

3.7 Socioeconomic Conditions

3.7.1 Cloverdale Rancheria of Pomo Indians

The Cloverdale Rancheria of Pomo Indians (Tribe) has a population of 498 Tribal members most of whom reside within a 50-mile radius of the City of Cloverdale. The Tribe has a long history of residing in the Cloverdale area as its Tribal membership consists of the descendants of the indigenous peoples who have lived within the Cloverdale area for many centuries.

Table 3.7-1 provides a summary of the Tribe's population and labor characteristics. In 2005, the unemployment rate for the Tribe was 28 percent unemployment rate and the number of employed Tribal members below poverty guidelines was 47 percent (BIA, 2005).

**TABLE 3.7-1
TRIBAL POPULATION AND LABOR STATISTICS**

Description	Number/Percentage
Population	498
Age	
Under 16	42%
16-64	53%
65 and over	5%
Tribal Employment	
Total Workforce or Available for Work	214
% of Workforce Employed	72%
% of Workforce Unemployed	28%
% Employed but below Poverty Guidelines*	47%

* Based on the U.S. Department of Health and Human Services 2005 Poverty Guidelines.

SOURCE: BIA, 2005

Most Tribal members continue to live and work in the Cloverdale area. Numerous children of Tribal members attend local schools. Most of the Tribal members living or working locally are active both politically and socially as members of the local community. The Tribe's current Tribal Council office is located in the City of Cloverdale.

Tribal Attitudes, Expectations, Lifestyle and Culture

As the descendants of the indigenous people residing in the Cloverdale area long before the first non-Native American settlers to the region, the Cloverdale Rancheria of Pomo Indians has an established cultural affiliation with the Cloverdale area and long standing historical heritage and connection to the local community.

The Cloverdale Rancheria is a self-governing Tribe governed by an elected five-member elected council. The Tribe's leaders and members strive jointly to achieve full self-reliance, economic independence and security for the both the Tribe and its members. The Cloverdale Rancheria is

deeply committed to continue to live and prosper in Cloverdale due to its long history and deep cultural roots in the area. The Tribe also aims for an increased presence and successful participation in the regional economy through continuing to maintain and strengthen its positive coexistence and cooperation with its non-Indian neighbors.

As Pomo Indians, the Cloverdale Rancheria Tribe has a rich cultural traditions and history. Intricate basket weaving and tribal dancing are traditions for which the Tribe is renowned and that it is deeply committed to preserving and maintaining.

3.7.2 Socioeconomic Characteristics of the Study Area

Population

Regional Population

Sonoma County is the largest in land area of the nine Bay Area counties and has the most undeveloped land acreage remaining in the Bay Area Region. The project site is located in the northern part of Sonoma County within the southern outskirts of Cloverdale. In 2008, Sonoma County had approximately 479,700 residents (DOF, 2008a).

Mendocino County's jurisdiction is located approximately seven miles north of the project. However, Mendocino County is far less populated than Sonoma County with only an estimated 89,000 residents – less than a fifth of Sonoma County's population. The nearest community North of Cloverdale is Hopland (with a population less than 800) which is located approximately 18 miles north of the project site. Ukiah is the nearest city north of Cloverdale (with a population of 15,800 residents) and it is located nearly 30 miles from the project site (DOF, 2008a).

Ukiah is geographically further from the project site than Santa Rosa, and with the steeper topography, travel times northward of Cloverdale to both Mendocino and Lake County are considerably greater than driving south on Highway 101. Consequently, the great majority of the patrons, employees and services for the project alternatives are expected to come from (or through) Sonoma County. Therefore, for the purposes of this analysis, it is conservatively assumed that Sonoma County represents the study area for evaluating potential socioeconomic impacts.

As show in **Table 3.7-2**, nearly all of Sonoma County's urban development is located in the central and southern areas of the County along the Highway 101 corridor in the cities of Petaluma, Rohnert Park, Santa Rosa, and Windsor. Santa Rosa's population alone accounts for nearly a third of the County's total residents. However, almost a third of the County's residents live within the unincorporated areas. Located in the northern part of the County, the City of Cloverdale is the fastest growing city in the County with an average annual population increase of 3.1 percent between 1990 and 2008 – a rate more than twice the County-wide growth rate.

