

Permit Sonoma

Sonoma County

Appeal of Draft RHNA Determination

29 October 2021



Bases for Appeal

Basis 1: Availability of Urban Services

Agree with Subregion Allocation *not* Location

Reversed Responsibility for SOI Violates LAFCO

Result: 654% Increase Sonoma County

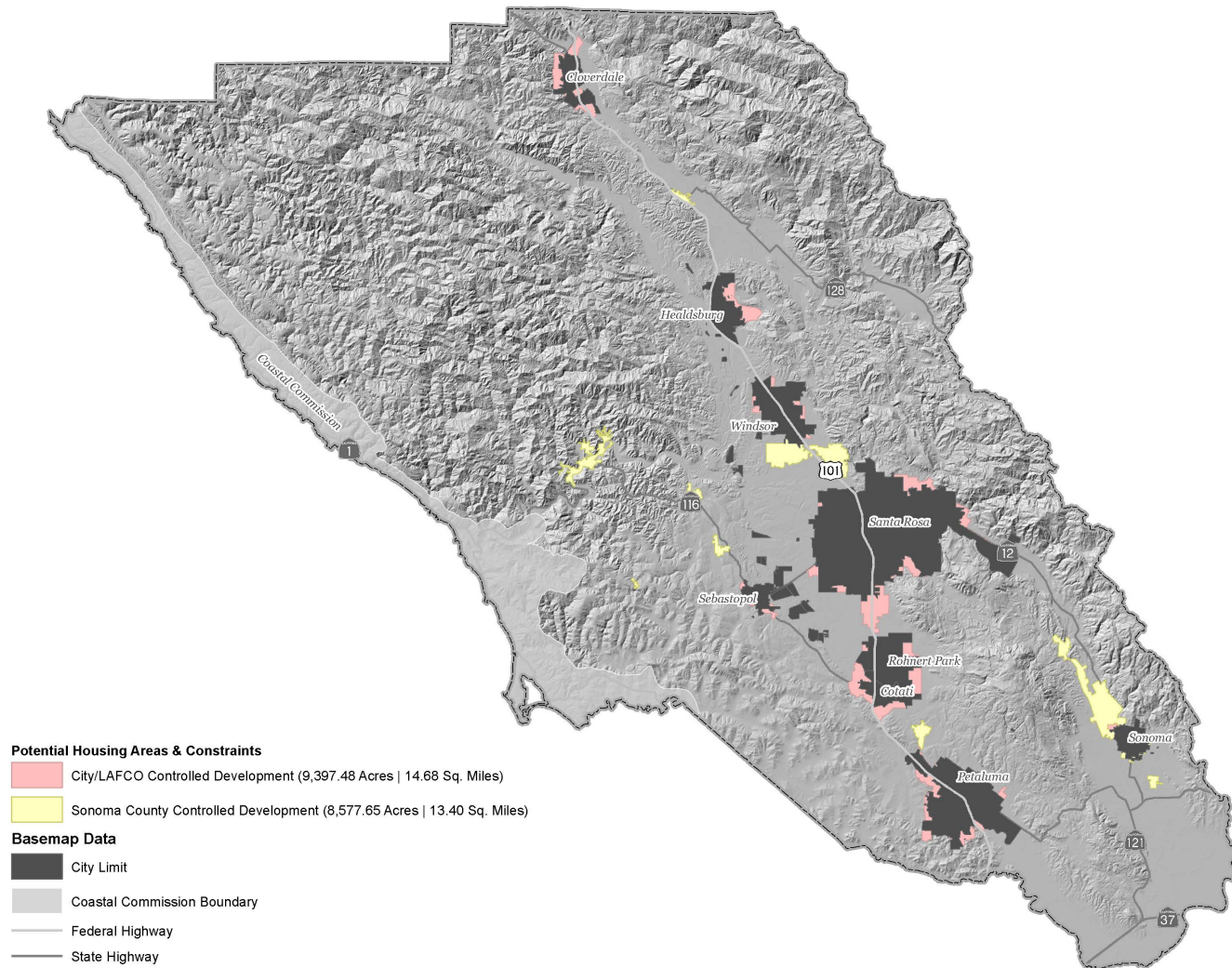
14% Decrease Santa Rosa

135% Increase Bay Area

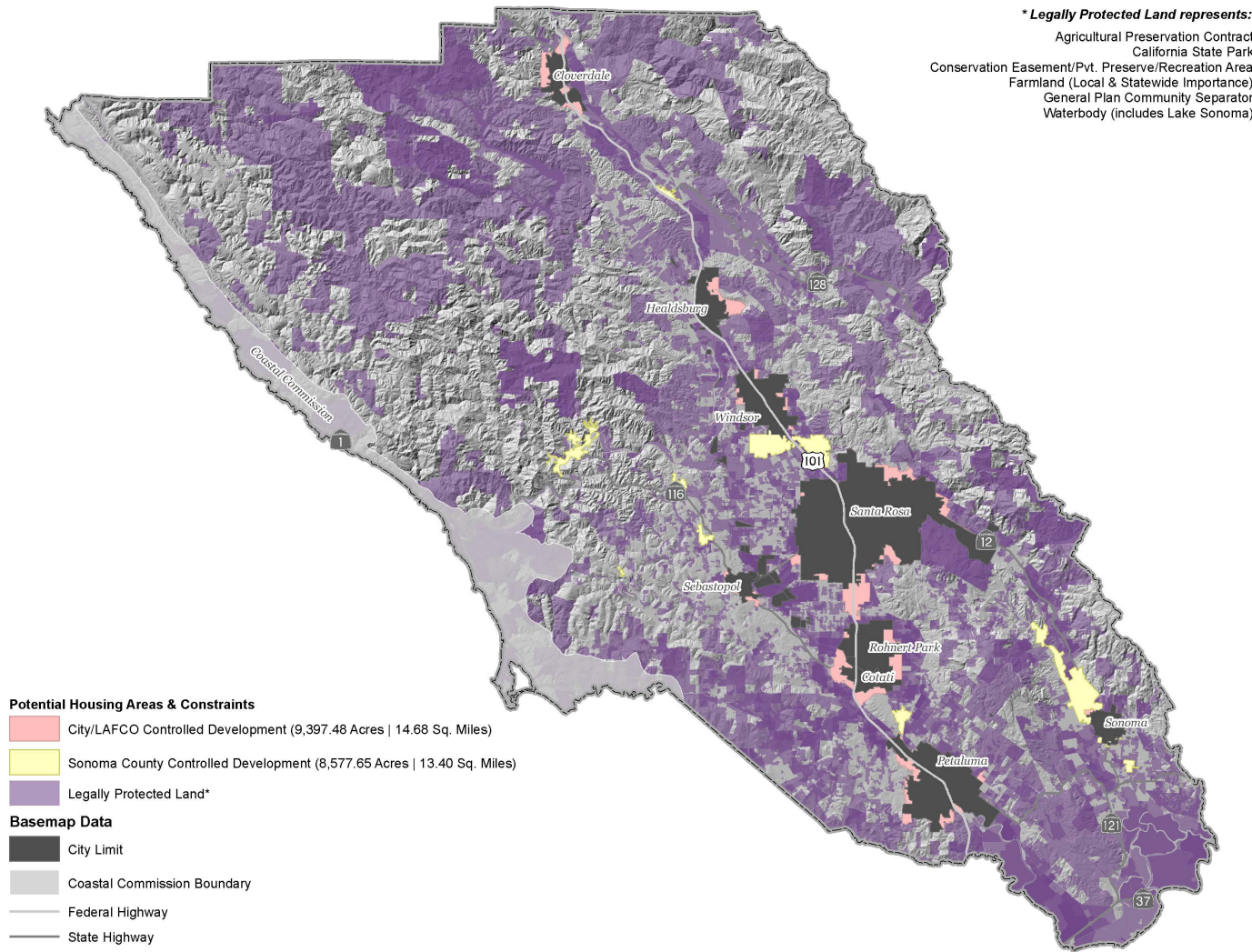
Request: 271% Increase Petaluma Equiv.

