

2024 General Plan Annual Implementation Progress Report



Permit and Resource Management Department

March 29, 2024

GENERAL PLAN IMPLEMENTATION PROGRESS REPORT

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

OVERVIEW

Government Code Section 65300 requires every city and county to prepare and adopt a “comprehensive, long term general plan for the physical development” of the community. On September 23, 2008 the Board adopted the current General Plan (commonly referred to as GP2020). The Board adopted the most recent update to the General Plan Housing Element on August 22, 2023. The Government Code requires that these plans include seven mandatory elements: land use, circulation, noise, open space, conservation, safety, and housing. GP2020 includes these mandatory seven elements and four additional, optional elements: Water Resources, Air Transportation, Agricultural Resources, and Public Facilities and Services. Notably, Sonoma County was the first jurisdiction in California to adopt a Water Resources Element. With the passage of Senate Bill 1000, Government Code Section 65302 now also mandates that jurisdictions with disadvantaged communities have an environmental justice element, or related goals, policies, and objectives integrated in other elements. Each of the General Plan elements contain a set of goals, objectives, policies, and programs.

The broad purpose of GP2020 is to “express policies which will guide decisions on future growth, development, and conservation of resources through 2020 in a manner consistent with the goals and quality of life desired by the County’s residents.” GP2020 provides policy direction to multiple departments and agencies beyond the Permit and Resource Management Department (Permit Sonoma). The attached spreadsheet (Attachment 1) summarizes the implementation efforts of all General Plan programs, including the responsible department and estimated completion date. This report outlines notable accomplishments completed in 2024.

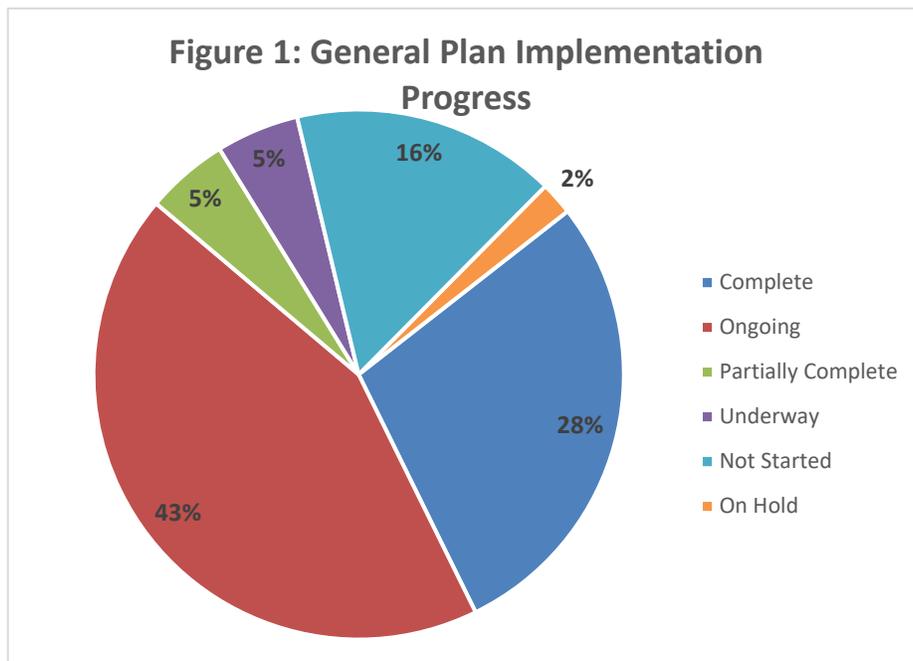
The County continues to make overall progress on the implementation of General Plan programs. The 2023-2031 Housing Element contains 100 programs and subprograms, many of which are scheduled to begin later in the planning period. Changes in the percent of completed General Plan programs since 2014 are a result of the new Housing Element programs. Of the 202 General Plan programs, 144 have been implemented or are ongoing programs implemented on a continuous basis. Another 22 programs are either partially complete or currently underway. An additional 32 programs, mostly new Housing Element programs, have not been started, and a small number of programs are on hold for

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a variety of reasons. Attachment 1 provides a detailed description of the General Plan Implementation Programs for the following elements: Agricultural Resources, Air Transportation, Circulation and Transit, Land Use, Noise, Open Space and Resource Conservation, Public Facilities and Services, Public Safety, Water Resources, and Housing. Table 1 and Figure 1 provide a summary of implementation progress.

Table 1: General Plan Implementation Progress 2024

Program Status	Total Number	% of Total
Complete	57	28%
Ongoing	87	43%
Partially Complete	11	5%
Underway	11	5%
Not Started	32	16%
On hold	4	2%
Total	202	100%



CURRENT PRIORITY GENERAL PLAN IMPLEMENTATION PROGRAMS

Multiple programs are in the process of implementation by Permit Sonoma as part of the Comprehensive Planning Work Plan. Permit Sonoma also works collaboratively with other departments such as Sonoma Public Infrastructure (formerly called Transportation and Public Works) and Sonoma County Regional Parks to implement General Plan policies and programs. The following is a list of major planning efforts that were completed or underway in 2024.

Local Coastal Plan Update

The Local Coastal Plan is a separate, stand-alone plan for the coastal zone, mandated by the California Coastal Act. The Local Coastal Plan Update is a comprehensive update that integrates General Plan 2020 policies, preserves and expands public access, provides adaptation strategies for climate change and sea level rise, and protects and preserves biological resources as well as providing updated policies that address wildfire, coastal erosion, groundwater protection, public utilities, transportation, and water quality. The Board of Supervisors first locally adopted the plan pending certification on July 17, 2023. On November 14, 2024 the California Coastal Commission voted unanimously to conditionally certify the proposed Local Coastal Plan with modifications. The Board of Supervisors adopted the Local Coastal Plan as conditionally certified on February 4, 2025. The plan is now effective and will be further implemented through a comprehensive update of the Sonoma County Coastal Zoning Ordinance and a major revision of the Coastal Administrative Manual.

Public Safety Element Update

The County is in the process of updating its Public Safety Element, which was last updated in 2014. The Safety Element update will incorporate and build upon the risk assessment findings in the 2021 Sonoma County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to identify known hazards, assess vulnerability, and develop goals, policies, and strategies to protect the public from unreasonable risks associated with the effects of seismic and geologic hazards, flooding, and wildland and urban fires. In compliance with recent updates to State law for Safety Elements, the update will also 1) develop a climate change vulnerability assessment and, based on the findings of the vulnerability assessment, develop goals, policies, objectives and feasible implementation measures for climate adaptation and resilience; 2) evaluate the capacity, safety, and viability of evacuation routes and locations under a range of emergency scenarios; and 3) identify residential developments in hazard areas without at least two emergency evacuation routes. The updated Safety Element is anticipated to be adopted by the Board of Supervisors in summer 2025 after Planning Commission review.

New Environmental Justice Element

The County is preparing a new Environmental Justice (EJ) Element for the Sonoma County General Plan in accordance with Senate Bill 1000 (2016). The EJ Element will identify low-income communities that are disproportionately affected by environmental burdens (“EJ Communities”) and adopt environmental justice strategies into the General Plan to advance health in these communities and across Sonoma County. The County is preparing the EJ Element simultaneously with the ongoing General Plan Safety Element update, both of which are anticipated to be adopted in summer 2025 after Planning Commission review. The County is developing environmental justice objectives, policies, and implementation measures to address the following topics:

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- Pollution burden
- Healthy food access
- Safe and sanitary housing
- Access to public facilities, services and improvements, and community amenities
- Health and physical activity
- Civic engagement in the public decision-making process

Springs Specific Plan

The Springs Specific Plan will implement the existing goals and policies of the General Plan and guide future development in the Springs communities of the Sonoma Valley. The Plan will utilize land use policies, design guidelines and implementation measures to shape future development and infrastructure projects in the area. The project was initiated in 2016 and the first draft of the Plan was released in 2018.

The project is now going through the environmental review process, including the preparation of the Draft Environmental Impact Report (DEIR) consistent with CEQA. The DEIR was first published and circulated for public review and comment in May of 2022. The County is now preparing a wildfire evacuation study to enhance the DEIR. The updated DEIR will be recirculated for additional public comment. After recirculation and responses to comments, the county will prepare a FEIR. The FEIR and proposed Plan will be reviewed by the Planning Commission and Board of Supervisors.

Tree Protection Ordinance

The County recognizes the importance of forested ecosystems through long-held land-use policies calling for the protection and enhancement of native trees and oak woodlands. In practice however, many tree removals are not addressed by County regulations. Permit Sonoma has updated the Tree Protection Ordinance and related regulations, and created a new Oak Woodland Ordinance. These projects align regulations with existing policies and better protect one of the County's most valuable and threatened resources. The Board of Supervisors reviewed the proposed ordinances in November and December of 2023, and adopted a moratorium on tree removal through May 2024.

On April 16, 2024, the Sonoma County Board of Supervisors voted to adopt two ordinances which would update the County's tree and woodland protections. These ordinances amended the Zoning Code and Subdivision Code, and created an Oak Woodland Combining District that would be applied to oak woodland areas in unincorporated Sonoma County, not including the Coastal Zone.

Airport Area Specific Plan

The County was awarded a grant from the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) to complete the ongoing update of the Airport Industrial Area Specific Plan. The goal of this effort is to reflect current market conditions and community needs, to support economic development and

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employment opportunities, increase housing opportunities and support transit-oriented development, and to reflect current changes in the availability of transit within the Plan Area. The project includes a robust community process to develop the area with a mix of land uses and enhanced multimodal connectivity to promote healthy living and greenhouse gas reduction by encouraging active forms of transportation and increased use of transit. The draft Airport Area Specific Plan and EIR are anticipated to be released for public review and scheduled for adoption in 2025.

Cannabis Land Use Ordinance

In 2016, the Board of Supervisors provided direction to establish a regulatory framework for cannabis operations consistent with the California Medical Cannabis Regulation and Safety Act (MCRSA). The Cannabis Land Use Ordinance was adopted on December 20, 2016. Permitting began in July 2017 for the full cannabis supply chain.

On June 8, 2021, the Board directed staff to initiate a comprehensive update of the cannabis program and prepare an Environmental Impact Report (EIR) to comply with the California Environmental Quality Act (CEQA). The EIR contract was awarded to Ascent Environmental on October 4, 2022. The Notice of Preparation for the EIR was released February 6, 2023, to solicit feedback on the scope of the proposed environmental review; a public scoping meeting was held March 8, 2023.

On April 2, 2024, Permit Sonoma released a draft Cannabis Land Use Ordinance, draft General Plan Amendment, other associated documents (e.g., pipeline recommendations, a table comparing current and proposed regulations), and a revised interactive map viewer for a 30-day public review. In August 2024, intensive work began on the draft Environmental Impact Report (EIR), which is scheduled to be released for a 60-day public comment review period in late April 2025, after an informational workshop to be held at the Board of Supervisors on April 15, 2025. The Board of Supervisors hearing on the proposed ordinance and the EIR is scheduled for October 28, 2025.

Objective Design and Development Standards

New state requirements limit the discretion of local governments to apply discretionary standards to new housing development, creating the need for objective standards. Objective Design and Development Standards (ODDS) are a policy effort to streamline housing development approvals by creating fixed and objective design standards, including structures, landscaping, lighting, access and more. Objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable and understandable by both the applicant the public official.

ODDS are in development for multifamily or mixed-use residential construction as well as single-family units that lie in county-designated scenic resource areas. The ODDS policy effort will codify existing practice and set basic objective standards for new housing projects countywide. In addition to meeting state requirements, Permit Sonoma hopes ODDS will work to streamline permitting and provide design certainty, thus

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creating cost savings and promoting housing development. The Housing Element of the Sonoma County General Plan requires that ODDS be adopted by the end of 2025 and Permit Sonoma anticipates meeting that obligation.

Agricultural Employee Housing Code Revisions

The agricultural sector is an important economic driver in the County, and there is an urgent need for farmworker housing. The County's Housing Element directs staff to modify the Zoning Code to reduce the thresholds criteria to qualify for agricultural employee dwelling. The proposed Zoning Code revisions also include updates needed to achieve consistency with the California Employee Housing Act. In 2024, Planning staff conducted engagement activities with Farm Bureau membership and local farmers through the Agricultural Commissioner's Office. Staff also consulted with representatives of the local chapter of the Community Alliance with Family Farmers (CAFF) in the development of draft code revision. Proposed code revisions are tentatively scheduled for Board review in summer 2025.

General Plan Update

The County's current General Plan 2020 was adopted by the Board of Supervisors in 2008. Since its adoption, significant changes have occurred in the including changing conditions related to public health, climate change, equity, costs of land, and housing prices. Meanwhile, State laws regarding what needs to be covered in the General Plan have also changed. The Community Vision Phase of General Plan Sonoma will establish an approach to update the General Plan to address these changes based on robust community engagement and a careful review of the current General Plan. This work will result in the creation of a detailed plan for the Policy Development Phase of the General Plan Update. The first phase is expected to be completed in 2025.

6th Cycle (2023-2031) Housing Element Update

California law requires all cities and counties to plan and zone for their projected housing need through adoption and implementation of a housing element as one of the mandated elements of the General Plan. Preparation of housing elements is governed by State Housing Element Law (Gov. Code §§ 65580 et seq.). A housing element is one of two elements (including safety elements) that must be updated on a set schedule, in accordance with the establishment of the region's housing need.

Based on an eight-year cycle, the California Department of Housing and Community Development (HCD), in coordination with regional councils of government, determines each region's housing need. The council of government then distributes the housing need amongst all of the jurisdictions within that region. In the Bay Area, the Association of Bay Area Governments (ABAG) is responsible for adopting a Regional Housing Needs Allocation (RHNA) Plan, pursuant to Government Code Section 65584, to allocate housing need amongst all jurisdictions within the region, including the unincorporated County, to provide housing for the projected population growth within the 8-year period.

In December of 2021, the ABAG finalized its RHNA Plan to allocate the 441,176 units assigned to the Bay Area for the 2023 to 2031 planning period (known as the 6th Cycle), which included over 3,800 units allocated to unincorporated Sonoma County. The final RHNA for unincorporated Sonoma County is 3,824 units, representing an increase of over 600 percent above the County’s RHNA in the 5th Cycle (2014-2022). Table 2 outlines the County’s RHNA by household income level. State Housing Element Law requires that each local jurisdiction have adequate sites zoned and available to accommodate its RHNA. A jurisdiction’s housing element policies and programs must also provide opportunities for and reduce constraints on the provision of housing for all income levels.