**TABLE 3.7-2
HISTORICAL POPULATION IN SONOMA AND ITS CITIES (1990 – 2008)**

Location	1990	2000	2008	Annual % Change (1990 - 2008)
Sonoma County	388,222	458,614	484,470	1.2%
<i>Cloverdale</i>	4,924	6,831	8,577	3.1%
Cotati	5,714	6,471	7,532	1.6%
Healdsburg	9,469	10,722	11,706	1.2%
Petaluma	43,166	54,548	57,418	1.6%
Rohnert Park	36,326	42,236	43,062	1.0%
Santa Rosa	113,261	147,595	159,981	1.9%
Sebastopol	7,008	7,774	7,714	0.5%
Sonoma	8,168	9,128	9,943	1.1%
Windsor (a)	n/a	22,744	26,564	Na
Unincorporated County (a)	160,186	150,565	151,973	-0.3%

a The City of Windsor was incorporated in July 1992 accounting for the subsequent decrease to the unincorporated area's population in 2000.

SOURCE: U.S. Census 1990; DOF, 2008a.

Population Projections

Future population growth in Sonoma County is projected to decrease from its historical rates. As shown in **Table 3.7-3**, annual population growth is expected to average approximately 0.5 percent countywide – a rate that would be almost a third of the County rate of growth between 1990 and 2005. The reduced growth rate is expected to add approximately 43,500 new Sonoma County residents by 2015 and over 80,000 residents by 2030.

**TABLE 3.7-3
POPULATION PROJECTIONS FOR SONOMA COUNTY AND ITS CITIES (2008 – 30)**

Location	2008	2015	2030	Annual % Growth (2008 – 30)
Sonoma County	484,470	522,300	558,900	0.7%
<i>Cloverdale</i>	8,577	10,300	12,300	1.7%
Cotati	7,532	7,500	8,400	0.5%
Healdsburg	11,706	12,700	13,400	0.6%
Petaluma	57,418	62,800	67,500	0.7%
Rohnert Park	43,062	45,300	47,400	0.4%
Santa Rosa	159,981	173,700	189,700	0.8%
Sebastopol	7,714	8,300	8,600	0.5%
Sonoma	9,943	9,700	10,400	0.2%
Windsor	26,564	28,400	31,700	0.8%
Unincorporated County	151,973	163,600	169,500	0.5%

SOURCE: DOF, 2008a; ABAG, 2006.

Cloverdale is expected to remain Sonoma County's fastest growing city with an average annual growth rate of 1.7 percent – a rate of growth more than twice the countywide rate of 0.7 percent per year. This contrasts from the other cities in the County whose populations are projected to increase at a rate more comparable to the County's future rate of growth.

Housing

Regional Housing

Since 2000, the total number of housing units has been increasing at a slower rate than California as a whole but Sonoma County's housing growth rate of 1.2 percent has been comparable to the County's population growth.

As shown in **Table 3.7-4**, the cities of Windsor and Cloverdale have had the greatest rate of housing growth in the County during the last decade and a half. Windsor has experienced particularly rapid housing growth as it has added 3,236 new housing units since its formation as a city in 1992. Cloverdale has also grown at average annual rate of 2.9 percent.

**TABLE 3.7-4
HOUSING WITHIN SONOMA COUNTY AND ITS CITIES (1990 – 2008)**

Location	1990	2000	2008	Annual % Growth (1990 – 2008)
Sonoma County	161,062	183,153	197,907	1.2%
<i>Cloverdale</i>	<i>2,033</i>	<i>2,619</i>	<i>3,382</i>	<i>2.9%</i>
Cotati	2,433	2,639	3,087	1.3%
Healdsburg	3,766	4,191	4,615	1.1%
Petaluma	16,546	20,305	21,943	1.6%
Rohnert Park	13,915	15,808	16,544	1.0%
Santa Rosa	47,711	57,578	64,238	1.7%
Sebastopol	2,943	3,321	3,380	0.8%
Sonoma	4,181	4,740	5,218	1.2%
Windsor (a)	n/a	7,728	9,265	n/a
Unincorporated County (a)	67,534	64,224	66,235	-0.1%

a The City of Windsor was incorporated in July 1992 accounting for the subsequent decrease to the unincorporated area's population in 2000.