1,910 DU's

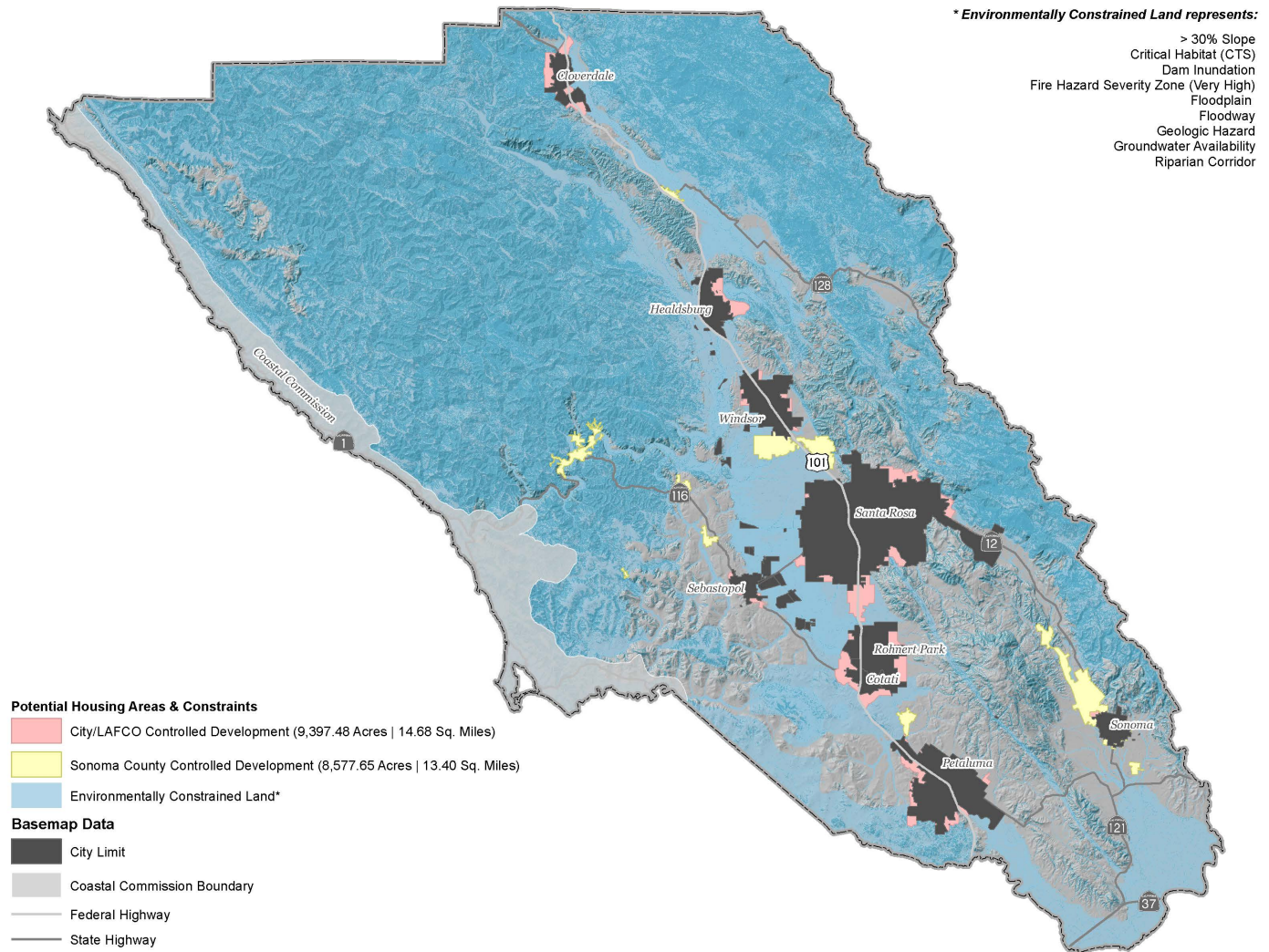
Unincorporated Sonoma County Potential Housing Areas & Constraints



