

Sonoma County



Appendix D: Housing Sites

August 2023

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Appendix D: Housing Sites

California law (Government Code § 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites and nonvacant (i.e., underutilized) sites having potential for development. State law also requires an analysis of the relationship to zoning and services to these sites as well as identifying sites throughout the community in a manner that is consistent with its duty to Affirmatively Furthering Fair Housing (AFFH). A jurisdiction must demonstrate in its Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of the County's land inventory in meeting future housing needs.

REGIONAL HOUSING NEEDS ASSESSMENT REQUIREMENT

State Housing Element Law (Gov. Code § 65580 et seq.) requires regional Metropolitan Planning Organizations (MPOs) to identify each member jurisdiction's "fair share allocation" of the RHNA provided by the California Department of Housing and Community Development (HCD). Each city and county must then demonstrate their capacity to accommodate their local share of regional housing needs in its housing element. Each jurisdiction holds the responsibility for meeting its share of the RHNA during the housing element planning period. The Association of Bay Area Governments (ABAG), the MPO for Sonoma County, adopted its 6th cycle RHNA Allocation Methodology in December 2021. ABAG considered several factors for determining the allocation, which weighed both projected and existing housing need. Projected housing need was informed by household growth, future vacancy need, and replacement need, while existing need considered transit accessibility, jobs accessibility, and residual need in disadvantaged communities weighing several socio-economic factors. The distribution of the RHNA across all four income categories factored in a social equity adjustment which allocated a smaller portion of the Lower-Income RHNA to jurisdictions with high concentrations of disadvantaged households, and inversely, allocated a greater share to jurisdictions without existing concentrations of Lower-Income households. The social equity adjustment also accounts for fair housing considerations, which adjusted the distribution of RHNA in jurisdictions with either very low- or very high-resource areas. Table 1 shows Sonoma County's RHNA.

Table 1 Sonoma County Regional Housing Needs Allocation

Income Category (% of Sonoma County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	518	13%
Very Low (30 to 50% of AMI)	518	13%
Low (51 to 80% of AMI)	596	15%
Moderate (81% to 120% of AMI)	627	16%
Above Moderate (> 120% of AMI)	1,622	42%
Total	3,881	100%

Source: Final Regional Housing Needs Allocation, ABAG, 2022

*The RHNA does not project the need for extremely Low-Income units. However, pursuant to State law (AB 2634), the County must project its extremely Low-Income housing needs by assuming 50 percent of the Very Low-Income units required by the RHNA as extremely low-income units. For purposes of identifying adequate sites for the RHNA allocation, State law does not mandate the separate accounting for the extremely low-income category.

Projected housing needs are broken down by income level categories based on definitions in the California Health and Safety Code (§ 50079.5). HCD calculates the household income for each category (“Extremely Low,” “Very Low,” “Low,” “Moderate,” and “Above Moderate”), based on the area median income (AMI) for each county.

Sonoma County’s share of the region’s future housing needs is 3,824 total units for the January 2023 through January 2031 planning period.¹ In the 5th Cycle planning period (2015-2023), Sonoma County was initially allocated 936 housing units; however this RHNA was reduced to 515 units upon annexation of the Roseland area to the City of Santa Rosa. The County’s share of the 6th Cycle RHNA represents an increase of more than 600 percent over the previous RHNA cycle. While the County is not responsible for the actual construction of these units, the County is responsible for ensuring that there is adequate land zoned to accommodate its share of the housing need and for creating the regulatory framework in which the private market could build the number of units and unit types included in the RHNA. This includes the creation, adoption, and implementation of policies, zoning standards, municipal code changes, and/or economic incentives to encourage and facilitate the construction of various types of units at all income levels.

In previous Housing Element cycles, RHNA responsibility for unincorporated land within a City’s Sphere of Influence (SOI) was assigned to the City, in anticipation of annexation. For the 6th Cycle RHNA, responsibility for the unincorporated land within a City’s SOI was instead assigned to the Unincorporated County. Under this methodology, the transfer of RHNA responsibility would take place between the City and County at the time of annexation. State law (Gov. Code § 65584.07) allows for a City to accept some of a County’s RHNA responsibility in the time period between the assignment of RHNA numbers and the statutory due date of the Housing Element. In 2022, Sonoma County and Cloverdale reached an agreement to transfer the RHNA responsibility associated with recent annexations, and the County’s RHNA was decreased by 57 units,

¹ Original RHNA Allocation was 3,881 units. This was reduced by 57 units through a RHNA transfer with the City of Cloverdale.

distributed across income categories in compliance with Gov. Code § 65584.07(a). The transfer decreased the County’s Lower-Income RHNA by 24 units and Above Moderate-Income RHNA by 33 units, as shown in Table 2. The RHNA transfer was approved by the ABAG Executive Board on November 17, 2022.

Table 2: Unincorporated Sonoma County Revised RHNA Allocation, 2023-2031

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
Unincorporated Sonoma County Original RHNA Allocation	1,036	596	627	1,622	3,881
Transferred RHNA	12	12	0	33	57
Unincorporated Sonoma County Revised RHNA Allocation	1,024	584	627	1,589	3,824

While the RHNA is assigned based on the four income categories above, Housing Element law also requires that communities plan for the needs of Extremely Low-Income (ELI) households, defined as those making less than 30 percent of the county AMI. The housing need for ELI households is calculated at one-half of the Very Low-Income need.

Housing Site Inventory Methodology

The Housing Element employs a comprehensive and iterative methodology to identify vacant and underutilized sites and estimate dwelling unit capacity on each site. As required by State law, the methodology must identify sites that have a high potential to be developed with housing in the planning period and the assumed capacity must reflect a reasonable estimate informed by past trends and substantial evidence. The inventory was developed by identifying:

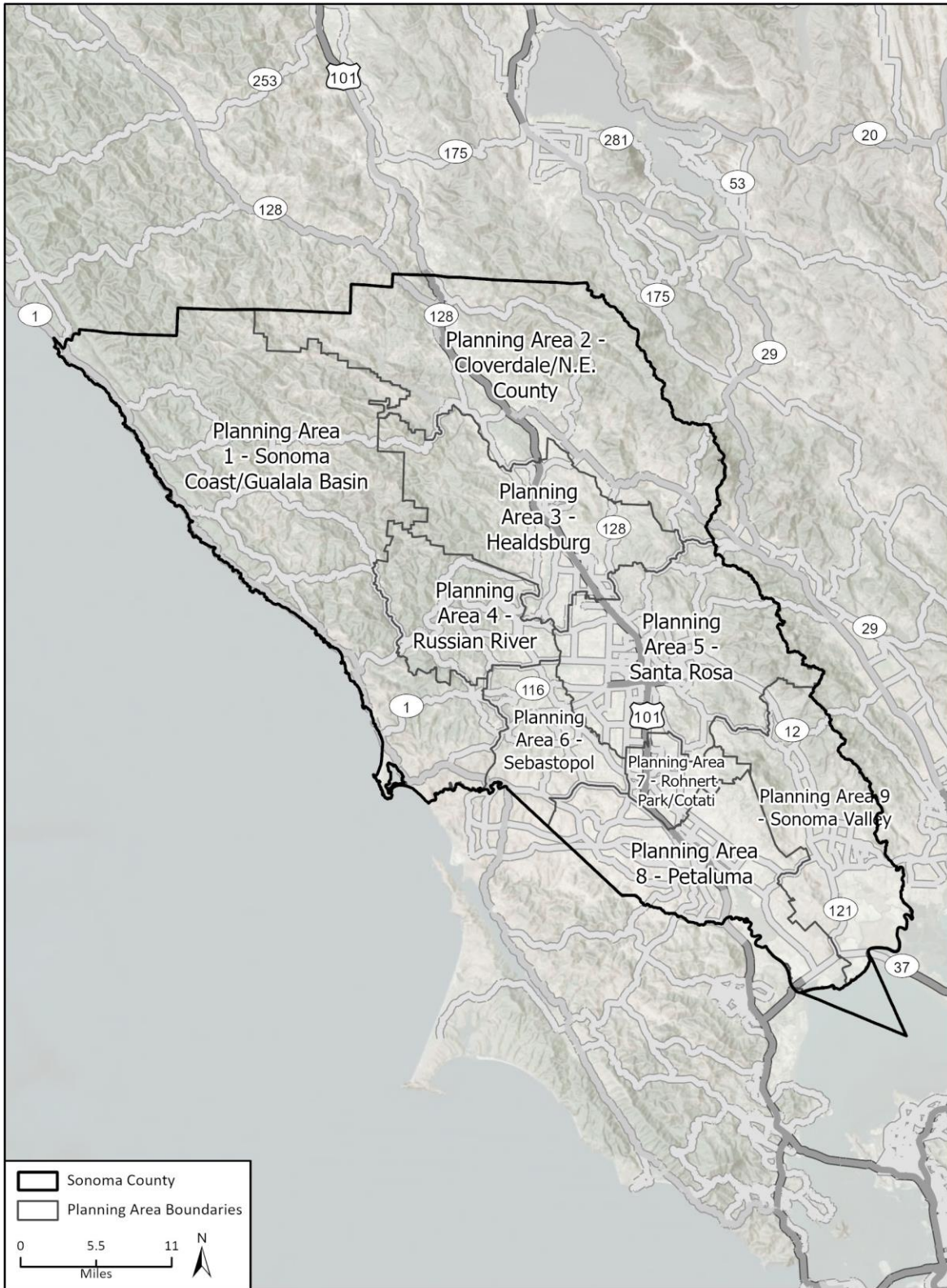
- Accessory dwelling units assumed to be built during the planning period;
- Projects in the planning process but not yet built; and
- Sites suitable for residential development.

On August 22, 2023, the County adopted 34 sites that will allow residential development that meets the default density standards for Sonoma County. The County will adopt, with this Housing Element update, zoning changes for an additional 6 sites that will allow residential development that meets the default density standards for Sonoma County.

New residential development is expected to occur primarily in urban areas located in six of the County's nine identified Planning Areas established by the County's General Plan Land Use Element (see Figure 1):

- Planning Area 2 – Cloverdale/N.E. County
- Planning Area 4 – Russian River
- Planning Area 5 – Santa Rosa
- Planning Area 6 – Sebastopol
- Planning Area 7 – Rohnert Park/Cotati
- Planning Area 9 – Sonoma Valley

Figure 1: Planning Area Boundaries



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Rezoning Pipeline Projects & Opportunity Sites
Planning Area Boundaries

Site Selection Criteria

State law requires that jurisdictions demonstrate in the Housing Element that the Site Inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law and HCD guidance establish criteria for including sites in the Site Inventory, which include:

Improvement-to-Land Value Ratio

A parcel's improvement-to-land value ratio (ILV) can help identify properties that are potentially underutilized. A ratio of less than 1.0 indicates that the land value itself has a higher value than the improvements built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. Approximately 80 percent of the units identified on the Site Inventory are on sites with an ILV of less than 1.0. The Site Inventory includes ILV calculations for each opportunity site.

Existing Use vs. Zoned Use

A comparison of the current use of a site to the use for which it is officially zoned can identify underutilized or non-conforming properties. For example, a parcel currently occupied by a parking lot or single-family home which is zoned for high density housing or a single-story commercial development which is zoned for mixed-use represents an opportunity for the property owner to convert the property to a higher value use.

Existing vs. Allowed Floor Area Ratio

Existing non-residential uses with a floor area ratio (FAR) less than what is allowed in the zone indicates underutilization. Conversely, developed sites with higher floor area ratios are less likely to redevelop as the land and demolition costs would be high.

Age of Structure

The age of a structure is useful in demonstrating likelihood of a site to redevelop. New construction on a site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future even though other factors may indicate a higher likelihood of redevelopment. Sites with structures less than 30 years old are not being considered as housing inventory sites.

Likelihood of Redevelopment

Sites were identified if they align with local and regional development trends. Uses such as surface parking and marginally operating commercial uses have a high likelihood of redevelopment. Sites with existing multifamily uses are less likely to redevelop and are not being considered as housing inventory sites.

Developer Interest

Sonoma County received input from local developers on the feasibility of residential development of selected housing inventory sites. This feedback was used in assessing the feasibility of developing sites with varying sizes, constraints, and land use allowances and was used to select appropriate sites and in determine realistic affordability assumptions.

Density and Size Requirements

State law has established a “default” density of 20 units per acre that can be used to estimate the potential for development of housing in the Low- and Very Low-Income categories. In addition, the California Legislature established size requirements for parcels intended to support the development of Lower-Income units. Gov. Code § 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 20 units per acre are suitable for Lower-Income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels. All sites that accommodate Lower-Income units meet these criteria with the exception of the sites located within the State-owned Sonoma Development Center.

