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City ACS & DAC Chart

City ACS Data Chart

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
1	Map I.D.	Block Group	Tract	Residents	households	Units	Median Ag	MH Income	Persons #	MH Value	HO ME	TYPE	%Occupied	Owners	Renters	BA degree	White	Latino	Black	Asian	I
2											Single FH	Multi FH	Moblhome	%	%	%	%	%	%	%	%
3	1	Lovall Valley	BG2 1502.06	333		309	65	\$88,077	1.5	2M	100			74	72	28	76.4	84	9		
4	2	Far East Side	BG3 1502.04	1448	619	629	54.7	\$127,348	2.3	\$1,359,800	98	2		98	84	16	67.5	90	9		1
5	3	Central East Side	BG1 1502.04	837	462	527	54.6	\$171,250	1.8	\$1,470,700	90	10		88	69	31	67.9	93	6		1
6	4	Central NE side	BG1 1502.06	807	472	522	57.5	\$82,051	1.7	\$936,300	61	39		90	42	58	61.6	58	37		1
7	5	Southeast Side	BG2 1502.03	1705	790	957	60.4	\$112,775	2	\$1,324,600	67	33		83	64	36	33.3	84	13		
8	6	Central West Side	BG2 1502.04	1457	680	747	50.1	\$67,589	2	\$852,100	54	46		91	37	63	39.8	73	14	100%	2
9	7	West Side MHPs	BG3 1502.03	1293	676	676	65.7	\$85,250	1.9	\$578,500	48	25	27	100	61	40	47.8	87	11	1	1
10	8	Central NW Side	BG1 1502.05	892	447	550	51.3	\$96,193	1.9	\$925,200	57	34	9	81	56	44	52.7	94	6		
11	9	Northwest Side	BG3 1502.05	1474	578	589	51.4	\$120,625	2.6	\$844,400	74	26		98	68	32	28.5	62	27		11
12	10	Mission Highlands	BG2 1502.05	1984	767	899	60.1	\$97,404	2.6	\$681,800	58	14	28	85	66	34	25.2	57	33		
13	11	Southwest Side	BG1 1502.03	1761	923	939	53.3	\$94,861	1.9	\$938,900	90	10		98	82	18	51.5	75	13	7	3
14	12	Temelec	BG4 1503.03	1959	1067	1190	72.3	\$68,750	1.8	\$610,400	69	1	30	90	86	14	52.2	82	12		1

City DAC Chart

	A	B	C	D	E	F	G	H	I	J	K
1	Map I.D.	Block Group	Tract	Residents	households	Units	%<80% State MHI	MH Income	people per HH	HH<80%St.MHI	people< 80%
2							households		people	households	people
3	1	Lovall Valley	BG2 1502.06	377	245	311	33.8		1.5	83	125
4	2	Far East Side	BG3 1502.04	1448	619	629	32.3	\$127,348	2.3	200	460
5	3	Central East Side	BG1 1502.04	837	462	527	28.3	\$171,250	1.8	131	236
6	4	Central NE side	BG1 1502.06	807	472	522	34.5	\$82,051	1.7	163	277
7	5	Southeast Side	BG2 1502.03	1705	790	957	31.3	\$112,775	2	247	494
8	6	Central West Side	BG2 1502.04	1457	680	747	55.4	\$67,589	2	377	754
9	7	West Side Mobile HP	BG3 1502.03	1293	676	676	41.3	\$85,250	1.9	279	530
10	8	Central NW Side	BG1 1502.05	892	447	550	29.1	\$96,193	1.9	130	247
11	9	Northwest Side	BG3 1502.05	1474	578	589	31.5	\$120,625	2.6	182	473
12	10	Mission Highlands	BG2 1502.05	1984	767	899	47	\$97,404	2.6		
13	11	Southwest Side	BG1 1502.03	1761	923	939	39.5	\$94,861	1.9	365	713
14	12	Temelec	BG4 1503.03	1959	1067	1190		\$68,750	1.8		
15	Total									2,157	4,309