Urban Areas & Legally Protected* Lands



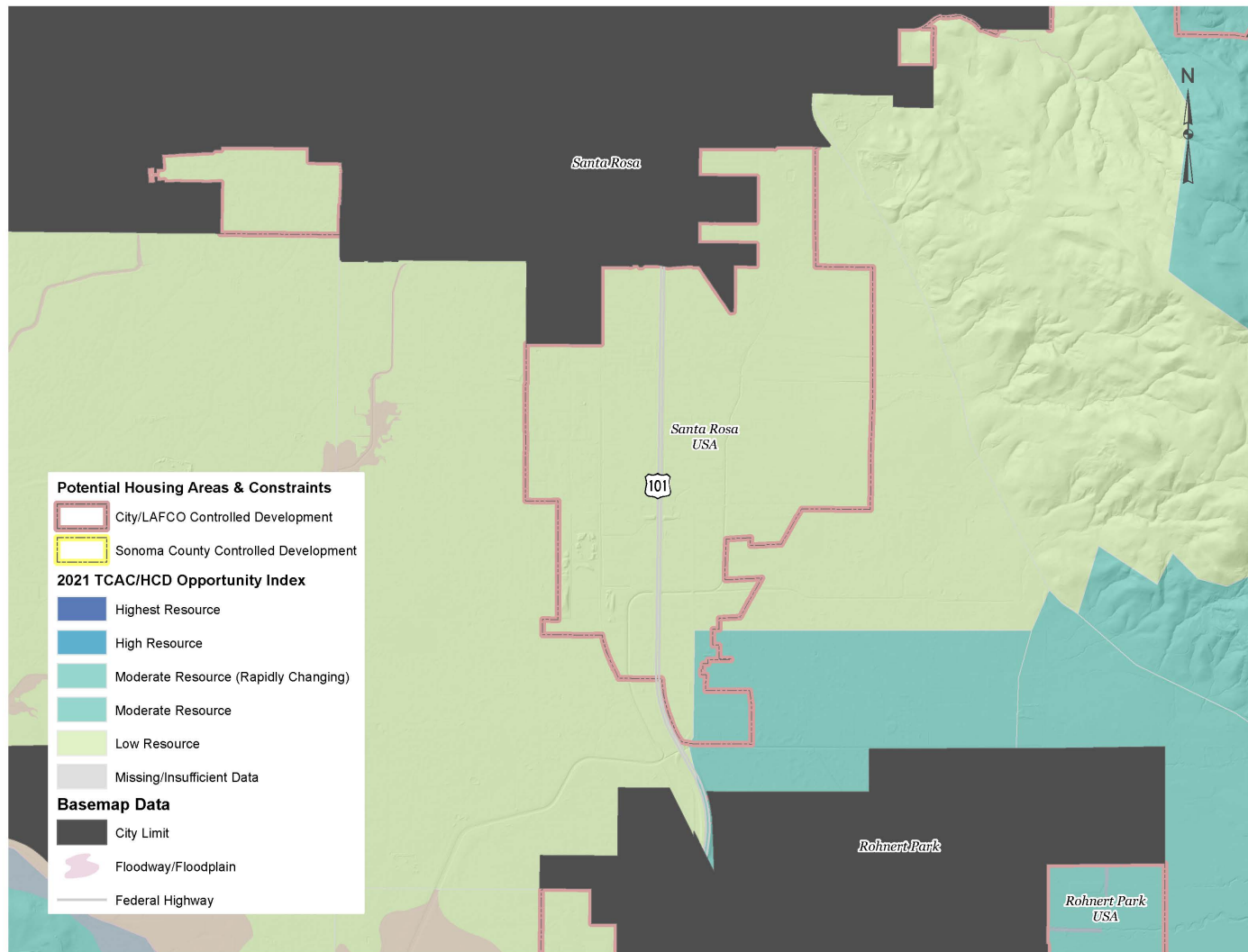
Urban Areas & Environmentally Constrained* Lands