Realistic Affordability

As shown in the summary of development trends below, there is a documented track record of projects developing with 100 percent affordable housing. However, for purposes of this Site Inventory analysis, the County assumed that, on sites deemed appropriate for Lower-Income housing, projects would develop with a mix of incomes, as opposed to allocating all units to one income category. The following income spread demonstrates a more realistic development scenario which avoids concentrations of Lower-Income units and furthers the County’s fair housing goals:

- Income spread for sites in High Resource areas:
 - 70 percent of the units allocated to the Lower-Income category
 - 10 percent of the units allocated to the Moderate-Income category
 - 20 percent of the units allocated to the Above Moderate-Income category
- Income spread for sites in Low-to-Moderate Resource areas
 - 60 percent of the units allocated to the Lower-Income category
 - 20 percent of the units allocated to the Moderate-Income category
 - 20 percent of the units allocated to the Above Moderate-Income category

These assumptions are consistent with the County’s Rental Housing Opportunity Area Program. The Rental Housing Opportunity Area Program applies to parcels zoned for medium- and high-density housing and provides an automatic doubling of the mapped density for any project that

provides at least 40 percent of total project units as affordable to lower-income households. Incentives are also provided for these projects as required by Gov. Code § 65915, even if a density bonus is not requested. The Rental Housing Opportunity Program is a popular and award-winning affordable housing program and is used by both non-profit developers to provide 100 percent affordable projects and by for-profit developers to provide mixed-income projects, often without need for public subsidy. Both non-profit and for-profit stakeholders indicate strong support for this housing program.

The County also utilizes a Workforce Housing (WH) Overlay which can be applied to commercially and industrially zoned properties to increase housing opportunities in areas close to employment and transit. Based on the County's experience with multifamily developments over the last 15 years (see Table 6) the County anticipates that the addition of the WH Overlay will provide a high enough density allowance (16 to 24 units per acre) to encourage and facilitate the development of Lower-Income and workforce housing within the community. Therefore, sites utilizing the WH overlay were assigned to the Moderate- and Above Moderate-Income categories.

Affirmatively Furthering Fair Housing

Housing Element law requires local jurisdictions to evaluate their Housing Element sites inventories through the lens of AFFH. This law requires that the Site Inventory be used to identify properties throughout the community consistent with the local jurisdiction's duty to affirmatively further fair housing. In an effort to equitably distribute units and avoid concentrations of either poverty or affluence, sites that meet size and density criteria for lower-income units also include a mix of moderate- and above moderate-income units.

The Housing Site Inventory does not exacerbate or create R/ECAPS, RCAAs, or racial or ethnic isolation or segregation; nor does it overly concentrate sites appropriate for development of lower-income housing in any single area of the county. The housing sites detailed in this chapter will affirmatively further fair housing by providing opportunities for housing development for lower-income households in areas with high opportunity and good access to jobs, transportation, and a healthy environment.

Existing Uses

The Housing Element must analyze the extent to which existing uses may impede additional residential development. As shown on Table 3, most of the units on the Site Inventory are accommodated on vacant sites. Additionally, over 50 percent of the identified Lower-Income units are accommodated on vacant sites, indicating that existing uses are not an impediment to affordable housing development. The remaining units are accommodated on nonvacant sites. Nonvacant sites were identified with uses that could be converted to a higher value use such large residential sites, older commercial and retail uses, excess surface parking, and office and professional buildings that could support high-density residential projects. Excluding vacant sites, most units are identified on sites with existing low-density residential (26 percent), followed by industrial/ manufacturing (9 percent) and religious institutions (5 percent). Sites currently being used for residential are generally larger than 0.5 acre and would yield a significant number of units. Other remaining uses (surface parking, warehouse, auto storage) make up a negligible

portion of the total inventory and typically have low FAR and ILV values, indicating underutilization.

Table 3: Existing Uses on Housing Inventory Sites

Existing Use	Number of Sites	Total Acres	Number of Units	Percent of Inventory
Vacant	17	725.38	1,199	50.8%
Open Space/Park	2	2.23	27	1.1%
Commercial/retail	3	0.86	12	0.5%
Warehouse	1	0.31	4	0.2%
Industrial/manufacturing	3	11.71	206	8.7%
Auto Storage	2	3.96	76	3.2%
Religious institution	2	6.15	123	5.2%
Residential	24	38.72	611	25.9%
Lodging	1	6.26	100	4.2%
Total	55	795.58	2,358	

Sonoma County’s residential development trends indicate that there has also been successful redevelopment of existing residential (Siesta Senior Housing, Los Pinos) and non-residential (Boyes Food Center, Daybreak Apartments) uses. The sites selected for inclusion in the Site Inventory were chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the county’s housing stock.

Realistic Development Capacity

To determine the extent to which a site contributes to meeting the County’s RHNA, the County must estimate the number of units likely to develop on a particular site, depending on the site’s zoning capacity, physical characteristics of the site, and development trends in the county. The County assumed that the realistic development capacity of the chosen sites may be less than the full development capacity allowed by the parcel’s zoning or land use designation. The County used base (minimum) densities for each zoning to assume a conservative realistic buildout for each site. Residential zones are unrestricted by maximum allowable densities. No Lower-Income units were assumed on sites designated for Workforce Housing, which would allow for both residential and nonresidential uses and has a maximum allowable density of 24 dwelling units per acre. Table 4 shows the realistic allowable densities assumed for each zone district.

Table 4: Realistic Allowable Density By Zone District

Zone District	Minimum (Base) Allowable Density	Maximum Allowable Density	Realistic Allowable Density
R1 4	4	11	4
R1 4.8	4.8	11	4.8
R1 5	5	11	5
R2 11	11	22	11
R3 6	6	No Max	6
R3 7	7	No Max	7
R3 8	8	No Max	8
R3 13	13	No Max	13
R3 20	20	No Max	20
LC WH	16	24	16
M1 WH	16	24	16
M2 WH	16	24	16
M3 WH	16	24	16

All parcels in the Site Inventory were analyzed for physical constraints to development. Where portions of a site would not be suitable for construction of housing, that constrained acreage was removed. This includes constraints related to floodways, floodplains, utility easements, access easements, and freeway setbacks. These identified constraints may not preclude all development, and may allow for the development of parking, common areas, single-story buildings, or elevated buildings. The assumptions used in the analysis reflect a conservative realistic capacity.

To further justify these development assumptions, the County analyzed all new multifamily (3+ units) projects that have been developed in Unincorporated Sonoma County over the last 15 years. Some projects have been annexed into cities since their development. Table 5 reflects the projects as they were developed to establish realistic development trends based on actual local experience. Past residential development in Sonoma County indicates an average achieved density of nearly 24 dwelling units per acre for 100 percent affordable projects. This realized density exceeds the realistic allowable density assumed on inventory sites.

The County has a demonstrated trend of approving projects that exceed 20 units per acre through the Rental Housing Opportunity Area program. This program provides an automatic 100 percent increase above the mapped (minimum) density for rental projects that provide at least 40 percent of total units as affordable to low- or very low-income households. Changes to the program were made during the last housing element period to reduce the number of units required to participate in the program to three. Sites eligible for this program have a medium- or high-density residential general plan designation (Urban Residential, 6 to 15 units per acre density) and are zoned R2 (Medium Density Residential) or R3 (High Density Residential) and are located within a designated Urban Service Area (USA). Development Standards used for these projects allow increased height, reduced parking, and less stringent setbacks so long as privacy is maintained.

Table 5: Typical Densities of Multifamily Projects

Project Information	Total Units	Lower-Income Units	Percent Affordable	Zoning	Acres	Density Achieved	Base (Minimum) Density	Maximum Density	% of Base Density Achieved
Siesta Senior Housing 18503 Hwy 12, Sonoma APN: 056-511-029 and 056-511-046 (year)	90	90	100%	R2 10 LC AH	2.29	39.30	10	24	164%
Sonoma Ranch Apartments 4490 Old Redwood Hwy, Santa Rosa APN: 058-050-042	96	6	6%	R2 11	5.44	17.65	11	No Max	160%
129 Dana Carlton Ln, Santa Rosa APN: 058-171-053 through -055	18	2	11%	R2 11	0.83	21.69	11	No Max	197%
Redwood Apartments 3424 Santa Rosa Ave, Santa Rosa APN: 134-13-070	96	96	100%	R3 13	4.11	23.36	13	No Max	180%
3127 Santa Rosa Ave, Santa Rosa APN: 044-101-005	49	20	41%	R3 13	1.99	24.62	13	No Max	189%
Celestina Gardens Senior Apartments 125 Dorene Way, Sonoma APN: 056-201-100	40	40	100%	PC	1.65	24.24	7	No Max	346%
14637 Jomark Ln, Occidental APNs: 074-350-001 through -004	4	0	0%	PC	0.44	9.09	4	No Max	227%
4040 Alexander David Ct, Santa Rosa APN: 058-171-072	4	1	25%	R2 11	0.34	11.76	11	No Max	107%
Ortiz Plaza I 5352 Old Redwood Hwy, Windsor APN: 039-012-055	30	30	100%	C3 AH	1.75	17.14	16	24	107%
Crossroads Apartments 841 Liana Dr, Bellevue APN: 125-421-019	79	79	100%	RR 4 AH	3.87	20.41	16	24	128%
Fettters Hot Springs Apartments 500 Louis Way, Sonoma APN: 056-201-101	60	60	100%	PC	2.74	21.90	7	No Max	313%

Project Information	Total Units	Lower-Income Units	Percent Affordable	Zoning	Acres	Density Achieved	Base (Minimum) Density	Maximum Density	% of Base Density Achieved
Sonoma Gardens Apartments 1300 Rodeo Ln, Santa Rosa APN: 044-101-014	60	60	100%	R3 13	3.89	15.42	13	No Max	119%
Fife Creek Commons 16376 5th Street, Guerneville APN: 070-020-022	48	48	100%	R3 15	1.64	29.27	15	No Max	195%
14620 Jomark Ln, Occidental APN: 074-350-007	3	0	0%	PC	0.46	6.52	4	No Max	163%
Average			63%			20.17		No Max	185%

DEVELOPMENT TRENDS

The conditions and characteristics of the underutilized commercial sites in the Site Inventory are similar to those that have been redeveloped in recent years. For example, the Boyes Food Center project redeveloped a 1.26-acre parcel formerly occupied by a convenience store with a parking lot and several detached cottages. The convenience store will remain as part of the mixed-use development. Given current development trends, the County anticipates further interest in the redevelopment of underperforming commercial sites at densities similar to those achieved by the projects listed below. Therefore, it can be reasonably assumed that further redevelopment would occur on nonvacant sites throughout the areas discussed in the Site Inventory.

Sites included in the inventory of this Housing Element for the 6th cycle RHNA are very similar to the projects described above in terms of size, existing conditions, and uses. Recycling sites in existing communities is desirable to help achieve the State Legislature's goal of alleviating California's housing crisis. According to HCD, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.² The lack of supply and high rent costs suggests that unit recycling activities is a method to consider when addressing housing needs.

Example Projects

Recycling activities described below have taken place since the certification of the 5th Cycle Housing Element and are representative of the conditions within each of the neighborhoods included in the Housing Site Inventory. The characteristics of recent projects that included redevelopment of existing nonvacant uses are summarized in Table 6.

² California Department of Housing and Community Development. 2020. Addressing a Variety of Housing Challenges. - <https://www.hcd.ca.gov/policy-research/housing-challenges.shtml>.

Table 6: Recent Nonvacant Projects

Example Project	Previous Use	ILV of Previous Use	Year Built of Previous Use	FAR of Previous Use
Siesta Senior Housing, 18503 Hwy 12, APN: 056-511-029, -046	Mobile Home Park	0.08	1954	0.01
Sonoma Ranch Apartments, 4490 Old Redwood Hwy, APN: 058-050-042	Fire Damage Apartments	N/A	1980	0.13
129 Dana Carlton Ln, APN: 058-171-053 through -055	Attached townhomes	N/A	N/A	0.42
3127 Santa Rosa Ave, APN: 044-101-005	Restaurant	N/A	1969	0.04
Celestina Gardens Senior Apartments, 125 Dorene Way, APN: 056-201-100	School Play Field	N/A	N/A	0.00
14637 Jomark Ln, APNs: 074-350-001 through -004	Single Family Residential	N/A	N/A	0.08
4040 Alexander David Ct, APN: 058-171-072	Attached townhomes	N/A	N/A	0.42
Ortiz Plaza I, 5352 Old Redwood Hwy, APN: 039-012-055	Single Family Residential	N/A	N/A	0.05
Sonoma Gardens Apartments, 1300 Rodeo Ln, APN: 044-101-014	Single Family Residential	N/A	1974	0.16
Fife Creek Commons 16376 5th Street, APN: 070-020-022	Auto-related use and 12 apartments	N/A	Various pre-1980	0.14
14620 Jomark Ln, APN: 074-350-007	Single Family Residential	N/A	N/A	0.08
Verano Family Housing, 175 Verano Ave, APN: 127-071-005, -012	Ballfield	0.00	N/A	0.00
River Road Mixed Use, 15190 River Rd, APN: 070-130-033	Gas Station	2.26	1960	0.13
Boyes Food Center, 18283 Hwy 12, APN: 056-415-016, -017, -018, -020	Grocery Store and Apartments	3.74	Various beginning in 1948	0.20
Hanna Boys MU Project, 810 W. Agua Caliente Road, APN: 133-112-020	Single Family with Extra Land	0.20	1974	0.01
14030 Mill Street, APN: 070-030-078	Single Family Residential	2.28	1926	0.09
Average		1.44		0.12

Examples of recent projects that align with inventory assumptions are discussed in detail below:

Boyes Food Center: This project is located along Sonoma Highway 12 with Arroyo Road to the north and Calle Del Monte to the south, in Sonoma. The project would remodel the existing mixed-use building, demolish the existing detached residences, construct two new townhouse buildings with eight dwellings total, and construct a new detached mixed-use building with ground floor commercial uses and residences on the second and third floor. A tenant relocation plan is included in the proposed affordable housing plan, including temporary on-site or off-site relocation if necessary and matching of current rents during relocation. Of the 37 proposed dwellings, eight would be deed-restricted, affordable housing for rent at low-income levels: one townhome and seven apartments. Figure 2 shows an artist rendering of the Boyes Food Center project at completion.