City Map Key

Fred Allebach

12/21/23

City Block Group map key

1 Lovall Valley

2 Far east side

3 Central east side

4 Central NE side

5 Southeast side

6 Central west side

7 West side MHPs

8 Central NW side

9 Northwest side

10 Mission Highlands

11 Southwest side

12 Temelec, 13 Boyes/ Fetter's, 15 El Verano provided for reference location only

DUC Study Public Comment 1

From: [Fred Allebach](#)
To: [lafco](#)
Cc: [Mark Bramfitt](#)
Subject: DUC study public comment #1
Date: Sunday, January 21, 2024 4:41:19 PM
Attachments: [SV DUC study.docx](#)
[SV unincorporated map key.docx](#)

EXTERNAL

Hi,

I did two studies to identify DUCs and DACs in Sonoma Valley based on current state median household income figures and on the current 2022 US Census ACS Five Year update. I'd like for the commission to see these and for these to be on the public record regarding the LAFCO DUC study, to provide some level of comparison to the coming Plan West DUC study.

Whenever that item comes up on the LAFCO agenda, these comments are for that.

Clearly I am an amateur demographer, however I think the method I used, and suggested methods to build DUC membership from the Block level out, as did the DistrictR tool in BOS redistricting, could be of value to see what DUCs are really in the ground in unincorporated Sonoma Valley.

very best, Fred

"We don't know where we're going but we have to stick together in case somebody gets there."
Ken Kesey

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DUC Study Public Comment 2

Fred Allebach
Member Sonoma Valley Housing Group
Member Santa Rosa/ SoCo NAACP
12/25/23

Abstract

By objective measure and reasonable analysis, lower Sonoma Valley south of Kenwood has 3,757 DUC-status households which amounts to 9,371 DUC-status people. This is 40% of the lower valley unincorporated population. These DUCs are comprised of various communities of interest: mobile home park residents, seniors, white working class, and immigrant/ 1st generation Latino working class. These same communities of interest cross over into the adjacent and contiguous City of Sonoma where DUCs become DACs.

A detailed, cross-Block Group view of local DUCs is the most accurate for seeing where populations and COIs are on the ground.

This study has multiple policy implications for the coming Springs Specific Plan, land use and zoning issues on Arnold Drive and elsewhere, the LAFCO Plan West SoCo DUC study, for possible future City annexations, for AFFH law to address City and Valley segregation, for ground-truthing City/ County Housing Elements, and for General Plans.

Findings

- Unincorporated lower SV (Tracts and BGs south of Kenwood) has 3,757 households at <80% state MHI. 3,757 households here meet the criteria for DUC status. These 3,757 households amount to 9,371 people. Given a total lower SV population of approximately 35,000, subtract 11,000 from the City of Sonoma and that leaves 24,000 people. Approximately 40% of the lower SV unincorporated population has DUC status. Despite margins of error, this shows a LOT of people and households with DUC status in lower SV.
- The unincorporated County in SV has discreet *communities of interest* with DUC status, these are: MHP residents, seniors, white working class, immigrant/ 1st generation Latinos. These same communities of interest cross over into the adjacent and contiguous City of Sonoma where DUCs become DACs.
- The Latino community of interest is centered in the central Springs area and crosses into contiguous El Verano, Springs East, Mission Highlands and City BGs.
- Tract 1503.05 (Boyes/ Fetter's) shows up over and over again as an area with much lower opportunity. The core DUC area in Tract 1503.05 is located in BGs 3 and 4, Central Boyes ad Fetter's. Contiguous to this core DUC area are BGs 1 and 2 of 1503.04, the El Verano Tract. Tract 1503.05 BG2, Mission Highlands is also contiguous to the core DUC area. The latter BGs all have the highest percent MHI < 80% state MHI. Smaller percentages of the same COI blend into the City of Sonoma west side.

