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COMMUNICATIONS MANAGER

DATE: June 2, 2023

TO: Members of the Board of Supervisors

FROM: M. Christina Rivera, County Administrator

SUBJECT: Board Inquiry Requests

This tab includes responses to the Board Inquiry Requests (BIRs) received in conjunction with the Spring Budget Workshops in April.

BIRs provide additional information the Board member(s) would like to understand before June budget hearings.

This year, a total of 20 requests for information were submitted; responses can be found in the attached pages.

**Board Budget Information Request (BIRs)
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FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Lynda Hopkins

Department: ACTTC, County Counsel, CDC

Date: 4/27/23

Inquiry Number: BIR01

Title:

Can an EIFD or other special tax increment district be created in former Redevelopment Zones

Request/Question:

We have heard conflicting information about whether an EIFD (Enhanced Infrastructure Financing District) can be used as a tool in former Redevelopment zones. This was raised in the FY 2021-22 BIR process as BIR 35 and 39.

In that response was the following language:

Where an EIFD boundary overlaps with the boundary of any former redevelopment project area, any debt or obligation of the EIFD shall be subordinate to any and all enforceable obligations of the successor agency, as approved by the Oversight Board and the Department of Finance, and the EIFD shall not receive tax increment from the overlapping boundary until successor agency enforceable obligations are fully paid and the requirement to deposit tax increment the Redevelopment Property Tax Trust Fund (RPTTF) expires.

Is it possible to get a clear confirmation of what this means? Does this mean that an EIFD is possible, but there is some amount of risk and timing challenge associated with creating one in the Lower Russian River and when the funding would begin to be disbursed?

Board Inquiry Requests #1 – Can an EIFD or other special tax increment district be created in former Redevelopment Zones

Board Member(s) Requesting Information: Supervisor Linda Hopkins

Request/Question: We have heard conflicting information about whether an EIFD (Enhanced Infrastructure Financing District) can be used as a tool in former Redevelopment zones. This was raised in the FY 2021-22 BIR process as BIR 35 and 39.

In that response was the following language:

Where an EIFD boundary overlaps with the boundary of any former redevelopment project area, any debt or obligation of the EIFD shall be subordinate to any and all enforceable obligations of the successor agency, as approved by the Oversight Board and the Department of Finance, and the EIFD shall not receive tax increment from the overlapping boundary until successor agency enforceable obligations are fully paid and the requirement to deposit tax increment the Redevelopment Property Tax Trust Fund (RPTTF) expires.

Is it possible to get a clear confirmation of what this means? Does this mean that an EIFD is possible, but there is some amount of risk and timing challenge associated with creating one in the Lower Russian River and when the funding would begin to be disbursed?

Response:

An Enhanced Infrastructure Financing District (EIFD) can be created in a former Redevelopment area; however, there are restrictions on receiving tax increment where the borders of the EIFD overlap the former Redevelopment area. In these areas, the obligations of the EIFD will be subordinate to the enforceable obligations of the Successor Agency to the former Redevelopment Agency (Successor Agency). If a Successor Agency includes more than one former Redevelopment area, as is the case with the Sonoma County Successor Agency, tax increment from all former Redevelopment areas under the Successor Agency must be deposited into the RPTTF to pay the Successor Agency's enforceable obligations. The EIFD cannot receive tax increment from the former Redevelopment areas until Successor Agency enforceable obligations are fully paid and there is no longer a requirement to deposit Successor Agency tax increment in a RPTTF.

Upon creation of an EIFD, the base year value used to compute tax increment is set in the fiscal year the EIFD is created. For example, if an EIFD is created in the Russian River area in May 2024, the base year value would be set as the fiscal year 2023-24 taxable value. However, any tax increment from overlapping boundary areas of an active Successor Agency area would be contributed RPTTF until all obligations of the Successor Agency are concluded. Attachment A shows the current conclusion dates for Successor Agencies in Sonoma County. When the business of the Successor Agency is concluded, the tax increment above the EIFD base year value would be distributed to the EIFD. All tax increment collected from areas within an EIFD

that do not share a boundary with an active Successor Agency area would be distributed to the EIFD.

While an EIFD cannot receive tax increment from the overlapping area of an active Successor Agency, some taxing agencies in other counties, including Los Angeles County, have committed a portion of their RPTTF “residual” revenue to an EIFD. RPTTF funds are distributed twice a year (in December and May) to pay Successor Agency enforceable obligations, pass through payments to affected taxing agencies and administrative costs, and each December and May excess RPTTF funds are proportionally distributed to the affected taxing agencies as residual revenue.

For an EIFD to be formed, it is required to have an Infrastructure Financing Plan (EIFD Plan) that must include a fiscal impact analysis to demonstrate that the EIFD will not have an adverse impact on the county’s general fund. In other words, the analysis must show that the cost of providing services to the district area and the county can still be supported by the general fund if all or a portion of the property tax increment is diverted to the district. The process and requirements of creating and funding an EIFD can be complex, especially when boundaries overlap a Successor Agency area. This process and the feasibility of creating an EIFD in the Russian River area would need to be evaluated more thoroughly.

Outstanding SA Debt As Of 5/19/23 and Final Payment Date

SUCCESSOR AGENCY	OUTSTANDING DEBT EXCLUDING ADMIN	FINAL PAYMENT
CLOVERDALE	25,225,141.00	8/1/2038
COTATI	9,055,472.00	9/1/2035
HEALDSBURG	41,180,405.00	8/1/2034
PETALUMA	68,541,337.00	11/1/2039
ROHNERT PARK	43,251,784.00	8/1/2037
SANTA ROSA	33,090,643.00	8/1/2033
SONOMA CITY	27,375,858.00	12/1/2036
WINDSOR	672,425.00	9/1/2024
SONOMA COUNTY	12,111,579.00	8/1/2034
TOTAL	260,504,644.00	

BFY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Lynda Hopkins

Department: Agricultural Commissioner

Date: 4/27/23

Inquiry Number: BIR02

Title:

Total sources and expenditures associated with administration of the Cannabis program by the Agricultural Commissioner

Request/Question:

The budget presented by the Agricultural Commissioner included a figure showing General Fund Support for the department related to administration of the cannabis program. Additionally, we previously learned about the cannabis fees paid by the customer during the fee hearing recently. Please explain the total sources and expenditures in the budget related to the cannabis program.

What is the total cost of the program?

What are the associated expenditures?

What are the total fees covering program costs?

What is the general fund support for the program?

Are there additional sources for the program?

What would the fee need to be if there were not the general fund support?

Board Inquiry Requests #BIR02

Total Sources and Expenditures Associated with Administration of the Cannabis Program by the Agricultural Commissioner

Board Member(s) Requesting Information: Lynda Hopkins

CAO and AWM Department Staff Review Notes:

Program costs for the Department of Agriculture/Weights & Measures (AWM) Cannabis Program are made up of salary and benefit costs for 4.33 FTE (listed below) and services and supplies costs, including County Counsel, vehicles, computers, office supplies and other internal service costs. Program costs are offset by a combination of fine/fee revenue, fees from State contracts, and revenue from the Cannabis Tax Fund. The \$2.35 million FY 23/24 General Fund contribution to departments listed during the Spring Budget Workshop does not finance any of AWM’s Cannabis Program activities. As you will see from the table below, revenues have exceeded costs each year. This is due to long standing vacancies in the Cannabis Program, particularly the Deputy Agricultural Commissioner. On May 9, 2023, the Board authorized the conversion of the Deputy to a Department Program Manager, which will hopefully make the position easier to fill.

AWM Cannabis Program Staffing:

- 0.33 Assistant Agricultural Commissioner
- 1.0 Department Program Manager (Converted from 1.0 Deputy Agricultural Commissioner, see: <https://sonoma-county.legistar.com/LegislationDetail.aspx?ID=6192264&GUID=C1FE70A8-ACC6-4FD0-9B83-E1C5772A6DCD&Options=&Search=>)
- 2.0 Agriculture Inspectors
- 1.0 Account Technician

AWM Cannabis Program Costs:

Line Item	FY 19/20 Actuals	FY 20/21 Actuals	FY 21/22 Actuals	FY 22/23 Actuals (as of 12/31/23)	FY 23/24 Budgeted
Salary and Benefits	\$426,663	\$292,360	\$541,856	\$393,893	\$608,819
Services and Supplies	\$97,327	\$127,414	\$105,087	\$90,610	\$159,648
Total Costs	\$523,990	\$419,773	\$646,943	\$484,503	\$768,467

AWM Cannabis Program Revenues:

Line Item	FY 19/20 Actuals	FY 20/21 Actuals	FY 21/22 Actuals	FY 22/23 Actuals (as of 12/31/23)	FY 23/24 Budgeted
Fines and Fees: Permit/Monitoring	\$267,717	\$307,235	\$70,896	\$84,755	\$138,500
Fines and Fees: Cannabis Fines	\$0	\$258,870	\$28,050	\$6,883	\$200,000
Fines and Fees: Hemp Registration	\$5,400	\$12,348	\$11,633	\$6,150	\$12,546
State Revenue	\$24,198	\$37,138	\$21,951	\$29,087	\$36,250
Cannabis Tax Fund	\$242,921	\$9,341	\$643,960	\$403,247	\$529,261
Total Revenues	\$540,236	\$624,932	\$776,490	\$530,122	\$916,557

Fine/fee revenues include permit application and processing fees, fees for site monitoring and canopy verifications, and fines resulting from violations. Recent changes to the County's Cannabis Land Use Ordinance have greatly affected revenues. In October 2021, the Board of Supervisors adopted an urgency ordinance halting new large scale (>10,000 sq. ft. up to 43,560 sq. ft.) multi-tenant operations which has resulted in a reduced number of new permit applications. This ordinance change, coupled with the decline in market value of cannabis, has led to an overall decline in revenue from new and renewal permit applications for FY21-22 and FY22-23. However, the same ordinance change required an increase in the number of inspections for many operators which has resulted in a slight increase in fee revenue for site monitoring in FY22-23. Cannabis fines are expected to increase in FY23-24 due to a recent settlement.

State contract revenue includes contracts with the state Department of Cannabis Control and California Department of Food and Agriculture to perform annual inspections related to state laws and regulations for cannabis licensing and registration and sampling related to hemp state laws and regulations. AWM also receives funds from the California Department of Pesticide Regulation for pesticide permitting, education and outreach to cannabis cultivators related to laws and regulations pertaining to the use of pesticides during cannabis cultivation (See: <https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/county-administrators-office/projects/cannabis-program>).

Per AWM's March 21, 2023 Fee Hearing item, cost recovery for Cannabis fees is limited to costs for services provided such as permit application processing, site monitoring inspections, and canopy verifications. Activities outside of these cost-recoverable services include responding to complaints, fulfilling Public Records Act requests, program planning and collaborating on ordinance changes, and enforcement work that does not lead to a violation. If AWM was to increase fees to recover all the costs allowable, they would be as shown below (based on projected FY23-24 costs).

Annual monitoring fees for indoor, mixed-light, nursery, outdoor cottage, and outdoor specialty would go from \$674 to \$991. Annual monitoring fees for outdoor small would go from \$674 to \$1,132.

Permit application fees for cottage (up to 25 plants) and specialty (up to 5,000 sq. ft. or 50 plants) outdoor would go from \$1,985 to \$2,472. Permit application fees for small (5,001 sq. ft. to 10,000 sq. ft.) outdoor would go from \$2,677 to \$3,577.

Attachment 1: Cannabis Program Budget from 2/28/23 Board Item (See: <https://sonomacounty.legistar.com/View.ashx?M=F&ID=11658056&GUID=7959CC85-D65C-46AB-8B58-D79B0C6BD43D>)

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Lynda Hopkins

Department: CDC

Date: 4/27/23

Inquiry Number: BIR03

Title:

Flood Elevation Program Update

Request/Question:

This year's rains and concerns about flooding have highlighted the need for the CDC's Flood Elevation Program. Please provide an update on this program.

What is the total cost of the program?

How much staffing has been assigned to the program over the past 5 fiscal years?

How many residents were served in the past 5 fiscal years?

How long is the waiting list for the program?

Board Inquiry Requests #BIR03 – Flood Elevation Program Update

Board Member(s) Requesting Information: *Supervisor Lynda Hopkins*

Community Development Commission Staff Review Notes:

What is the total cost of the program?

The total cost of the program varies from year to year. The total program costs from 1997 through 2023 are as follows:

- Total historical program costs: \$30,380,423
- Total historical program awards including local share: \$36,584,224

The amount shown above as “total historical program awards” represents the total funds awarded including local share provided by the property owners and includes dollars awarded for three active grants. Not all projects included in the subapplications submitted to the Federal Emergency Management Agency (FEMA) completed elevation, so the total funding awarded was not expended. Reasons for projects not completing the elevation are included in the waiting list narrative below.

Currently there is one subapplication undergoing FEMA review requesting \$981,224 for three residential properties.

How much staffing has been assigned to the program over the past 5 fiscal years?