Table 2: Unincorporated Sonoma County Regional Housing Needs Allocation, 2023 - 2031

Income Level	Very Low < 50% AMI*	Low < 80% AMI	Moderate < 120% AMI	Above Moderate > 120% AMI	Total
RHNA (units)	1,024	584	627	1,589	3,824

*AMI = Area Median Income

In early 2022, Permit Sonoma staff began the process of public outreach and draft development for the 6th cycle Housing Element. Staff convened several community advisory committee meetings to inform the draft Housing Element policies and held numerous focus groups to obtain input from marginalized communities. The County also held several public workshops and conducted three online surveys to obtain broad public input. The draft development culminated with the publication of the draft 6th cycle Housing Element and draft Environmental Impact Report in December 2022. The final draft Housing Element was adopted by the Board of Supervisors in August 2023 and certified by HCD in October 2023.

6th Cycle Regional Housing Need

On an annual basis, the County is required to report certain housing information in accordance with State Housing Element Law (Government Code Sections 65583 and 65584) and the State HCD’s guidelines for reporting the County’s progress toward meeting its regional housing needs. The County’s 6th cycle RHNA obligation and progress in meeting the regional needs, as calculated by the number of building permits issued, are set forth in Table 2, below.

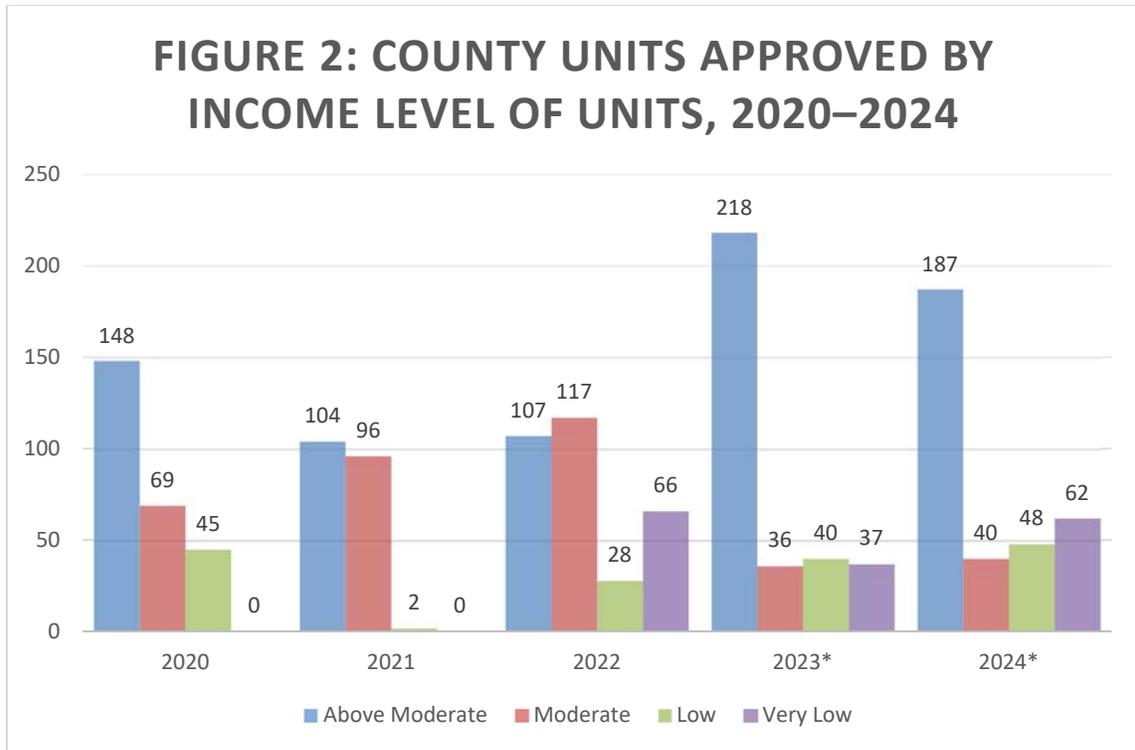
Table 2: RHNA 2023-2031 Progress

Income Group	6th Cycle RHNA Obligation	Building Permits Issued in 2024	Total County RHNA Met	Remaining RHNA	% of 2023-2031 Regional Housing Need Met
Very Low	1,024	62	99	925	10%
Low	584	48	88	496	18%
Moderate	627	40	76	551	14%
Above Moderate	1,589	187	405	1,184	34%
Total	3,824 units	337 units	668 units	3,156 units	22%

The County had met nine percent of its overall Regional Housing Need Allocation by the end of 2024. In 2024, the County issued building permits for 668 new housing units, including 62 very low-income units, 48 low-income units, 40 moderate-income units, and 187 above moderate-income units.

The 2024 unit-count includes 52 rebuilt units that were destroyed during natural disasters including several wildfires. Specific unit types such as student housing, assisted living facilities, and other group quarters are excluded from the count consistent with HCD's reporting methodology. It is important to note that the Regional Housing Need Allocation is a static, calculated minimum number of housing units that a jurisdiction must plan for and does not reflect actual housing needs, which are dynamic and often greater. After the loss of 2,216 housing units in the October 2017 fires, 174 units in the 2019 Kincadee fire, and 494 units in the 2020 Lightning Complex and Glass fires, the County's housing needs are acute.

The County's Housing Element programs seek to incentivize the construction of accessory dwelling units. Because of their limited size, accessory dwelling units were historically considered affordable; surveys conducted in 2006, 2013 and 2019 established the average level of affordability at the moderate-income level for new accessory dwelling units. The Association of Bay Area Governments used survey data from the nine bay area counties to inform an affordability methodology for ADUs that was approved by HCD for use in the 2023 and 2024 reporting years. The approved affordability ratio for the annual number of permitted ADUs is 10% above moderate-income, 30% moderate-income, 30% low-income, and 30% very low-income. ABAG is anticipated to update this methodology based on new survey data for reporting year 2025. In 2024, the County issued 136 permits for accessory dwelling units.



*Unit counts includes fire rebuilds.

CONCLUSION

The Sonoma County General Plan continues to provide a broad policy framework for growth in the unincorporated County in 2024, and the current Housing Element programs continue to effectively address housing needs outlined in the updated Housing Element.

