

CITY OF COTATI

MUNICIPAL SERVICE REVIEW
AND SPHERE OF INFLUENCE UPDATE

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Sonoma Local Agency Formation Commission

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TABLE OF CONTENTS

I. Introduction 1
 Legal Requirements 1
 Report Format 2
 Recommendations 2

II. Municipal Service Review Factors 3
 Factor 1 – Growth and population 3
 Determination 5
 Factor 2 – Disadvantaged Unincorporated Communities 5
 Determination 7
 Factor 3 – Public Facilities and Services 7
 Non-City Services 8
 City Services 17
 Determinations 25
 Factor 4 – Financial Ability to Provide Services 26
 Adjustments to the Economic Downturn 29
 Measure “A” 29
 Cotati Community Redevelopment Agency 29
 Determination 30
 Factor 5 – Opportunities for Shared Facilities 30
 Determinations 31
 Factor 6 – Community Service Needs 31
 Planning Commission 31
 Design Review Committee 32
 Community & Environment Commission 32
 City Website 32
 Determination 32
 Factor 7 –consideration of Commission Policy on service delivery 33

III. Sphere of influence review 36
 Territory 1 – Northwest (Helman Lane) 36
 Determinations 37
 Territory 2 - Southwest (Madrone Avenue) 40
 Determinations 40
 Territory 3 – Southwest (West School Street at West Sierra) 43
 Determinations 44

IV. Proposed Sphere of Influence 44

LIST OF TABLES

Table 1.	Population Growth – Cotati and Sonoma County.....	5
Table 2.	Sonoma County Census Designated Places.....	6
Table 3.	Municipal Service Providers for the City of Cotati.....	7
Table 4.	City Schools.....	9
Table 5:	City of Cotati Wastewater Flows	14
Table 6:	Laguna Wastewater Treatment Plant ADWF (2000)	15
Table 7.	Crimes by Category	19
Table 8:	Existing Park Facilities	19
Table 9.	Current and Planned Water Supplies (AFY).....	21
Table 10.	City of Cotati Groundwater Wells	23
Table 11.	Regional Pavement Criteria	24
Table 12.	Cotati Street Pavement Condition Index	25
Table 13:	All City Fund Schedule 2007-2012	26
Table 14.	Commission Policy Consideration.....	33
Table 15.	Amendment Territories	37
Table 16.	Northwest – Helman Lane	39
Table 17.	Southwest – Madrone Avenue	42
Table 18.	West School Street at West Sierra.....	44

LIST OF FIGURES

Figure 1.	Staffing Levels	28
Figure 2.	Map of Northwest – Helman Lane.....	38
Figure 3:	Map of Southwest – Madrone Avenue	41
Figure 4:	Map of West School Street at West Sierra.....	43
Figure 5:	Map of City of Cotati Proposed Sphere of Influence	45

I. INTRODUCTION

LEGAL REQUIREMENTS

In 1997, the State Legislature convened a special commission to study and make recommendations to address California's rapidly accelerating growth. The Commission on Local Governance for the 21st Century focused energies on ways to empower the already existing Local Agency Formation Commissions (LAFCOs) in California's counties. The Commission's final report, *Growth within Bounds*, recommended various changes to local land use laws and LAFCO statutes.

One of the key observations and recommendations of the report was:

“Among the most fundamental purposes of LAFCO iterated in GC §56001, §56300, and §56301 are to “encourage orderly growth”, provide “. . . planned, well-ordered, efficient urban development patterns . . .”, and “. . . advantageously provide for the present and future needs of each county and its communities.

These directives imply that each LAFCO has comprehensive knowledge of the services available within its county, the current efficiency of providing service within various areas of the county, future needs for each service, and expansion capacity of each service provider. Although some LAFCOs may have access to such essentials, many do not, and the Cortese-Knox Act offers no mechanism for assisting and encouraging them to gather the basic necessary information. The Commission believes that such provision should be added to the statute.

Information on public service capacity could be gathered as part of the implementation of a new requirement for periodic service reviews. LAFCOs could conduct such reviews prior to or in conjunction with amendments to spheres of influence. A service review would encompass a comprehensive study of each identifiable public service provided by counties, special districts, and cities in the region. The review would not focus exclusively on an individual jurisdiction to determine its future boundary or service areas. Rather, it would require LAFCO to look broadly at all agencies within a geographic region that provide a service. The review would also include a component that examines the benefits or disadvantages of consolidation or reorganization of service providers. LAFCOs should be provided flexibility in designating the geographic area to be analyzed, the timing of conducting particular reviews, and the scope of the reviews.”

Assembly Speaker Robert Hertzberg encompassed the recommendations of the Commission in Assembly Bill 2838, which passed into the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act). The new law endows LAFCO with more responsibilities and more influence to oversee growth in California.

One of the new responsibilities of LAFCO is to conduct comprehensive, regional studies of municipal services (Municipal Service Reviews, or MSR) in conjunction with reviews of city and district spheres of influence (SOIs). LAFCOs are directed to review and update agencies' SOIs, as necessary, every five years, according to Government Code Section 56425. Section 56430 requires MSR to be conducted prior to, or in conjunction with, the sphere updates. MSR must address at least the following seven factors:

1. Growth and population projections for the affected area
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services
5. Status of, and opportunities for, shared facilities
6. Accountability for community service needs, including governmental structure and operational efficiencies
7. Any other matter related to effective or efficient service delivery, as required by commission policy

REPORT FORMAT

The first part of this report addresses the MSR requirements of the CKH Act. The second part evaluates the City of Cotati's ("City") sphere of influence.

The source material for this report includes the City's Fiscal Year 2010-11 and Fiscal Year 2011-12 Budgets, City reports and documents, and the City's General Plan Background Report.

RECOMMENDATIONS

Three changes in the sphere of influence are recommended with this MSR. These changes are as follows:

1. Increase the Sphere of Influence to align with the Urban Growth Boundary and the Urban Service Boundary, generally, on both sides of Helman Avenue north and south of Lowell Avenue excluding one parcel subject to the Williamson Act; and
2. Increase the Sphere of Influence to align with the Urban Growth Boundary and the Urban Service Boundary, generally, south of Highway 116, north of West Sierra Avenue, west of Grove Street and east of Stony Point Road; and
3. Decrease the Sphere of Influence to align with the Urban Growth Boundary and the Urban Service Boundary, generally, at the intersection of West School Street and West Sierra Avenue.

II. MUNICIPAL SERVICE REVIEW FACTORS

FACTOR 1 – GROWTH AND POPULATION

The small historic City of Cotati is located 40 miles north of San Francisco, in the southern region of Sonoma's wine country and immediately adjacent to the City of Rohnert Park. The City, with a population of approximately 7,265, was established in 1892 by the Page brothers, acting as The Cotati Company, on an 1877 Spanish land grant. Incorporated in 1963, the City is the smallest of the nine cities in Sonoma County.

The City has long been considered the "Hub" of Sonoma County by virtue of its central location and its distinct and historic hexagonal plaza. Surrounded by beautiful vistas of hills, vineyards, majestic oaks and redwoods, the City mixes all the benefits of living in a small city, with the cultural advantages of being located near more major urban centers and a highly acclaimed state university.

In 1837 the Mexican government established a system of land grants, including the 17,234-acre Rancho Cotati, which encompassed what is now Cotati, Rohnert Park and Penngrove. At that time the Sonoma County region marked the northernmost frontier of Mexican territory. The Mexican government was anxious to establish its hold on the area, since it was being eyed for takeover by several nations. Rancho Cotati was first awarded to Capt. Juan Castenada, but he was unable to hold onto the land grant, and within a few years it was purchased by the California land-baron Thomas Larkin. Larkin subsequently sold the Rancho to Joseph Ruckle, who sold it to Dr. Thomas Page in 1849.

For nearly 80 years after that, the Page family controlled most of what was called Cotati Valley, the area covering the southern end of the Santa Rosa plain.

During the period from 1849 to 1892, the most significant development for the City was the building of the railroad, which was completed in 1870. Not until 1892 would a town begin to gather around the wood and water stop known only as Page's Station, because when Dr. Page died in 1872, he provided in his will that the ranch would not be subdivided and sold until the youngest Page son reached the age of 25. In this way, the City became the last of the Sonoma County Ranchos to remain intact.

Finally, in 1892, the Cotati Land Company was formed by the Page family to transform Page's Station into a small town by subdividing the ranch into five, ten and twenty acre parcels. The Company hired David W. Batchelor to head up the marketing of the parcels, a job he performed well, selling over 900 tracts of land for the Page brothers. Batchelor was also a pioneer in the poultry business, which he is credited with introducing into the region.

By 1895 the county road was built between Santa Rosa and Petaluma, passing directly through the hexagonally laid-out heart of the new town. In 1909 this road would be incorporated into what was then called California Route One, running from San Francisco to Crescent City. It was this road, along with the train station, which opened up the City as a convenient place to stop for

travelers. On Feb. 13, 1894 a branch of the U.S. Post Office was installed, and by the turn of the century, Page's Station had become the Town of Cotati. The construction of the center of the town in the hexagonal motif allowed the Page family to name each of the six peripheral streets after each of the seven Page sons.

Throughout the first half of the 20th century, the City remained a relatively small rural community with a focus on farming and agricultural. Residential growth pressures in the 1950 led to calls for the community to incorporate. By the fall of 1961, citizens of the semi-rural communities of Cotati and Rohnert Park, discontented with the level of services provided by the county, explored the possibilities of merging their interests and incorporating as one city. By early 1962, it was determined that a combined city was not advisable. The City of Rohnert Park was incorporated on August 28, 1962.

On August 27, 1962, a committee of residents of the community of Cotati filed its notice of intention to circulate incorporation petitions. Boundaries of the proposed city were roughly the same as the Cotati Public Utility District but extended farther out Gravenstein Highway and down East Cotati Avenue to include Sonoma State College, an extension later nullified by the state. Voters approved the measure to incorporate the City of Cotati on July 2, 1963.

In the 80's the City remodeled the two-block downtown stretch of Old Redwood Highway. In 1990 the citizens of the City overwhelmingly voted to curtail the growth of the City by forbidding any annexation of land beyond a fixed urban boundary line. This highly popular self-imposed limit on annexation turned the focus on development inwards and throughout the 1990's, the City faced the challenge of effectively encouraging growth within these strict limitations.. The City has worked aggressively to enhance the downtown area and to encourage business development.

In 1991 the City Council voted to enact the La Plaza Downtown Specific Plan which kicked-off a series of enhancements to the City's downtown including new bus shelters, sidewalks and city benches. During this period, La Plaza Park was remodeled extensively with a new bandstand and a new playground structure. Then, in 2009, the City adopted the Downtown Specific Plan to further refine the downtown vision and identify needed updates of land use regulations, financing and implementation tools. The City has also worked towards significant developments outside the downtown including a successful industrial/business park on the west side of Highway 101 and a plan for mixed-use residential/commercial development on E. Cotati Avenue associated with future commuter rail travel (Santero Way Specific Plan). Both specific plan areas are included in the City's designated Association of Bay Area Governments' Priority Development Area (PDA).

The population of the City has increased steadily over the years, growing from 3,346 persons in 1980 to 7,265 in 2010. The decade from 1970 to 1980 experienced the greatest population increase, 14.5 percent annual growth, followed by another decade of strong growth from 1980 to 1990. From 2000 to 2010, the population increased from 6,471 to 7,265 persons, an increase of 1.2 percent per year. It is projected that the population of Cotati will increase at a slightly lower annual rate of 0.8 percent over the next ten to fifteen years to reach a population of approximately 7,867 persons in 2020. The growth trends in Cotati and Sonoma County from 1970 through 2010 are shown in Table 1.

The City’s population grew by approximately 1,551, or 27 percent, over the last twenty years, while households grew generally at proportional levels. Interestingly enough, the City’s housing stock grew at a much higher rate than population growth over the last 20 years. From 2000 to 2010, the population increased by 13 percent while the housing stock increased by 23 percent. This divergence in growth rates can be partially attributed to the recession, which has resulted in a large number of foreclosed and unoccupied homes in the City as well as the production of a number of smaller one or two bedroom housing units that are occupied by households smaller than the average size during previous decades. Due to the recent economic decline, growth in both the population and housing stock over the next few years is anticipated to remain relatively low.

Table 1. Population Growth – Cotati and Sonoma County

	1970	1980	1990	2000	2010	Change 1970 to 2010	Change 2000 to 2010	Average Annual Change
Cotati	1,368	3,346	5,714	6,471	7,264	431%	12%	1.2
Sonoma County	204,885	299,681	388,222	458,614	483,878	136%	5.5%	0.6%

Source: Department Of Finance, 2010

Determination

It is projected that the population of Cotati will increase at an annual rate of 0.8 percent over the next ten to fifteen years to reach a population of approximately 7,867 persons in 2020.

