

2014 General Plan Annual Implementation Progress Report



Permit and Resource Management Department

March 2015

GENERAL PLAN IMPLEMENTATION PROGRESS REPORT

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

OVERVIEW

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

The broad purpose of GP 2020 is to "express policies which will guide decisions on future growth, development, and conservation of resources through 2020 in a manner consistent with the goals and quality of life desired by the County's residents." GP 2020 provides policy direction to multiple departments and jurisdictions beyond the Permit and Resource Management Department (PRMD). The attached spreadsheet (Attachment 1) summarizes the implementation efforts of all General Plan programs, including the responsible department and estimated completion date. Below is a list of notable accomplishments completed in 2014.

In 2014 the Board, through General Plan amendment added two new General Plan Programs summarized below.

Land Use Program 10: Evaluation of Public Services and Infrastructure in Community Opportunity Areas. Expand on the criteria used for identification of "disadvantaged unincorporated communities" under State law, including household size and per capita income, to identify additional Community Opportunity Areas. Evaluate the adequacy of public services and infrastructure in Community Opportunity Areas in addition to those required under State law, including capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; and parks. Coordinate with school districts to identify and address safety and infrastructure needs. Consider establishing funding priorities

among Community Opportunity Areas relative to their public service and infrastructure deficiencies.

Public Safety Program 11: Implement Sonoma County Hazard Mitigation Plan.

Implement mitigation measures and actions identified in the Sonoma County Hazard Mitigation Plan to the degree possible based on their priority and available funding.

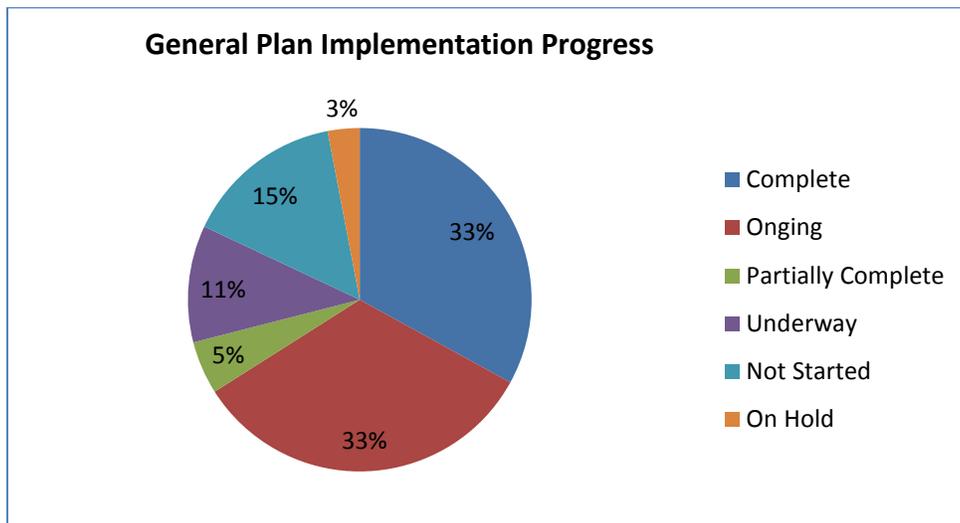
Update the plan and monitor mitigation progress on an ongoing basis as required by law.

Overall progress continues with the implementation of General Plan programs. Of the 186 programs and subprograms, including 82 Housing Element programs, 123 have been completed or are ongoing programs implemented on a continuous basis. Another 30 programs are either partially complete or currently underway (see a description of major initiatives underway, below). An additional 27 programs have not been started. A small number of programs are on hold pending funding or due to changes in redevelopment law. Attachment 1 provides a detailed description of the General Plan Implementation Programs for the following elements: Agricultural Resources; Air Transportation; Circulation and Transit; Land Use, Noise, Open Space and Resource Conservation; Public Facilities and Services; Public Safety; Water Resources; and Housing. Table 2 and Figure 1 provide a summary of implementation progress.