DUC Study Public Comment 2

- The recent LAFCO MSR for the City Sonoma found a DUC area within the northwest portion of the City's SOI. Besides Maxwell Park this SOI area is a small neighborhood centering on Melrose Ct of @ 35 lots south of Verano Ave and east of Hwy 12. This area is a small piece of Census [Tract 1502.05 BG2](#), where *a portion* meets DUC status: from 2021 Census Reporter website: 31% are under \$50K median household income and 39.3% are under \$60K. 4% (66 people) of this DUC show membership the low-income Latino community of interest, part of a larger whole community of interest that is contiguous to the City of Sonoma.
- Temelec, Tract 1503.03 BG4 has 52.1 households < than 80% state MHI; this is clearly DUC status. Senior and MHP communities of interest blend into and are contiguous to the City MHPs and central west side BGs. 41.3% of households in Sonoma MHPs have DAC status; 55.4% of households on the City central west side have DAC status.
- A white working-class community of interest is harder to demonstrate. Of the percent of lower MHI SV residents who meet DUC status, those who are not Latino, senior, or MHP residents can be assumed to be white working class.
- The wealthiest, whitest SV BGs are Sonoma Mtn, Eldridge, Glen Ellen, Eldridge, Springs northeast, and Boyes south. This correlates well with AFFH Data Viewer 2.0 and TCAC maps.

Conclusion: These findings are evidence that the County has DUCs in SV and that these DUCs are unified with DACs in the adjacent and contiguous City of Sonoma. This has implications for: the coming Springs Specific Plan, land use and zoning issues on Arnold Drive and elsewhere, the LAFCO Plan West SoCo DUC study, for possible future City annexations, for AFFH law to address City and Valley segregation, for ground-truthing City/ County Housing Elements, and for General Plans.

The following sections flesh out the background information data, and methodology of this piece.

Unincorporated Sonoma Valley DUCs from US Census 2022 5-Year ACS survey update

DUC = disadvantaged unincorporated community at 80% and below of state median household income. This study shows percent of unincorporated lower Sonoma Valley (SV) Census Block Groups (BGs), households, and persons with DUC status. See accompanying reference map with BG location and numbering, and Excel chart. Many thanks to Iris Lombard for setting up the Excel charts and for her feedback.

The state has different metrics for DUCs and DACs depending on what agency is doing the measuring. If LAFCO or the County wanted to prove it has populations with DAC status, it could given the example of this study. If it does not, why not? On what assumptions will we see the facts one way or another? What would be the upside and downside of an analysis that shows more, or less DUCs in the unincorporated SV? Why would people not want to see DUCs?

DUC Study Public Comment 2

A **DUC**, by DWR and LAFCO standards, is measured by community of interest with household income below 80% state median household income (MHI). A **DAC** is the same but in incorporated areas. LAFCO also adds other criteria for minimum DUC qualification including: 10 registered voters or a cluster of 10 homes where the MHI is less than 80% state MHI, and that by SB-244 a DUC can be “all or a portion of a community with an annual MHI less than 80% of state MHI.”

80% CA state MHI

CA State MHI is \$91,905 with latest 2022 Census update
80% is \$73,524

80% SoCo MHI

SoCo MHI is \$99,266 with latest 2022 Census update
80% is \$79,413

A SoCo COLA is called for to accurately represent SV DUCs and DACs

Since SoCo MHI is \$5,889 higher than state MHI, the real cost of living here is \$5,889 higher. A COLA of \$5,889 is justified to account for the higher SoCo COL

Data access

Click on this [link](#) to access the Census ACS data from the Census Reporter website. Drag map with cursor to locate various BGs; place cursor over BG and click to open data for that BG. Zoom in and out for a larger Valley view or street detail view. Once a BG is open, scroll down below the map to see data for that BG. Cursor needs to be put in data section to scroll down.

Methodology

MHI stats are the latest available from recently released updated ACS US Census sources, from the Census Reporter website.

To calculate percent of a BG < 80% state MHI: Using the above data access link, scroll to BG MHI, click *show data*, then click *view table*. Add up percent lines up to the \$60 - \$74,999 line. I took \$73,524/ 80% state MHI as equivalent to \$74,999.

To calculate number of households < 80% state MHI: ask what percent of the households < 80% MHI are of the total number of BG households.

To calculate number of people < 80% state MHI: multiply persons per household by number of households < 80% state MHI.

Margin of Error

Smaller units of measurement like Census BGs have larger margins of error than Census Tracts, even though the data is the exact same at the Tract level. Despite sometime large margins of

DUC Study Public Comment 2

error in ACS BG-level data, I believe valid and compelling patterns are shown. Margins of error can just as well be that DACs are undercounted as well as overcounted.