FACTOR 2 – DISADVANTAGED UNINCORPORATED COMMUNITIES

With the implementation of the Wolk Bill (SB 244) in 2012, the Cortese-Knox-Hertzberg Act requires a written statement of determination with respect to the location, characteristics and the present and planned capacity of public facilities and adequacy of public services, including sewers, water, and structural fire protection needs or deficiencies of any disadvantaged unincorporated communities (DUCs) within or adjacent to a city’s sphere of influence.

The Wolk Bill created several definitions, including:

1. “Community” is an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another;
2. “Unincorporated fringe community” is any inhabited and unincorporated territory that is within a city’s sphere of Influence;

3. “Unincorporated island community” is any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean; and
4. “Unincorporated legacy community” as a geographically isolated community that is inhabited and has existed for at least 50 years.
5. “Disadvantaged unincorporated community” is an inhabited territory of 12 or more registered voters that constitutes all or a portion of a community with an annual median household income that is less than 80 percent of the statewide annual median household income.

The U.S. Census Bureau identifies a "census designated place" as the statistical counterpart of a city in that it is a named place with a concentration of residents, housing, and commercial activity, but that is located in a county's unincorporated territory. In the 2012 Census, there are 28 identified “census designated places” in Sonoma County. They are shown in Table 2.

Table 2. Sonoma County Census Designated Places

Bloomfield	Fulton	Penngrove
Bodega	Geyserville	Roseland
Bodega Bay	Glen Ellen	Salmon Creek
Boyes Hot Springs	Graton	Sea Ranch
Carmet	Guerneville	Sereno del Mar
Cazadero	Jenner	Temelec
El Verano	Kenwood	Timber Cove
Eldridge	Larkfield-Wikiup	Valley Ford
Fetters Hot Springs	Monte Rio	
Forestville	Occidental	

The “census designated places” generally fall into one of the three basic classifications of communities as defined in the Wolk bill: unincorporated fringe community, unincorporated island community or unincorporated legacy community.

The California Department of Water Resources (“DWR”) has developed a methodology to determine the location of DUCs using the census designated places. A DWR mapping tool helps determine which communities in an Integrated Regional Water Management region meet the DUC median household income (“MHI”) definition for grants. The maps and GIS files are derived from the US Census Bureau's American Community Survey (“ACS”) and are compiled for the five-year period 2006-2010. DWR has included, in the maps, a calculated field which indicates the DUC status for different census geographies (Place, Tract, and Block Group). DUC status is determined based on the DUC definition provided in DWR's Proposition 84 and 1E IRWM Guidelines, dated August, 2010. A MHI of less than \$48,706 is the DUC threshold (80% of the Statewide MHI).

According to the State Department of Water Resources’ methodology, the following areas in Sonoma County are determined to be disadvantaged unincorporated communities: Boyes Hot Springs, Cazadero, Glen Ellen, Guerneville, Monte Rio, Temelec and Valley Ford.

Determination

There are no disadvantaged unincorporated communities within or adjacent to the sphere of influence of the City.

FACTOR 3 – PUBLIC FACILITIES AND SERVICES

The third factor in the review is the City’s present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies. The law states that in conducting a service review, the commission shall comprehensively review all of the agencies that provide the identified service or services within the designated geographic area.

The City is a “full service City” meaning that the City provides almost all essential municipal services including police, sewer, water, public works, parks and recreation and land use planning. The Rancho Adobe Fire Protection District (RAFPD) provides fire protection.

Table 3 details the provision of services by the City and other agencies.

Table 3. Municipal Service Providers for the City of Cotati

Municipal Service	Service Provider
General Government	
Governing Board	City Council
Manager	City of Cotati
Attorney	City of Cotati and Contract
Finance/Clerk/Administrative Services	City of Cotati
Public Protection	
Traffic Control/Accident Investigation	City of Cotati
Law Enforcement	City of Cotati
Fire Protection	Rancho Adobe Fire Protection District
Animal Control	City of Cotati
Land Use and Planning	
Regulation & Planning	City of Cotati
Building Inspection	City of Cotati
City Engineering	City of Cotati
Community Services	

Municipal Service	Service Provider
Local Parks/Recreation Facilities	City of Cotati
Library	County of Sonoma
Public Works	
Roads, Local Drainage, Bridges, Signals	City of Cotati
Domestic Water	City of Cotati
Wastewater Treatment/Disposal	Sub-Regional Treatment Plant
Solid Waste Management/Disposal	Redwood Empire Disposal
Flood Control	City of Cotati and Sonoma County Water Agency
Street Lighting	City of Cotati and Pacific Gas and Electric
Street Tree Maintenance	City of Cotati
Public Education	
K-12 Grade Levels	Cotati-Rohnert Park Unified School District
College	Santa Rosa Junior College and Sonoma State University
Other Services	
Electricity	Pacific Gas & Electric
Gas	Pacific Gas & Electric
Cable Television	Comcast and AT&T
Public Transit	Sonoma County Transit and Golden Gate Transit

As can be seen from Table 3, the City is a comprehensive municipal service provider with the following departments:

- City Manager
- Community Development
- Administrative Services/Finance
- City Engineer/Public Works
- Police

The City attorney is a contracted position.

Non-City Services

Schools

Residents and school children in the City are served by the Cotati-Rohnert Park Unified School District (“District”). The District is comprised of six elementary schools, one middle school, a community day school, a comprehensive high school, a technology high school, a small “necessary” high school, and one continuation high school. According to the California Department of Education Educational Demographics Unit, the District had a total student enrollment of 6,003 students during the 2010-11 school year.

Elementary students in the City, which include students in grades kindergarten through 6th grade, attend Thomas Page Elementary, located 1075 Madrone Avenue. This is the only public school located within the City limits. Parents have the option of requesting their students attend a different elementary school within the District through an intra-district transfer. Transfer requests are approved if space at the requested school is available.

Other elementary schools in the District include Evergreen Elementary, Marguerite Hahn Elementary, Montevista Elementary, John Reed Elementary, and Waldo Rohnert Elementary; all located within the City of Rohnert Park.

The City’s middle school students, which include students in 7th and 8th grades, attend Lawrence E. Jones Middle School, located at 5154 Snyder Lane in Rohnert Park. The school site opened in newly constructed facilities in the fall of 1995 as Creekside Middle School. In 2010, the District’s two middle schools were consolidated at the site and the school was renamed Lawrence E. Jones Middle School.

The City’s high school students, which include students in 9th through 12th grades, usually attend Rancho Cotati High School, located at 5450 Snyder Lane in Rohnert Park. Rancho Cotati High School is a comprehensive high school, offering a wide range of academic options, inter-scholastic athletics, and music programs. The District also includes Technology High School, located on the Sonoma State University campus. The Technology High School provides a math and science based curriculum, and requires students to be accepted through a competitive application process. A maximum of 240 students, 60 in each grade, attend each year. El Camino High School, located at 120 Southwest Boulevard in Rohnert Park is the District’s continuation high school. Continuation high schools are generally attended by students considered at-risk of not graduating at a normal pace from a comprehensive high school. These students may include teens with behavioral problems, drug abuse histories, pregnancies, or other conditions that may impede progress at a “regular” high school. The District also operates Phoenix High School, located at 1296 Southwest Boulevard in Rohnert Park. Phoenix High School is a “Necessary High School”, which provides instruction to students with special emotional needs. The school has a maximum capacity of 32 students.

Student enrollment at Thomas Page Elementary, Lawrence E. Jones Middle School, and Rancho Cotati High School is shown in Table 4.

Table 4. City Schools

School	Academic Year				
	2006-07	2007-08	2008-09	2009-10	2010-11
Thomas Page Elementary	229	208	410 ¹	399	440
Lawrence E. Jones Middle School	742*	717*	741*	767*	993
Rancho Cotati High School	1,746	1,631	1,594	1,549	1,523

Source: California Department of Education, Educational Demographics Unit, California Public School Enrollment-School Report (2006-2011)

¹ The large increase in enrollment between 2007-08 and 2008-09 was due to the closure of La Fiesta Elementary School.

* Indicates enrollment at Creekside Middle School Prior to consolidation into Lawrence E. Jones Middle School

Sonoma State University (“SSU”) is part of the California State University (“CSU”) System. The SSU campus is located approximately 1.5 miles east of downtown Cotati, in the City of Rohnert Park. SSU was founded in 1960, and has a student enrollment of approximately 8,000 students. SSU offers 45 bachelor’s degree programs, 16 master’s degree programs, and graduates approximately 2,200 students per year. While SSU generally accepts all qualified students who apply from high schools in its service area, 80 percent of the freshmen and 55 percent of the junior transfer students come from outside the North Bay region. With approximately 40 percent of its student body living on campus, it is one of the most residential campuses within the CSU system. SSU students live, shop, dine and play extensively within the City.

Fire

The City receives fire protection services from the Rancho Adobe Fire Protection District (“District”). The District was formed in 1993 through the combining of two smaller districts - the Cotati Fire Protection District, a volunteer fire department, and the Penngrove Fire Protection District. The District encompasses over 80 square miles with a total population of approximately 24,000 people. The District provides service from three stations. The first station is located at #1 East Cotati Avenue in the City. This station, originally constructed in 1993 by the Cotati Fire Protection District, is owned by the City and leased to the District for \$1.00 a year. The second station is located at 11000 Main Street in Penngrove. The third station is located at 99 Liberty Road in Petaluma.

Due to the close proximity to Rohnert Park, the City station provides backup services to the Rohnert Park Fire Department and is included in the initial response to structural fires within the Rohnert Park City limits. The station is currently staffed by two firefighters, an Officer and Engineer.

The apparatus housed in the Cotati station includes one each:

- Type One Engine 1500 gpm
- Type One Engine 1250 gpm, relief
- Type Three Engine
- Type Three Engine, relief
- Type One Water Tender, 2000 gallons

The District is a combination fire district comprised of full time paid staff supplemented with part time firefighters, volunteer firefighters and support volunteer members of the community. There are 15 full time staff, 16 part time firefighters, two volunteer firefighters, one part time Fire Chief and an administrative assistant. The current staff-to-population ratio is 0.87 firefighters per 1000 population (21 full time staff divided by 24). The ratio in 1990 was 0.03.

Table 1 contains data for the Cotati station during the period of 2009 through 2011. This data is deemed sufficient to measure the expected response performance.

Table 1: Fire Department Emergency Incident Activity

	Structure Fire Residential	Structure Fire Commercial	Medical Aid	Vehicle Accident	Vehicle Fire	Vehicle Accident: Extrication	Outside: Trash, Dumpster	Wildland	Auto Fire Alarm	Other	Total
2009	37	3	471	119	6	5	3	13	93	265	1015
2010	26	5	524	90	6	3	6	8	93	342	1103
2011	25	1	501	81	10	5	5	7	95	297	1027
Total	89	9	1496	290	22	13	14	28	281	904	3145
Percentage	2.9	0.2	45.6	9.2	0.6	0.4	0.4	0.8	8.9	31.0	100

The City station, on average, handles about 1,050 calls for service, of which 3% are for structural fires.

Another measure of service is the response time. Table 2 shows the average response time from the City station for the past three years.

Table 2: Response Times Trends

Historical Measured Response Time Trends 3 Years 80th Percentile	
Response Time Trends	Rancho Adobe
First Engine En-Route to on Scene	4:30
Second Engine En-Route to on Scene	8:15
First Ladder En-Route to on Scene	
First Chief Officer on Scene	6:14
Initial Attack Commences	
Incident Under Control / Mitigated	
Ambulance on Scene BLS / ALS	6:59

The District has established performance objectives for response. These objectives are as follows:

Structural Fire Objectives:

- The first engine shall be staffed with a minimum of personnel and shall arrive within four minutes and 30 seconds travel time for 80 percent of all requests for service.

- All other responding units shall arrive within eight minutes and zero seconds travel time, sufficiently staffed with a minimum of ten personnel for 80 percent of all requests for emergency service.

Wildland Fire Objectives:

- The first unit shall be staffed with a minimum of two personnel and shall arrive within four minutes and 30 seconds travel time for 80 percent of all requests for service.
- All other responding units shall arrive within eight minutes and 15 seconds travel time, staffed with a minimum of eight personnel for 80 percent of all requests for emergency services.

EMS Objectives:

- The first unit with EMT's or higher shall be staffed with a minimum of two personnel, shall arrive within four minutes and 30 seconds travel time, for 80 percent of all requests for emergency medical care.
- ALS level of care shall arrive within six minutes and 59 seconds travel time staffed with a minimum of one paramedic and one EMT, for 90 percent of all requests for emergency medical care.