One full time Housing Rehabilitation Specialist (HRS) is typically assigned for direct program implementation (project delivery/management) for the program. There is some administrative work conducted by an Administrative Aide and by the Commission’s Accounting Division staff, averaging a few hours a month. During the past two years the program has been implemented differently, by using only half time of the HRS position that also regularly supports other programs, and half time of the Asset and Construction Manager, who makes program management decisions, provides guidance on projects, and is primary lead in working with California Office of Emergency Services (Cal-OES) managing the grants. The size and scope of the program has been primarily related to availability of FEMA funds as well as delays discussed below. Staff capacity has not been the limiting factor.

How many residents were served in the past 5 fiscal years?

15 residential structures were elevated, a total of 23 units:

- 5 duplexes (10 units)
- 1 fourplex (4 units)
- 9 single family homes.

To date since the program’s inception, a total of 283 residential structures including the 15 above have been elevated.

How long is the waiting list for the program?

There are currently 29 residential properties on the waitlist.

Many of these properties have been included in multiple grants over the years but did not elevate due to limiting factors such as property owners not participating in a timely fashion or not being able to afford the local cost share and contractors not bidding on projects. Additionally, cost increases have caused more and more projects to become ineligible due to the benefit cost ratio not meeting the FEMA minimum threshold of 1 or better. Project costs must be equal to or less than project benefits the National Flood Insurance Program (NFIP) and FEMA expect to realize over the next thirty years. The “benefits” are savings the NFIP and FEMA realize as a result of the elevation project protecting the structure and contents from flood damage, thereby eliminating, or dramatically reducing insurance claims and disaster recovery costs.

As people inquire about the program and/or submit applications, staff conducts a property information and cost benefit analyses to determine eligibility. If eligible, a property is added to the waitlist and included in the next subapplication the Commission submits to Cal OES.

From the time an applicant submits an eligible application to the Commission it generally takes 1-1/2 years or more to receive award notification from Cal OES. From the time the CDC submits a subapplication to Cal OES it takes a year or more to receive award notification. Overall, it can take many years for an applicant to obtain approval for an elevation project, and CDC has little control over this timeline.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: Pi/Parks & SCTA

Date: 4/26/2023

Inquiry Number: BIR04

Title:

Bike and Pedestrian Project Completion Status

Request/Question:

In the Board Budget binder there is a section with a discussion regarding “Bike Lanes and Sidewalks” (page 24-25 of 65) discussing funding challenges, inadequate right of way, grants, etc. (and I would add the challenges of working with SCTA on prioritizing bicycle projects—lanes and multi-use paths).

I request that SoCoPublic Infrastructure and SC Regional Parks:

- Identify all of the bicycle lane/multi-use projects in the County,
- Identify priority ranking of each in the SC Bike and Pedestrian Master Plan,
- Date project was initiated,
- Date project was or will be completed
- Project Manager assigned in the departments for bicycle lanes/projects - sole responsibility for this individual?
- Funding identified to complete the project and sources?
- Length of time to accumulate funding for the project or phases of the project?
- Inclusion in Capital Improvements Program (Arnold Drive is still not listed in the CIP) - yes or no
- Inclusion in SCTA project priority list (if it’s not included in list, why not) - yes or no
- What projects were started/completed in the past 10 years? If there were no projects started/completed in the past decade, why not?

How do we capture more funding from SCTA Measure DD for dedicated bicycle infrastructure?

Pi/Parks/CAO suggestions on how to start and complete bicycle projects more effectively, economically, and in a shorter time?

Perhaps combining work with SoCoPi and Regional Parks in a Combined division with a Project Coordinator/Grants Coordinator - someone able to focus on this - and not just one more responsibility for two overextended departments.

Board Workshop Request - the Board needs an opportunity to discuss this with possible organizational changes and grant assistance, in collaboration with SCTA

Board Inquiry Requests #04a – Bike and Pedestrian Project Completion Status

Board Member(s) Requesting Information:

Supervisor Gorin

Staff Review Notes:

The bicycle system of Sonoma County is comprised of both on-road and off-road facilities. Class I facilities are separated from roadways and Class II are on-road bicycle lanes designated with striping and signage and/or pavement markings. Regional Parks manages Class I bikeway projects, and the Department of Sonoma County Public Infrastructure (SoCoPi) manages Class II bikeway projects.

The responses for the information request presented below are from Regional Parks and SoCoPi.

1. *Identify all of the bicycle lane/multi-use projects in the County*
2. *Identify priority ranking of each in the SC Bike and Pedestrian Master Plan*
3. *Date project was initiated*
4. *Date project was or will be completed*
5. *Project Manager assigned in the departments for bicycle lanes/projects - sole responsibility for this individual?*
6. *Funding identified to complete the project and sources?*
7. *Length of time to accumulate funding for the project or phases of the project?*
8. *Inclusion in Capital Improvements Program (Arnold Drive is still not listed in the CIP) - yes or no*
9. *Inclusion in SCTA project priority list (if it's not included in list, why not) - yes or no*
10. *What projects were started/completed in the past 10 years? If there were no projects started/completed in the past decade, why not?*
11. *How do we capture more funding from SCTA Measure DD for dedicated bicycle infrastructure? Pi/Parks/CAO suggestions on how to start and complete bicycle projects more effectively, economically, and in a shorter time?*
12. *Perhaps combining work with SoCoPi and Regional Parks in a Combined division with a Project Coordinator/Grants Coordinator - someone able to focus on this - and not just one more responsibility for two overextended departments. Board Workshop Request - the Board needs an opportunity to discuss this with possible organizational changes and grant assistance, in collaboration with SCTA.*

SoCoPi Response

Response #1-#4:

Current bike lane projects are as follows:

- Arnold Dr Bike Lanes (District 1), began in 2018, construction scheduled 2025
- Crocker Road Bridge (District 4), began in 2017, construction scheduled 2023-24
- Mirabel Road Shoulder Widening (District 5), began 2023, construction scheduled 2027
- Mark West Sidewalks (District 4), began 2018, construction 2022-2023
- SR121 at Eighth Street East (District 1), began 2020, construction funding not yet identified

The projects listed above are not ranked in the SCTA Countywide Bicycle and Pedestrian Master Plan.

Response #5: The project manager assigned to the SoCoPi listed projects is Steve Urbanek, Senior Engineer, design. He is also responsible for the annual \$20 million Pavement Preservation Program, SCTA's Measure M funded projects, GoSonoma grant projects, and all road design projects except for bridges.

Response #6: SCTA's Measure M and GoSonoma are the best funding source for bike lane projects. The department continues to work on determining final funding as project estimates become better defined.

Response #7: A bike lane project can take between 4-8 years to deliver, depending upon the complexity and multi-jurisdictional coordination.

Response #8: No, the bicycle projects have not historically been listed in the Capital Improvement Plan (CIP) however, SoCoPi is open to adding these types of projects going forward.

Response #9: No, these projects are not included in SCTA project priority, however the Highway 121 at Eighth Street East project is included in SCTA's Go Sonoma (Measure DD) and will include bicycle and pedestrian improvements.

Response #10: See response to #1-4.

Regional Parks Response

Responses for questions #1-10 are included in Attachment 1: Bike and Pedestrian Project Completion Status - Sonoma County Regional Parks.

Combined Responses

Response #11:

More transportation funding can be dedicated to bicycle projects with the partnering of Regional Parks and SoCoPi and coordination with SCTA to ensure funding applications are most favorable for the competitive funding sources, which will speed up the delivery. As one example, if the Board approves Board Budget Request 07 totaling \$5 million, Public Infrastructure, in partnership with Regional Parks, would recommend \$1.5 million allocated to deliver access and risk reduction projects within county sidewalks and regional parks. If approved, the funding will provide for both inspection and repairs of existing sites including 88 miles of County sidewalks. This effort will significantly reduce liability in parks and sidewalks.

Furthermore, as discussed under Response #12, both departments will be working on establishing teams focused on delivering bicycle lane projects. This group will strategize with SCTA on locations deemed most successful for grant funding, and best practices for completing projects more effectively and economically will be determined as formation of this group progresses.

Response #12:

Regional Parks and SoCoPi are both proposing staffing increases and reorganizations to better deliver projects. Regional Parks has included two PCRs with their FY 23-24 Recommended Budget, funded with a combination of Parks for All Measure M, Mitigation Fees, and other non-General Fund sources, for additional staff in Planning, which will increase overall project development capacity, including bike paths (see RP-PCR-01 and RP-PCR-02 in your Budget Binder). SoCoPi is exploring a "Special Projects

Unit” that will include focusing on Bicycle and Pedestrian Projects in SoCoPi’s right of way. SoCoPi will work with an organizational development consultant for recommendations on how this structure will fit within the department and a proposed organizational chart will be presented for Board consideration in December 2023.

Board of Supervisors can support additional bicycle land dedications or improvements when development approvals require community benefits. SoCoPi and Regional Parks have a joint committee to coordinate on bicycle projects within SoCoPi’s jurisdiction. Currently the Calendar of Significant Items for 2023 is full, however if desired the Board could add a Bicycle and Pedestrian Infrastructure workshop as part of the 2024 calendar to provide the Board an opportunity to discuss possible organizational changes and grant assistance, in collaboration with SCTA.

FY 23-24 Board Information Request - 04A: Bike and Pedestrian Project Completion Status - Sonoma County Regional Parks

Project Name	District	Scope	Priority Ranking in Bike Plan	Project Initiation Date	Project Completion Date	Project Manager	Funding Identified (\$ '000)	Funding Sources	Length of Time to Secure Funding (years)	In CIP?	In SCTA "Project Priority List"	Started Past 10 years?	Completed Past 10 years?	Underway longer than 10 years?
Bay Trail - Petaluma	2	Trail acquisition, planning, and construction for the SF Bay Trail	high	2006	TBD	KT	185	PF - ABAG, PMF 5	TBD	Y	N	N	N	Y
Bay Trail - Sonoma	1	Trail acquisition, planning, and construction for the SF Bay Trail	high	2006	TBD	KT	207	PF - ABAG, PMF 6	TBD	Y	N	N	N	Y
Bodega Bay Bell Tower Property - Disabled Access Improvements	5	Trail from parking lot to Bodega Bay Trail	not included	2014	2015	MC	50	F - GF ADA, PMF 1	1	Y	N	Y	Y	N
Bodega Bay Bike & Pedestrian Trail - Coastal Prairie 1A	5	Connects Bell Tower to Bodega Dunes State Park entry Road	high	2007	2014	MC	728	F - CIAP, PMF 1, SCTA M, MTC	7	Y	SCTA M	N	Y	N
Bodega Bay Bike & Pedestrian Trail - Coastal Prairie 1B	5	Connects Bodega Dunes State Park entry Road with Keefe Ave	high	2007	2016	MC	806	F - LWCF, PMF 1, SCTA M	9	Y	SCTA M	N	Y	N
Bodega Bay Bike & Pedestrian Trail - Coastal Harbor	5	Trail from Eastshore Road to Smith Brothers Road	high	2009	TBD	KT	264	PF - PMF 1, SCC, SCTA M	TBD	Y	SCTA M	N	N	Y
Bodega Bay Bike & Pedestrian Trail - Coastal North Harbor	5	Trail from Bell Tower to Eastshore Road	high	2009	TBD	KT	2,460	F - OSD, Parks M, SCC, Foundation, PMF 1, SCTA M	13	Y	SCTA M	N	N	Y
Bodega Bay Bike & Pedestrian Trail - Smith Brothers Road	5	Trail along Smith Brothers Road	high	2014	TBD	KT	623	PF - SCC, Major Maintenance, Parks M, Cell Tower, SCTA M, PMF 1, MTC	TBD	Y	SCTA M	Y	N	N
Carrington Coast Ranch	5	Project includes design and construction of Coastal Trail	In GP; NIC in bike plan	2013	TBD	MC	1,982	PF - Parks M, SCC, OSD, Foundation, PMF1	TBD	Y	N	Y	N	N
Central Sonoma Valley Trail	1	Trail parallel to highway 12 from Maxwell Park on Verano Ave to Agua Caliente Road	high	2006	TBD	KT	1,114	F - Measure L, PMF 6, SCTA M, MTC, State Parks	17	Y	SCTA M	N	N	Y
Coastal Trail Kashia Pomo	5	1-mile trail and staging area along highway 1	In GP; NIC in bike plan	2015	TBD	MC	756	PF - Parks M, PMF 1, SCC, OSD	TBD	Y	N	Y	N	N
Colgan Creek Bikeway Phase 2	3, 5	3.2 miles of trail gaps from existing trail to Taylor Mountain	high	2014	TBD	KT	88	PF - Major Maintenance, PMF 4	TBD	Y	N	Y	N	N
Copeland Creek Trail	1	2.6-mile trail from SSU to Crane Creek Park; incl crossing of Petaluma Hill Rd	high	2010	TBD	KT	840	PF - Parks M, Tree Mitigation Fund, Foundation, PMF 5, OSD, MTC	TBD	Y	N	N	N	Y