Using Tract-only data collapses and erases valid local demographic differences. While Tracts may technically have less of a margin of error, they actually hide and mask critical differences on the ground. Thus, a BG level of analysis is worth undertaking bc it shows more fine-grained population patterns.

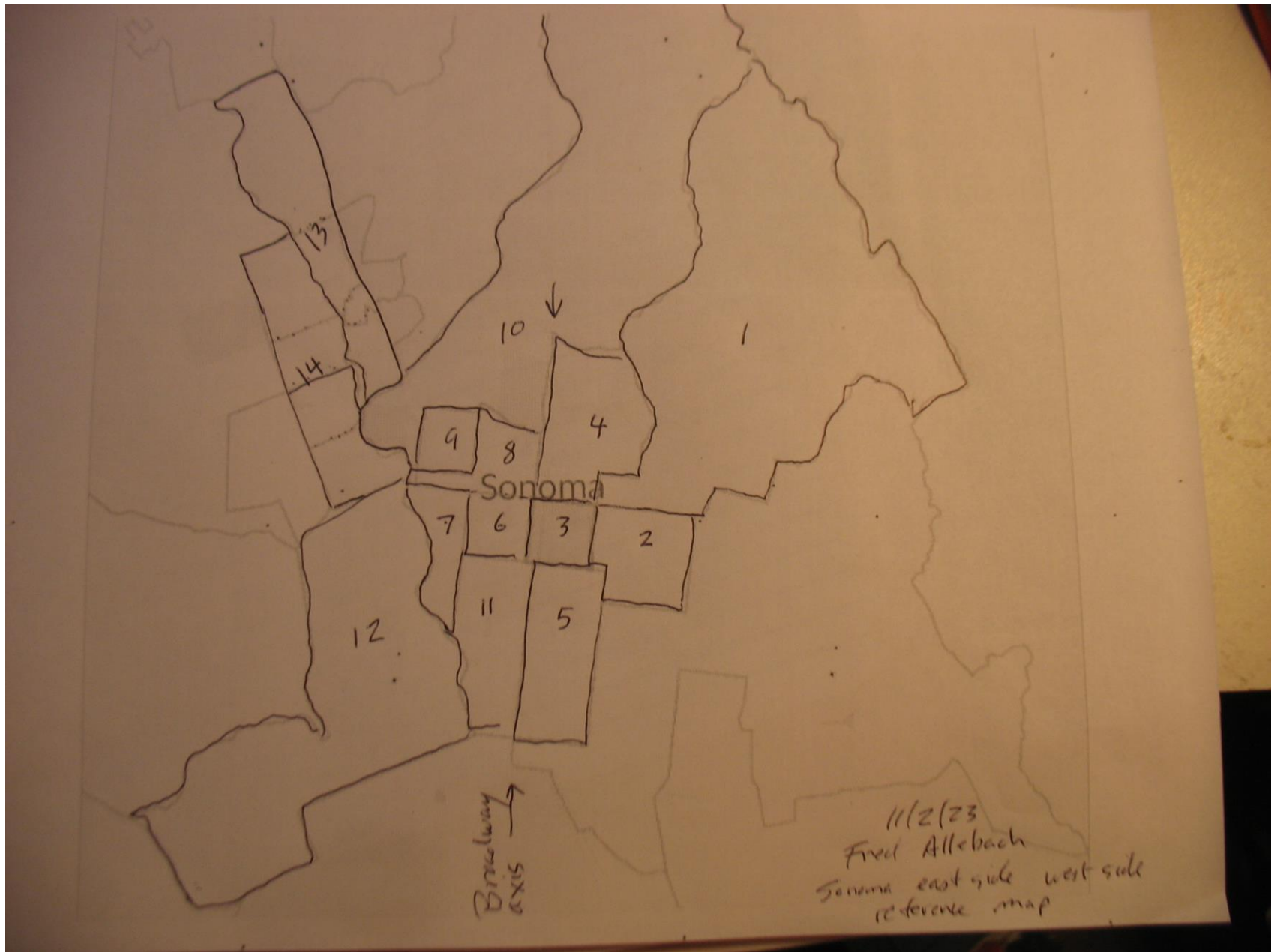
Both BG and Tract levels need to be taken with a grain of salt, with an eye to seeing the actual and the larger picture.

