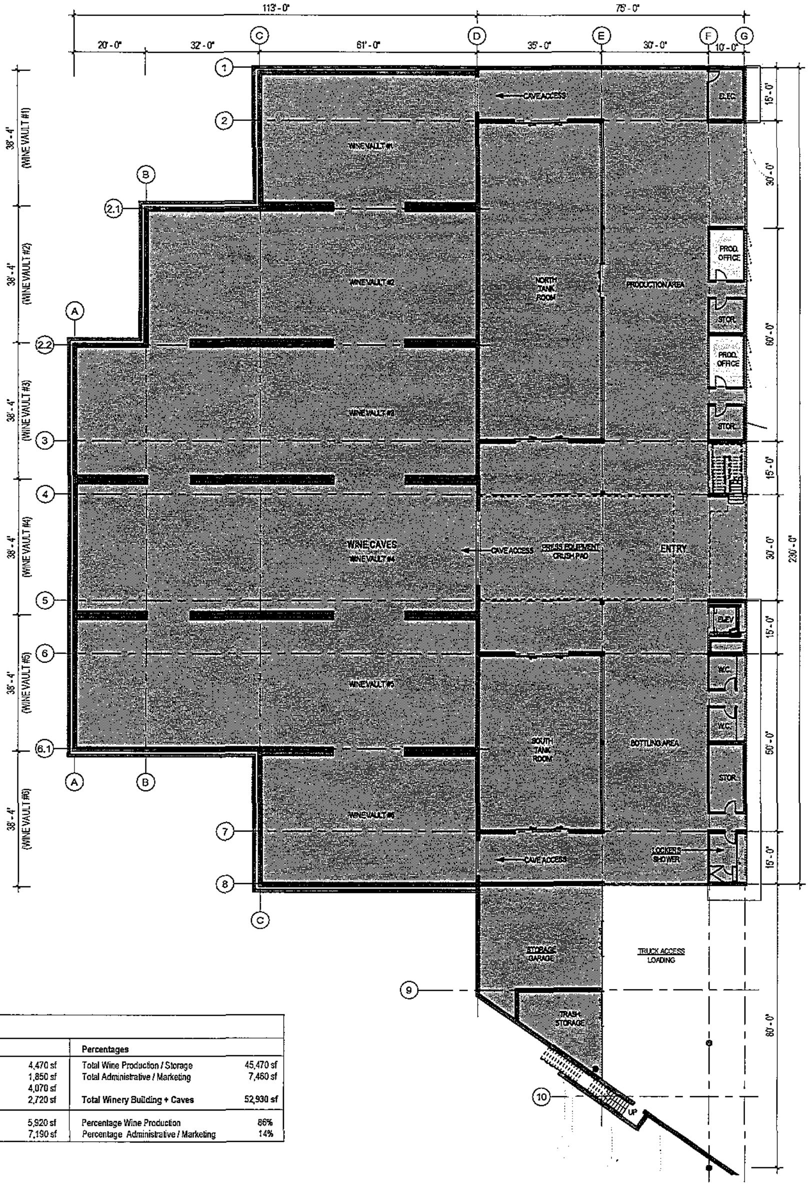
6

Reserve Tasting / Baling Barn Plans (Proposed)

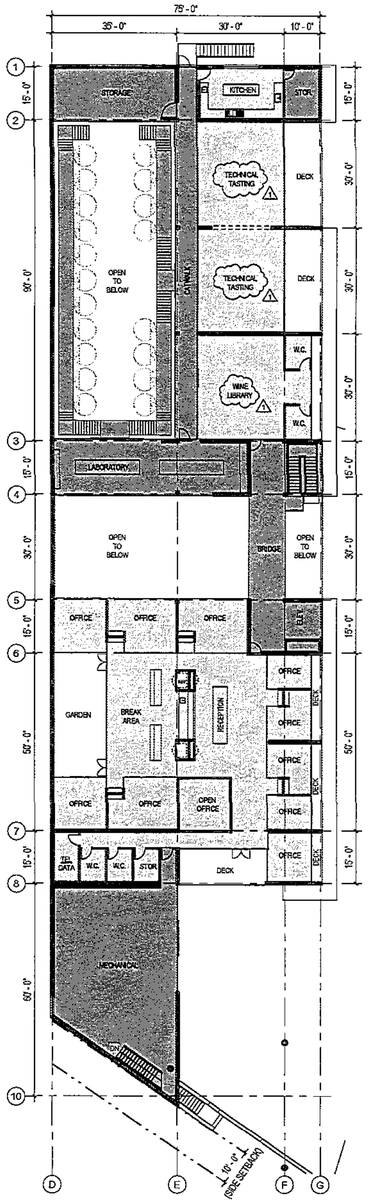
A1.11



③ Precast Vault Caves
1/8" = 1'-0"



② 1st Floor Plan - Area Calcs
1/16" = 1'-0"



① 2nd Floor Plan - Area Calcs
1/16" = 1'-0"

WINERY AREA CALCULATIONS

Ground Floor		Upper Floor		Percentages	
Caves	20,720 sf	Administrative Offices	4,470 sf	Total Wine Production / Storage	45,470 sf
Production *	18,830 sf	Mechanical Area	1,850 sf	Total Administrative / Marketing	7,460 sf
Production Offices	270 sf	Wine Production **	4,070 sf		
		Marketing Area	2,720 sf	**Total Winery Building + Caves**	**52,930 sf**
Sub-Total (Production)	39,550 sf	Sub-Total (Production)	5,920 sf	Percentage Wine Production	86%
Sub-Total (Administrative)	270 sf	Sub-Total (Admin / Mrktg)	7,190 sf	Percentage Administrative / Marketing	14%

* *includes tank rooms, restrooms & locker room*
** *includes general circulation areas*

LD
LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107 3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

THOMAS OLLE LUNDBERG
12-31-17

Issued Revisions

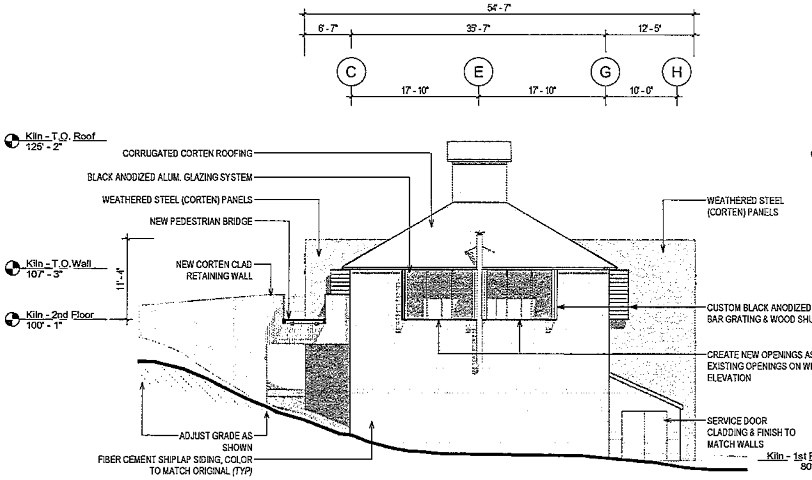
Rev. #	Description	Date
1	*Design Review Modifications*	*04.15.15*

Print Date 9/21/2018 11:20:58 AM
Drawn By LB
Checked By TOL
Scale As indicated

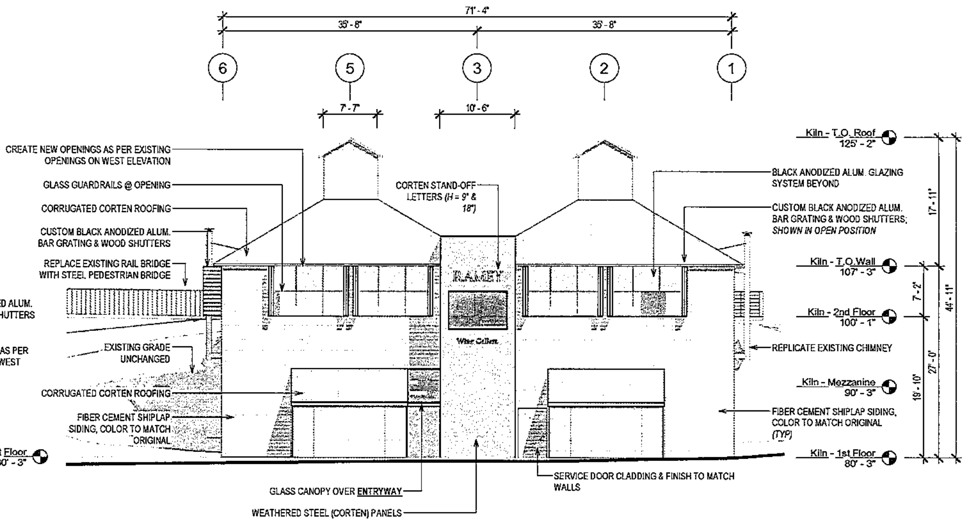
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Winery Area Calculations

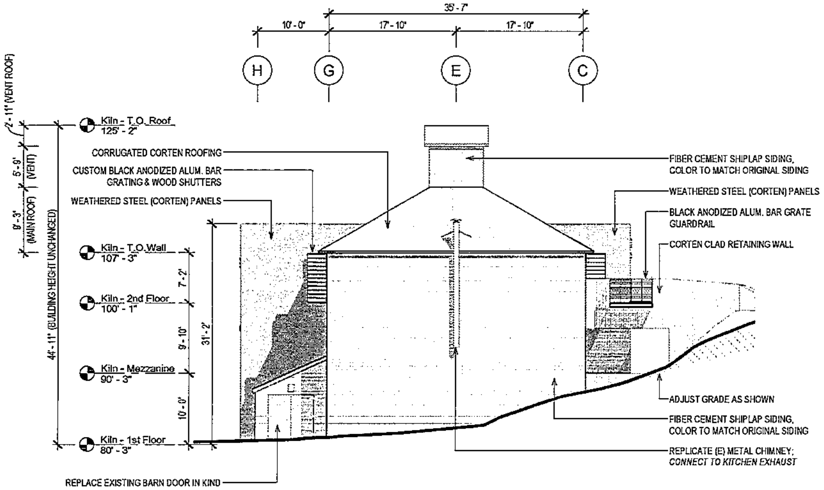
A1.13



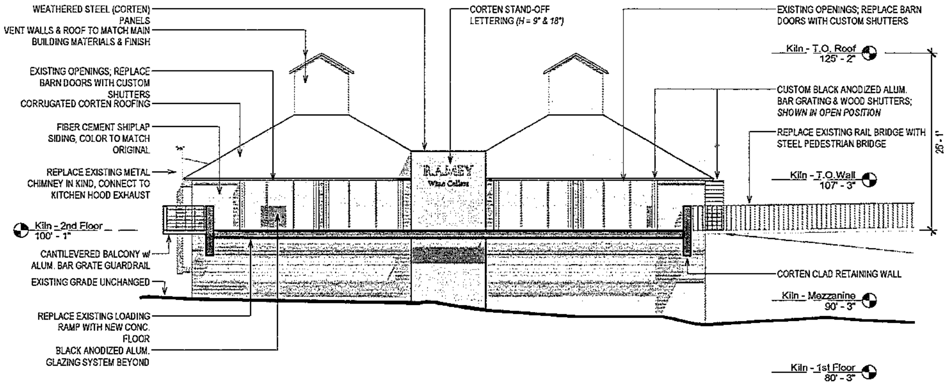
④ Public Tasting / Hop Kiln - Proposed South Elevation
1/8" = 1'-0"



② Public Tasting / Hop Kiln - Proposed East Elevation
1/8" = 1'-0"



③ Public Tasting / Hop Kiln - Proposed North Elevation
1/8" = 1'-0"



① Public Tasting / Hop Kiln - Proposed West Elevation
1/8" = 1'-0"

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

THOMAS OLE LUNDBERG
C15244
1-31-17
RENEWAL DATE

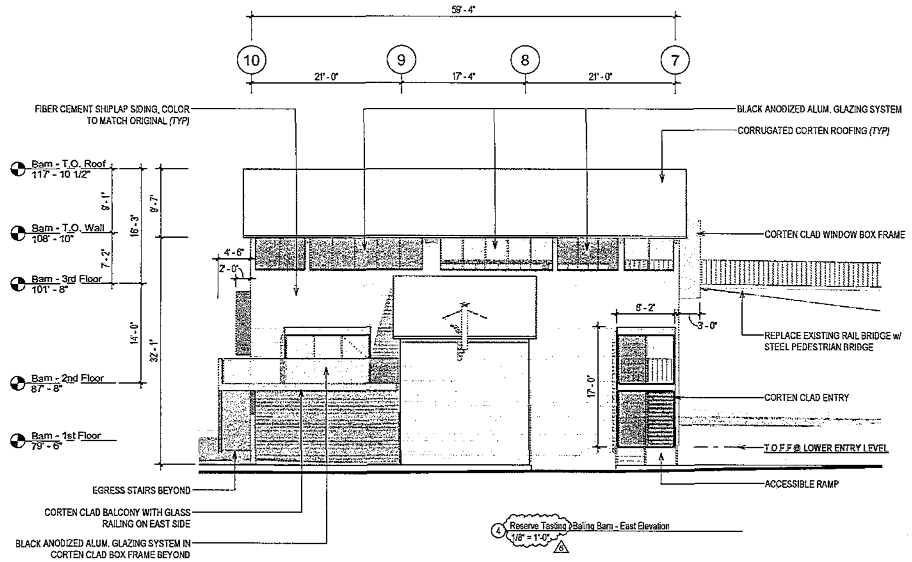
Issued Revisions		
Rev. #	Description	Date

Print Date 9/21/2018 10:38:06 AM
Drawn By LB
Checked By TOL
Scale 1/8" = 1'-0"

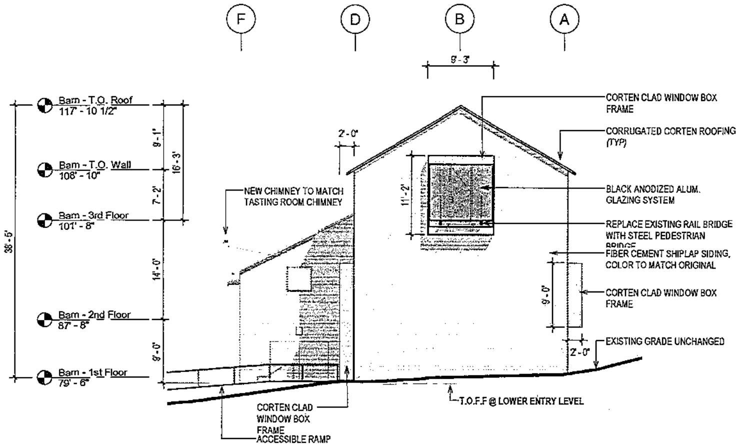
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Public Tasting / Hop Kiln Elevations (Proposed)

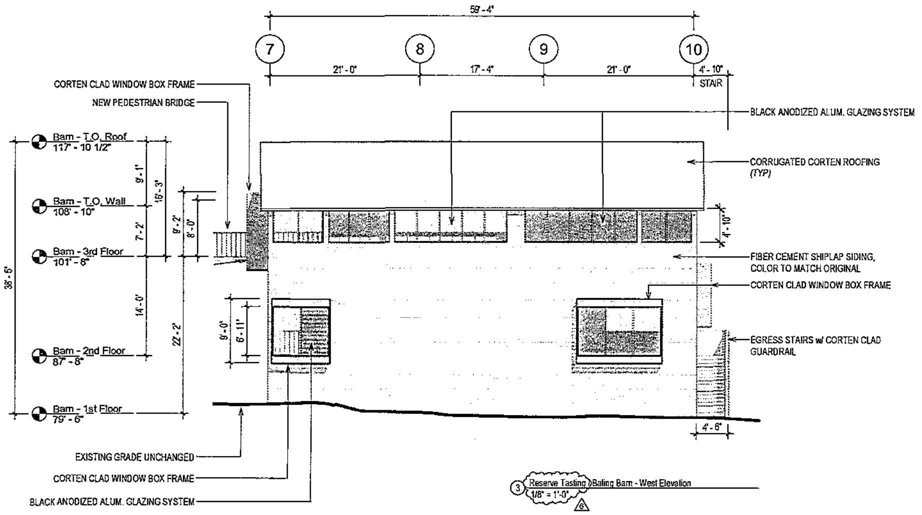
A2.01



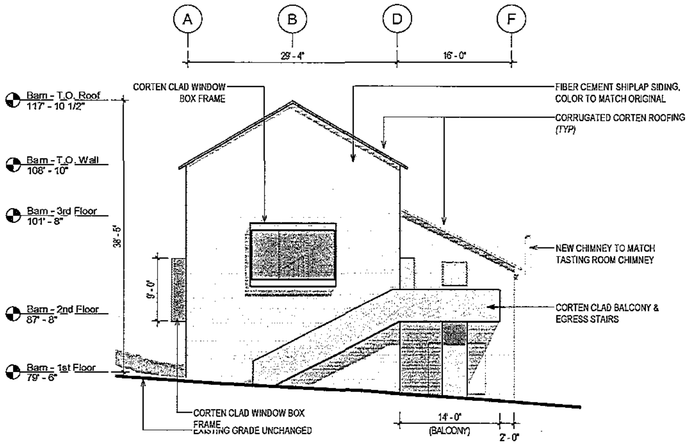
4 Reserve Tasting Baling Barn - East Elevation
1/8" = 1'-0"
6



2 Reserve Tasting Baling Barn - North Elevation
1/8" = 1'-0"
6



3 Reserve Tasting Baling Barn - West Elevation
1/8" = 1'-0"
6



1 Reserve Tasting Baling Barn - South Elevation
1/8" = 1'-0"
6

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C-13244
1-31-17

Rev. #	Description	Date
6	Design Review Modifications	08.24.17

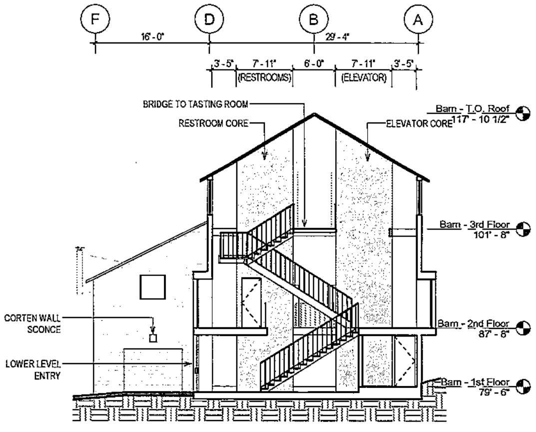
Print Date 9/21/2018 10:38:12 AM
Drawn By LB
Checked By TOL
Scale 1/8" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

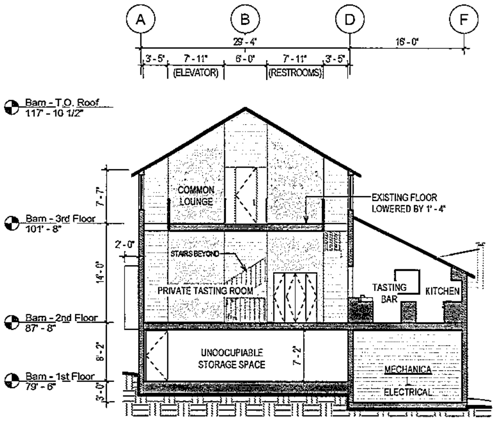
6

Reserve Tasting / Baling Barn Elevations (Proposed)

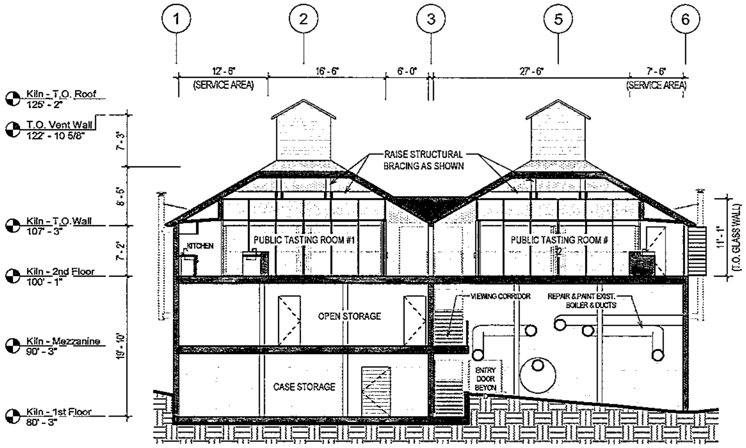
A2.03



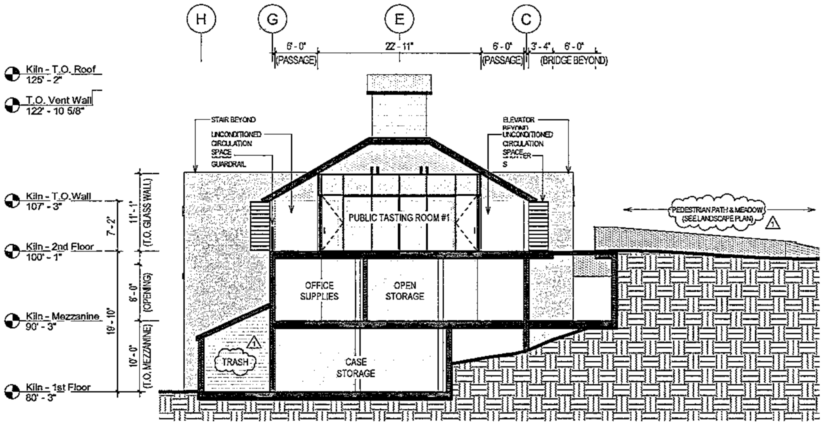
④ Private Tasting / Baling Barn - Section @ Stair (Proposed)
1/8" = 1'-0"



③ Private Tasting / Baling Barn - Section @ Tasting Room (Proposed)
1/8" = 1'-0"



② Public Tasting / Hop Kiln - Longitudinal Section (Proposed)
1/8" = 1'-0"



① Public Tasting / Hop Kiln - Cross Section (Proposed)
1/8" = 1'-0"