SOURCE: DOF, 2008b; CED, 2007.

Since 1990, home prices in Sonoma have increased greatly as home values throughout the Bay Area appreciated from increased demand and low interest rates. Home prices were relatively stable and only 10 to 15 percent above the state's median home prices during most of the 1990s. However, Sonoma County home prices then rose very rapidly between 1999 and 2005 when average home prices more than doubled in value from \$250,000 to over \$600,000. After remaining relatively unchanged in 2006, home prices have since decreased. In 2007, the median price for a home in the county was approximately \$500,000 - comparable to the 2004 Sonoma County median sale price (CED, 2007).

The cities of Sebastopol and Sonoma have the highest home values within Sonoma County. During the last decade the Cities of Healdsburg and Rohnert Park have achieved the greatest appreciation in their home values. Until the recent real estate downturn, both Cloverdale and Windsor had experienced considerable appreciation in home prices. Cloverdale continues to have the most affordable homes in the County (CED, 2007).

Housing vacancy rates in Sonoma County and its cities are shown in **Table 3.7-5**. The vacancy rates for housing in the County have remained very stable since 2000. The average vacancy rate across the County is 5.8 percent, although vacancy rates within the County's unincorporated areas are considerably higher due to a large proportion of vacation home ownership. Amongst the County's cities most have vacancy rates of less than 3 percent, although Sonoma and Healdsburg both have comparatively high vacancy rates of 6.3 and 4.1 percent, likely reflecting a higher than average proportion of vacation home ownership. Cloverdale has the second highest vacancy rate in the County with 4.7 percent, which reflects both vacation home ownership and likely greater than average amount of home vacancies.

**TABLE 3.7-5
HOUSING VACANCY IN SONOMA COUNTY
AND ITS CITIES (2000-8)**

Location	Housing Vacancy Rate (2000-8)
Sonoma County	5.8%
<i>Cloverdale</i>	4.7%
Cotati	2.1%
Healdsburg	4.1%
Petaluma	1.8%
Rohnert Park	1.9%
Santa Rosa	2.7%
Sebastopol	2.1%
Sonoma	6.3%
Windsor	1.8%
Unincorporated County	12.0%

SOURCE: DOF, 2008b;

Future Housing Projections

Future Sonoma County housing estimates are based on the Association of Bay Area Governments (ABAG) household population projections and shown in **Table 3.7-6**. The current estimates of 2008 housing conditions, based on the most recent California Department of Finance data, indicate that recent housing growth has already met or exceeded some of the future housing projections for a few cities such as Cotati and Sonoma. Some of the data discrepancies between current housing estimates and future household projections may be related to future housing vacancy factors and future ABAG projections may be adjusted.

**TABLE 3.7-6
HOUSING GROWTH PROJECTIONS FOR SONOMA COUNTY AND ITS CITIES (2008 – 30)**

Location	2008	2015	2030	Annual % Growth (2008 – 30)
Sonoma County	197,907	199,730	216,320	0.4%
<i>Cloverdale</i>	3,382	3,840	4,640	1.4%
Cotati	3,087	3,030	3,410	0.5%
Healdsburg	4,615	4,780	5,130	0.5%
Petaluma	21,943	23,490	25,560	0.7%
Rohnert Park	16,544	16,970	18,010	0.4%
Santa Rosa	64,238	67,480	74,560	0.7%
Sebastopol	3,380	3,510	3,750	0.5%
Sonoma	5,218	5,040	5,440	0.2%
Windsor	9,265	9,980	11,010	0.8%
Unincorporated County	66,235	61,910	64,810	-0.1%

SOURCE: DOF, 2008b; ABAG, 2006.

Only limited countywide growth is expected to occur (e.g. approximately 0.4 percent annual). Sonoma County is expected to remain focused on and committed to preservation of the County's historic rural and agricultural character by encouraging higher housing densities within existing residential areas. Consequently, Cloverdale, Windsor, Petaluma, and Santa Rosa may be expected to have greater growth. Little if any growth is projected to occur within the County's unincorporated area. More affluent and established cities such as Sonoma, Rohnert Park, and Healdsburg are expected to have limited housing growth.