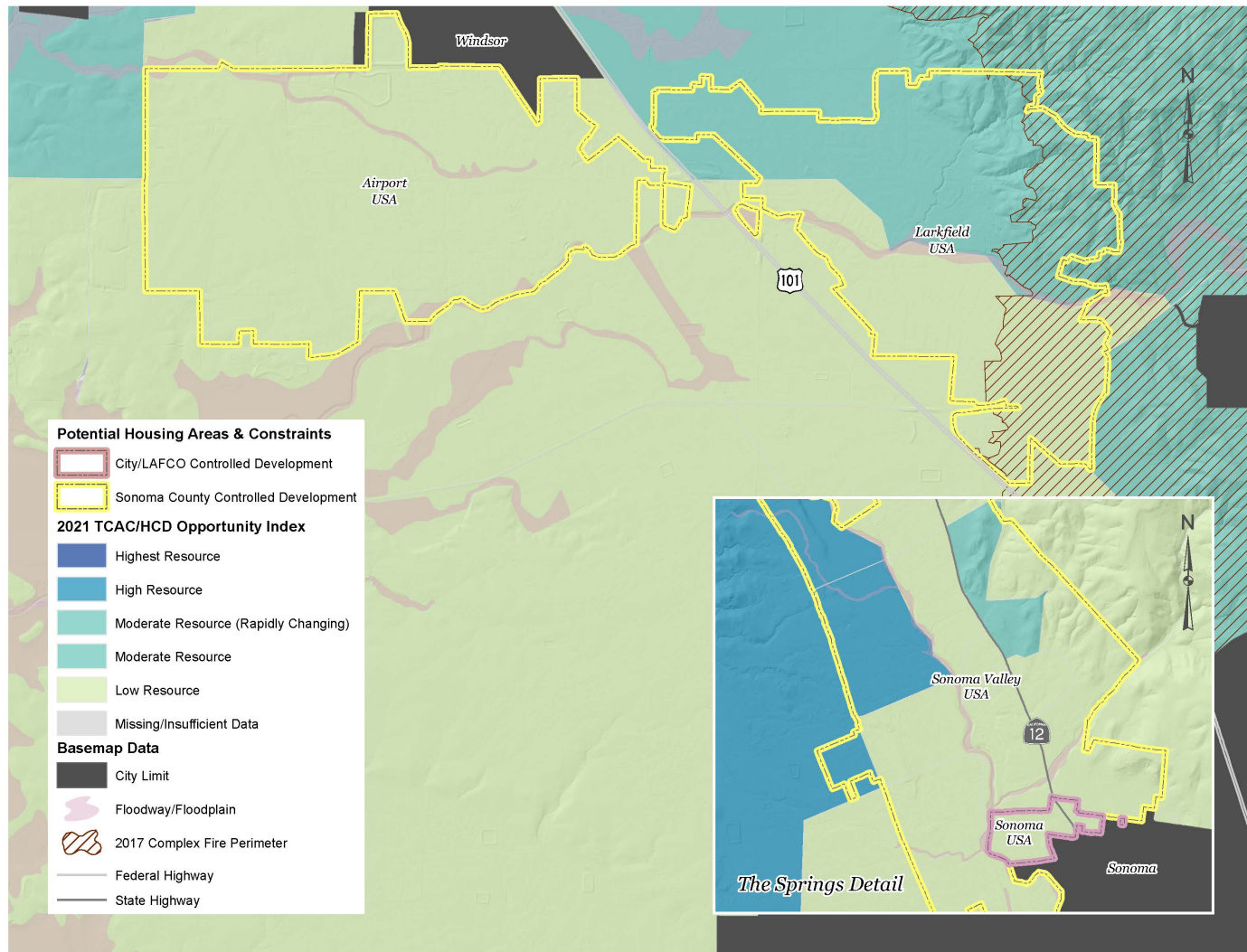
Bases of Appeal

- Basis 2: Further not Frustrate RHNA Objectives**
 - 1. Increase Supply in Equitable Manner**
 - 2. Equity, Env. Protection, Efficient Develop. Furthering GHG Targets**
 - 4. Balance household income distribution**
 - 5. Frustrates Fair Housing by Perpetuating Segregation, Poor Socioecon. Outcomes**
- Basis 3: Significant Unforeseen Circumstances**
 - 1. Drought**