Rescue Objectives:

- The first unit or units shall arrive with a minimum of two personnel within four minutes and 30 seconds travel time, for 80 percent of all requests for service.
- ALS care shall arrive within six minutes and 59 seconds total travel time staffed with a minimum of one paramedic and one EMT for 90 percent of all requests for medical care.

Each fire protection district earns a rating calculated by the Insurance Service Office (“ISO”). This rating, known as a Public Protection Classification (“PPC”), is utilized by many insurance providers to calculate insurance premiums within the district. Ratings range from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area’s fire-suppression program does not meet ISO’s minimum criteria.

The PPC ratings are calculated on the following factors:

- Fire alarm and communication systems, including telephone systems, telephone lines, staffing, and dispatching systems;
- The fire department, including equipment, staffing, training, and geographic distribution of fire companies; and,
- The water-supply system, including the condition and maintenance of hydrants, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires.

The District presently has an ISO rating of five (5) within the City limits. A rating of ten (10) usually indicates that no fire protection is provided.

The District has automatic aid agreements with neighboring districts, including the California Department of Forestry (“CDF”). The CDF provides automatic aid for emergency incidents in the west portions of the District and to State Responsibility Area fires. CDF will also provide fire response to anywhere in the District at the District’s request.

Based on the 2010 Annual Fiscal Audit of the District by the Auditor Controller of Sonoma County issued June 30, 2011, the District had an annual decrease in net assets of \$310,000 on an operating budget of \$3,201,826. The operating budget deficit was \$177,000. Based on the Auditors Report, the District had \$749,993 in 2011 an unassigned fund balance, which is available for spending at the Districts discretion. The District was running out of reserves and needed additional funding.

According to the Sonoma County Assessor’s Office, the District’s property tax revenues from the incorporated area of the City are as follows:

- Prop 13 (1%) of \$899,630 of which \$10,045 is shifted to ERAF, resulting in a net amount of \$889,585.
- Direct charge parcel tax totaling \$125,660

The total of the property taxes from the City represents approximately 36% of the District’s property tax revenue from the entire district.

In 2012, the District placed a measure for a special tax on the ballot. Measure Z asked:

"Shall Rancho Adobe Fire Protection District Ordinance No. 2012-01 be approved authorizing the District to impose and levy an additional special tax having a maximum rate of \$60.00 per assessor's parcel number for a maximum term of 8 years?"

On November 6, 2012, Measure Z received 62.8% of the vote, shy of the required 66.66% required for passage. In response to the failure of the measure, the District immediately initiated a rotating closure of the three stations with each station closed on a rotating 48 hour schedule. There is not enough information available to determine if the closures have affected the response times. The reduction in cost from the rotating closures is approximately \$210,000.

The District is exploring opportunities for additional funding sources from agencies receiving services without charge such as Sonoma State University. Without additional funding or a substantial operational restructuring, the District’s faces a difficult challenge to deliver similar levels of service in the future.

Sanitary Sewer

The City owns and operates a sanitary sewer collection system that provides sanitary sewer, or wastewater, service to approximately 1,200 acres in and around the City’s limits. The sanitary sewer system is comprised of four lift stations, approximately 140,300 lineal feet of collection

pipings ranging in size from six inches to 24 inches, approximately 484 manholes, approximately 150 cleanouts, and a 24-inch transfer interceptor which carries wastewater to the Santa Rosa Subregional Treatment Plant (also referred to as the Laguna Wastewater Treatment Plant) for treatment.

Existing Wastewater Flow Volumes

The City’s wastewater flows and projected average dry weather flow (“ADWF”) are shown below in Table 5.

Table 5: City of Cotati Wastewater Flows

	Existing (2010)	Buildout (2035)
Average Dry Weather Flow	0.46 mgd	0.66 mgd
Design Flow	3.90 mgd	4.60 mgd
Peaking Factor	8.5	7.0

Source: 2011 Sewer Collection System Master Plan, page 4-16

Wastewater Treatment

The City of Santa Rosa (“Santa Rosa”) Utilities Department is responsible for managing the Subregional Wastewater Treatment and Reclamation System, which handles the wastewater treatment at the Laguna Wastewater Treatment Plant located at the south end of Santa Rosa.

Subregional Agreement

In 1975, the Santa Rosa executed an agreement with the Cities of Rohnert Park and Sebastopol and the South Park County Sanitation District for treatment of wastewater at the Laguna Treatment Plant. At that time, City’s wastewater flowed through Rohnert Park’s collection system and the combined flow continued to the Laguna Treatment Plant. In 1994, The City’s wastewater flow was segregated from Rohnert Park and the City, under the “Third Amended Agreement,” became a sub-regional partner with the cities of Santa Rosa, Rohnert Park and the South Park County Sanitation District.

Currently, all wastewater from the City flows directly to the Laguna Treatment Plant via the City’s Helman Lane 24-inch trunk line. The Third Amended Agreement assigned an ADWF allocation of 0.624 million gallons per day (“mgd”) to Cotati. In 2002, under the “Fourth Amended Agreement,” the City’s ADWF allocation was increased to 0.76 mgd to incrementally meet treatment capacity needs for its General Plan build-out.¹

The 2035 ADWF is projected to be 0.66 mgd. Santa Rosa, as the operator of the Laguna Treatment Plant, has indicated that once the City’s General Plan is updated beyond the current

¹ City of Cotati Downtown Specific Plan EIR, page 4.13-2.

General Plan horizon of 2010, the City can apply to the sub regional partners for an increase to its future allocation.

Laguna Plant Wastewater Treatment Capacity

According to Santa Rosa’s 2007 Update to the Recycled Water Master Plan (“2007 Update”), Santa Rosa’s current National Pollutant Discharge Elimination System (“NPDES”) permit allows it to treat, reuse, and discharge the annual flow resulting from receiving a daily ADWF of 21.34 mgd at the Laguna Plant. The Santa Rosa Utility Department’s website (accessed May 3, 2011) states that the Laguna Plant currently has an ADWF of 17.5 million gallons per day, which represents approximately 82 percent of the permitted capacity of the plant. The 2007 Update estimates the total ADWF to the Laguna Plant in 2020 will be approximately 25.89 mgd, which exceeds the current NPDES permit capacity of the plant.

Table 6 shows the sources and volume of the ADWF treated at the Laguna Plant in 2000, which is the most recent data available in Santa Rosa’s 2007 Update to the Recycled Water Master Plan. As shown in the Table 6, the wastewater generated by the City represented less than three percent of the total wastewater treated at the Laguna Wastewater Treatment Plant in the year 2000.

Table 6: Laguna Wastewater Treatment Plant ADWF (2000)

Member Entity	ADWF (mgd)	Percent
Rohnert Park and Sonoma State University	3.60	20.11
Sebastopol	0.63	3.54
Santa Rosa and South Park County Sanitation District	13.17	73.51
Cotati	0.51	2.84
Total	17.91	100.00

Source: City of Santa Rosa’s 2007 Update to the Recycled Water Master Plan, Table 1.

Local Improvements

The following discussion of the City’s wastewater system needs is derived primarily from the City of Cotati Sewer Collection System Master Plan.²

Lift Station Improvements

The City’s Master Plan found that the current lift stations, with the exception of the Quail Hollow Lift Station, are capable of adequately conveying the existing and projected future (year 2035) design flow. However, the existing and future modeled capacity deficiency for the Quail Hollow Lift Station was very minor.

Pipeline Improvements

² Carollo Engineers Inc. September 2011

The Master Plan examined the existing pipelines and found some improvements are needed. Based on this analysis, the following projects are recommended:

- *Existing System Improvements* - In order to mitigate existing capacity deficiencies in the 12-inch, 16-inch, and 18-inch diameter sewer along the Laguna/Gravenstein Way from Highway 101 to East Cotati Avenue, and the existing 10-inch diameter sewer in Old Redwood Highway from Williams Street to Saint Joseph Way, a new 15-inch and 21-inch diameter relief trunk sewer is needed from the intersection of East Cotati Avenue and Gravenstein Way to the 24-inch diameter interceptor on Helman Lane at Redwood Drive. This improvement not only mitigates these deficiencies, but it also provides an added layer of redundancy by constructing a second major sewer crossing under Highway 101.

In order to mitigate surcharged conditions on Sierra Avenue, the City should replace the existing 6-inch and 8-inch diameter sewers on West Sierra Avenue and Olof Street from west of Cypress Avenue to West Cotati Avenue. The proposed pipeline diameters are sized for future conditions, and include 12-inch, 10-inch, and 8-inch diameter sewers.

- *Future System Improvements*. To address surcharged conditions on La Salle Avenue from Lincoln Avenue to Loretto Avenue, the City should install a new 10-inch diameter sewer on La Salle Avenue from Lincoln Avenue to East Cotati Avenue. In addition, it is recommended that the City construct a new 8-inch diameter sewer main on Lincoln Avenue. The purpose of this sewer main is to redirect flows away from the existing 12-inch diameter main that extends under the Rancho Cotati Shopping Center. This will allow the 12-inch diameter sewer in the parking lot of the Rancho Cotati Shopping Center to be abandoned in place, and relocated to an alignment in the public right-of-way.

To prevent future surcharged conditions, the Master Plan recommends that the City replace the existing 10-inch diameter sewer on William Street from West Cotati Avenue to the Old Redwood Highway with a new 12-inch diameter sewer.

As the wastewater system is operated as an enterprise fund, the City can offset the cost of the improvements through new or increased user fees.

On-Site Systems

On-site systems, commonly referred to as septic systems, are useful for handling the wastewater disposal needs of individual dwellings or commercial establishments for which connection to community facilities is not feasible.

Properties in the City that are within 200 feet of an existing City wastewater conveyance line are required to connect to the City's wastewater system.³ Property owners with parcels further than 200 feet from an existing City wastewater conveyance line wishing to install and operate a septic system must receive a permit from the Sonoma County Permit and Resource

³ Cotati Municipal Code Chapter 13.36.030.

Management Department (“PRMD”). Consistent with the California State Water Resources Control Board requirements, the County’s septic system application process requires applicants to provide detailed information regarding soil types, percolation rates, distances to ground water and detailed site plans.

City Services

Public Protection - Police

The Cotati Police Department (CPD) is charged with the enforcement of local, state, and federal laws, and with providing 24-hour protection of the lives and property of the public. The CPD functions as both an instrument of public service and a tool for the distribution of information, guidance and direction. It is the mission of the CPD to facilitate and administer the laws of governing bodies, the orders of the courts, and to direct all energies and resources towards maintaining the health, welfare, and safety of not only the citizens of the City, but its visitors as well.

The CPD provides a 24-hour operation, which includes dispatch, patrol, traffic enforcement, investigation, and community crime prevention. It is linked with most law enforcement agencies in Sonoma County through a common computer system. CPD dispatchers can communicate directly via radio with other agencies, including the Sonoma County Office of Emergency Services. The CPD includes one chief, one lieutenant, two sergeants, six officers (a total of 10 sworn and 2 reserve officers), one police canine unit, one community services officer, four dispatchers and one part-time dispatcher. One additional reserve officer is budgeted for FY 2012/13. In 2011, the CPD instituted more efficient scheduling techniques which reduced overtime costs and increased patrol coverage. This scheduling, together with a reinstatement of the reserve officer program, has allowed the CPD to continue providing sufficient coverage with little to no increase in costs.

The current ratio of officers to resident population is approximately 1.38 per 1,000 persons. The City has not formally adopted a police-to-resident population staffing ratio. The existing ratio of officers to residents has been sufficient, perhaps due to relatively low population densities and crime rates of the City and its surrounding areas. In the future, significant growth in or around nearby cities which results in increased calls for service within the City may result in a need for increased staffing levels.

K-9 Program

The CPD K-9 Program started with the inception of the police department in 1963. The Department’s current K-9 team includes a German Shepard and his police officer handler. The K-9 team performs duties on patrol for the CPD, and is trained in tracking criminals, locating missing persons, recovery of evidence, the searching of buildings, handler protection and narcotics detection.

Neighborhood Watch Program

Neighborhood Watch is a crime prevention program operated by residents of the City, with the support of the CPD. Its purpose is to create an alert citizenry by teaching residents simple crime prevention measures and by providing both general and specific information concerning crime in each neighborhood.