Figure 2: Artist Rendering of Boyes Food Center Project



Daybreak Apartments (3172/3164 Santa Rosa Avenue): This project is under construction in unincorporated Santa Rosa. The development consists of a three-building apartment complex providing 49 housing units on a 1.08-acre parcel on the eastern side of Santa Rosa Avenue south of Bellevue Avenue in unincorporated Santa Rosa. The project required a zone change, General Plan amendment, and design review. The site was previously developed with a restaurant and parking area that was previously demolished.

Los Pinos (3496 Santa Rosa Avenue): This project is a 50-unit rental housing project currently under construction on a 2.49-acre parcel in unincorporated Santa Rosa. Multifamily housing is a permitted use onsite, subject to design review only. The project utilized a 20 percent State Density Bonus to achieve the proposed density in exchange for providing three units onsite for Very Low-Income households. The site was previously used as a single-family home.

Ortiz Plaza (5352 Old Redwood Highway): Ortiz Plaza was completed in 2017. All 30 units are affordable farmworker housing for employees of vintners in the Santa Rosa area. The project is located in the unincorporated Larkfield area and consists of two-story residential buildings and a single-story community building as shown in Figure 3. The project was developed on a previously disturbed but vacant 1.75-acre site used for industrial purposes.

Figure 3: Ortiz Plaza I



Ortiz Plaza II (5340, 5330, and 5328 Old Redwood Highway): Ortiz Plaza II is a 38-unit affordable rental housing for farmworker households. It will adjoin the existing 30-unit Ortiz Plaza completed in 2017, with the two phases sharing community amenities and services. Phase II more than doubles the capacity of the original development, accommodating a wider range of unit types, income levels and growing families. Ortiz Plaza II includes 9 one-bedroom, 17 two-bedroom, and 12 three-bedroom units for households with incomes from 30 to 60 percent AMI. There are seven accessible units: four for persons with mobility impairments (two-1 bed, one-2 bed, and one-3 bed); and three units for those with sensory impairments (one each unit type). The 1.54-acre site was previously disturbed but vacant. This project is in the pre-application stage.

Verano Family Housing (175 East Verano Avenue and 135/155 West Verano Avenue): Verano Family Housing consists of an affordable housing development and a hotel in the Springs, in unincorporated Sonoma, on a vacant 5.9-acre site along a creek with a riparian setback. The project required a General Plan amendment, a zone change, a Use Permit for the new hotel use, and design review. The developer requested an increase to the building height limit and a reduction of the front setback. This project was approved and is anticipated to be completed in 2025.

Siesta Senior Housing: Siesta Senior Housing is a 90-unit affordable rental housing project for seniors on 2.29 acres. The project utilized the AH zoning designation and the Rental Housing Opportunity program. The site was previously used as a mobile home park. This project is

currently under construction. Figure 4 shows an artist rendering of the Verano Family Housing project at completion.

Figure 4: Rendering of Verano Family Housing



Developer Input

Sonoma County received input from experienced local developers on the feasibility of residential development of selected housing sites in unincorporated areas of the county (see Table 7). The 79 responses received were used to assess the feasibility of developing sites with varying sizes, constraints, and land use allowances. Feedback was also used to select appropriate sites and determine realistic affordability assumptions to further justify the inclusion of these sites in the Site Inventory.

In April of 2023, staff again met with members of the development community to gain their perspectives about how much existing uses impede redevelopment or additional development. Answers were largely predicted on 1) the extent and value of the existing development; and 2) the sales price of the site. The location of existing uses on the site was also indicated as a factor for additional development. One developer indicated that non-vacant sites may be easier to redevelop because there is less of a CEQA process. In general, the consensus among developers was that it depends on the circumstances on each particular site and sales negotiation. All developers involved in the sites review indicated that they would consider any of the listed sites, regardless of existing uses.

Table 7: Developer Panel Site Feedback

APN	Site Address	Which of the following housing types would be suitable for development on this site?
019-090-004	1155 Bodega Ave Unincorporated Sonoma, CA 94952	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
019-090-053	1103 Bodega Ave Unincorporated Sonoma, CA 94952	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units
039-025-028	175 Airport Blvd Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
039-025-053	5200 Fulton Rd Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units
039-320-051	5146 Old Redwood Hwy Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, Mixed-Use Development, Rental Units, Ownership Units
039-390-019	5243 Faught Rd Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Ownership Units, Other
039-390-022	5224 Old Redwood Hwy Unincorporated Sonoma, CA 95403	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units, Other
043-153-021	3345 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units
044-101-007	3180 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
047-153-004	220 Hatchery Rd Unincorporated Sonoma, CA 94951	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
047-173-016	9989 Oak St Unincorporated Sonoma, CA 94951	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
047-213-009	79 Ely Rd N Unincorporated Sonoma, CA 94954	Market-Rate Housing, Mixed-Income Housing, Mixed-Use Development
047-214-005	5520 Old Redwood Hwy Unincorporated Sonoma, CA 94951	Market-Rate Housing, Mixed-Income Housing, Mixed-Use Development
052-272-011	458 Craig Ave Unincorporated Sonoma, CA 95433	Mixed-Income Housing, 100% Affordable Housing, Rental Units
056-531-006	211 Old Maple Ave Unincorporated Sonoma, CA 95476	100% Affordable Housing, Rental Units
083-073-010	12050 Hwy 116 Unincorporated Sonoma, CA 95436	Market-Rate Housing, Ownership Units
083-073-017	6555 Covey Rd Unincorporated Sonoma, CA 95436	Mixed-Income Housing, Mixed-Use Development, Rental Units

APN	Site Address	Which of the following housing types would be suitable for development on this site?
083-120-062	Nolan Rd Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
084-020-003	6475 Packing House Rd Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
084-020-004	6194 Forestville St Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
084-020-011	6250 Forestville St, Unincorporated Sonoma, CA 95436	Market-Rate Housing, Mixed-Income Housing, Ownership Units
130-090-009	Ross Rd Unincorporated Sonoma, CA 95472	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
130-146-003	3280 Hicks Rd Unincorporated Sonoma, CA 95472	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
130-165-001	9001 Donald St Unincorporated Sonoma, CA 95444	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
130-176-013	3022 Hwy 116 Unincorporated Sonoma, CA 95444	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other
130-180-079	3155 Frei Rd Unincorporated Sonoma, CA 95472	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units, Other
134-072-038	3270 Dutton Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
134-072-040	3284 Dutton Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, Ownership Units
134-111-068	298 W Robles Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, Mixed-Income Housing, Ownership Units
134-123-003	3753 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-123-010	3515 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
134-123-024	35 E Todd Rd Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-132-013	3534 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units
134-132-017	3454 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, Mixed-Use Development, Rental Units
134-132-034	3509 Brooks Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units, Ownership Units

APN	Site Address	Which of the following housing types would be suitable for development on this site?
134-132-056	Brooks Ave Unincorporated Sonoma, CA 95407	Market-Rate Housing, 100% Affordable Housing, Rental Units, Ownership Units
134-171-059	150 Todd Rd Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-181-026	3977 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-181-046	3855 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-181-047	3845 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, 100% Affordable Housing
134-192-016	4028 Santa Rosa Ave Unincorporated Sonoma, CA 95407	Mixed-Income Housing, Rental Units
140-100-004	80 Depot St Unincorporated Sonoma, CA 95441	Market-Rate Housing, Ownership Units, Other
140-150-001	21421 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
140-150-004	21413 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
140-150-008	21403 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
140-150-012	21322 Geyserville Ave Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Mixed-Use Development, Rental Units, Ownership Units
140-160-011	Redwood Hwy Unincorporated Sonoma, CA 95441	Market-Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
140-180-035	21837 Geyserville Ave Unincorporated Sonoma, CA 95441	Mixed-Income Housing, 100% Affordable Housing
039-040-040	201 Wikiup Dr Unincorporated Sonoma, CA 95403	Market Rate Housing, Mixed-Income Housing
058-090-022	Fulton Rd. Unincorporated Sonoma, CA 95403	Market Rate Housing, Mixed-Income Housing, 100% Affordable Housing, Rental Units, Ownership Units
039-380-018	5495 Old Redwood Hwy Unincorporated Sonoma, CA 95403	Market Rate Housing, Mixed-Income Housing, Rental Units
161-020-065	Los Amigos Rd Unincorporated Sonoma, CA 95492	Market Rate Housing, Mixed-Income Housing, Rental Units, Ownership Units
130-090-042	3400 Ross Rd Unincorporated Sonoma, CA 95472	100% Affordable Housing, Rental Units

Residential Site Inventory

This section describes the entitled and proposed developments, expected ADU construction, and housing inventory sites that will meet the County's share of the RHNA.

Entitled and Proposed Developments

Residential developments approved and permitted, but not yet built can be credited towards the County's RHNA for the 6th Cycle Housing Element provided it can be demonstrated that the units can be built by the end of the 6th Cycle's planning period. Similarly, units included in projects which have received a building permit as of June 30, 2022, can also be credited towards the County's RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Single-family homes are usually sold at market-rate prices, with no affordability covenants attached to the land. Multifamily or single-family developments that use density bonuses, public subsidies, or other mechanisms that restrict rents or sales prices would be restricted to specified below-market rate prices affordable to households in the various income categories described above. Local, state, or federal rules would establish rules for which income categories must be served by each development.

Of projects currently approved or in review, two consist solely of market-rate units affordable to above-moderate households, while 15 projects have an affordability component. These projects are generally clustered in Planning Areas 2, 4, 5, and 9. All projects with affordability components have restricted rents or sales price required by County regulations or state, federal, or local funding policies. In some cases, the project has also been approved for a density bonus. Rents are restricted by an affordable housing rental agreement while resale prices are restricted by a resale restriction agreement. All projects are expected to receive Certificates of Occupancy before the end of the 6th Cycle planning period. The only known barrier to development that would preclude development of these projects is the need for utility hookups to be installed prior to the construction of the project at 6705 Petaluma Hill Road, Penngrove. In the last 15 years, 100 percent of housing projects with affordable components have moved forward to completion. Table 8 shows the mechanisms that ensure affordability for each project. The approved or pending projects that are credited towards meeting the County's RHNA are listed in Table 9. The locations of these projects are symbolized with the corresponding Map ID numbers on Figure 5.

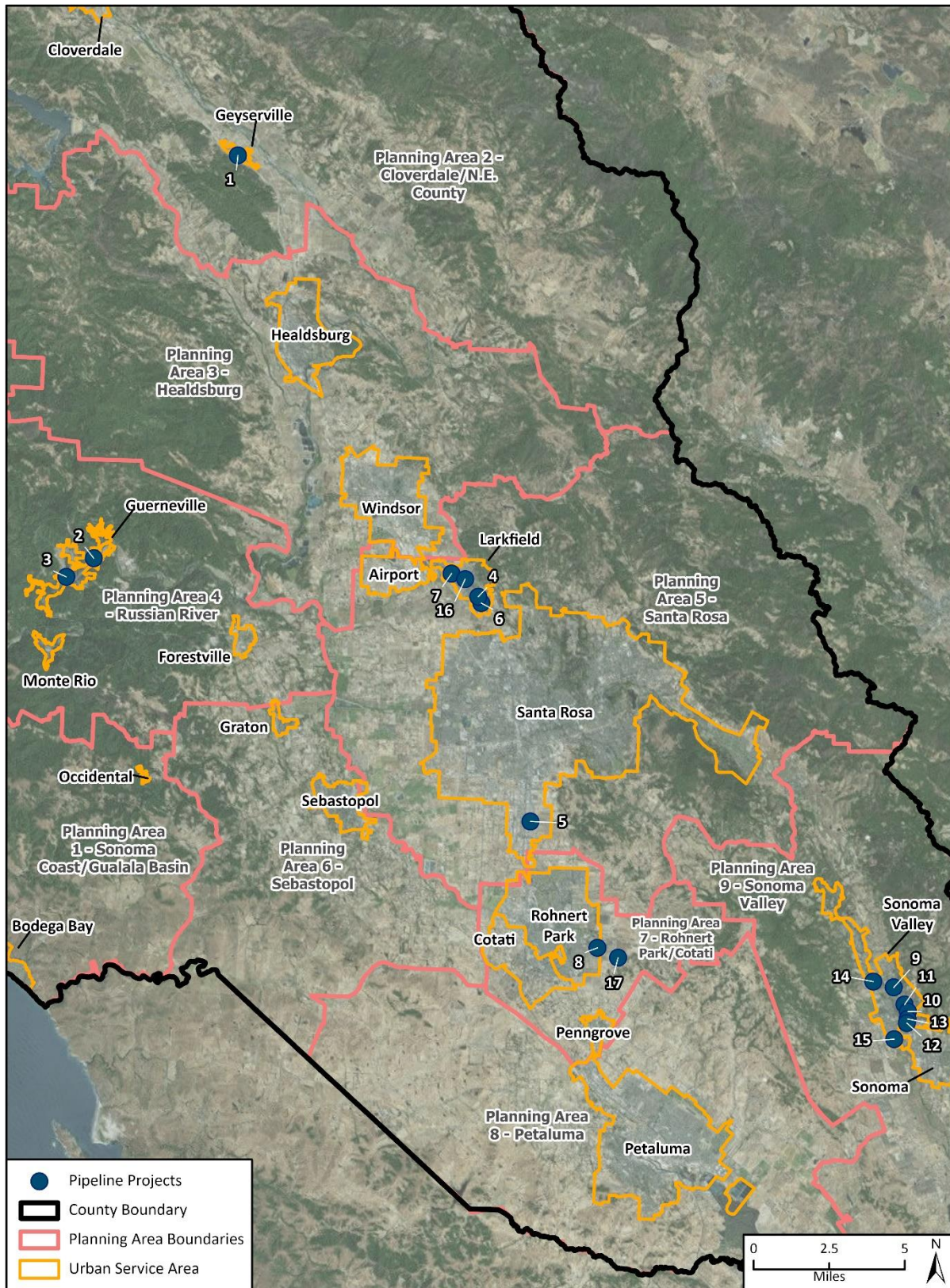
Table 8: Affordability Mechanisms for Planned, Approved and Entitled Projects