Table 2: General Plan Implementation Progress 2014

Program Status	Total Number	% of Total
Complete	61	33%
Ongoing	62	33%
Partially Complete	9	5%
Underway	21	11%
Not Started	27	15%
On hold	6	3%
Total	186	100%

Figure 1: General Plan Implementation Progress



CURRENT PRIORITY GENERAL PLAN IMPLEMENTATION PROGRAMS

Multiple programs are in the process of being implemented within PRMD as part of the Comprehensive Planning Work Plan. Below is a list of major planning efforts that were completed or underway in 2014.

Development Code Update

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

Local Coastal Plan Update

Preparation of an Administrative Draft of the Local Coastal Plan Update is underway. The Local Coastal Plan Update is a focused update limited to integrating General Plan 2020 policies and addressing public access; adaptation to climate change, particularly sea level rise; biological resources; public safety (geologic, flood hazards and coastal erosion); and water quality. Staff held public workshops at The Sea Ranch, Bodega Bay, and Jenner in summer 2013 to obtain comments on the scope of the Local Coastal Plan Update and is planning to release a public review draft Local Coastal Plan in spring 2015. PRMD was awarded a \$150,000 grant from the Ocean Protection Council to develop sea level rise adaptation plans. The Local Coastal Plan will need to be submitted to the Coastal Commission for certification that the Plan meets Coastal Act requirements.

Biotic Resource Zoning Amendments

The Biotic Resource Zoning Amendments includes two phases: 1) Riparian Corridors and 2) Biotic Habitats currently under review. The Riparian Corridors are associated with stream conservation. Biotic Habitat applies to sensitive species and their habitats. The Riparian Corridor ordinance, adopted on November 24, 2014 updated zoning to include the stream protection policies adopted by GP 2020 and to apply the new Riparian Corridor (RC) Combining Zone to all rivers and streams designated by the General Plan, as shown on the Open Space Maps. This initiative designated over 3,200 miles of stream setbacks in the zoning database and provides protection for all riparian functions. The ordinance became effective on December 24, 2014.

Safety Element Amendments

The maps and text within the Public Safety Element were updated to reflect current hazard maps, new legislation, and the 2011 Hazard Mitigation Plan.

2014 General Plan Implementation Progress Report

The Safety Element update also included a new General Plan program to implement the Sonoma County Hazard Mitigation Plan and to update the plan and continue monitoring. The updated Safety Element provides 1) land use decision-makers with the best available maps and information; 2) reduced hazard related damage and injury through implementation of proactive measures; 3) maximum eligibility for disaster aid and funding to the County; and 4) brings the Safety Element into compliance with legal requirements.

Community Opportunity Areas

In 2014 the Board of Supervisors amended the General Plan to comply with SB 244 (2011) that requires cities and counties to amend their General Plan Land Use Element to address “disadvantaged unincorporated communities” identified by the Local Agency Formation Commission (LAFCO) prior to adoption of the next Housing Element. The General Plan identified the following unincorporated disadvantaged communities or “Community Opportunities Areas” - Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec, Valley Ford, and Roseland - and analyzes water, wastewater, structural fire protection services and stormwater drainage infrastructure needs of each identified community. In addition, potential funding sources for the extension of public services and infrastructure to the identified communities are identified.

Universal Design

Universal Design is the incorporation of structural and non-structural design element into a residence that is attractive and usable by all persons regardless of age, size and ability. It simplifies daily life for residents and visitors, and it allows aging in place. The Zoning Code was amended in 2014 to add definitions and a density bonus for universally designed housing. The new Code changes incentivize Universal Design and encourage consideration of these features at the pre-construction phase.

Housing Element

Sonoma County has made significant achievements in its efforts to provide housing for all economic segments of its communities. Affordable housing production has quadrupled over the last 10 years compared to the previous 10 year period. In the decade from 1992 to 2002 only five projects containing 110 total units were produced. By contrast, in the period between 2003 and 2012 a total of 11 projects, totaling 450 units, were produced. An additional 79 units were approved in 2011 and are waiting funding for construction.