Volunteers in Police Service Program

The Volunteers in Police Service (V.I.P.S) are a group of ordinary citizens dedicated to exemplary community service and public awareness through the CPD. The CPD volunteer program is affiliated with the National Volunteers in Police Service program, which is sponsored by the U.S. Department of Justice and the International Association of Chiefs of Police. Volunteer duties include:

- Graffiti patrol
- Assist police officers in the field
- Special enforcement and extra patrols
- Neighborhood patrols and vacation house checks
- Searching for lost or missing children
- Clerical & office work
- Fleet maintenance
- Crime prevention programs
- Assisting with special events
- Police webpage management

Crimes by Category

Statistics on the number of crimes by category of crime in the City during each year from 2005 to 2009, as reported by the Federal Bureau of Investigation Criminal Justice Information Services Division, are shown in Table 7. The majority of crimes committed in the City consist of non-violent property crimes, primarily larceny-theft. Between 2005 and 2009, there were no homicides reported in the City. With the exception of vehicle thefts, crimes in the City have generally trended downward since 2005.

Community Services - Parks and Recreation

The adopted City General Plan and Municipal Code set a goal of one acre of recreational area per 200 residents, or five acres per 1,000 residents. The City currently provides 4.2 acres of park lands per 1,000 residents (30.4 acres for 7,265 residents).

Parks and other recreational facilities are primarily funded by the City's general fund. Additional funding has been obtained through grants, shared use arrangements (such as with the school district), and other funding mechanisms. The City also uses Quimby fees, which allow a municipality to require the payment of funds by developers to provide for park acreage elsewhere if not provided onsite.

Table 7. Crimes by Category

Category	2005	2006	2007	2008	2009
Violent Crimes	44	56	34	39	32
Homicide	0	0	0	0	0
Forcible Rape	4	1	0	6	2
Robbery	3	4	5	2	4
Aggravated Assault	37	51	29	31	26
Property Crimes	237	148	154	111	157
Burglary	50	50	45	38	39
Larceny-Theft	175	83	90	63	104
Vehicle Theft	12	15	19	10	14
Arson	2	3	2	1	1

Source: Federal Bureau of Investigation, Criminal Justice Information Services Division, Offenses Known to Law Enforcement Tables (2005, 2006, 2007, 2008 and 2009). 2010 data not available

A summary of existing City parks, including park features, locations, and acreages is provided in Table 8.

The City's Public Works and Engineering Department provides park maintenance services to the City's parks and special use areas. This includes administration and supervision of contract providers and park maintenance staff for landscaping, irrigation, general maintenance, custodial and litter abatement. The primary goal of the City's park maintenance is to provide the citizens of the City with parks, parkways, maintenance of common areas, parking lots and public grounds for their enjoyment and safety through proper horticulture, maintenance and cleaning of City parks and public grounds.

Table 8: Existing Park Facilities

Park	Location	Acreage	Facilities
Civic Center/ Cader Field	East School St. & West Sierra Ave.	3.3	Baseball field, basketball courts, proposed skate park, bicycle /pedestrian path, picnic tables, BBQs, open space, restrooms. City Hall and Police Station located at this address.
Delano	Valparaiso Ave. & Page St.	1.0	Bicycle/pedestrian paths.
Draper	Wilford Ave.	1.5	Picnic tables, BBQs, bicycle/pedestrian paths.
Falletti	Gravenstein Way & Village Court	1.4	BBQs, picnic tables, playground, bicycle /pedestrian paths, open space for close-proximity games (i.e., Frisbee).

Kotate	LaSalle & Lincoln Avenues	2.3	Playground, bicycle /pedestrian paths, open space for activities requiring more space (i.e., soccer).
La Plaza	The Hub	2.2	Bandstand, picnic tables, playground, restrooms, bicycle /pedestrian pathways
Helen Putnam	Myrtle Ave.	8.3	Baseball field, dog park, picnic tables, playground, restrooms, soccer field, bicycle /pedestrian paths, open space for close proximity games and games requiring more space.
Sunflower	East Cotati Ave. & Sunflower Dr.	1.7	Tennis Courts, open space for close-proximity games.
Veteran's	Park Ave. & Old Redwood Hwy.	2.0	BBQs, picnic tables, horseshoe pits, sand volleyball court, bicycle /pedestrian paths, restrooms.
Thomas Page	Madrone Ave.	2	Open space adjacent to Thomas Page Elementary for activities requiring more space.
Mini Park	LaSalle Ave. & the Laguna de Santa Rosa	0.1	Low-water edible garden demo park with bicycle /pedestrian paths.
Santero Way	Santero Way	0.4	Benches, playground equipment, and bicycle /pedestrian paths.
Community Garden	La Salle Ave. & E. Cotati Ave.	0.1	Community gardens and walking path.
Falletti Ranch	175 W. Sierra Ave.	4.0	Not yet developed, currently open space, barns and one dwelling unit.
Total		30.3	

Source: City of Cotati, Damien O'Bid, Director of Public Works. Email communication, 6/2/2011

Public Works

Water

The City is taking a proactive approach to providing water services to its citizens. In August 2011, the City prepared and approved the 2010 Urban Water Management Plan ("UWMP").

The City owns and operates a water supply and distribution system that supplies potable water to residences and businesses within the City limits. The City's potable water supply comes primarily from water purchased from the Sonoma County Water Agency (SCWA) and water pumped from groundwater wells owned and operated by the City.

The City's main water supply is comprised of ground water from the Russian River permitted under a surface water diversion right for infiltration and groundwater from SCWA wells. In addition to the SCWA water supply, the City uses local groundwater supply from three municipal well sites located within City limits. Prior to 1992, the City used groundwater to supply more than

half of its demands. More recently, the City’s water strategy has been to meet its demands by use of its SCWA water supply and to use its local groundwater supplies to supplement its needs during peak periods and during periods of drought. The City’s local groundwater supply is a key element of its drought contingency plan and is planned to remain as such throughout the 25-30 year planning horizon of the UWMP⁴. The City actively seeks to balance the use of its SCWA water supplies and its local groundwater supplies in a way that ensures a sustainable yield of local groundwater.

Additionally, as described in the UWMP, the City desires to implement a system that would allow for the delivery and use of recycled wastewater that is treated at the Santa Rosa Subregional System. Table 9 summarizes the City’s current water supply as well as future (planned) water supplies during normal water years through 2030.

Table 9. Current and Planned Water Supplies (AFY)

Water Supply Sources	2010	2015	2020	2025	2030	2035
SCWA Water Supply	646	816	974	1,065	1,155	1,246
Supplier Produced Groundwater	295	530	530	530	530	530
Recycled Water	0	13	32	32	32	32
Future Water Conservation ¹	-	104	148	191	232	268
Total	941	1,463	1,684	1,818	1,949	2,076

Source: City of Cotati 2010 Urban Water Management Plan, Table 4.6; Based on 2010 Urban Water Management Plan Water Demand Analysis and Water Conservation Measures Update (Maddeus Water Management).

SCWA Water Supply

Most of the SCWA’s water supply is from the Russian River. Water is impounded at the Coyote Valley Dam, forming the Lake Mendocino reservoir, and the Warm Springs Dam on Dry Creek, forming the Lake Sonoma reservoir. The SCWA was the local sponsor of these projects and retains the rights to control water supply releases from both reservoirs. These dams are federal projects under the jurisdiction of the United States Army Corps of Engineers (Corps). The SCWA owns and operates diversion facilities on the Russian River which divert water from the natural flow of the Russian River, water released from Lake Sonoma, and water released from Lake Mendocino. The SCWA contracts with the Corps for water stored and released from the water supply pool of each dam.

Lake Sonoma has a design capacity of 381,000 acre-feet (AF) and a design water supply pool capacity of 245,000 AF. Lake Mendocino has a design capacity of 122,500 AF and a water supply pool capacity of 68,400 AF, which can be increased in the summer to 111,000 acre-feet. Lake Mendocino also captures water released into Potter Valley by Pacific Gas and Electric (PG&E), which operates a hydropower generation station at the head of Potter Valley. Water for

⁴ City of Cotati 2010 Urban Water Management Plan

the power station is diverted through a tunnel from the South Fork of the Eel River via the Cape Horn Dam regulation facility.

SCWA diverts water from the river near Wohler Bridge into infiltration ponds and pumps groundwater principally via six Ranney Collectors (large diameter shallow wells about 90 feet deep relative to the stream bed). A system of aqueducts, booster pumps, and tanks then distribute the water to various major water contractors and a handful of other SCWA customers located to the south of the Russian River in Sonoma and Marin counties. The water contractors operate retail water systems that provide water principally for municipal use.

The SCWA's water supply has been augmented by groundwater extracted from seven wells located in the Mirabel area. These wells are currently being operated for standby production and for use as primary facilities if needed.

Water Rights and City Diversion Facilities

The City directs water from the SCWA system at two turnouts located on the Cotati Intertie Aqueduct to approximately 2,500 water service connections throughout the City. Under a water supply agreement with the SCWA, the City has an entitlement maximum of 1,520 acre-feet per year (AFY). This agreement is in effect until January 30, 2040.

The water rights by which the City obtains Russian River water are held by the SCWA and permitted by the California State Water Resources Control Board. The SCWA has the right to divert up to a total of 75,000 AFY for its water contractors and customers. The SCWA has filed an application for various petitions pertinent to the City's water supply with the Control Board, which would include water rights diversions from the Russian River to a total of 101,000 AFY. Water supply projections in the 2010 SCWA Urban Water Management Plan include the assumption that surface water supplies from the Russian River will increase above 75,000 AFY by 2027 to 80,000 AFY in 2035.

The City is one of eight water contractors that have entered into a water supply agreement with the SCWA for the delivery of Russian River water to its customers. In addition to water contractors, the SCWA has multiple other water transmission system customers, including the Marin Municipal Water District and Forestville Water District.

The water contractors are:

- City of Cotati
- City of Petaluma
- City of Rohnert Park
- City of Santa Rosa
- City of Sonoma
- Valley of the Moon Water District
- North Marin Water District
- Town of Windsor

Governance of the relationship between the water contractors and the SCWA is through the Water Advisory Committee (WAC), which is comprised of an elected official from each of the

water contractors. The WAC meets quarterly and is supported by a Technical Advisory Committee (TAC). The TAC is comprised of technical staff from each of the water contractors and meets monthly or as needed. Subcommittees of the TAC are established on an ad hoc basis.

City Groundwater Supply

There are currently three groundwater wells located within the City’s water distribution system. Table 10 shows the location and general information for each of the City’s three wells.

Water Storage

The City owns two water storage tanks. The West Sierra Avenue storage tank was constructed in 1997 and is a knuckle-roofed, welded steel storage tank with a total storage capacity of 1.0 million gallons. The facility is located west of Highway 101, just south of West Sierra Avenue, outside of the City limits. The tank has a base elevation over 249 feet and an overflow elevation of 274 feet. The high operating water surface elevation in the tank is 272 feet and the tank has a combined inlet/outlet pipe.⁵

Table 10. City of Cotati Groundwater Wells

Facility Name	Location	Pump Station Elevation (feet)	Design Capacity (gpm)	Design Head (feet)
Well 1A	90 East Sierra Avenue (in the Hub)	106	425	125
Well 1A Booster	90 East Sierra Avenue (in the Hub)	106	340-390	430
Well 2	8562 Lakewood Avenue	111.8	380	380
Well 3	Northwest corner near Houser Street	94.5	700	380

Source: 2010 Urban Water Management Plan, Table 4.1

The Cypress Avenue storage tank is a 100,000 gallon storage tank located at the end of Loma Linda Avenue. This storage tank is currently out of service; however the City plans to construct a new 400,000 gallon tank at this location in the future.

Future Water Demands

The City’s UWMP did not account for potential growth in the territory outside current City boundaries but within the City’s SOI. In order to provide water to the areas west of the City, the transmissions lines would have to be extended into the area. The City’s ability to supply water to the area might be limited. However, properties in the area currently use individual well and septic systems to provide water and waste water treatment and it is may be assumed these current systems could continue to provide adequate service after annexation.

⁵ City of Cotati 2010 Urban Water Management Plan

Streets and Roads

The City is compact and set in a semi-rural atmosphere with a coveted “small town” feel. The City’s rustic and agricultural roots are present and visible throughout downtown and the community’s neighborhoods. The City radiates outward from its downtown, which is known as “the Hub” both by virtue of its central location and its distinct historic central plaza which is encircled by two sets of streets that form concentric hexagons. The Hub is bisected north and south by Old Redwood Highway. East Cotati Avenue and West Sierra Avenues provide east-west access.

According to the Metropolitan Transportation Commission (MTC), the City maintains 46 miles of streets. Every year, local jurisdictions analyze pavement conditions to help gauge their success in maintaining their local street and road networks. MTC, in turn, collects this information to determine regional state of repair. MTC and local jurisdictions use a Pavement Condition Index (PCI) score that rates segments of paved roadways on a scale from 0 to 100. MTC looks at the percentage of the region’s roadways that fall into various condition categories, ranging from a low of “failed” to a high of “excellent.” The classifications used in the regional pavement condition analysis are shown in Table 11.