Project Name	Address	Affordability Mechanism
Siesta Senior Housing	18503 Highway 12 and 171 Siesta Way Sonoma	Rental Housing Opportunity Area Program; -AH Overlay
Los Pinos Apartments	3496 Santa Rosa Avenue Santa Rosa	State Density Bonus
Carlton Assisted Living Facility	4732 Old Redwood Highway Santa Rosa	No affordable units proposed
Redwood Apartments	3422 Santa Rosa Avenue Santa Rosa	Low-Income Housing Tax Credits, Local Density Bonus
Boyes Mixed-Use	18283 Highway 12 Sonoma	Inclusionary Requirements/long-term Affordable Housing Agreement (AHA)
Verano Family Housing	175 Verano Avenue Sonoma	Rental Housing Opportunity Area Program, Workforce Housing Inclusionary Requirements/AHA
Homeless Action Sonoma Low Barrier Navigation Center	18820 Highway 12 Sonoma	Project Homekey
Redwood West Residences	4614 Old Redwood Highway Santa Rosa	State Density Bonus/AHA
River Road Mixed-Use	15190 River Road Guerneville	No affordable units proposed
Walnut Avenue Cottage Housing	654 Walnut Avenue Sonoma	No affordable units proposed
Hanna Boys Mixed-Use Project	810 W. Agua Caliente Road Sonoma	Inclusionary and Local Density Bonus/AHAs (160 lower-income units)
Mill Street	14030 Mill Street Guerneville	Unknown (project in pre-application status)
Geyserville Ave	21249 Geyserville Avenue Geyserville	Unknown (project in pre-application status)
6705 Petaluma Hill Road	6705 Petaluma Hill Road Penngrove	Inclusionary and Local Density Bonus/AHAs
175 Airport Boulevard	175 Airport Boulevard, Santa Rosa	Inclusionary and Local Density Bonus/AHAs
201 Wikiup Drive	201 Wikiup Drive, Santa Rosa	Unknown (project in pre-application status)
2580/2590 Roberts Road	2580/2590 Roberts Road, Petaluma	Unknown (project in pre-application status)

Table 9: Planned, Approved, and Pending Projects (2023)

Map ID	Project Name and Address	ELI* Units	VLI* Units	LI* Units	MI* Units	AMI* Units	Total Units	Estimated Completion	Status
1	21249 Geyserville Avenue, Geyserville	-	-	1	-	-	1	2028	Approved 9/8/22
2	River Road Mixed-Use, 15190 River Road, Guerneville	-	-	-	-	7	7	2028	Entitlement app incomplete 2/10/23
3	14030 Mill Street, Guerneville	-	-	-	29	9	38	2028	Pre-app
4	Carlton Assisted Living Facility, 4732 Old Redwood Highway, Santa Rosa	-	-	-	-	134	134	2025	Time extension 4/5/21
5	Redwood Apartments, 3422 Santa Rosa Avenue, Santa Rosa	10	53	32	1	-	96	2023	Grading complete 4/11/23
6	Redwood West Residences, 4614 Old Redwood Highway, Santa Rosa	-	8	-	-	32	40	2026	Entitlement approval hearing June 2023
7	175 Airport Boulevard, Santa Rosa	-	-	6	6	45	57	2028	SB 330 Pre-app received
8	6705 Petaluma Hill Road, Penngrove	-	-	30	-	116	164	2028	SB 330 Pre-app received
9	Los Pinos Apartments, 3496 Santa Rosa Avenue, Santa Rosa	-	3	-	-	47	50	2024	Plan Check complete 4/12/23
10	Siesta Senior Housing, 18503 Highway 12 and 171 Siesta Way, Sonoma	-	66	25	-	-	91	2023	Building Permits Issued 8/9/22
11	Boyes Food Center (mixed-use rental housing), 18283 Highway 12, Sonoma	-	-	7	-	14	21	2023	Plan check complete 1/12/23
11	Boyes Food Center (townhomes), 18283 Highway 12, Sonoma	-	-	1	-	10	11	2023	Grading Plan resubmittal 2/2/23
12	Verano Family Housing, 175 Verano Avenue, Sonoma	-	11	60	-	1	72	2023	Building permits issued 12/15/22
13	Homeless Action Sonoma Low Barrier Navigation Center, 18820 Highway 12, Sonoma	-	-	10	-	19	29	2024	Entitlement approval hearing June 2023
14	Hanna Boys Mixed-Use Project, 810 W. Agua Caliente Road	-	-	130	-	400	530	2028	SB 330 Pre-app received
15	Walnut Avenue Cottage Housing, 654 Walnut	-	-	-	-	5	5	2028	In process
16	201 Wikiup Drive, Santa Rosa	-	-	2	-	6	8	2026	SB 330 Pre-app received
17	2580/2590 Roberts Road, Petaluma	-	-	2	-	8	10	2026	SB 330 Pre-app received
Total Units		10	141	306	36	853	1,346		

Figure 5: Planned or Approved Projects



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19-08587_Rezoning Pipeline Projects & Opportunity Sites_HE Pipeline Projects

Accessory Dwelling Units

Accessory dwelling units (ADUs) anticipated to be built between 2023 and 2031 are also credited towards the County’s RHNA. An ADU is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multifamily residence.

The number of junior and accessory dwelling units (ADUs) built in the county has increased since the passage of legislation in 2018 that reduced barriers to the development of these accessory units. Annual ADU permits have averaged 102 units per year between 2018 and 2022 (Table 10). Given the average over the last few years, this Housing Element credits 816 ADUs toward the County’s share of the RHNA for the 6th Cycle planning period.

Table 10: Number of ADUs Permitted, Sonoma County, 2018-2021

Year	Number of ADUs Permitted
2018	68
2019	63
2020	68
2021	95
2022	216
Annual average	102
Assumed for eight-year 6th Cycle planning period	816

In 2020, the Center for Community Innovation at the University of California at Berkeley (UC Berkeley) undertook a comprehensive, statewide survey of ADUs, resulting in a document entitled “Implementing the Backyard Revolution: Perspectives of California’s ADU Homeowners,” released on April 22, 2021. The Association of Bay Area Governments (ABAG) expands upon that research and provided a memo for Bay Area jurisdictions to use as they consider ADU affordability levels while developing their Housing Element site inventory analyses. The study concluded that the assumptions listed in Table 11 are generally applicable across Bay Area jurisdictions.³

Table 11: Percent of ADUs Affordable to Different Income Categories

Affordability Category	ABAG Recommended Percentage	Estimated ADUs
Very Low	30%	244
Low	30%	245
Moderate	30%	245
Above Moderate	10%	82
Total	100%	816

³ Association of Bay Area Governments (ABAG) Using ADUs to Satisfy RHNA Technical Memo. 2022. https://abag.ca.gov/sites/default/files/documents/2022-06/ADUs-Projections-Memo_final.pdf

Identification of Additional Sites Suitable for Housing

After counting anticipated units from entitled and proposed developments and ADUs, the County must demonstrate its ability to meet its remaining housing needs through the identification of sites suitable for housing development. Table 12 shows the remaining RHNA after accounting for units that are pending or approved as of June 30, 2022, and the number of ADUs assumed to be permitted between 2023 and 2031.

Table 12: Remaining Share of RHNA

Affordability Category	RHNA Allocation	Entitled and Proposed Developments	Estimated ADUs	Remaining RHNA
Very Low	1,024	151	244	662
Low	584	306	245	
Moderate	627	36	245	346
Above Moderate	1,589	853	82	654
Total	3,824	1,346	816	1,662

After accounting for planned and approved units and projected ADU development, the County has satisfied approximately 43 percent of its total allocation for the 2023-2031 planning period. The County must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional 1,662 units. This total includes 662 Lower-Income, 346 Moderate-Income, and 654 Above Moderate-Income units.

The county is largely rural with limited urban areas. There are strong General Plan policies that protect voter-approved Community Separators and Urban Growth Boundaries and facilitate city- and community-centered growth within General Plan-designated USAs where public sewer and water are available and higher densities of housing could be built. The selection of sites must be consistent with those policies and the availability of services. As described in the following subsections, sites were selected from undeveloped 5th Cycle inventory sites, underutilized sites that meet the criteria described above, and sites that are appropriate for rezoning.

Sites Used in Previous Planning Periods

Gov. Code § 65583 requires that, on sites used in prior housing element periods (vacant parcels that were consecutively used for Lower-Income units in both the 4th and 5th cycles or nonvacant parcels that were used for Lower-Income units in the 5th Cycle), a jurisdiction must allow residential use by right for housing developments in which at least 20 percent of the units are affordable to Lower-Income households. Only one identified site (APN: 134-132-022) is subject to this requirement. Program 4b is included to address this State requirement.

Underutilized Sites (Vacant/Nonvacant Sites)

The County used geospatial data to identify additional underutilized sites that currently allow for residential development. Nonvacant parcels were chosen as sites likely to be redeveloped

during the next eight years, based on development trends. This analysis identified 13 sites for inclusion in the residential site inventory, with capacity for 198 total units. A deficit of 1,329 units remained after counting the capacity of these sites.

Rezoned Sites

To accommodate the shortfall of capacity, the County began seeking input on sites appropriate for rezoning for housing in late 2018. The County asked for the public's help in identifying sites, accepted nominations, and over 100 sites were nominated. County staff evaluated all nominated sites to determine if they met the basic eligibility criteria. Of those original sites, the County narrowed the list to 59 Potential Sites that were studied in the EIR. Of these 59 sites, 34 sites were determined to be adequate for inclusion on the Site Inventory. These rezoned sites were approved by the Sonoma County Board of Supervisors on August 22, 2023. Rezone sites meet the following four basic requirements:

- Site must be located in the Unincorporated County;
- Site must be located within an established USA;
- Site must not be located within a Community Separator; and,
- If a site is near an incorporated city, it must not be located outside of a city's Urban Growth Boundary.

In addition to these criteria, the County considered 5th Cycle Housing Element policies and programs that directed housing development to areas with proximity to jobs, transit, services, and schools.

Publicly-Owned Sites

While the vast majority of identified opportunity sites are privately owned, three sites owned by the County have been identified as having high redevelopment potential and have been included on the Site Inventory. One of these sites (APN: 084-020-004) is currently vacant. The County will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as "surplus properties" under California law. The other two sites (APNs: 054-090-001 and 054-150-005) are located in the Sonoma Development Center Specific Plan area, which is owned by the State of California and exempt from the Surplus Land Act. The State has selected a developer to build housing on these sites. In the event that these sites do not develop in this time frame, the County will identify alternative sites to accommodate the RHNA.

Likelihood of 100 percent Nonresidential Uses in the WH Combining District

The County utilizes the Workforce Housing (WH) Combining District to accommodate moderate- and above moderate-income units in nonresidential zones. In accordance with State law, the housing element must consider the likelihood of nonresidential development

on sites that allow for nonresidential uses. To determine likelihood, the County reviewed development that has previously occurred in nonresidential zones.

Since there have been no projects utilizing the WH Combining District due to its recent adoption, the County reviewed development that has utilized the Affordable Housing (AH) Combining District to determine likelihood of residential and nonresidential development. Residential uses in the AH District are required to be 100 percent affordable, while the WH Overlay has no such requirement. In the last 10 years, the County has had four developments in the AH zone. Of these projects, three have developed with affordable housing, while one developed with nonresidential use. This represents a 75 percent rate of residential development in nonresidential zones.