LD
LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
1-31-17

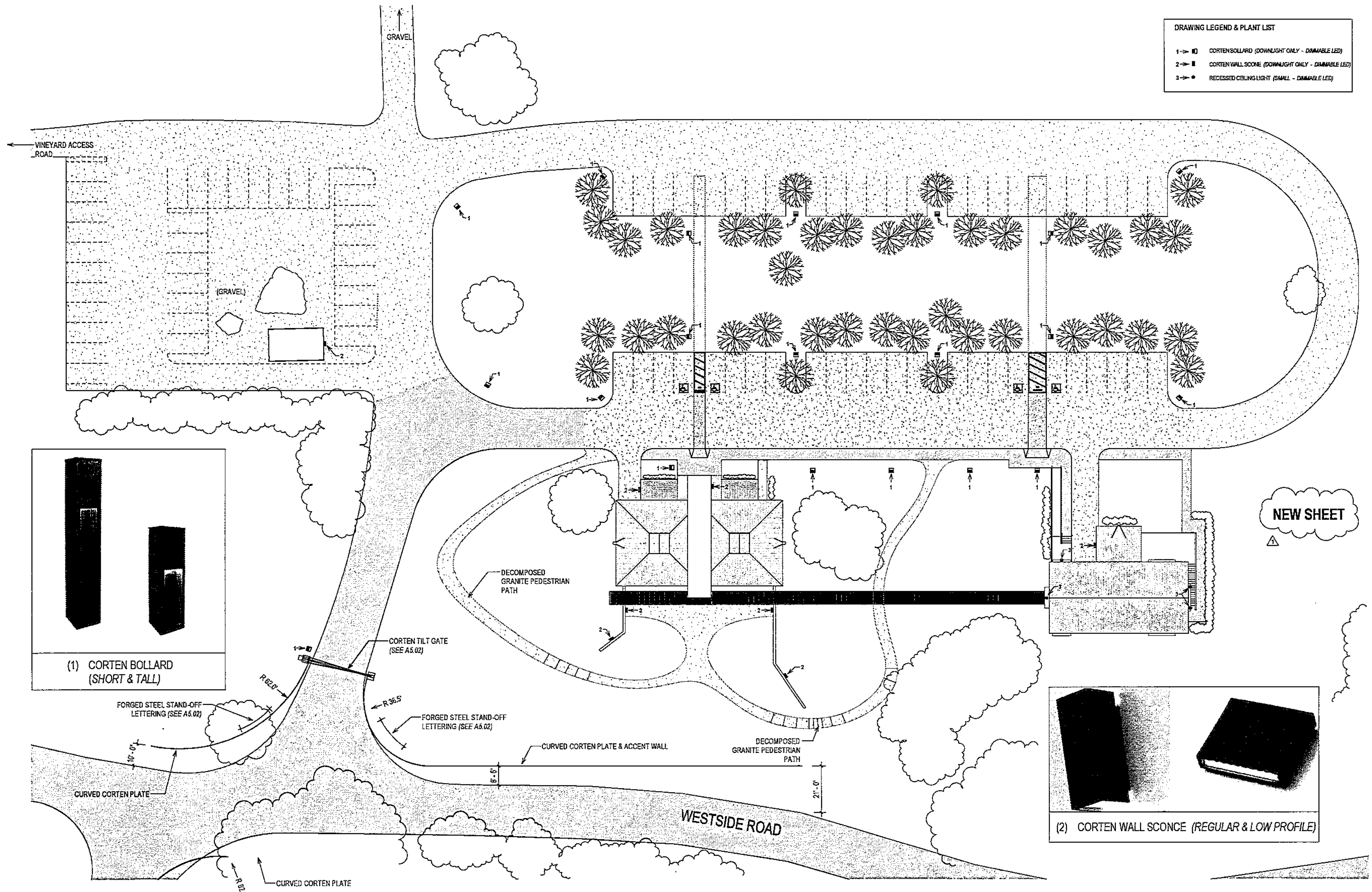
Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date	9/21/2018 10:38:14 AM
Drawn By	LB
Checked By	TOL
Scale	1/8" = 1'-0"

Tasting KILN & BARN Sections (Proposed)

A3.00



LD
LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107 3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13744
1-31-17
RENEWAL DATE

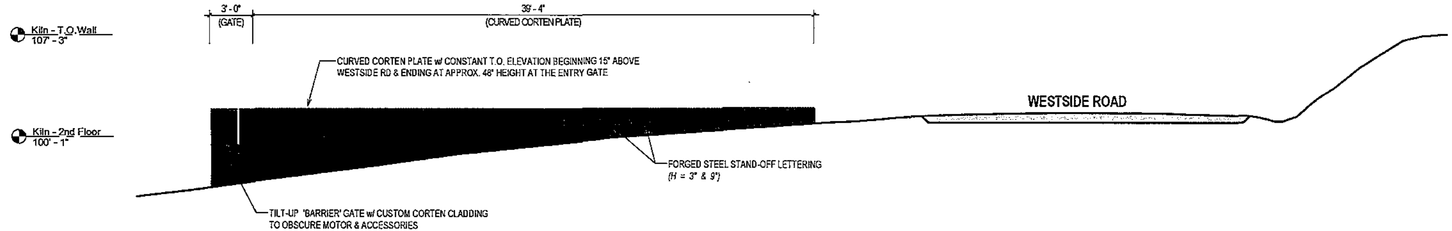
Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date 9/21/2018 10:38:28 AM
Drawn By LB
Checked By TOL
Scale 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

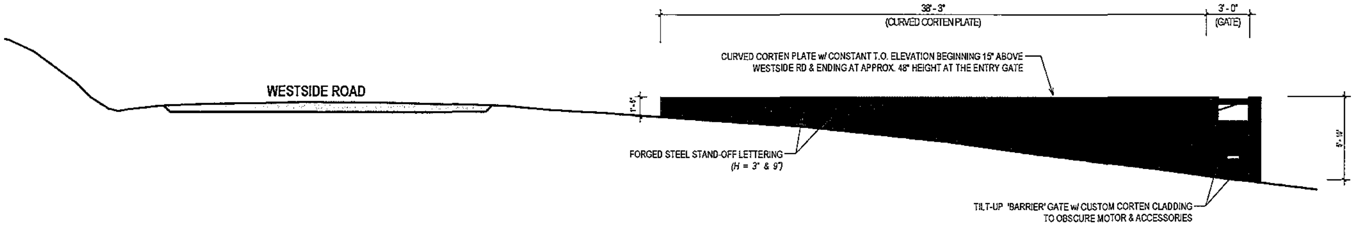
Signage & Ext. Lighting Plan (East Side)

A5.00

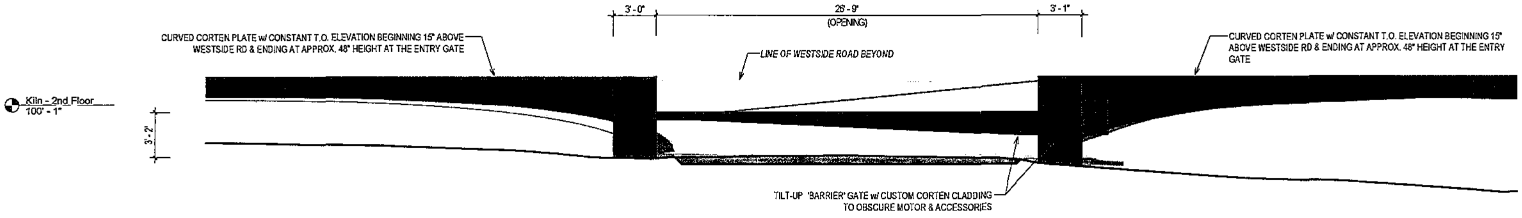


5 Main Gate Wall - South
1/4" = 1'-0"

NEW SHEET



4 Main Gate Wall - North
1/4" = 1'-0"



1 Main Gate - East Side
1/4" = 1'-0"

LD
LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107 3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

Issued Revisions

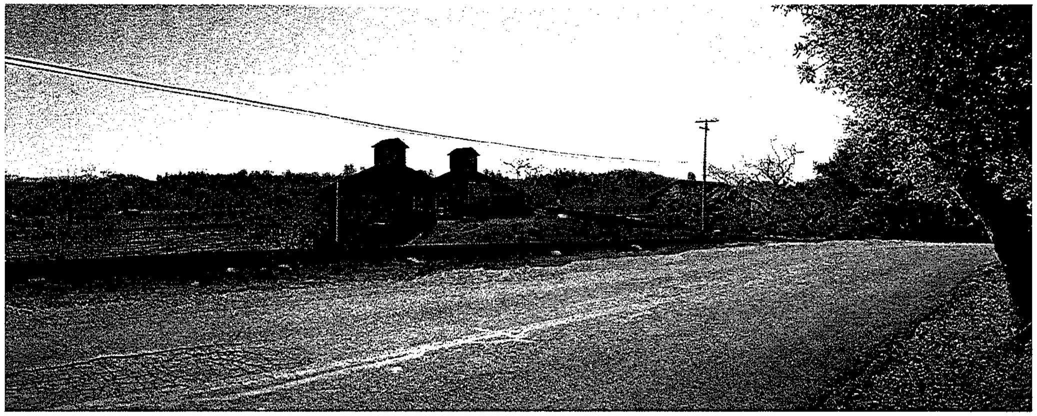
Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date 9/21/2018 10:38:37 AM
Drawn By Author
Checked By Checker
Scale 1/4" = 1'-0"

Landscape Elements & Gates

A5.02

View Approaching from the North / Healdsburg - Existing Hop Kiln & Baling Barn



View Approaching from the North / Healdsburg - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS PER DESIGN REVIEW COMMENTS & RESPONSE ⚠

LUNDBERG DESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
1-31-17

Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

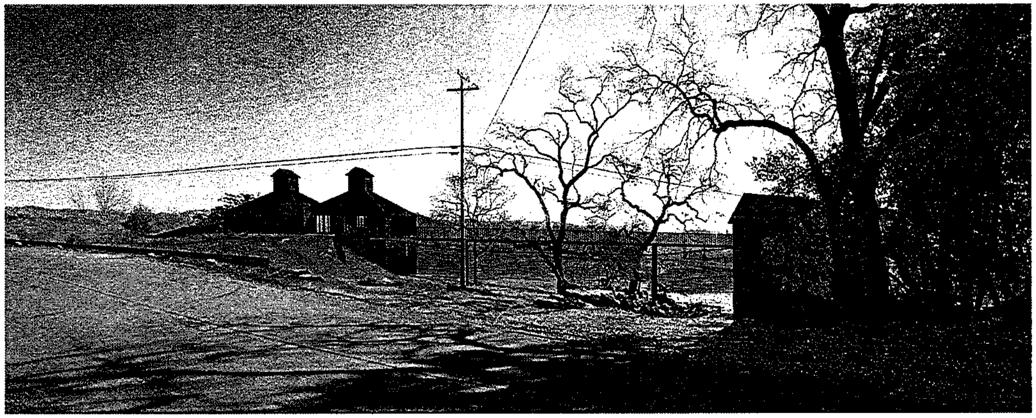
Print Date 9/21/2018 10:38:47 AM
Drawn By LB
Checked By TOL
Scale

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Photomontage View from the North

A10.00

View Approaching from the South - Existing Hop Kiln & Baling Barn



View Approaching from the South - Proposed Public Tasting Room with Barn Doors Open

FOREGROUND RE-DESIGNED AS PER DESIGN REVIEW COMMENTS & RESPONSE ⚠

LD

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C15244
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

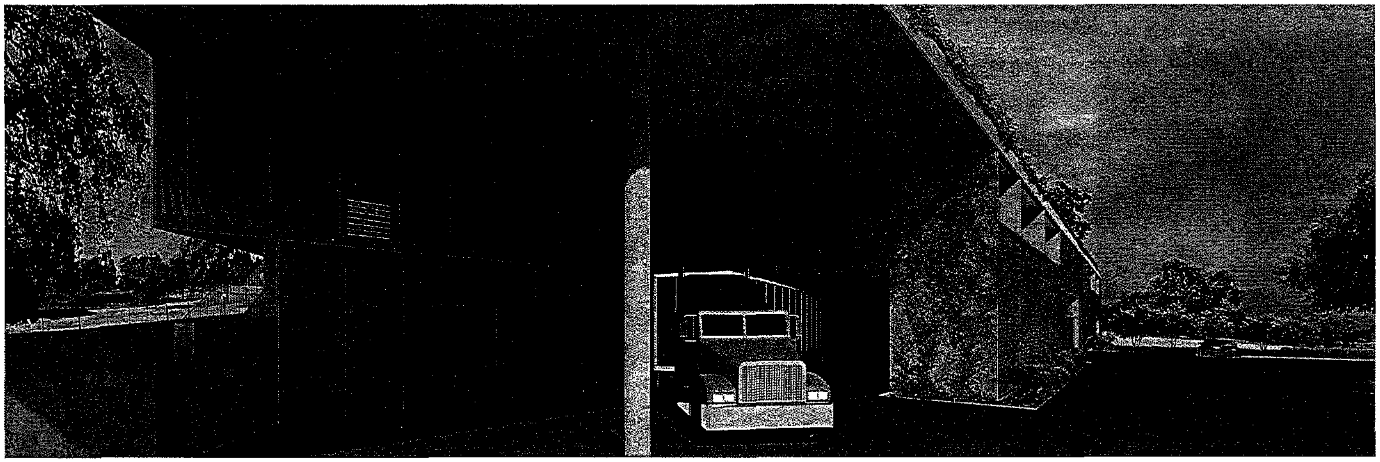
Print Date 9/21/2018 10:38:52 AM
Drawn By LB
Checked By TOL
Scale

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Photomontage View from the South

A10.02

View from Main Approach



View from Loading Dock

NEW SHEET 1

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

LICENSED ARCHITECT
THOMAS COLE LUNDBERG
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

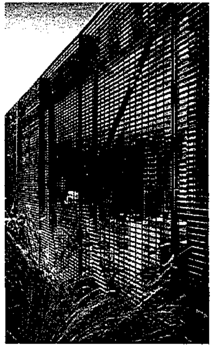
Print Date 9/21/2018 11:21:40 AM
Drawn By LB
Checked By TOL
Scale 12" = 1'-0"

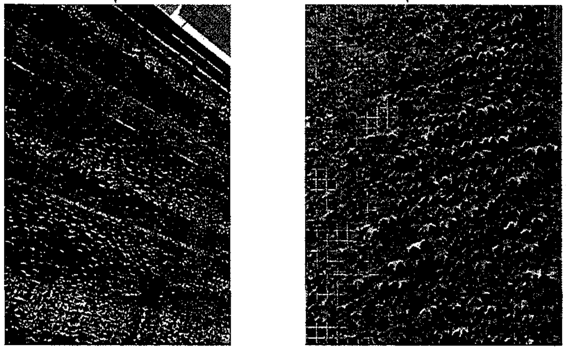
Winery
Renderings

A10.04

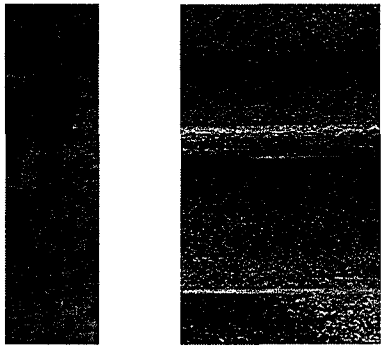
SEE ELEVATION FOR CORTEN BAR GRATING LOCATIONS AND EXTENT OF VINE COVERAGE

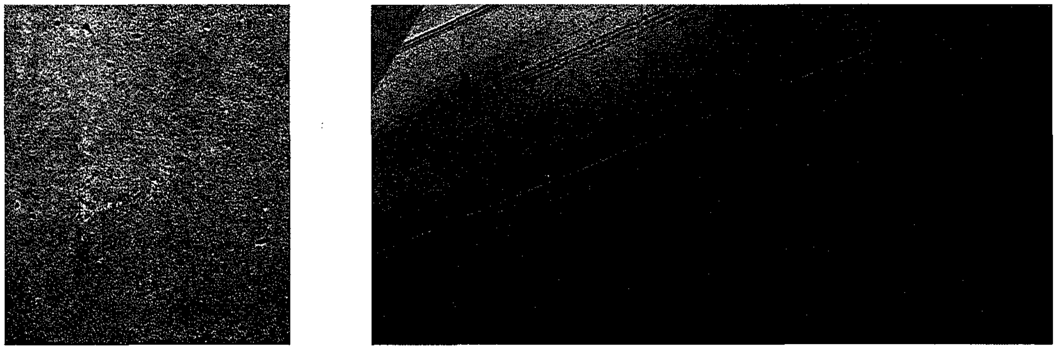

BLACK ANODIZED ALUMINUM WINDOW SYSTEM


CORTEN BAR GRATING PANELS △


VERTICAL VINE SCREENING
(SPECIES T.D.B.)

SEE ELEVATION FOR EXTENT OF VINE COVERAGE ON CONCRETE


'CORTEN' STEEL ACCENT ELEMENTS


EARTH TONE CAST-IN-PLACE CONCRETE

LUNDBERGDESIGN

2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road, Healdsburg, CA

THOMAS OLLE LUNDBERG
C13244
1-31-17
RENEWAL DATE

Issued Revisions

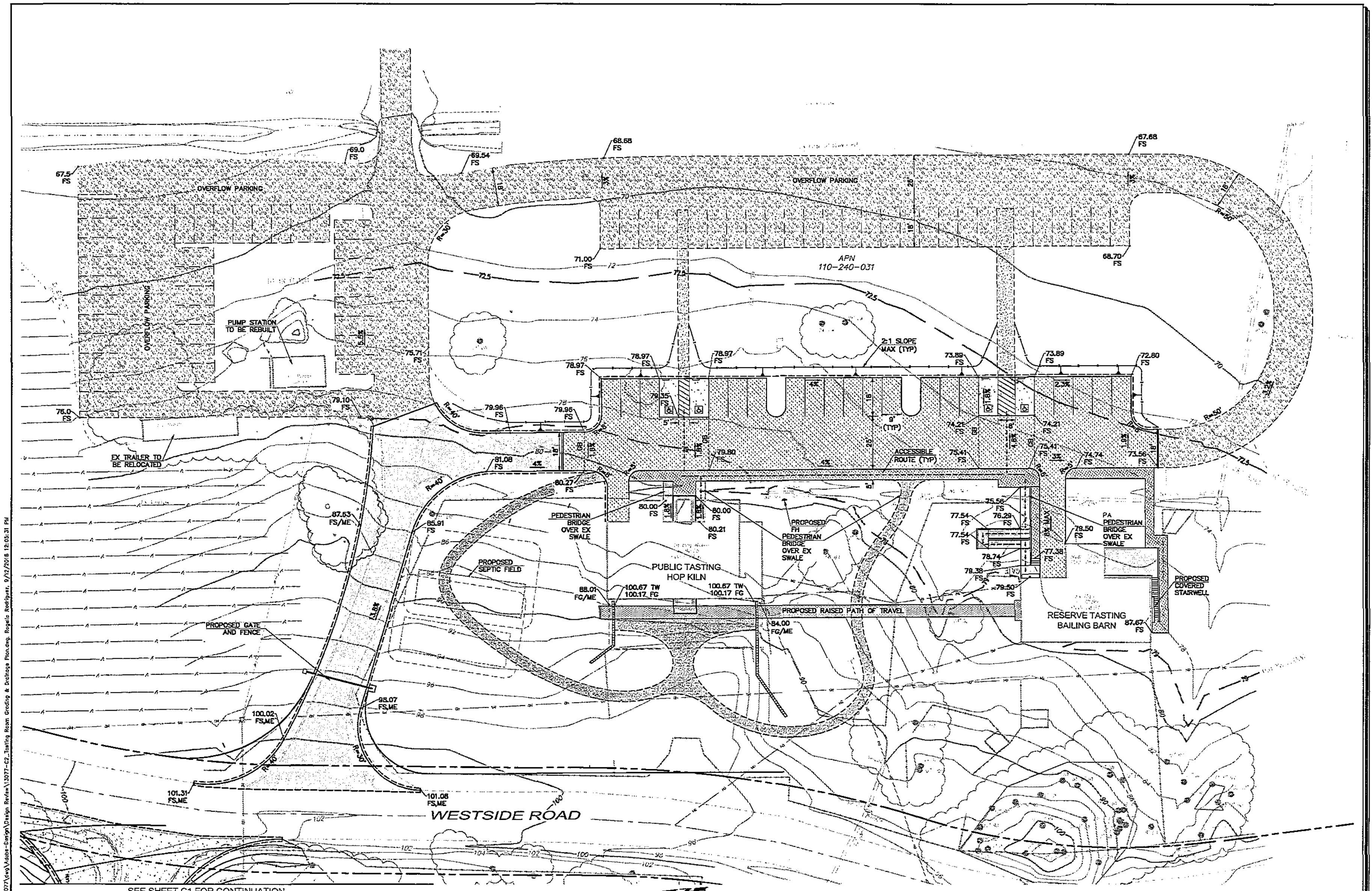
Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

Print Date 9/21/2018 10:38:50 AM
Drawn By Author
Checked By Checker
Scale 12" = 1'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Materials Board - Winery

A10.11



SEE SHEET C1 FOR CONTINUATION

TASTING ROOM "0" NET FILL GRADING QUANTITIES:

CUT	FILL	TOTAL
1255 CY	1255 CY	0 CY

TASTING ROOM PRELIMINARY GRADING & DRAINAGE PLAN

20' 10' 0 10' 20' 40' 60'

Graphic Scale: 1" = 20'

PAVING LEGEND:

AC OVER CL II AB	DECKING (SEE ARCH DWGS)	CHIPSEAL	NON-COMPACTED GRAVEL PATH (SEE ARCH DWGS)
CONC OVER CL II AB	CL II AB	PERMEABLE CONC & CRUSHED STONE PAVERS	

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\13077-C2_Tasting Room Grading & Drainage Plan.dwg, Rogelio Rodriguez, 9/12/2018 12:05:31 PM

No.	Date	Description	Approved

Revisions

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

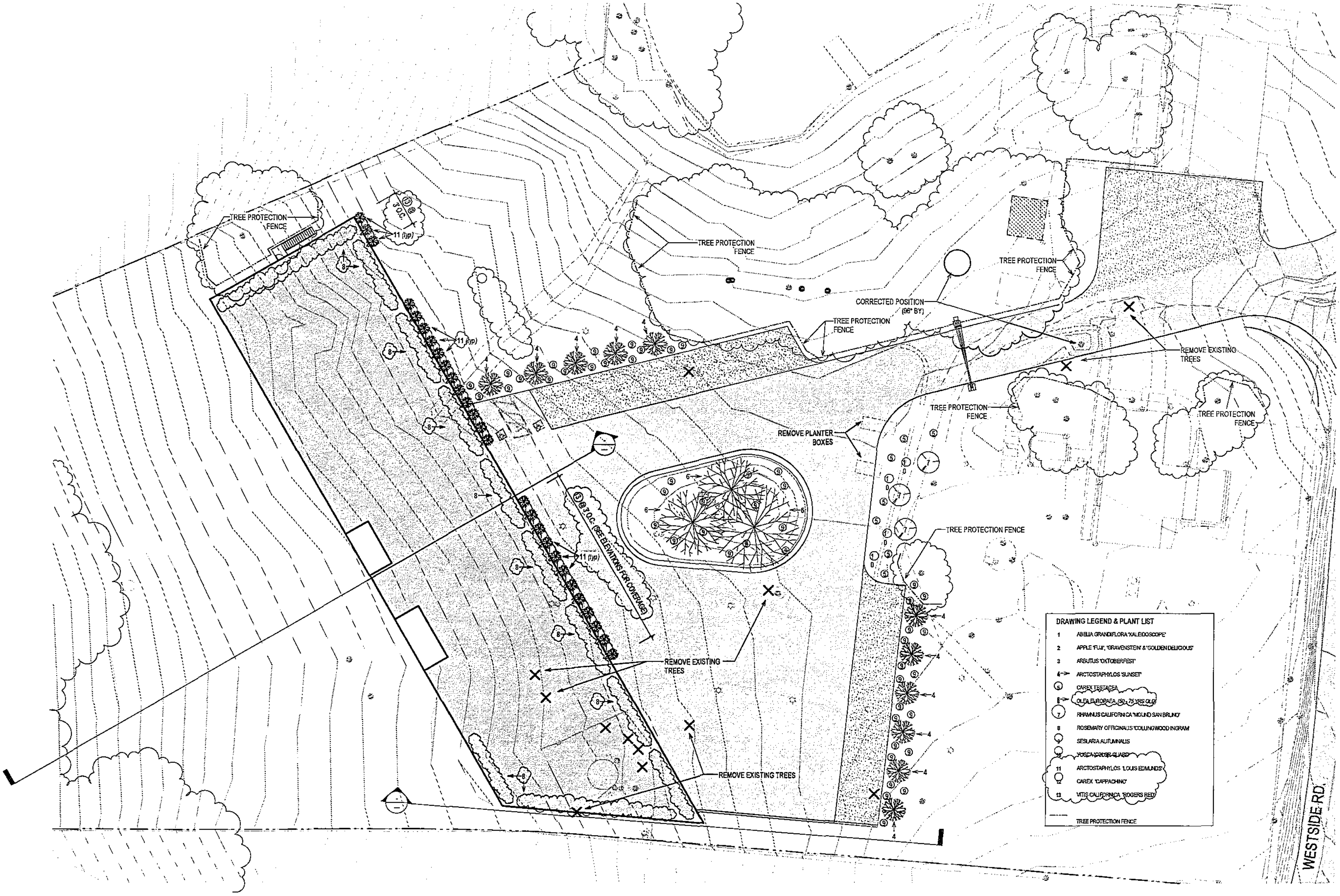
No. 41833
Exp.3/31/2020

David R. Brown, RCE 41833
My license expires 3/31/2020

RAMEY WINERY
TASTING ROOM
PRELIMINARY GRADING & DRAINAGE PLAN
7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

SCALE: AS NOTED
Date: September 12, 2018
Design by: WJR/RRa
Drawn by: WJR/JSC
Checked by: JR