Table 11. Regional Pavement Criteria

Rating	Description
Very Good-Excellent (PCI = 80-100)	Pavements are newly constructed or resurfaced and have few, if any, signs of distress.
Good (PCI = 70-79)	Pavements require mostly preventive maintenance and have only low levels of distress, such as minor cracks or spalling, which occurs when the top layer of asphalt begins to peel or flake off as a result of water permeation.
Fair (PCI = 60-69)	Pavements at the low end of this range have significant levels of distress and may require a combination of rehabilitation and preventive maintenance to keep them from deteriorating rapidly.
At Risk (PCI = 50-59)	Pavements are deteriorated requiring immediate attention including rehabilitative work. Ride quality is significantly inferior to better pavement categories.
Poor (PCI = 25-49)	Pavements have extensive amounts of distress and require major rehabilitation or reconstruction. Pavements in this category affect the speed and flow of traffic significantly.
Failed (PCI = 0-24)	Pavements need reconstruction and are extremely rough and difficult to drive.

In June 2011, MTC issued its annual report of the condition of street pavement in the Bay Area. With an average PCI of 66, it is safe to say that overall, the streets in the Bay Area are in “fair” condition. Cotati ranked 8th out of the 9 cities in Sonoma County. Table 12 shows the four-year average PCI for the City.

Road maintenance is paid primarily by the gas tax and General Fund, with a minor amount from Measure M funds. The gas tax is accounted for in a special fund to be used exclusively for road maintenance and repair. In fiscal year 2011-12, the City allocated approximately \$130,000 to road maintenance and repair.

Table 12. Cotati Street Pavement Condition Index

Jurisdiction	County	Total Lane Miles	2006	2007	2009	2010
Cotati	Sonoma	46	66	66	64	64

Measure M, the Traffic Relief Act for Sonoma County, was passed by Sonoma County voters in November 2004. Measure M assesses a quarter-cent sales tax on purchases made throughout the County to provide direct funding for local transportation projects. The funds are dedicated to specific programs and projects specified in the Traffic Relief Act and the 2007 Strategic Plan including maintaining local streets, fixing potholes, widening US 101, improving interchanges, restoring and enhancing transit, supporting the development of passenger rail, and building safe bicycle and pedestrian routes. Measure M provided Sonoma County, and its nine cities, with a new and reliable funding source for on-going local street maintenance and public transit operational needs. This increase in funding is starting to show significant benefits as local jurisdictions have increased spending on local road maintenance projects that have improved the quality of roads, sidewalks, and bike lanes.

In 2010-11 the City received approximately \$39,000 in measure M funds. These funds were used for pothole repairs, maintaining traffic and directional striping and signage, removal of encroaching vegetation along roadways for safety and access, and maintaining and repairing drainage facilities along roadways to prevent flooding.

In addition to the maintenance funds, the City collects traffic mitigation funding from development. However, due to the decline in the development projects over the past few years, there have not been any fees collected.

Determinations

1. The City has sufficient water capacity to serve development included within the current General Plan; however, providing water to certain areas within the City’s SOI that the City may annex in the future may present challenges due to lack of infrastructure.
2. The City, in its Sewer Collection Master Plan of 2011, identifies several necessary existing and future system improvements. Prior to annexation of any territory, the City shall prepare a plan for services demonstrating its ability to extend service to the annexing territories and estimating the cost of the improvements, if any.
3. Based on the City’s adopted City General Plan and Municipal Code, it needs to increase park facilities from the current 4.2 acres per 1,000 residents to 5 acres per 1,000 residents or 1 acre per 200 residents.

4. The current MTC annual report of the state of the condition of street payment in the Bay Area states the City’s PCI is average; however, this is better than the overall PCI for the entire Bay Area which is rated as “fair” condition.
5. The City has adequate police officers, including reserves, to handle its current “call for service” workload; however, if call volume increases significantly, the number of officers may need to be increased. The City should continue to monitor the call demand and staffing levels.
6. Various factors including the District’s fiscal audit and the failure of the special tax measure raise concerns regarding continued provision of fire services by the Rancho Adobe Fire Protection District to the City. While the City and District are working to find a solution, the Commission may request the District prepare an operational and fiscal plan for the provision of fire services to the City.

Additionally, the Commission could initiate a broader review of fire services in the Southern quadrant of Sonoma County located within the County designated fire service Zone 9.

FACTOR 4 – FINANCIAL ABILITY TO PROVIDE SERVICES

The previous discussion has focused on performance, standards and scope of service. This section focuses on the City’s ability to fund needed services to current and future residents. It examines the overall fiscal condition of the City, not the individual department budgets, and makes no recommendations on the allocation of resources.

Like most cities across the state, the City is going through difficult economic times. The City’s General Fund provides the necessary funds for many City functions, including police and public works. The General Fund budget for fiscal year 2011-12 is approximately \$3,894,000. The City’s General Fund revenues include sales tax, property taxes, licenses and permits, charges for service, transient occupancy tax, vehicle license, and property transfer tax and Measure “A” sales tax.

Table 13 shows the financial changes by account between FY 2007-08 and FY 2011-12.

Table 13: All City Fund Schedule 2007-2012

	2007-08 (Actual)	2008-09 (Actual)	2009-10 (Actual)	2010-11 (Actual)	2011-12 (Budget)	Change 2007-2011
REVENUES (In Thousands)						
Property Tax	561,593	487,762	520,876	420,738	489,678	(71,915)
Property Tax In-Lieu	575,206	557,441	541,846	507,330	500,000	(75,206)
Sales Taxes	1,635,989	1,178,489	1,193,578	1,285,193	1,179,570	(456,419)
Sales Tax In-Lieu (Triple Flip)	685,388	524,625	219,078	419,433	358,257	(327,131)
Measure A Transition Tax	0	0	0	414,618	480,000	480,000
Transfer Tax	77,990	64,876	85,537	61,210	60,000	(17,990)

Business Licenses	77,516	78,668	79,966	82,310	80,000	2,484
Franchise Fees	327,206	333,595	343,590	355,019	356,169	28,963
Transient Occupancy Tax	0	322	1,091	1,179	1,000	1,000
Interfund Transfers	0	0	0	0	0	0
Subtotal	3,940,888	3,225,778	2,985,562	3,547,030	3,504,674	(436,214)
Licenses and Permits	19,003	18,244	28,860	21,904	19,900	897
Fines and Forfeitures	116,381	114,073	99,200	61,464	61,000	(55,381)
Investment Earnings	25,877	10,429	1,692	3,530	2,000	(23,877)
Rents and Concessions	85,962	113,670	128,013	113,261	116,359	30,397
Motor Vehicle In-Lieu	33,397	25,605	22,100	18,607	20,000	(13,397)
Charges for Services	162,109	134,851	123,695	112,048	84,000	(78,109)
Reimbursements/Other	218,831	90,441	178,453	165,729	86,800	(132,031)
Principal Debt Repayment	283	301	0	0	0	(283)
Total Revenues	4,602,731	3,733,392	3,567,575	4,043,573	3,894,733	(707,998)
Total Transfers In	361,868	503,716	420,770	362,285	353,930	(7,938)
TOTALS	4,964,599	4,237,108	3,988,345	4,405,858	4,248,663	(715,936)
EXPENDITURES						
City Council	80,396	94,389	44,594	54,954	81,950	1,554
City Manager/City Clerk	226,865	216,574	140,568	170,888	216,257	(10,608)
Administrative Services	111,907	96,785	87,287	84,062	97,752	(14,155)
Legal Services	158,864	137,115	111,779	163,796	133,275	(25,589)
Non-Departmental	255,466	227,813	332,223	193,508	223,163	(32,303)
Public Information	7,471	475	635	200	2,000	(5,471)
Community Development	454,160	356,044	215,858	292,823	429,418	(24,742)
Engineering	37,164	26,194	37,155	30,017	22,451	(14,713)
Streets	279,250	237,942	225,585	241,571	302,994	23,744
Governmental Buildings	135,556	79,964	54,631	61,333	58,820	(76,736)
Park Maintenance	228,809	182,331	140,418	112,031	115,165	(113,644)
Police	3,086,279	2,811,789	2,358,569	2,601,916	2,489,658	(596,621)
Cultural Arts	1,938	0	0	0	0	(1,938)
Recreation	99,302	0	0	0	0	(99,302)
TOTAL EXPENDITURES	5,163,427	4,467,415	3,749,302	4,007,099	4,172,903	(990,524)
TRANSFERS OUT	0	0	0	0	0	0
TOTALS	5,163,427	4,467,415	3,749,302	4,007,099	4,172,903	(990,524)
SURPLUS (DEFICIT)	(198,828)	(230,307)	239,043	398,759	75,760	

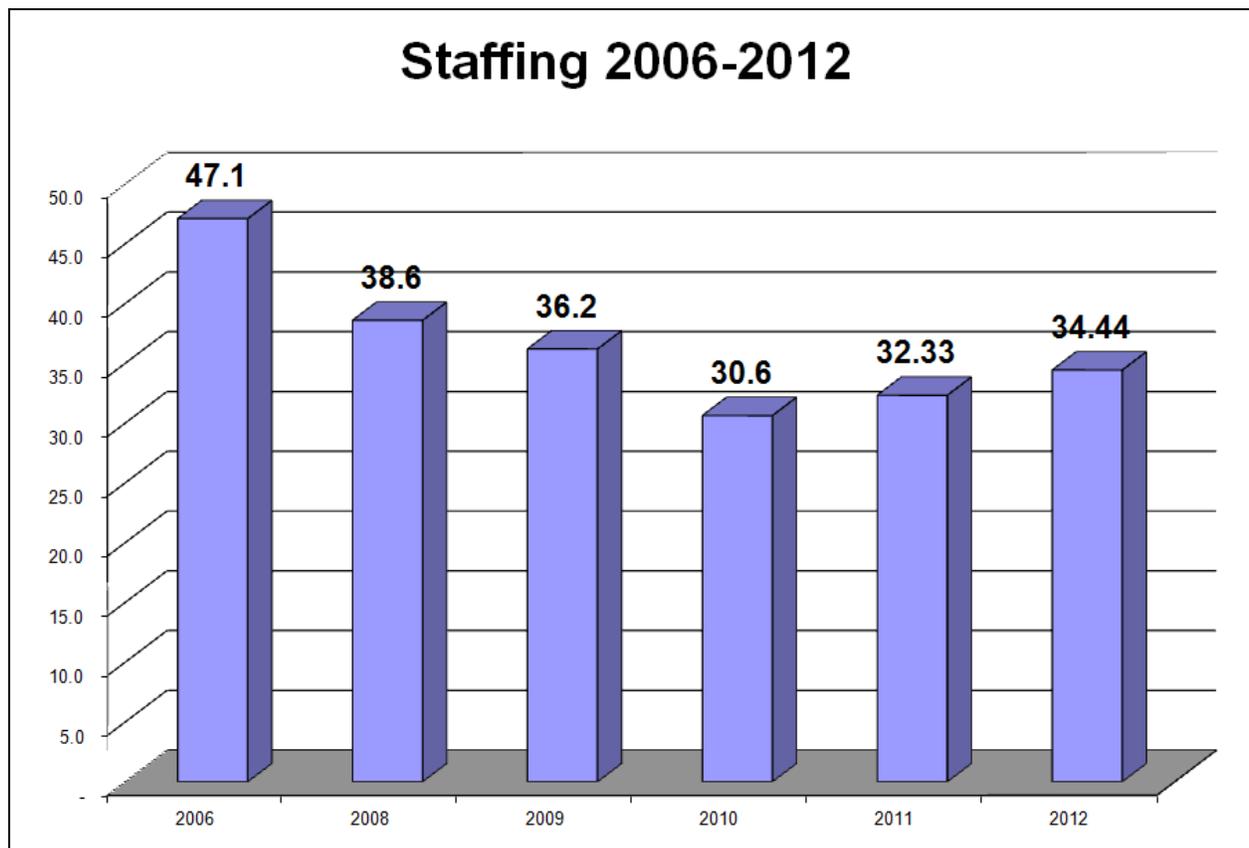
Much of the reduction in the budget is due to restructuring, reductions in staffing and employee concessions. Figure 1 shows the overall changes in staffing from 2006 through 2012. The City

Attorney is a contract employee. The Public Works Director/City Engineer and other management employees' time is allocated to more than one program or department, thus accounting for partial staffing in some departments.