The Sites Inventory accounts for this percentage by providing an adequate buffer for moderate- and above moderate- income units. If 25 percent of the WH sites developed with 100 percent nonresidential uses, the Sites Inventory would still maintain a 72 percent buffer of moderate-income units and a 16 percent buffer of above moderate-income units. Additionally, the inventory conservatively assumes a realistic allowable density of 16 dwelling units per acre in the WH zone, which allows for a maximum of 24 units per acre.

Summary of Adequate Sites

Sonoma County can accommodate a total of 2,358 total units on vacant, nonvacant, and rezone inventory sites (see Table 13). The following subsections describe the planning areas and capacity of sites identified in Planning Areas 2, 4, 5, 6, 7, and 9. Figure 6 through Figure 11 show the locations of the housing inventory sites by Planning Area that have been identified as part of this Housing Element.

Table 13: Adequate Sites to Meet RHNA

	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
RHNA Allocation	1,024	584	627	1,589	3,824
Planned and Approved Units	151	306	36	853	1,346
ADUs	244	245	245	82	816
Remaining RHNA After Credits	662		346	653	1,662
Unit Capacity of Sites in Inventory	863		664	831	2,358
Unit Surplus	201		318	177	696
Total % Buffer above RHNA Allocation	30%		92%	27%	42%

Sites Discussion by Planning Area

The following section shows the distribution of housing sites by Planning Area. Sites included in the Site inventory with their current zoning designation are identified on Table 14. Sites that were rezoned on August 22, 2023 through the County’s rezoning project are identified on Table 15 and sites that will be subsequently rezoned through Program 4 to accommodate

the County's RHNA shortfall are shown on Table 16. Each site is designated with a 3-letter code that indicate the following areas:

- GEY – Geyserville
- GUE – Guerneville
- LAR – Larkfield
- FOR – Forestville
- GRA – Graton
- SAN – South Santa Rosa
- GLE – Glen Ellen
- AGU – Agua Caliente
- PEN – Penngrove
- PET – Petaluma
- SON – Sonoma City

All parcels in the Site Inventory were analyzed for physical constraints to development. Where portions of a site would not be suitable for construction of housing, that constrained acreage was removed. This includes constraints related to floodways, floodplains, utility easements, access easements, and freeway setbacks. All USAs other than Forestville currently have adequate water and wastewater capacity accommodate identified sites. In the Forestville USA, the County performed a site-specific analysis to determine which parcels could feasibly be served within the planning period (see Table 18).

Planning Area 2 – Cloverdale/N.E. County

The Cloverdale/Northeast County Planning Area includes the City of Cloverdale and the community of Geyserville. This Planning Area consists mainly of agricultural and manufacturing; however, there has been growth in retail sectors throughout the area due to increased tourism. Residential growth in the planning area is expected to occur primarily within the City of Cloverdale's Sphere of Influence, with limited development in Geyserville. Figure 6 shows the location of the sites in this area included on the Site Inventory.

Fair Housing

Inventory sites in Planning Area 2 are all located in a Moderate Resource area. Sites are in Geyserville, with access to services and jobs. Education scores are low, but despite proximity to Highway 101, environmental scores in for sites in Planning Area 2 are high.

Infrastructure

Inventory sites in Planning Area 2 are in the Geyserville USA and have access to water and sewer service. Water service in the Geyserville area is provided by California American Water. Wastewater service is provided by Sonoma Water. There are no moratoriums or service

interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

There are no known environmental issues on the inventory sites in Planning Area 2 that would preclude the development of housing. The unincorporated community of Geyserville is just east of Highway 101, but overall pollution burden is low. The town is near moderate and high fire hazard severity zones (FHSVs), but inventory sites are not in any state-designated FHSVs.

Planning Area 4 – Russian River

The Russian River Planning Area extends from the Laguna de Santa Rosa westward to Austin Creek, and includes the communities of Guerneville, Forestville, and Monte Rio. Figure 7 shows the location of the sites in this area included on the Site Inventory.

Fair Housing

Inventory sites in Planning Area 4 are in Moderate Resource areas. Educational scores are low, but environmental scores for sites in Planning Area 4 are high.

Infrastructure

Inventory sites in Planning Area 4 are in the Guerneville and Forestville USAs, with access to sewer and water service. There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

As described further in Environmental Constraints to Sites, below, the Russian River area is prone to flooding. No inventory sites in Planning Area 4 are located entirely within flood zones. Some sites are partially in the flood plain and therefore subject to additional construction requirements, but none that would preclude the development of housing. All sites have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed. Overall pollution burden is low on sites in Planning Area 4. Inventory sites are in the moderate fire hazard severity zone.⁴

Planning Area 5 – Santa Rosa

The Santa Rosa Planning Area includes the flat terrain of the Santa Rosa Plain, several small valleys surrounded by rolling hills and the more rugged mountainous areas of the Sonoma

⁴ Sonoma County Zoning and Land Use ActiveMap, 2022.
<https://sonomacounty.maps.arcgis.com/apps/webappviewer/index.html?id=06ac7fe1b8554171b4682dc141293962>

and Mayacamas Mountain ranges. There are significant amounts of rural residential developed in isolated pockets of the planning area, and the population in this Planning Area is projected to grow more than other planning areas. Figure 8 shows the location of the sites in this area included on the Site Inventory.

Planning Area 5 includes the Lance Drive subdivision (APNs: 036-111-009, 036-111-010, and 036-111-016). This 30-acre property is currently in the unincorporated area of Sonoma County but has been pre-zoned by the City of Santa Rosa consistent with its adopted North Station Area Specific Plan and related EIR. These parcels will be rezoned to County zone districts consistent with the City's rezoning. The Site Inventory assumes buildout on these sites consistent with the City of Santa Rosa's established zoning standards for these sites, which range from 18 to 30 dwelling units per acre.

Fair Housing

Inventory sites in Planning Area 5 are primarily in low-resource areas, though some sites in the northern part of the Planning Area (Larkfield) are in Moderate Resource areas.

Infrastructure

Inventory sites in Planning Area 5 are in the Santa Rosa and Larkfield USA, with access to public services. In the Santa Rosa USA, services are provided by the City of Santa Rosa (water) and Sonoma Water (sanitation). In Larkfield, services are provided by California American Water. There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

Planning Area 5 is partially within the Santa Rosa Plain, which is described in more detail in Environmental Constraints to Sites. Development in the Santa Rosa Plain requires additional studies and potentially mitigation, but these requirements would not preclude the development of housing; many parcels in Planning Area 5 and in the Santa Rosa Plain have been developed with affordable and market-rate housing. Inventory sites in the southern part of the planning area are near Highway 101 creating a high pollution burden in the area. Alternatively, the pollution burden is lower in the Larkfield area.

Planning Area 6 – Sebastopol

The Sebastopol Planning Area includes the City of Sebastopol, the communities of Graton, Bloomfield and Valley Ford, and portions of the Laguna de Santa Rosa. Most area residents live in single-family homes on lands designated Rural Residential, mixed with small farms and orchards. Land use policies for this area are intended to maintain its rural quality with limited commercial, industrial, and urban residential uses. Figure 9 shows the location of the sites in this area included on the Site Inventory.

Fair Housing

Inventory sites in Planning Area 6 are in a Moderate Resource area. Environmental and education scores are also high.

Infrastructure

Inventory sites in Planning Area 6 are in the Graton USA, with access to public services. The Graton USA is a small area served by a municipal water system, the Graton Mutual Water District, but the majority of Planning Area 6 uses private on-site wells for water supply. Water service for the sites located in Planning Area 6 would be supported by construction of on-site private wells. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

Inventory sites in Planning Area 6 do not have environmental constraints that would preclude the development of housing.

Planning Area 7 – Rohnert Park/ Cotati

The Rohnert Park/Cotati Planning Area is in central Sonoma County along the Highway 101 corridor and includes Rohnert Park, Cotati, and Penngrove. This is the smallest of the nine planning areas but has the highest population density. Figure 10 shows the location of these sites.

Fair Housing

Sites in Planning Area 7 are in Moderate and High Resource areas. Economic, environmental, and economic scores are lower in the moderate-resource areas as well.

Infrastructure

Sites in Planning Area 7 are in the Penngrove USAs, with access to public services provided by Sonoma Water and California American Water. Sites in Planning Area 7 are adequately served by the existing water service and the existing conveyance system. Upgrades needed to accommodate specific projects may include pipe upsizing or extensions. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

Planning Area 7 is partially within the Santa Rosa Plain, which is described in more detail in Environmental Constraints to Sites, below. Development in the Santa Rosa Plain requires additional studies and potentially mitigation, but these requirements would not preclude the development of housing; many parcels in the Santa Rosa Plain have been developed with affordable and market-rate housing and required mitigation. Land west of Old Redwood Highway is a moderate fire hazard severity zone.

Planning Area 9 – Sonoma Valley

The Sonoma Valley Planning Area extends from Bennett Valley and Kenwood south to San Pablo Bay and from the crest of the Sonoma Mountains east to the Sonoma-Napa County line. Population is concentrated in Sonoma and in the adjacent unincorporated communities of Agua Caliente, Feters Hot Springs, El Verano and Boyes Hot Springs. Figure 11 shows the location of these sites.

Planning Area 9 includes the Sonoma Developmental Center (APNs: 054-090-001 and 054-150-005), which is located about six miles north of the City of Sonoma and about 15 miles south of Santa Rosa, between the unincorporated communities of Glen Ellen and Eldridge. The County's near-term (one to five years) adopted Specific Plan and EIR for this area include breaking ground on the first housing units west of Arnold Drive and working with non-profit affordable housing partners and project sponsors to develop and finance affordable housing projects.

Fair Housing

Inventory sites in Planning Area 9 are in Moderate Resource areas. Environmental scores are high, but education and economic scores are lower.

Infrastructure

Inventory sites in Planning Area 9 are in the Sonoma and Sonoma Valley USAs, with access to public services. In the Sonoma USAs, services are provided by the City of Sonoma. In Sonoma Valley, services are provided by Sonoma Water (Sonoma Valley County Sanitation District). There are no moratoriums or service interruptions in this Planning Area. Some extensions or upgrades of existing infrastructure would be needed to support all future development within the housing element and would be assessed on a case-by-case basis. See Water and Wastewater in the Infrastructure and Services section below for more details.

Environmental Constraints

No inventory sites are in fire hazard severity zones but nearby areas with steep slopes are in a high fire hazard severity zone.

Table 14: Housing Site Inventory

Map ID	Address	APN	Land Use	Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County															
GEY-5	80 Highway 128	140-100-004	UR 6	R3 6	0.87	0.87	Residential	6	4	0	0	4	Low	0.93	1908
GEY-6	21322 Geyserville Ave	140-150-012	UR 6	R3 7	1.46	1.4	Residential	6	7	0	0	7	Low	0.85	1938
GEY-7	Geysers Rd	140-160-011	UR 4.8	R1 4.8	1.11	1.11	Vacant	4.8	5	0	0	5	High	0	N/A
5 - Santa Rosa															
SAN-11	3372 Santa Rosa Ave	044-101-023	UR 13	R3 13	1.26	1.26	Residential	13	15	0	11	4	Low	0.6	1880
SAN-12	358 E Robles Avenue	134-132-022	UR 20	R3 20	1.12	1.12	Residential	20	21	13	4	4	Low	0.36	1940
LAR-9	5200 Fulton Rd	039-025-053	UR 11	R2 11	3.04	2.29	Residential	11	24	0	17	7	Low	1	1880
LAR-10	5368 Fulton Rd	039-380-027	UR 5	R1 5	1.04	1.04	Residential	5	4	0	0	4	Low	0.37	1954
SAN-15	3454 Santa Rosa Ave	134-132-017	UR 13	R3 13	4.1	4.1	Vacant	13	53	0	37	16	Low	0	N/A
SAN-16	3445 Brooks Avenue	134-132-067	UR 20	R3 20	0.95	0.95	Auto storage	20	28	17	6	5	Low	0	N/A
SAN-17	388 E Robles Ave	134-132-025	UR 20	R3 20	0.75	0.75	Residential	20	21	13	4	4	Low	0.89	1963
7 - Rohnert Park/Cotati															
PEN-10	10004 Main St	047-173-016	UR 6	R3 8	1.36	1.36	Residential	6	7	0	0	7	Low	0.85	1956
9 - Sonoma Valley															
ELD-1	15577 Brookview Dr	054-381-010	UR 4	R1 4	1.26	1.26	Residential	4	4	0	0	4	Moderate	0.43	1956
AGU-4	17881 Riverside Dr	133-150-038	UR 5	R1 5	1.37	1.37	Residential	5	5	0	0	5	High	0	N/A

Map ID	Address	APN	Land Use	Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate Units	TCAC Resource Level	ILV	Year Built
GLE-3	15000 Arnold Dr	054-090-001	SDCSP	SDCSP	584.4	584.4	SDC Site	30	100	20	0	80	Moderate	N/A	1891
GLE-4	14785 Arnold Dr	054-150-005	SDCSP	SDCSP	90.66	90.66	SDC Site	30	100	20	0	80	Moderate	N/A	1891
Total					694.75	693.94			398	83	79	236			