Sheet
C2
2 of 2 Sheets
Job 13077



DRAWING LEGEND & PLANT LIST

1	ABELIA GRANDIFLORA 'KALEIDOSCOPE'
2	APPLE 'FUJI', 'GRAVENSTEIN' & 'GOLDEN DELICIOUS'
3	ARBUTUS 'OKTOBERFEST'
4	ARCTOSTAPHYLOS 'SUNSET'
5	CAREX TESTACEA
6	OLEA EUROPAEA (50 - 75 YRS OLD)
7	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
8	ROSEMARY OFFICINALIS 'COLLINGWOOD INGRAM'
9	SESLARIA AUTUMNALIS
10	~~YUCCA 'COLOR GUARD'~~
11	ARCTOSTAPHYLOS 'LOUIS EDMUNDS'
12	CAREX 'CAPPACHINO'
13	VITIS CALIFORNICA 'ROGERS RED'
	TREE PROTECTION FENCE

LUNDBERGDESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery

7097 Westside Road
Healdsburg, CA

NORTH ARROW THIS SHEET

LICENSED ARCHITECT
THOMAS OLLE LUNDBERG
C-?
1-31-17
RENEWAL DATE
STATE OF CALIFORNIA

Issued Revisions

Rev. #	Description	Date
1	*Design Review Modifications*	04.15.15

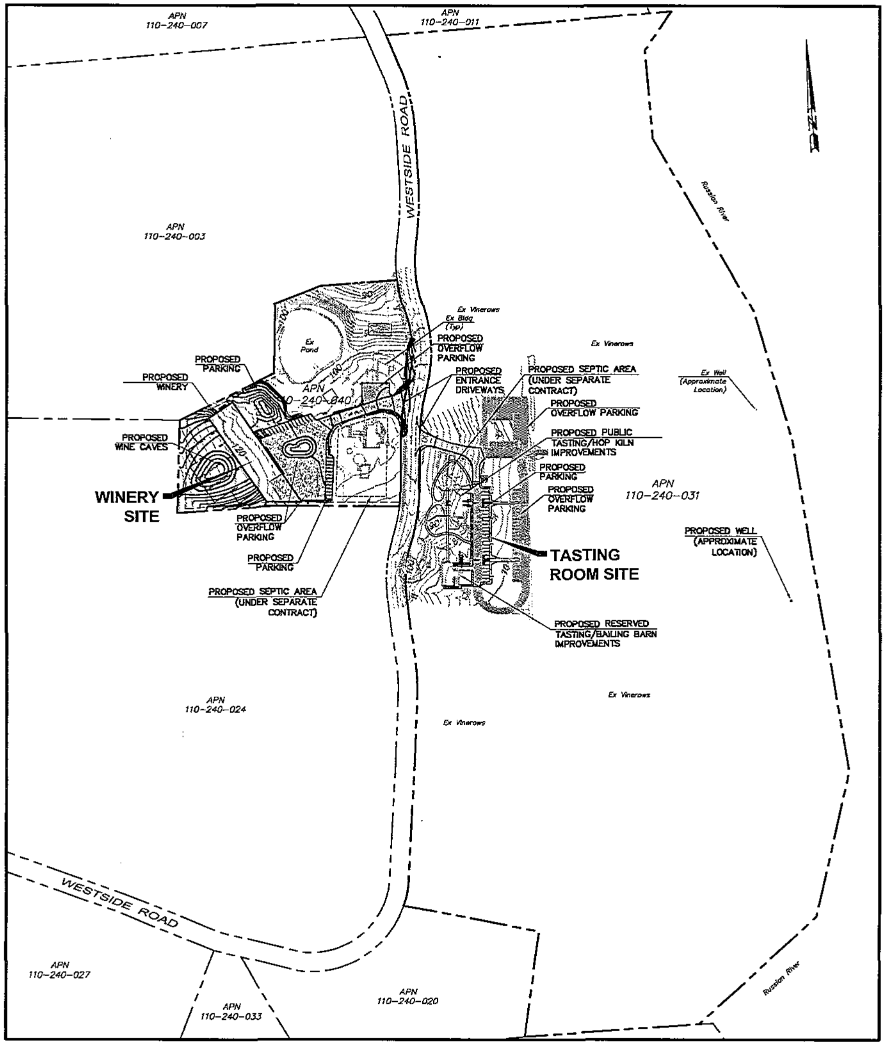
Print Date 9/21/2018 11:22:04 AM
Drawn By LB
Checked By TOL
Scale 1" = 20'-0"

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

WEST Landscape Plan (Proposed)

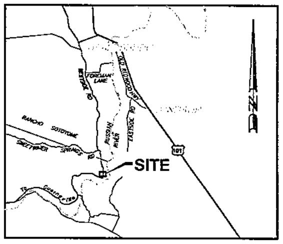
L2

RAMEY WINERY
7097 WESTSIDE ROAD
Healdsburg, California
APN 110-240-031 & 040



OVERALL SITE PLAN

150' 75' 0 20' 150' 300' 450'
Graphic Scale: 1" = 150'



LOCATION MAP
NOT TO SCALE

ZONING & LAND USE:

APN	ZONING	LAND USE
110-240-040	LIA B5 60 SR	LIA 100
110-240-031	LIA B5 60 BR, F1, F2, SR VOH	LIA 60

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

No. 41833
Exp. 3/31/2020
DAVID R. BROWN

David R. Brown, RCE 41833
My license expires 3/31/2020

RAMEY WINERY
OVERALL
SITE PLAN
7097 Westside Road
Healdsburg, California
APN 110-240-031 & 040

SCALE: AS NOTED
Date: September 12, 2018
Design by: WJR
Drawn by: WJR/JGC
Checked by: TLS

Sheet
1
of 1 Sheets
Job 13077

T:\2013 PROJECTS\13077\dwg\Adobe-Design\Design Review\13077-1_PRMD OVERALL SITE PLAN.dwg, Justin Rodden, 10/1/2018 2:42:57 PM

UPE14-0008

Sonoma County Board of Supervisors

Public Hearing

UPE14-0008 Ramey Winery Appeal

December 11, 2018

Traci Tesconi, Project Planner/Project Review Manager

Requested Board Actions

- Consider Appeal
- Conduct Public Hearing
- Consider Written and Oral Comments
- Consider Board of Zoning Adjustments Approval of the Project with Modifications
- Consider Revised-Recirculated Mitigated Negative Declaration prepared for Project

Project Location

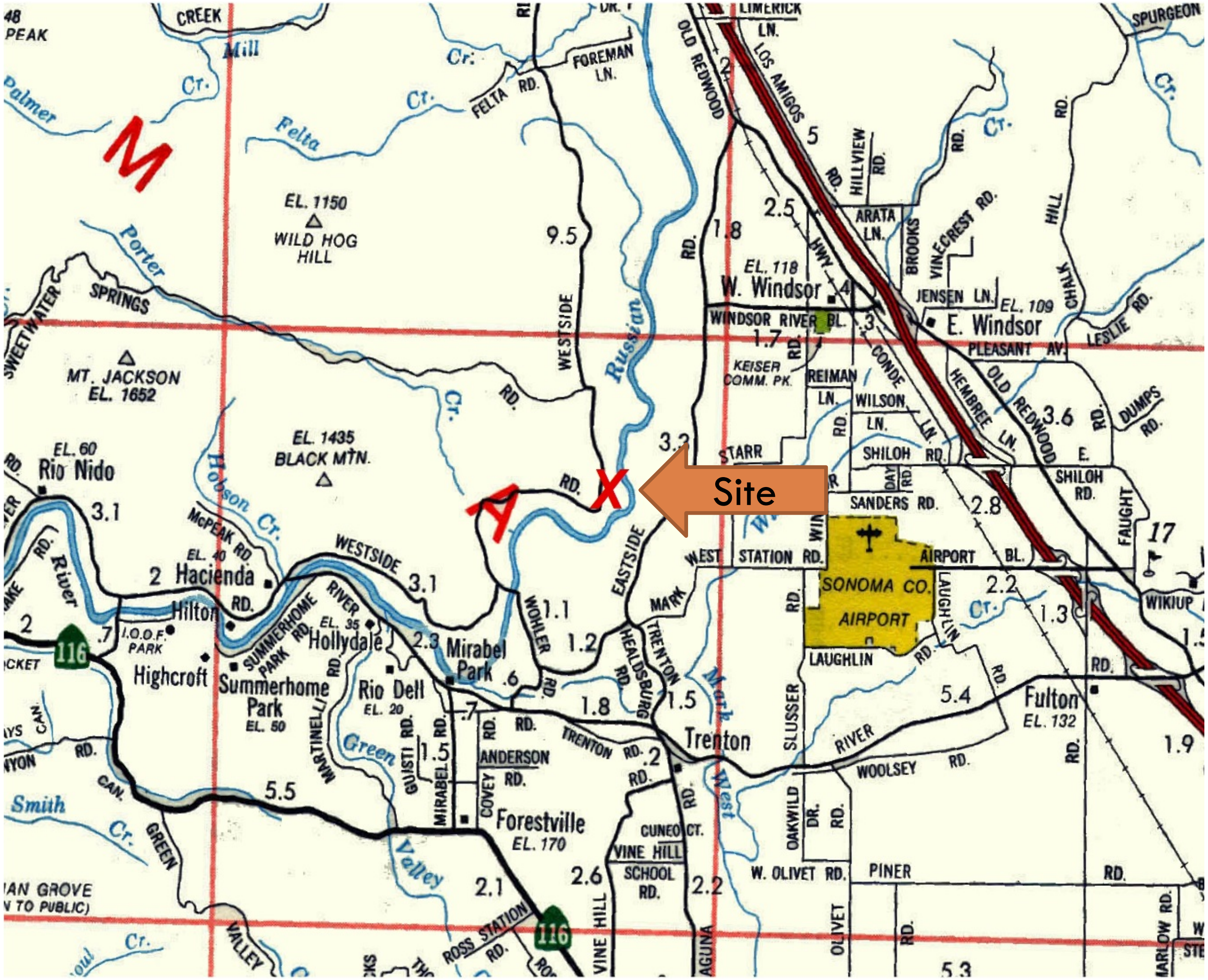
Project Site:
7097 Westside Rd, Healdsburg.

75 acres

Russian River Appellation

Referrals to Westside Community Assoc. and WASA.

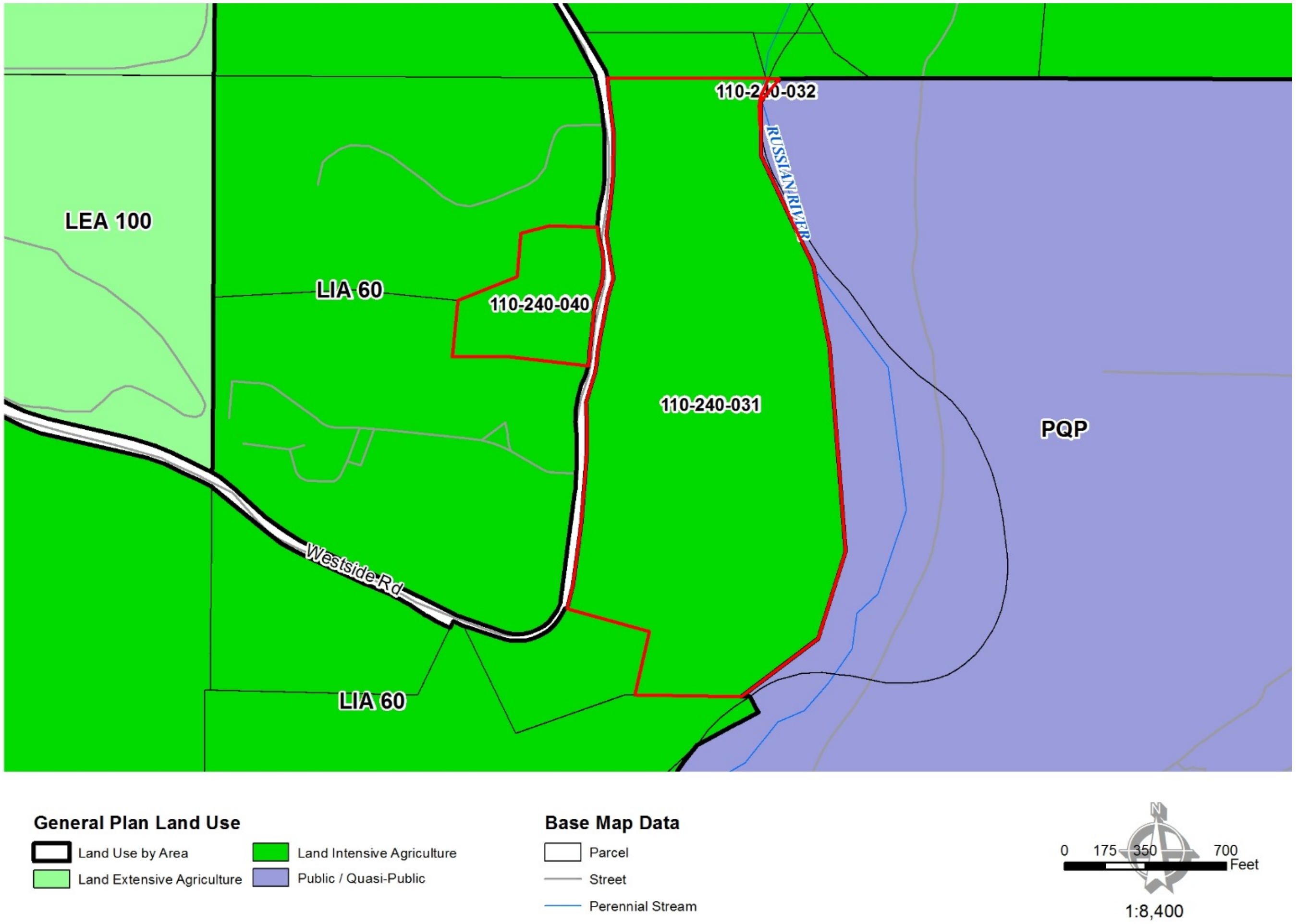
Outside of the Dry Creek Valley Citizens Advisory Referral Area



General Plan Land Use Map

Land Intensive Agriculture

60 acres per dwelling unit designation



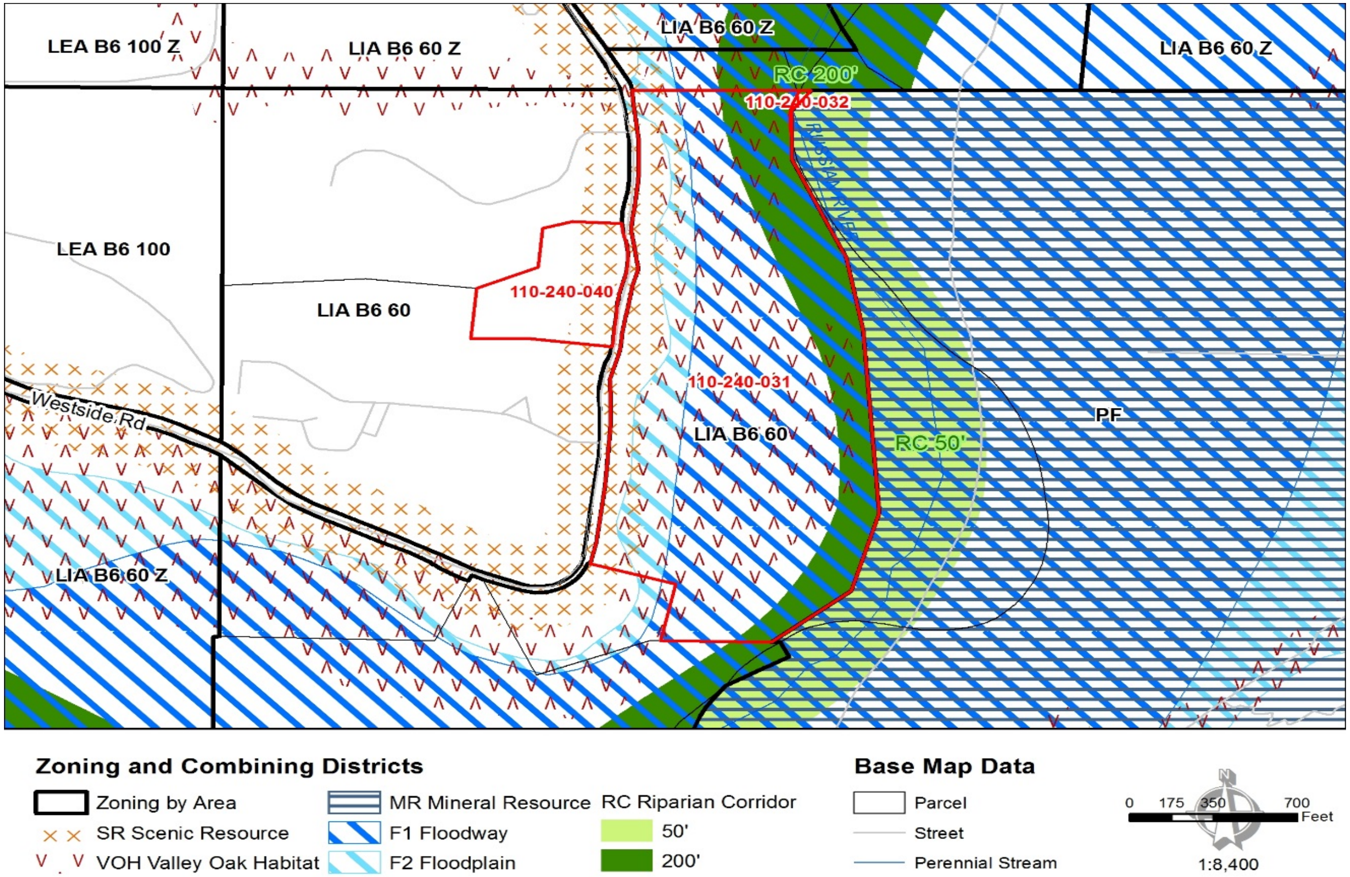
Numbers on map indicate maximum density in Acres/Unit, except Urban Residential where numbers indicate Units/Acres.

Zoning Map

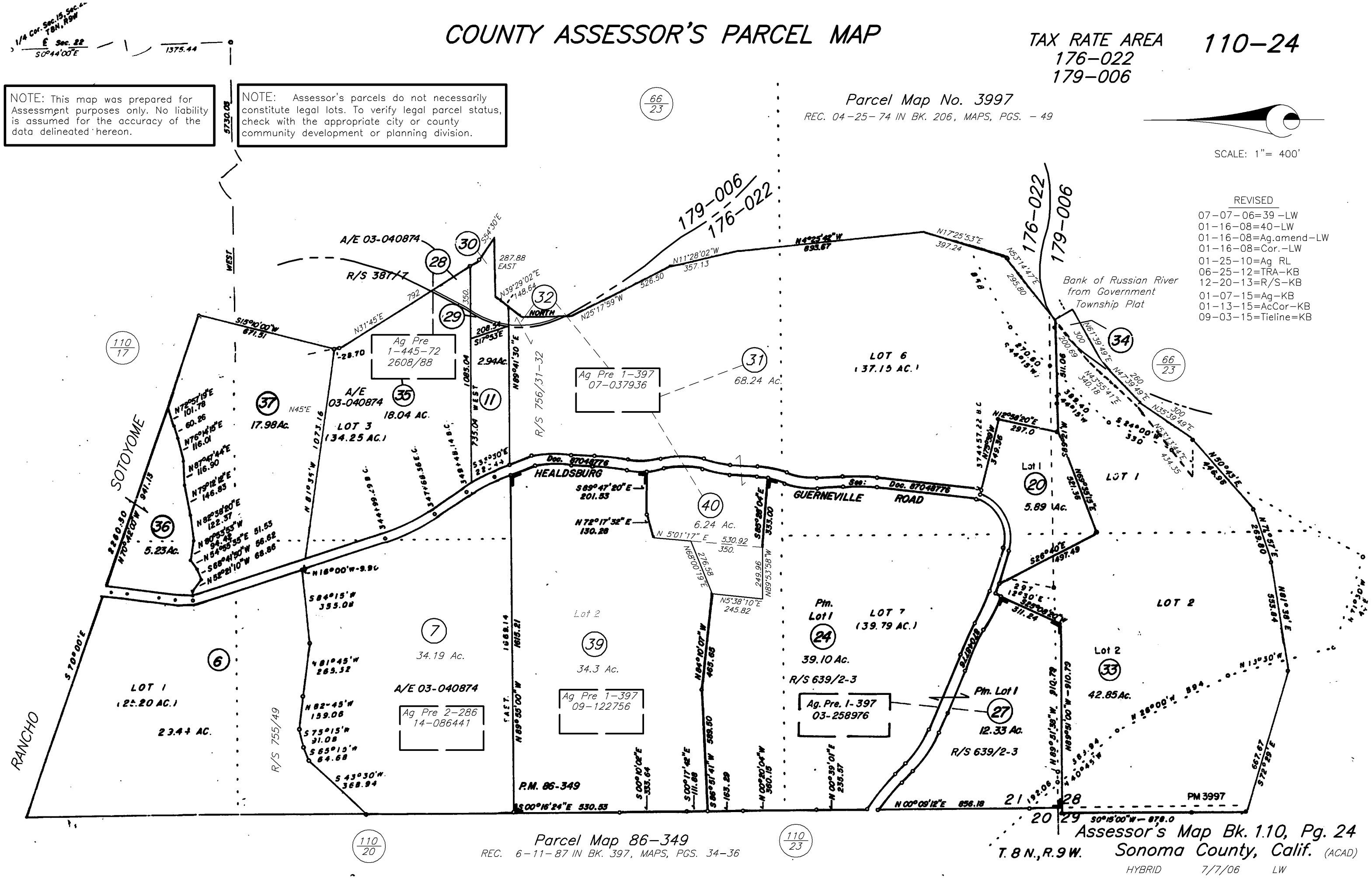
LIA B6 60 acre density, SR (Scenic Resource) (west side)/LIA B6 60 acre density, SR, F2 , F1, VOH, RC 200/100 (east side)

East side - Tasting Rooms, septic areas, & parking areas are all located outside of the F1 zone.

Scenic Corridor. Not Scenic Landscape Unit designation



One Legal Parcel formed by approved Lot Line Adjustment in 2004 (LLA04-0088)



COUNTY ASSESSOR'S PARCEL MAP

NOTE: This map was prepared for Assessment purposes only. No liability is assumed for the accuracy of the data delineated hereon.