Dutch Bill Creek Trail	5	Active section 1.5 mile trail from Monte Rio Bridge to Tyrone	medium	2016	TBD	KT	4,794	PF - Parks M, SCC, OSD, LWCF, PMF 3	TBD	Y	N	Y	N	N
Gleason Beach Access Improvements	5	Includes 1-mile trail, parking, and other amenities	not included	2018	TBD	KT	1,155	PF - Caltrans, SCC	TBD	Y	N	Y	N	N
Graton Disabled Access Improvements	5	West County Trail improvements in Graton	not included	2014	2019	MC	165	F - GF ADA, PMF 3	5	Y	N	Y	Y	N
Hanson Russian River Access and Trail	4	Includes 2.5 mile section of Russian River - Middle Reach Bike Trail	high	2016	TBD	KT	117	PF - Lytton Tribal Mitigation, PMF 2	TBD	Y	N	Y	N	N
Hood Mountain - Ridge Trail to Highway 12	1	0.3 mile trail connecting Oakmont/12 with Los Guillicos and Hood, incl crossing of highway 12	not included	2008	2016	KDB	290	F - SCC, PMF 4	8	Y	N	N	Y	N
Joe Rodota Trail Bridge 2 Repair	5	Renovate middle of three bridges	not included	2009	2016	KT	210	F - Major Maintenance, PMF 3, PMF 4	7	Y	N	N	Y	N
Joe Rodota Trail Bridge 1 & 3 Replacement	5	Replace first and third of three bridges	not included	2009	TBD	KT	872	F - MTC, PMF 3	TBD	Y	N	N	N	Y
Joe Rodota Trail - North Wright Road to Sebastopol Road	5	0.18 JRT trail gap between North Wright and Sebastopol roads	not included	2014	TBD	KT	3	PF - PMF 4	TBD	Y	N	Y	N	N
Laguna De Santa Rosa Bikeway	2	0.54-mile trail from Stony Point Road to Hinebaugh Creek	medium	2016	TBD	KT	75	PF - PMF 3, PMF 5	TBD	Y	N	Y	N	N
Laguna De Santa Rosa Trail	5	1.8-mile trail from Hwy 12 to Occidental Road	high	2010	2012	KT	434	F - OSD, PMF 4	2	Y	N	N	Y	N
Mark West Creek Trail	4	1.3-mile trail along creek From SMART Trail to Old Redwood Highway	high	2012	TBD	KT	205	PF - Mitigation Fees Sutter, PMF 7	TBD	Y	N	Y	N	Y
Petaluma-Sebastopol Trail	2, 5	13-mile trail between Sebastopol and Petaluma	medium	2012	TBD	KT	462	PF - Parks M, Sebastopol, Petaluma, Bicycle Coalition, SR Cycling Club, Caltrans, PMF 3, PMF 5, Climate Resiliency Fund	TBD	Y	N	Y	N	Y
Roseland Creek Trail	3, 5	3-mile trail along creek from Ludwig Avenue to Laguna Trail in Alpha Farm	high	2016	TBD	KT	34	PF - PMF 4	TBD	Y	N	Y	N	N
Russian River Bike Trail - Lower Reach	5	Trail paralleling the Russian River from Forestville to Jenner	high	2013	TBD	KT	1,171	PF - Parks M, Northern SC Air Pollution, Advertising Fund, Foundation, Caltrans, PMF 3, Climate Resiliency Fund	TBD	Y	N	Y	N	Y

Russian River Bike Trail - Middle Reach	4, 5	Active portion is 1.5 mile trail connecting Eastside Road, Riverfront Regional Park, and Wohler	high	2014	TBD	KT	145	PF - PMF 2	TBD	Y	N	Y	N	N
Santa Rosa Creek Trail	5	Class 1 trail from Fulton to Willowside roads	high	2007	2012	KT	1,503	F - state, federal, other	5	Y	N	N	Y	N
Santa Rosa Creek Trail Phase 2	5	1.6-mile trail from Willowside to Guerneville roads	high	2007	TBD	KT	8	PF - PMF 4	TBD	Y	N	N	N	Y
SMART Trail JRT to Hearn	3	1.3-mile trail from Hearn Avenue to JRT along SMART rail corridor	high	2009	2013	KT	1,128	F - PMF 4, SR Redevelopment, MTC	7	Y	SCTA M	N	Y	N
Sonoma Schellville Trail	1	4.8-mile trail from Sonoma's Bike Path at 4th St. East to Highways 12 and 121	high	2006	TBD	KT	1,674	PF - Parks M, PMF 6, SCTA M, Climate Resiliency	TBD	Y	SCTA M	N	N	Y
Sonoma Valley Trail	1	13-mile trail from Sonoma Springs to Santa Rosa	high	2012	TBD	KT	1,352	PF - Parks M, Foundation, Caltrans, PMF 6, PMF 4, Climate Resiliency, other	TBD	Y	N	Y	N	Y
Stewarts Point Trail	5	0.8-mile trail and trailhead along highway 1	In GP; NIC in bike plan	2015	TBD	MC	601	PF - SCC, PMF 1, OSD, Parks M	TBD	Y	N	Y	N	N
Timber Cove California Coastal Trail	5	3-mile trail parallel to highway 1 connecting Stillwater Cove with Fort Ross State Historic Park	In GP; NIC in bike plan	2009	TBD	MC	178	PF - PMF 1, SCC	TBD	Y	N	N	N	Y
West County Trail - Forestville Trails	5	Trailhead and 0.12-mile trail closing gap	high	2009	2020	KT	725	F - Quarry mitigation, PMF 3, MTC	11	Y	N	N	Y	Y
West County Trail - Green Valley Road	5	0.26-mile trail paralleling Green Valley Road closing gap	not included	2018	TBD	KT	1,352	F - Parks M, Foundation, PMF 3, MTC	TBD	Y	SCTA DD	Y	N	N
West County Trail - Highway 116 to River Road	5	Active section 0.4-mile extension of WCT from Forestville to Youth Park	high	2021	TBD	KT	445	PF - Quarry mitigation, PMF 3	TBD	Y	SCTA M	Y	N	N
West County Trail - Occidental Road	5	0.9-mile section of WCT along Occidental Road from highway 116 closing gap	In GP; NIC in bike plan	2018	TBD	KT	3,370	F - PMF 3, Developer, Foundation, Parks M, MTC	TBD	Y	SCTA DD	Y	N	N

Notes

- 1 Current Project Manager is listed, although project managers may have shifted during the years
- 2 F=Funded, PF=Partially Funding; UnFu=Unfunded; See Sonoma County 5-Year Capital Project Plan for more detail about funding
- 3 SCTA's "Project Priority List" is interpreted to mean is it included in SCTA's Measure M or Go Sonoma Measure DD
- 4 "Length of Time to Secure Funding" is the time to funding award from project initiation to completion, and does not account for inactive fundraising periods between planning, acquisition, and development phases or the project being put on hold. Not all projects include all phases.

Abbreviations:

ABAG = Association of Bay Area Governments

Bicycle Coalition = Sonoma County Bicycle Coalition

CIAP = Coastal Impact Assistance Program

Climate Resiliency = Board of Supervisors Climate Resiliency Funds

Developer = various developers

F = Funded

Foundation = Sonoma County Regional Parks Foundation

GF ADA = Sonoma County General Fund Americans with Disabilities Act Funds

GP = General Plan

Measure L = Sonoma County Transient Occupancy Tax Measure L

MTC = Metropolitan Transportation Commission

Northern SC Air Pollution = Northern Sonoma County Air Pollution Control District

OSD = Sonoma County Ag + Open Space District

Parks M = Parks for All Measure M

PF = Partially Funded

PMF = Park Mitigation Fee - Area 1-7

Quarry Mitigation = Forestville Quarry Mitigation

SCC = State Coastal Conservancy

SCTA DD = Sonoma County Transportation Agency Go Sonoma Measure DD

SCTA M = Sonoma County Transportation Agency Measure M

SR Cycling Club = Santa Rosa Cycling Club

SR Redevelopment = Santa Rosa Redevelopment District Funds

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: Pi

Date: 4/26/2023

Inquiry Number: BIR05

Title:

Decking Replacement for Bridges Countywide and Glen Ellen Specifically

Request/Question:

There has been a request from Glen Ellen and D1 for replacement of decking of these two bridges for the past decade. Until this year, it was the assumption that TPW/SoCoPi was avoiding this project. Now it is apparent that CalTrans is responsible for replacement of decking (pavement) on all bridges.

This is a request to identify all bridges in the County in need of decking (pavement) replacement:

- Location of Bridges
- Pavement condition index for each bridge?
- Prioritization of the decking replacements on various bridges?
- Estimated date of completion of decking project on each bridge?
- CalTrans Coordinator for bridge decking replacement?

Suggestions on advocacy to CalTrans/State Legislators to increase priority on decking replacement projects in the County?

Board Inquiry Requests #05 – Decking Replacement for Bridges Countywide and Glen Ellen Specifically

Board Member(s) Requesting Information: Supervisor Gorin

Public Infrastructure Staff Review Notes:

The department of Sonoma County Public Infrastructure (SoCoPi) prepared the response to the request to identify all bridges in the County in need of decking (pavement) replacement. SoCoPi has an existing Federally funded project in Caltrans Bridge Preventative Maintenance Program. It includes 24 bridges located County-wide for work including application of a methacrylate coating of existing bridge decks. SoCoPi is the local agency or applicant, and Caltrans is the agency administering the Federal funds. SoCoPi performs all the work for the project and requests reimbursement upon project completion.

The following is the information requested:

- Location of Bridges
 - Willowside Rd at Santa Rosa Channel*
 - Trenton Healdsburg Rd at Mark West Creek*
 - Valley Ford Rd at Americano Creek*
 - Llano Rd at Colgan Creek*
 - Calistoga Rd at Mark West Creek*
 - Moscow Rd at Russian River*
 - Moscow Rd at Hillside*
 - Leveroni Rd at Carriger Creek*
 - Pine Flat Rd at Sausal Creek*
 - Main St at Dutch Bill Creek*
 - Rainsville Rd at Willow Brook Creek*
 - River Rd at Mark West Creek*
 - Madrone Rd at Sonoma Creek*
 - Verano Ave at Sonoma Creek*
 - Old Redwood Hwy at Mark West Creek*
 - Windsor Rd at Windsor Creek*
 - River Rd at Russian River*
 - Westside Rd at Dry Creek*
 - Geysers Rd at Camacho Creek*
 - Mill Creek Rd at Mill Creek*
 - Mill Creek Rd at Mill Creek*
 - Arnold Dr at Sonoma Creek*
 - Arnold Dr at Glen Ellen (Glen Ellen)*
 - Arnold Dr at Sonoma Creek (Glen Ellen)*

- Pavement condition index for each bridge?
The condition of the bridges is poor. Of note, bridge deck conditions are not categorized by Pavement Condition Index.

- Prioritization of the decking replacements on various bridges?
The bridges included in the project were selected by SoCoPi based on the existing conditions of the decks. These 24 bridges will be included in one construction project.

- Estimated date of completion of decking project on each bridge?
SoCoPi is coordinating with Caltrans and waiting for Caltrans project approval. It is estimated that construction can begin 9 months after receiving Caltrans approval.
- CalTrans Coordinator for bridge decking replacement?
SoCoPi is coordinating with the Caltrans Local Assistance Office.
- Suggestions on advocacy to CalTrans/State Legislators to increase priority on decking replacement projects in the County?
Advocacy is not currently being requested at this time as the department has a plan in place to increase communication with Caltrans for improved efficiency. SoCoPi will reach out to either the CAO Legislative Analyst or the Board of Supervisors if progress is not achieved by the end of 2023.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: SoCoPi

Date: 4.26.23

Inquiry Number: BIR06

Title:

Donald Street Gap

Request/Question:

There is a gap in infrastructure along Highway 12 - a remnant of the three-decades of work for widening Highway 12 through the Redevelopment Funding. It is a two-block gap without sidewalks, chaotic car connections to Donald Street and the Meadowbrook Mobile Home Park (just south of the bridge across Aqua Caliente Creek).

People are forced to walk in the road (across the bridge and along Highway 12) without sidewalks, dodging cars and bikes, pushing strollers, making it very dangerous for cars, pedestrians and bikes in an area populated by economically challenged residents living in mobile homes parks, without cars, walking to markets and shops.

This gap has been identified as a priority by the community for the past decades by various organizations and in planning documents such as the Springs Municipal Advisory Council, former redevelopment authority, and Springs Specific Plan.

\$2m was designated for infrastructure by the Board of Supervisors during the 22-23 budget hearings. During this discussion, TPW suggested this was a good project for the emerging "Reconnecting Communities" Grant program included in the Infrastructure bill. Therefore, an amount was allocated to TPW for design of this intersection to help make it shovel-ready for grant/program funding. The rest was allocated for the first phase of Maxwell Farms Regional Park renovations.

Request for information:

- Status of Design work for the gap
- Firm Selected
- Scope of Work
- Completion Date of Design Work
- Estimated cost of construction for the Donald Gap Project?
- Goal for completion of the construction of this project?
- Designated person in SoCoPi or the County to apply for the "Reconnecting Communities" grant or Active Transportation Plan with SCTA or CalTrans to fund this project?

- How do we prioritize this project or any project in communities of need, especially where fatalities have occurred?
- Should SCTA take the lead in coordinating grant funding for this project?
- Have we discussed this as possibility with SCTA?
- Can we combine this project with Verano Street to apply for “Reconnecting Communities” grant or Active Transportation Plan with SCTA and CalTrans?
- Who would take the lead for potentially combining these two projects in an economically disadvantaged community in an unincorporated community?