In 2025, the County will continue to implement the sixth cycle Housing Element programs; update the Sonoma County Coastal Zoning Ordinance and the Coastal Administrative Manual; seek adoption of the Public Safety Element update, new Environmental Justice Element, the Airport Area Specific Plan, and the Springs Specific Plan.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AGRICULTURAL RESOURCES ELEMENT					
AR01	Rewrite the agricultural zoning districts and other relevant sections of the Sonoma County code to reflect accurately the policies of the Agricultural Resources Element (Policy reference: Sections 2.5 and 2.6).	PRMD	Unknown	Partially Complete	The Zoning Code has been updated to reflect the majority of policies set forth in the Agricultural Resources Element. The Zoning Ordinance was most recently updated to implement these policies on January 31, 2012 (Williamson Act Rules update). In 2021 definitions and standards were established for farmstay and agricultural marketing accommodations. In 2023, the Board adopted new definitions, standards and limits on winery events.
AR02	Prepare an amendment to the Subdivision Ordinance providing findings for approval of clustered residential lots in the "Land Extensive Agriculture" and "Diverse Agriculture" categories, requiring a long term protective easement when clustered subdivision has occurred and providing subdivision conditions to minimize conflicts and maximize long term agriculture protection (Policy reference: AR-3b, 3c, 3d, 3e).	PRMD	Unknown	Partially Complete	Residential clustering and long term easements are required in the DA and LEA zoning districts. The Subdivision Ordinance will be updated prior to or concurrent with GP update implementation.
AR03	Continue to implement the Right to Farm Ordinance which describes normal farm practices expected to occur in agricultural areas and insures the right of the farmer to continue such practices subject to appropriate health and safety standards. The ordinance applies only to areas designated with agricultural land use categories. A summary of the ordinance shall be mailed annually to all property owners with tax bills (Policy reference: AR-4d).	PRMD	Ongoing	Ongoing	A recorded declaration acknowledging the Right to Farm is required for discretionary projects, new single family dwellings, and additions of more than 640 square feet to existing dwellings. The requirement applies to projects within agricultural zones, or within 300 feet of agriculturally zoned lands.
AR04	Prepare a voluntary transfer of development rights proposal establishing requirements and procedures for transfer of development rights from certain agricultural areas to specified receiving areas. Receiving areas may be jointly identified by a city through a joint powers agreement (Policy reference: AR-8d, 8e, 2d).	PRMD Cities	Unknown	Not Started	Criteria for the transfer of development rights will be developed depending on the Board's prioritization and availability of funding.
AR05	Establish a program, working with the Sonoma County Community Development Commission to provide seasonal farm workers with mobile housing which could be located on any specific parcel during harvest (Policy reference: AR-7d).	PRMD CDC	Complete	Complete	The Zoning Code was amended to permit the use of recreational vehicles for seasonal farm worker housing.
AR06	Review current County Code and Design Guidelines applicable to agricultural support uses in rural areas and consider revising to reduce or minimize County imposed urban style improvements (Policy reference: AR-9h).	PRMD	Unknown	Not Started	Design standards will be re-evaluated concurrent with the GP update.
AR07	The County would initiate a pilot event coordination program in the Sonoma Valley Planning Area to monitor and track special events on agricultural lands and agriculture-related events on other lands to reduce cumulative impacts (Policy reference: AR-6d).	PRMD	Ongoing	Ongoing	Pilot Program web-based program was developed with the Sonoma Valley Visitor's Bureau. An event calendar is on the SVVB website and is available for use by the public, registered event coordinators, and PRMD staff.
AR08	Revise the Zoning and other Codes to allow farm homestays in agricultural areas (Policy reference: AR-6h).	PRMD	Complete	Complete	Code revisions adopted on January 31, 2012.
AIR TRANSPORTATION ELEMENT					
AT01	The Airport Division will be responsible for updating and maintaining the Charles M. Schulz Sonoma County Airport Master Plan to be consistent with this element (Policy reference: AT-4a).	Transportation & Public Works	Complete	Complete	Airport Master Plan adopted January 24, 2012.
AT02	The Airport Division, within twelve (12) months of the Board approval of the Airport Master Plan, will be responsible for review, revision, and maintenance of an Approach Protection Plan based upon that Master Plan to assure that the policies of the Air Transportation Element are reflected. The impact, approach protection methods and recommendations sections will need to be reviewed for consistency with the Air Transportation Element. The plan shall provide for historical or archaeological assessments and resulting site mitigation where appropriate prior to demolition of any structure or construction of permanent Airport facilities (Policy reference: AT-1f).	Transportation & Public Works	Complete	Complete	Airport Approach Protection Plan adopted March 26, 2013
AT03	The ALUC would be responsible for reviewing its CALUP in light of the Air Transportation Element, Master Plan, and Noise Program. The Planning Agency staff would provide staff support for this effort. Should the number of annual operations at Charles M. Schulz Sonoma County Airport approach or exceed the projections in the CALUP, the ALUC should be notified that new projections and noise exposure contours may be necessary.	Airport Land Use Commission	Ongoing	Ongoing	The Comprehensive Airport Land Use Plan (CALUP) has been updated to expand airport safety zones consistent with the Charles M. Schulz Sonoma County Airport Master plan and expanded runways.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
AT04	The Airport Division will be responsible for implementing a noise complaint and reporting program that complies with State guidelines, including a 24 hour directory listing and answering machine, recording and investigation of complaints, summary reports, and recommendations to be submitted annually to the Board of Supervisors (Policy reference: AT-3e).	Transportation & Public Works	Ongoing	Ongoing	The airport has implemented a noise complaint and reporting program.
AT05	The Permit and Resource Management Department will be responsible for preparing an Airport Protection Combining District for consideration by the Board of Supervisors that would implement the Sonoma County Comprehensive Airport Land Use Plan (CALUP) by identifying lands that are subject to its policies and regulations. The Combining District would encompass the area within the ALUC Primary Referral Area Boundary for the six public use airports, and would provide notification to property owners and developers of possible land use restrictions associated with the CALUP. The work would be done in the short term (Policy reference: AT-1j).	PRMD	Unknown	Underway	The Airport Specific Plan includes an Industrial Protection Zone for the Santa Rosa Airport. The Draft Airport Area Specifica Plan and EIR are scheduled to be published in 2025. Revision to the Zoning Code to include an Airport Protection Combining District for all other County airports will be prepared according to the priority and direction provided by the Board, and available staff and funding resources.
CIRCULATION AND TRANSIT					
CT01	Maintain and update County Development Code establishing traffic mitigation and roadway improvement fees (Policy reference: CT-6b, 6c).	PRMD Transportation & Public Works	Ongoing	Ongoing	Fees have been established. Will need to be updated periodically as a maintenance activity.
CT02	The County would work with the SCTA and Cities, to agree upon a countywide or subregional traffic mitigation fee that would fund needed countywide or subregional capacity improvements (Policy reference: CT-1n, 1o, 6b).	PRMD CITIES SCTA	Ongoing	Ongoing	SCTA declined to develop regional fee; Countywide Traffic Mitigation Fees are requested on referrals from cities and several have required payment of Countywide Traffic Mitigation Fees
CT03	Planned circulation and transit improvements may require funding in addition to that already provided by Measure M. State law enables local jurisdictions to levy a sales tax increase of 0.25 to 1.0 percent for public transit, State highway or local street and road projects. Working through the SCTA and SMART, the County would utilize this authority to place before voters one or more measures to fund planned circulation and transit improvements, safety, and/or maintenance projects and concurrent growth management strategy (Policy reference: CT-1m).	SCTA BOS	Complete	Complete	Measure DD placed on the November 2020 election ballot passed with approximately 70% approval.
CT04	Develop funding to enable the County Department of Transportation and Public Works to perform an enhanced traffic counting program, including regular truck classification counts and some counts on State Highways. Additional traffic studies would be carried out in specific areas as needed. The County would also participate with the SCTA and Cities in the refinement and maintenance of the countywide traffic model utilized for the update of the General Plan, providing traffic counts, transit ridership data, and land use data necessary for keeping the model current with land use, development, and circulation and transit conditions. The updated model can also be used to evaluate countywide impacts from new development. Traffic counts would also be the primary data collected for assessment of weekend traffic volumes (Policy Reference CT-1p, 1q, 3f, 6d).	Transportation & Public Works SCTA Cities	Ongoing	Ongoing	A traffic count book is updated and produced each year, most recently in 2015.
CT05	Using current procedures developed by the Metropolitan Transportation Authority, the County will establish count locations and methodology for bicycle and pedestrian facilities. This program will also maintain an inventory of existing bicycle and pedestrian facilities that identifies facility gaps, physical condition of the facilities, and priorities for maintenance and improvement (Policy Reference: CT-3mm).	Transportation & Public Works PARKS SCTA	Ongoing	Ongoing	Counts have been conducted by SCTA during the summer months of 2010, 2011, 2012, 2013, 2014 and 2015. SCTA is acting as clearinghouse for data provided by Cities and County
CT06	The County would maintain a transit agency to provide intercity transit services and provide local service by contract within the Cities. Services may include express commute buses (Policy reference: CT-2a, 2l, 2m, 2n, 2p).	TRANSIT	Ongoing	Ongoing	Expansion of County Transit Services are limited by budgetary constraints
CT07	The County would utilize the Capital Project Plan to establish priorities and scheduling for roadway construction projects and transit facility construction. Finance roadway and transit facility construction through a combination of revenue sources, including traffic mitigation fees, the general fund and categorical grants such as those offered under the Transportation Development Act, as well as other Federal and State programs and other City, County, and developer contributions (Policy reference: CT-1a).	Transportation & Public Works	Ongoing	Ongoing	Capital Projects Plan developed and updated as necessary by SPI.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT08	The County would continue to participate with all regional, countywide, and local planning and funding entities that are responsible for provision of circulation and transit system improvements, including MTC, SCTA, Caltrans, SMART, Transportation Planning Council, North Coast Rail Authority, and other entities as they may arise (Policy reference: CT-2f, 2g, 5a, 5c, 6a, 6e).	SCTA AGENCIES	Ongoing	Ongoing	Participation with other Agency programs subject to staffing constraints. PRMD staff is currently working with SCTA, MTC and the 9 cities on the Sustainable Communities Strategy to ensure eligibility for transportation funding.
CT09	The County would utilize the countywide traffic model to prepare a detailed operational analysis of potential traffic calming improvements that would be effective in reducing the amount of through traffic that would utilize the local streets and roads in that community. The analysis would be conducted in cooperation with the community with opportunities for citizen input. This program should be initiated immediately so as to coincide with the new development proposed by the City of Rohnert Park along the Petaluma Hill Road corridor (Policy reference CT-7v).	SCTA Transportation & Public Works	Unknown	On Hold	SCTA completed an origin/destination study for Penngrove in 2009. Funding necessary to continue planning efforts is unavailable. Traffic calming measures are included in projects on a case-by-case basis.
CT10	The County would work with adjoining Cities to evaluate the feasibility of diverting traffic from the Petaluma Hill Rd corridor onto Railroad Ave to and from Old Redwood Highway and Highway 101. The study would also include other options for providing east/west connection to the Highway 101/ SMART rail corridor (Policy reference: CT-7w, 7y).	Transportation & Public Works SCTA Cities	Unknown	On Hold	SCTA completed an origin/destination study in 2009. No follow-up studies have been performed. Funding necessary perform studies and engineering analysis is unavailable. A new northbound on-ramp at Railroad and related improvements are infeasible until new funding sources are identified.
CT11	The County would utilize the countywide traffic model as a foundation to prepare a detailed operational analysis of traffic congestion and intersection improvements on Airport Blvd serving the Airport Industrial Specific Plan Area. The analysis would identify all of the operational improvements necessary to meet LOS objectives and identify costs and a funding formula that would pay for capacity and operational improvements. The portion of the funding shared by existing and future development at the airport would be assessed through creation of an assessment district, traffic mitigation fees and/or similar mechanism (Policy reference: CT-7m).	SCTA Sonoma Public Infrastructure	2021	Partially Complete	Signalization and intersection improvements at Fulton/Airport Blvd. were completed in 2013. The US 101/Airport interchange project was completed in 2014. SCTA provided modeling support for traffic volumes for the airport specific plan update in 2018. Brickway extension on hold indefinitely due to lack of funding. The update of the Airport Specific Plan will help to prioritize road improvements and identify costs and funding potentials. The Draft Airport Specific Plan will be published in 2024.
CT12	The County will establish a nomination and signage program for considering designation of certain older rural roads that meet the criteria of Policy CT-3k as "heritage roads" and development of design standards that would protect their unique character while maintaining safe road conditions (Policy reference: CT-4k).	PRMD Sonoma Public Infrastructure	Unknown	Not Started	Funding to implement this program has not been identified. Ongoing landmarks review of historic bridges and environmental review of SPI project implement measures to protect the unique character of rural roads and maintain safe road conditions.
CT13	The County will develop design guidelines for location, placement, and design of bicycle parking facilities (Policy Reference: CT-3ff, 3gg).	PRMD Transportation & Public Works	Complete	Complete	Standards for bicycle parking design were established as part of the 2010 Bicycle and Pedestrian Plan. Incentives for increased bicycle parking were included in the Renewable Energy Code Amendments approved in September 2013.
CT14	The County will establish pedestrian and bicycle friendly design standards for freeway interchanges and work with Caltrans to implement these standards in Sonoma County. The program will also identify appropriate locations to construct bicycle and pedestrian over/under crossings in order to improve east/west connectivity for bicycles and pedestrians (Policy Reference: CT-1g, 3p).	PRMD Transportation & Public Works Cities SCTA	Ongoing	Ongoing	The County is working with Caltrans on the Airport Interchange project to ensure that bicycle lanes and pedestrian walkways are incorporated into the design and that the design would not preclude a possible undercrossing/pedestrian pathway along Mark West Creek just south of the interchange.
CT15	The County will establish an improvement priority list of bridges along County bikeways with inadequate width or other safety deficiencies that create hazards for bicyclist and pedestrians. Priorities for improving these bridges will be based on hazards involved, gap closures, and anticipated usage by bicycles and pedestrians once the bridge is widened and hazards are eliminated (Policy Reference: CT-3j(8)).	Transportation & Public Works	Ongoing	Ongoing	Sonoma County Bicycle Coalition has begun collecting bikeway hazard data. TPW has established a Hazard Reporting Program to collect and maintain this data. TPW will work with the Sonoma County Bicycle and Pedestrian Coalition to establish a priority list of bridges for safety improvements.
CT16	The County, in collaboration with school district and parents groups will develop a program students are met at their homes and taken to school on foot and/or by bicycle, using volunteers. The program is based on the school bus model: Students wait for the Pedi/Bike-bus at "stops" in front of specified signs giving Pedi/Bike-Bus schedules, and volunteer parent details, and then join the "bus" to complete their journey to school, with volunteer parents. The program is based voluntary parental collaboration with organizational and logistic support from school districts. (Policy Reference: CT-3zz).	Schools	Ongoing	Ongoing	The program, funded through Safe Routes to School, is referred to as the "walking school bus" and is currently being implemented in various schools countywide.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
CT17	The County will establish a strategy to identify and secure a permanent funding mechanism for maintenance and operation of Class I bikeways (Policy Reference: CT-3nnn).	Parks BOS	Unknown	Underway	In 2018, secured a 10-year sales tax measure which provides funding for County and City parks, including limited funding for deferred and ongoing Class 1 maintenance for the 10-year period. In addition, County Parks secured transportation grants for the replacement and major maintenance of several significant bridges on Class 1 bikeways. County Parks continues to develop additional funding sources and strategies for Class 1 bikeway maintenance.
CT18	The County will develop a program that guarantees commuters who regularly vanpool, carpool, bike, walk, or take transit with a reliable ride home in the case of personal emergency, sickness, or unscheduled overtime. Participants will be issued vouchers good for a free ride home in a taxi or rental car, depending on distance between work and home. (Policy Reference: CT-3jjj)	General Services CAO	Complete	Complete	The Emergency Ride Home (ERH) is administered countywide by SCTA.
CT19	The County will develop Bicycle Boulevard design standards and identify streets that are appropriate for conversion to Bicycle Boulevards. A Bicycle Boulevard is a street where all types of vehicles are allowed, but the roadway is modified as needed to enhance bicycle safety and convenience. Typically these modifications will also calm traffic and improve pedestrian safety. (Policy Reference: CT-3o)	Sonoma Public Infrastructure	Unknown	Not Started	Standards will be developed and streets identified according to the priority and direction from the Board of Supervisors.
CT20	The County will develop Level of Service standards for bicycle and pedestrian facilities that would evaluate demand for travel, facility deficiencies, length of trip, and proximity to generators and attractors for the bicycle and pedestrian transportation network in order to: (1) Establish method to rate performance of various segments of the networks and (2) Establish thresholds to determine when a discretionary project would have an impact on bicycle and pedestrian facilities, and (3) Identify actions needed to mitigate impacts. (Policy Reference: CT-3g, 3h, 3i).	PRMD Sonoma Public Infrastructure	Unknown	Partially Complete	Thresholds for evaluation of bike and pedestrian facilities have been established and were incorporated into the General Plan Circulation Element with the Bikeways Plan (CT-3ss). All discretionary projects within a half mile of existing or proposed bike and pedestrian facilities are reviewed and required to participate in funding of improvements. The Level of Service standards program is being discussed on a Countywide level with no expected start date at this time.
HOUSING ELEMENT					
H1a	The County will continue its support of the CDC's activities and strategies outlined in the Consolidated Plan, including provision of staff and funding resources, and will support the Dept. of Health Services' Continuum of Care work to ensure that existing production levels are maintained and will continue to require that all rental units assisted with County Fund for Housing (CFH) funds be affordable to very low-income households.	CDC	Ongoing	Ongoing	Consistent with goals identified in the Strategic Plan of the 5 year 2020-2025 Consolidated Plan, the Board of Supervisors (BOS) approved the FY2023-2024 Annual Action Plan funding for the following projects and activities to benefit lower income households: Fair Housing Services (\$280,956); Housing rehabilitation loan program (\$500,000); New multifamily affordable housing (\$471,895); Tenant based rent and deposit assistance (\$88,000); Homelessness related services including street outreach, rapid rehousing, homeless prevention, permanent supportive housing, and addressing Covid-19 impacts to homeless households (\$1,351,720). CDC also hired a new position that was previously approved by BOS to support the functions of affordable housing monitoring and management.
H1b	The County will continue providing loans from CFH funds to housing projects located within cities. However, given the 654% increase in the County's RHNA, the CDC will prioritize these funds to units within the Unincorporated County to help the County meet its RHNA unless transfer agreements have been negotiated with the cities.	CDC	Ongoing	Ongoing	The County continues to administer the CFH loan program. In 2023, one CFH loan was closed (Cherry Creek Village, Cloverdale), 7 projects funded with CFH funds completed construction (Gold Coin in Sta. Rosa; Redwood Views, Windsor; Caritas Homes Phase 1, Sta. Rosa; Laurel at Perennial Park Phase 1, Sta. Rosa; Orchard Commons, Sta. Rosa; The Randall, Healdsburg, College Creek Apts., Sta. Rosa). Of these projects all were leased up in 2023 except for Caritas Homes Phase 1 and Gold Coin. CFH funds as well as Permanent Local Housing Allocation (PLHA), a state funding source, are both administered by the CDC and available for affordable housing development and preservation projects through annual Notice of Funding Availability processes.
H1c	The County currently dedicates a portion of its Transient Occupancy Tax (TOT) and "boomerang" funds toward affordable housing on an annual basis. The County will continue using these funds for affordable housing and will consider establishing an annual minimum percentage of these funds.	CDC	Ongoing	Ongoing	TOT and Boomerang (True-Up) funds were accrued and will become available in 2024 along with CFH funds for allocation through a Notice of Funding Availability process.
H1d	Provide adequate staffing resources for the CDC and Permit Sonoma to allow full implementation of the Housing Element, especially within the first three years of the planning period.	CDC PRMD	Ongoing	Ongoing	The County currently dedicates the equivalent of two full time staff hours to Housing Element implementation. The County continues to seek grant and funding opportunities to support implementation efforts.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H2a	The Community Development Commission will continue to maintain an inventory of all units at risk of conversion to market-rate in the next 10 years. This list will be updated annually as needed process.	CDC	Annual CDC	Ongoing	CDC currently maintains a list of at-risk units and updates it annually. In 2023 only one affordable housing unit converted to market rate. This unit was restricted as affordable through a density bonus agreement, and the required term expired. The owner was not interested in extending the affordability period.
H2b	Owners will be contacted at least three years before expiration of affordability covenants to inform them of State preservation notice law requirements (Gov. Code §§ 65863.10, 65863.11, 65863.13) and to gauge interest in continuing affordability restrictions. The County will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The County will continue to assist qualified entities and developers with the acquisition of these properties or the extension of affordability restrictions using CDBG, HOME, LMIHAF, and CFH funds. The County will strive to preserve as many at-risk units as feasible, subject to the availability of funds.	CDC	Annual CDC	Ongoing	CDC contacts at-risk property owners before expiration of affordable housing agreements to determine if units can be preserved. CDC will continue to implement this practice and strive to preserve as many units as possible.
H3a	Continue to implement the mobile home rent stabilization ordinance (Sonoma County Code Chapter 2, Article XIX) and update as necessary to ensure ongoing affordability of this unique form of housing	CDC	Ongoing	Ongoing	The County Ordinance was updated on 11/7/23. The update included allowable adjustments to rent increases based on the consumer price index, making the ordinance language gender neutral, and requiring all written notices to residents to be provided in both English and Spanish. Implementation of the ordinance is ongoing.
H3b	Continue regulating closure or conversion of mobilehome parks to other uses by requiring a use permit and relocation (Zoning Code Section 26-92-090 or successor ordinance).	PRMD	Ongoing	Ongoing	No mobile home parks were closed in 2024.
H3c	Consider re-adoption of requirements for owner-initiated conversions of mobile home parks (MHPs) to resident ownership to ensure that residents are in favor of such conversions. Until such time that a new ordinance is adopted, continue to implement state law related to the conversion of MHPs to resident ownership imposed by Senate Bill 510 in 2013 (Gov. Code § 66427.5). Where conversions are initiated by residents, assist with the conversion process via (Gov. Code § 66428). (Existing; 2 previous programs combined, and a new action added to consider re-adoption of MHP conversion regulations).	PRMD	Consider ordinance by 2026	Not Started	This programs has not started.
H4a	To address a portion of its RHNA shortfall, the County will rezone sites concurrent with adoption of the Housing Element update. These sites will either be upzoned to default density or will be rezoned to add the Workforce Housing Combining District. The County will rezone at least 86 acres of land within the Unincorporated County, including 50 acres zoned to allow multifamily development by-right at 20 units per acre and meeting the standards set forth in Government Code § 65583.2 for sites available to accommodate the lower-income RHNA. These sites will have a realistic development capacity of 1,557 units, including 68 units affordable to lower-income households.	PRMD	01/31/2024	Complete	This subprogram has been completed. Inventory sites were rezoned as part of the Housing Element adoption action. The sites were rezoned by the Board of Supervisors on August 22, 2023.
H4b	To further address its RHNA shortfall, the County will rezone the 30.32 acres of land within an unincorporated island within the City of Santa Rosa, located at Guerneville Road and Lance Drive, to match the City of Santa Rosa's rezoning and the North Santa Rosa Station Area Specific Plan. These sites have a realistic development capacity of 641 units, including 163 lower-income units. As these sites are surrounded by incorporated lands, the County will coordinate site development with the City of Santa Rosa and ensure that project design is consistent with the City's adopted development standards for the site, including its objective design standards. Upon annexation of one or more of the parcels within this island into the City, RHNA responsibility shall be transferred from the County to the City pursuant to Government Code § 65584.07 (d).	PRMD	01/31/2024	Complete	This subprogram has been completed. Lance Drive sites were rezoned as part of a Housing Element implementation action approved by the Board of Supervisors on December 23, 2023.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H4c	As an additional strategy to address its RHNA shortfall, the County has identified the existing County Administrative Center campus in the City of Santa Rosa to accommodate development of 200 housing units that would be developed consistent with a governmental purpose of the County, including but not limited to housing for County employees and housing for lower-income households including special needs populations. These units would be developed through an RFP process; sites may be ground leased and would remain County-owned. City land use and zoning regulations would not apply. The County would retain authority to approve entitlements and issue permits on this County-owned site pursuant to the County's sovereign immunity under Government Code §§ 53090-53091. The County will monitor progress toward development of housing on the County Administrative Center campus and will identify and rezone backup sites for housing if there is inadequate progress to ensure compliance with no net loss laws and maintain adequate sites to meet the County's RHNA.	PRMD	Initiate EIR by mid-2024; complete by end of 2025 Issue RFP by end of 2024 Select Developer pursuant to RFP, negotiate terms of ground lease by mid-2026 Issue building permits by end of 2026 Review of progress and identification of alternative sites, if necessary to meet RHNA, by mid-2027 if building permits are not issued by end of 2026	Partially Complete	In July 2024, the Board of Supervisors directed County staff to begin preparation of an EIR to analyze the development of up to 1,000 dwelling units on the 9.3-acre site of County campus. The Notice of Preparation was published on December 20, 2024.
H4d	The County will amend the Zoning Code to allow developments of at least 20 units per acre as a use by right (as defined in Government Code § 65583.2(i)) on sites identified to accommodate the lower-income RHNA, when 20 percent or more of the units are affordable to lower-income households.	PRMD	01/31/2024	Complete	This subprogram has been completed. Residential inventory sites were rezoned to a density of 20 units per acre as part of the Housing Element adoption action. The sites were rezoned by the Board of Supervisors on August 22, 2023.
H5a	The County will require replacement housing units, based on but not limited in applicability to the requirements in Government Code § 65915(c)(3), when any new development occurs on a site in the Sites Inventory if that site meets any of the following conditions: • Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished; or • Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower- or very low-income; or • Is occupied by lower- or very low-income households.	PRMD	Ongoing	Ongoing	No developments met the program criteria in 2024. The county will continue to monitor new development proposals on inventory sites and require replacement housing.
H5b	The County will also require replacement housing units subject to the requirements of Government Code § 65915(c)(3) when any new residential, mixed use, or discretionary commercial development occurs on a site in an active Priority Development Area (PDA) designated by ABAG/MTC (as of May 2023, Airport Industrial Specific Plan Area PDA, Santa Rosa Avenue PDA, Springs PDA).	PRMD	Ongoing	Ongoing	No projects requiring replacement units in PDAs were entitled in 2024. The County will continue to monitor new development proposals in Priority Development Areas and require replacement housing.
H5c	Utilize Specific Plans, Master Plans, and other community planning tools to target investment into areas of most need, focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation, and infrastructure.	PRMD	Adopt two SPs by 2026	Underway	The County is on schedule to complete the Airport Specific Plan and the Springs Specific plan by 2026.
H5d	Utilize affirmative marketing strategies in marketing plans for subsidized housing projects, prioritizing existing residents at risk of displacement	CDC	Beginning in 2024 and ongoing thereafter	Ongoing	CDC reviews affirmative marketing plans for each affordable housing project. In 2023, a total of eight (8) marketing plans were reviewed to ensure the property owner complies with applicable requirements.
H5e	Upon settlement of the Vannucci v County of Sonoma case, the County will work with interested and impacted persons and agencies to address concerns as needed.	TBD	As determined by court or settlement	Not Started	This program has not started.
H6	Instead of relying on ABAG to determine the regional fair share of housing for the county and its cities, the County will support and promote the formation of a subregion, as allowed by State law, for a more equitable RHNA allocation process in subsequent RHNA cycles.	PRMD	End of 2027	Not Started	This program has not started.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H7	The County currently administers four density bonus programs, including the State Density bonus program, the County Supplemental Density Bonus Program, and the Rental and Ownership Housing Opportunity Area Programs. These programs will be continued. Additionally, the County will evaluate the programs and determine if they could be expanded or modified to create additional opportunities for housing.	PRMD	Ongoing, evaluation by 2026	Ongoing	The County's density bonus programs continue to be utilized. In 2024, a density bonus project of 92 deed-restricted units received final occupancy. Another density bonus project of 71 deed-restricted units applied for building permits in 2024.
H8a	Address loss of housing stock to short-term and vacation rental uses in the update to the Vacation Rental Ordinance to address loss of housing stock to short-term and vacation rental uses.	PRMD	end of 2024	Complete	This subprogram has been completed. The Vacation Rental Ordinance was updated on April 24, 2023. The update established new exclusion areas where vacation rentals are prohibited. The update also established a cap on vacation rentals in certain neighborhoods, limiting the number of vacation rentals.
H8b	Continue to monitor vacant housing unit data and typology, long-term rental vacancy rates, and permit metrics for new housing units compared to units converted to short term rental uses. Consider the above data when evaluating options to mitigate the impacts of the loss of resident-occupied housing, including the feasibility and effectiveness of a vacant home fee or tax that exempts owner and long-term renter-occupied units. Funding derived from a vacant home fee or tax would be used to mitigate the impacts of loss of resident-occupied housing.	PRMD	Data collection and monitoring ongoing, beginning in 2023. Present data and policy options, including feasibility of vacant home fee or tax, to Board of Supervisors by end of 2025	Ongoing	US Census data on vacant dwellings was used for the 2023 Housing Element update. The county will continue to monitor vacancy data as it becomes available and identify new sources of vacancy data as staffing and resources allow.
H8c	Evaluate options to incentivize rentals of 30 days or more for owners of short-term rental properties. For example, consider implementation of a program that provides grants to homeowners who convert a second home or short-term rental to a long-term lease.	PRMD	End of 2025	Not Started	This subprogram has not started.
H8d	Modify Zoning Code to prohibit vacation rentals on any urban residential lot.	PRMD	End of 2023	Complete	This subprogram has been completed. The Vacation Rental Ordinance was updated on August 2, 2022 to prohibit vacation rentals in urban residential zones.
H9a	Staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code § 65863 within six months of adoption of the Housing Element. The evaluation procedure will track the number of extremely low, very low, low, moderate, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The Sites Inventory may be updated every year as the Annual Progress Report (APR) is completed, and the APR with the updated inventory will be available on the County's website.	PRMD	Develop procedure within 6 months of Housing Element adoption	Ongoing	Annual progress reports of dwelling unit permitting will continue. Manual administrative evaluation of projects currently occurs at application submittal. Staff is building the functionality into the permit database to track affordable units and identify when new building applications are submitted on housing inventory sites.
H9b	No project approval or other action that reduces the density or development capacity of a site shall be undertaken unless sufficient remaining sites are available or additional adequate sites are identified to meet the County's RHNA obligation prior to approval of the development and made available within 180 days of approval of the development, as required by Senate Bill 166 (Gov. Code § 65863, as amended). Identification of the replacement sites, and the necessary actions to make the site(s) available will be adopted prior to or concurrent with the approval of the development.	PRMD	Ongoing, as projects are proposed on sites in inventory	Ongoing	Staff will continue to monitor new housing applications to determine when a new development is proposed on a housing inventory sites, and when programmed densities are not met.
H9c	The County will evaluate planned, approved, and pending projects for progress toward completion every other year and if necessary, will take alternative actions to add additional sites to inventory within one year to avoid no net loss.	PRMD	Add sites and accomplish any needed rezonings within one year.	Ongoing	Staff will continue to monitor housing production and take alternative actions to add sites to the inventory within one year to avoid no net loss.
H9d	In 2027, the County will evaluate all development in the WH overlay zone to better determine how often development has a residential component and make adjustments, as necessary, to maintain adequate sites throughout the planning period within one year. Adjustments may include modifying capacity assumptions, identify additional sites, providing additional incentives or rezoning.	PRMD	End of 2027	Not Started	This subprogram has not started.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H10	The County shall create and maintain a list of additional sites with appropriate zoning that could be added to the County's Site Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the County's remaining RHNA, by income level, for the planning period.	PRMD	Create list by December 2024	Ongoing	The County has prepared a list of appropriately zoned sites for possible inclusion in the Housing Element when additional sites are needed. Evaluation of new potential sites, including sites that may need rezoning, is ongoing.
H11a	The County will continue to publish a summary of available housing sites, including sites for mixed-use projects, and will continue to provide and maintain informational materials about its affordable housing programs for developers. This information will be made available both in printed form and on the County's website and will be reviewed and updated annually if necessary.	PRMD	Updated by end of 2024, then ongoing	Ongoing	The County has published the housing inventory online and has received interest from market-rate developers on rezoned sites. New sites will likely be added to the site inventory over time to retain adequate sites to accommodate the County's RHNA. Information on developer incentives is maintained on the County website.
H11b	The County will also provide information about its inventory sites through a GIS-based mapping system on its website. This information will be updated annually as needed to reflect the current housing site inventory and parcel information, including site-specific development requirements and constraints, to reduce up-front housing development costs for potential developers.	PRMD	Updated by end of 2024, then ongoing	Ongoing	In coordination with the ABAG partner, the Napa Sonoma Collaborative, the county is developing a online map viewer of available housing sites with data layers and site-specific information to facilitate feasibility analysis. Information on developer incentives is maintained on the County website.
H11c	The County will coordinate and provide mapping data and layers for the regional or subregional housing sites mapping program.	PRMD	Updated by end of 2024, then ongoing	Ongoing	In coordination with the ABAG partners, the county continues to maintain a online GIS database of available housing sites on the Housing Connect online map tool.
H12a	Develop a written Senate Bill 35 (Gov. Code § 65913.4, as amended) application process, including the pre-application and the procedure that will be used. This process will provide a streamlined ministerial approval process to qualified residential and mixed-use development projects. The written procedures and checklists will be developed and made available on the County's website.	PRMD	End of 2025	Not Started	This program has not started.
H12b	Develop Objective Design and Development Standards (ODDs) for multifamily and mixed-use projects.	PRMD	End of 2025	Underway	The project has begun analysis of the current zoning code and draft development and standards. The draft standards will be published by summer 2025 and the final standards will be adopted by end of 2025.
H12c	Provide funding for adequate staffing needed to implement the programs outlined in this Housing Element, and to provide fast-tracking of affordable projects across divisions, from initial application for entitlements through engineering, plan check review, building inspections, and issuance of the final certificate of occupancy.	PRMD	Ongoing	Ongoing	The County currently provides priority processing of affordable housing projects across divisions from entitlement to occupancy. The County continues to seek grant and funding opportunities to support implementation efforts and project processing.
H12d	Continue staff training provided through Permit Sonoma's multidivisional monthly training module. Include relevant staff from Engineering and Public Works when training relates to ministerial processing and fast-tracking of housing projects.	PRMD	Monthly	Ongoing	Staff are trained on housing regulations affecting permit processing on an ongoing basis, including on process changes required by state laws or updates to local code changes. Staff continue to evaluate and make improvements to processing procedures and protocols to ensure fast-tracking and appropriate review level.
H12e	Continue to encourage and facilitate farmworker housing through assistance with funding applications, priority processing, and technical assistance from project inception through entitlements.	PRMD	2024 and ongoing	Ongoing	Staff continues to support farmworker housing. The county issued or finalized eight farmworker housing units in 2024.
H13	The County will continue to participate in regional sensitive habitat and endangered species conservation efforts to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the County's remaining share of the regional housing need.	PRMD Natural Resources	Ongoing	Ongoing	In March 2023, the County began Habitat Conservation Plan development to ensure compliance with State and federal endangered species laws, and provide a County-wide mitigation process which will enable the County to assume local mitigation authority for a more transparent, efficient, and predictable permitting processes within Sonoma County.
H14a	Continue to promote sustainability strategies such as water conservation and recycling to reduce water demand.	PRMD	Assistance to providers is ongoing. Transmit Housing Element within 60 days of adoption, then every two years thereafter	Ongoing	The programs that the County administers promoting water- and energy-efficiency were featured in the County's housing newsletter in 2024. The County will continue to seek opportunities to promote these programs.