** Site Capacity has been reduced to account for site specific constraints.*

Table 15: Rezoned Sites (Approved by Sonoma County Board of Supervisors on August 22, 2023)

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
2 - Cloverdale/N.E. County																	
GEY-1	21837 Geyserville Ave	140-180-035	LC	LC, AH	UR 20	R3 20	5.11	4.5	Vacant	20	90*	63	9	18	High	0	N/A
GEY-3	21413 Geyserville Ave	140-150-004	UR 4.8	R1 4.8	UR 20	R3 20	1.07	1.07	Residential	20	20	14	2	4	High	1.58	N/A
GEY-4	21421 Geyserville Ave	140-150-001	UR 4.8	R1 4.8	UR 20	R3 20	5.86	1.31	Residential	20	25	18	3	4	High	0.94	1910
4 - Russian River																	
FOR-1	6555 Covey Rd	083-073-017	LI	MP, AH	UR 20	R3 20	2.86	2.86	Light industrial	20	57	40	6	11	High	5.9	N/A
GUE-4	16050 Laughlin Road	069-230-007	UR 2	RR 2	UR 20	R3 20	4.23	4.23	Residential	20	83*	50	17	16	Moderate	0.06	1943
FOR-3	6194 Forestville Street	084-020-004	UR 2	R1 2	UR 20	R3 20	1.66	1.66	Vacant	20	33	23	3	7	High	0	1936
FOR-6	6250 Forestville Street	084-020-011	LI	M1	UR 20	R3 20	4.94	2.8	Vacant	20	56	39	6	11	High	0	N/A
5 - Santa Rosa																	
LAR-1	5146 Old Redwood Highway	039-320-051	LC, UR 11	LC	UR 20	R3 20	3	3	Religious Building	20	60*	36	12	12	Low	3.3	1983
LAR-3	1 Airport Boulevard	039-025-060	LC	CO, AH	UR 20	R3 20	0.45	0.45	Vacant	20	9	0	4	5	Low	0	N/A
LAR-4	245 Airport Blvd	039-025-026	UR 9	R2 9	UR 20	R3 20	0.29	0.29	Vacant	20	5	0	2	3	Low	0	1924
LAR-7	5495 Old Redwood Highway	039-380-018	UR 5	R1 5	UR 20	R3 20	1.51	1.51	Residential	20	29	17	6	6	Low	0.29	1914
LAR-8	5224 Old Redwood Hwy	039-390-022	LC	CO	LC	CO WH	0.46	0.46	Vacant	16	7	0	4	3	Low	0	N/A
SAN-4	3345 Santa Rosa Avenue	043-153-021	GC	PC	LC	LC WH	6.26	6.26	Motel & commercial	16	100	0	50	50	Low	0.5	1967

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
SAN-6	3824 Dutton Avenue	134-072-040	GI	M1	GI	M1 WH	3.01	3.01	Auto storage	16	48	0	24	24	Low	0	N/A
SAN-7	3280 Dutton Avenue	134-072-038	GI	M1	GI	M1 WH	3.01	3.01	Vacant	16	48	0	24	24	Low	0	N/A
SAN-8	3427 Moorland Avenue	134-111-020	UR 5	RR	UR 20	R3 20	1.02	1.02	Residential	20	18	11	4	3	Low	2	1967
SAN-9	150 Todd Road	134-171-059	LI	M3	GI	M3 WH	6.57	6.57	Light manufacturing	16	105	0	53	52	Low	0.79	1965
6 - Sebastopol																	
GRA-1	9001 Donald St	130-165-001	UR 5	R1 5	UR 20	R3 20	1.12	1.12	Vacant	20	22	15	2	5	Highest	0	N/A
GRA-3	3155 Frei Rd	130-180-079	RR 2	RR 2	UR 20	R3 20	1.18	1.18	Residential	20	22	15	2	5	Highest	1.38	1985
GRA-5	8525 Graton Road	130-176-013	UR 2	RR 2	UR 20	R3 20	1.92	1.92	Residential	40	40	16	24	0	Highest	0	N/A
7 - Rohnert Park/Cotati																	
PEN-1	10078 Main Street	047-174-009	GC	C2	LC	C2 WH	0.05	0.05	Single Story Store	16	0	0	0	0	Low	0	N/A
PEN-2	635 Goodwin Ave	047-152-020	UR 2	RR 1	UR 20	R3 20	1.01	1.01	Vacant	20	20	12	4	4	Low	0	N/A
PEN-3	10070, 10078, 11790 Main Street	047-174-008	GC	C2	LC	C2 WH	0.16	0.16	Single Story Store	16	2	0	1	1	Moderate	0.84	1900
PEN-4	635 Goodwin Ave	047-152-019	UR 2	RR 2	UR 20	R3 20	1.72	1.72	Vacant	20	34	20	7	7	Low	0	N/A
PEN-6	355 Adobe Road	047-091-013	UR 1	RR 1	UR 20	R3 20	1.95	1.95	Residential	20	37	22	7	8	Low	1.04	1965
PEN-7	220 Hatchery Road	047-153-004	UR 2	RR 2	UR 20	R3 20	5	5	Residential	20	99	59	20	20	Low	1.12	1920
PEN-8	202 Main Street	047-166-023	GC	C3	GC	C2 WH	0.65	0.65	Warehouse	16	10*	0	5	5	Moderate	0.32	1918
PEN-9	11830 Main Street	047-166-025	GC	C3	GC	C2 WH	0.31	0.31	Warehouse	16	4*	0	2	2	Moderate	0.68	1918
9 - Sonoma Valley																	
AGU-2	211 Old Maple Ave	056-531-006	UR 1	R1 1	UR 20	R3 20	6.74	2.81	Residential	20	56*	34	11	11	Low	0.64	1910

Map ID	Address	APN	Old Land Use	Old Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
AGU-3	18621 Railroad Avenue	052-272-011	UR 5	R1 5	UR 20	R3 20	3.15	3.15	Religious Building	20	63	38	13	12	Low	2.19	N/A
SON-1	20549 Broadway	128-311-015	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.21	1948
SON-2	20559 Broadway	128-311-016	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	0.34	1960
SON-3	20535 Broadway	128-311-014	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	18	11	4	3	Low	3.36	1945
SON-4	20563 Broadway	128-311-017	RR 3	RR 3	UR 20	R3 20	1	1	Residential	20	19	11	4	4	Low	1.6	1934
Total							80.27	69.04			1,275	586	340	342			

**Site Capacity has been reduced to account for site specific constraints.*

Table 16: Sites Rezoned Through Program 4: Actions to Meet RHNA (Approved by Sonoma County Board of Supervisors on December 5, 2023)

Map ID	Address	APN	Current Land Use	Current Zoning	New Land Use	New Zoning	Parcel Size	Developable Acres	Existing Uses	Density	New Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	TCAC Resource Level	ILV	Year Built
5 - Santa Rosa																	
SAN-18	Lance Dr	036-111-009	Medium High Density Residential	R-3-30	UR 20	R3 20	6	6	Vacant	25.5	153	61	46	46	Low	0	N/A
SAN-18	Lance Dr	036-111-009	Medium Density Residential	R-3-18	UR 11	R2 11	8	8	Vacant	15.3	122	0	61	61	Low	0	N/A
SAN-19	Lance Dr	036-111-010	Medium Density Residential	R-3-18	UR 11	R2 11	4.82	4.82	Vacant	15.3	73	0	36	37	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Medium High Density Residential	R-3-30	UR 20	R3 20	10	10	Vacant	25.5	255	102	76	77	Low	0	N/A
SAN-20	Lance Dr	036-111-016	Retail and Business Services	CN	LC	C2 WH	1.5	1.5	Vacant	25.5	38	0	19	19	Low	0	N/A
6 - Sebastopol																	
GRA-2	3400 Ross Road	130-090-009	GI	M1	GI	R3 20	2.9	2.28	Industrial	20	44	31	4	9	Highest	0	N/A
Total							33.22	32.6			685	164	242	244			

* Site Capacity has been reduced to account for site specific constraints.

Figure 6: Planning Area 2 – Cloverdale/N.E. County

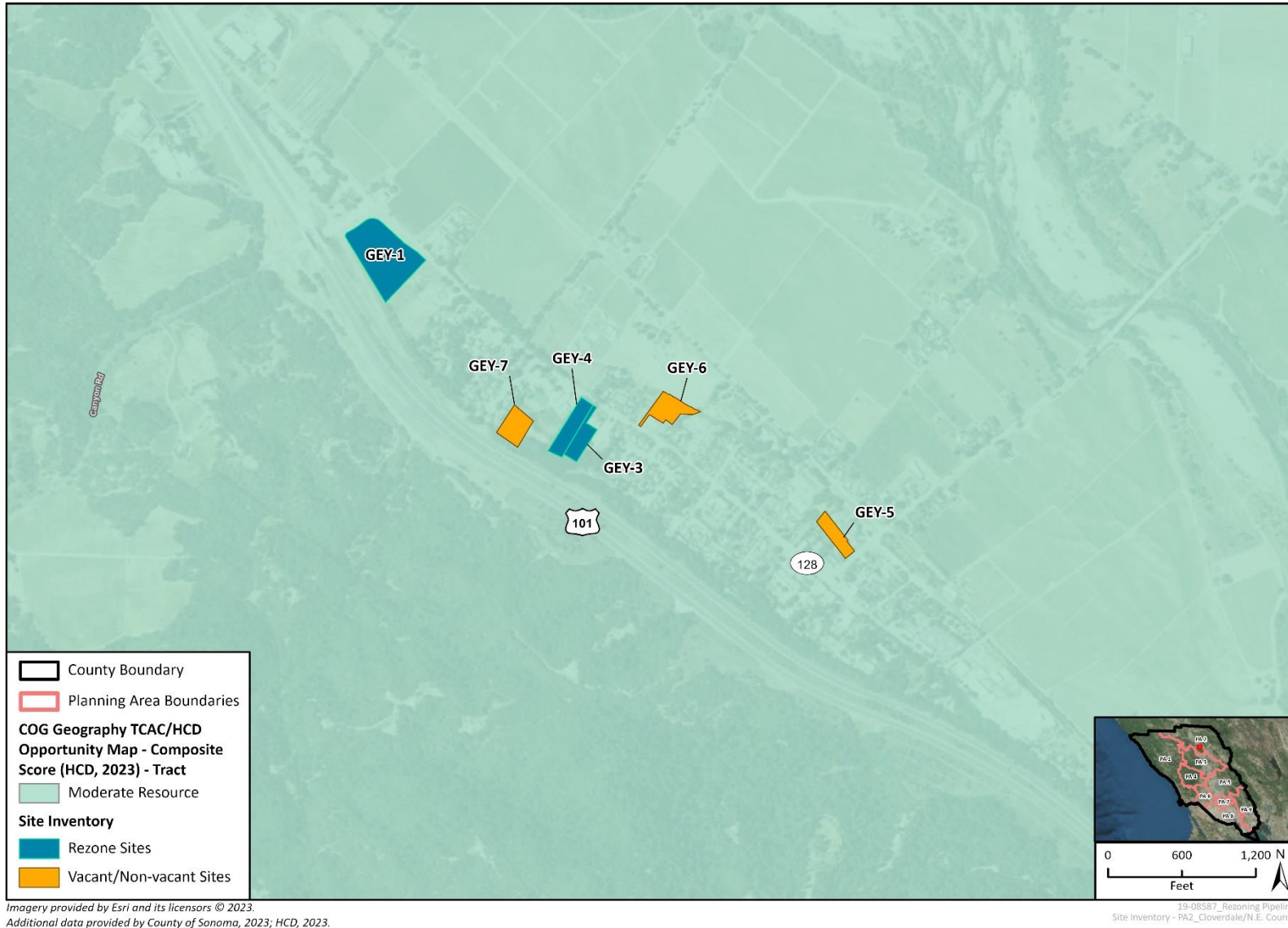
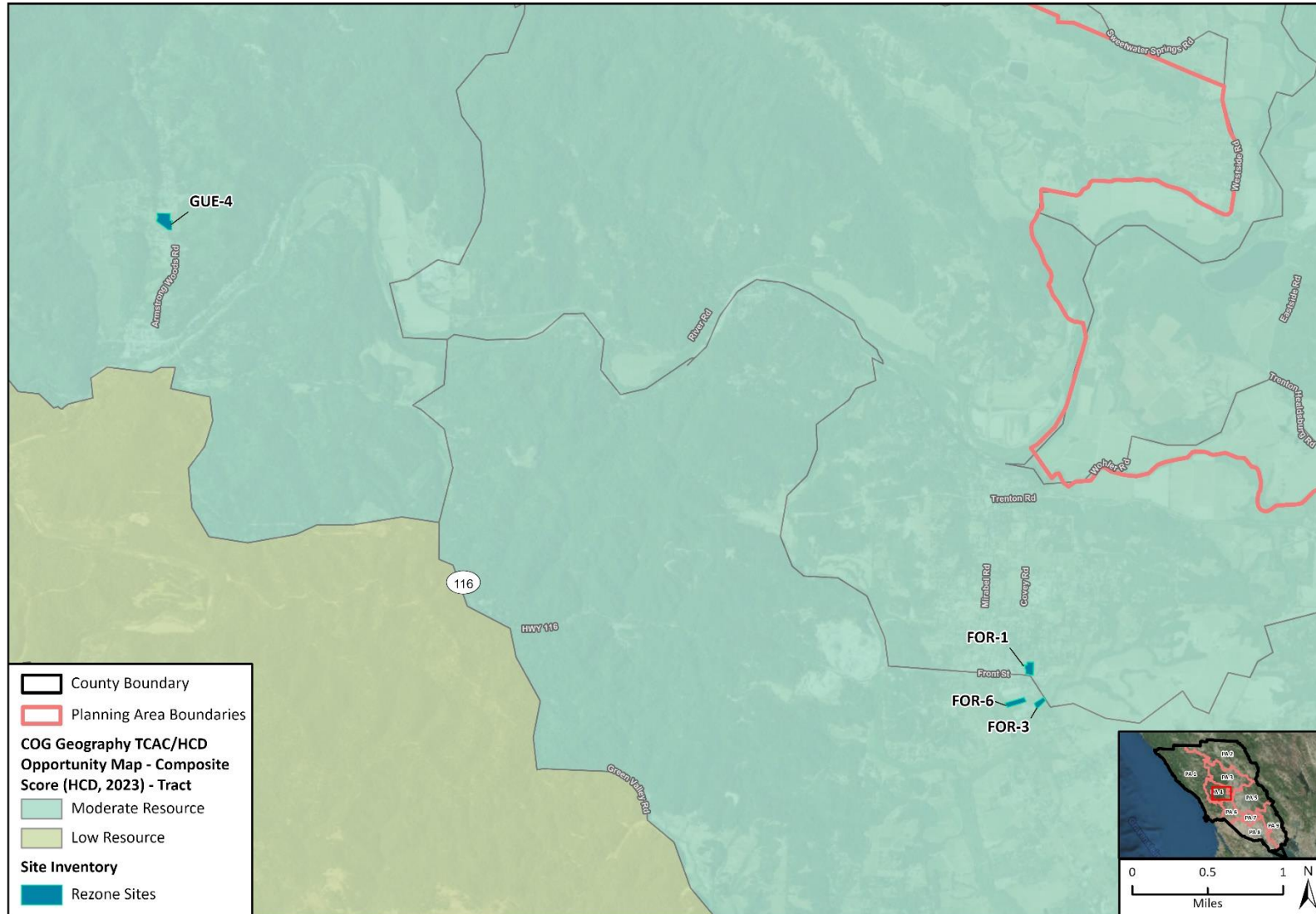