Another potential source of funds for funding the residual project of the redesign and construction of sidewalks, traffic reconfiguration, etc.? Any funds left in the Highway 12 Redevelopment Area funds for R&R?

Board Inquiry Requests #06a – Donald Street Gap

Board Member(s) Requesting Information:

Supervisor Gorin

Public Infrastructure Staff Review Notes:

The department of Sonoma County Public Infrastructure (SoCoPi) prepared the following response for the request for information for the State Route 12 Donald Gap Pedestrian Safety Project.

- Status of Design work for the gap: *SoCoPi will issue a Request for Proposal (RFP) for design and environmental consulting services in fall of 2023.*
- Firm Selected: *A consultant will be selected once the RFP process is completed in early 2024.*
- Scope of Work: *Preliminary engineering and environmental.*
- Completion Date of Design Work: *The department estimates design work will be completed in two years, by fall of 2025.*
- Estimated cost of construction for the Donald Gap Project? *The project cost is estimated at \$3.9 million. A total of \$350,000 from District 1 allocation of Community Infrastructure Funds in funding has been allocated toward this project.*
- Goal for completion of the construction of this project? *The goal is 2027.*
- Designated person in SoCoPi or the County to apply for the “Reconnecting Communities” grant or Active Transportation Plan with the Sonoma County Transportation Authority (SCTA) or CalTrans to fund this project?
Stevan Hunter, SoCoPi Senior Traffic Engineer
- How do we prioritize this project or any project in communities of need, especially where fatalities have occurred?
At SoCoPi, we place utmost importance on evaluating any loss of life. We have established a dedicated departmental process where our team of traffic experts and department managers carefully assess California Highway Patrol (CHP) reports related to fatalities. The purpose of this review is to consider the effectiveness of current engineering controls and explore potential safety-enhancing measures. It is essential for us to learn from these tragic incidents, and each traffic accident with a CHP report becomes part of a historical record in our office, contributing to future project evaluations. While engineering controls may be in place and fatalities may still occur, our aim is to continuously improve safety measures and prevent similar incidents in the future, always with empathy and concern for those affected.
- Should SCTA take the lead in coordinating grant funding for this project?
Currently SoCoPi has taken the lead for this project and is coordinating funding opportunities with SCTA.

- Have we discussed this as possibility with SCTA?
Yes, the department has discussed securing Measure M Bicycle and Pedestrian funding for this project with SCTA.
- Can we combine this project with Verano Street to apply for “Reconnecting Communities” grant or Active Transportation Plan with SCTA and CalTrans?
SoCoPi will look into this possibility.
- Who would take the lead for potentially combining these two projects in an economically disadvantaged community in an unincorporated community?
SoCoPi is actively working on the best strategy for both projects.
- Another potential source of funds for funding the residual project of the redesign and construction of sidewalks, traffic reconfiguration, etc.? Any funds left in the Highway 12 Redevelopment Area funds for R&R?
While there are no Reinvestment and Revitalization (R&R) funds available specifically for this project, the department will be partnering with Regional Parks and the Sonoma County Transportation Authority (SCTA) to allocate a total of \$1.7 million in Measure M Bike and Pedestrian Funds for project construction costs. In addition, Supervisor Gorin is allocating \$350,000 from District 1 allocation of Community Infrastructure Funds to contribute to construction costs as well.

There are still \$2.05 million of R&R funds available for the Springs Hub and \$820,000 available for Highway 12 Parking mitigation of the \$3.67 million in committed/earmarked R&R fund balance. These one-time funds are programmed at the Board’s discretion and could be reallocated to this or other projects if desired. Moreover, there is an estimated \$3.8 million in uncommitted R&R fund balance available to the Board to be programmed at the Board’s discretion during FY 2023-24 budget hearing see Available Sources binder tab.

A Board Budget Request (BBR #4a) was submitted by Supervisor Gorin requesting \$1.5 million for the construction phase of the project. Should this request be approved, the SoCoPi will continue to seek grant funding opportunities from State and Federal sources to bridge the estimated \$350,000 gap needed to fully fund the total estimated construction costs of the project.

Additionally, Board Budget Request #7 (BBR #7) submitted by Supervisor Hopkins, requests a \$5 million funding allocation to accelerate investment in bike and pedestrian infrastructure. Of this proposed amount, SoCoPi is recommending allocating \$1.5 million to deliver access and risk reduction projects, and \$3.5 million to be divided equally among the five districts, or \$700,000 per district, for projects. Should the Board approve BBR #7 funding request, there may be an opportunity to contribute funding from District 1 allocation toward the Donald Street Gap Pedestrian Safety project construction costs.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: **April 28, 2023**

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: DEM/OOE

Date: April 26, 2023

Inquiry Number: BIR07

Title:

Direct Financial Assistance/Disaster Aide in Emergencies

Request/Question:

During the 2023 floods, funds were allocated and distributed to flood impacted individuals who qualified based on income/need. Initially this fund distribution was geographically targeted, even though qualified for funds could involve indirect impacts (job loss, childcare issues) which were felt countywide.

Additional funding was approved by the Board to be distributed by Petaluma People's Services to expand the distribution of emergency assistance to Sonoma Valley, Petaluma and other areas. We are requesting information on how this latest distribution was undertaken, the geographical reach of the distribution, and who benefitted.

What is the plan, if any, for these emergency situations in the future? What department is taking the lead to develop the plan? We need to ensure that there is transparency and oversight over the plan for distribution of funds Countywide (with community groups identified to help with communication, and distribution) so gaps in outreach to eligible individuals are minimized.

It was announced recently that the Sonoma County Vintners Association is contributing \$50,000 to COAD through CAP Sonoma. How is this funding contemplated for distribution now or allocation for future emergency response? Are there other sources of potential funds/grants to build the fund for the future?

Board Inquiry Requests #07

Direct Financial Assistance/Disaster Aide in Emergencies

Board Member(s) Requesting Information: Supervisor Gorin

CAO Staff Review Notes:

The BIR includes a few questions; they are restated and responses for each are included below:

- 1. We are requesting information on how this latest distribution [the distribution of funds to focus on Sonoma Valley and Petaluma] was undertaken, the geographical reach of the distribution, and who benefitted.**

At the January 31, 2023 Board meeting, the Board directed a total of \$368,287 to be distributed in emergency financial assistance to aid low-income individuals (particularly farmworkers) who were impacted by the January storms. This was to expand the reach of the \$631,713 (\$300,000 approved during the storm event and \$361,713 additional approved on 1/31/23) in Emergency Financial Assistance that had been distributed through Recovery Support Centers that were opened immediately after the storms in locations in Guerneville and Healdsburg. The additional \$368,287 was to be focused on Sonoma Valley and Petaluma. The BOS delegated authority to the CAO's office to distribute the \$368,287.

Staff worked to identify community-based organizations in the Petaluma and Sonoma Valley areas that would be willing to distribute the funds. Significant time was invested in reaching out to many organizations in Sonoma Valley, but ultimately, no organization agreed to distribute these funds, and more than one organization noted that they did not see the need for assistance in Sonoma Valley directly correlated to the January storms. As a result, Petaluma People Services Center (PPSC) agreed to distribute \$308,287 of these funds by completing outreach to the targeted areas, while accepting applications County-wide. The remaining \$60,000 was distributed to employers with affected employees through the Sonoma County Grape Grower's Foundation. Additional details on these two efforts are provided below.

Preliminary Data from PPSC (\$308,287 in County funding less a 10% administrative fee)

The distribution of funds through PPSC is still underway, so the figures reported below do not represent their final data; that will be provided after the conclusion of the contract term, which is May 31, 2023. Information regarding their program can be found at: <https://petalumapeople.org/winter-storm-assistance/>.

As of May 9, 2023, PPSC has received 283 applications, 79 of which were funded and 204 of which are still in process. Through this program, PPSC targeted outreach in the Sonoma Valley, Petaluma and Rohnert Park areas. Applicants, who had to qualify as being "very low income" (50% or less of Median Income), could apply for up to \$500 for financial assistance due to lost wages because of the January storms and up to \$200 in food assistance for people who lost food due to power outages. Applicants had to provide proof of eligibility, which PPSC staff then verified.

A majority of the applications they have received (about 100 out of 283) indicated a home address within Santa Rosa; however, this is because Santa Rosa offers the most affordable housing, and most (108) were single parent families. The majority of applicants preferred English as their primary language and had a monthly income of \$2,000-\$2,999 per month.

Data from Sonoma County Grape Grower’s Foundation (\$60,000 in County funding less a 3% administrative fee, plus \$30,800 match)

Sonoma County Grape Grower’s Foundation works directly with grape growers, and distributed funds to their business partners who, in turn, provided funding to their employees. They distributed a total of \$89,000 (356 gift cards totaling \$250 each). As with PPSC, applicants had to demonstrate they were very low-income and had to provide proof that they were impacted by loss wages as a result of the January 2023 storms. They also focused outreach on the areas of Petaluma, Sonoma Valley and Rohnert Park.

The following is a list of growers that participated in this program:

1. Arista Winery – Healdsburg
2. Best Farms Vineyard Management – Windsor
3. Cornerstone Certified Vineyard – Windsor
4. Dehlinger Winery – Sebastopol
5. Joseph Phelps – Sebastopol
6. Maffei Ranch – Windsor
7. Marshall Ranch – Sebastopol
8. Munselle Vineyards – Geyserville
9. North Coast Vineyard Management – Geyserville
10. Porter Creek Vineyards – Healdsburg
11. Robert Young Vineyards – Geyserville
12. Saini Farms – Healdsburg
13. Sanchietti Farming – Santa Rosa
14. St. Francis Winery – Santa Rosa
15. Tri Valley Vineyard Management – Healdsburg
16. Valdez & Sons Vineyard Management – Cloverdale
17. Wild Hog Vineyard – Cazadero

2. What is the plan, if any, for these emergency situations in the future? What department is taking the lead to develop the plan?

There is a Board item of significant interested scheduled for 10/3 titled “Essential Workers Sustainable Response and Recovery Resources Scoping Project”. This item will be led by Emergency Management and Office of Equity. The Board will be able to provide direction to staff regarding this project at that time.

3. How is this funding [funding contributed by the Sonoma County Vintners Association] contemplated for distribution now or allocation for future emergency response?

The Sonoma County Vintner's Association provided \$50,000 to Community Action Partnership (CAP) to support households who were displaced from their home or whose property sustained damages during the winter storms. These funds did not run through the County, so staff is not able to provide further information on this arrangement.

4. Are there other sources of potential funds/grants to build the fund for the future?

Staff is not aware of funds for programs such as this. Staff believes that a more effective use of local funds will be to advocate for state and federal disaster relief programs. This broader discussion of options will be included in the Board item of significant interested scheduled for 10/3 titled "Essential Workers Sustainable Response and Recovery Resources Scoping Project".

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: Permit Sonoma

Date: 4.26.23

Inquiry Number: BIR08

Title:

Façade Loan Program

Request/Question:

Post-covid, store-front businesses in unincorporated areas (Springs, Lower Russian River areas) are struggling to survive.

Previously, the Community Development Commission (with the help of Permit Sonoma) facilitated a low-interest, forgivable-loan program to help struggling businesses improve the facades of their store-front businesses. A number of Latinx businesses were able to improve their storefronts with colorful murals, signs, sculptures attached to roofs, etc. This effort united the community, updated the corridor's look and increased visitors and neighbors frequenting the businesses.

Sadly, the program ended and businesses are asking for help once again.

Request for Information:

- Can we reactivate the facade loan program?
- What department/agency might manage this program - Economic Development Board?
- Appropriate funding level for three years?
- Source of potential funds for the loans and administrative help for the program? (R&R?)

Board Inquiry Requests #08a – Façade Loan Program

Board Member(s) Requesting Information: Supervisor Gorin

Department Staff Review Notes:

In 2010, the Sonoma County Community Development Commission (CDC) established a low-interest, forgivable-loan program to help struggling businesses improve the facades of their store-front businesses, referred to as the Commercial Rehabilitation Loan Program (CRLP). The loans provided financial assistance to commercial property owners and business tenants to make substantial visible and structural improvement to commercial properties in the Springs, Roseland, and Russian River Redevelopment Project Areas. The goals of were to enhance public health and safety, increase business retention, expansion, or attraction efforts, and generally eliminate physical blight, and improve economic conditions of the three Project Areas. Loan repayments were re-used to make new loans to improve additional properties over time. The program served approximately 49 clients and cost a total of \$1,241,609. The program ended in FY 2018-19.

Can we reactivate the facade loan program?

If the Board directed staff, the façade loan program could be restarted. However, additional local funding and staff resources would be needed and more discussion is needed to determine which department would be the most appropriate to manage the program.

Once a determination of the department or agency that would administer the program is decided, initial local funds would be necessary to launch the program, including updating or creating a new program design (e.g., marketing, policies, procurement requirements, staffing, etc.).

The former CRLP program provided forgivable loans of \$5,000 to \$15,000 and amortized non-forgivable loans of up to \$50,000. These loan amounts were feasible at the time of the former program operation, however, would likely need to be higher now, due to the increased costs of labor and materials. Also, if local funds are identified and used to make the loans, they would be subject to prevailing wages under state law, which would substantially increase labor costs.