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H14b	For projects located outside the service area of a water district or other entity providing urban water service, the County will continue to implement well water construction standards to ensure the protection of groundwater resources, as contamination or depletion of groundwater may cause serious public health, safety, environmental or economic problems.	PRMD Natural Resources	Assistance to providers is ongoing. Transmit Housing Element within 60 days of adoption, then every two years thereafter	Ongoing	This subprogram is ongoing. Well permitting will be required as applicable permit applications for projects outside the service area are received.
H14c	For any site in the Housing Element Sites Inventory that is located outside the service area of a water district or other entity providing urban water service and cannot be annexed into a provider's service area, new residential development that is zoning compliant and meets the site's assigned affordability levels in the Inventory: i. If State law or County ordinance would require establishment of a new public water system or public water well to serve the new residential development, the County will assist developers with the State application process. ii. If State law or County ordinance would require establishment of a new public water system or public water well to serve the new residential development, the County will assist developers with applications for infrastructure funding.	PRMD Natural Resources	Assistance to providers is ongoing. Transmit Housing Element within 60 days of adoption, then every two years thereafter	Ongoing	This subprogram is ongoing. Well permitting will be required as applicable permit applications for projects outside the service area are received.
H14d	The County will notify all public sewer and water providers of their responsibility under Government Code § 65589.7 State law to give affordable housing projects priority for existing service capacity. The General Plan Housing Element, and any amendments thereto, shall be distributed to providers within 60 days of its adoption. Providers will be encouraged to retain adequate water and/or sewer service capacities to serve developments which provide affordable units.	PRMD	Assistance to providers is ongoing. Transmit Housing Element within 60 days of adoption, then every two years thereafter	Complete	This subprogram has been completed. Utility providers were notified through the regular newsletter circulated to the Housing email list at the beginning of 2024.
H15a	Eliminate references in the Zoning Code to Growth Management Plan areas and permit allocations.	PRMD	end of 2023	Complete	This subprogram has been completed. The Zoning Code was updated on December 5, 2023 and references to Growth Management Plans were deleted.
H15b	Ensure compliance with State laws related to transitional housing, supportive housing, group homes, residential community care facilities, Low Barrier Navigation Centers, emergency shelters, accessory dwelling units, employee housing, and State Density Bonus Law by taking the following actions: • Amend the Zoning Code to allow Low Barrier Navigation Centers by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses; • Amend the Zoning Code to clarify that transitional housing is only subject to the same provisions as other residential dwellings of the same housing type in the same zone; • Amend the Zoning Code to clarify that supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses; • Amend the Zoning Code to provide that community care facilities that operate as residences for seven or more individuals are subject only to the same provisions as other residential dwellings of the same housing type in the same zone in all zones allowing residential uses; • Amend the Zoning Code to reduce separation distance requirement between emergency shelters to 300 feet and reduce parking requirements for emergency shelters, to comply with Government Code § 65583 (Assembly Bill 139) and ensure that siting and	PRMD	end of 2023	Complete	This subprogram has been completed. The Zoning Code was updated on December 5, 2023. and the text was revised to meet state requirements.
H15c	Modify the Density Unit Equivalent program to better encourage the provision of units suitable for large families by eliminating the 1.25 unit calculation disincentive for four-bedroom units and allow both three- and four-bedroom units to count as 1.0 density unit.	PRMD	end of 2025	Not Started	This program has not started.
H15d	Revisit locational restrictions for cottage housing developments and modify permitting levels to increase the number of allowable units from three to four cottages by right.	PRMD	end of 2025	Not Started	This program has not started.