The County uses ACS data as a primary source, personal communication from Dave Kiff, former interim Sonoma City Manager, former CDC Director and current SoCo Homeless Services Division Director.

Acronyms

ACS US Census American Community Survey
SV Sonoma Valley
LAFCO Local Agency Formation Commission
BG US Census block group
DWR CA Dept of Water Resources
DAC disadvantaged community
DUC disadvantaged unincorporated community
MHI median household income
COLA cost of living adjustment
COL cost of living
SoCo Sonoma County
MHP mobile home park
USA urban service area
AFFH Affirmatively Furthering Fair Housing

Sonoma BG Map



Sonoma DAC Study

Fred Allebach

Member Sonoma Valley Housing Group

Member Santa Rosa/ SoCo NAACP

12/25/23

Abstract

The City of Sonoma has disadvantaged community or DAC populations. This is demonstrated by objective, current evidence from the US Census ACS survey, by a simple, reasonable methodology. These DAC communities of interest are seniors, mobile home park residents, immigrant Latino working class, and white working class. Membership in these DAC COIs crosses BGs in the City and is contiguous to DUCs and into the unincorporated County towards Temelec, the southeast side, and the Springs.

Of Block Groups entirely within the City: 969 households and 1,995 people meet DAC status MHI.

The whole City central west side, (Block Group 2 of Tract 1503.04) qualifies as is a DAC with 55.4% of households below 80% of state median household income.

In City west side mobile home parks (Block Group 3 of Tract 1502.03), 41.3% of households qualify for DAC status MHI. The City's central east side and northwest side have smaller percentages of DAC COIs.

Of Block Groups partially within the City, 1,188 households and 2,316 people meet DAC MHI status. To dice out the exact number of in-city DACs a [DistrictR](#)-type tool with Block-level analysis will be needed.

City of Sonoma DAC status from US Census 2022 5-Year ACS survey update

This study shows percent of City Census Block Groups (BGs), households and persons with DAC status. See accompanying reference map with City BG location and numbering, and Excel chart. Many thanks to Iris Lombard for setting up the Excel charts and for her feedback.

Findings

- Tract 1502.03 BG3 (Sonoma MHPs), Tract 1502.04 BGs 1 and 2 (Sonoma central west and Sonoma central east) are entirely within the City. Tract 1502.05 BG3 (northwest side), 1502.05 BG1 (central northwest side) are also entirely within the City. Other City BGs have portions that are outside the City.
- The whole City central west side BG is a DAC, and 41.3% of west side MHP households are a DAC.
- In Sonoma west side MHPs 41.3% of 676 total households and 530 people have DAC status. On the central west side 55.4% of 680 households and 754 people have DAC status. This is the City's high DAC concentration area.

Sonoma DAC Study

- In Sonoma, of BGs entirely within the City, 969 households and 1,993 people meet DAC status. The numbers will be higher because City residents also live in BGs that are only partially in the City.
- The City has *communities of interest* with DAC status, these are: MHP residents, seniors, white working class, immigrant Latinos. These same communities of interest cross over into the adjacent and contiguous unincorporated County where DACs become DUCs.
- The recent LAFCO MSR for the City Sonoma found a DUC area within the northwest portion of the City's SOI. Besides Maxwell Park this SOI area is a small neighborhood centering on Melrose Ct of @ 35 lots south of Verano Ave and east of Hwy 12. This area is a small piece of Census [Tract 1502.05 BG2](#), where *a portion* meets DUC status. From 2021 Census Reporter website: 31% are under \$50K median household income and 39.3% are under \$60K. 4% (66 people) of this DUC show membership the low-income Latino community of interest, part of a larger whole community of interest that is contiguous to the City of Sonoma.

Communities of interest

Temelec and 7 Flags MHP represent senior and MHP lower-income communities of interest. Immigrant and first-generation Latino DACs in the City, on the northwest and central northwest sides, are unified with the same cohort in El Verano (Tract 1503.04), Boyes/ Fetters (Tract 1503.05), Mission Highlands and Springs east A white working class community of interest blends from the City central west side and Moon Valley all-age MHP to El Verano and Boyes/ Fetters.