Employment

Employment in California is generally defined by the California Employment Development Department by place of residence rather than work location. Consequently, labor force and unemployment figures estimate the number of residents that have jobs regardless of whether they work in the county or not.

The labor force represents the population of adults living within the area that are able and available to work (i.e. non-institutionalized residents between the ages of 16 and 65). Employment levels generally indicate the local economy's health. An increase in unemployment indicates a slowing of the economy, which lowers consumer spending and local development.

Labor Force

Sonoma County's total resident labor force averaged 255,080 workers between 1998 and 2007. During that period the labor grew steadily until 2001 and fell sharply in 2003. Since then the County's labor force population has recovered its 2002 peak level of 258,100 employers in 2006. As shown in **Table 3.7-7**, Sonoma County's labor force population has continued to grow and as of November 2008, is estimated to be approximately 270,500 workers.

**TABLE 3.7-7
SONOMA LABOR FORCE AND UNEMPLOYMENT (1998 – 2008)**

Location	Labor Force (1998 - 2007)	Unemployment Rate (1998 - 2007)	Labor Force (2008) (a)	Unemployment Rate (2008) (a)
Sonoma County	255,080	4.2%	270,500	6.5%
<i>Cloverdale</i>	3,500	5.9%	3,800	9.0%
Cotati	3,880	4.1%	4,100	6.4%
Healdsburg	5,740	4.6%	6,100	7.2%
Petaluma	31,400	3.8%	33,200	5.9%
Rohnert Park	22,740	4.1%	26,400	6.4%
Santa Rosa	81,020	3.3%	85,900	6.5%
Sebastopol	4,320	2.4%	4,500	3.8%
Sonoma	4,760	3.0%	5,000	4.7%
Windsor	12,360	2.4%	13,000	5.3%
Unincorporated County	85,360	5.6%	88,500	7.0%

a Labor force and unemployment for November 2008.

SOURCE: EDD, 2008.

Unemployment

The unemployment rate for Sonoma County was 6.5 percent for November 2008 and 1.7 percent less than the comparable rate for California as a whole. For more than a decade Sonoma County's unemployment rate has been consistently lower than both the state and national averages. However in 2007, the unemployment rate in Sonoma County averaged 4.4 percent.¹ Unemployment rates amongst the cities within the County varied from as low as 2.5 percent to as high as 6.2 percent for Cloverdale.

Major Industries

Table 3.7-8 presents the existing (baseline) economic conditions for each of the major industrial sectors within Sonoma County. As shown in the table, the County has a relatively diverse economy with none of the industry sectors providing a disproportionate proportion of the job opportunities in the region.

The services sector is the County's primary employment sector, providing over 32 percent of jobs - nearly three times the size of the next largest sectors (Government and Retail). However, manufacturing had the greatest sector earnings generating over \$7.7 billion in output - a contribution to the County's economy almost comparable to that of the combined services sector, despite having only a quarter of the employees.

Between 1995 and 2005, Sonoma's construction sector experienced the greatest growth in employment (77%), although the recent real estate market downturn has resulted in decreases in construction employment. Significant employment growth also occurred within the professional and business services sector (43 percent) and the tourism sector grew by 26 percent between 1995

¹ The 2007 unemployment figures are unadjusted and therefore have not been altered to account for employment fluctuations associated with seasonal related employment demand.

and 2005. The greatest employment losses have occurred in the County's manufacturing sector which enjoyed major job growth in the late nineties but after the 2001 "dot-com bust" returned to its 1995 levels (CED, 2007).

The County's long-standing tourism industry has experienced steady job growth over the last ten years. During the late 1990's booming economy and the subsequent economic downturn of 2002/2003, Sonoma County's tourism industry continued to grow. Leisure and hospitality employment in Sonoma County has continued to achieve steady growth since 2003. This growth is attributed primarily to the broad market that Sonoma's tourism sector generally serves. Most Sonoma tourists are higher income households and as a result these customers are not as highly sensitive and vulnerable to economic conditions. Furthermore, Sonoma attracts visitors not only from the Bay Area and elsewhere in the West Coast, but also from elsewhere in the county and abroad (Moody's, 2008).