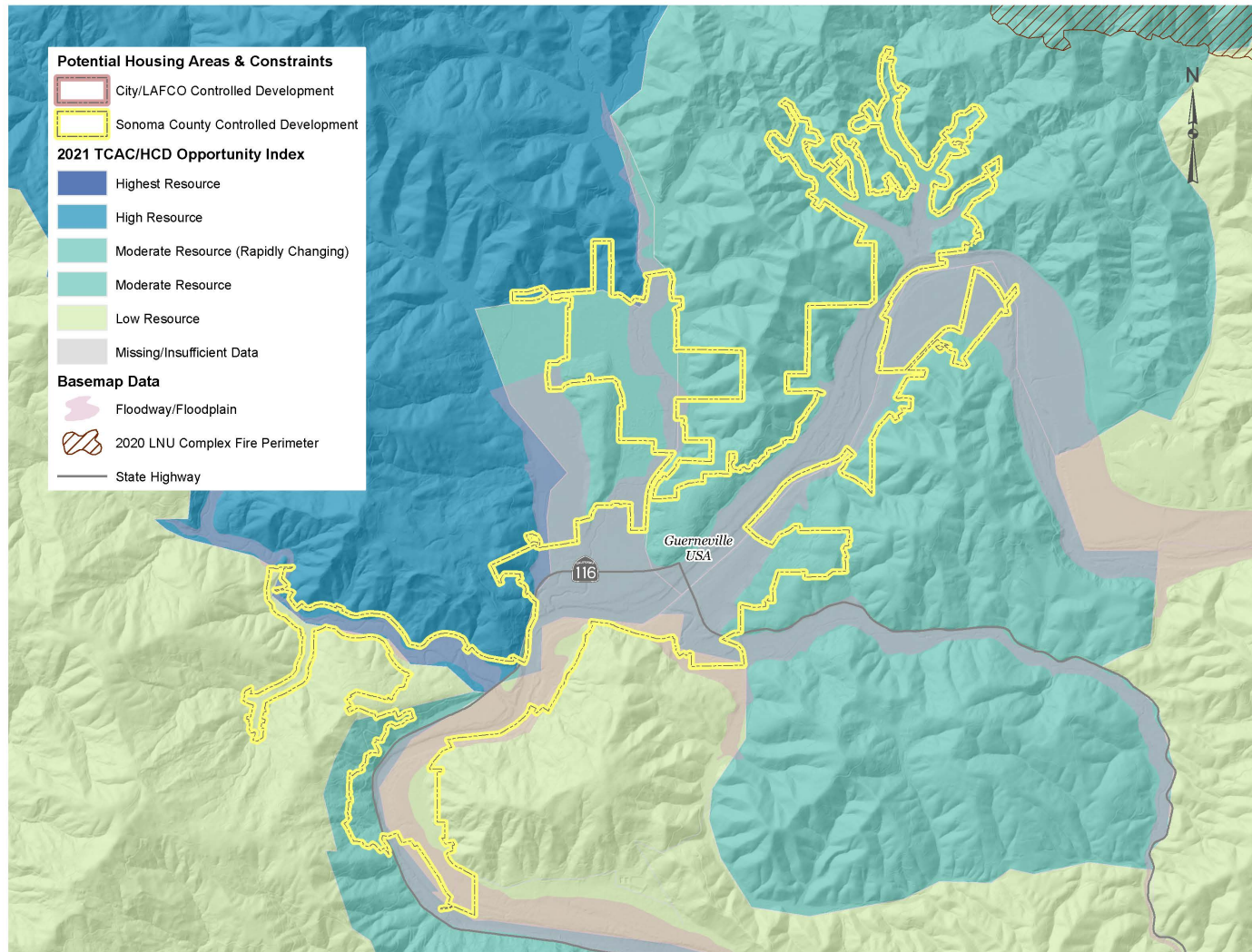
Potential Housing Areas & Constraints – South Park



Potential Housing Areas & Constraints – Airport & The Springs



Potential Housing Areas & Constraints - Guerneville



Conclusion



Respect Sonoma's Voter Approved Framework

TO Development around SMART Stations

All 10 General Plans City-Centered Growth

Urban Growth Boundaries

Community Separators

Ag+Open Space Preservation

Prior Subregional Success

**Reversing SOI Responsibility Creates Perverse
Result**

Contact

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