In Fiscal Years 2010-11 and 2011-12, 2.47 and 2.25 employees salaries and benefits, respectively, were funded by the Redevelopment Agency; this included 45% of the Assistant City Manager's and 15% of the City Manager's salary and benefits. In Fiscal Years 2008-9 and 2009-10, the Redevelopment Agency funded 1.77 employees salaries and benefits. As employees' salaries and benefits were being reduced from the General Fund, some of the costs were shifted to the Redevelopment Agency. The Redevelopment Agency was dissolved on February 1, 2012 and the 3.08 (13% of all employees) full-time equivalent positions have been absorbed into the General Fund.

In addition to the General Fund, the City has two major Enterprise Funds – sewer and water. Enterprise Funds are funds to provide specific services and can only be used to provide these services. These funds are managed and operated by City employees. For example, besides all the maintenance and supervisory staff working directly on the systems, 30% of the City Manager's and 67% of the City Engineer's salary and benefits are funded by these two accounts. Additionally, financial and other administrative services are funded by these funds in proportion to the amount of time spent on direct service. Since Fiscal Year 2007-08 and Fiscal year 2011-12, the sewer operation has funded fewer employees (3.28 to 2.90), while the water fund increased its staffing by 0.5 employees. Some costs for the City Council are being funded by the Enterprise Funds. Overall, the City has allocated costs of these services very equitably. Most capital improvement funding came from either Redevelopment or Enterprise funds.

Figure 1. Staffing Levels



Adjustments to the Economic Downturn

In Fiscal Year 2007-08, the City started adjusting its General Fund budget by restructuring some departments, eliminating positions, reducing the operating hours for the Community Development Department and deferring the General Plan Update to the following year. Subsequently, the City reduced its labor force from 47.11 to 34.44 full time equivalents and implemented employee concessions, furloughs and second tier benefits.

Measure “A”

In April 2010, the voters of the City approved Measure “A”, a half cent increase in the local sales tax. The additional tax, due to expire in FY 2015-2016, has stabilized the City's financial condition and allowed it to continue to provide and improve services while building reserves. The City Council is committed to prudent use of Measure A funds, and has directed staff to develop a long-range financial plan to ensure financial sustainability after Measure “A” ends.

In accordance with City Council policy established in 2009, a percentage of the City's Measure “A” revenue must be set aside as a reserve each year. Measure “A” funds will allow the City to continue to build strong reserves.

Seventy-four percent of the remaining Measure “A” funds have been allocated to the Police Department with the balance allocated to other City departments. The projected tax revenue, which took effect in October 2010, is \$414,618 for FY 10-11 and \$756,000 for FY 2011-12 and 2012-13.

Rebuild Staffing Levels

In response to the financial crisis, the City reduced staffing levels by 33 percent, with only minimal shifting of staffing to Redevelopment and Enterprise Funds. Measure “A” funds allow the City to partially restore staffing levels. These funds are used to fund two permanent full-time positions in the CPD: a Lieutenant and an additional Police Officer. The City deemed it necessary to maintain a staffing level of 10 sworn positions for the overall safety of the community.

Additionally, a Community Development Director position has been filled in order to allow the City to streamline the City's development review process.

Cotati Community Redevelopment Agency

The Cotati Community Redevelopment Agency was implemented on December 30, 1986, in accordance with the Community Redevelopment Law, Code section 33000 of the Health and Safety Code and the California Environmental Quality Act of 1970. The funding sources for the Redevelopment Agency were in the form of property tax increment revenues and Tax Allocation Bond proceeds, which were secured and serviced by property tax increment revenues.

Separate funds accounted for Redevelopment Operations, Low and Moderate Income Housing Set-aside, Capital Projects, and Debt Service.

The goal of the Redevelopment Agency was to:

- Eliminate blight within the Redevelopment Project Area pursuant to the Redevelopment Plan adopted December 30, 1986.
- Promote economic development activities, which will contribute to the economic health and vitality of the City of Cotati and its citizens.
- Rehabilitate, restore and enhance the visual and aesthetic character of the building and environment within the City of Cotati.
- Ensure an adequate stock of low and moderate income housing.
- Oversee Sonoma County administration of rent stabilization for low and moderate income residents living in mobile home parks.

On December 29, 2011, the California Supreme Court issued its opinion which upheld the validity of AB126 which dissolves all the redevelopment agencies in the State. As a result of the Court's ruling, the dissolution of redevelopment agencies was effective as of February 1, 2012.

Determination

Although it is making adjustments to meet the challenging economic conditions, there are still concerns for the long-term economic stability of the City. As a general services city, delivery of water, sewer and public safety is critical. The City has, and is, making the necessary budgetary modifications to remain stable, while providing essential services at reduced levels. The City has established a committee to work the Rancho Adobe Fire Protection District to address the provision of fire services.

The City has considered utilization of contract services and least cost service providers including the County of Sonoma, Independent Special Districts or private companies. The City, like other cities and special districts, also utilizes volunteers in providing services.

The City has put aside some reserves. Its ability to increase revenues may be limited by the previous passage of Measure A. The voters may be unwilling to approve a second special tax or extend the Measure A.

Due to the limitations imposed by the fiscal conditions, prior to any annexations, the City will be asked to prove its ability to provide essential services to the subject territory. The Commission's existing policy requiring a Plan for Services requires such an analysis.

FACTOR 5 – OPPORTUNITIES FOR SHARED FACILITIES

The City currently participates in several shared programs including:

- Water supply purchases through a contract with the Sonoma County Water Agency (SCWA).

- Partner in the Santa Rosa Sub-Regional Reclamation System, which reclaims, treats, and distributes recycled water to residents of Santa Rosa, Cotati, Rohnert Park, Sebastopol, the South Park County Sanitation District, and unincorporated portions of Sonoma County.
- Contributor of funds to the Sonoma County Multi-Agency Gang Task Force.
- Shared building inspection services with the City of Sebastopol.

The City has explored various other options for sharing services including contracting with the County Sheriff's Office for police service and sharing dispatch services with the City of Rohnert Park.

Determinations

The City is currently providing efficient services through both direct and shared service agreements with other governmental agencies. The City is encouraged to continue the use of these agreements where appropriate and effective and to explore additional opportunities for shared services. One example would be a consolidated dispatch center. Although many public safety dispatchers provide additional services such as clerical, administrative and public support, the City may consider whether changes in operational procedures and functions may provide a higher level of efficiency without a significant change in the level of service.

FACTOR 6 – COMMUNITY SERVICE NEEDS

One of the factors in evaluating agencies' responsiveness to community needs is the number of avenues of opportunity for the residents to communicate with the civic leadership. The City offers its residents numerous opportunities for effective communication of their service needs.

Planning Commission

The Planning Commission administers and implements land use policies established pursuant to the City municipal code. Each Planning Commissioner is appointed by one Councilmember for a term coinciding with the term of the Councilmember making the appointment. All of the members are required to reside within the City and be registered to vote.

The Planning Commission is charged with carrying out the purposes of California Planning and Zoning Law. Basically this means that the Planning Commission implements plans, ordinances and policies relating to land use matters. Its members assist in writing and implementing the General Plan and area plans, and hold public hearings on the plans. They hold hearings and act on proposed changes to the Zoning Code, Zoning Map and the General Plan. They hold hearings and act on tentative subdivision maps and they undertake special planning studies as needed.

The Planning Commission meets at 7:00 pm on the first and third Monday of each month in the Council Chambers at the Cotati City Hall.

Design Review Committee

The Design Review Committee assists the Planning Commission in carrying out its duties by formulating guidelines, reviewing proposals, and making recommendations to the Planning Commission in order to ensure that the site and structural elements of developments are harmonious with the unique environmental, cultural and functional aspects of the City. Six members are appointed by the Mayor, subject to ratification by the City Council, for two-year overlapping terms. The membership includes, to the extent possible, two architects, one person skilled in landscape design, one person skilled in energy use and solar design, and two citizens at-large. Both at-large members must be residents of the City.

The Design Review Committee meets at 4:30 p.m. on the first and third Thursday of each month in the Community Room located in the Cotati Police Facility.

Community & Environment Commission

The Community and Environment Commission acts as an advisory board to the City Council in the areas of public recreation, community pride and volunteerism, production of cultural and community events and programs and environmental issues. Seven members are appointed by the Mayor, subject to ratification by the City Council, for two year overlapping terms. Six members are required to be residents of the City while one member may reside in the sphere of influence area as shown on the General Plan land use map.

The Community and Environment Commission meets at 7:00 p.m. on the second Monday of each month at the Cotati City Hall.

City Website

The City hosts a comprehensive web site, which features information on all City departments and the meeting agendas and minutes of the City Council. The City's General Plan, zoning ordinance, and other public documents are available for download. Public education is an important component of the services provided by City departments.

The City Council holds public meetings on the first four Tuesdays of every month at City Hall; these meetings are also broadcast on local television. Meetings are noticed and are held in compliance with the Brown Act.

Determination

The City has an active citizen participation process that provides its citizens many opportunities for participation. The City structure and administrative function are organized for efficiency and effectiveness.

FACTOR 7 –CONSIDERATION OF COMMISSION POLICY ON SERVICE DELIVERY

As required by law, the Commission has adopted policies pertaining to the urban development, spheres of influence, annexations, open space, and the physical form and functionality of cities and special districts. Table 14 summarizes the policies that have been adopted by the Commission and the results of a full review of the policies as they relate to the City’s proposed sphere of influence.

Table 14. Commission Policy Consideration

Policy	Review Comments
<p>Duplication of Authority - The Commission discourages the inclusion of territory in more than one local agency where the local agencies possess common powers.</p>	<p>There are no areas within the proposed sphere of influence where there is a duplication of authority.</p>
<p>Premature Extension of Urban Services Discouraged - The Commission discourages the extension of urban services (i.e., water and sewer service) for urban development in the absence of either existing urban development or plans for imminent urban development. In cases of existing urban development, the Commission encourages extension of services only to existing development, unless further extension is consistent with applicable city or county plans and is needed to serve imminent development.</p>	<p>A sphere of influence means “a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.” The proposed plan includes conditions insuring that, prior to annexation, the City demonstrates its ability to provide and finance services. These conditions insure that premature extension of services will not occur.</p>
<p>Territory Subject to Williamson Act Agricultural Preserve Contracts - Proposals establishing or amending spheres of influence and/or annexations for territory with an existing Agricultural Preserve Contract shall be prohibited, unless the annexing agency protested the establishment of the contract and it was upheld by LAFCO, except if:</p> <ol style="list-style-type: none"> 1. The landowner has filed a notice of non-renewal with the Sonoma County Board of Supervisors; or 2. The contracted territory is being phased out of Agricultural Preserve and there are no more than five (5) years remaining in the term of the contract. 	<p>There is one Williamson Act property within the requested sphere of influence of the City. This parcel has been excluded from the proposed sphere of influence.</p>
<p>Consideration of Economic Factors and Existing Services -</p> <ol style="list-style-type: none"> 1. <u>Public Service Capabilities</u>. Territory shall be annexed to a city or special district only if such agency has or soon will have the capacity to provide the requested services. 2. <u>Impact on Existing Services</u>. The Commission discourages proposals which could result in significant operational or economic problems or in the serious 	<p>The proposed plan includes conditions insuring that, prior to annexation, the City demonstrates its ability to provide and finance services. These conditions insure that premature extension of services will not occur.</p>

Policy	Review Comments
<p>disruption of existing services provided by the county, cities, or special districts. The Commission shall consider the availability of feasible measures which would mitigate such adverse impacts.</p> <p>3. <u>Economic Feasibility of Proposed New Cities or Special Districts</u>. If an application proposes city incorporation or the formation of a new special district, the applicant shall submit a plan for providing services and a revenue program showing the proposal to be economically feasible. Applicants are encouraged to contact Commission staff and may wish to discuss the proposal informally with the Commission to determine the content of the required plan for providing services.</p>	
<p>Urban Land uses to be Within Cities - The Commission encourages urban development in cities rather than in unincorporated territory. Where existing urban development is adjacent to a city, the Commission encourages annexation to, and provision of services by, the adjacent city. The Commission encourages the use of sentiment surveys to determine the maximum feasible area of existing urban land uses which may be annexed to a city in a single proceeding.</p>	<p>By amending the sphere of influence, the City will be able to annex territory that is adjacent to the City thereby insuring that development will most likely occur within the City boundaries.</p>
<p>Community Separators - It shall be a standard and policy of this Commission to disapprove any proposal to the extent that such proposal proposes any of the following for any territory having a community separator designation in the Sonoma County General Plan</p>	<p>There are no community separators in the existing or proposed sphere of influence.</p>
<p>Consistency with City or County General Plans and Specific Plans - Proposals shall be consistent with applicable city and county general and specific plans. The Commission discourages proposals that promote urban development in areas not designated for urban development by applicable plans.</p>	<p>Excluding the parcel subject to a Williamson Act Contract, the proposed sphere of influence is consistent with the City's General Plan and Urban Growth Boundary. It includes territory that shall be subject to further planning by the City. A land use plan for the southwest territory should be required prior to annexation of any of the territory.</p>
<p>Sphere of Influence – Cities - In establishing spheres of influence for cities, the Commission's general policies are as follows:</p> <p>1. Include all properties within the incorporated city.</p>	<p>The proposed sphere of influence complies with the Commission's policy.</p>