What department/agency might manage this program - Economic Development Board (EDB)?

A new façade loan program would involve collaboration of several departments and assumes funding for administering a long-term amortized loan program will be provided. EDB recognizes this program was well received and beneficial when active. Thus, EDB can assist with developmental aspects of the program, market its availability to local small businesses, and offer technical assistance to applicants. Permit Sonoma can support the program from a Design Review permitting standpoint.

The CDC has both the technical construction and lending expertise to administer loan programs, however funding would need to be identified to support the full costs of staff time to support a new program. Optimally, the EDB would market and provide technical assistance, and the CDC would partner to provide the construction and lending support.

Appropriate funding level for three years?

When managed previously by the CDC, the program was funded with Reinvestment & Revitalization (R&R) Funds, with an initial investment of \$550,000, and annual contributions ranging from \$150,000 to \$500,000 per year.

If the CDC were to start up and administer the program for a three-year period, an initial one-time funding of \$50,000 would be needed to review and update all program design and contract documents, consult with County Counsel for legal review, then bring the program to the Board for approval. The CDC would also need funds to hire a new staff position to administer the construction, loan and accounting for the program and the EDB would also need funding to support their staff resources to conduct marketing and technical assistance. The former program administration costs were set at 15% of the total loan amounts, however a minimum of 20% is recommended for a new program, based on cost increases. Based on previous program activity, an initial investment of \$1.5 million in funding is recommended to start up and administer a new program for a period of three years, which would include funds for program administration costs and loans.

Assuming board majority interest and recognizing the program is not a core function of CDC, EDB, not Permit Sonoma, staff would need time to evaluate the level of interest and design a new program.

Source of potential funds for the loans and administrative help for the program? (R&R?)

R&R funds were utilized for the former program. Currently R&R is allocated per board direction and is committed to the Housing Rehabilitation Program. No clear state or federal funding source is identified, and so County discretionary funding would be needed for this program.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: Sonoma Pi/Government Affairs lead

Date: 4.26.23

Inquiry Number: BIR09

Title: Complex Multi-Jurisdictional Infrastructure Projects

Request/Question:

There are many areas in the County where California State Highways bisect or pass through unincorporated communities.

One such intersection remains the most dangerous intersection in Sonoma Valley, which continues to experience a documented high level of pedestrian and cyclist injuries and fatalities - the Intersection of Verano Avenue and Highway 12 at the southern boundary of the Springs and the boundary line between the City of Sonoma and unincorporated County. This intersection is provides access, and is adjacent, to Maxwell Farms Regional Park - explaining the high level of injuries and fatalities.

Several recent zoom meetings included 10 members from CalTrans (representing various functions), California Highway Patrol, SC Transportation Authority, City of Sonoma and SoCoPi (as well as members of the Springs Municipal Advisory Council). A meeting of the Springs MAC two weeks ago about the dangerous conditions of this intersection was attended by 10-15 members of the community in person and the same number virtually, and produced a high level of correspondence from the community - all expressing outrage that this community's critical needs have been ignored by the County and State.

Very little has been accomplished during all of these meetings. There is no sense of urgency by CalTrans to fast-track funding for signalization changes, development of a dedicated left-turn lane or any other changes to enhance pedestrian safety.

This is a request for information on how to affect changes and develop strategies to work with CalTrans and other jurisdictions on needed improvements various intersections.

- How does the County coordinate and work with CalTrans and SCTA to identify areas for needed improvements on a yearly basis or program planning cycle?
- How does the County work with the Community on suggestions for priorities for advocacy and inclusion in the SHOPP program and other pre-planning efforts for funding?
- Do the County's Departments, SCTA and our Legislative Analyst Marissa Montenegro work together to develop strategies, preplanning efforts, state/federal advocacy efforts on prioritization for funding with CalTrans' involvement?
- Who in the County or SCTA should take the lead on this coordination and advocacy?

- How can the County amplify its voice and advocacy efforts with CalTrans and State and Federal legislators on needed funds and attention for key areas of the County?
- Can the County finance improvements and apply for reimbursement from CalTrans to expedite efforts at safety when there is an urgent need to address unsafe conditions?

Board Inquiry Requests #9a – Multi-Jurisdictional Infrastructure Projects

Board Member(s) Requesting Information:

Supervisor Gorin

Public Infrastructure and County Administrator Office Staff Review Notes:

This is a request for information on how to affect changes and develop strategies to work with Caltrans and other jurisdictions on needed improvements various intersections.

- How does the County coordinate and work with Caltrans and SCTA to identify areas for needed improvements on a yearly basis or program planning cycle?

There is no formal process in place. Sonoma County Public Infrastructure (SoCoPi) receives project priorities from the Board of Supervisors and improvement projects are handled on an individual basis. SoCoPi regularly attends Sonoma County Transportation Authority (SCTA) coordination meetings as a member of their Technical Advisory Committee (TAC). A variety of upcoming funding opportunities are discussed including upcoming Federal programs in addition to local Measure M and GoSonoma funding opportunities. Local cities are in attendance and coordination opportunities can be addressed at this meeting.

In regard to the Intersection of Highway 12 and Verano Avenue project, Caltrans, SCTA, the City of Sonoma, and SoCoPi formed an ad hoc committee that meets regularly to strategize and work toward a resolution for any possible safety improvements at this location.

- How does the County work with the Community on suggestions for priorities for advocacy and inclusion in the SHOPP program and other pre-planning efforts for funding?

CalTrans State Highway Operation and Protection Program (SHOPP) funds safety and condition improvements and damage repairs on the State Highway System. SoCoPi coordinates with the Board and their respective Municipal Advisory Committees on obtaining community input.

- Do the County's Departments, SCTA and our Legislative Analyst Marissa Montenegro work together to develop strategies, preplanning efforts, state/federal advocacy efforts on prioritization for funding with CalTrans' involvement?

SoCoPi works with SCTA and the CAO's Legislative Affairs office on an as-needed basis. Additionally, in preparation for state and federal budget opportunities, the CAO's Legislative Affairs office reaches out to departments and county agencies to identify projects that meet state and federal criteria in consultation with state and federal lobbyists.

- Who in the County or SCTA should take the lead on this coordination and advocacy?

SoCoPi dedicates two members to attend SCTA's TAC meetings: Nader Dahu Engineering Division Manager and Steve Urbanek Senior Engineer in Design.

- How can the County amplify its voice and advocacy efforts with CalTrans and State and Federal legislators on needed funds and attention for key areas of the County?

A prioritized list of key areas should be developed and discussed with infrastructure partners. State and federal lobbyists can then develop request and advocacy strategy at appropriate levels.

- Can the County finance improvements and apply for reimbursement from CalTrans to expedite efforts at safety when there is an urgent need to address unsafe conditions?
No, Caltrans requires advance approval prior to work commencing, in order to guarantee reimbursement.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: Sheriff Office

Date: 4.26.23

Inquiry Number: BIR10

Title:

North County Detention Facility

Request/Question:

This facility has been vacant for the past two years, post-covid. It is significantly deteriorated and is potentially located on a site containing buried ordinance.

Sheriff Engram advocates for retaining the facility for future flexibility, but could we consider other ways to plan for the future needs.

Request is for information:

- cost to maintain NCDF in warm closure?
- Cost for renovations in there is a need to reopen the facility?
- Cost for demolition?
- Potential ways to house inmates in less costly facilities at that site or the County campus?

Board Inquiry Request #10 – North County Detention Facility (NCDF)

Board Member(s) Requesting Information: Supervisor Gorin

Department: Sheriff Office, Public Infrastructure

Request/Question:

This facility has been vacant for the past two years, post-covid. It is significantly deteriorated and is potentially located on a site containing buried ordinance.

Sheriff Engram advocates for retaining the facility for future flexibility, but could we consider other ways to plan for the future needs.

Request is for information:

- cost to maintain NCDF in warm closure?
- Cost for renovations in there is a need to reopen the facility?
- Cost for demolition?
- Potential ways to house inmates in less costly facilities at that site or the County campus?

Sheriff's Office and Public Infrastructure Staff Review Notes

1. **Cost to maintain NCDF in warm closure** – Approximate cost to Sonoma Public Infrastructure to maintain a warm closure: Utilities \$230k, Maintenance \$403k. Total \$633k annually.
2. **Cost for renovations if there is a need to reopen the facility** – Throughout the closure of the North County Detention Facility (NCDF), the Sheriff's Office has continued its relationship with Sonoma Public Infrastructure Facilities Operations (Fac Ops) to provide mechanic services to maintain the facility. Fac Ops identified needed renovations totaling \$1,680,000 for roof and siding repairs for several NCDF buildings, as well as HVAC replacement needed in one of the buildings. Any required interior renovations would be based on the type of incarcerated persons (per adult detention classification risk levels) to be housed at NCDF, and the potential need for additional security due to the level of risk presented by the type of incarcerated persons. The Sheriff's Office will review deferred maintenance for NCDF with SPI to determine which repairs are critical to complete prior to reopening the facility and will prioritize projects accordingly.
3. **Cost for demolition** – Per the attached cost estimate developed by Sonoma Public Infrastructure, the total estimated demolition cost is \$1,881,050.
4. **Potential ways to house inmates in less costly facilities at that site or the County campus** – Our Main Adult Detention Facility (MADF) is currently at 90% capacity, limiting our ability to increase housing of incarcerated persons in this facility and remain in compliance with California Code of Regulations Title 15 and Title 24 for minimum jail standards as governed by the Board of State and Community Corrections (BSCC). The Sheriff's Office has maximized the use of electronic monitoring and pretrial services (administered through the Probation Department) as an alternative to detention saving the use of jail beds. Additionally, the Sheriff's Office has contacted our partners in the Bay Area to explore options for housing Sonoma County incarcerated persons at other detention facilities. No other counties have indicated that are able or willing to house Sonoma County incarcerated persons. Many of these agencies are facing similar staffing challenges. The Sheriff's Office believes that it is imperative that the County to maintain an alternative site readily available should the MADF population increase and push the facility over 90% capacity.

The housing and care of incarcerated persons is a mandated service which is closely regulated by State imposed minimum standards. The County cannot choose an alternative site to house incarcerated persons, such as housing them on another County site, without going through rigorous and prolonged regulatory

processes that include specific design requirements, fire safety regulations, housing requirements specific to Title 9, 15, and 24 of the California Code of Regulations. Not meeting these standards can lead to litigation including consent decrees and State imposed sanctions. The NCDF and MADF have been specifically designed and upgraded to incorporate all the regulatory requirements specific to California detention facilities. Any alternative site would require extensive and costly upgrades to meeting the standards which have already been met at the County's two existing facilities.

Throughout closure of NCDF to the housing of incarcerated persons, the Sheriff's Office has continued to make use of the facility. The Detention Division's Electronic Monitoring Program (EMP) operates exclusively out of the NCDF. This Program includes two Sheriff's Office employees and a contract employee who meets with EMP clients at NCDF. Additionally, the Detention Division uses the facility for employee training including mandated quarterly and annual correctional deputy training. During the incarcerated persons closure, the Sheriff's Office K-9 unit has made extensive use of the NCDF as a training facility. The Sheriff's Office does not currently have an alternate site for the EMP or for large in-house trainings.

Since the warm closure, Sheriff's Patrol Bureau staff have also made use of the facility for report writing purposes and various trainings. Additionally, the NCDF houses an employee gym facility funded by donations from SCLEA members physical fitness benefit. This employee gym continues to be used daily. As part of the Sheriff's goal to focus on employee wellness, the Detention Division is currently working through a plan to create sleep space for correctional deputies in the administrative area of the NCDF. This is a critical need as correctional deputies are working substantial amounts of overtime and commuting between work and home becomes unreasonable.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Susan Gorin

Department: Sonoma Pi/Permit Sonoma

Date: 4.26.23

Inquiry Number: BIR11

Title: Support for Planning Efforts in Unincorporated Communities

Request/Question:

The recent approval of the SDC Specific Plan, as well as the housing units proposed in the RHNA for the County's Housing Element for unincorporated communities has led to community and governmental concern about lack of availability of funding for unincorporated communities for needed infrastructure, planning, services, traffic calming and pedestrian safety. These measures could be achieved through Specific Plans, Area Plans, or other methods.

Information Request:

- How can the County be strategic about seeking grant funding for this purpose Countywide?
- Related to SDC and the Glen Ellen area specifically:
 - How can the County identify funding for planning for infrastructure to accommodate the growth/housing units/jobs and traffic to and through the Sonoma Developmental Center - roundabouts north and south of SDC, potential sidewalks and lights in the Village of Glen Ellen, bike lanes/multi-use paths through SDC connecting throughout the Village, parking for parks adjacent to the site, etc.?
 - What department/s should lead the effort to procure funding and plan for community engagement for the planning effort?
 - What infrastructure will be funded by the development team of SDC and what will be funded by the County to accommodate this development?
 - What are the funding sources to construct the infrastructure and implement traffic calming throughout this area?

Board Inquiry Requests #11a – *Unincorporated Community Long Term Planning*

Board Member(s) Requesting Information: Supervisor Gorin

Permit Sonoma and Public Infrastructure Staff Review Notes:

How can the County be strategic about seeking grant funding for this purpose Countywide?