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H15e	Amend the Zoning Code to clarify that Planned Communities that include at least 20% of units as affordable may be approved through the provision of incentives under Gov. Code § 65915 without the need to rezone to the PC designation.	PRMD	end of 2025	Not Started	This program has not started.
H15f	Modify the Ownership Housing Opportunity Area Program to change the required affordability levels based on input from nonprofit and mixed-income developers.	PRMD	end of 2025	Not Started	This program has not started.
H15g	Modify Section 26-24-040(B)(1) of the Zoning Code to reduce acreage and agricultural activity thresholds to qualify for agricultural employee housing units.	PRMD	06/01/2025	Partially Complete	Planning staff are coordinating with the Sonoma County Agricultural Commissioner's office and local agricultural member organizations to evaluate new threshold options. The zoning code update is proceeding on schedule to be adopted in summer of 2025.
H15h	Utilize Senate Bill 10 (Gov. Code § 65913.5) to allow multifamily housing developments of up to 10 units by-right on qualifying urban residential properties.	PRMD	end of 2025	Not Started	This program has not started.
H15i	Adopt Universal Design requirements for new single-family subdivision projects.	PRMD	end of 2025	Not Started	This program has not started.
H15j	Modify the Zoning Code to specify allowances for tiny homes within the existing Cottage Housing Development provisions.	PRMD	end of 2025	Not Started	This program has not started.
H15k	Adopt any text amendments to the General Plan that are needed to ensure consistency with the Housing Element not later than December 2024.	PRMD	end of 2024	Complete	This subprogram has been completed. The text of the General Plan was revised for consistency with the Housing Element. The revised text was adopted by the Board of Supervisors on December 3, 2024.
H15l	The County will review its respective Local Guidelines to ensure consistency with State law by the end of 2025. If changes are needed, complete them by the end of the third year of the housing element period (2026).	PRMD	end of 2025	Not Started	This program has not started.
H15m	Conduct a parking study and consult with not less than four developers with local experience to identify the most appropriate guest parking ratio and identify any constraints posed by the County's current requirements. Based on the outcome of this study, amend the Zoning Code to mitigate any identified constraints.	PRMD	Conduct studies by January 2025. If needed, amend the Zoning Code by January 2026	Complete	This subprogram has been completed. In summer of 2024, five developers were surveyed regarding the existing guest parking ratios and whether the ratios were a limiting factor to multifamily residential housing development. Developers surveyed did not identify parking ratios as a constraint to development, and no revisions to the Zoning Code are contemplated.
H15n	Consult with homeless service providers to determine if existing limits on homeless shelters (bed limits, parking requirements, etc.) pose a constraint. Based on the results of this consultation, amend the Zoning Code to mitigate any identified constraints.	PRMD	Conduct studies by January 2025. If needed, amend the Zoning Code by January 2026	Complete	This program is completed. In 2024, staff consulted with the County Homeless Service staff to determine if zoning was a constraint to the development of homeless shelters. Homeless Services staff indicated that zoning was not an obstacle to the establishment of facilities to support County efforts to address homelessness.
H15o	Review findings (4) and (5) of the County's Reasonable Accommodations Ordinance to determine if they may pose a constraint to housing for persons with disabilities. If a constraint is identified, modify or eliminate these findings to remove the constraint, and comply with fair housing laws. (See also Program 28)	PRMD	Conduct studies by January 2025. If needed, amend the Zoning Code by January 2026	Underway	Initial review by counsel of the findings for reasonable accommodation has begun. If a constraint to housing is identified, the zoning code will be revised in combination with the zoning code updates planned for 2025.
H16a	Continue to add the AH Combining District to additional sites in light industrial, commercial, or other appropriate zones as requested where the following conditions are met: <ul style="list-style-type: none"> • Site must be located within or adjacent to a designated Urban Service Area, and adequate public facilities must be provided, including sewer and water. • Sites must be located near transit; a neighborhood-serving commercial use, such as a market; and an elementary or secondary school. • Site must be located a safe distance from major roadways as determined by the Bay Area Air Quality Management District's Highway Screening Analysis tool. • Development must be multifamily rental units with a density of 16 to 24 units per acre and must provide 100% of units as affordable to lower-income households, including at least 30% of units as affordable to extremely low-income households. 	PRMD	Ongoing	Ongoing	This program is ongoing, implemented on a project by project basis as applicable permit applications for development are received. No applicable projects were submitted in 2024.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H16b	Amend the Zoning Code to provide an "Enhanced Affordability" option within the AH Combining District that allows a higher density of up to 30 units per acre and offer 2 additional concessions or incentives for developments within the AH Combining District that meet the base requirements of the AH Combining District and also provide one or more of the following: <ul style="list-style-type: none"> • 15% of units available to individuals and families exiting homelessness; • 30% of units to special needs households (including farmworkers); or • Not less than 20% of units available to acutely (15% of AMI) low-income individuals or households 	PRMD	End of 2025	Not Started	This program has not started.
H17a	Post all required information about development standards and fees to an easily accessed location on the County's website.	PRMD	End of 2023	Complete	This subprogram has been completed. Fee information and development standards are easily accessible through the County website. The website will be periodically updated as requirements change.
H17b	Ensure that new development impact fee studies and resulting fees comply with the new requirements for fee studies.	PRMD	next fee study	Not Started	This program will be implemented with the next fee study.
H18a	The County will amend its affordable ownership housing policies to allow for the use of housing land trusts. Affordability for low- and moderate-income households would be maintained in perpetuity.	PRMD	Adopt amendments by end of 2024	Partially Complete	There is currently a land trust model procedure in place that has been applied to two housing projects. CDC staff are developing policies to streamline the land trust model for all ownership projects going forward. The policies will be amended as staff resources become available, with anticipated adoption by the end of 2025.
H18b	Continue to collaborate with local housing land trust organizations to expand opportunities to use the housing land trust model, including opportunities for farmworker ownership housing and for retained life estates to allow aging in place. In the retained life estate model, the homeowner would receive a financial benefit, stay in their home throughout their life, and the land trust would acquire a property that can be provided as deed-restricted affordable ownership housing in the future.	CDC	Ongoing, beginning in 2023	Ongoing	The Planning Department will continue to coordinate with the Community Development Commission to expand opportunities to use housing land trusts to create and preserve affordable housing.
H19a	The County will annually allocate funds to and from its County Fund for Housing (CFH), which shall include but not be limited to funding from Measure L (hotel bed tax in the unincorporated area), and similar discretionary sources. CFH funds will be distributed to projects under an annual Notice of Funding Availability (NOFA) to assist in the production of housing affordable to low-income households, including development of new permanent affordable units, and the rehabilitation of existing units to be added to the permanent affordable stock through affordability restrictions. The County's Community Development Committee shall review and recommend funding in response to the NOFA. CFH funds, as well as the Construction Services programs in the Community Development Commission, may also be used to provide rehabilitation assistance to single-family and mobile homes that are owned and occupied by low- and moderate-income households to enable them to retain safe and affordable housing.	CDC	Ongoing	Ongoing	In December of 2024, the Board of Supervisors approved funding for the creation of new affordable housing using CFH funds. Of the three (3) housing projects awarded CFH, one will be located in the county jurisdiction: Cooper Road ADU Project (3 units). In addition, the Construction Services division of the CDC completed four (4) housing rehabilitation projects, which help preserve existing housing affordable for low income homeowners. Of these projects, three (3) projects were supported by CDBG funds and one (1) by R&R funds. Additionally, two (2) projects under the Flood Elevation program were completed. Eleven (11) projects under the Earthquake Resistance Bracing System program were completed in 2024. These last two programs are under the Construction Services Division of the CDC and help preserve the housing stock.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H19b	In the County's experience, nonprofit owners usually extend their affordability contracts whereas for-profit owners convert to market rate at the end of their subsidy period. In order to promote unit affordability in perpetuity, the County will continue to give discretionary funding preference to nonprofit developers when it is practicable to do so.	CDC	Ongoing	Ongoing	In 2024, a total of ten (10) funding awards were made to non-profit organizations to create and or preserve affordable housing and one was made to a for profit organization. Of these, two (2) projects are located in the County jurisdiction: CDBG for Summer Oaks in Sonoma Valley and CFH for Cooper Road ADU project outside of Sebastopol.
H19c	The County will continue to use Community Development Block Grant and CFH funds for financing predevelopment activities for affordable and special needs housing projects.	CDC	Ongoing	Ongoing	In 2024, one project was awarded CFH funds in the unincorporated county area, which will target farmworkers, Cooper Road (\$50,000 grant).
H20	Through addressing constraints to development and fair housing opportunities, the County will strive to achieve and maintain recognition as a Prohousing jurisdiction throughout the 6th cycle. This designation will provide the County an advantage in applications for competitive funding sources, including the Infill Infrastructure Grant and funding from the Affordable Housing and Sustainable Communities Program. In collaboration with the Napa Sonoma Collaborative and local nonprofit organizations, the County will analyze policies and programs needed to meet the threshold for the Prohousing Designation program and make application by January 2024.	PRMD	01/01/2024	Complete	This program has been completed. The County was awarded the Prohousing designation by HCD in June of 2023.
H21	In partnership with a joint powers authority (JPA) and nonprofit asset manager, utilize tax exempt bonds to fund: (1) the acquisition of existing market-rate apartment complexes and restricts future rents to be affordable to households that earn very low- to moderate-incomes, and/or (2) the construction of new deed-restricted affordable housing. In order for asset managers to access these types of bonds, the County must join or create a Joint Powers Authority (JPA) or authorize participation by an existing JPA and authorize the JPA to issue these bonds on behalf of the County. The asset manager then purchases the apartment complex, using only money from the bond financing, and sets the rents to be affordable to low- to moderate-income households.	CDC	Join JPA by Summer 2024	Complete	This subprogram has been completed. The County and City of Santa Rosa created a JPA, the Renewal Enterprise District, in 2018. The district provides flexible financing for the development and acquisition of transit-oriented, affordable housing. This JPA may be expanded to address the goal to use tax exempt bonds to acquire market rate developments and convert them to affordable, or construct new units. However, the economy and scarcity of tax exempt bonds has not supported furtherance of these goals.
H22a	The Mortgage Credit Certification (MCC) Program offers first-time low- and moderate- income homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. As staffing levels and capacity continue to rebound, the CDC will research the potential to restart participation in the MCC program by the end of 2023, and the program will be implemented in partnership with private lenders so that homebuyers in Sonoma County can continue to benefit from the federal MCC Program.	CDC	Re-establish by end of 2024, and continue through planning period	Ongoing	This program is ongoing. MCC program will be implemented in partnership with private lenders as MCC funding is made available by the state.
H22b	Continue and expand the use of the Housing Land Trust model for homebuyers, including farmworkers.	CDC	Re-establish by end of 2024, and continue through planning period	Ongoing	This program is ongoing. CDC will continue the program and explore viable opportunities to expand its use for homebuyers and farmworkers in collaboration with housing land trusts.
H23	Evaluate potential changes that could be made to County regulations to accommodate long-term occupancy of park model homes, tiny homes on wheels, and similar recreational vehicles, where adequate sewer or septic services are provided as well as safety services.	PRMD	End of 2024	Complete	This program has been completed. The County regulations to vehicle occupancy were updated in March 2023. Occupancy of a trailer or vehicle with the ability to renew annually is now allowed when there is an active building permit for the property. Occupancy of vehicles no longer requires connection to services with a hold and haul contract for wastewater.
H24a	The County is in the process of redeveloping its 70-year old administrative center and has opportunity in campus locations to provide housing for County employees. The County will consider designating areas for construction of housing units for County employees, including lower-income employees. (See Program 4).	PRMD	Ongoing	Ongoing	In July 2024, the Board of Supervisors directed County staff to begin preparation of an EIR to analyze the development of up to 1,000 dwelling units on the 9.3-acre site of County campus. The Notice of Preparation was published on December 20, 2024.
H24b	The County currently offers its SEIU-represented employees loans for mortgage or rent payments; loans for first time homebuyers; and loans for housing rehabilitation. These programs are funded by a two-penny-per-hour employee contribution and matched by County general funds, to help reduce the cost of housing for County employees and serve as a significant benefit to attract and retain employees. The County will continue to offer these programs and increase them as opportunities permit.	CDC	Ongoing	Ongoing	In 2023, CDC executed the following loans to county employees: First Time Home Buyer - 5 loans totaling \$350,000; Rental/Mortgage Assistance Program - 11 loans totaling \$33,877; Housing Rehabilitation loans - 2 loans totaling \$17,678.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H25a	Maintain the ADU webpage with accessible information, simple application instructions, and contact information for questions about and assistance with accessory dwelling units.	PRMD	Review and update as needed to reflect new laws and resources, at least twice annually.	Ongoing	This program is ongoing. The County's ADU webpage continues to be maintained with current regulatory information, application instructions, and other resources. In 2024, ADU information was updated to include pre-reviewed ADU plans.
H25b	Partner with and/or fund regional organizations that provide ADU technical assistance to homeowners such as the Napa Sonoma ADU Center and other qualified nonprofit entities. Services to be provided should include site evaluations for the development of ADUs and JADUs and landlord/tenant support. Share resources provided by these and similar organizations, including webinars and technical assistance programs, through the County webpage, newsletter, and social media. Share resources as they are available, at least twice annually. Publicize new ADU allowances to the public along with this outreach.	PRMD	Contact at least one regional organization by the end of 2023	Complete	This subprogram has been completed. The County coordinated with the Napa Sonoma ADU Center through the fiscal year 23/24 to provide applicant support for ADU permitting and development. Due to ADU Center's changing funding structure and the County's budget realities, the County could not establish a contract with the ADU Center for fiscal year 24/25. The County will continue to seek funding for non-profit ADU partners. In the meantime, the County will continue to meet ADU-related state mandates in-house.
H25c	In partnership with regional organizations, promote and publicize new allowances for ADUs and JADUs to the public, including bilingual place-based promotion for low resource areas that have high-income eligibility limits for the CalHFA ADU grant program.	PRMD	End of 2024	Complete	This program is complete. The County has published a webpage dedicated to the pre-reviewed ADU plan program, including a gallery of available plan sets, checklists for applicants, and procedures for designers to submit ADU plans. The new program was featured in the annual housing newsletter. The CalHFA program was not funded in 2024, and promotion of that program will resume when funding is restored.
H25d	Reduce penalties for existing unpermitted units. Promote and publicize penalty-reduction initiatives through the County's website and social media to encourage property owners with unpermitted units to bring them up to code.	PRMD	End of 2024	Complete	This subprogram has been completed. The County has a program to postpone enforcement penalties for unpermitted ADUs while property owners bring them into compliance. The program is featured prominently on the ADU webpage. The County will periodically update ADU webpage as new information and programs are available.
H25e	Create or source pre-approved plans for ADUs, including plans that integrate Universal Design principles.	PRMD	End of 2024	Complete	This subprogram has been completed. The County maintains a list of pre-reviewed plans with accessibility options on the County website.
H25f	In coordination with the Napa Sonoma ADU Center or other qualified non-profit entity, prepare and maintain a list of property owners developing and renting ADUs or JADUs suitable for people with disabilities, including units developed using the Center's accessible, adaptable, and universally designed plans. In coordination with disability service providers and regional centers, provide the list of suitable available units to individuals on housing waiting lists.	PRMD	Prepare list by end of 2024, ongoing outreach and review	Ongoing	The County will continue to track individual ADUs constructed with accessibility features, expanding the list as new ADUs receive final occupancy, and coordinate with the local Disabilities Services & Legal Center to maintain this informational resource.
H25g	Develop a monitoring program to track ADU and JADU creation and affordability levels every two years. These efforts may include subregional surveys performed by the Napa-Sonoma Housing Collaborative. Beginning after the first two years of the planning period and continuing every two years thereafter, review ADU production and evaluate if production estimates are being achieved. If ADU production is not meeting projections, increase the number of ADUs allowed to two per single-family lot if adequate sewage disposal is demonstrated and one of the two units is provided and restricted as affordable to low-income households for a minimum of 10 years. Additionally, if ADU production is not meeting projections, rezone or identify additional sites within one year to ensure compliance with no net loss laws and maintain adequate sites to meet the RHNA. These sites are expected to be located within the Airport and Springs Specific Plan Areas.	PRMD	Review ADU and JADU production in December 2025 and every two years thereafter. If needed, implement Zoning Code changes within six months of review, and rezone or identify sites within one year of review. Report on ADU and JADU production annually in the APR	Ongoing	Reporting on ADU production is ongoing in the annual progress report. Affordability of ADUs is assigned based on the HCD-approved methodology developed by ABAG through reporting year 2025. ABAG has developed an online survey to collect affordability data on ADUs at the regional level. Sonoma County is implementing the survey as optional for ADU permit applicants.