Policy	Review Comments
<ol style="list-style-type: none"> 2. Include properties wholly within both the voter-approved Urban Growth Boundary and the Urban Service Boundary for the city in the Sonoma County General Plan. Include frontage roads. 3. Include properties within a city's Urban Growth Boundary that are outside the Urban Service Boundary for the city in the Sonoma County General Plan. 4. Exclude parcels outside the Urban Growth Boundary and Urban Service Boundary of a city. 5. For any city without a voter-approved Urban Growth Boundary, the Commission shall consider the city's general plan and the Urban Service Boundary for the city in the Sonoma County General Plan when updating or amending the sphere of influence. 	
<p><i>Transition Planning – Planning for Transition of Territory between Cities and Fire Protection Districts -</i> Any independent fire district whose boundaries include territory within a city's sphere of influence is encouraged to develop plans for the orderly detachment of that territory from the district. Districts should plan their long-term revenues and expenditures (e.g., facilities, equipment and staffing) to reflect the eventual annexation of that territory.</p>	<p>A Transition Plan is not required. However, the Municipal Services Review for Fire Districts should review the Rancho Adobe Fire Protection District's ability to provide long term fire service.</p>
<p><i>Consolidations and Mergers -</i> The Commission encourages local government agencies to cooperate with each other in pursuit of providing services most efficiently and reducing costs. As a significant initial step, the Commission encourages agencies to enter into functional agreements, such as memoranda of understanding or joint powers agreements, in instances where the results of a special study initiated by agencies or a Municipal Service Review finds that such agreements would result in the better provision of services and reduction of costs. Experience under such agreements may determine the practical implications of potential future changes of organization, such as consolidations or mergers.</p> <p>All Municipal Service Reviews shall include review and analysis of any potential consolidations and mergers of the affected agencies.</p>	<p>None are recommended.</p>

III. SPHERE OF INFLUENCE REVIEW

In order to update a city's sphere of influence, the Commission must make several determinations, which closely approximate the requirements of a Municipal Service Review. Government Code Section §56425 states:

- (e) *In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:*
 - (1) *The present and planned land uses in the territory, including agricultural and open-space lands.*
 - (2) *The present and probable need for public facilities and services in the territory.*
 - (3) *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*
 - (4) *The existence of any social or economic communities of interest in the territory if the commission determines that they are relevant to the agency.*
 - (5) *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.*

The City's policy is:

Policy LU 1.8: *The Urban Growth Boundary is established. The Urban Growth Boundary is generally coterminous with the Sphere of Influence boundary as set forth in the Land Use Map, Figure LU 2. The Land Use Map shall represent the limit for the ultimate expansion of urban services and urban development.*

The City has requested that LAFCO approve amendments to the City's sphere of influence boundaries in two areas. These amendments would align the sphere of influence with the City's urban growth boundary and urban service boundary as designated in the County of Sonoma 2020 General Plan. The third area, consisting of four parcels on West School Street, is being recommended for exclusion from the City's sphere of influence by LAFCO. The three areas are summarized in Table 15.

TERRITORY 1 – NORTHWEST (HELMAN LANE)

The Northwest (Helman Lane) territory is comprised of 30 parcels totaling approximately 141 acres. The lots range in size from 0.7 to 16.7 acres with a median of 2.5 acres. The territory is relatively flat with approximately one third of the parcels undeveloped. The primary uses include

grazing lands, residential ranchettes and limited commercial. The areas to the north, west and south are also rural in nature with uses similar to the subject territory. However, the territory to the east includes retail, commercial and residential uses and a mobile home park.

Table 15. Amendment Territories

Territory	Parcels	Acres	Requested Action
Northwest – Helman Lane	30	141	Add to sphere of influence
Southwest – Madrone Avenue	25	201	Add to sphere of influence
West School Street at West Sierra Avenue	4	9	Remove from sphere of influence
Net Change	51	333	

One parcel, APN 046-032-024, is under a Williamson Act contract and is therefore, by state law, precluded from being brought into the sphere of influence.

All the subject territory is within the City’s urban growth boundary and urban service area boundary. With the exception of the one parcel under contract, this area is recommended for inclusion within the City’s sphere of influence. Figure 2 shows the proposed amendment area map with the applicable boundary lines. Table 16 shows the size and zoning of the parcels located within the proposed amendment area.

Determinations

1. The present and planned land uses in the territory include agricultural and open space lands.
The property is General Planned by the County for Rural Residential use. There are no agricultural uses in the territory.
2. The present and probable need for public facilities and services in the territory.
The territory is served by individual wells and septic systems. There is no need to extend urban services and facilities to the territory.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
The County and the Rancho Adobe Fire Protection District will continue to provide services, such as police and fire, to the territory. There is no need to extend urban services and facilities to the territory.
4. The existence of any social or economic communities of interest in the territory if the commission determines that they are relevant to the agency.
There have not been any social or economic communities of interest found in the territory.

Figure 2. Map of Northwest – Helman Lane

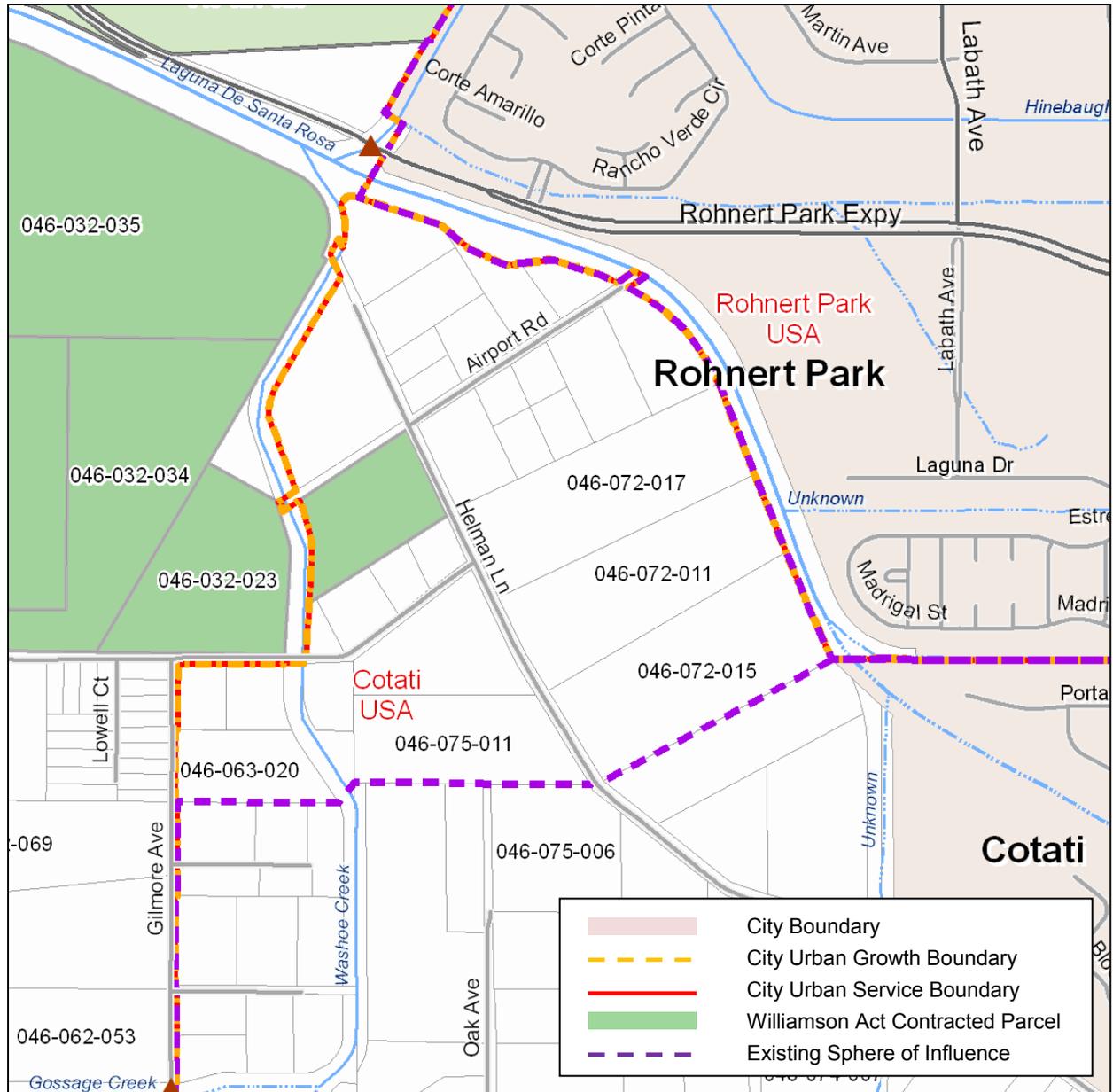


Table 16. Northwest – Helman Lane

Parcel Number	Acreage	County General Plan	City General Plan	Use
046-032-008	1.3	Rural Residential	Rural Residential	Residential
046-032-009	1.5	Rural Residential	Rural Residential	Residential
046-032-010	2.1	Rural Residential	Rural Residential	Residential
046-032-011	0.7	Rural Residential	Rural Residential	Residential
046-032-021	9.6	Rural Residential	Rural Residential	House and Grazing
046-032-024	8.2	Land Extensive Agricultural	Rural Residential	Residential Estate (Williamson Act Restricted)
046-063-018	1.8	Rural Residential	Rural Residential	Residential Estate
046-063-020	6.1	Rural Residential	Rural Residential	Residential Estate
046-063-036	3.5	Rural Residential	Rural Residential	Residential Estate
046-063-044	2.5	Rural Residential	Rural Residential	Residential Estate
046-063-045	1.8	Rural Residential	Rural Residential	Residential Estate
046-071-003	4.0	Rural Residential	Rural Residential	Grazing
046-071-006	2.5	Rural Residential	Rural Residential	Residential
046-071-011	1.3	Rural Residential	Rural Residential	Residential
046-071-012	1.2	Rural Residential	Rural Residential	Residential
046-071-014	4.4	Rural Residential	Rural Residential	House and Grazing
046-071-015	2.3	Rural Residential	Rural Residential	Residential Estate
046-071-016	2.3	Rural Residential	Rural Residential	Residential
046-072-002	4.7	Rural Residential	Rural Residential	Residential Estate
046-072-004	4.5	Rural Residential	Rural Residential	Residential Estate
046-072-009	5.1	Rural Residential	Rural Residential	Residential Estate
046-072-011	15.7	Rural Residential	Rural Residential	Residential Estate
046-072-015	16.7	Rural Residential	Rural Residential	Residential Estate
046-072-017	16.6	Rural Residential	Rural Residential	Residential Estate
046-072-021	1.4	Rural Residential	Rural Residential	Vacant
046-072-022	1.2	Rural Residential	Rural Residential	Vacant
046-072-023	1.3	Rural Residential	Rural Residential	Vacant
046-072-024	1.1	Rural Residential	Rural Residential	Vacant
046-075-010	8.0	Rural Residential	Rural Residential	Residential Estate
046-075-011	11.0	Rural Residential	Rural Residential	Residential Estate
Total	144.1			

TERRITORY 2 - SOUTHWEST (MADRONE AVENUE)

This territory is comprised of 25 parcels totaling approximately 201 acres. The parcels range from 1.9 to 81.2 acres with a median of 3.4 acres. The area is relatively flat near Stony Point Road and Highway 116 with substantial knolls and hills in the remainder of the area.

Approximately one third of the territory is developed with the remaining parcels either vacant parcels or with minimum usage. Seven parcels comprise 73% of the total area. These parcels include Larson Feed, an indoor soccer facility, an executive golf course and a vineyard. The surrounding area to the west, south and east is primarily rural in nature with uses similar to those found within in the territory.

All the subject territory is within the City's urban growth boundary and urban service area boundary but outside the City's sphere of influence. Figure 3 shows the proposed amendment area map with the applicable boundary lines. Table 17 shows the parcels and acreage within this area.