Permit Sonoma meets at least quarterly with Metropolitan Transportation Commission/ Association of Bay Area Governments (MTC/ABAG) to discuss funding opportunities for long range planning in unincorporated land. Permit Sonoma staff also meet monthly with Sonoma County Transportation Authority (SCTA) staff to identify opportunities. Permit Sonoma keeps colleagues in these two agencies apprised of county needs more frequently as needed. Finally, through direct communications and through CAO Legislative Affairs, Permit Sonoma staff seek funding opportunities through our Legislative Congressional representatives.

Related to Sonoma Developmental Center (SDC) and the Glen Ellen area specifically, how can the County identify funding for planning for infrastructure to accommodate the growth/housing units/jobs and traffic to and through the SDC - roundabouts north and south of SDC, potential sidewalks and lights in the Village of Glen Ellen, bike lanes/multi-use paths through SDC connecting throughout the Village, parking for parks adjacent to the site, etc.?

The development of the SDC property is a private land development project that will be conditioned to make public improvements. Ultimately, the developer is responsible for all project-related improvements on the property. However, Permit Sonoma continues to pursue funding opportunities through regional agencies and legislative representatives to support the project, particularly in areas that may not be covered in the developer's scope. For instance, Permit Sonoma has secured a \$250,000 grant from the California Coastal Conservancy for development of a business plan for a Climate Adaptation Center that could be located on the SDC campus. We anticipate this grant work could yield additional opportunities with the Conservancy. Additionally, staff are working with State Department of General Services to identify funding opportunities for on-site and off-site improvements. Staff have also applied for an Infill Infrastructure Accelerator Grant potentially qualifying the site for \$15-30M and are applying for a \$15M grant for Electric Vehicle charging stations. Staff will continue to pursue grant opportunities for this site.

What department/s should lead the effort to procure funding and plan for community engagement for the planning effort?

Permit Sonoma.

What infrastructure will be funded by the development team of SDC and what will be funded by the County to accommodate this development?

Sonoma County Public Infrastructure will be looking for the private development to fund all infrastructure needs. Without a specific proposal, Permit Sonoma staff cannot speculate on private/public funding proportions.

What are the funding sources to construct the infrastructure and implement traffic calming throughout this area?

This will be determined through the planning process by Permit Sonoma.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: County Administrator's Office

Date: April 27, 2023

Inquiry Number: BIR12

Title:

Add-Backs Overview

Request/Question:

A number of departments are asking for add-backs. Can we see a chart of all such asks in one place that can show the cumulative impact to the general fund?

Board Inquiry Requests #12 – Add Back Overview

Board Member(s) Requesting Information: Supervisor Coursey

CAO Staff Review Notes:

A summary of all Add Backs and Program Change Requests (“PCR”), including requesting department, title and dollar amount, is included in “Tab 3- Budget Hearing Deliberation Tool” tab of this Binder.

In addition, a detailed description of all Add Backs and PCRs are provided the “Add Backs & Program Change Request” tab (Tab 5) of this Budget Hearing Binder.

As a reminder, Add Backs refer to a restoration of baseline services, while PCRs are for new or enhanced services. Add Backs and PCRs are presented together because sometimes departments or the CAO will recommend funding a PCR over an Add Back, based on the business need.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: County Administrator's Office

Date: April 27, 2023

Inquiry Number: BIR13

Title:

Budgeting Salary Savings Countywide

Request/Question:

The sheriff wants to change the way salary savings are budgeted. What would the cumulative impact of that change be if it was implemented in every department across the organization?

Board Inquiry Requests #13 – Budgeting Salary Savings Countywide

Board Member(s) Requesting Information: Supervisor Coursey

CAO Staff Review Notes:

This information request is specific to the Sheriff's Office's use of salary savings in their FY2023-24 recommended budget. The details of this will be described, but it is first important to provide an overview of salary savings and the role it plays in the budget development process.

Use of Salary Savings

Budgeting for salary savings is a common and necessary practice during the budget development process. This is because our salary projection engine, by intentional design, assumes all allocated positions will be filled for the entire fiscal year so as to give baseline salary and benefit costs. However, any large organization will experience some level of turnover throughout the year, which will lead to reduced expenditures. Budgeting based on the assumption that every position is fully filled all year would significantly overstate costs. This in turn would tie up significant resources to budget these positions which could not be utilized to address operational needs. In order to account for this expected level of cost reductions, departments utilize salary savings, which are entered as a negative expenditure.

Budgeted salary savings do not prevent departments from recruiting or filling positions and are not the same as "planned vacancies" or "unfunded positions". Rather they acknowledge that, given expected levels of turnover, actual expenses on salary and benefits will be less than the costs of full staffing.

The factors that lead to salary savings differ from one department to the next, and even from one year to the next. They include staff turnover and changes in benefits elections by employees. As a result, determining the appropriate level of salary savings requires thoughtful consideration by the financial managers and department heads as they work to develop their department's budget.

While some departments have more predictable turnover rates than others and are thus better able to forecast salary savings, in general departments have been conservative in their salary savings budgets. For example, in the General Fund, over the past three complete fiscal years (FY19-20 through FY21-22) departments have experienced an average salary savings of 8%, or about \$30 million. However, they budgeted closer only 3% or about \$10.5 million. This discrepancy is a significant reason that we have seen large year-end savings, and is associated with the "Great Reshuffle" and high vacancy rate we, along with all employers, have been experiencing. The County Administrator has been urging departments to be less conservative with salary savings estimates for several years, but departments are understandably reluctant to do this as they do not want to come in over budget.

The FY 2023-24 Recommended Budget was not able to provide sufficient General Fund contributions to match expected cost increases. As a result of this suppressed level of funding, the County Administrator's Office strongly encouraged departments to be more realistic in their salary savings projections. We specifically let departments know that we would evaluate Add Back requests (requests

to restore baseline services) in concert with their budgeted salary savings. In other words, we did not want departments to claim they had to cut baseline services if they were understating the level of salary savings they would likely achieve.

Departments responded seriously to this request, and the FY2023-24 recommended budget shows salary savings being budgeted at 6% (\$22 million). The County Administrator's Office considers this a significant accomplishment in moving towards a more accurate budget. We anticipate that this approach will lead to less year-end savings at the end of FY2023-24, but is preventing the need to propose painful cuts to services. Going forward the County Administrator's Office will continue to work with departments to accurately budget for salary savings each year. Just as savings increased during the Great Reshuffle, they may decrease should the labor market tighten.

Sheriff's Office Salary Savings

With these broader details covered, we will now look at how the Sheriff's Office has budgeted for salary savings in FY2023-24. From FY2019-20 through FY2021-22 (the past three complete fiscal years) the Sheriff's Office has experienced an average salary savings of 6% or about \$7.9 million. FY2019-20 and FY2020-21 both saw about 5.3% in salary savings (or \$6.5 million), while FY2021-22 was at 8.3% or \$10.7 million. For FY2023-24, they are budgeting a salary savings of 8.5%, or \$11.6 million, which is higher than their average actual savings, but on par with the FY2021-22 savings and 2022-23 projections.

The BIR asks what the cumulative impact would be if all other departments mirrored the Sheriff's approach with regards to salary savings. The Sheriff is requesting a funding increase of approximately \$4.4 million, which would essentially allow them to reduce their salary savings to what they budgeted in FY2022-23. If all general fund departments were to bring their FY2023-24 recommended salary savings to the FY2022-23 budgeted level, that would increase departmental budgets by a total of an additional \$3.5 million, for a total of \$7.9 million (\$4.4 million in the Sheriff's Office + \$3.5 million for all other departments). As described above, this approach would have meant departments would have had to propose reductions in services, including reductions of positions, in order to balance their FY2023-24 budget. This, in turn, would have led to a significantly higher number of Add Back requests from departments.

The County Administrator's Budget Hearing presentation will include the County Administrator's analysis of the salary savings level proposed in the Sheriff's Office's recommended budget as well as recommendations on whether additional funding should be provided to the Sheriff's Office to address this.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: County Administrator's Office

Date: April 27, 2023

Inquiry Number: BIR14

Title:

Final PG&E Settlement Deposit

Request/Question:

On April 10 we were informed that the county received a final check from the 2017 PG&E settlement for \$1,545,248. What is the status/availability of this money?

Board Inquiry Requests #14 – Final PG&E Settlement Deposit

Board Member(s) Requesting Information: Supervisor Coursey

CAO Staff Review Notes:

The final settlement check from PG&E for the 2017 wildfires was received in April, 2023 and totaled \$1,546,933.42. This is nominally more than the \$1,545,248 stated in the Information Request and associated with final interest accrued before the funds were sent to the County. This revenue was deposited in the 2017 PG&E Settlement Fund.

These funds will be included as an available source to be programmed at the discretion of the Board during budget hearings.

A breakdown of uses for the initial \$149.3 million in PG&E settlement funds appears below.

Total 2017 PG&E Settlement Amount:	\$149,347,590
Allocated Purpose	Allocated Amount
County Infrastructure Projects, including Road repair work that was not FEMA eligible (Transportation and Communications Infrastructure, Utilities Undergrounding, Emergency Preparedness)	\$59,070,000
Vegetation Management Program: predominantly provides funding for community organizations to do vegetation management work	\$25,000,000
Support for Various County Services & Board Priorities (FY20-21 - \$23M and FY22-23 - \$2.2M Budget Hearings). FY20-21 providing funding for county services during financial uncertainties in early COVID	\$25,180,000
BRIC Grant Match	\$12,500,000
Create a Climate Action and Resiliency County Division and allocate approximately \$10 million in funds to County departments for Climate Resiliency projects (3 year term)	\$12,450,000
Funding for the Renewal Enterprise District (Housing)	\$10,000,000
Funds for Hazardous Tree Removal Projects (countywide), Fire Station LED warning signs, Fuel Mapping Program and funding for housing	\$5,100,000
Total Allocated:	\$149,300,000

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: Community Development Commission, Department of Health Services, and County Administrator's Office

Date: April 27, 2023

Inquiry Number: BIR15

Title:

Funding for Sam Jones Hall

Request/Question:

A \$255,000 annual contribution to the operation of Sam Jones Hall apparently was overlooked in the transition of the Ending Homelessness Division to DHS. Director Rivera during budget workshops said this contribution should continue. Please identify where that is allocated in the budget.

Board Inquiry Requests #15 – *Funding for Sam Jones Hall*

Board Member(s) Requesting Information: Coursey

DHS Staff Review Notes:

Currently, there is no allocation of \$255,000 for the City of Santa Rosa for operations at the Sam Jones Hall in the Recommended Budget for FY 2023-2024. With the move of the Ending Homelessness Team from the CDC to DHS funding for the Sam Jones Hall was not included in the recommended budget due to an oversight from the transfer of the section from CDC to DHS. The City and DHS are currently working on an updated MOU for FY 23-24 which will be presented to the Board for approval in Summer of 2023. Funding for the operations will be described in the Board Item.

Catholic Charities applied for funding from the Sonoma County Continuum of Care Consolidated Notice of Funding Availability for operations at the Sam Jones Hall that will be presented to the Board on 7/18/2023 for an opportunity to award in the amount of \$582,000.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: Human Services

Date: April 27, 2023

Inquiry Number: BIR16

Title:

Human Services Client Mapping

Request/Question:

If possible, please provide a disaggregation of Human Services clients by district and/or by zip code.

Board Inquiry Requests

BIR#16 – Human Services Client Mapping

Board Member(s) Requesting Information: Supervisor Coursey

Human Services Staff Review Notes:

The following Human Services Department (HSD) data are provided in Attachment #1 by zip code for the 2022 calendar year:

- CalFresh Clients
- MediCal Clients
- SonomaWORKS Clients
- Workforce Innovation Opportunity Act (WIOA) Enrollees
- Veteran's Services (Veteran's Service Organization Cases)
- In-Home Support Services (IHSS)

Data are not readily available for all HSD programs and services. These services were chosen because they represent some of the most-accessed services across HSD. Due to the sensitive nature of Adult Protective Services investigations, Child Protective Services (CPS) referrals, CPS investigations, Open CPS Cases, and Foster Placement, and to protect client safety and confidentiality, counts in those service categories have been omitted.

The Department does not track caseload by Supervisorial district, and so data are shared by zip codes to provide a general overview of the geographic spread of caseload. Clients are grouped by zip code according to the address of their home residence or P.O. Box. IHSS does not report data for P.O. Box zip codes because the program only collects client residence address due to the requirement of conducting in-home assessments.