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

TAX RATE AREA
176-022
179-006

110-24

Parcel Map No. 3997
REC. 04-25-74 IN BK. 206, MAPS, PGS. - 49

SCALE: 1"= 400'

REVISED
07-07-06=39 -LW
01-16-08=40-LW
01-16-08=Ag.amend-LW
01-16-08=Cor.-LW
01-25-10=Ag RL
06-25-12=TRA-KB
12-20-13=R/S-KB
01-07-15=Ag-KB
01-13-15=AcCor-KB
09-03-15=Tieline=KB

Parcel Map 86-349
REC. 6-11-87 IN BK. 397, MAPS, PGS. 34-36

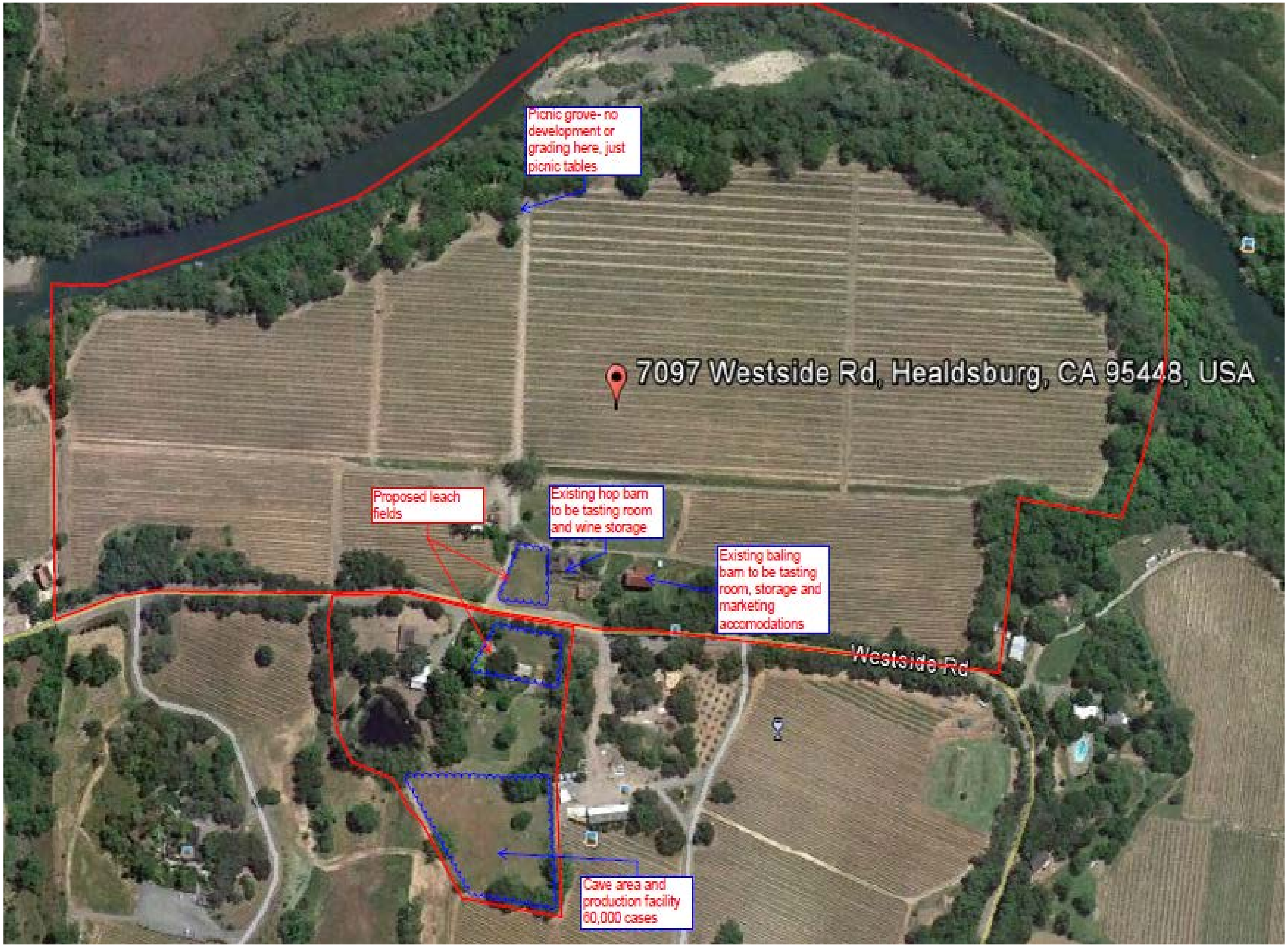
Assessor's Map Bk. 110, Pg. 24
Sonoma County, Calif. (ACAD)
HYBRID 7/7/06 LW

Aerial View with Project Components

West Side:
Existing SFDs, ag buildings, Proposed Winery, 60,000 annual cases, and Wine Cave

East Side:
42- acre vineyard, two Historic Hop Kiln Buildings restored to a public and reserve tasting rooms, with marketing accommodations

Picnic Grove Area Russian River easterly property line



Overall Project Site Plan

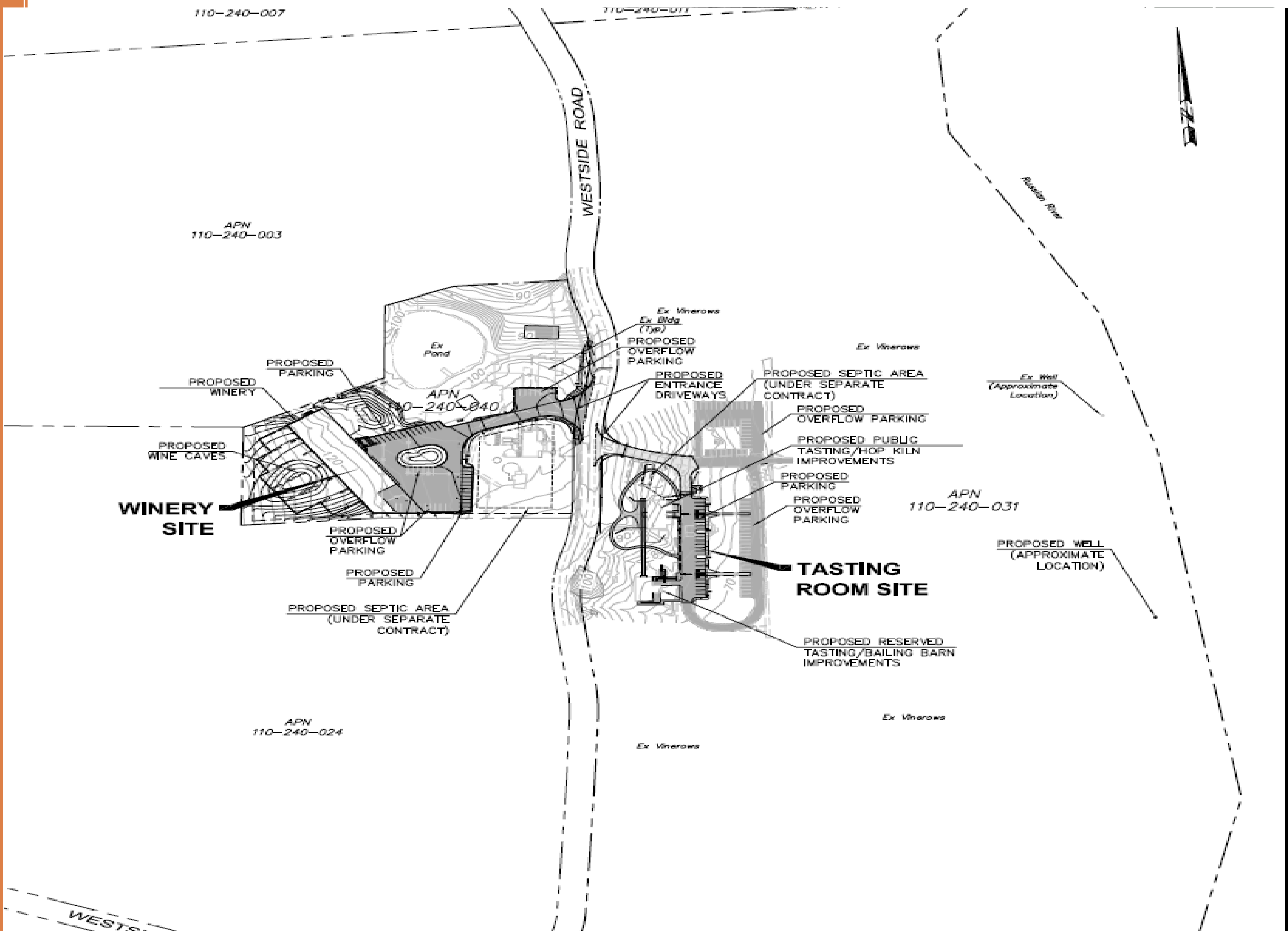
Use of two existing driveways

Use of two existing On-site wells

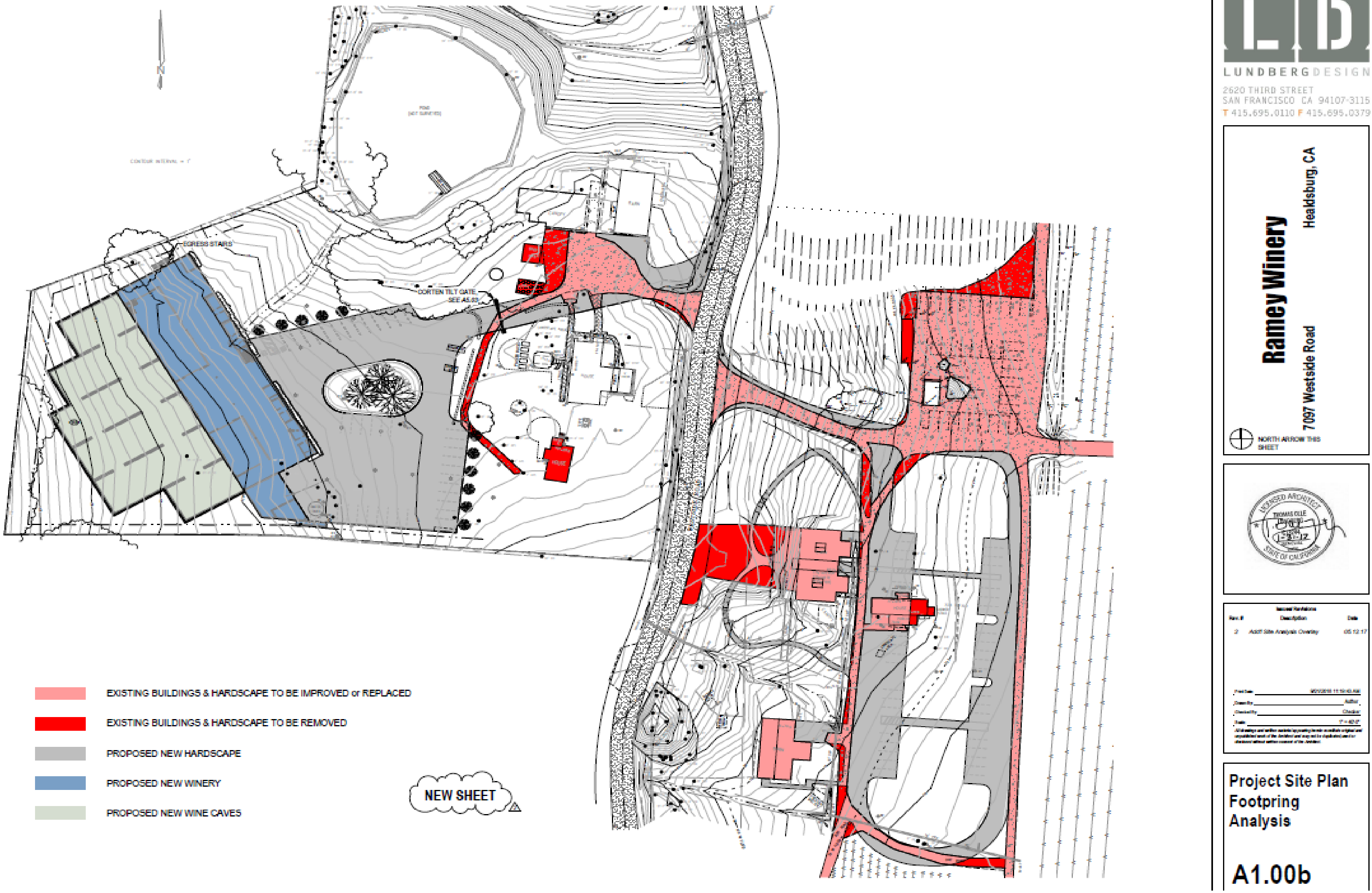
On site Septic systems and winery wastewater

On site parking provided for all employees and guests

15 full time employees, 3 part time, and 6 seasonal employees



Existing and Proposed Structures



🟥 EXISTING BUILDINGS & HARDSCAPE TO BE IMPROVED or REPLACED

🟥 EXISTING BUILDINGS & HARDSCAPE TO BE REMOVED

⬜ PROPOSED NEW HARDSCAPE

🟦 PROPOSED NEW WINERY

🟩 PROPOSED NEW WINE CAVES

LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Ramey Winery
7097 Westside Road
Healdsburg, CA

THOMAS OLLE
1-31-12

Issued Revisions

Rev. #	Description	Date
2	Add'l Site Analysis Overlay	05.12.17

Project Site Plan Footpring Analysis

A1.00b

Winery Site Plan- West side

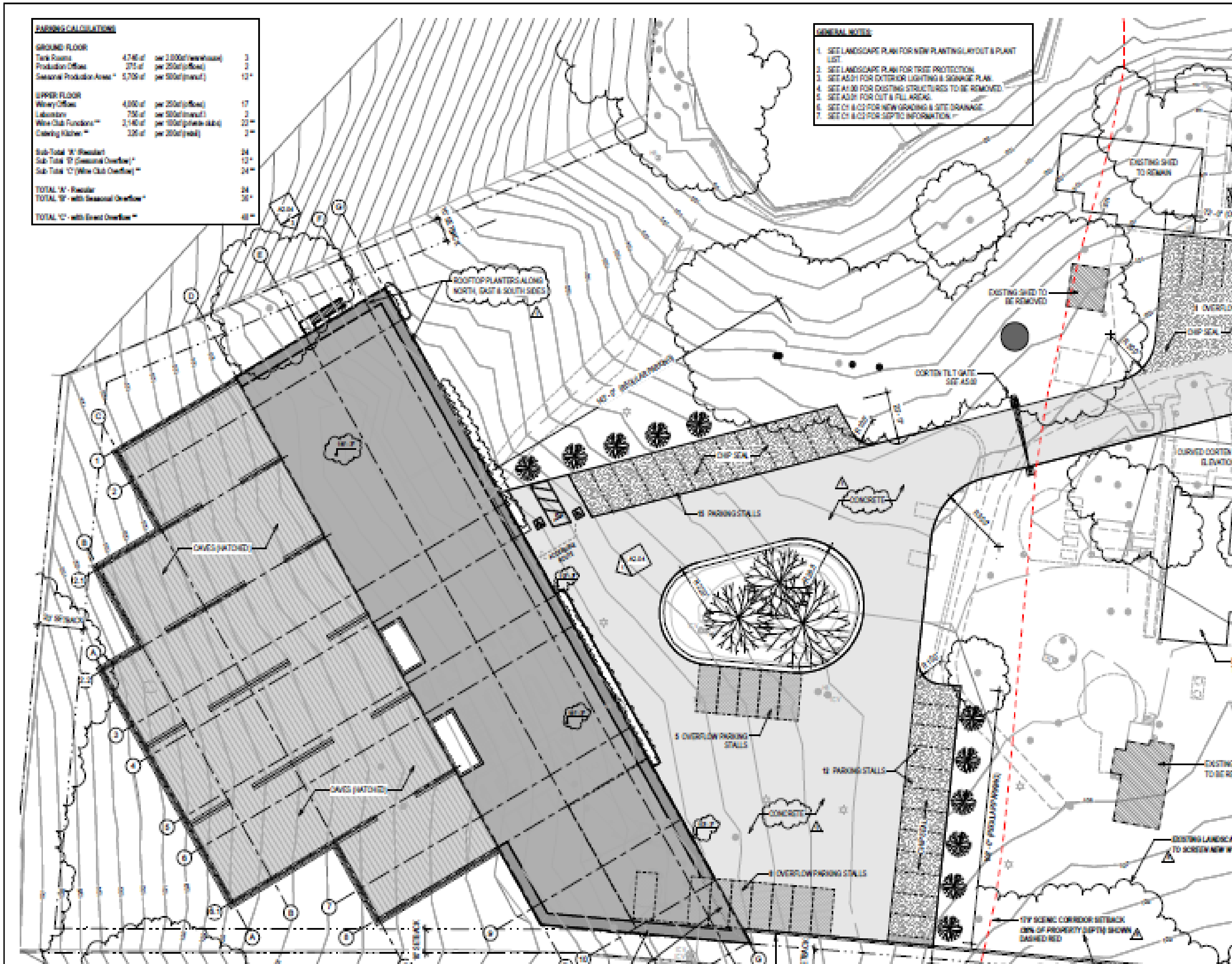
Winery Blding: Two story, 32,210 sf, for 60,000 case production.

Wine Cave 20,702 sf for long term aging. Both outside of Scenic Corridor setback

Limited to 30-guest ag. promotional events and no industry wide events. On-site parking with 25 standard, 2 accessible, and 21 over-flow spaces.

Retaining wall and fence 6-feet in height along southerly property line to meet General Plan Noise standards

On-site vineyard = 250 tons = 15,500 cases. 720 tons imported



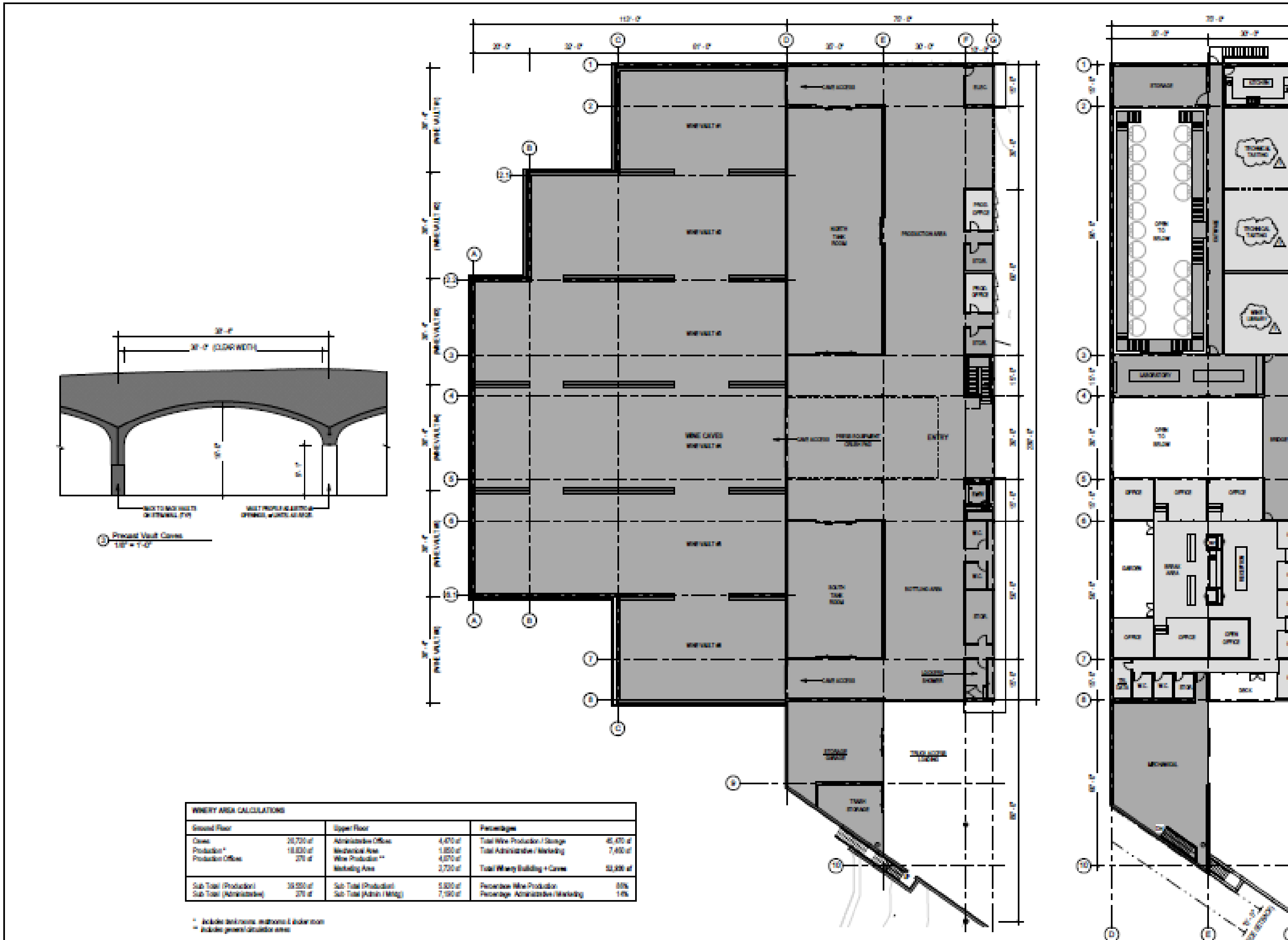
Winery Floor Plan

Includes:

All indoor crushing, processing, bottling, aging, and storing.

12 offices, a break room, locker rooms, a wine library, a commercial kitchen, and two technical tasting rooms for marketing staff, distributors, chefs, and ag promo events.

Adm/Office area = 14% of



Winery Building Elevations

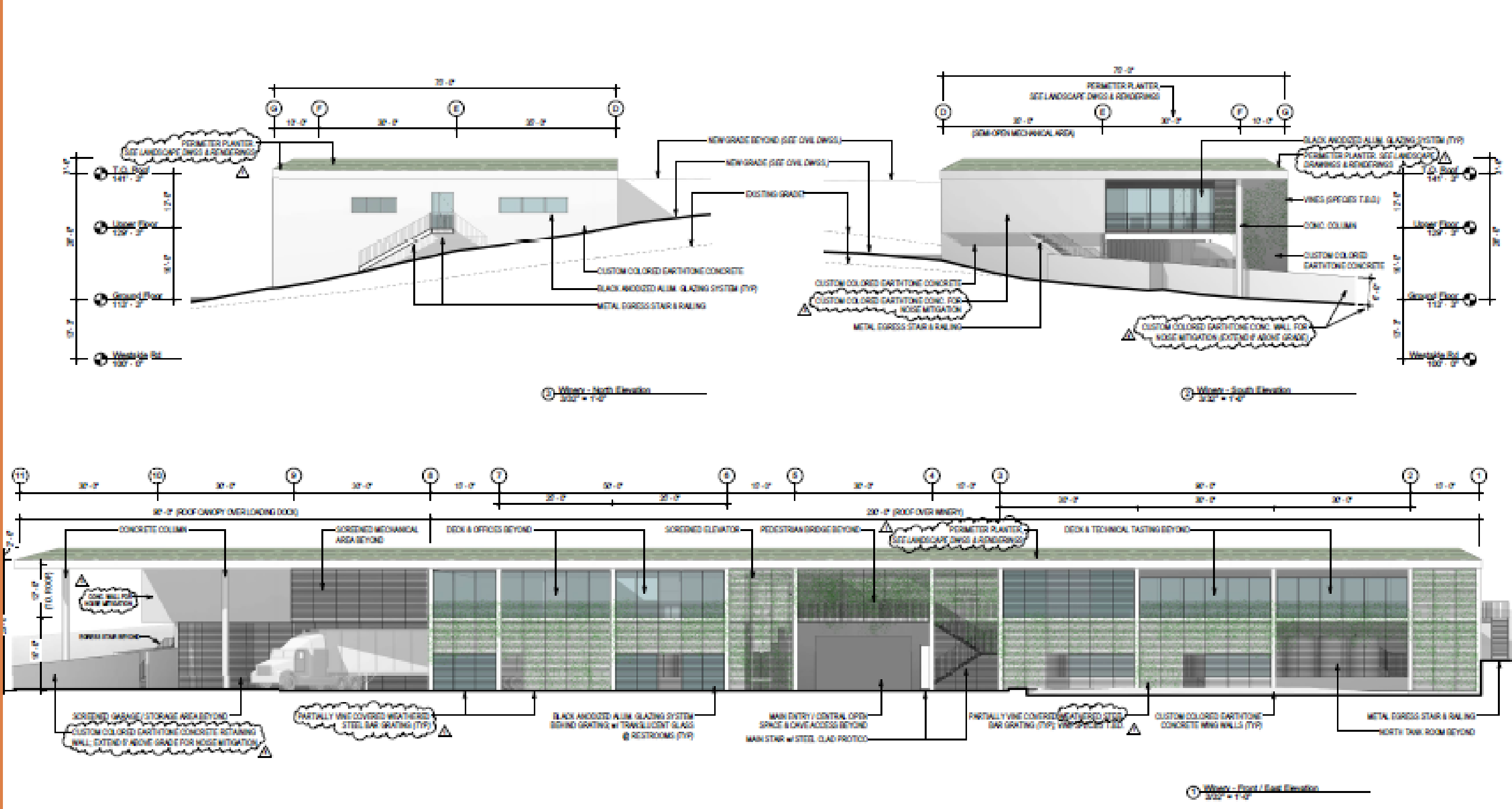
Winery Building 29 feet in height

Nestled into hillside with a perimeter planters along the roof-edge and vines planted along sides of building.