Determinations

1. The present and planned land uses in the territory include agricultural and open space lands.
The property is General Planned by the County for Rural Residential and Residential Agricultural use. There are limited agricultural uses in the territory, such as the one dairy. The traditional greenhouse agricultural uses have been discontinued. In the long term, the territory will continue to be dominated with large lot estates and ranchettes.
2. The present and probable need for public facilities and services in the territory.
The territory is served by individual wells and septic systems. There is no need to extend urban services and facilities to the territory.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
The County and the Rancho Adobe Fire Protection District will continue to provide services, such as police and fire, to the territory. There is no need to extend urban services and facilities to the territory.
4. The existence of any social or economic communities of interest in the territory if the commission determines that they are relevant to the agency.
There have not been any social or economic communities of interest found in the territory.
5. The present and probable need for public facilities and services in the territory.
The territory is served by individual wells and septic systems. There is no need to extend urban services and facilities to the territory.
6. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
The County and the Rancho Adobe Fire Protection District will continue to provide services, such as police and fire, to the territory. There is no need to extend urban services and facilities to the territory.

- The existence of any social or economic communities of interest in the territory if the commission determines that they are relevant to the agency.
There have not been any social or economic communities of interest found in the territory.

Figure 3: Map of Southwest – Madrone Avenue

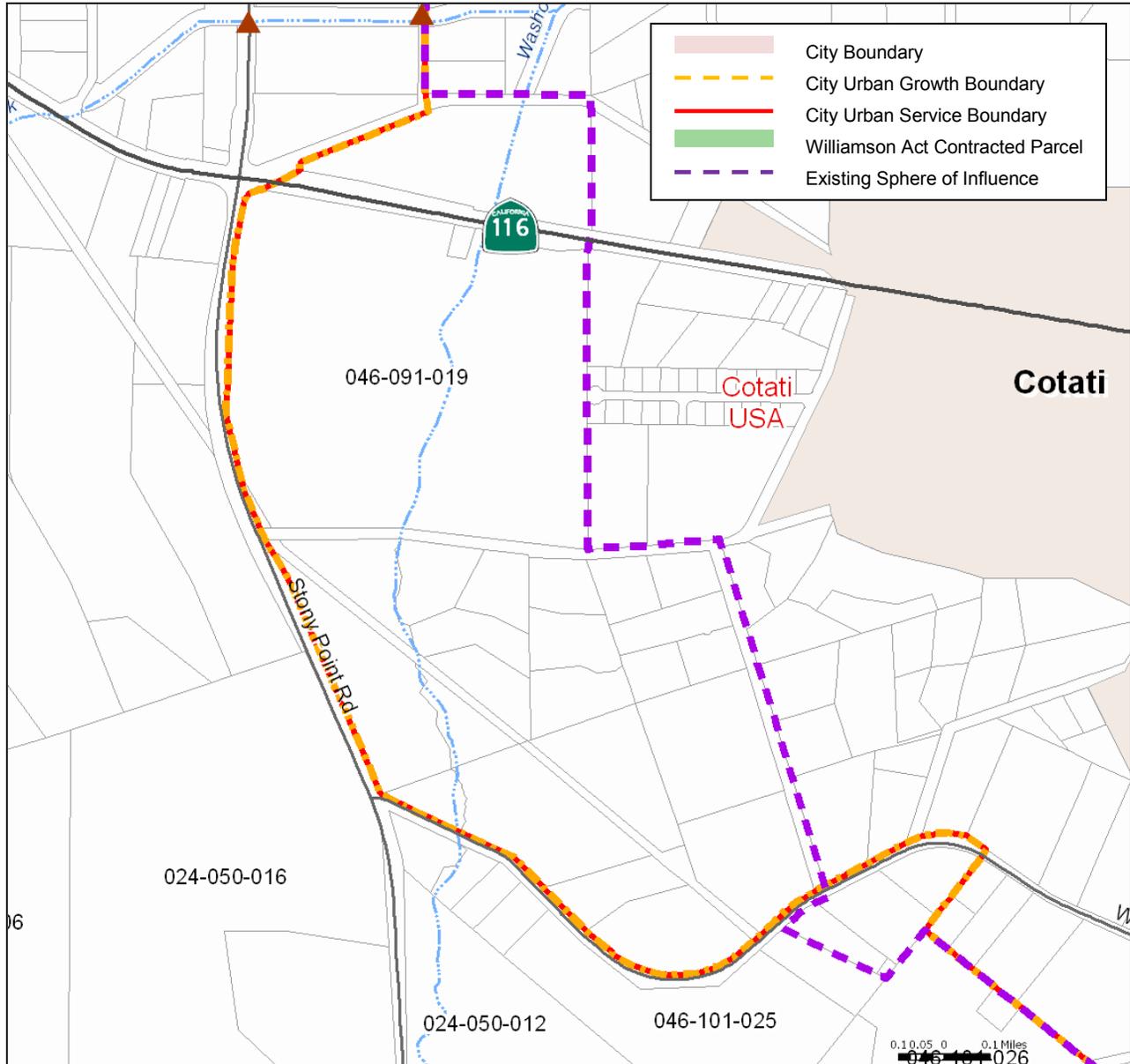


Table 17. Southwest – Madrone Avenue

Parcel Number	Acreage	County General Plan	City General Plan	Use
046-064-004	15.7	Rural Residential	General Commercial	Vacant
046-091-019	81.2	Land Extensive Agricultural	Rural Residential	Larson Feed
046-092-006	2.4	Rural Residential	Rural Residential	Vacant
046-092-015	2.2	Rural Residential	Rural Residential	Vacant Strip
046-092-016	4.1	Rural Residential	Rural Residential	Indoor Soccer
046-092-018	13.2	Rural Residential	Rural Residential	Indoor Soccer
046-092-020	3.0	Rural Residential	Rural Residential	Residential Estate
046-092-021	3.7	Rural Residential	Rural Residential	Residential Estate
046-092-022	3.2	Rural Residential	Rural Residential	Residential Estate
046-092-023	3.0	Rural Residential	Rural Residential	Residential Estate
046-092-024	3.4	Rural Residential	Rural Residential	Residential Estate
046-092-025	3.4	Rural Residential	Rural Residential	Residential Estate
046-102-011	3.0	Rural Residential	Rural Residential	Residential Estate
046-102-012	2.5	Rural Residential	Rural Residential	Vacant
046-102-013	2.6	Rural Residential	Rural Residential	Vacant
046-102-017	10.8	Land Extensive Agricultural	Rural Residential	Executive Golf Course
046-102-018	6.9	Land Extensive Agricultural	Rural Residential	Executive Golf Course
046-101-019	1.9	Rural Residential	Rural Residential	Vacant Strip
046-102-020	1.9	Rural Residential	Rural Residential	Residential Estate
046-102-021	2.0	Rural Residential	Rural Residential	Residential Estate
046-102-024	6.7	Rural Residential	Rural Residential	Rural House
046-102-025	3.4	Rural Residential	Rural Residential	Rural House
046-102-028	8.2	Rural Residential	Rural Residential	House and Vineyard
046-102-029	10.9	Rural Residential	Rural Residential	Hill top House
046-102-001	1.9	Rural Residential	Rural Residential	Vacant
TOTAL	201.3			

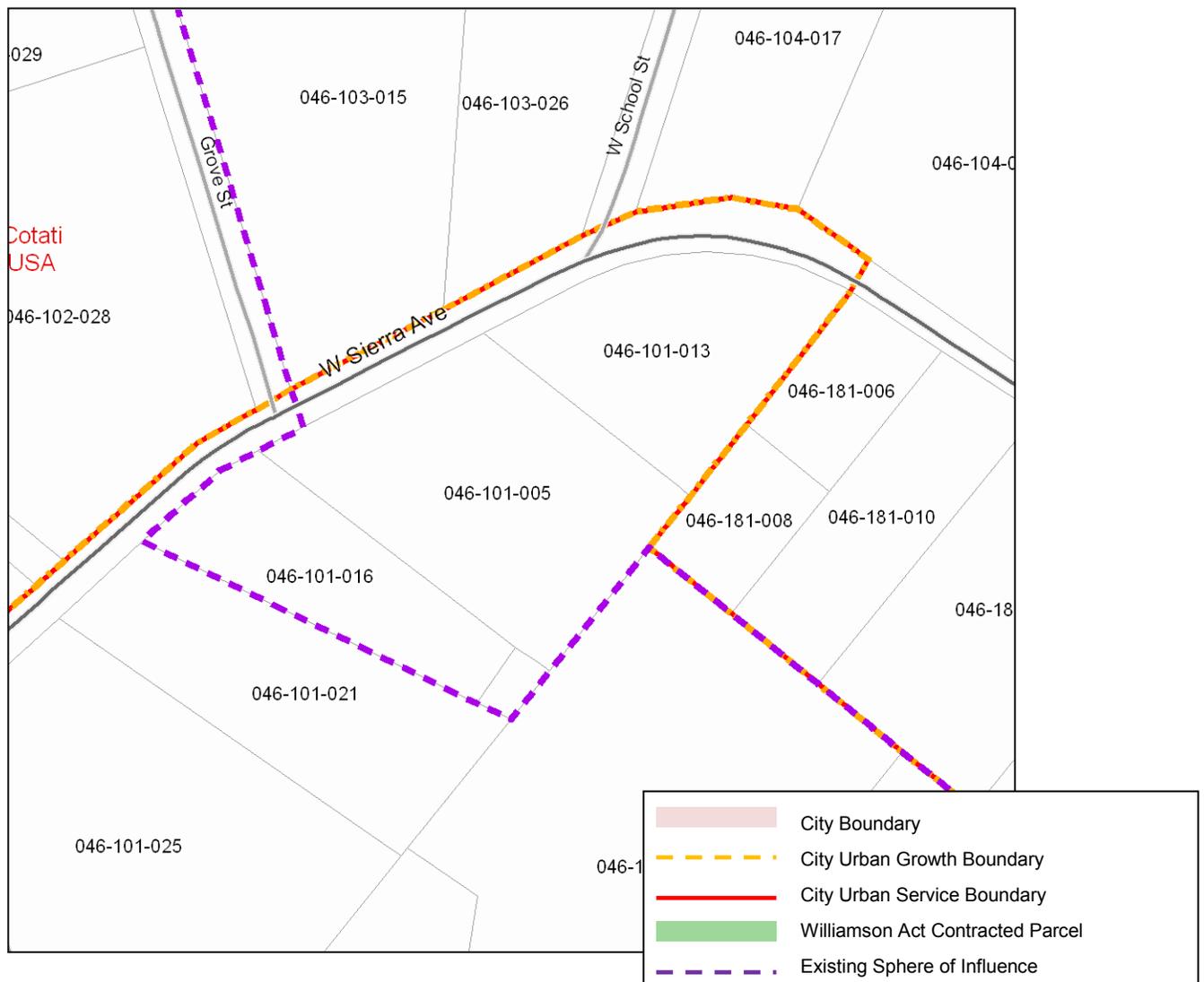
TERRITORY 3 – SOUTHWEST (WEST SCHOOL STREET AT WEST SIERRA)

The City is requesting that four parcels, totaling approximately nine acres, not be removed from the City’s sphere of influence. The area is surrounded by vineyards to the west and southwest, a municipal water tank to the south and similar rural residential uses to the north and east.

Three of the parcels are developed with estate residential use and all the parcels are all in excess of 1 ½ acres. The site is hilly and further subdivision is unlikely.

The territory is not within the City’s urban growth boundary and urban service area boundary. Figure 4 shows the proposed amendment area map with the applicable boundary lines. Table 18 shows the parcels and acreage within this area.

Figure 4: Map of West School Street at West Sierra



Determinations

- (1) The present and planned land uses in the territory include agricultural and open space lands.
The territory is developed to the limits provided in the County General Plan and further development is not expected.
- (2) The present and probable need for public facilities and services in the territory.
The territory is served by individual wells and septic systems. There is no need to extend urban services and facilities to the territory.
- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
The territory is served by individual wells and septic systems. There is no need to extend urban services and facilities to the territory.
- (4) The existence of any social or economic communities of interest in the territory if the commission determines that they are relevant to the agency.
There have not been any social or economic communities of interest found in the territory.

Table 18. West School Street at West Sierra

Parcel Number	Acreage	County General Plan	City General Plan	Use
046-101-005	4.3	Rural Residential	Rural Residential	Residential Estate
046-101-013	2.6	Rural Residential	Rural Residential	Residential Estate
046-101-014	0.1	Rural Residential	Rural Residential	Vacant
046-101-016	1.8	Rural Residential	Rural Residential	Residential Estate
Total	8.7			

IV. PROPOSED SPHERE OF INFLUENCE

The proposed sphere of influence for the City of Cotati is shown in Figure 5.