Protected class

Sonoma Valley Latinos, Latino immigrants and people of Latino national origin are a protected class. This status may protect against discrimination in housing and planning as well as for voting and employment rights.

Conclusion: These findings, evidence that the City has DACs and that these DACs are unified with DUCs in the adjacent and contiguous SV USA*, have implications for the coming LAFCO Plan West SoCo DUC study, for possible future City annexations, for AFFH law to address City and Valley segregation, the City/ County Housing Elements, and General Plans.

The following sections support the above.

How and why to map and show DACs and DUCs?

The state has different metrics for DACs and DUCs depending on what agency is doing the measuring. One common criteria is to be 80% and below state MHI. If the City wanted to prove it has populations with DAC status and that these are contiguous with DAC COIs in local unincorporated areas, this study gives an example of how to do that. If it does not, why not? On

Sonoma DAC Study

what assumptions will we see and map the facts one way or another? What would be the upside and downside of an analysis that shows DACs in the City? Why would people not want to see DACs in the City if DACs can objectively be demonstrated to be there?

6th cycle City Housing Element demographics and DACs

As a result of this study, pertinent questions arise as to the level of detail the HE analyzed and mapped City populations. Final HE recommendations on zoning and RHNA site inventory appear to be based on a Tract-only view which erases local DACs and COIs.

A DAC, by DWR standards, is measured by community of interest with household income below 80% state MHI. A LAFCO **DUC** is the same but only in unincorporated areas.

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Sonoma DAC Study

Margin of Error

Smaller units of measurement like Census BGs have larger margins of error than Census Tracts, even though the data is the exact same at the Tract level. Despite sometime large margins of error in ACS BG-level data, I believe valid and compelling patterns are shown. Margins of error can just as well be that DACs are undercounted as well as overcounted.

Census data starts with Blocks, then Block Groups, then Tracts, and Places. Districting studies are done by demographic consultants that get very fine-grained to for example, make Trustee districts in the local school district. Upon these fine-grained studies, Supervisorial, Congressional, and other special districts are made. The upshot here is that when local Housing Element and General Plan policy are made, these need to be based on the most accurate studies that show the actual demographics to the maximum extent possible, and that do not discriminate against protected classes nor erase valid COIs.

The County uses ACS data as a primary source, personal communication from Dave Kiff, former interim Sonoma City Manager, former CDC Director and current SoCo Homeless Services Division Director.