Solar panels on original plans. DRC concerned they not be too visible

Exterior lighting is downcast and fully shielded

New landscaping with native trees and shrubs



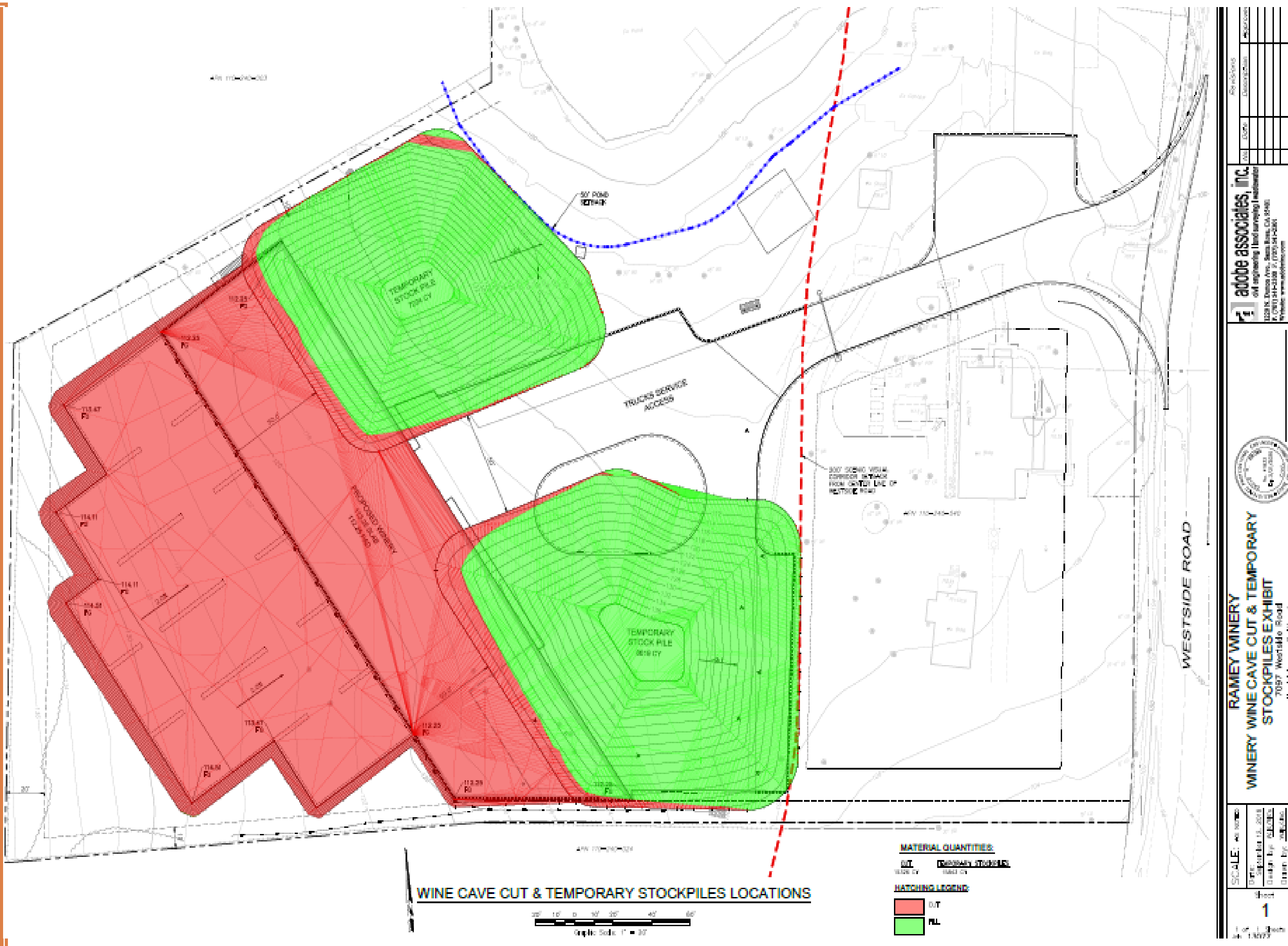
Wine Cave and Temporary Stockpiles of Cave Spoils

Approx. 20,720 sq. ft. in size and used for long-term aging of wine in barrels. Constructed of cut-and- cover excavation. With majority of spoils used to cover cave.

Class II –not open to the general public.

Estimated @ 6,300 cubic yards of cave spoils temp. stockpiled – later used for fill for winery, driveway, & landscaping.

Outside of Scenic Corridor Setback



Tasting Rooms Site Plan

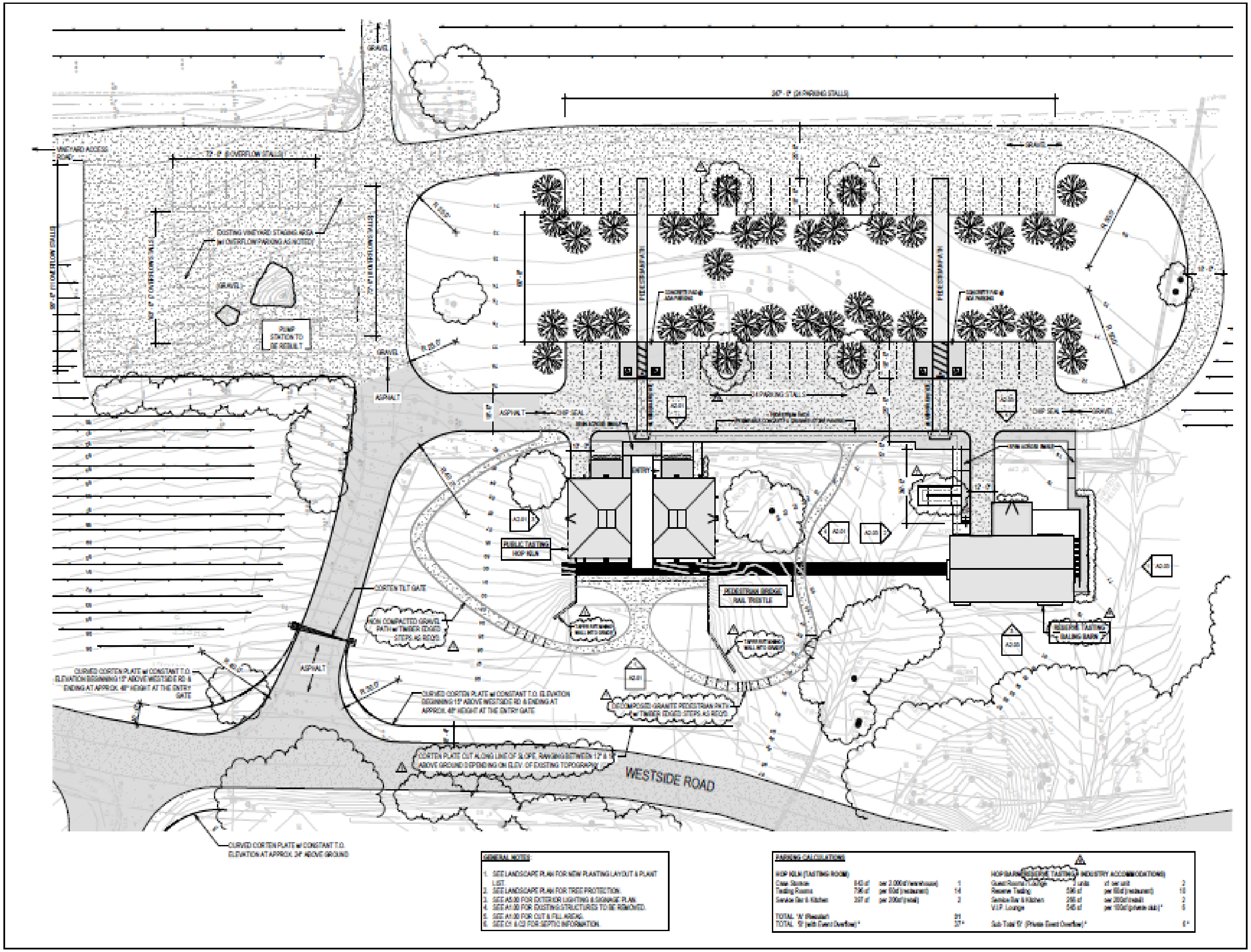
Restore/convert hop kiln to public tasting room & hop bale barn to reserve tasting room with 2 guest room marketing accommodation on the upper floor.

Existing driveway used

On-site Parking with 20 standard, 4 accessible, and 47 overflow spaces.

New landscaping

On-site wells and septic system.

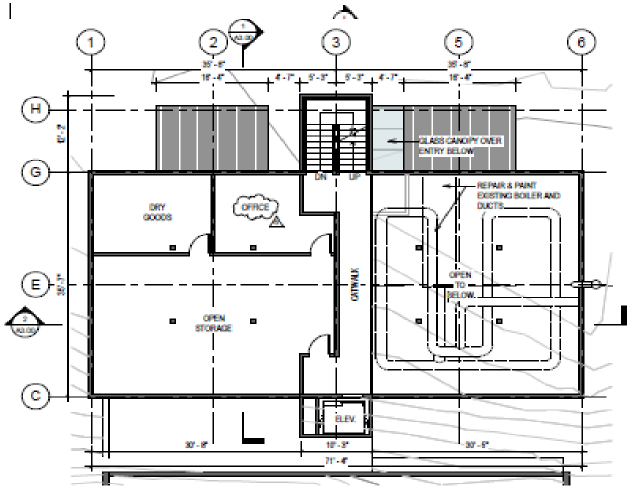


Public Tasting Room Floor Plan

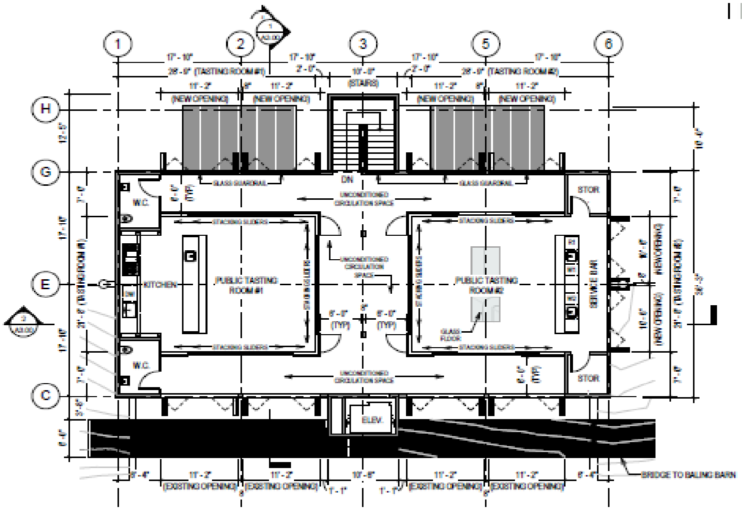
Includes:

One wine bar for tastings, a commercial kitchen, a food and wine pairing area, public restrooms, case good storage, and general storage.

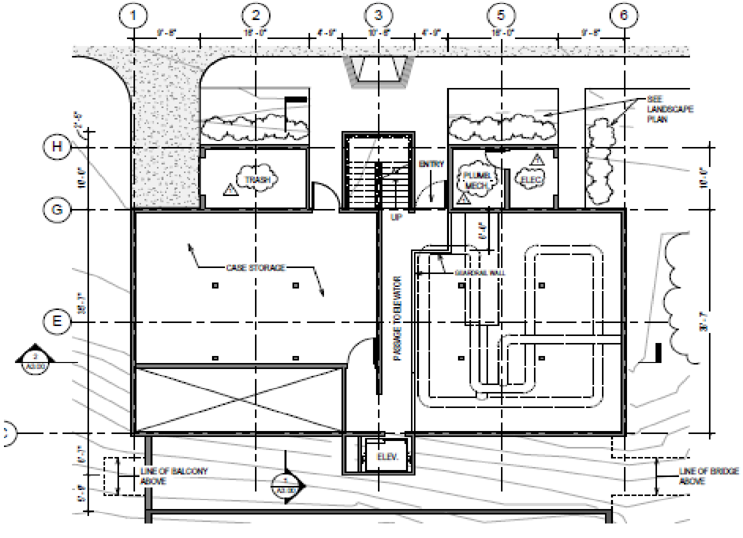
Exterior lighting is downcast and fully shielded



① Public Tasting / Hop Kiln - Mezzanine (Proposed)
1/8" = 1'-0"



② Public Tasting / Hop Kiln - 2nd Floor (Proposed)
1/8" = 1'-0"



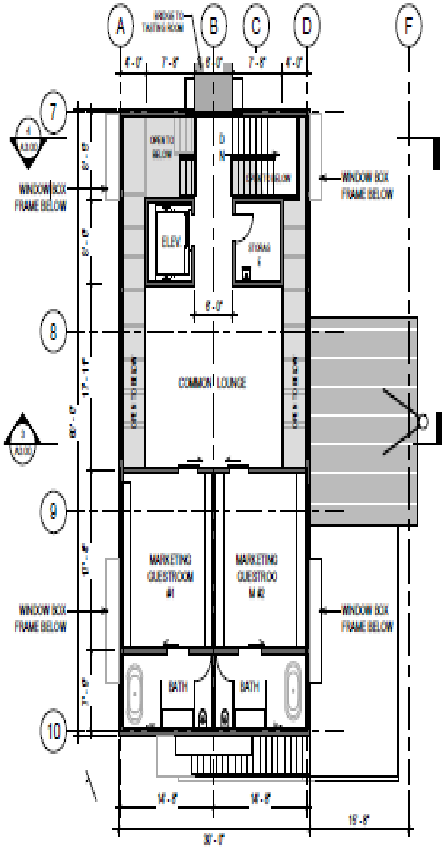
① Public Tasting / Hop Kiln - 1st Floor (Proposed)
1/8" = 1'-0"

Reserve Tasting Room Floor Plan with Two-Guest-Room Marketing Accommodation Units

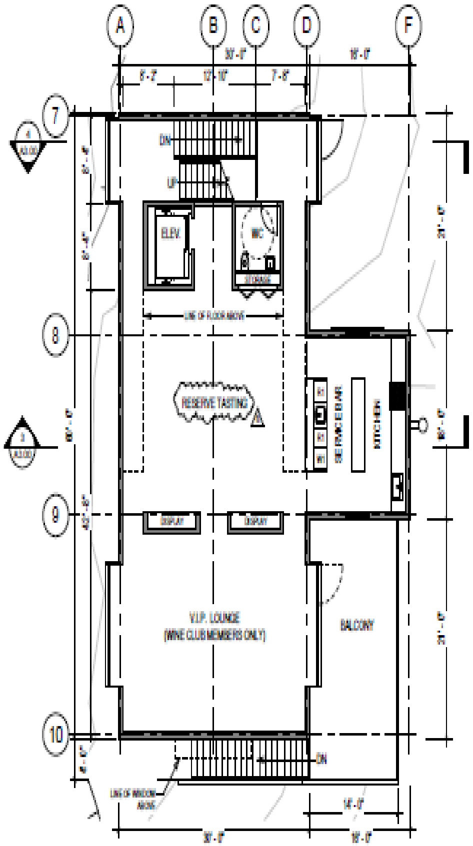
Includes:

One wine bar, tasting area, a commercial kitchen with food and wine, public restrooms.

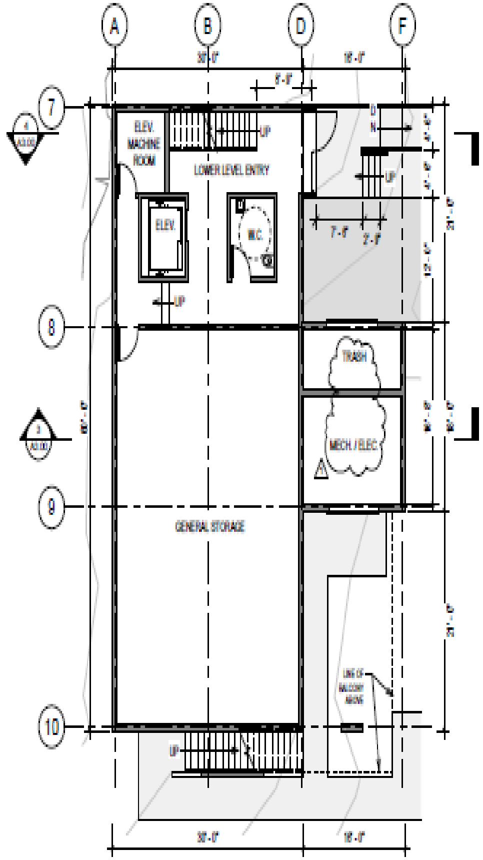
Upper Floor includes two guest-room marketing accommodations with two full bathrooms, lounge areas, elevator, and general storage area.



3 Reserve Tasting Baling Barn - 3rd Floor
1/8" = 1'-0"



2 Reserve Tasting Baling Barn - 2nd Floor
1/8" = 1'-0"



1 Reserve Tasting Baling Barn - 1st Floor
1/8" = 1'-0"

BZA Approved 20 Ag Promotional Events and 2 Industry Wide events

Event Type	No. of Events per Year	Hours	Maximum number of guests	Event Location on the property
Industry-wide Event	2 event days per year	10 am - 5 pm (*)	300	Tasting rooms, or outdoor walnut grove (East side)
Wine tastings	5	9 am - 9 pm	120	Tasting rooms, or outdoor walnut grove (East side)
Wine tastings	5	11 am - 3 pm; or 6 pm - 9 pm	60	Tasting rooms, or outdoor walnut grove (East side)
Winemaker lunches or dinners with on-site food preparation, and food and wine pairings	10	11 am - 3 pm; or 6 pm - 9 pm	30	Baling barn, outdoor walnut grove, or winery (East and West side)

(*) Industry wide events must occur during the public tasting room hours.
BZA eliminated two larger Ag Promo Events with 300 guests

Appellants' Contend (in summary)

- The Project generates significant employee, public, and truck traffic in an area with inadequate sight lines.
- The large scale project with tasting rooms on both sides of the road, approximately 1,000 feet radius of three existing tasting rooms is detrimental to the rural character of the area.
- The project is inconsistent with the intent of the General Plans to preserve agriculture and rural character under General Plan Policy AR-6f.
- The concentration of existing wineries on Westside Road and other County roadways is a public safety concern & county-wide issue.
- There's a risk of stand-alone tasting rooms. The focus on hospitality, promotional uses, marketing accommodations are all inconsistent with the Williamson Act contract and the County's Uniform Rules.
- The wine cave needs a feasibility study and further geological evaluation.
- The noise assessments are inadequate and noise impacts are not fully mitigated.
- The biological assessments are outdated and field surveys are needed.

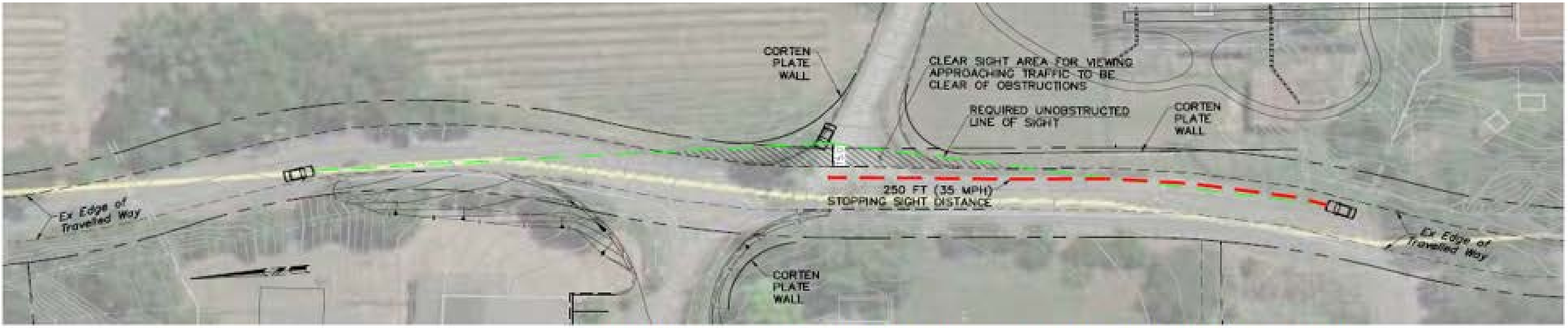
Issue 1: Project has Significant Traffic Generation and Inadequate Sight Lines

- Traffic Impact Study by W-Trans accepted by DPTW
- The largest 300-person event requires 14 staff. Using ratio of 2.5 guests per vehicle and solo occupancy for staff, such an event generates 268 trip ends- 134 inbound trips at the start and 134 outbound trips at the end. Trips would be spread out, with no more than 60 trips in either direction during a single hour, with staff arriving before and departing after guests.
- A further W-Trans addendum letter from 2017, explains that with these improvements to increase sight lines to the north to at least 250 feet, sight lines will be adequate to allow safe operation of the driveway.
- In response to the Alta Planning letter's which raised concerns with the speed study analysis, Public Works responded they are satisfied and accepted the W-Trans speed study methodology and the stopping sight distance analysis completed for the project.
- The Board of Zoning Adjustments reviewed all the traffic information and approved the project, but eliminated the two larger Ag Promo events.