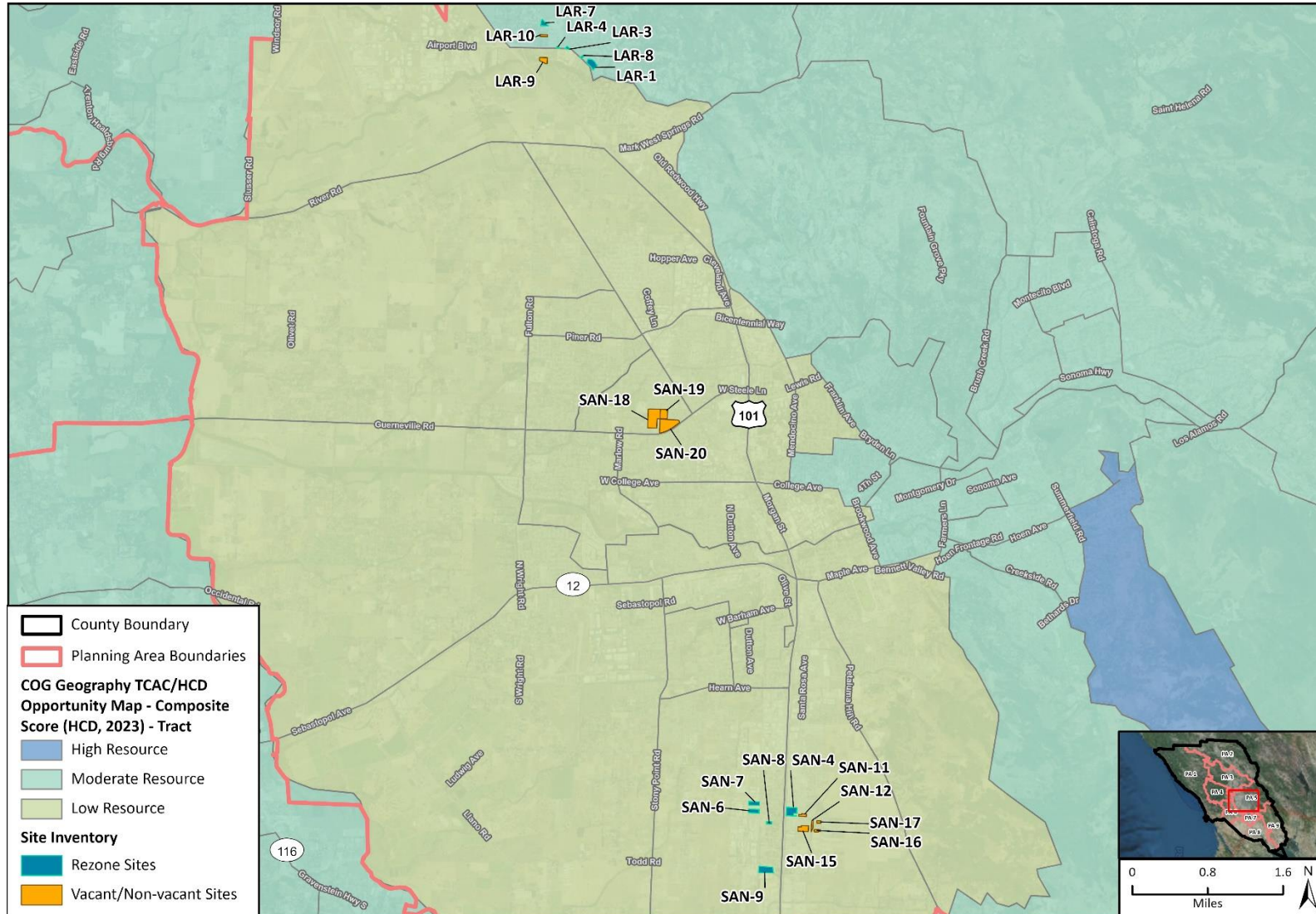
Figure 7: Planning Area 4 – Russian River



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Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_Rezoning Pipeline
Site Inventory - PA4_Russian River

Figure 8: Planning Area 5 – Santa Rosa



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19-08587_Rezoning Pipeline
Site Inventory - PA5_Santa Rosa

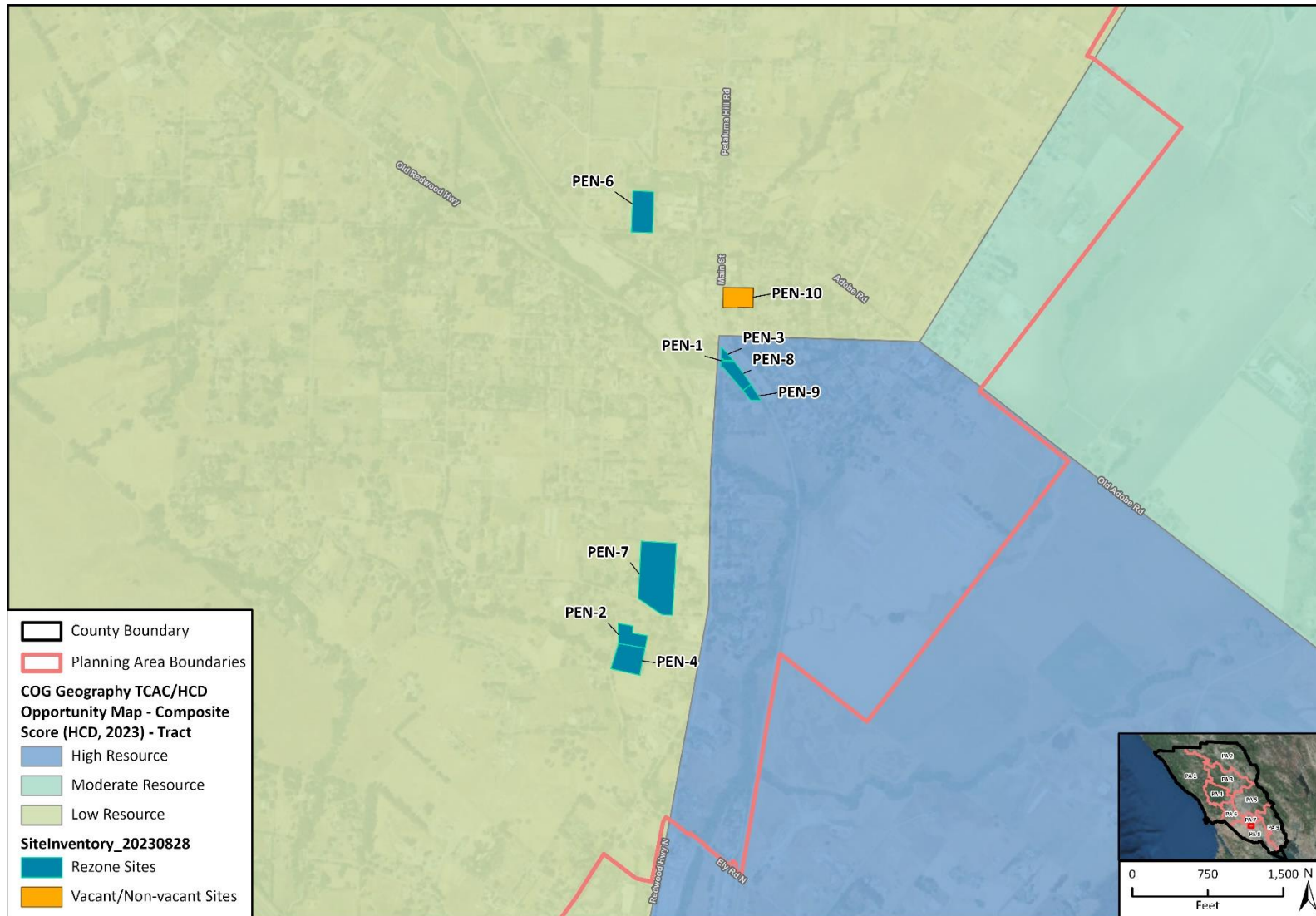
Figure 9: Planning Area 6 – Sebastopol



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Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_Resoning Pipeline
Site Inventory - PA6_Sebastopol

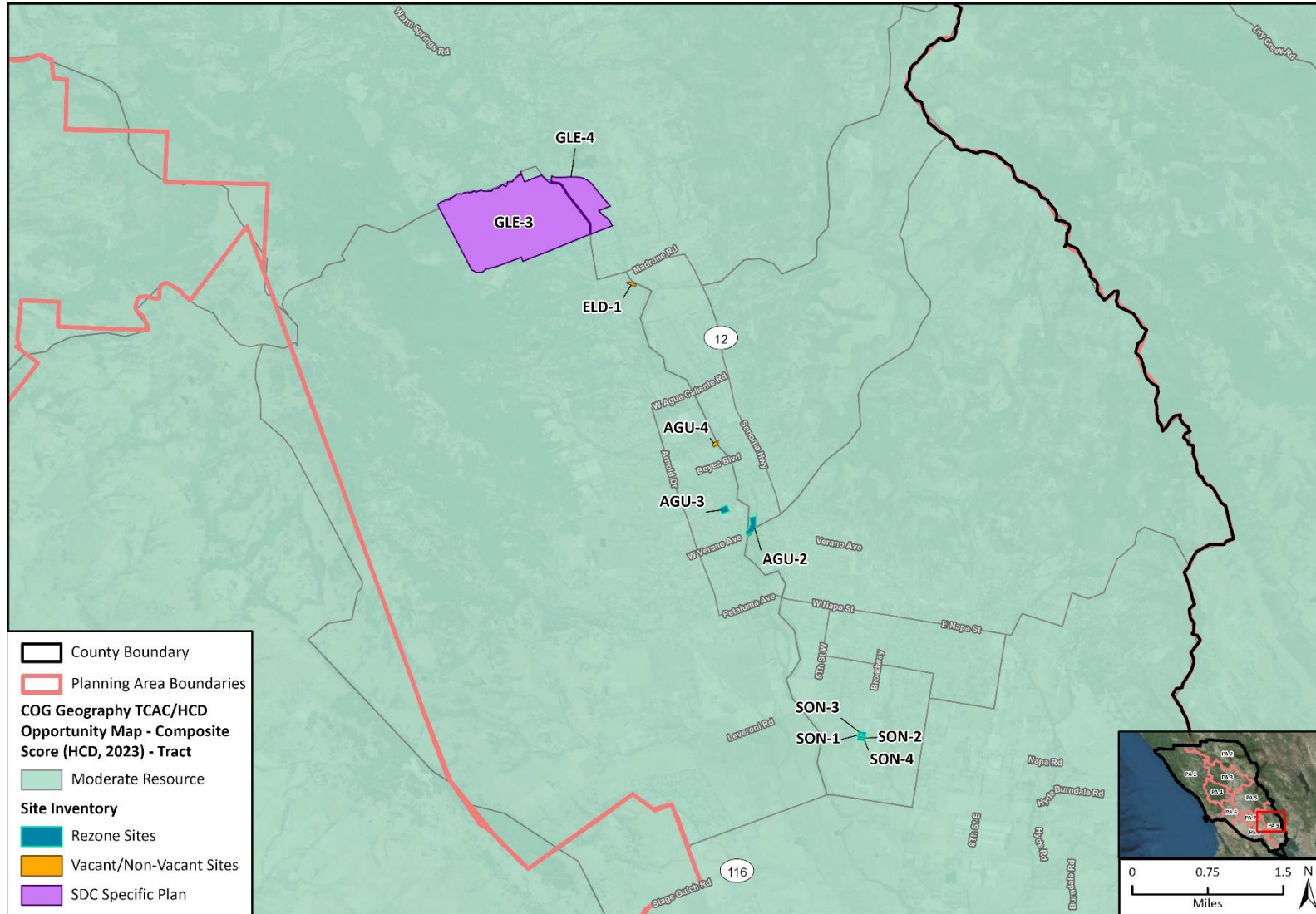
Figure 10: Planning Area 7 – Rohnert Park/Cotati/Penngrove



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Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_ Rezoning Pipeline
Site Inventory - PA7_Rohnert Park_Cotati

Figure 11: Planning Area 9 – Sonoma Valley



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Additional data provided by County of Sonoma, 2023; HCD, 2023.