Acronyms

ACS US Census American Community Survey

SV Sonoma Valley

LAFCO Local Agency Formation Commission

BG US Census block group

DWR CA Dept of Water Resources

DAC disadvantaged community

DUC disadvantaged unincorporated community

MHI median household income

COLA cost of living adjustment

COL cost of living

SoCo Sonoma County

MHP mobile home park

USA urban service area

AFFH Affirmatively Furthering Fair Housing

*See accompanying Sonoma Valley DUC study

Sonoma Valley BG Chart

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V
1	Map	Block Group	Tract	Residents	Units	Median	MH Income	House	Persons	MH Value	HO	ME	TYPE	%	Occupied	Owners	Renters	BA degree	White	Latino	Black	Asian
2	I.D.				Age			Hold #	#		%SFH	%MFH	%MH	%RV	%	%	%	%	%	%	%	%
3	1	Mission Highlands	1502.05 BG2	1984	899	60.1	\$97,404	767	2.6	\$681,800	58	14	28		85	66	34	25.2	57	33		
4	2	Springs East-Foothills	1503.06 BG3	1954	904	60.7	\$100,865	845	2.3	\$821,400	85	5	8	2	93	70	30	47.1	65	23	7	2
5	3	Springs—East	1503.06 BG1	870	384	44.8	\$109,000	384	2.3	\$651,000	81	19			100	63	37	33.3	66	26		3
6	4	Springs—Northeast	1503.06 BG2	1078	409	36.8	\$140,716	361	3	\$710,300	94	6			88	67	33	27.8	46	40		2
7	5	Boyes—South	1503.05 BG2	1875	501	32.5	\$138,281	501	3.7	\$747,500	85	15			100	50	51	23.3	29	70		1
8	6	Boyes—North	1503.05 BG4	1020	342	28	\$47,589	342	3	\$724,100	66	34			100	15	85	20	31	68		
9	7	Fetters	1503.05 BG3	2425	628	31	\$85,655	611	4	\$579,300	52	22	26		97	49	51	13.2	18	71		
10	8	Ag Land N. of Agua C.	1503.05 BG1	752	309	45.2	N/L	274	2.5	\$958,300	45	55			89	34	66	26	51	40	1	3
11	9	El Verano—South	1503.04 BG4	1229	606	54.7	\$81,484	545	2.2	\$869,800	91	7	2		90	61	39	36.9	90	5	4	1
12	10	El Verano	1503.04 BG3	1432	483	37.3	\$115,085	483	3	\$696,000	93	7			100	53	47	28.3	55	45		
13	11	El Verano—Central	1503.04 BG2	1760	814	52.4	\$70,443	801	2.2	\$696,600	83	15	2		98	68	32	22.7	58	35		1
14	12	El Verano—North	1503.04 BG1	1176	454	50.4		440	2.7	\$707,500	95		5		97	69	31	25.4	53	39		5
15	13	El Verano-Arnold West	1503.03 BG3	373	195	42.7	\$128,542	177	2.1	\$1,125,000	100				91	53	47	47.6	86	8		
16	14	Temelec	1503.03 BG4	1959	1190	72.3	\$68,750	1067	1.8	\$610,400	69	1	30		90	86	14	52.2	82	12		1
17	15	Diamond A	1503.03 BG1	902	449	65.2	\$227,446	401	2.3	\$710,500	100				89	97	3	52	63	35		2
18	16	Sonoma Mountain	1503.03 BG2	787	422	62.1	\$164,954	317	2.4	\$1,645,800	100				75	90	10	56.3	73	19		2
19	17	Eldridge	1505.02 BG1	707	317	54.4	\$139,167	306	2.1	\$880,700	78	22			97	63	37	39.2	68	17	2	3
20	18	Glen Ellen	1505.01 BG3	998	616	57.8	\$250,001	526	1.9	\$1,381	85	15			85	71	29	80.9	88	7		
21	19	Vineburg	1501 BG1	1475	751	60.7	\$141,921	589	2.5	\$1,764,700	98	2			78	81	19	43.5	89	2	1	7
22	20	Shellville Colony	1501 BG3	320	236	38.4		171	1.9	\$882,700	72	3	25		72	42	58	23.2	81	13		3
23	21	Embarcadero	1501 BG2	537	185	45.1	\$116,042	164	3.3	\$898,100	77	12	11		89	63	37	51.6	46	38		4
24	Map	Block Group	Tract	Residents	Units	Median	MH Income		Persons	MH Value	HO	ME	TYPE	%	Occupied	Owners	Renters	BA degree	White	Latino	Black	Asian
25	I.D.				Age				#		Single FH	Multi FH	Moblhome	RV	%	%	%	%	%	%	%	%

Sonoma Valley BG Map



Sonoma Valley Unicorporated Map Key

- 1 Mission Highlands Tract 1502.05 Block Group 2
- 2 Springs east foothills 1503.06 BG3
- 3 Springs east 1503.06 BG1
- 4 Springs northeast 1503.06 BG2
- 5 Boyes south 1503.05 BG2
- 6 Boyes central 1503.05 BG 4
- 7 Fetters 1503.05 BG3
- 8 ag/ separators 1503.05 BG1
- 9 El Verano south 1503.04 BG 4
- 10 El Verano 1503.04 BG3
- 11 El Verano central 1503.04 BG2
- 12 El Verano north 1503.04 BG 1
- 13 El Verano west 1503.03 BG3
- 14 Temelec 1503.03 BG4
- 15 Diamond A 1503.03 BG1
- 16 Sonoma Mtn 1503.03 BG2
- 17 Eldridge 1505.02 BG1
- 18 Glen Ellen 1505.01 BG3
- 19 Vineburg 1501 BG1
- 20 Shellville Colony 1501 BG3
- 21 Embarcadero 1501 BG 2