County of Sonoma - Board Inquiry Requests
 BIR#16 – Human Services Client Mapping
 Attachment #1

Select Human Services Programs by Zip Code	Zip Code	CalFresh Clients	Medi-Cal Clients	Sonoma WORKS	Workforce Innovation Opportunity Act (WIOA) Enrollees	Veteran's Services (Veteran's Service Organization Cases)	In-Home Support Services (IHSS)	TOTAL SERVICES
Bodega	94922	23	99	-	-	-	1	123
Bodega Bay	94923	43	226	-	-	6	7	282
Rohnert Park (PO Box)	94927	38	127	1	1	2	-	169
Rohnert Park	94928	3,475	13,007	359	46	157	728	17,772
Cotati	94931	680	2,385	87	10	26	-	3,188
Novato/Black Point-Green Point (Includes Marin)	94945	2	15	-	-	92	1	110
Penngrove	94951	207	861	25	2	15	44	1,154
Petaluma: Western (Includes Marin)	94952	1,594	6,853	135	28	88	295	8,993
Petaluma: North (PO Box)	94953	31	90	1	1	-	-	123
Petaluma: Eastern	94954	1,652	8,296	125	20	92	428	10,613
Petaluma: Downtown (PO Box)	94955	18	71	-	-	-	-	89
Valley Ford	94972	11	116	-	-	-	-	127
Petaluma: North (PO Box)	94975	17	65	-	1	3	-	86
Santa Rosa: Northwest	95401	3,880	13,959	414	70	142	687	19,152
Santa Rosa: Downtown (PO Box)	95402	376	840	50	5	7	-	1,278
Santa Rosa: North/Larkfield-Wikiup	95403	3,628	13,897	362	56	177	814	18,934
Santa Rosa: Northeast/Southeast	95404	2,912	10,430	275	40	119	656	14,432
Santa Rosa: Montgomery Village/Bennett Valley	95405	1,239	4,703	112	29	98	253	6,434
Santa Rosa: Downtown (PO Box)	95406	73	171	5	-	4	-	253
Santa Rosa: Southwest/Roseland	95407	5,312	21,329	686	73	110	886	28,396
Santa Rosa: Oakmont/Middle Rincon/Skyhawk	95409	1,424	5,125	113	22	105	294	7,083
Anapolis	95412	24	84	2	-	-	1	111
Calistoga (Sonoma/Napa)	95415	20	66	3	1	8	-	98
Boyes Hot Springs (PO Box)	95416	66	522	4	1	1	2	596
Camp Meeker (PO Box)	95419	38	118	3	-	-	5	164
Cazadero	95421	132	410	10	1	6	25	584
Cloverdale	95425	1,059	3,756	76	8	40	196	5,135
Duncans Mills (PO Box)	95430	13	41	-	-	-	2	56
Eldridge (PO Box)	95431	-	-	-	-	1	129	130
El Verano (PO Box)	95433	66	522	4	-	-	1	593
Forestville	95436	370	1,271	15	6	18	54	1,734
Fulton	95439	57	276	5	1	3	7	349
Geyserville	95441	95	478	-	4	8	16	601
Glen Ellen	95442	147	695	6	1	9	16	874
Graton	95444	54	256	5	1	5	11	332
Guerneville	95446	600	1,645	62	3	19	163	2,492
Healdsburg	95448	904	3,954	73	14	41	148	5,134
Jenner	95450	15	85	4	-	4	2	110
Kenwood	95452	43	180	5	-	120	4	352
Monte Rio	95462	164	374	14	-	4	49	605
Occidental	95465	92	427	2	-	5	11	537
Rio Nido (PO Box)	95471	56	113	5	-	3	13	190
Sebastopol	95472	1,558	5,697	73	-	87	326	7,741
Sebastopol	95473	54	186	4	20	3	-	267
Sonoma	95476	1,691	8,337	98	6	73	332	10,537
Stewarts Point	95480	54	186	4	-	-	4	248
Villa Grande (PO Box)	95486	9	26	-	-	-	2	37
Vineburg (PO Box)	95487	4	46	-	-	1	-	51
Windsor	95492	1,474	6,251	137	21	120	366	8,369
The Sea Ranch	95497	20	83	2	1	3	6	115

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: County Administrator's Office, Sheriff's Office, Probation Office, District Attorney's Office, Public Defender

Date: April 27, 2023

Inquiry Number: BIR17

Title:

Realigning Justice System Overhead

Request/Question:

The changing justice-system landscape seems to be shifting burdens among our justice departments. Probation reports a 50-percent increase in work with pre-trial offenders, while the sheriff reports jail population has dropped by at least 30 percent. This may be about advocacy more than anything, but it seems there should be conversations about "realignment" of funding to go along with the changing roles of various justice departments. How can we approach this?

Board Inquiry Request #17 – *Realigning Justice System Overhead*

Board Member(s) Requesting Information: Supervisor Coursey

Request/Question: The changing justice-system landscape seems to be shifting burdens among our justice departments. Probation reports a 50-percent increase in work with pre-trial offenders, while the sheriff reports jail population has dropped by at least 30 percent. This may be about advocacy more than anything, but it seems there should be conversations about “realignment” of funding to go along with the changing roles of various justice departments. How can we approach this?

County Administrator’s Office Staff Review Notes:

Recommended Approach:

The County Administrator’s Office (“CAO”) recommends updating Sonoma County’s Criminal Justice Master Plan (“CJMP”) to establish a current baseline understanding of the criminal justice landscape in Sonoma County, including challenges and opportunities resulting from a myriad of state legislative changes in recent years, and to serve as a foundational document and roadmap to help inform future policy decisions and prioritization of discretionary funding resources allocated to justice departments.

Background:

The Board of Supervisors adopted the County’s initial Criminal Justice Master Plan in 2010. The 2010 CJMP articulated several strategic goals, guiding principles, and key recommendations to implement new, major local programs, such as the Day Reporting Center and Pretrial Services. After 2010, significant public policy changes in California profoundly impacted the local justice system. Starting in 2011, AB 109 Public Safety Realignment shifted non-violent, non-sexual, and non-serious offenders from state prisons to county jails, regardless of length of sentence. The local Community Corrections Partnership (“CCP”) was able to leverage new 2011 Realignment funding from the State to implement both the Day Reporting Center and Pretrial Services strategic initiatives. The confluence of the County’s own strategic initiatives, and those of AB 109 Realignment, provided the CCP with a unique opportunity to develop a plan that achieved shared strategic goals and further improved Sonoma County’s progressive criminal justice system. Furthermore, on November 4, 2014, the California voters approved Proposition 47, which downgraded several drug and property crimes from felony to misdemeanor.

In response to these statewide policy changes, and the increasing impact of realigned offenders and those with acute mental health needs housed at local detention facilities, the Board of Supervisors initiated a process in 2014 to contract with a third-party consultant to update the CJMP, which the BOS subsequently adopted in 2015. The consultant met with staff from the Sheriff’s Office, District Attorney, Probation, Public Defender, Sonoma County Courts, and local community-based organizations providing services to the justice-involved populations. The consultant obtained and analyzed extensive data from the Integrated Justice System, the departments, and services providers, and also assessed conditions of detention facilities. The 2015 CJMP Update included a number of findings related to programs/services, operations, and facilities.

Over 7 years have passed since the last CJMP update, and additional criminal justice policy changes at the state level have continued impacting local criminal justice partners, including, but not limited to: AB 1950 (2020) reduced the length of all felony probation terms to two years; AB 1869 (2020) /AB 177 (2021) repealed various criminal justice fees; SB 823 (2020) Division of Juvenile Justice Realignment; and SB 129 (2021) Court implementation Pretrial Services, which led to a local expansion.

Given recent changes in the criminal justice landscape since 2015, an updated CJMP will help the Board and all stakeholders better understand criminal justice departments' unique challenges, issues, and gaps (based on an analysis of current data, programs, and operations), and will help guide the local criminal justice system going forward in tandem with the Board's own Strategic Plan objectives.

Proposed Plan:

1. Starting in FY 23-24, the assigned CAO project lead will engage with criminal justice departments to develop a detailed project plan, project schedule, and proposed scope of work for a new consultant contract to update the CJMP. The CAO project lead would manage the contract and coordination with stakeholder departments. The consultant would be responsible for soliciting feedback and inputs from stakeholders, convening focus groups, analyzing data, developing findings and recommendations, and drafting the plan update. While this project could be initiated in FY 23-24, it is anticipated to take closer to two years to complete to afford sufficient time for planning, procurement, and the consultant effort.
2. CAO researches and identifies a funding source for the consultant contract. One potential funding source would be use of accumulated fund balance in the 2011 Realignment Local Innovation Fund, controlled by the Board of Supervisors.
3. CAO obtains Board of Supervisors approval of the funding source and consultant scope of work to ensure their interests and needs will be addressed by the updated CJMP deliverable.
4. CAO issues a new Request for Proposals solicitation, evaluates proposals, and obtains BOS approval for the contract award.
5. CAO will oversee the project.
6. Upon completion of the consultant's effort to develop the updated CJMP, the CAO will present the full plan to the BOS for review and adoption, possibly in conjunction with one or more workshops to explore and discuss critical areas of interest.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: General Services, County Administrator's Office, Permit Sonoma

Date: April 27, 2023

Inquiry Number: BIR18

Title:

Residential Development on County Campus

Request/Question:

The 9.3 acres of vacant (except for temporary parking) property along Mendocino Avenue at the county campus is under consideration for "mixed-use residential" development. What are the pros and cons of developing that separately from new county office development on the county campus? Why should this decision wait for BOS decisions regarding office development?

Board Inquiry Requests #BIR18 – Residential Development on County Campus

Board Member(s) Requesting Information:

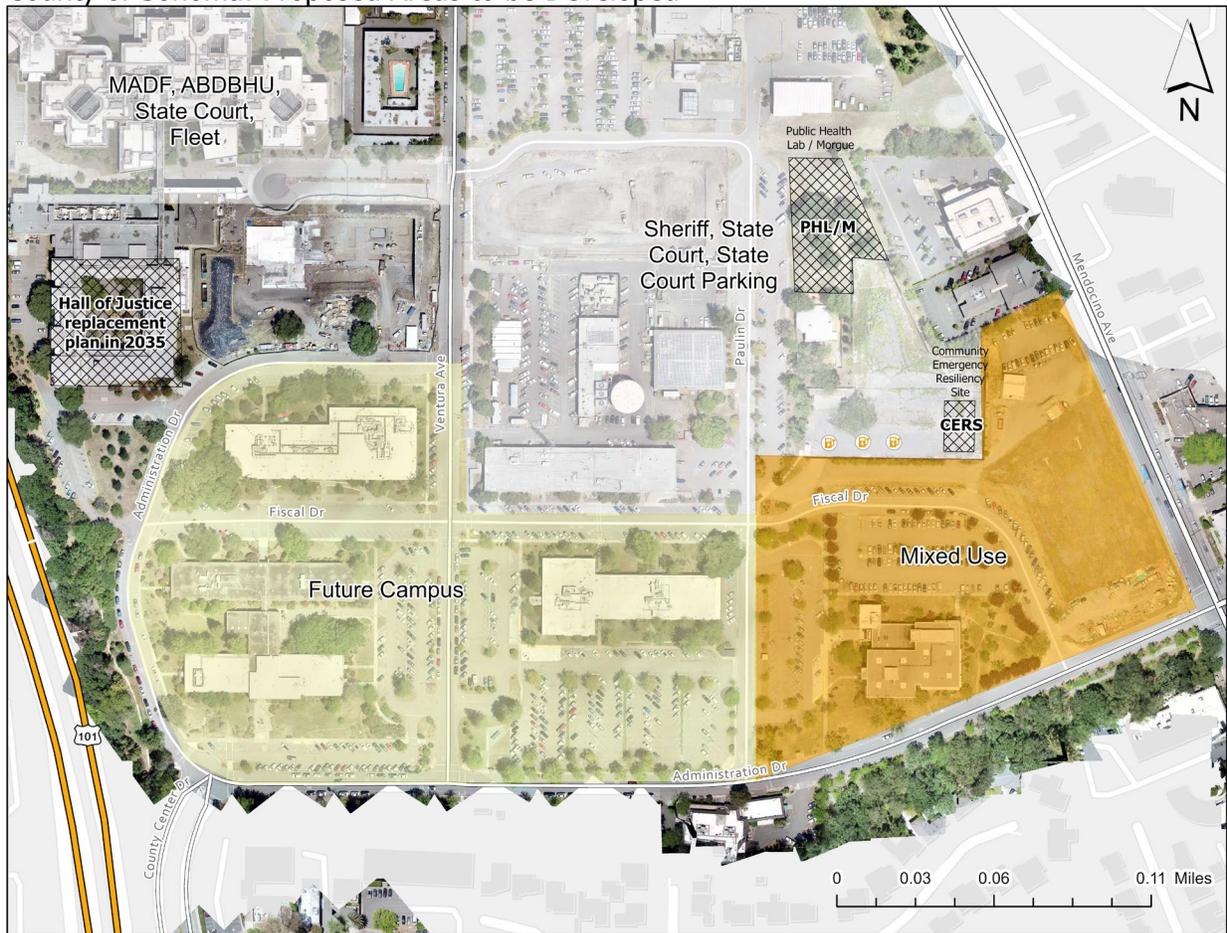
Supervisor Chris Coursey

The 9.3 acres of vacant (except for temporary parking) property along Mendocino Avenue at the county campus is under consideration for “mixed-use residential” development. What are the pros and cons of developing that separately from new county office development on the county campus? Why should this decision wait for BOS decisions regarding office development?