19-08587_ Rezoning Pipeline
Site Inventory - PA9_Sonoma Valley

Conversion from Non-Affordable to Affordable

Sonoma County is pursuing the acquisition and conversion of existing multifamily rental units from non-affordable to affordable through the implementation of its Housing Element Program 21. In this model, the County would join a Joint Powers Authority (JPA) and authorize the JPA to issue bonds on behalf of the County. The JPA would then acquire a market-rate apartment complex, through issuance of tax-exempt municipal bonds, and set rents to be affordable to Very Low-, Low-, and Moderate-Income households. The model has been proven in other jurisdictions throughout California, including Santa Rosa.

Affordable units added through this program meet the definition of conversion of multifamily rental units from non-affordable to affordable. Through this program, the County seeks to acquire and convert properties during the planning period. These units will meet the standards of Gov. Code § 65583.1(c)(2)(B), as follows:

- Acquired units will be made affordable to very low-, low-, and Moderate-Income households.
- Units converted to Very Low-Income will not be deed restricted as affordable to Very Low-Income households at the time they are identified for acquisition.
- Units converted to low-income will not be deed restricted as affordable to low-income households at the time they are identified for acquisition.
- Unit converted to moderate-income will not be deed restricted as affordable to Moderate-Income households at the time they are identified for acquisition.
- The model does not force existing residents to move at the time of acquisition. Rather, the units in which households that meet very low-, low-, and Moderate-Income standards are converted to affordable units immediately, and the units in which above-moderate households reside are converted upon attrition. Because there is no displacement of current residents occurs as a result of acquisition, no relocation is necessary.
- The units will be decent, safe, and sanitary upon occupancy.
- The affordability and occupancy restrictions will be maintained for 55 years.
- The County met part of its Lower-Income RHNA in the previous planning period. Section 1.15 provides a discussion of Sonoma County's progress in meeting 5th Cycle housing goals.

These units will be eligible to count towards the County's RHNA during the Annual Progress Report process but are not being used to demonstrate adequate capacity to meet the RHNA.

Infrastructure and Services

Water and Wastewater

The General Plan Land Use Element establishes 12 USAs in the Unincorporated County, where County policies allow urban services to be established and extended. All inventory sites are located in USAs. Table 17 shows each USA that includes inventory sites along with the water and sewer providers that service each area.

Table 17: Water and Wastewater Agencies

Urban Service Area	Water Service Provider	Sewer Service Provider
Agua Caliente	Valley of the Moon Water District	Sonoma Valley County Sanitation District (Sonoma Water)
Glen Ellen		
Sonoma City		
Forestville	City of Sonoma	Forestville Water District
Geyserville	Forestville Water District	Forestville Water District
Geyserville	California American Water - Geyserville	Geyserville Sanitation Zone (Sonoma Water)
Graton	Individually Owned Wells	Graton Community Services District
Guerneville	Sweetwater Springs Water District/California Water Service – Armstrong Valley	Russian River County Sanitation District (Sonoma Water)
Larkfield	California American Water – Larkfield	Airport/Larkfield/Wikiup Sanitation Zone (Sonoma Water)
Penngrove	Penngrove/Kenwood Water Company	Penngrove Sanitation Zone (Sonoma Water)
Petaluma	City of Petaluma	City of Petaluma
Santa Rosa	City of Santa Rosa	City of Santa Rosa and South Park County Sanitation District (Sonoma Water)

Source: Sonoma County Rezoning Sites for Housing Project Water and Sewer Study 2022

The USAs are served by a total of 22 water and wastewater service providers that are not under the jurisdiction of the County of Sonoma. Each unincorporated community and each sewer or water system is unique in terms of size, geography, topography, water sources, age and condition of lines and equipment, rate structure, and current status of long-range planning. Development enabled by the rezoning of sites may connect to public services but would bear the cost of extending physical infrastructure to a site if it is not existing, or, upgrading existing infrastructure if it is found to be insufficient. Constraints to housing development related to infrastructure are described in more detail in the Technical Background Report.

As part of the ongoing project to rezone 59 potential sites for residential use, the County prepared a Water and Sewer Study⁵ that analyzed available infrastructure on a site-by-site basis. Table 18

⁵ Sonoma County Rezoning Sites for Housing Project Water and Sewer Study. 2022.

shows the number of inventory units for each USA along with the water and sewer, and overall category as defined below:

- Category 1 – Adequate as is to support rezoning
- Category 2 – Adequate, however some improvements are likely
- Category 3 – Inadequate as is, requires significant improvements.

A Category 1 site has both water and sewer infrastructure directly adjacent to the parcel, both the water and sewer systems have available capacity, and there are no supply or treatment deficiencies. These sites can be re-developed with minimal to no infrastructure improvements required.

For a Category 2 site, there is both water and sewer infrastructure within the general vicinity of the site, however the infrastructure may need to be extended or upsized. Category 2 sites may have system deficiencies identified, however plans to mitigate the deficiency are planned by the agency.

Category 3 sites will have more extensive concerns, such as no water and/or sewer service in the vicinity of the parcel or have supply or treatment deficiencies that cannot be easily mitigated. These parcels will require significant improvements or actions to provide water and/or sewer service.

The information gathered to determine each category includes, but is not limited to, infrastructure condition, excess capacity, supply and storage availability, and system specific issues. All USAs except for Forestville have an overall category of 2, indicating that there is adequate infrastructure with some improvements likely needed. Due to an overall categorization of 3 in Forestville, which indicated inadequate infrastructure, the County performed a site-specific analysis to determine which parcels could feasibly be served within the planning period.

Table 18: Water and Wastewater Availability by Service Area

Urban Service Area	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Water Category	Sewer Category	Overall Category	TCAC Resource Level
Forestville	102	15	29	2	3	3	High Resource
Geyserville	95	14	42	2	2	2	High Resource
Graton	77	32	19	N/A	2	2	Highest Resource
Guerneville	50	17	16	2	2	2	Moderate Resource
Larkfield	53	45	40	2	2	2	Low Resource; Moderate Resource
Penngrove	113	46	54	1	2	2	Low Resource; Moderate Resource; High Resource
Santa Rosa	217	455	426	1	2	2	Low Resource; Moderate Resource; High Resource
City of Sonoma	44	16	13	1	2	2	Moderate Resource
Sonoma Valley	112	24	192	2	1	2	Moderate Resource

Category 1 – Adequate as is to support rezoning

Category 2 - Adequate, however some improvements are likely

Category 3 - Inadequate as is, requires significant improvements

Source: Sonoma County Rezoning Sites for Housing Project Water and Sewer Study

Storm Water and Drainage

Unincorporated Sonoma County falls under the jurisdiction of two State Regional Water Quality Control Board (SRWQCB) regions, depending on the ultimate drainage of the watershed, and two Municipal Separate Storm Sewer Systems (MS4s) permits. The County's Permit and Resource Management Department (Permit Sonoma) administers these requirements for all new development. The County, together with the City of Santa Rosa and the Sonoma County Water Agency, has established a Storm Water Management Program, which includes efforts to raise awareness of stormwater quality issues through public education and outreach, providing information and resources to the construction and development industries to promote better stormwater management, with the goal of reducing polluted runoff in the county.

Circulation System

The Circulation and Transit Element of the Sonoma County General Plan outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel and serves as a comprehensive transportation management strategy to ensure adequate transportation infrastructure is in place to meet population growth.

Dry Utilities

PG&E supplies electricity and gas within Sonoma County. The County General Services Department Energy and Sustainability Division is responsible for planning, evaluating, and administering the Countywide Energy Management and Sustainability Program. Telephone, internet services, and cable television are serviced by contracted providers, including AT&T and Xfinity.

Environmental Constraints to Sites

There are four appreciable environmental constraints to the development of housing in the unincorporated area of Sonoma County. These include the potential for flooding along certain portions of the Russian River; steep slopes in some rural areas; poor septic suitability in some rural areas; and the presence of sensitive species, including the California Tiger Salamander (CTS) and possibly listed plants within the Santa Rosa Plain. All four types of constraints have been accounted for in the housing site inventory.

Flooding

The Guerneville area is subject to flooding from the Russian River and its tributaries. Smaller areas of flooding from urban creeks also exist within Unincorporated Sonoma County. While the Guerneville USA allows high enough densities to support affordable housing development, many parcels within this area are subject to at least some flooding during a 100-year flood event. While County Code does prevent construction within the F1 (Floodway) Zone, construction is allowed within the F2 (Flood Plain) Zone so long as the finished floor elevation is at least one foot greater

than the 100-year flood elevation. This was taken into consideration when the housing site inventory was compiled; parcels that were located entirely within the F1 floodway were not included in the inventory. All inventoried parcels in the Guerneville area, as well as within other designated 100-year flood areas, have been evaluated to ensure that they have sufficient buildable site areas to support development at the densities listed.

Steep Slopes and Septic Suitability

Much of Unincorporated Sonoma County's more remote land area is characterized by steeply wooded slopes which provide poor building sites and poor septic suitability. Allowable densities within these steep wooded areas are very low, on the order of one unit per 160 to 640 acres of land. While there is some development activity within these areas, they were not included in the housing inventory.

Sonoma County is known to have poor septic suitability in much of its land area. The residential Site Inventory does not contain any rural sites for which a septic system or other on-site sewage disposal systems would be required. All sites are in urban areas with access to public sewage systems.

California Tiger Salamander (CTS)

Some housing sites within the Santa Rosa Plain are identified as potential habitat for the California tiger salamander (CTS). The U.S. Fish and Wildlife Service (FWS) published the Santa Rosa Plain Conservation Strategy in 2005, and it provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of protected species. The Conservation Strategy has not been fully implemented, but Sonoma County uses the mitigation guidelines contained in the FWS Interim Guidance and the Programmatic Biological Opinion (PBO) for projects that require environmental review pursuant to CEQA. The mitigation standards described below apply to discretionary projects.

For projects proposed in areas that have Strategy Designations or are within the 2011 FWS designated Critical Habitat area that indicate the possible presence of CTS, an applicant may assume the presence of CTS and use the mitigation requirements contained in the PBO as summarized below, or hire a qualified professional biologist (typically an individual possessing a FWS Recovery Permit) to conduct a CTS Site Assessment (in accordance with Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander, October 2003). The FWS and/or California Department of Fish and Wildlife will make one of three findings based upon the Site Assessment, which will result in a corresponding County action as follows:

- Determine that the project will not likely result in take of CTS and CTS habitat. The County will not require further information or mitigation for CTS.
- Determine that a protocol survey for CTS is needed and direct the applicant to undertake the survey. If the survey is negative, the County will not require further information or

mitigation for CTS. If the survey finds CTS, the applicant will be required to mitigate as appropriate, based upon the Interim Mitigation Guidelines.

- If a survey is infeasible or the applicant simply wishes to assume CTS presence and mitigate, the applicant can obtain all necessary permits and implement mitigations as outlined within the PBO Mitigation Guidelines. To compensate for the loss of habitat, applicants may mitigate by purchasing credits in local mitigation banks, with projects closer to known breeding sites required to mitigate at a higher level.

Local mitigation banks have been developed, and projects routinely purchase mitigation credits to allow development within the potential CTS range. Presence/Absence Surveys, if chosen by the applicant, can be accomplished within two years; mitigation credits can be purchased within a matter of months.

While mitigating for CTS does add to the development costs of projects, County Fund for Housing (CFH) funding may be available to assist affordable projects. Additionally, the county's largest non-profit housing developer, Burbank Housing Development Corporation, has undertaken the development of its own mitigation bank.