Traffic

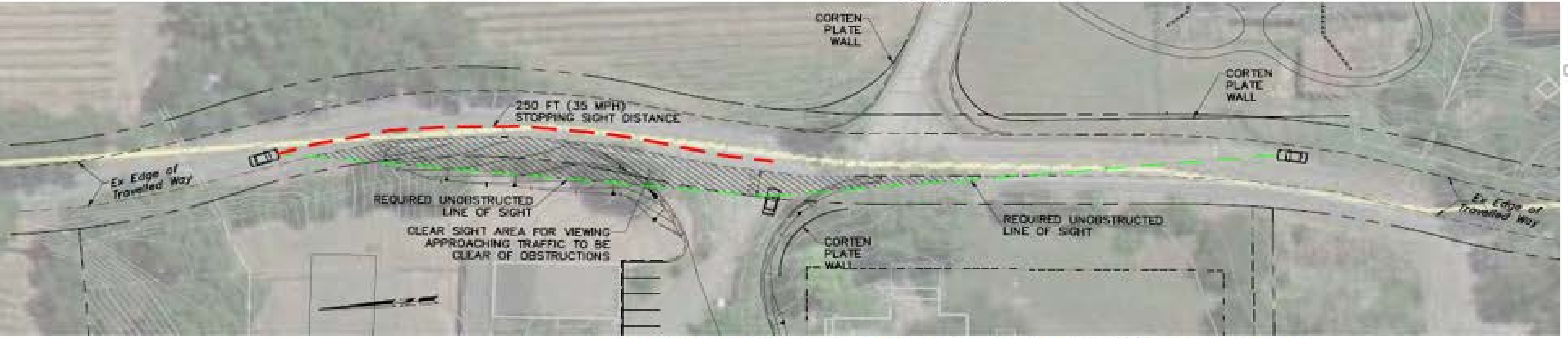
- W-Trans studies were accepted by the Department of Transportation and Public Works.
- Westside Rd is expected to have acceptable operations with project traffic
- Sight distance can be met at tasting room driveway
- With improvements to grade and lower the berm and remove trees on winery driveway, sight distance can be met
- On the winery side agricultural promotional events will be limited to 30 guest (12 vehicles) and no industry wide events.
- Conditions of Approval require events coordination with adjacent wineries and avoid having events at the winery during large bike events. (Cond No. 112)
- Collisions below state average. Two collisions reported from 2012-2016
- Pedestrian traffic will be restricted by winery management and entry gate at winery stating “Not Open to the Public”
- Traffic Control and Parking Management Plan required
- One year review of event activities

Stopping Sight Distance of 250 feet Met for Road Segment's 35 mph Speed Study results



STOPPING SIGHT DISTANCE - TASTING ROOM ENTRANCE

SCALE: 1"=50'



STOPPING SIGHT DISTANCE - WINERY ENTRANCE

SCALE: 1"=50'

UNOBSTRUCTED VIEW FOR STOPPING DISTANCE

- \+ DESIGN SPEED: 35 MPH (SEE W-TRANS TRAFFIC STUDY)
- \+ STOPPING DISTANCE: 250 FT
- \+ SETBACK FROM EDGE OF TRAVELED WAY: 15 FT
- \+ CLEAR LINE OF SIGHT SHALL BE ACHIEVED BY TRIMMING TREES AND SHAVING NORTHWEST HILLSIDE IF NECESSARY

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AASHTO (2010)

July 24, 2018

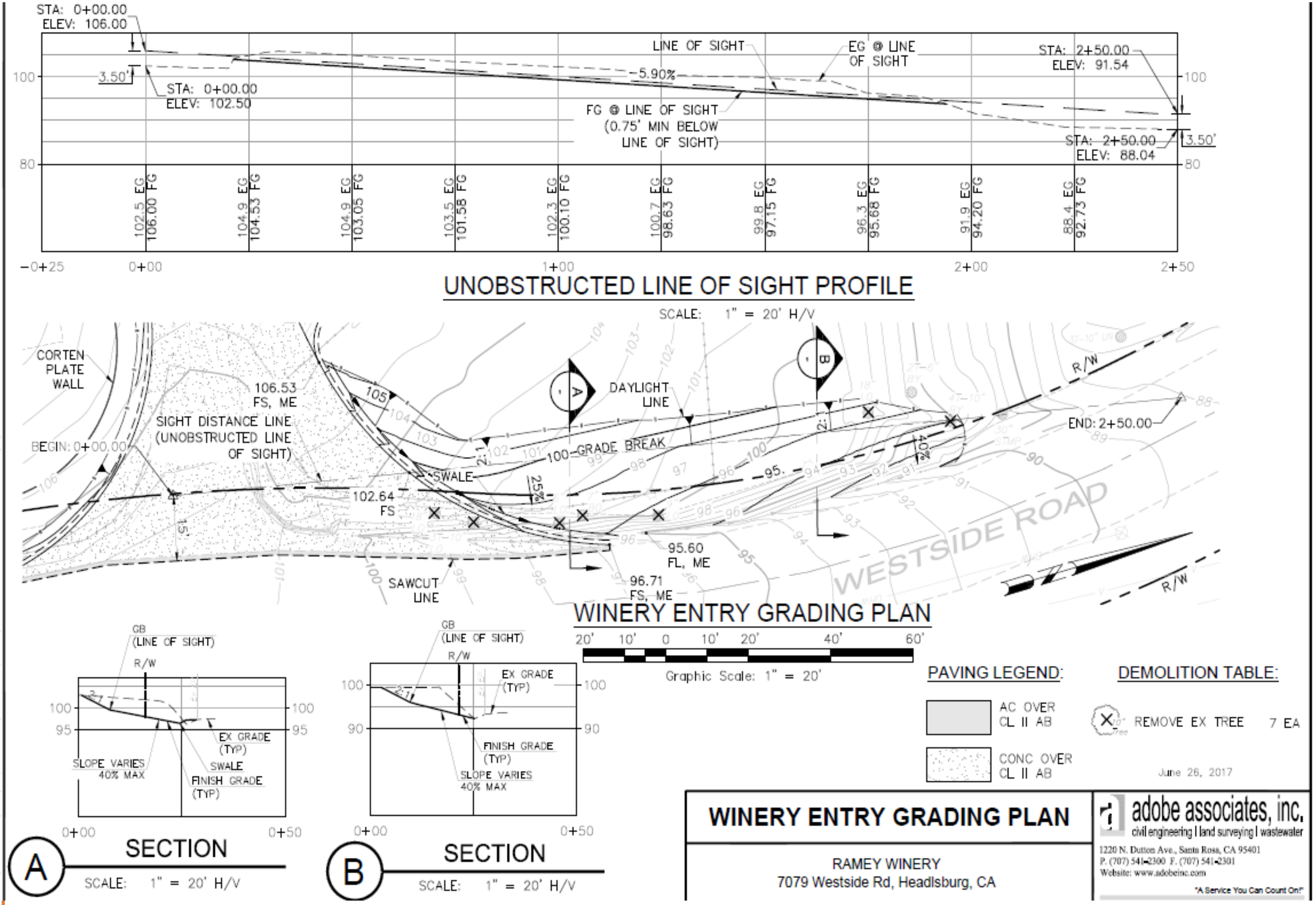
SIGHT DISTANCE EXHIBIT

RAMEY WINERY
7079 Westside Rd, Headlsburg, CA

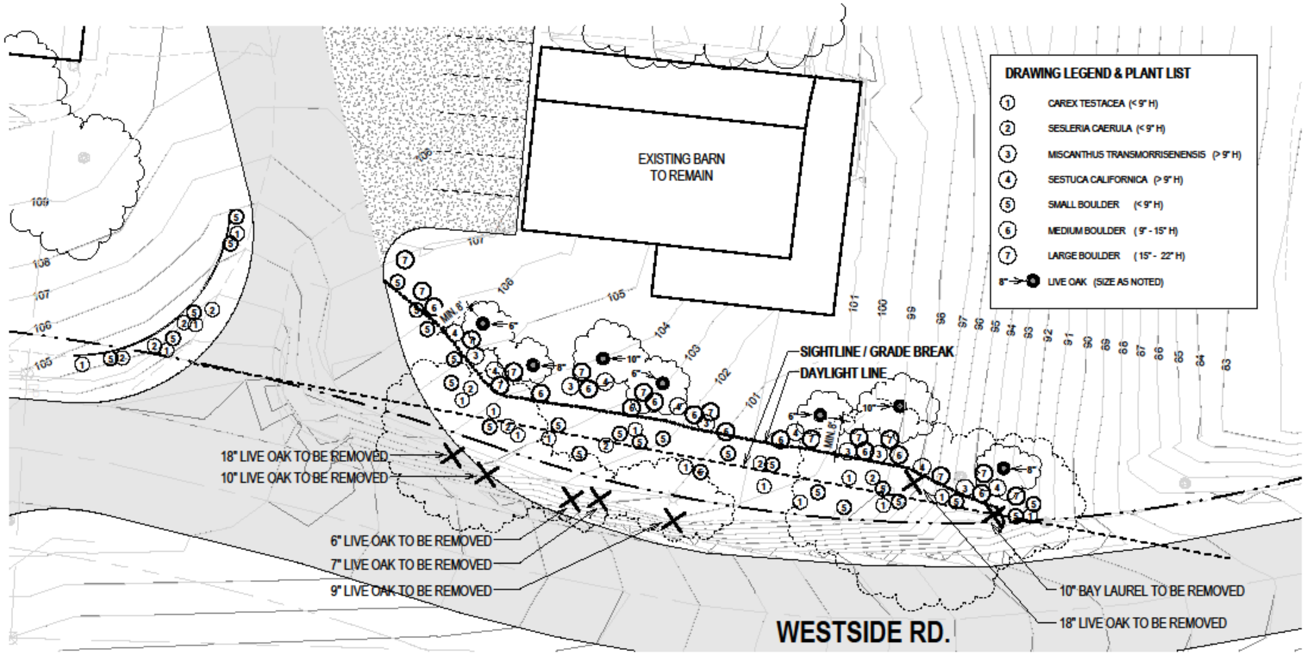
adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On"

Winery Driveway Grading on North side

With vegetation removal and engineered plans to lower and terrace northwesterly hillside on the project site, sight distance improvements can be achieved to meet the sight distance requirement of of 250- feet at the project driveway.



Winery Entry Landscape



LUNDBERG DESIGN

Winery Driveway - Sightlines

Ramey Winery

7097 Westside Road Healdsburg, CA

Date: 05/11/15

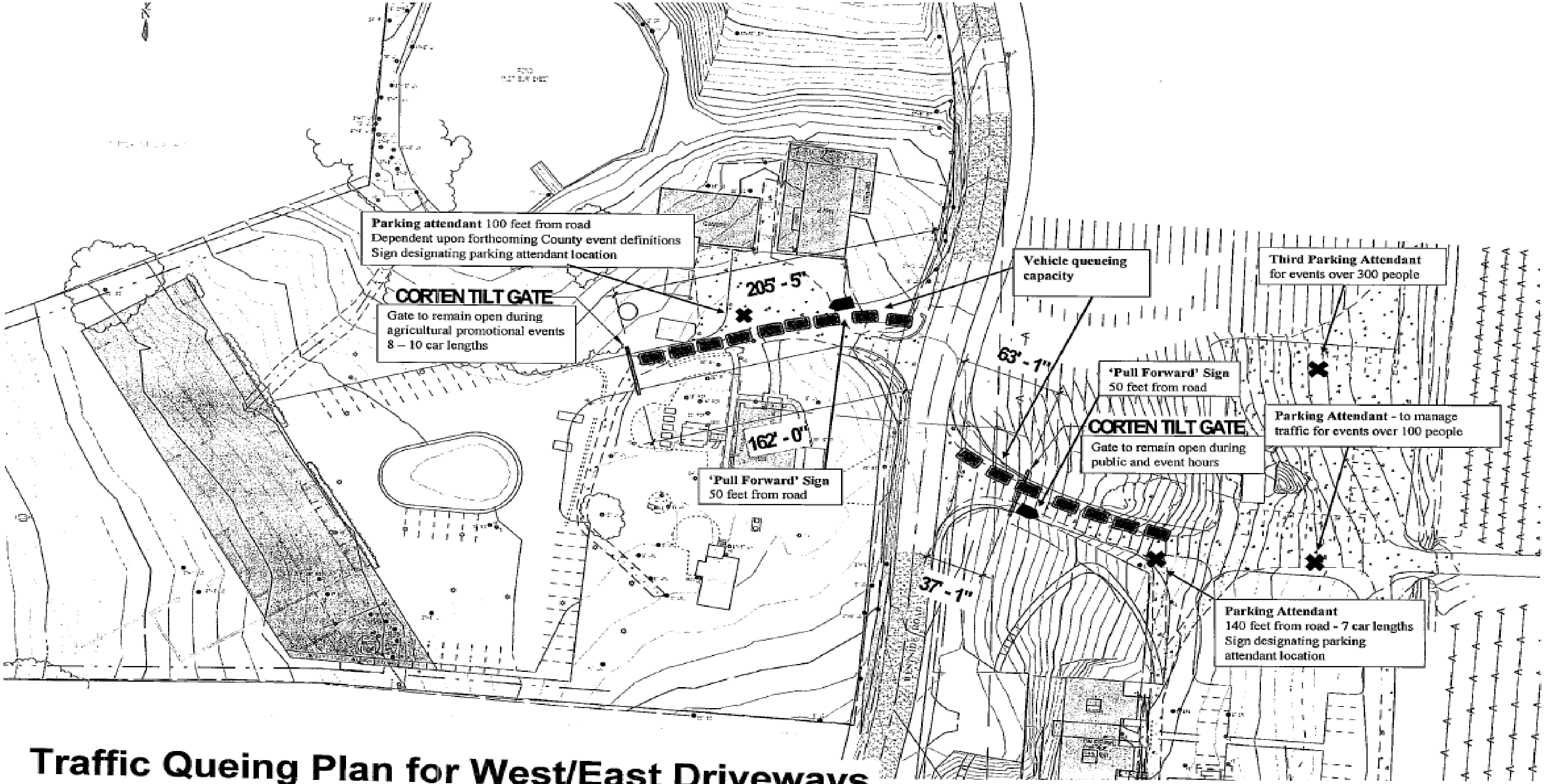
Scale: 1" = 20'-0"

Rev #	Description	Date
1	*Design Review Modifications*	04.15.15

Sheet No.:

ASK-01

Traffic Queuing Plan for both project driveways



Traffic Queing Plan for West/East Driveways
dated 8-2017
UPE14-0008 Ramey Winery

Issue 2: Project is detrimental to the Rural Character of the Area

The appeal contends the large project with tasting rooms on both sides of the road, and approximately 1,000 feet from three existing tasting rooms is detrimental to the rural character of the area.

- The County does not have a limit to the number of tasting rooms allowed on a site or along a roadway. Applicant will coordinate events with adjacent wineries and avoid scheduling events during large bike events (COA 112)
- W-Trans prepared a *sensitivity analysis*, it determined that 208 vehicle trips could be added in each direction on Westside Road before the northbound direction would experience unacceptable LOS D operations.
- The BZA determined the Project would not be detrimental to the rural character of the area. No joint road access conflicts have been identified, project traffic will not exceed General Plan objectives for levels of service on a site-specific or cumulative basis. The use of the on-site wells would not affect neighboring wells or the Russian River. The new winery building and cave are setback outside of the Scenic Corridor.
- The focal point of the project is the restoration and reuse of two historic hop kiln buildings on a large 75-acre parcel used for generations for farming activities.

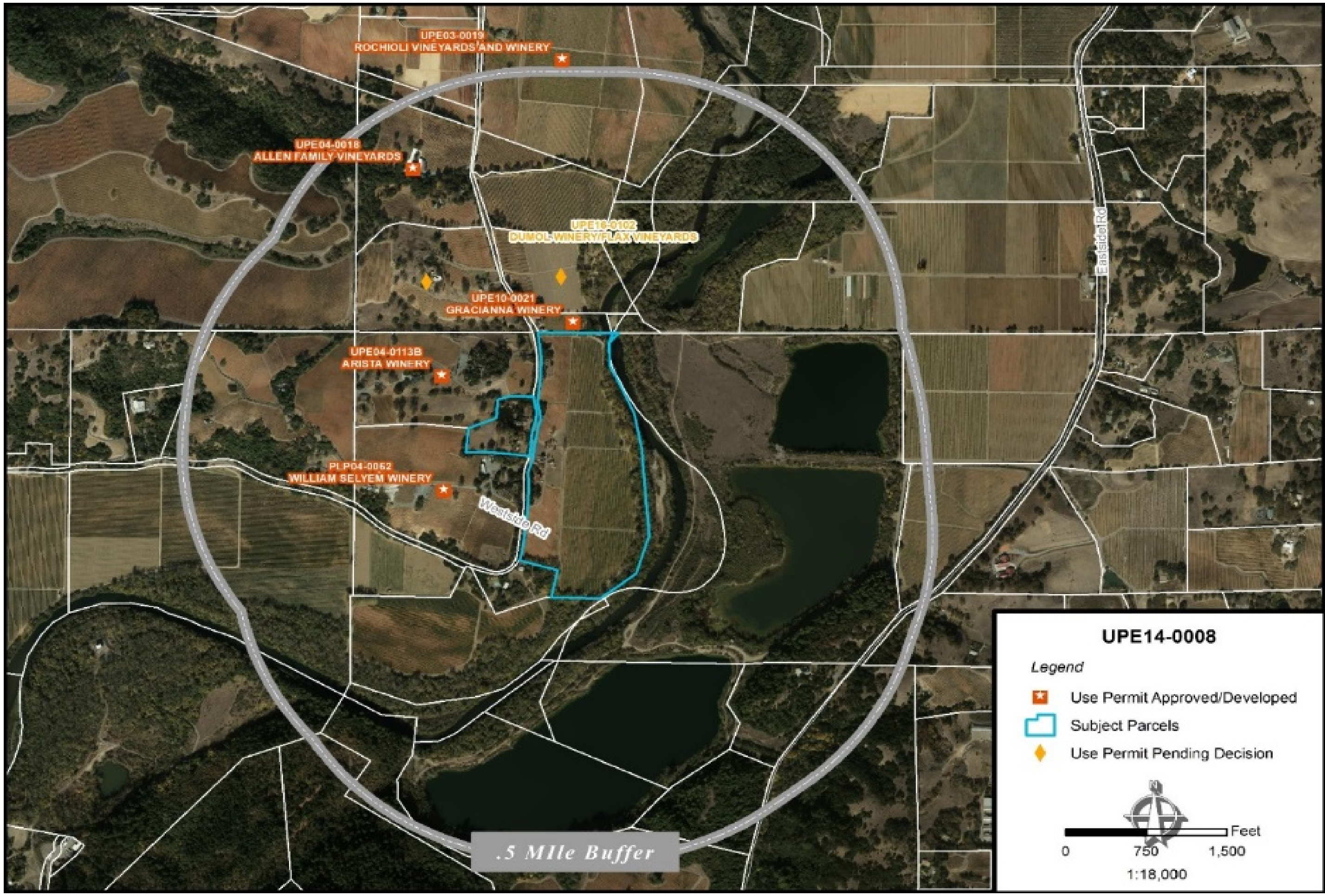
Adjacent Wineries and Tasting Rooms within one-half mile

<u>To the South</u>:
Williams Seylem Winery

<u>To the North</u>:
Arista Winery

Gracianna Tasting Room

Allen Family Vineyards and Winery



Existing Wineries within ½ mile

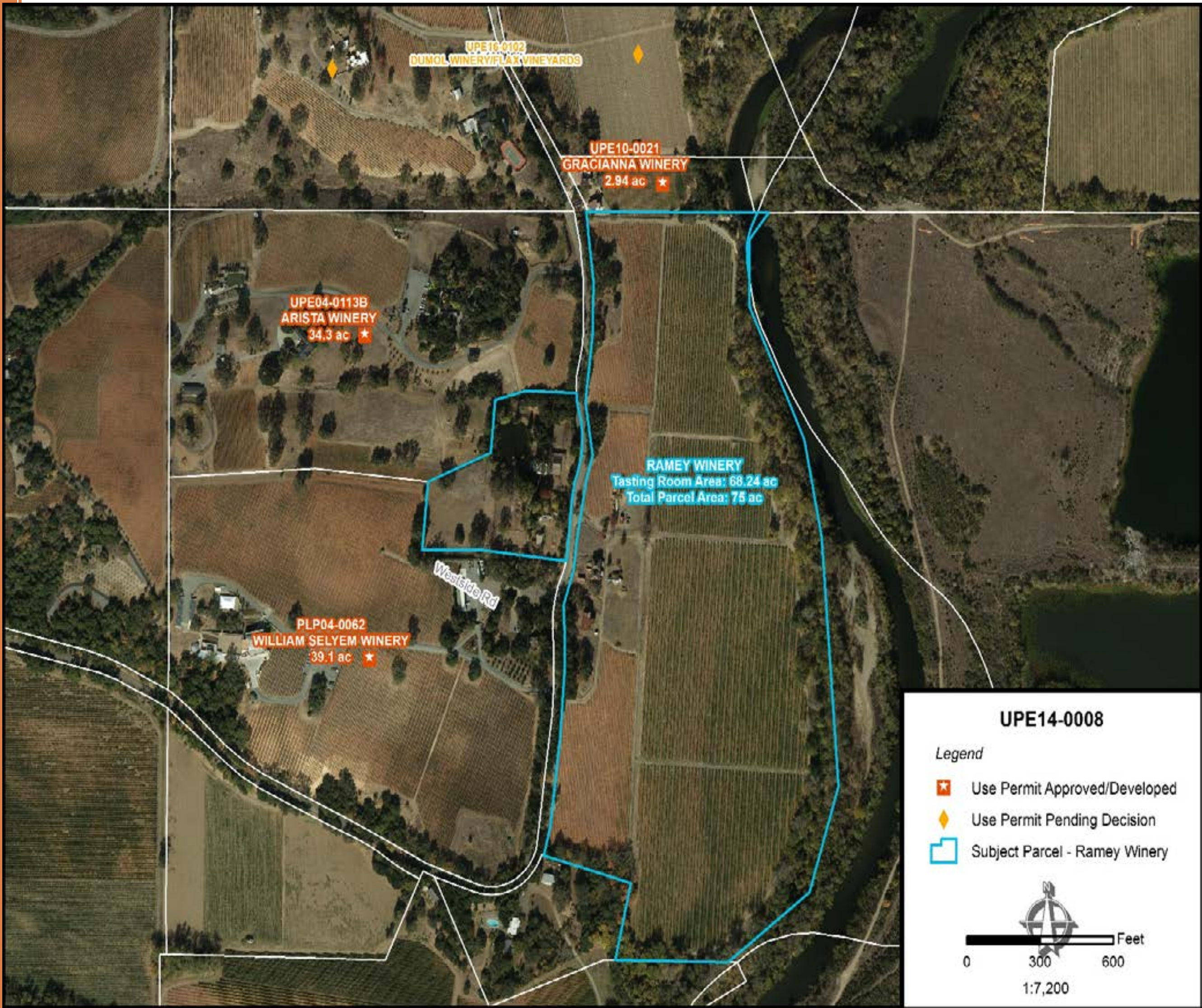
Winery Name/File Number	Location	Approved	Annual Case Production	Tasting Room/Hours	Events Yes/No
Williams-Selyem Winery **PLP04-0062**	7227 Westside Rd APN:110-240-024	Modification 6/2007	35,000 cases	Tasting hours 10AM -5 PM	Yes. 24 annual ag promo events w/110 max. guests per event. Four wine pick weekends/year.
Arista Winery **UPE04-0113B**	7014 Westside Rd APN:110-240-039	Modification 10/2012	20,000 cases	10 AM – 5 PM	Yes. 15 annual ag promo events w/200 max. guests per event
Gracianna Wines **Tasting room- (stand-alone) with 1.1 acres of vineyard. 300 cases of wine processed off site.** **UPE10-0021**	6914 Westside Rd APN: 110-240-011	Modification 3/2014	Not applicable	10 AM – 6 PM Seasonal April 1 thru November 30th each year	**No events**
Allen Family Vineyards	6575 Westside Rd APN: 110-240-006	10/2004	16,000 cases	**No tasting**	**No events**

BZA Determined Project is Consistent with General Policy AR-5g

Traffic: Study explains LOS would not be exceeded and with mitigation traffic conflicts will be reduced.

Water: Hydrology report concludes projects' water use would not impact local groundwater or surface water, or effect neighbors' wells. Peer reviewed by PRMD Geologist.

Detrimental to Rural Character- Restore existing historic buildings. Winery/wine cave outside of the scenic corridor. Large parcel sizes. Event coordination with adjacent wineries. New winery building and wine cave located outside Scenic Corridor. No vines removed for any of the project's components.