**TABLE 3.7-8
ANNUAL JOBS AND OUTPUT BY SECTOR – SONOMA COUNTY (2007)**

Industry	Employment		Output (Millions)
Agriculture & Mining	7,965	3.0%	\$826
Construction	21,853	8.3%	\$3,712
Manufacturing	21,654	8.3%	\$7,739
Retail Trade	29,283	11.2%	\$2,291
Wholesale, Transportation & Utilities	14,553	5.5%	\$3,038
Financial, Investment & Real Estate	26,245	10.0%	\$6,631
Professional & Business Services (a)	26,426	10.1%	\$3,772
Education & Health Services	29,286	11.2%	\$2,779
Other Services (b)	29,146	11.1%	\$1,978
Government	31,008	11.8%	\$2,324
Tourism	24,884	9.5%	\$1,494
Total	262,303	100%	\$36,584

a Includes Information Services
b Includes Administrative Services

SOURCE: MIG, 2008.

Major Employers

The majority of Sonoma County's employment opportunities are located in the City of Santa Rosa, which between 2001 and 2007 had been the workplace for an average of 78,000 employees. The cities of Petaluma and Rohnert Park are also major employment centers. Most of the County's jobs are located in its cities or within the unincorporated areas surrounding urban areas.

With more than 5,000 estimated employees, the County of Sonoma is the largest employer in the County. Kaiser Permanente is the largest single private employer with a 2,000 person local workforce. Sutter Medical, Medtronic, and St. Joseph Health Systems are other major local healthcare industries with more than 1,000 employees each. Local educational institutions Sonoma State and San Rosa Junior College together provide approximately 3,000 local jobs. Agilent is Sonoma County's largest technology and manufacturing employer with about 1,350 employees. Another

large goods producing business in the County is Kendall Jackson Wine estates which has nearly 1,000 employees (CED, 2007; Innovation Group, 2007).

Most of the other major businesses in Sonoma are retail businesses such as Home Depot, Safeway, and Wal-Mart. Within the tourism sector, River Rock Casino and Fairmont Mission Inn Spa are the largest businesses with approximately 700 employees and 630 employees respectively.

Income

In 2008, the average income per capita for Sonoma County was \$43,318 which was the 13th highest within California. County income per capita was 9 percent above the state average of \$39,626 and 18 percent above the national average of \$36,714 (BEA, 2008).

Table 3.7-9 shows the income data available for cities within the County. The 2000 Census is the most recent city-level income estimate. The income data in **Table 3.7-9** is presented in 1999 terms and therefore is not adjusted for inflation. In 1999, a \$10,000 annual income would be equivalent to \$12,871 in 2008. Nonetheless, the unadjusted income data indicates the comparable income levels of cities within the County. Sonoma County's average income levels are higher than the statewide averages. Sonoma County's average per capita income in 1999 of \$25,724 (in 1999 dollars) was estimated to be more than 13 percent above the average California resident.

**TABLE 3.7-9
PERSONAL INCOME IN SONOMA COUNTY AND ITS CITIES**

Location	Median Family Income (1999)	Per Capita Income (1999)	Individuals below Poverty Level (1999)
U.S.	\$50,046	\$21,587	12.4%
California	\$53,025	\$22,711	14.2%
Sonoma County	\$61,921	\$25,724	8.1%
<i>Cloverdale</i>	\$50,000	\$19,750	10.4%
Cotati	\$62,419	\$24,206	8.3%
Healdsburg	\$55,386	\$22,245	9.4%
Petaluma	\$71,158	\$27,087	6.0%
Rohnert Park	\$61,420	\$23,035	8.0%
Santa Rosa	\$59,659	\$24,495	8.5%
Sebastopol	\$55,792	\$22,881	6.9%
Sonoma	\$65,600	\$32,387	3.7%
Windsor	\$67,992	\$24,336	5.1%

All dollar figures for 1999 income levels in 1998 dollar terms.

SOURCE: U.S. Census, 2000.

Cloverdale is the least affluent of all the cities within Sonoma County. The per capita income for its residents was \$19,750 which was over 23 percent lower than the County average. Of all the cities in Sonoma County, Cloverdale has the highest proportion of individuals with incomes below the federal poverty level. Although Cloverdale has an estimated 10.4 percent of its population living with incomes below the poverty level, the percentage of low-income residents is lower than both the state (14.2 percent) and the nation (12.4 percent).