Current Housing Element Efforts

The Board of Supervisors adopted the 2009 Housing Element on May 5, 2009, which covered the planning period of 2009 to 2014. The 2009 Housing Element included a number of implementation programs to define and incentivize Universal Design as well as programs to allow for homeless shelters, permanent supportive housing, and

2014 General Plan Implementation Progress Report

transitional housing (see Attachment A for a complete list of all General Plan Programs, including Housing Element Programs).

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

Regional Housing Need

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

During the period from 2007 to 2014, the County issued permits for 1,195 new housing units, including 41 very low income units, 136 lower income units, 240 moderate-income units, and 778 above-moderate income units.

The unmet need at the end of the 2007 to 2014 planning period was for 278 very-low income units, 81 low-income units, and 24 moderate-income units. The County has exceeded its need for market-rate units through the year 2014 as shown in Table 1 (below).

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

Income Group	Regional Housing Need 2007-14	Permits Issued 2007-13	Permits Issued 2014	County Need Met through 12/31/14	Remaining Need - end 2014	% of 2007-14 Regional Housing Need Met
Very-Low	319	40	1	41	278	13%
Low	217	127	9	136	81	63%
Moderate	264	208	32	240	24	91%
Above Moderate	564	727	51	778	<214 >	138%
Total	1,364 units	1,102 units	93 units	1,195 units	169 units	81%

2014 General Plan Implementation Progress Report

With 100% of the planning period having elapsed, the County has met 81 percent of its overall Regional Housing Need Allocation. While a large number of the housing units issued permits by the County between 01/01/2007 and 12/31/2014 have been affordable, a large unmet need remains for units affordable to very-low income households (278 units). Of the 1,195 housing units permitted during this last planning period, 15 percent were affordable to very-low and low income households. An additional 20% of the units were affordable to moderate-income households, with the remaining 65 percent affordable at the above-moderate level.

2014 Construction and Permitting Activity

The number of permits issued for residential construction was down slightly for most types of permits, compared to 2013. During 2014, Building Permits were issued for 93 residential units, of which 42 (45 percent) were for affordable units, including one for a very low income disabled household, nine for low-income households, and 32 for moderate-income households.

The County's Affordable Housing Program requires all new development to contribute to affordable housing, and incentivizes the construction of second dwelling units to meet the affordable housing contribution requirement for individual single family dwellings. Because of their limited size, second dwelling units are considered affordable; a survey conducted during 2006 and updated during 2013 established the average level of affordability at "moderate" for newer detached units and at "lower" for older units and attached units. In 2014 the County issued 37 permits for second dwelling units, including 29 detached units, four attached units, and four mobile homes.

Climate Action Plan 2020. In 2013-14 the County was awarded a \$1,000,000 grant from the Strategic Growth Council for climate action planning in collaboration with the nine cities, the Regional Climate Protection Authority (RCPA), and non-profit groups. Project development work is underway by the consultant team and a draft plan is expected to be completed summer, 2015. Preparation of the Draft EIR will be completed in the fall, 2015 and the public hearing process will begin. The adoption of individualized plans for the cities and county is expected to follow certification of the EIR and adoption of the Climate Action Plan by the RCPA. This program will enable the County and all nine cities to implement a well coordinated program that reduces the County's overall GHG emissions. Once adopted, development projects that conform to the Climate Action Plan will receive streamlined review of GHG impacts under CEQA.

CONCLUSION

Sonoma County General Plan 2020 continues to provide a broad policy framework for city-centered growth in the County. In 2015 the County will begin work on Open Space and Resource Conservation Program 6 that calls for expansion of community separator lands as local voter-approved community separator ordinances expire in 2016 and 2018. Identified community separators include Petaluma/Novato, Petaluma/Rohnert Park, Rohnert Park/Santa Rosa, Santa Rosa/Sebastopol, Windsor/Larkfield/Santa Rosa, Windsor/Healdsburg, and Northeast Santa Rosa Community.

2014 General Plan Implementation Progress Report

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

In 2015 the County will focus on implementing the new General Plan Housing Element to increase production of affordable housing units including “Housing First” strategies to provide housing for the County’s homeless population.