Issue 3: Williamson Act and General Plan Polices to Preserve of the Area

The appeal contends the disproportionate focus on hospitality and promotional uses is inconsistent with the Williamson Act contract and intent of the General Plan to preserve agriculture and rural character.

- 75 acre site planted with 42 acres of vineyard with over 50% of the parcel planted in vineyard and total compatible use area is below the 5-acre threshold. No vines would be removed to accommodate the project.
- Uniform Rules allow promotion or sale of an ag product produced on site as a compatible use.
- BZA found the project is consistent with the State's Principles of Compatibility findings because the use is related to ag and will not displace or impair contracted lands in the area.
- No event will last more than two days
- No permanent structures used for just events
- Uniform Rules allow Marketing Accommodations allowed under Rule 8.3 B-2. A condition prohibits future conversions to other lodging uses such as a vacation rental. Prior approvals for marketing accommodations on several parcels in the County also under contract.
- Overall, the BZA found project consistent with the Land Conservation Act/Uniform Rules.

Ag Resource Policies and Zoning Code

- The proposed winery is consistent with LIA zoning and several AR Policies. Specifically, ***Policy AR-4a***: which states the primary use in Ag zones shall be ag production, related processing, and visitor serving uses.
- The proposed tasting room, agricultural promotional events, industry wide events, and food and wine pairing uses are consistent with the LIA zoning that allow for the sale and promotion of a local ag product.
- Consistent with AR Objectives 1.1. and 1.2 <u>to create and facilitate opportunities to promote and market all ag products grown or processed in So.</u> Co. And, Permit marketing of products grown or processed in So. Co. in all areas designated for agriculture use.
- The marketing accommodations are allowed in the LIA zoning and under the Williamson Act. Marketing accommodation units are not considered guest houses and are not considered single family residences as part of the density allowance. Under this project, marketing units are located within the tasting room and by design will not be used as a guest house or residence.

Joint Meetings with Sonoma County Landmarks and Design Review Committee Actions

Approve existing height of hop kiln at 45-feet hop and bale barn at 41-feet.

Approve maintaining the two hop structures in their current footprint within the Scenic Corridor setback.

Place HD Overlay Zone on East side.

Final review in a joint meeting with LC and DRC.

View from Westside Road Looking East - Existing Hop Kiln & Baling Barn

View from Westside Road looking East - Proposed Public Tasting Room with Barn Doors Open

Issue 4: Concentration of Wineries on Westside Road and in the County

The appellants contend there is an overwhelming concentration of existing wineries on Westside Rd and in the County. Its too great of a safety and county-wide issue for the Board to ignore.

- ❑ The County does not have a limit to the number of wineries allowed. The BZA approved the Project with Mitigations reducing overall impacts and found the Project will not be detrimental to the health, safety, comfort, and general welfare to the neighborhood.
- ❑ The traffic study was acceptable by Public Works which determined that collision rate for this road segment is below average.
- ❑ Conditions of approval require road frontage improvements on the project site, at the winery side driveway to the north, to increase sight lines to allow safe operations. Conditions require all parking be provided on site, and a Traffic and Parking Management Plan be implemented with Parking Attendants (Condition No. 110)
- ☐ Conditions of approval require event coordination with the two adjacent wineries and large bicycle events so winery's larger events are not held at the same time. (Cond 109)
- ☐ The use of amplified music or sound is permitted indoors in the tasting rooms during daytime hours with doors and windows closed. Outdoor events are only allowed to the rear of the site at the Picnic Grove. Amplified speech is limited to 78 dBA at 50 feet.

Project Studies and CEQA Document

- Cultural and Historic Studies
- Traffic Study
- Noise Study
- Greenhouse Gas analysis
- Water Balance analysis
- Wine Cave Feasibility Study
- Geological Report /Groundwater Availability study
- Habitat Assessment
- Revised- Recirculated Mitigated Negative Declaration was circulated for 30 days and sent to State Clearinghouse.
- Applicants have agreed to Mitigation Measures

Summary & Staff Recommendation

* Deny the Appeal and uphold the BZA's decision to approve the project with modifications.

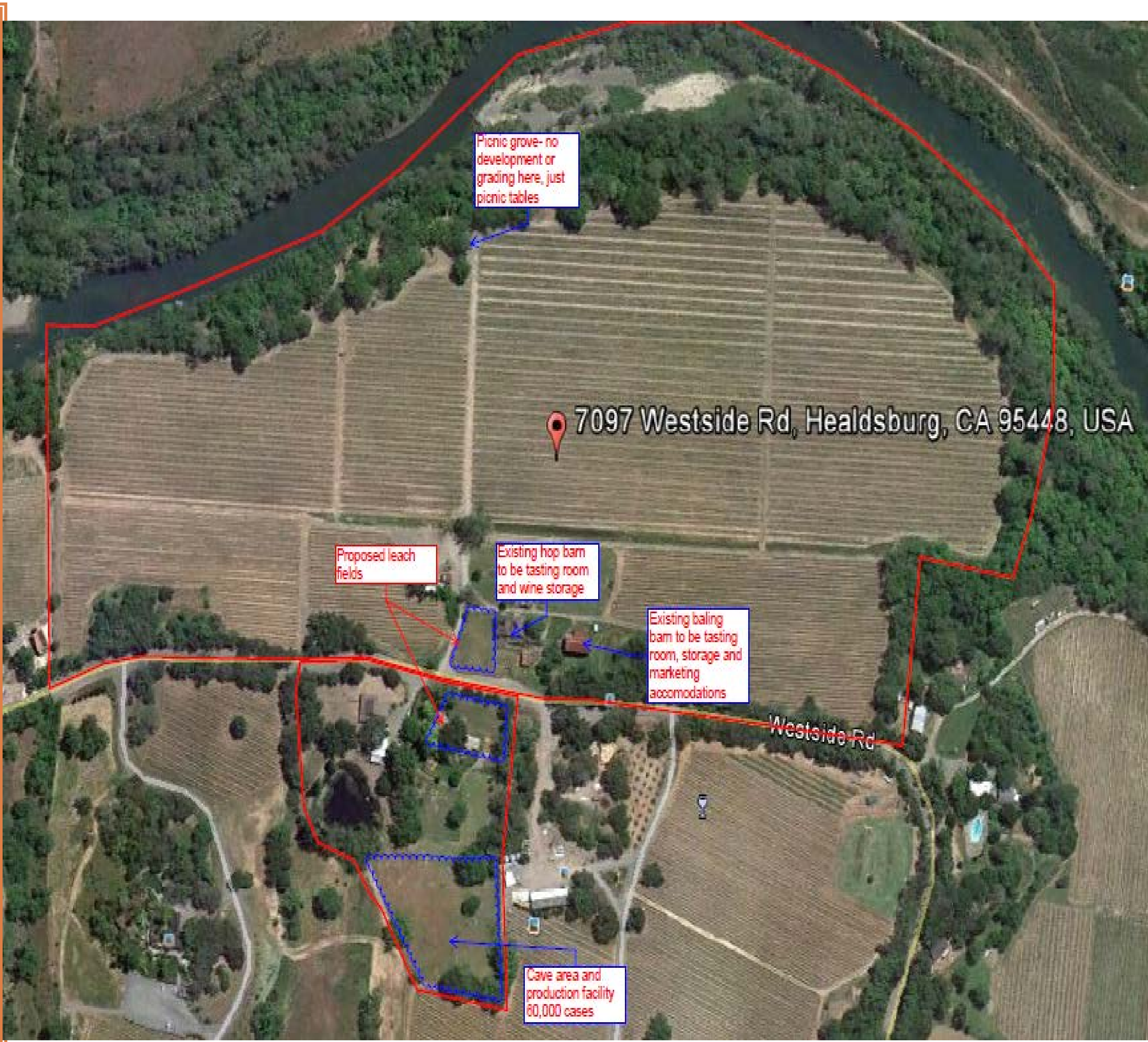
* Project is consistent with General Plan Policies and the Zoning Code related to Ag uses.

* Two historic buildings will be restored and used.

* Sight distance improvements to the project site's entrance will provide safe operations of the project driveway and roadway.

*Limit event size at the winery site. Event Coordination will be done with neighboring wineries and large bike events.

* Mitigation Measures and Conditions have been incorporated into the project to avoid potential environmental impacts, and applicant agreed.



Questions?

permit
SONOMA

1850

County of Sonoma Agenda Item Summary Report

Clerk of the Board
575 Administration Drive
Santa Rosa, CA 95403

Agenda Item Number: 74
(This Section for use by Clerk of the Board Only.)

To: County of Sonoma Board of Supervisors

Board Agenda Date: December 11, 2018

Vote Requirement: Majority

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number:

Supervisorial District(s):

Title: Geologic Hazard Area Requirements for Rebuilds of Homes Destroyed in the 2017 Sonoma Complex Fires

Recommended Actions:

(1) Adopt the proposed amendment to add policy PS- 1P to the Public Safety Element of General Plan 2020; and

(2)Adopt the proposed ordinance exempting preexisting single family homes destroyed by the 2017 fires from the geologic report and fault setback requirements in the Geologic Hazard Area combining district.

Executive Summary:

In response to Board direction staff is advancing limited amendments to the Public Safety Element of Sonoma County General Plan and a county ordinance to reduce the geologic report and fault setback requirements for reconstruction of single-family homes destroyed in the October 2017 fires.

The proposed amendments would apply only to parcels in the, G, Geologic Hazard Area Combining District (Geologic Hazard Zone), that were affected by the Sonoma Complex Fires 2017. The amendments would be limited to reconstruction of previously existing one and two story single-family homes of wood or steel frame construction. The proposal is fully compliant with the state Alquist-Priolo Earthquake Fault Zoning Act, which exempts most single-family homes up to two stories. Homes being rebuilt under the proposal will still be required to comply with all other current codes, including seismic safety standards.

Discussion:

The October 2017 fires destroyed more than two thousand residences in unincorporated Sonoma County. Approximately 55 of the homes destroyed were within the Geologic Hazard Zone, primarily located in the low density residential communities of Mark West Springs, Larkfield, and Wikiup. The Sonoma County General Plan and County Code requires a geologic fault study (geologic report) prior to construction and a 50 foot minimum setback from a known fault in the Geologic Hazard Zone. The intent of the proposed General Plan amendment and ordinance is to reduce the additional studies and expenses faced by property owners trying to rebuild fire destroyed homes.

Project Description:
The proposed amendments include adding Policy PS-1P to the Sonoma County General Plan Public Safety Element and an uncodified ordinance to allow fire-destroyed homes in the Geologic Hazard Zone to be rebuilt without the otherwise required geologic study and fault trace setback. The proposed exception for fire rebuilds will not apply to development other than rebuilds on the same site of homes lost in the October 2017 fires.

The geologic report otherwise required under the General Plan Public Safety Element and Article 70 of the Sonoma County Zoning Ordinance is a fault study which entails deep trenching across each property, perpendicular to the suspected fault, to determine whether there is a surface trace of an active fault on the site. The trenching and geologic report could result in additional siting constraints, months of delay and added costs of up to $15,000. The proposed general plan amendment and ordinance would allow the approximately 55 property owners who lost homes in the Geologic Hazard Zone to rebuild their homes without incurring the significant additional delay and expense of trenching and preparation of a geologic report. The proposed amendment and ordinance were referred to the State Geologist and the California Board of Forestry. Our local tribal contacts were provided an invitation to consult on the General Plan Amendment and provided no comments.

Location:
The homes within the Geologic Hazard Zone that were destroyed in the October 2017 fires are concentrated in the Mark West Springs and Larkfield/Wikiup areas. Many of these homes were built before the County's Geologic Hazard Zone requirements were adopted in 1974 as part of the 1989 General Plan. These homes predated the current requirements and were built without geologic studies or fault setback requirements. A limited number of affected homes in the Geologic Hazard Zone were built later and already have geologic reports on file from their initial construction.

Seismic Safety:
Allowing rebuilding of destroyed homes on their same site without a geologic report does not increase the exposure of persons to earthquake hazards over pre-existing conditions. The homes that would be rebuilt under this legislation were constructed without geologic report because they were constructed prior to the current county policies and state seismic standards. The homes will be rebuilt to significantly increased seismic safety standards when compared with their original construction. Because the California building code seismic standards have been regularly amended and improved since most of the affected Geologic Hazard Zone homes were built, the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction. As noted above, the proposed legislation will not apply to any other projects. Rebuild projects would be required to comply with all current building codes including, seismic safety standards and geotechnical investigation (soils reports) requirements where required, and state law, including the Alquist-Priolo Act.

General Plan Consistency:
The General Plan 2020 policies related to the proposed project are shown below including the proposed new policy, **Policy PS 1-P**.

***Policy PS-1e:** Continue to implement the "Geologic Hazard Area" combining district which establishes regulations for permissible types of uses and their intensities and appropriate development standards.**

***Policy PS-1f:** Require and review geologic reports prior to decisions on any project which would subject property or persons to significant risks from the geologic hazards areas shown on Public Safety Element hazard maps and related file maps and source documents. Geologic reports shall describe the hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, require an engineer's or geologist's certification that risks have been mitigated to an acceptable level and, if indicated, obtain indemnification or insurance from the engineer, geologist, or developer to minimize County exposure to liability.**

***Policy PS-1g**: Prohibit structures intended for human occupancy (or defined as a "project" in the Alquist-Priolo Special Studies Zones Act and related Administrative Code provisions) within 50 feet of the surface trace of any fault.**

> **Policy PS-1p:** Notwithstanding the foregoing, Policies PS-1f and PS-1g shall not apply to an application to reconstruct a single-family dwelling located in the Geologic Hazard Area Combining District that was destroyed in the October 2017 Sonoma Complex Fires, provided that the dwelling would comply with and qualify for an exemption under the state Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, sec. 2621 et seq.), and provided further that the application complies with all applicable requirements of that certain ordinance adopted by the Board of Supervisors on December 11, 2018 and relating to reconstruction of single-family homes in the Geologic Hazard Area Combining District. This policy shall not be interpreted to apply to any project other than reconstruction of a single-family home destroyed in the 2017 Sonoma Complex Fires that is proposed to be rebuilt on the same lot.

*denotes mitigation policy in the General Plan

The proposed General Plan and ordinance amendments are very limited in scope, and apply to rebuilds of homes that existed when the General Plan was adopted. Accordingly, the proposed legislation is consistent with the General Plan as amended by the above text. As proposed Policy PS 1-P will only apply to rebuilding of previously existing homes destroyed by the October 2017 fires. This policy will not apply to other development.

The homes to be rebuilt under the proposed conditions generally predated the Geologic Hazard Zone and requirement for a geologic report and their reconstruction does not interfere with the continued implementation of the above policy and Geologic Hazard Area Combining District for new uses. The proposed ordinance requires the property owner to sign an indemnification and acknowledgement of risk acknowledging that the home is within the Geologic Hazard Zone and accepting the risk of rebuilding without the benefit of a geologic report.

Area Plan Consistency:

Some of the parcels that are designated with the Geologic Hazzard Area Combining District and impacted by the October 2017 Fires are within the boundaries of the. The Area Plans do not include the Mark West or Larkfield/Wikiup communities where most of the parcels impacted by this proposal are concentrated. The previously applicable Larkfield Area Plan was repealed in 2008. The proposed project is consistent with each of the area plans. Applicable policy from each Area Plan is below.

Bennet Valley Area Plan:
Residential development shall occur in the least constrained, most suitable areas. Parcels within the Alquist-Priolo Zone or in geologically unstable areas shall be developed only at very low densities. Siting and foundation design of all structures in these areas shall comply with the General Plan Public Safety Element.

The proposed project does not increase residential density or change allowed uses. The siting requirements are consistent with the General Plan Public Safety Element as amended by this proposal. Additionally, the concentration of properties where the exemption will be applied is outside of the Bennett Valley Area Plan.

Franz Valley Area Plan:
Limit or prevent residential development in areas of high or extreme fire, geologic, and seismic hazards.

The proposed project does not increase residential density or change allowed uses. The proposed project does not include new development, rather it will only be applied for the reconstruction of previously existing residential structures. Additionally, the concentration of properties where the exemption will be applied is outside of the Franz Valley Area Plan.

Sonoma Mountain Area Plan:
Geologic Hazards

> *(1) Continue to implement the Alquist-Priolo Special Studies Zones Act of 1972.*
> *(2) Require an engineering geologist's report whenever there is an unacceptable level of risk of geologic hazard associated with a proposed land development.*

The proposed project is consistent with provision of the Alquist-Priolo Act that exempts single family residential development of wood or steel frame construction up to two stories from the report and fault setback requirements. Because the proposed exception will be made only for previously developed residential structures no new land development is proposed, further the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction. No new risk to seismic hazards is proposed. Additionally, the concentration of properties where the exemption will be applied is outside of the Sonoma Mountain Area Plan.

Zoning Consistency:
The project is consistent with Zoning Code and implements the General Plan as amended by this proposal. The uncodified ordinance would not amend the text of the Sonoma County Zoning Code and is consistent with the purpose of Article 70, the Geologic Hazard Area Combining District in that it does not increase risk due to earthquake hazards because it will only allow for the rebuilding of previously existing homes without a geologic report or fault setback requirements.

Prior Board Actions:

September 18, 2018 the Board approved Resolution 18-390, directing Permit Sonoma to bring forward proposed amendments to the general plan and county code to clarify that single family homes located in the Geologic Hazard Zone and destroyed in the Sonoma Complex Fires may be rebuilt on the same parcel without meeting geologic report or fault setback requirements.

Strategic Plan Alignment Goal 1: Safe, Healthy, and Caring Community

The intent of the proposed amendment and ordinance is to reduce the obstacles faced by homeowners trying to rebuild. Reducing barriers to rebuilding is essential to the community's recovery. The homes to be rebuilt under this legislation will be rebuilt to meet significantly increased seismic safety standards when compared with their original construction.

Fiscal Summary

Expenditures	**FY 18-19 Adopted**	**FY 19-20 Projected**	**FY 20-21 Projected**
Budgeted Expenses			
Additional Appropriation Requested			
Total Expenditures			
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other			
Use of Fund Balance			
Contingencies			
Total Sources			

Narrative Explanation of Fiscal Impacts:

Staffing Impacts

Position Title (Payroll Classification)	**Monthly Salary Range** (A – I Step)	**Additions** (Number)	**Deletions** (Number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Attachment A: Draft Resolution
Attachment B: Draft Ordinance
Attachment C: Planning Commission Staff Report
Attachment D: Planning Commission Resolution to BOS

Related Items "On File" with the Clerk of the Board:

County of Sonoma
State of California

Item Number: ____________

Date: December 11, 2018 Resolution Number: ____________

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Adopting Amendments To The General Plan 2020 Public Safety Element To Allow Reconstruction Of Single Family Homes Destroyed In The 2017 Sonoma Complex Fires And Located in the Geologic Hazard Area Combining District Without Geologic Reports And Fault Setback Requirements.

Whereas, on September 18, 2018, the Sonoma County Board of Supervisors adopted Minute Order Resolution No. 18-0390, directing County staff to bring forward draft amendments to the General Plan and County ordinance to specify that single family homes located in the 'G' Geologic Hazard Area Combining District and destroyed in the October 2017 Sonoma Complex Fires may be rebuilt on the same parcel without geologic reports (the proposed amendments); and

Whereas, on November 15, 2018, the Planning Commission held a duly noticed public hearing on the proposed amendments, at which time all interested persons were given an opportunity to be heard. At the conclusion of the hearing, the Commission voted to recommend approval of the proposed General Plan text amendments and ordinance; and

Whereas, in accordance with applicable provisions of law, the Board of Supervisors held a duly noticed public hearing on December 11, 2018, at which time all interested persons were given an opportunity to hear and be heard regarding the proposed amendments; and

Whereas, the Board of Supervisors has reviewed and considered the information contained in the proposed General Plan text amendments and ordinance, together with all public comments, staff reports, and other materials prepared and submitted in connection with the proposed text amendments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors makes the following findings and determinations with respect to the proposed General Plan text amendments:

Attachment A

1. The proposed General Plan text amendments and ordinance are within the scope of the Sonoma County General Plan 2020 EIR (Final EIR) and the Final EIR adequately describes the activity for purposes of the California Environmental Quality Act (CEQA). The Board hereby readopts and incorporates herein the CEQA findings made in adopting the FEIR. Pursuant to Public Resources Code section 21166 and California Code of Regulations, title 14 (CEQA Guidelines), sections 15168 and 15162, no additional environmental review is required. In the alternative, Board finds that the project is exempt from CEQA pursuant to the general rule of CEQA Guidelines section 15061(b)(3), which applies because it can be seen with certainty that there is no possibility that the proposed General Plan text amendments may have a significant effect on the environment.

2. The proposed General Plan text amendments will be internally consistent with the remainder of the General Plan as amended. Most of the destroyed single-family homes in the Geologic Hazard Area existed at the time General Plan 2020 was adopted, and predate the creation of prior General Plan policies and ordinances related to the Geologic Hazard Area. Most of these homes were originally sited and constructed without geologic reports or fault setbacks. The Public Safety Element, Land Use Element, and the entire General Plan assumed the existence of these pre-existing homes in the Geologic Hazard Area. Accordingly, reconstruction of these homes without prior submission of geologic reports and without fault trace setback does not interfere with the continued implementation of the General Plan Public Safety Element or any other element of the General Plan. Moreover, consistent with existing Public Safety Element Policy PS-1f, the proposed ordinance requires the property owner to sign an indemnity and acknowledgement of risk acknowledging that the home is within the Geologic Hazard Area and accepting the risk of rebuilding without the benefit of a geologic report.

3. The proposed General Plan text amendments are consistent with the applicable Area Plans, as follows:

a. The proposed text amendments and implementing ordinance are consistent with the Bennett Valley Area Plan in that the proposal does not increase residential density or change allowed uses. The siting requirements are consistent with the General Plan Public Safety Element as amended.

b. The proposed text amendments and implementing ordinance are consistent with the Franz Valley Area Plan in that the proposal does not increase residential density or change allowed uses. The proposal does not authorize new development; rather, the proposal will only apply to reconstruction of previously existing single family homes.

c. The proposed text amendments and implementing ordinance are consistent with the Sonoma Mountain Area Plan because the proposal implements the state Alquist-Priolo Earthquake Fault Zoning Act. No new land development is proposed or authorized, and the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction due to required compliance with current building codes.

Be It Further Resolved that based on the above findings and all the information in the record, the Board of Supervisors does hereby amend the Public Safety Element of General Plan 2020 to add new Policy PS-1p, to read as follows:

> **Policy PS-1p:** Notwithstanding the foregoing, Policies PS-1f and PS-1g shall not apply to an application to reconstruct a single-family dwelling located in the Geologic Hazard Area Combining District that was destroyed in the October 2017 Sonoma Complex Fires, provided that the dwelling would comply with and qualify for an exemption under the state Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, sec. 2621 et seq.), and provided further that the application complies with all applicable requirements of that certain ordinance adopted by the Board of Supervisors on December 11, 2018 and relating to reconstruction of single-family homes in the Geologic Hazard Area Combining District. This policy shall not be interpreted to apply to any project other than reconstruction of a single-family home destroyed in the 2017 Sonoma Complex Fires that is proposed to be rebuilt on the same lot.

Be It Further Resolved that if any section, subsection, sentence, clause, or phrase of this Resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Resolution. The Board of Supervisors hereby declares that it would have passed this Resolution and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Gorin: Rabbitt: Zane: Hopkins: Gore:

Ayes: Noes: Absent: Abstain:

So Ordered.