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H26a	Consider adoption of a Senior Housing (SH) Combining district that allows for increased densities, reduced parking requirements, incentives, and reduced fees for affordable senior housing development, including facilities for retired farmworkers.	PRMD	End of 2025	Not Started	This subprogram has not started.
H26b	Promote development principles of Universal Design through brochures and easily accessible information on the Permit Sonoma website. Include training on Universal Design in monthly training module. (See also Program 25e.)	PRMD	Ongoing	Ongoing	The County maintains a webpage providing information and resources on Universal Design and accessibility. Universal design training will be provided on a cyclical basis to building division staff and others as needed.
H26c	As implemented through Program 18, explore the use of the housing land trust model to support current senior homeowners while supporting the needs of future first-time homebuyers.	PRMD	End of 2025, then ongoing	Not Started	This subprogram has not started.
H27	The County will continue to support and participate in the interjurisdictional housing coordinating committee. This effort facilitates planning and funding for affordable and special needs housing projects, including homeless shelters which serve both the county and cities. The County will join cities as requested as a co-applicant in funding opportunities.	PRMD	Ongoing	Ongoing	The County continues to participate in monthly housing meetings hosted by the Sonoma County Transit Authority, and monthly meetings hosted by the Napa Sonoma Collaborative.
H28a	The County will continue to provide Reasonable Accommodations training to County staff on an annual basis, including staff from Permit Sonoma, Code Enforcement, and Building Departments.	PRMD	Annually	Ongoing	Building staff have completed relevant modules on reasonable accommodations and reasonable modifications available on demand through the California Civil Rights Department. Additional training for other staff divisions are being scheduled.
H28b	The County will continue to focus its residential code enforcement activities on situations that pose an immediate threat to public health and safety, such as housing that qualifies as a substandard building under Health and Safety Code 17920.3. Minor unpermitted alterations made to accommodate a special need or disability of the resident(s), and alterations made to allow or honor the residents' cultural needs or practices will not be the subject of code enforcement activity, unless those alterations pose an immediate threat to the health and safety of the residents or the public. In conjunction with Reasonable Accommodations training, County will provide staff training on culturally sensitive implementation of Code Enforcement.	PRMD	Annually	Ongoing	This program is ongoing. County Code Enforcement continues to prioritize enforcement actions on immediate threats to public health and safety. Additional sensitivity trainings are in development for 2025.
H29	The County will continue to fund the operation of a Fair Housing program, provide system navigation assistance and referrals to nonprofit Fair Housing programs, and provide information about programs to protect tenants, avoid displacement, and increase housing choice and mobility, and to make this information available to customers at a wide range of public locations throughout the county. The County will provide all informational documents, web-postings, and related services in English and Spanish and conduct all outreach multilingually, with reasonable accommodation for people with disabilities.	CDC	Ongoing	Ongoing	Three funding awards totaling \$280,956 were made to two non-profit organizations that provide fair housing services to residents in the unincorporated county area. These organizations provide services related to education of tenants' rights, unlawful eviction prevention, fair housing testing, and enforcement. CDC will continue to collaborate with them for services to the community.
H30a	The County will continue successful programs including County-sponsored workshops, individual energy consultations provided free of charge. The County will continue its current practice of providing a variety of informational materials related to energy and water conservation, energy efficiency, green building, and recycling. The County will expand this practice as new programs and new educational and informational materials become available.	CAO	Ongoing	Ongoing	The County's Climate Action and Resiliency Division continues to offer financing and rebates for energy and water efficiency upgrades. The Division also offers consultations to homeowners considering upgrades.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H30b	The County will continue providing loans, grants, and matching funds for rehabilitation and retrofitting, which can include energy efficient improvements, weatherization, and rehabilitation loan programs that provide low interest financing for making improvements. In particular, these programs target renter-occupied units. County will continue to prioritize the award of CFH funds to include affordable housing projects which provide cost-effective energy efficiency measures that exceed State standards. Other criteria that reduce GHG, such as the use of recycled and green building materials, are also considered in establishing funding priorities.	CDC	Ongoing	Ongoing	CDC administers the Housing Rehabilitation loan program as well as the Flood Elevation Mitigation grant and Earthquake Resistance Bracing System programs for housing preservation improvements, including energy efficiency work. As indicated in program 19c, CDC funded the CDBG Housing Rehabilitation program in 2023 with \$500,000 and two projects were completed in the unincorporated area under this program, with others in progress. One project was completed under the Earthquake Resistance Bracing System program and two (2) duplex projects were completed under the Flood Elevation Mitigation program. Additionally, the funding policies for the federal programs contain selection criteria that supports the state and County's green initiatives, such as support for projects that contain electric vehicle charging infrastructure, walkable paths, use recycled water for outdoor irrigation, and contain energy efficient features beyond the minimum building code requirements.
H31a	The Housing Element Implementation Group will develop a Housing Equity and Action Plan (HEAP) to ensure that program implementation effectively addresses the tenets of Affirmatively Furthering Fair Housing and makes a meaningful difference in the community. This plan will address ongoing public involvement, protections for tenants, monitoring the success of Housing Element programs, and identification and prioritization of fair housing issues that arise during the planning period. This group's efforts will be focused especially on meeting the housing needs of vulnerable and marginalized residents, including special needs populations, veterans, and communities of color.	PRMD CDC	end of 2024	Ongoing	This program is ongoing. The HEIG held a meeting with community advisory members in autumn of 2024. The group evaluated the Housing Element implementation programs and identified programs for AFFH consultation. Specific programs - Tenant protection ordinance - drafting guiding principles
H31b	Expand the existing "Housing Element Implementation Group" (HEIG) to include a representative from the County's Office of Equity, a member of the Sonoma County Community Development Committee, and underserved members of the public or their representatives. The HEIG members will continue to be appointed by the Director of Permit Sonoma and Executive Director of the CDC and will meet a minimum of 2 times per year to advise the Directors and to assist in the ongoing work of the HEIG and in development of the annual report.	PRMD CDC	At least twice annually, beginning in 2024 and ongoing	Ongoing	The HEIG has met quarterly through 2024 to discuss implementation of Housing Element program.
H31c	The HEIG will prepare an annual report in conjunction with the APR to assess the progress of programs, identify priorities for the upcoming year, and provide recommendations for any additional actions that may be necessary to achieve the goals and objectives of the Housing Element. As part of its reporting, the HEIG will provide information and recommendations on potential Programs for consideration including but not limited to tenant protection measures like just-cause eviction and rent stabilization; establishment of a rental registry and a proactive code enforcement program; and limitations on home sizes to encourage more affordable homes without public subsidies.	PRMD	Annual, in conjunction with the APR, beginning 2024	Ongoing	This program is ongoing. The General Plan annual progress report detailing General Plan program implementation also includes updates on Housing Element implementation with HEIG input, and related housing policies implemented by other departments. These include the 2024 Just Cause tenant protection measures and mobile home rent stabilization ordinance updates. Other ongoing policy projects include fee reductions for deed-restricted affordable housing. The HEIG continues to evaluate other initiatives to support housing within the County.
H32a	The County will outreach to builders and developers, including developers of affordable housing, at least annually to ensure the local development community is aware of opportunities, incentives, and funding availability for housing development in the Unincorporated County. The County will develop the outreach email list by the end of 2023 and expand it throughout the planning period as new developers become known. Initial outreach will be in 2023 and updates will be sent out with each notice of funding availability (NOFA) and each relevant change to the Zoning Code, but not less often than twice per year.	CDC	Ongoing, beginning in 2024 and continuing at least twice per year	Ongoing	The annual Action Plan NOFA for federal funding programs for 2024 awards was published on November 17, 2023. All past applicants were notified of the NOFA by the CDC. The CDC created this list and updates it every year as we learn of new developers. CDC reaches out to all to inform them of the NOFA. A mid-year NOFA for PLH, CFH, and HOME-ARP funds was published on July 10, 2024 for affordable housing projects. CDC informed all on the email list of this NOFA as well.
H32b	The County will outreach to utility providers on a regular basis to ensure that they plan for and retain capacity for affordable housing units, in accordance with Government Code § 65589.7. The initial outreach will be made upon delivery of the adopted Housing Element in 2023, with follow-up letters sent every 2 years thereafter.	PRMD	Ongoing, beginning in 2024 and continuing at least every two years	Ongoing	Following initial contact at adoption of the Housing Element, the County provided follow-up information to utility providers in the 2024 housing newsletter.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
H32c	The County will continue to build and maintain its housing issues and interest email list and will provide an annual digital newsletter to subscribers, to include information about the County's housing programs, ADUs and JADUs, long-term residency of recreational vehicles and tiny homes, loan and funding opportunities, tenant rights and discrimination information, and opportunities for participation in upcoming events and policy decisions.	PRMD	Ongoing, beginning in 2024 and continued annually	Ongoing	An extensive housing notification list was compiled through the public engagement effort for the Housing Element update. The County continues to utilize the notification list to keep interested people informed of housing programs and events. The 2024 housing newsletter was sent to the email list, providing information on funding opportunities, and other housing news.
H32d	The County will partner with a qualified non-profit organization by 2024 to develop a campaign to combat local opposition to affordable housing.	PRMD	2024	Ongoing	This program is ongoing. The County continues to maintain a working relationship with local organizations Generation Housing and the ADU Center.
H32e	The County will further increase its efforts to engage in meaningful public participation with vulnerable and hard to reach populations, including farmworkers, by ensuring that all new long-range planning or policy projects related to housing and development include a line item for public participation including equity stakeholder identification, priority engagement tactics, timelines, and resource allocation. Staff training modules on public participation planning will be developed and made available to Permit Sonoma staff, either by recording or in person, no later than July of 2024.	PRMD	07/01/2024	Complete	This subprogram has been completed. A public engagement training for the Planning Department was held in 2023. Additional public training is provided for staff participating in public outreach with the rollout of the General Plan update.
H32f	The CDC's current funding sources, including federal and state funds, are required to be used to provide housing and specific qualified client services and are not available for the general public outreach and marketing uses, envisioned by this Proactive Community Outreach Program. The County will therefore explore other funding options to allow the CDC, its partners, and consultants to engage in these important community outreach efforts, including but not limited to an annual funding commitment from TOT and/or redevelopment "boomerang" funds for this purpose.	CDC	Ongoing	Ongoing	CDC will continue to seek funding opportunities to support community outreach and or partner with other cities for a broad geographical impact. In March of 2024, the CDC obtained authorization from the Board of Supervisors to submit an application for funding in response to a NOFA issued by the California Department of Housing and Community Development for the Prohousing Incentive Pilot Program.
H32g	As a member of the Napa-Sonoma Housing Collaborative, the County will support and participate each year in the Collaborative's Annual Housing Fair, beginning in September 2023. The Housing Fairs feature housing developers, renters, property managers, community leaders, advocates, and special needs group stakeholders. The panel discussions, advocacy resources and informational materials available at the Fair will support the County's ongoing efforts to increase mobility and avoid displacement of residents. Additional fair housing, anti-displacement and mobility products anticipated to be provided by the Collaborative during the 6th cycle include model tenant protection ordinances featuring just-cause eviction and right to counsel programs, as well as ongoing education for landlords to encourage acceptance of housing choice vouchers.	PRMD	Annually, beginning in 2023	Ongoing	This program is ongoing. The County participated in the Napa Sonoma Housing Collaborative housing fair in December of 2023. The County will continue to participate in the Collaborative's educational events as they are announced. The County continues to participate in ongoing regional housing meetings coordinated by the Sonoma County Transportation Authority.
H32h	The County will continue to participate in ABAG regional efforts and Napa Sonoma Collaborative subregional efforts, including with stakeholders, employers, and non-profits, to discuss and establish strategies to encourage and facilitate the development of housing for farmworkers.	PRMD	2024, ongoing biannually thereafter	Ongoing	The County continues to participate in subregional efforts of ABAG and the Napa Sonoma Collaborative to support farmworker housing.
LAND USE ELEMENT					
LU01	The LCP update is currently underway primarily in response to the Coastal Commission's request to address storm water pollution issues. The update is also necessary in order to assure that the General Plan and LCP are properly integrated. As the update proceeds, the appropriate integration will be provided, while assuring that the LCP meets the Coastal Act requirements as determined by the Commission (Policy reference: LU-1a).	PRMD	2020	Partially Complete	An Preliminary Draft of the Local Coastal Plan (LCP) was published in July 2015. Public workshops were held in coastal communities to receive input and comments. The Draft LCP was published in the summer of 2019, and commenced public workshops thereafter. The Planning Commission approved the LCP on June 29, 2022. The Board of Supervisors held their first hearing to adopt the Planning Commission recommendation on October 4, 2022. The Board will review policy options and consider adoption at their April 4, 2023 meeting.
LU02	Amend County regulations to reduce the potential for resurrection of older substandard lots that conflict with General Plan and Zoning land use policies (Policy reference: LU-1k, 1l, 1m, 1n, 1o).	PRMD	2022	On Hold	Program will be implemented with the update of the Subdivision Ordinance prior to or concurrent with GP update implementation.
LU03	The County would work with the cities to assess and project future social and administrative service needs and develop a fair share methodology for sharing the responsibility for providing such services (Policy reference: LU-4e).	HEALTH General Services	Unknown	Not Started	County and Cities have not identified necessary resources or funding for planning effort.