Property Tax

Property taxes for new residential, industrial or commercial properties within California are based on the property's appraised full market value at the time of their creation. Subsequent annual increases in the property's appraised value are limited to a two percent increase per year. If the property is subsequently sold, then the property may be reappraised at full market value.

For properties within the City of Cloverdale, per \$100 of appraised value, the total property tax due is \$1.1072 of which \$1.00 goes to Sonoma County and \$0.08 to the City of Cloverdale. The local school district receives another \$0.0212 and other local districts receive \$0.006 of tax revenues from the property. Within the unincorporated areas outside Cloverdale, no property tax would be payable to the City – consequently the total property tax due is \$1.0272 per \$100 of the appraised value. In addition to property taxes, direct fees apply to non-trust properties within Cloverdale or its nearby surroundings.

As shown in **Table 3.7-10**, the six parcels that comprise the project site have an appraised value of approximately \$10.1 million. During the 2009-2008 tax year, the total annual property taxes paid on the land and buildings at the site was approximately \$155,600. Of this, approximately \$146,300 was collected as property taxes for the County. The City of Cloverdale only receives taxes for the one vacant parcel within the City limits. The City received approximately \$800 in tax revenues.

The Sonoma County Junior College and Cloverdale Unified School Districts each received approximately \$3,600 and \$1,900, respectively, in tax revenues from the project site properties. The Cloverdale Fire District received approximately \$750 in property taxes while the local Cloverdale Health Care and North Sonoma County Hospital Districts received approximately \$220 and \$900, respectively.

**TABLE 3.7-10
PROJECT SITE CURRENT ASSESSED VALUES AND ANNUAL PROPERTY TAXES (2009)**

Parcel Number	Acreage	Assessed Value			Property Taxes
		Land	Structures	Total	
116-310-05	10.8	\$266,770	\$72,295	\$339,065	\$3,884
116-310-020	2.05	\$636,724	\$26,530	\$663,254	\$8,024
116-310-035	16.4	\$5,595,000	\$75,000	\$5,670,000	\$92,256
116-310-039	5.1	\$34,323	\$7,269	\$41,592	\$751
116-310-040	8.5	\$3,045,000	\$35,000	\$3,080,000	\$44,000
116-310-079*	35.5	\$527,620	\$74,145	\$601,765	\$6,660
Total	78.4	\$10,105,437	\$290,239	\$10,395,676	\$155,575

* Previously 116-310-044

SOURCE: Sonoma County Assessor's 2009; Sonoma County Tax Collector 2009; ESA, 2009.

Other City and County Revenue Sources

Business Personal Property Tax Revenues

Business Personal Property (BPP) includes all supplies, equipment and any fixtures used in the operation of a business. The assessed value does not include business inventory. BPP taxes are collected by Sonoma County on behalf of the State of California. However, a portion of the tax revenues are returned to the County and local school districts.

Tribal-owned businesses operating on trust land would be exempt from paying any BPP taxes. However, non-tribal businesses operating on trust lands are still fully liable for BPP taxes.

Transient Occupancy Taxes

California tax law authorizes city and county governments to collect taxes on overnight accommodations at lodging and camping facilities within their jurisdictions known as the Transient Occupancy Tax (TOT). The tax revenues are discretionary so that governments can use the revenues for any legitimate government expense.

Sonoma County currently levies taxes of 9 percent on lodging and camping facilities operating within the unincorporated areas of the County. All the other cities in the County collect TOT revenues although the tax rates vary from 8 percent in the Town of Windsor to 12 percent in Rohnert Park and Healdsburg. Total TOT revenues within Sonoma County and its cities was approximately \$20.56 million in 2007. Sonoma County's had the largest share of the county-wide TOT revenues (38 percent) followed by Santa Rosa (8.6 percent). The City of Cloverdale received approximately \$76,000 in TOT revenues.

Business Permit Fees

Businesses operating within Sonoma County's unincorporated areas are not required to obtain business permits. However, many cities within Sonoma County require businesses operating within their jurisdictions to purchase an annual license or permit. Although the permit fees vary, they are typically very minor and in the range of \$50 to \$300 per year.

Sales and Use Taxes

Retail businesses in California are required to collect sales taxes on most goods purchased from them. Goods exempt from sales tax include grocery items and some pharmacy items. In addition, a "use tax" is also applicable for many purchases from retailers not subject to sales tax (such as retail sales by Native American tribes).