ORDINANCE NO. (   )

AN UNCODIFIED ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA REGARDING RECONSTRUCTION OF SINGLE-FAMILY DWELLINGS DESTROYED IN THE 2017 SONOMA COMPLEX FIRES AND LOCATED IN THE GEOLOGIC HAZARD AREA COMBINING DISTRICT

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

Section I. Findings. The Board hereby incorporates by reference the findings set forth in Paragraphs 1-3, inclusive, of Resolution No. 18-_______, adopted by the Board of Supervisors immediately prior to this Ordinance on December 11, 2018.

Section II. Reconstruction of Single-Family Dwellings Destroyed in October 2017 Sonoma Complex Fires.

A. Purpose.

1. This Ordinance specifies that, with respect to the 'G' Geologic Hazard Area Combining District, the geologic report and fault setback requirements that apply to new development projects do not apply to the reconstruction of single-family homes that were destroyed in the October 2017 fires in Sonoma County.

B. Definitions.

1. Fire-destroyed dwelling. A single-family dwelling that was located on a lot in the 'G' Geologic Hazard Area Combining District and was destroyed in the October 2017 Sonoma Complex Fires.

2. Geologic Hazard Area. The term Geologic Hazard Area shall mean the 'G' Geologic Hazard Area Combining District, as provided in Sonoma County Code Chapter 26, Article 70, the stated purpose of which is to reduce unnecessary exposure of people and property to risks of damage or injury from earthquakes, landslides and other geologic hazards in state-designated Alquist-Priolo Earthquake Fault Zones

3. Geologic Report. For purposes of this ordinance, the term "geologic report" shall refer to a fault study prepared or required pursuant to General Plan Policy PS-1f and Sonoma County Code § 26.70.030.

4. Single-family dwelling. For purposes of this ordinance only, the term "single-family dwelling" shall have the same meaning as set forth in state Public Resources Code, section 2621.6, subsections (a)(2)(A)-(B) and (b).

C. Notwithstanding any contrary provision of the Sonoma County Code, a geologic report shall not be required prior to reconstruction of a single-family dwelling located in the Geologic Hazard Area that was destroyed in the October 2017 Sonoma Complex Fires, provided that all requirements of Section III.D of this ordinance are met.

D. Notwithstanding any contrary provision of the Sonoma County Code, no setback from active faults or the surface trace thereof shall be required to rebuild a single-family dwelling that was located in the Geologic Hazard Area and destroyed in the October 2017 Sonoma Complex Fires, provided that all requirements of Section III.E of this ordinance are met.

E. Building permits for reconstruction of a fire-destroyed dwelling may proceed under this ordinance only after all property owners, including holders of security interests, sign a statement acknowledging that the property is located in a state-designated earthquake fault zone and accepting the associated risks and responsibilities of rebuilding thereon without benefit of a geologic report. The recorded statement shall be in a form to be approved by County Counsel and shall include a statement in substantially the following form: "The undersigned owners hereby acknowledge the potential geologic hazard, accept all risks associated with geologic hazards including any unidentified hazards, and agree to indemnify, defend, and hold harmless the County of Sonoma and its officers, agents and employees from any claim, liability, loss, injury or damage arising out of, or in connection with, any development activity or geologic hazards related to this property. This acknowledgment runs with the land and is binding on the undersigned and all of their successors, heirs and assigns."

Section III. No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the County or upon any officer or employee thereof a mandatory duty of care toward persons and property, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section IV. Preemption. This ordinance shall not be interpreted in any manner that conflicts with the laws or constitutions of the State of California.

Section V. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section VI. Effective Date. This Ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, adopted this 11th day of December, 2018, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Gorin: ___ Rabbitt: ____ Zane: ____ Hopkins: ____ Gore:___

Ayes: _____ Noes: _____ Absent: _____ Abstain: ____

WHEREUPON, the Chair declared the above and foregoing Ordinance duly adopted and

SO ORDERED.

____
Chair, Board of Supervisors
County of Sonoma

ATTEST:

____
Sheryl Bratton,
Clerk of the Board of Supervisors

Attachment B

permit
SONOMA

County of Sonoma
Permit & Resource Management Department

Sonoma County Planning Commission
STAFF REPORT

FILE: PLP18-0040
DATE: November 15, 2018
TIME: 1:05 pm
STAFF: Cecily Condon, Project Planner

Board of Supervisors hearing will be held at a later date and will be noticed at that time.

SUMMARY

Applicant:	County of Sonoma
Owner:	Various
Location:	Various parcels in G, Geologic Hazard Area combining district and within Sonoma Complex Fires 2017 perimeter; see attached maps
APNs:	See Table
Supervisorial District No.:	First and Fourth
Subject:	Geologic Hazard Area Requirements for Rebuilds of Homes Destroyed in the 2017 Sonoma Complex Fires
PROPOSAL:	General Plan Public Safety Element text amendment and ordinance specifying that within the Geologic Hazard Area Combining District, the geologic report and fault setback requirements applicable to new development do not apply to reconstruction of single-family homes that were destroyed in the 2017 Sonoma Complex Fires.
Environmental Determination:	The proposal is within the scope of the Sonoma County General Plan 2020 Final EIR (Final EIR) which adequately describes the activity for purposes of CEQA. Accordingly, under CEQA Guidelines §§ 15168 and 15162, no additional environmental review is required.
General Plan:	Various

Attachment C

Specific/Area Plan: Bennett Valley Area Plan (partial), Franz Valley Area Plan (partial) Sonoma Mountain Area Plan (partial)

Land Use: Various

Ord. Reference: General Plan Public Safety Element Policies PS-1e, PS-1f, PS-1g, and Sonoma County Code Chapter 26, Article 70 (Geologic Hazard Area Combining District)

Zoning: Geologic Hazard Area Combining District; various base districts

RECOMMENDATION:
Adopt a resolution making the following recommendations to the Board of Supervisors:

A. Find that the proposed general plan amendment and ordinance are within the scope of the previously certified Final EIR for Sonoma County General Plan 2020 and that the Final EIR adequately describes the activity for purposes of the California Environmental Quality Act (CEQA). Accordingly, pursuant to CEQA Guidelines §§ 15168 and 15162, no additional environmental review is required;

B. Adopt the proposed amendment to add policy PS- 1P the Public Safety Element of General Plan 2020; and

C. Adopt the proposed ordinance exempting preexisting single family homes destroyed by the 2017 fires from the geologic report and fault setback requirements in the Geologic Hazard Area combining district.

EXECUTIVE SUMMARY:

In response to Board direction Staff is advancing limited amendments to the Public Safety Element of Sonoma County General Plan and to county ordinance to reduce the geologic report and fault setback requirements for reconstruction of single-family homes destroyed in the October 2017 fires.

The proposed amendments would apply only to parcels in the, G, Geologic Hazard Area Combining District (Geologic Hazard Zone), that were affected by the Sonoma Complex Fires 2017. The amendments would be limited to reconstruction of one and two story single-family homes of wood or steel frame construction. The proposal would not apply to multi-family structures, structures greater than two stories, commercial structures, structures outside of the Sonoma Complex Fire 2017 perimeter, or new development on previously undeveloped sites. The proposal is fully compliant with the state Alquist-Priolo Earthquake Fault Zoning Act, which exempts most single-family homes up to two stories. Homes being rebuilt under the proposal will still be required to comply with all other current codes, including seismic safety standards.

BACKGROUND:
The October 2017 fires destroyed more than two thousand residences in unincorporated Sonoma County. Approximately 55 of the homes destroyed were within the Geologic Hazard Zone, primarily located in the low density residential communities of Mark West Springs, Larkfield, and Wikiup. Because the Sonoma County General Plan and County Code do not distinguish between what is truly new development versus reconstruction of prior development a geologic report is currently required prior to construction in the Geologic Hazard Zone. The intent of the proposed General Plan amendment and ordinance is to reduce the additional studies and expenses faced by property owners trying to rebuild fire destroyed homes.

Under the currently applicable rules property owners impacted by the October 2017 fires face additional, expensive obstacles to rebuilding their homes. To assist homeowners affected by the fires, the Board of Supervisors approved a minute order (Resolution No. 18-0390) directing Permit Sonoma to bring forward proposed amendments to the general plan and county code to clarify that single family homes located in the Geologic Hazard Zone and destroyed in the Sonoma Complex Fires may be rebuilt on the same parcel without meeting geologic report or fault setback requirements. The attached maps show the location of the Geologic Hazard Zone in Sonoma County and the extent of the fire perimeter.

The geologic report otherwise required under the General Plan Public Safety Element and Article 70 of the Sonoma County Zoning Ordinance is a fault study which entails deep trenching across each property, perpendicular to the suspected fault, to determine whether there is a surface trace of an active fault on the site. Development is prohibited within 50 feet of the surface trace of an active fault, and as a result homeowners whose reports identified a surface fault would either not be able to rebuild their homes on the same site or without additional siting constraints. The trenching and geologic report costs each property owner additional months of delay in the rebuilding process and approximately $15,000, which is unaffordable to many homeowners who find themselves substantially underinsured. The proposed general plan amendment and ordinance would allow the approximately 55 property owners who lost homes in the Geologic Hazard Zone to rebuild their homes without incurring the significant additional delay and expense of trenching and preparation of a geologic report.

The homes within the Geologic Hazard Zone that were destroyed in the October 2017 fires are concentrated in the Mark West Springs and Larkfield/Wikiup areas. Many of these homes were built before the County’s Geologic Hazard Zone requirements were adopted in 1974 as part of the 1989 General Plan. These homes predated the current requirements and were built without geologic studies or fault setback requirements. A limited number of affected homes in the Geologic Hazard Zone were built later and already have geologic reports on file from their initial construction. The Geologic Hazard Zone was designated and its accompanying regulations were developed and applied as part of the implementation of the 1989 General Plan, and in 1993 the policies were carried forward into General Plan 2020.

The geographic area that is identified as the Geologic Hazard Zone was designated by the State Geologist pursuant to the state Alquist-Priolo Earthquake Fault Zone Act (Alquist-Priolo Act), formerly the Alquist Priolo Special Studies Zone Act, which provides the minimum regulatory requirements for most development in proximity to a known trace fault. The Alquist-Priolo Act was initially enacted by the State in 1971, following the San Fernando earthquake. It established the basis for the County's policy of requiring a geologic report and trace fault setbacks for development along known faults.

Wood and steel frame single family residential development of up to two stories are exempt from the Alquist-Priolo Act. However, the Alquist-Priolo Act permits local governments' regulations to be more stringent. Many local jurisdictions, including Sonoma County, developed implementing policies stricter than the Act requires; as such, the County Code and General Plan do not include the exception to the geologic report and trace fault setbacks for single family homes.

As part of today's proposal the General Plan and County Code would be amended to clarify that for the sole purposes of rebuilding single family homes lost to the October 2017 fires, the applicable General Plan Public Safety Element policies and County Code requirements for geologic reports and fault trace setbacks do not apply. However, rebuild projects would be required to comply with current building codes, seismic safety standards, and state law, including the Alquist-Priolo Act. Property owners wishing to rebuild without geologic reports would also be required to sign a document acknowledging and accepting the risk of rebuilding in that location. The document would be recorded to provide notice to future potential buyers.

PROJECT DESCRIPTION:

The County is proposing to amend the Sonoma County General Plan and adopt an uncodified ordinance to allow fire-destroyed homes in the Geologic Hazard Zone to be rebuilt without the otherwise required geologic study and trace fault setback. The proposed exception for fire rebuilds will not apply to development other than rebuilds on the same site of homes lost in the October 2017 fires. Specifically, the proposed exception will not apply to commercial structures, structures outside of the Sonoma Complex Fires perimeter, or development on previously undeveloped sites.

DISCUSSION:

Seismic Safety:
Allowing rebuilding of destroyed homes without a geologic report does not increase the exposure of persons to earthquake hazards over pre-existing conditions. The homes that would be rebuilt under this legislation existed in the same location before the fires and will be rebuilt with improved design and technology, reflecting significantly increased seismic safety standards when compared with their original construction. Because the California building code seismic standards have been regularly amended and improved since most of the affected Geologic Hazard Zone homes were built, the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction. As noted above, the proposed legislation will not apply to any other projects.

General Plan Consistency:
The General Plan 2020 policies related to the proposed project are shown below including the proposed new policy, **Policy PS 1-P**.

> ***Policy PS-1e:*** *Continue to implement the "Geologic Hazard Area" combining district which establishes regulations for permissible types of uses and their intensities and appropriate development standards.**
>
> ***Policy PS-1f:*** *Require and review geologic reports prior to decisions on any project which would subject property or persons to significant risks from the geologic hazards areas shown on Public Safety Element hazard maps and related file maps and source documents. Geologic reports shall describe the hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, require an engineer's or geologist's certification that risks have been mitigated to an acceptable level and, if indicated, obtain indemnification or insurance from the engineer, geologist, or developer to minimize County exposure to liability.**
>
> ***Policy PS-1g****: Prohibit structures intended for human occupancy (or defined as a "project" in the Alquist-Priolo Special Studies Zones Act and related Administrative Code provisions) within 50 feet of the surface trace of any fault.**
>
> ***Policy PS-1p****: Notwithstanding the foregoing, Policies PS-1f and PS-1g shall not apply to an application to reconstruct a single-family dwelling located in the Geologic Hazard Area Combining District that was destroyed in the October 2017 Sonoma Complex Fires, provided that the dwelling would qualify for an exemption under the state Alquist-Priolo Earthquake Fault Zoning Act (Public Resources section 2621 et seq.) and provided further that the application complies with all applicable requirements of Ordinance No. ______________. This policy shall not be interpreted to apply to any project other than*

> *reconstruction of a home destroyed in the 2017 Sonoma Complex Fires and proposed to be rebuilt on the same lot.*

The proposed General Plan and ordinance amendments are very limited in scope, and apply to rebuilds of homes that existed when the General Plan was adopted. Accordingly, the proposed legislation is consistent with the General Plan as amended by the above text. As proposed Policy PS 1-P will only apply to rebuilding of previously existing homes destroyed by the October 2017 fires. This policy will exempt rebuilding of preexisting homes destroyed by the Sonoma Complex Fires but will not apply to other development.

The homes to be rebuilt under the proposed conditions generally predated the Geologic Hazard Zone and requirement for a geologic report and their reconstruction does not interfere with the continued implementation of the above policy and Geologic Hazard Area Combining District for new uses. The proposed ordinance requires the property owner to sign an indemnification and acknowledgement of risk acknowledging that the home is within the Geologic Hazard Zone and accepting the risk of rebuilding without the benefit of a geologic report.

Area Plan Consistency:
Some of the parcels that are designated with the Geologic Hazzard Area Combining District and impacted by the October 2017 Fires are within the boundaries of the Bennett Valley Area Plan, Franz Valley Area Plan, or Sonoma Mountain Area Plan. The Area Plans do not include the Mark West or Larkfield/Wikiup communities where most of the parcels impacted by this proposal are concentrated. The previously applicable Larkfield Area Plan was repealed in 2008. The proposed project is consistent with each of the area plans. Applicable policy from each Area Plan is below.

Bennet Valley Area Plan:
Residential development shall occur in the least constrained, most suitable areas.

> *Parcels within the Alquist-Priolo Zone or in geologically unstable areas shall be developed only at very low densities. Siting and foundation design of all structures in these areas shall comply with the General Plan Public Safety Element.*

The proposed project does not increase residential density or change allowed uses. The siting requirements are consistent with the General Plan Public Safety Element as amended by this proposal. Additionally, the concentration of properties where the exemption will be applied is outside of the Bennett Valley Area Plan.

Franz Valley Area Plan:
Limit or prevent residential development in areas of high or extreme fire, geologic, and seismic hazards.

The proposed project does not increase residential density or change allowed uses. The proposed project does not include new development, rather it will only be applied for the reconstruction of previously existing residential structures. Additionally, the concentration of properties where the exemption will be applied is outside of the Franz Valley Area Plan.

Sonoma Mountain Area Plan:
Geologic Hazards

> *(1) Continue to implement the Alquist-Priolo Special Studies Zones Act of 1972.*
> *(2) Require an engineering geologist's report whenever there is an unacceptable level of risk of geologic hazard associated with a proposed land development.*

The proposed project is consistent with provision of the Alquist-Priolo Act that exempts single family residential development of wood or steel frame construction from the report and fault setback requirements. Because the proposed exception will be made only for previously developed residential structures no new land development is proposed, further the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction. No new risk to seismic hazards is proposed. Additionally, the concentration of properties where the exemption will be applied is outside of the Sonoma Mountain Area Plan.

Zoning Consistency:
The project is consistent with Zoning Code and implements the General Plan as amended by this proposal. The uncodified ordinance would not amend the text of the Sonoma County Zoning Code and is consistent with the purpose of Article 70, the Geologic Hazard Area Combining District in that it does not increase risk due to earthquake hazards because it will only allow for the rebuilding of previously existing homes without a geologic report or fault setback requirements.

Environmental Determination:
The proposal is within the scope of the Sonoma County General Plan 2020 Final EIR (Final EIR) and the Final EIR adequately describes the activity for purposes of CEQA. The proposal does not involve new development or an increase in density over what is assumed in the General Plan and Final EIR, because the homes to be rebuilt existed when the General Plan was adopted. The homes that could be rebuilt without geologic reports pursuant to this proposal are not “new” development—they are replacements of previously existing single-family homes with like structures—and the analysis in the Final EIR focused on the mitigating effect of Geologic Hazard Zone regulations on new development only. Accordingly, under CEQA Guidelines §§ 15168 and 15162, no additional environmental review is required. In any event, the proposal does not itself approve any development; it merely clarifies the regulations applicable to home rebuilds in the Geologic Hazard Zone. In the alternative, the project is exempt from CEQA pursuant to the general rule of CEQA Guidelines section 15061(b)(3), which applies when it can be seen with certainty to have no possibility for causing a significant effect on the environment.

FINDINGS:

1. General Plan Consistency

This project is substantially consistent with the General Plan as amended as of the effective date of the Board of Supervisors Ordinance.

The homes to be rebuilt under the proposed conditions generally predated the Geologic Hazard Zone and requirement for a geologic report and their reconstruction does not interfere with the continued implementation of the General Plan Public Safety Element.

Consistent with PS Policy 1-f the proposed ordinance requires the property owner to sign an indemnity and acknowledgement of risk acknowledging that the home is within the Geologic Hazard Zone and accepting the risk of rebuilding without the benefit of a geologic report.

2. Area Plan Consistency

The proposed project is consistent with the Bennett Valley Area Plan in that it does not increase residential density or change allowed uses. The siting requirements are consistent with the General Plan Public Safety Element as amended by this proposal.

The proposed project is consistent with the Franz Valley Area Plan in that it does not increase residential density or change allowed uses. The proposed project does not include new development, rather it will only be applied for the reconstruction of previously existing residential structures.

The proposed is consistent with the Sonoma Mountain Area Plan because the project implements the Alquist-Priolo Act. No new land development is proposed, and the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction. No new risk to seismic hazards is proposed.

3. Zoning Consistency

The project implements the general plan as amended by this proposal as of the effective date of the Board of Supervisors Ordinance.

The uncodified ordinance would not amend the text of the Sonoma County Zoning Code.

4. CEQA

The proposal is within the scope of the Sonoma County General Plan 2020 Final EIR (Final EIR) and the Final EIR adequately describes the activity for purposes of CEQA. Pursuant to CEQA Guidelines §§ 15168 and 15162, no additional environmental review is required. In the alternative, the project is exempt from CEQA pursuant to the general rule of CEQA Guidelines section 15061(b)(3), which applies when it can be seen with certainty to have no possibility for causing a significant effect on the environment.

ATTACHMENTS:

A. Draft Resolution to the Board of Supervisors
B. Draft Ordinance
C. Maps
    Countywide Fire Perimeters and Study Area
    Pocket Fire and Study Area
    Tubbs Fire and Study Area
    Nuns Fire and Study Area
D. Table of Parcels within the Geologic Hazard Zone and Fire Perimeter

Attachment C

Resolution Number 18-020

County of Sonoma
Santa Rosa, California

November 15, 2018
PLP18-0040 Cecily Condon

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF SONOMA, STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS FIND THE PROJECT TO BE WITHIN THE SCOPE OF THE SONOMA COUNTY GENERAL PLAN 2020 FINAL EIR AND APPROVE THE GENERAL PLAN AMENDMENT AND UNCODIFIED ORDINANCE FOR VARIOUS PARCELS IN 'G' GEOLOGIC HAZARD AREA COMBINING DISTRICT AND WITHIN THE PERIMETER OF THE OCTOBER 2017 FIRES

WHEREAS, the Sonoma County Board of Supervisors Adopted a Minute Order Resolution No. 18-0390 directing Staff with the Sonoma County Permit and Resource Management Department to bring forward draft amendments to the General Plan Public Safety Element and Chapter 26, Article 70 of the County Code to specify that single family homes located in the G, Geologic Hazard Area Combining District and destroyed in the Sonoma Complex Fires may be rebuilt on the same parcel without geologic reports(the Project); and

WHEREAS, the Permit Resource and Management Department (PRMD) determined that the Project is within the scope of the Sonoma County General Plan 2020 Final EIR (Final EIR) and the Final EIR adequately describes the activity for purposes of CEQA,; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on November 15, 2018, at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project. All interested persons were given an opportunity to hear and be heard regarding the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission makes the following findings:

1. CEQA

   The proposal is within the scope of the Sonoma County General Plan 2020 Final EIR (Final EIR) and the Final EIR adequately describes the activity for purposes of CEQA. Pursuant to CEQA Guidelines §§ 15168 and 15162, no additional environmental review is required. In the alternative, the project is exempt from CEQA pursuant to the general rule of CEQA Guidelines section 15061(b)(3), which applies when it can be seen with certainty to have no possibility for causing a significant effect on the environment.

2. General Plan Consistency

   This project is substantially consistent with the General Plan as amended as of the effective date of the Board of Supervisors Ordinance.

The homes to be rebuilt under the proposed conditions generally predated the Geologic Hazard Area and requirement for a geologic report and their reconstruction does not interfere with the continued implementation of the General Plan Public Safety Element.

Consistent with PS Policy 1-f the proposed ordinance requires the property owner to sign an indemnity and acknowledgement of risk acknowledging that the home is within the Geologic Hazard Area and accepting the risk of rebuilding without the benefit of a geologic report.

3. Area Plan Consistency

The proposed project is consistent with the Bennett Valley Area Plan in that it does not increase residential density or change allowed uses. The siting requirements are consistent with the General Plan Public Safety Element as amended by this proposal.

The proposed project is consistent with the Franz Valley Area Plan in that it does not increase residential density or change allowed uses. The proposed project does not include new development, rather it will only be applied for the reconstruction of previously existing residential structures.

The proposed is consistent with the Sonoma Mountain Area Plan because the project implements the Alquist-Priolo Act. No new land development is proposed, and the rebuilt homes will have reduced earthquake vulnerability as compared to the previous construction. No new risk to seismic hazards is proposed.

4. Zoning Consistency

The project is consistent with the Sonoma County Code as amended and implements the general plan as amended by this proposal as of the effective date of the ordinance.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors find the Project is within the scope of the Final EIR Final EIR and that the Final EIR adequately describes the activity for purposes of CEQA, and approve the requested General Plan Amendment, and Uncodified Ordinance.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary of the Planning Commission as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403.

THE FOREGOING RESOLUTION was introduced by Commissioner Fogg, who moved its adoption, seconded by Commissioner Tamura, and adopted on roll call by the following vote:

Commissioner Fogg	Aye
Commissioner Tamura	Aye
Commissioner Cook	Absent
Commissioner Kelley	Aye
Commissioner Lowry	Aye

Ayes: 4 Noes: 0 Absent: 1 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing Resolution duly adopted; and

SO ORDERED.