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LU04	As part of the update of the Integrated Development Code, repeal eight Specific Plans so listed in Policy LU-1a to Local Area Development Guidelines in the Development Code (Policy reference: LU-1a).	PRMD	Complete	Complete	Eight Area Plans were repealed as part of the Riparian Corridor Zoning Ordinance adoption.
LU05	Development and building permit activities shall be monitored within the major use categories for each planning area for lands within each Urban Service Area. Reports to the Board of Supervisors would be prepared on an annual basis (Policy reference: LU-1b and LU-1c).	PRMD	Annually	Ongoing	Data on Housing provided in the Annual Housing Report, Annual Dept of Finance Housing Unit Change Report, and monthly reports on building permit issuance posted on PRMD Web and sent to US Census; A database for winery development has been created.
LU06	Local Area Development Guidelines for unincorporated areas may be prepared and incorporated into Development Code Article 90 (Local Area Development Guidelines) at the discretion of the Board of Supervisors (Policy reference: LU-1a).	PRMD	Complete	Complete	Russian River and Penngrove Design Guidelines completed December 2010. Mayacama Design Guidelines completed 2011.
LU07	Prepare an annual report on the status of the General Plan and prioritize future programs. Develop and implement a program of monitoring various indicators as a measure of the quality of life in the county and the effectiveness of the General Plan.	PRMD	Ongoing	Ongoing	Report provided annually. Monitoring Indicators will be developed as part of the Climate Action Plan (CAP).
LU08	As part of the update of the Integrated Development Code, include additional opportunities for agricultural uses in the "Agricultural and Residential" Zoning District (Policy reference: LU-6d).	PRMD	Complete	Complete	Code revisions adopted on January 31, 2012 including the allowance of small scale processing in the AR zoning district.
LU09	PRMD would establish a Pilot Program to allow long term occupancy of existing recreational campgrounds and recreational vehicle parks on a limited basis. Based upon the Pilot Program, the County would consider whether or not to continue or expand the program (Policy Reference: Sections 2.3, 2.6, and 2.7).	PRMD	Complete	Complete	A pilot program was implemented and on June 25, 2013 the Board adopted the Mixed Combining zone that may be applied to the K zone (Recreation and Visitor Serving Commercial) to also long-term occupancy of campgrounds and recreational vehicle parks.
LU10	Expand on the criteria used for identification of "disadvantaged unincorporated communities" under State law, including household size and per capita income, to identify additional Community Opportunity Areas. Evaluate the adequacy of public services and infrastructure in Community Opportunity Areas in addition to those required under State law, including capacity and condition of stormwater drainage systems; road width, condition, and safety; bike lane, path, and trail safety; and parks. Coordinate with school districts to identify and address safety and infrastructure needs. Consider establishing funding priorities among Community Opportunity Areas relative to their public service and infrastructure deficiencies.	PRMD	Unknown	Not Started	State laws related to Disadvantaged Communities have changed. This topic will be addressed in the General Plan Update.
NOISE ELEMENT					
NO01	Special permit review procedures will be established for projects which involve generation of significant noise levels and projects which are located in noise impacted areas. Acoustical reports may be prepared and mitigating measures required for projects. Noise attenuation measures may be included in the design review manual (Policy reference: NE-1b, 1c, 1d, 1f, 1m).	PRMD	Complete	Complete	Current procedures require the preparation of sound studies for discretionary projects involving noise generators or noise sensitive land uses proposed in noise impacted areas. Noise Procedures/Guidelines are being developed and will be implemented in 2016.
NO02	Preparation of draft ordinance by County Counsel, PRMD, Sheriff, and Health Services. The ordinance is to include noise performance standards expressed in Table NE-2 and others as appropriate. Exemptions, measurement methods, and procedures for variances and enforcement are to be included (Policy reference: NE-1h).	County Counsel PRMD Sheriff Health	Unknown	Not Started	The Noise Ordinance will be developed according to the priority and direction of the Board and subject to funding and staff resources.
NO03	Develop informational handouts for display in the Customer Service area, and for distribution to applicants, that provide information to the public and applicants about practices that will reduce noise impacts (Policy reference: NE-2a).	PRMD	Unknown	Not Started	Funding source for development of program has not yet been identified.
OPEN SPACE AND RESOURCE CONSERVATION ELEMENT					
OS01	Revise Development Code Regulations to conform to the 2020 General Plan, including provisions for scenic, biotic, soils, timber, mineral, energy, archaeological resources, and cultural resources (Policy reference: NA).	PRMD	2022	Partially Complete	Several revisions to the Zoning Code have been made to implement policies of the Open Space Element including Timber Conversion Ordinance, Update of the Aggregate Resource Management Plan and implementing ordinance (SMARO) as well as rezoning to add Scenic Resource overlay to the Scenic Landscape Units added in the recent GP2020 update. Other revisions related to cultural resources are anticipated in future zoning code updates.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS02	Prepare an ordinance amendment that would require building envelopes in Community Separators and Scenic Landscape Units and building setbacks for Scenic Corridors, Riparian Corridors and Biotic Habitat Areas (Policy reference: NA).	PRMD	Complete	Complete	The Zoning and Subdivision Ordinances currently require building envelopes within Community Separators and Scenic Landscape Units. Riparian corridor and biotic habitat setbacks were incorporated into the County Building Code, Section 7.14-5 in 2009 and will be reflected in zoning when the Biotic Resources update is completed in 2014.
OS03	Adopt a resolution requesting a State study and appointment of citizens committee that includes representation from property owners along these corridors. The final Scenic Highway report will be sent to the Board and the State for approval (Policy reference: OSRC-3j)	PRMD	Unknown	Not Started	Program to be implemented when funding becomes available.
OS04	Prior to expiration, place measure on the ballot to extend the Sonoma County Agriculture and Open Space Preservation District to acquire and administer open space lands (Policy reference: OSRC-1h).	Open Space District	Complete	Complete	In 2006 with 76% of the vote, Sonoma County residents approved Measure F to extend the quarter-cent sales tax through 2031.
OS05	The Regional Parks Department will continue to include in its five-year capital improvement program any proposed County acquisition or development of lands for parks and trails (Policy reference: NA).	Parks BOS	Ongoing	Ongoing	Regional Parks Capital Projects Program. Potential for another ballot measure may be considered in the future.
OS06	Develop and implement a public involvement program to identify and consider designation of additional lands around each community in the County as Community Separator. Include broad community and landowner participation in identifying potential lands and provide timely notification to all owners of property proposed for designation. The highest priority for this program would be some of the Priority Greenbelts designated in the Sonoma County Agricultural Preservation and Open Space District's Acquisition Plan that are generally located close to urban boundaries, lands between the Cities of Rohnert Park and Cotati and the Penngrove community, and lands between the Cities of Healdsburg and Cloverdale. The possible designation of lands near Cloverdale would be accomplished in cooperation with that City's effort to establish a voter approved Urban Growth Boundary (Policy reference: NA).	PRMD	Complete	Complete	Measure K passed on November 8, 2016 with 81.1% voter approval. It extends voter protections to all 53,867 acres of Community Separator lands through December 31, 2036 (20 years).
OS07	Prepare countywide standards for preservation and conservation of night time skies in the use of outdoor lighting. Develop standards for night time lighting specific to the use and location, including but not limited to parking lots, security lighting, street lighting, commercial establishments, visitor serving uses, hillside homes, and signage. The program will apply to all new development, County projects, signage, retrofitting, expansions, and remodeling, and all new and replacement lighting fixtures/systems. The program will include a voluntary educational component to encourage existing sources of light pollution to convert to less glaring lighting systems. The program will be incorporated into the Development Code (Policy reference: OSRC-4a, 4b, 4c).	PRMD	Unknown	Underway	This program will be implemented according to the priority and direction of the Board and subject to funding and staff resources. Conditions of approval developed for project level development and design review. Related effort of Objective Development and Design Standards that may include objective standards for outdoor lighting for housing projects. ODDS will be developed and published in 2025.
OS08	Prepare Local Area Development Guidelines for land areas encompassing the general corridor area identified in the 116 Scenic Highway Corridor Study, September 1988, and incorporated into Development Code Article 90 (Local Area Development Guidelines). Such guidelines shall be derived from the local objectives and policies contained in that study. The Scenic Landscape Unit boundaries shall be expanded to encompass the general corridor area mapped in that study. Properties within new Scenic Landscape Unit areas shall be rezoned to SR accordingly (Policy reference: OSRC-2c, 3i).	PRMD	Unknown	Not Started	This program will be implemented according to the priority and direction of the Board and subject to funding and staff resources.
OS09	Develop Urban Design Guidelines on a community by community basis for Urban Service Areas to implement the Urban Design Policies of the General Plan (Policy reference: OSRC-5a).	PRMD	Unknown	Underway	Urban Design standards underway for the Airport Specific Plan area and the Springs Specific Plan. Objective design and development standards are also being developed for countywide use. Other local design guidelines will be implemented according to the priority and direction of the Board and subject to funding and staff resources.
OS10	Develop Rural Character Design Guidelines to be incorporated into the Development Code and publish a separate, illustrated document for public use (Policy reference: OSRC-6a).	PRMD	Unknown	Not Started	Design standards will be re-evaluated concurrent with the GP update.
OS11	Prepare and adopt an ordinance zoning properties to correspond to the designated Biotic Habitat Areas and Streamside Conservation Areas (Policy reference: OSRC-7b and 8c).	PRMD	Complete	Complete	The Riparian Corridor Zoning Ordinance was adopted November 24, 2014. Properties were subsequently rezoned to reflect both the RC (Riparian Corridor) and BH (Biotic Habitat) combinign zones.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS12	Prepare and adopt implementing ordinances for protection of designated Biotic Habitat Areas and Streamside Conservation Areas consistent with the Open Space and Resource Conservation Element (Policy reference: OSRC-7b, 8d, and 8e).	PRMD	Unknown	Partially Complete	The Riparian Corridor Zoning Ordinance was adopted November 24, 2014. Revisions to the Biotic habitat overlay zone (BH) are proposed for consistency with General Plan policy and expected to be completed when resources become available.
OS13	Send a letter to owners of property that includes designated Biotic Resource Areas that informs them of the designation and the proposed regulations (Policy reference: OSRC-7b and 8j).	PRMD	Complete	Complete	Notice was given to landowners within designated riparian corridors and biotic habitat areas as part of the General Plan update in 2008. Published notice will be provided for the application of the BR zoning per Government Code requirements.
OS14	Periodically, but at least every five years, prepare a review of Riparian Corridor and Biotic Habitat Area Resource data and functions, including possible recommendations for revised designation and policies (Policy reference: OSRC-7e and 8l).	PRMD	Ongoing	Ongoing	Review of the riparian corridors is underway with the new zoning designation of "RC." The biotic habitat designations will also be revised.
OS15	Conduct a study of cumulative habitat fragmentation, loss of connectivity, and exclusionary fencing on wildlife movement, including possible recommendations for corridor designation and protection policies (Policy reference: OSRC-7h).	PRMD	Ongoing	Ongoing	PRMD and Agricultural Preservation and Open Space District staff are participating in a regional effort to identify and protect critical habitat linkages to address habitat fragmentation. Agricultural Preservation and Open Space District is currently preparing recommendations regarding wildlife corridors in the upcoming Vital Lands Initiative
OS16	Prepare a countywide habitat map(s) identifying and classifying various habitat types and develop a program for periodic policy review and consideration of habitat conservation plan(s) (Policy reference: OSRC-7i).	PRMD Open Space District	Ongoing	Ongoing	The Agricultural Preservation and Open Space District completed the Sonoma County Veg Map program in 2016 which assists in the future implementation of this program.
OS17	Develop a clearinghouse for biotic resource data and habitat information, and, if possible, provide it in electronic format (Policy reference: OSRC-7j).	PRMD	Unknown	Not Started	Program implementation will occur according to Board prioritization and availability of funding.
OS18	Establish an advisory committee to assist in a study of important oak woodlands and options for protection, including possible recommendations for protection (Policy reference: OSRC-7l).	PRMD	Unknown	On Hold	The Agricultural and Open Space District and PRMD developed an Administrative Draft Oak Woodland Conservation Plan that identified resources and recommends voluntary actions for management of oak woodlands. The project was put on hold due to lack of funds. After significant stakeholder outreach, and 3 years of project development, the Board of Supervisors is now considering a Planning Commission recommendation to adopt an Oak Woodland Combining District that would require a use permit for the proposed conversion of oak woodlands.
OS19	Conduct a study of riparian corridors in grazing areas and the effects of livestock use on riparian habitat, including possible recommendations for habitat protection. Work with the Resource Conservation Districts to establish best management practices for grazing and pastures near streams (Policy reference: OSRC-8k).	PRMD Resource Conservation District Agricultural Commissioner	Complete	Complete	The effect of grazing on riparian habitats have been studied by the U.C. Division of Agriculture and Natural Resources and the Sonoma County Resource Conservation District. Best Management Practices have been developed and implemented in conjunction with Regional Water Board ranch planning requirements. The Agricultural Commissioner's Office developed BMPs for grazing lands as part of the Riparian Corridor Zoning Ordinance adopted November 24, 2014.
OS20	Work with affected cities and agencies to prepare a conservation strategy for Santa Rosa Plain in order to preserve, restore, and enhance the vernal pool and associated habitats (Policy reference: OSRC-7q).	PRMD CITY	Unknown	Partially Complete	Developing a Conservation Strategy for the Santa Rosa Plains has been subsumed into the Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP) project that was fully initiated in July 2023. The County has hired a consultant to assist in the development of an HCP/NCCP and is engaged in discussions with potential co-permittees. Next steps include a Board Workshop in Spring 2024, finalizing the activities, geography and species to be covered in a plan, negotiating an MOU with any co-permittees, finalizing a planning agreement with CDFW, and developing a Conservation Strategy
OS21	Develop programs for preservation and restoration of the Laguna de Santa Rosa, San Pablo Bay margin, and other marshes (Policy reference: OSRC-7s, 7r).	PRMD	Unknown	Not Started	Program implementation will occur according to Board prioritization and availability of funding.
OS22	Work with the SCWA to clarify how the Flood Control Design Criteria creek setback standards can be utilized to protect streams that are not designated as Riparian Corridors (Policy reference: OSRC-8m).	PRMD Water Agency	Complete	Complete	Flood Control Design Criteria were updated by the SCWA and are applied to projects through the 2009 update of the Grading Ordinance.
OS23	Establish a process for developing and adopting updated standards, guidelines, and/or best management practices for protection of streams and riparian functions. Involve affected landowners, local groups and associations, Resource Conservation Districts, the Agricultural Commissioner, UC Cooperative Extension, The Regional Water Quality Control Boards, CDFG, and other regulatory agencies (Policy reference: OSRC-8f).	PRMD Agencies	Complete	Complete	The Riparian Corridor Zoning Ordinance was adopted November 24, 2014.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
OS24	Work with CDFG, the Agricultural Commissioner, the Resource Conservation Districts, UC Cooperative Extension, the Regional Water Quality Control Boards, and the Sonoma County Agricultural Preservation and Open Space District to support and strengthen non-regulatory programs for the protection of streams and riparian functions, including education, technical assistance, tax incentives and voluntary efforts (Policy reference: OSRC-8g).	PRMD Others	Ongoing	Ongoing	Education and technical assistance provided through PRMD customer service, Agricultural Commissioners and Resource Conservation Districts.
OS25	Develop a program to reduce greenhouse gas emissions in concert with State and Federal standards (Policy reference: OSRC-14g).	PRMD	Complete	Complete	A climate change action resolution was approved by Board of Supervisors in May 2018, providing general guidance for project level GHG emission reduction. A Renewable Energy Ordinance was approved September 2013.
OS26	Support mapping by the Sonoma County Water Agency and other entities of all stream channels with "bed-and-banks". As this information becomes available, initiate rezoning to the BR Combining District for these streams, including corresponding General Plan Amendments necessary to designate them as Riparian Corridors (Policy reference: OSRC-8n).	PRMD	Unknown	Underway	High resolution vegetation and topographic mapping (LiDAR project) is underway. Permit Sonoma Natural Resource Division is a collaborator with the Russian River Regional Monitoring Program and the San Francisco Estuarine Institute on a project to create a new comprehensive map of the stream resources of Sonoma County and develop a better top-of-bank and riparian corridor map. This map is expected to be completed in late 2024 or early 2025.
PUBLIC FACILITIES AND SERVICES ELEMENT					
PF01	Work with wastewater service providers to prepare and adopt master facilities plans for all wastewater management entities serving the unincorporated area (Policy reference: PF-1b).	Wastewater Service Providers PRMD	As Needed	Ongoing	PRMD assists providers on an as-needed basis with land use data and projections as Facility Plans are developed.
PF02	Review updated five year plans and budget for facility improvements for the Sonoma County Water Agency and all County wastewater management districts, parks and other facilities annually for General Plan consistency.	Water Agency PRMD	Ongoing	Ongoing	PRMD will review Capital Improvement Plans and specific projects submitted by County agencies for consistency with the General Plan.
PF03	Provide maps, data and technical assistance, as resources permit, to school districts to assist in estimating the amount, rate and locations of projected population growth (Policy reference: PF-2k).	Schools PRMD	As Needed	Ongoing	PRMD coordinates with school districts as needed.
PF04	Prepare and update ordinances enabling the County to require the payment of fees and/or the dedication of lands for public facilities as a condition of approval for development projects (Policy reference: PF-2g, 2h, 2l).	PRMD CAO	Unknown	Partially Complete	The Sonoma County Code contains provisions for the payment of development fees or dedication of land for roadway improvements, parks, and schools, but not for other types of community facilities. Update of Fee Programs subject to prioritization and funding as determined by the Board.
PF05	Prepare and implement a Fire Services Master Plan (Policy reference PF-2m).	Fire & Emergency Services	Complete	Complete	The Fire Standards of Coverage was adopted September 18, 2012.
PF06	Review existing zoning regulations and fee schedules in order to identify and consider streamlining of permit requirements and procedures that would reduce barriers to construction of child care facilities (Policy reference: PF 3i, 3j).	PRMD	Complete	Complete	Streamlined procedures for family day care facilities have been implemented for residential zones and recently updated for agricultural and rural resource zones.
PUBLIC SAFETY ELEMENT					
PS01	Log and maintain records of all mapping and reports regarding geologic and flood hazards information prepared for project applications and by other sources. Use the information in assessing constraints (Policy Reference: PS-1a, 1b, 1c, 2a, 2b).	PRMD	Ongoing	Ongoing	The zoning database has been updated to reflect the new 2012 FEMA mapping. The Safety Element was updated in 2014. The Coastal zoning areas will be updated after review by the Coastal Commission.
PS02	Prepare amendments to Sonoma County Code to clarify standards for drainage, erosion control and fire safety (Policy Reference: PS-2n, 2v, 3c).	PRMD	Complete	Complete	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Fire Safe Standards address fire safety.
PS03	Maintain the Sonoma County Operational Area Hazardous Materials Incident Response Plan addressing prevention of and response to releases of hazardous materials and the proper disposal of hazardous wastes (Policy Reference: PS-4g).	Fire & Emergency Services	Ongoing	Ongoing	The Department of Emergency Services updates the Hazardous Materials Incident Response Plan on a regular basis.
PS04	Prepare and adopt an ordinance requiring automatic sprinkler or other on-site fire detection and suppression systems in new residential and commercial structures (Policy Reference: PS-3l).	PRMD	Complete	Complete	Ordinance adopted in 2008.
PS05	Develop a strategic plan for recovery of essential public facilities following disasters, particularly earthquakes (Policy Reference: PS-1n).	CAO General Services	Complete	Complete	The Continuity of Operations Plan update has been finalized as is in effect.
PS06	Prepare and adopt an ordinance requiring strengthening and/or reinforcement of unreinforced masonry buildings, except residential structures, that would consider the cost of the work and the value, frequency of use, and level of occupancy of the buildings (Policy Reference: PS-1o).	PRMD	Unknown	Underway	Building official continues to require engineering reports and seismic retrofit of unreinforced masonry buildings prior to approving structural modification. The County's original inventory of unreinforced masonry buildings identified 314 structures that needed strengthening, of these 89 have been seismically retrofit.