The sales and use tax rate within a specific California location consists of three components: the state tax rate, the local tax rate and any district tax rates that might be in effect. The state sales and use taxes provide revenue to the State's General Fund, to cities and counties through specific state fund allocations and to other local jurisdictions. One percent of the state-wide 7.25 percent sales and use tax rate provide local (city and county) funding, of which 0.25 percent is allocated for County transportation funds. Local governments and district can (subject to voter approval) add additional taxes to this statewide base rate.

The sales tax rate for most of Sonoma County is 7.75 percent. The rate includes an additional 0.25 percent tax for the Sonoma County Open Space Authority and Sonoma County Transportation Authority. The Cities of Santa Rosa and Sebastopol both have additional 0.25 percent city taxes for retail transactions occurring within their jurisdictions.

3.7.3 Community Infrastructure

Sonoma County Schools

The Cloverdale Unified School district provides kindergarten through twelfth-grade education for school aged children living within the City of Cloverdale and northern Sonoma County. The district's service area includes residents within unincorporated areas south of Cloverdale for several miles south of the City limits. Along Highway 101 the school district includes the small community of Asti. The District boundary extends southward as far as the homes at 23600 to 23620 Dutcher Creek Road, the residences south of which are located within the Geyserville Unified School District.

The student enrollment at Cloverdale Unified School District was 1,520 during the 2007 to 2008 school year. Only an estimated 25 percent of its enrollment consisted of students learning English which is comparable to the county-wide average of 23 percent English learners within public schools. Approximately 36 percent of the School district's students are Hispanic and 63 percent are Caucasian. Within Sonoma County, enrollment at schools has been slowly decreasing on average, although the decline in enrollment varies by district.

The School District operates five schools. Elementary level education is provided at the Jefferson and Washington Schools. The Cloverdale High School is the District's primary High School facility although the Eagle Creek Community Day School also provides education for students from Grades 7 through to 12. The Johanna Echols-Hansen Continuation High School provides continuation education for local residents seeking to complete their high school education. The district also operates a cooperative pre-school program as well as "Even Start" and "Head Start" programs for its residents. The average district expenditures for the 2006 to 2007 school year were \$8,945 per student.

Libraries

The primary library serving the City of Cloverdale and the northern Sonoma County community is located in downtown Cloverdale on North Cloverdale Boulevard near its intersection with 4th Street. The library is open six days a week and also has a community room available for community gatherings and events. Art Shows and books sales are regularly held in the community room. The next nearest library to the project is located South in Healdsburg.

Parks and Recreation

There are numerous city and regional parks located in Cloverdale and the northern Sonoma region. With 68.5 acres of open space and river access, the Cloverdale River Park is the primary park and recreation area in Cloverdale. Partly located within Cloverdale and jointly owned and operated with the County of Sonoma Parks Department, the park is the only public multi-use trail along

the entire 100-mile stretch of the Russian River. Future development of a boat ramp and improved river access is planned for the park. The other large parks within Cloverdale are the Porterfield Creek walking trail (which provides 10 acres of open space access); City Park (with 7.4 acres of open space, picnic areas, baseball and other sport facilities) and Furber Park (with 6.0 acres of open space, sport fields and playgrounds). The City of Cloverdale also has several smaller neighborhood parks and operates two community centers for public use.

Nearby Lake Sonoma also provides additional open space and water access recreation opportunities locally. When full, the Lake has more than 2,700 acres of water surface and 50 miles of shoreline. The Lake Sonoma Recreation Area is a State Park. A fish hatchery is operated at the Lake to enhance local salmon and steelhead spawning grounds. The Yorty Creek Recreation Area at Lake Sonoma is closest to Cloverdale and provides day use including picnic facilities, swimming and car top boat launching access. The Warm Spring Recreation Area located below the dam is the primary day use recreational site for Lake Sonoma with numerous individual and group picnic sites as well as volleyball courts, playground and lawn areas. There are 97 drive-in camping sites within the park at the Liberty Glen Campground site which is located several miles west of the Warm Springs site. However, 109 primitive walk-in or boat-in sites are also available at sites around the lake.

3.7.4 References

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