Public Infrastructure, Permit Sonoma and Community Development Commission Staff Review Notes:

The map below highlights the 9.3-acre area identified by Public Infrastructure for potential affordable and county workforce housing along Mendocino Avenue at the county campus. As is shown, approximately 2.3 acres of this is currently undeveloped, while the remainder includes the Human Services Paulin Ave. facility and associated parking.

County of Sonoma: Proposed Areas to be Developed



The County of Sonoma is responsible for identifying adequate sites to accommodate 3,824 housing units for the period 2023-2031. These sites must be identified as part of the Housing Element process. Permit Sonoma has had great difficulty in identifying sufficient sites that are adequate to accommodate the required number of affordable housing units, due in part to the limited areas that have infrastructure capable of accommodating new development at the densities required to accommodate low-income housing.

Permit Sonoma, Public Infrastructure, Community Development Commission and County Counsel are working together to evaluate opportunities for County-controlled development of affordable and/or county workforce housing on the 9.3-acre site. Development of the 9.3-acre site for affordable and County workforce housing offers an opportunity for the County to meet its commitments to providing for affordable housing and to city-centered growth, and would also allow for exploring housing opportunities for the County's own workforce. Under this proposal, the County would keep the 9.3 acres and develop it for affordable and/or workforce housing itself; the County would retain control of the site and would entitle the project, likely entering into a long term lease with a developer who would construct and operate any affordable and workforce housing. This option would potentially allow the County to receive RHNA credit for the housing developed at the site, whereas if the property were sold as surplus, developed by a future buyer and entitled by the City, Santa Rosa would receive the RHNA credit for the housing developed on the former County property.

Staff contemplates coordinating work on the potential residential development of the 9.3-acre site and the CGC office projects as necessary. While the CGC and housing development are not and would not be dependent on each other, the California Environmental Quality Act requires environmental review of the entire project. Expanding the county campus project to include housing development on the 9.3 acre site would likely delay the CGC project, largely due to the need for CEQA review of a larger project encompassing both the CGC and the housing development component. However, although CEQA review would encompass the whole of the project, project planning and potential development of housing on the 9.3-acre site would follow its own schedule, independent from the CGC.

Staff has considered disposition of the 9.3 acres. However, if sold through the Surplus Land Act Process, the County would no longer have control of the site and would not be able to count any units eventually developed on the site toward meeting the County's Housing Element sites obligations. Any potential buyer would need to conduct environmental review and pursue entitlement with the City of Santa Rosa. Next steps would likely include zoning and General Plan change with the City. That process would be expected to take several years. As reference, the surplus process to dispose of the Chanate Campus property commenced in February 2019 and the purchase by the outside entity concluded in November 2021. If the County decided to retain the parcel and develop or entitle it for non-governmental purposes before selling the property, it would need to follow the same steps as a private developer. If the County retains ownership of the site and develops it consistent with a governmental purpose, the project would not be subject to the City's General Plan and zoning, and would be planned and permitted by the County.

Staff also considered the funds that a sale or P3 type venture on the 9.3 acres might generate, and the timing of such funds. If sold, the site's value, upon full entitlements, is estimated between \$6 million to \$8 million based on comparable sales for high-density residential land. While this is not an insignificant amount, even if timing permits, this sum will have only a minor impact in funding the contemplated CGC

project. Additionally, any funds generated would occur years from now, likely much later than when the funds would be needed to support the development of the CGC.

The Community Development Commission (CDC), as the County's lead housing agency, typically supports actions that expedite affordable and workforce housing production on publicly owned sites. Should the County retain the 9.3 acres, the CDC expects to have future funding available that could contribute to financing for affordable housing built on County properties and would encourage eventual project sponsors to watch for and respond to CDC Notices of Funding Availability. The CDC also recommends that County owned site(s) targeted for housing should be nominated as a [Priority Site](#) through ABAG and MTC, which will enable eventual development to qualify to compete for funding available only to projects on Priority Sites. The 9.3-acre site appears to be eligible; Permit Sonoma can prepare documentation to nominate the 9.3-acre site as a Priority Site.

HOW TO NOMINATE A PRIORITY SITE

Using the [Priority Sites Pilot Program: Nomination and Application Portal](#)

1 Check Eligibility



You are one of the following:

- ◆ A local jurisdiction with land use authority
- ◆ A project sponsor for an entitled development project on site



Site meets development capacity criteria:

- ◆ Regionally Significant – Capacity* for 500 or more homes
- ◆ Community Anchor – Capacity for 100+ homes AND 10,000+ square feet or more of civic, cultural, or community facilities
- ◆ Public Sites Portfolio – Multiple parcels with cumulative capacity for 200+ homes being planned in concert

*Capacity demonstrated through zoning, general plan, project entitlement, permit, or other planning document



Location - Check [this map](#) to verify that the site is located in either:

- ◆ PBA 2050 Growth Geography
- ◆ Transit Priority Area

2 Prepare Documentation



Be prepared to upload one of the following:

- ◆ Applicable plan, zoning code reference, or entitlement that documents development capacity or
- ◆ Letter of confirmation by a planning official or Council/Board of supervisors resolution



Assemble a list of policies and investments (current or future) that will maximize the share of new homes on the site that will be permanently affordable

3 In the [Portal](#), select “Nominate a Site” under Choose an Option



Nominate a Site	General Interest Survey	Apply for Funding (Coming Soon)
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4 Fill out the Site Nomination Application



Name*	<input type="text"/>
Organization*	<input type="text"/>

5 Click submit and that's it!

We will email you with more information.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: Health Services, Regional Parks, County Administrator's Office

Date: April 27, 2023

Inquiry Number: BIR19

Title:

Resources for Encampment Response

Request/Question:

Our latest encampment crisis was addressed using one-time Medi-Cal based Inter-governmental Transfer (IGT) fund balance, \$1.5 million from unprogrammed American Rescue Plan Act (ARPA) and \$50,000 from general fund contingencies. What is the plan for the next homeless crisis that will demand quick response? Should we have a resource set aside for such needs? Other than general fund contingencies, what are the options for allocating funds to this end?

Board Inquiry Requests #19 – Resources for Encampment Response

Board Member(s) Requesting Information: Supervisor Chris Coursey

DHS Staff Review Notes:

DHS was able to address the current encampment crisis by utilizing one-time Intergovernmental Transfers (IGT) fund balance created from Medi-Cal reimbursements in FY 2022-2023. We are looking at creating an indoor/outdoor transitional housing solution that will replace the Emergency Shelter Site (ESS). We have committed \$2.5 million for FY 2023-2024 in remaining IGT fund balance for this transition project.

Furthermore, we are bringing to your Board a plan for wrap-around housing supports and permanent and/or transitional housing funded by Mental Health Services Act (MHSA) in the amount of \$10.8 million annually for each of the next 3 years.

During the March 2022-23 Joe Rodota Trail encampment clearance, we were fortunate to have IGT and ARPA funds to utilize in an urgent manner. While progress is being made to increase the region's supply of interim and permanent housing, it seems prudent to identify ongoing sources of funds to both "stand up" and support operations of emergency interim housing solutions.

Our experience with the Emergency Shelter Site (ESS) at the County Campus suggests that one-time set-up costs are roughly \$350,000 for 80+ units of interim housing. Operational costs can be \$200,000 or more per month, depending on services and security expenses. With our current capacity at the ESS and transition plans underway, we hope to be able to address the next homeless crisis.

There are no State or Federal sources of funding for emergency encampment response. DHS looks forward to partnering with the CAO to identify ongoing sources of funding should the need arises, as utilizing one-time fund balances is not a long-term viable solution.

The Emergency Shelter Site (ESS) in the Permit Sonoma parking lot was established in March with a 6-month permit expiring in September, 2023. Staff is currently working on finding alternative locations for an Indoor/Outdoor Shelter to be presented to the Board for consideration in the Summer. As stated in the previous paragraphs, DHS has set aside financial resources within its budget for the next few years to ensure a transition plan beyond demobilization of the ESS. A request will be submitted to extend the permit while the new location is being developed. The Board authorized \$3 million for the ESS on February 21, 2023, and the remaining funds after the site is closed will be redirected to the new location. It is reasonable to project about a minimum of \$500K in start-up investments and \$2 million to \$2.5 million in operational costs per year for a program that houses about 60-70 people and is in a location where security can be adjusted in cost-efficient manner.

Regional Parks incorporates the anticipated cleanup activities and expenses into the baseline budgets at specific parks that experience high incidences of homeless activity and clean up. In the event that a homeless crisis or encampment situation impacts a park or trail, the department will work with the County Administrator's Office to determine what additional financial resources are available to resolve the situation and restore health and safety for public use.

FY 2023-24 Board of Supervisor Budget Information Request Form

Deadline: April 28, 2023

Please email: CAO-Budget@sonoma-county.org

Submitted By: Supervisor Chris Coursey

Department: County Administrator's Office, Community Development Commission

Date: April 27, 2023

Inquiry Number: BIR20

Title:

Tierra de Rosas Funding Shortfall

Request/Question:

The \$18 million+ need for infrastructure improvements at Tierra de Rosas is no longer identified in the CDC budget. Does it exist anywhere in the county budget? Do we consider it a liability for accounting purposes? An obligation?

Board Inquiry Requests #20 – Tierra de Rosas Funding Shortfall

Board Member(s) Requesting Information: Supervisor Chris Coursey

CDC Staff Review Notes:

Request/Question:

The \$18 million+ need for infrastructure improvements at Tierra de Rosas is no longer identified in the Community Development Commission (CDC) budget. Does it exist anywhere in the county budget? Do we consider it a liability for accounting purposes? An obligation?

Response

The funding gap of approximately \$17.7 million is based on an estimate of project costs and does not reflect a final number. A project can only be budgeted when specific funding has been identified for it, and when the project is ready to move forward. Once funding has been identified for the estimated cost to complete the development of the Roseland project, the CDC will approach the Board for approval for identified funding sources and uses. At that time, A Board Resolution for budget appropriations will be requested to add appropriations.

Expenditures in CDC's FY23-24 Recommended Budget include the management of the Mitote Food Park by EBMC Management Company, operational, security, and maintenance costs of the property and buildings on site and CDC costs (administration and salary/benefits). Also included in the budget is \$3 million for general project cost for Geosyntec for site remediation and Midpen Housing Corporation for project management of the housing development. Funding sources anticipated are from the State Water Resources Control Board, Successor Agency and some rental income.

Under General Accounting Standards a planned project is not considered a liability unless debt is issued to finance it.

Staff has identified potential sources to reduce the funding gap by \$8,018,130. If all the potential sources are realized then the unfunded gap is \$9,678,011. The current infrastructure budget estimate is attached. The CAO will be recommending funding for this project for consideration during the FY2023-24 Budget Hearings. CDC will be bringing an update to the Board on the infrastructure plan in the fall of 2023.

Tierra de Rosas Infrastructure Estimate

Expenses	
Due Diligence (paid from Redevelopment Tax Increment Funds)	\$ 250,000
Roseland Property Acquisition (paid from Redevelopment Tax Increment Funds)	\$ 3,490,000
Environmental Consulting - Studies and Investigation	\$ 342,969
Hazmat Cleanup (by Harris & Lee)	\$ 1,170,250
Building Demolition, Environmental Oversight	\$ 209,084
Gee Parcel Acquisition	\$ 458,053
Environmental Clean-Up & Demo (Geosyntec)	\$ 2,460,700
Soil Management Plan and Soil Vapor Investigation	\$ 130,000
Library and B&G Club relocation 2019	\$ 500,000
Commercial Operations & Maintenance (including revenue offsets) 2011-2022	\$ 784,748
Estimated Future Commercial Operations & Maintenance to 12/2023	\$ 210,000
Interim Capital Improvements to playground, parklet, B&G Club etc.	\$ 465,000
Plaza Temporal	\$ 1,250,000
Public Improvements	\$ 16,785,557
Plaza Permanente (assuming installed at time of infrastructure)	\$ 1,963,638
Plaza Operation Capitalized Reserve (10 years at 150k per year)	\$ 1,500,000
5% CDC- Owner Hard Cost Contingency	\$ 937,460
Construction Management	\$ 920,167
Soft Costs	\$ 4,003,768
10% Soft Cost Contingency	\$ 492,393
Project Contingency (1.05%)	\$ 269,457
Future Escalation (10% per year for 1 year, to December 2023 construction start)	\$ 1,874,919
Total	\$ 40,468,163

Committed Funding Sources	
Redevelopment Tax Increment Funds	\$ 3,740,000
Redevelopment Property Tax Trust Fund (RPTTF) for Roseland Village	\$ 6,920,000
RPTTF for Environmental Clean-Up	\$ 342,969
County Fund for Housing (Gee Parcel Acquisition)	\$ 458,053
State Water Quality Control Board Grant	\$ 2,460,700
County R&R (Library and B&G Club relocation)	\$ 500,000
HCD - Affordable Housing and Sustainable Communities Program (AHSC)	\$ 620,616
HCD - Infill Infrastructure Grant Program (IIG)	\$ 6,355,684
County General Fund	\$ 1,374,000
Total Committed Sources	\$ 22,772,022

Proposed Funding Sources	
Total Proposed Sources	\$ 8,018,130

Total Gap with Committed Sources **\$ 17,696,141**
Total Gap with Committed and Proposed Sources **\$ 9,678,011**