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PS07	Develop a comprehensive plan addressing flood losses in the Russian River (Policy Reference: PS-2d).	PRMD	Unknown	Not Started	Emergency Operations regularly updates the Incident Response Plan. In March 2023, Emergency Operations prepared a Russian River Flood Plan, including resident warning, life safety, and timely evacuation procedures.
PS08	Prepare and adopt an ordinance addressing zero net fill requirements in all areas of the unincorporated County subject to the 100 year FEMA flood hazard zones (Policy Reference: PS-2e).	PRMD	Complete	Complete	Completed as part of the Grading Ordinance, adopted in 2009
PS09	Cooperatively with the City of Petaluma, initiate a program to identify existing risks and implement regional flood reduction projects within the Petaluma Subbasin (Policy Reference: PS-2h).	PRMD Water Agency	2020	Underway	Sonoma Water, in partnership with the City of Petaluma, completed construction of Phase 4 of the City's Petaluma River Denman Reach Flood Protection project in May of 2020. Sonoma Water also continues to advance an Upper Petaluma Feasibility Study. Phase 1 hydraulic modeling was completed in 2020, and Phase 2 was completed in Spring of 2023 which investigated and modeled 20 hypothetical detention basins throughout the Upper Petaluma River watershed to provide local and regional downstream benefits. Sonoma Water is currently coordinating with landowners who may participate in next phase of design. In addition to the Upper Petaluma River Feasibility Study, Sonoma Water has coordinated and supported the City of Petaluma's XP-SWMM to HEC-based model conversion process which has produced an open-source hydrology and hydraulic model that will be used to update flood risk understanding and assess project impacts.
PS10	Develop a program to improve countywide street addressing in order to reduce emergency response times (Policy Reference: PS-3h).	PRMD Fire & Emergency Services	Ongoing	Ongoing	PRMD and Fire and Emergency Services have developed guidelines for identifying incorrect addresses and a process for assigning new addresses.
PS11	Implement mitigation measures and actions identified in the Sonoma County Hazard Mitigation Plan to the degree possible based on their priority and available funding. Update the plan and monitor mitigation progress on an ongoing basis as required by law.	PRMD Fire & Emergency Services	Complete	Complete	The Hazard Mitigation Plan was adopted by the Board of Supervisors in 2017.
WATER RESOURCES ELEMENT					
WR01	Develop a public education and technical assistance program that provides property owners, applicants and the general public with information regarding storm water pollution, efficient water use, public water supplies, water conservation and re-use, and groundwater. Include the preparation of "best management practices" for agricultural cultivation that address reduction of peak runoff from cultivated slopes and erosion and sediment on slopes greater than 35 percent (Policy reference: WR-1a, -1j, -1r, -2a, -2b, -2h, -3c, -3h, -4b, -4e, -4f, -4h, -6a, -6b).	PRMD Ag Commissioner	Ongoing	Ongoing	A demonstration project was completed at the PRMD building for storm water controls. Low Impact Design Guidelines have been developed in association with the City of Santa Rosa. The Agricultural Commissioner has developed the Sonoma County Best Management Practices handbook which provides minimum requirements to control water quality impacts from accelerated erosion due to agricultural activities.
WR02	Prepare and implement a "best management practice" manual for minimizing storm water pollutants associated with construction and maintenance of County buildings, roads, and other facilities. Assess water use in County operated facilities and implement programs for efficient water use and wastewater re-use (Policy reference: WR-1b, -4b, -4e, -4i).	PRMD General Services	Complete	Complete	General Services has installed landscaping at County facilities consistent with the Water Efficient Landscape Ordinance. Sonoma County's Low Impact Design Guidelines, adopted in 2011, contain Best Management Practices.
WR03	Work with the RWQCBs during the official formulation and adoption process for storm water pollution management regulations affecting Sonoma County (Policy reference: WR-1c, -1e, -1f).	PRMD Regional Water Board	Complete	Complete	Completed during the development of the revised Grading Ordinance, adopted in 2009.
WR04	Work with the RWQCBs during the official formulation and adoption process for TMDL regulations affecting Sonoma County (Policy reference: WR-1e).	PRMD Regional Water Boards	Unknown	Underway	Reviewed with other Agency programs. TMDL's for Sonoma County are currently under review by both Regional Boards.
WR05	Prepare, adopt, and implement a revised grading, erosion and sediment control ordinance to include slope-related standards and standards for orchards and vineyards (Policy reference: WR-1g, -1h, -1i).	PRMD Ag Commissioner	Complete	Complete	Completed as part of the Grading Ordinance, adopted in 2009.
WR06	Prepare, adopt, and implement a revised well permit ordinance that provides for improved data collection and monitoring of groundwater. Prepare revised procedures for proving adequate ground water for discretionary projects (Policy reference: WR-2c, -2d, -2e).	PRMD	Complete	Complete	The well construction standards were updated in 2015.

Prog #	Program Description	Responsibility	Estimated Completion	Status	Comments/Next Steps
WR07	Establish a ground water database and monitoring program consisting of well permit data and basin studies. Prepare an annual report to the Board of Supervisors assessing the current status of groundwater conditions in the unincorporated area and evaluating the need for any special studies and/or management actions that may be necessary in problem areas. The initial reports would focus on the recommendations from the groundwater studies in the Joy Road, Mark West Springs, and Bennett Valley areas, as well as the Sonoma Valley Groundwater Management Plan (Policy reference: WR-1t, -2d, -2g, -2h, -2i, 2j, -2m, -3a, -3i, -3m, -4c, -6a).	PRMD	Ongoing	Ongoing	PRMD continues to require annual groundwater monitoring on discretionary permits and has developed a database in coordination with the SCWA. Staffing Staff is working with the SCWA and other local public agencies to implement the Sustainable Groundwater Management Act
WR08	Develop an information sharing program in cooperation with public water suppliers as necessary to make appropriate data available to the public pertaining to water supply and water use in each supplier's jurisdiction. Cooperate with public water suppliers in the development and implementation of measures necessary to protect the water quality of its water supply sources (Policy reference: WR-3a, -3b, -3c, -3d, -3e, -3g, -3h, -4d, -4e, -4f).	PRMD Water Agency	Complete	Complete	The Sonoma County Water Agency's updated Urban Water Management Plan was adopted on June 21, 2011.
WR08	Develop an information sharing program in cooperation with public water suppliers as necessary to make appropriate data available to the public pertaining to water supply and water use in each supplier's jurisdiction. Cooperate with public water suppliers in the development and implementation of measures necessary to protect the water quality of its water supply sources (Policy reference: WR-3a, -3b, -3c, -3d, -3e, -3g, -3h, -4d, -4e, -4f).	PRMD Water Agency	Complete	Complete	Grading Ordinance, adopted in 2009, addresses standards for drainage and erosion control. Water Efficient Landscape Ordinance addresses water conservation. The Low Impact Design Standards provides Best Management Practices to protect water quality.
WR09	Work with public water suppliers, utility districts, stakeholder groups and interested parties to seek and secure outside funding sources for Water Resources Element programs and associated plans. Sources considered should include acquisition of critical watershed areas by the Sonoma County Agricultural Preservation and Open Space District and establishing a stewardship fund derived from the use and off-site sale of extracted groundwater to provide a financial base for the on-going protection, monitoring and management of the groundwater resource (Policy reference: Implementation programs 1-8 above).	Water Agency Open Space Dist	Ongoing	Ongoing	The Sonoma County Water Agency continues to seek outside funding sources for the protection of water resources.
WR10	Seek funding opportunities for collaborative watershed planning approaches to water quantity and quality enhancement and protection by watershed groups, resource conservation districts, scientific research programs, and other interested parties, where such an approach is the desired method of accomplishing the program objectives (Policy reference: WR-1a, -1c, -1e, -1f, -2j, -3r, -6a, -6b).	PRMD Water Agency	Ongoing	Ongoing	The Sonoma Valley Groundwater Management Plan and the Santa Rosa Plain Groundwater Management Act was developed as a collaborative effort to locally manage, protect, and enhance groundwater resources. Funds to complete projects listed in the Plan are being sought and is considered ongoing.
WR11	Prepare, adopt, and implement an ordinance that requires water-conserving plumbing in all new dwellings and water-conserving plumbing and water-conserving landscaping in all new development projects. Develop programs to reduce water demand and increase groundwater recharge (Policy reference: WR-4b, -4e).	PRMD Water Agency	Complete	Complete	Program implemented by Water Efficient Landscape Ordinance and Green Building standards. Water conserving plumbing is required in all new dwellings by 2013 under state law.
WR12	Revise County Codes in order to enable greater re-use of recycled water where appropriate to the use (Policy Reference: WR-4l).	PRMD	Unknown	Not Started	This program will be developed according to the priority and direction of the Board of Supervisors.