

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**SEPTEMBER 12, 2024**

**PROJECT TITLE**

General Plan Amendment to Noise and Safety Element

**APPLICANT**

City of Santa Rosa

**ADDRESS/LOCATION**

Not Applicable

**PROPERTY OWNER**

Not Applicable

**ASSESSOR'S PARCEL NUMBER**

Not Applicable

**FILE NUMBERS**

GPAM24-001

**APPLICATION DATES**

August 1, 2024

**APPLICATION COMPLETION DATES**

August 1, 2024

**REQUESTED ENTITLEMENTS**

General Plan Amendment

**FURTHER ACTIONS REQUIRED**

Council Approval

**PROJECT SITE ZONING**

Not Applicable

**GENERAL PLAN DESIGNATION**

Not Applicable

**PROJECT PLANNER**

Amy Nicholson

**RECOMMENDATION**

Recommendation of Approval

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: AMY NICHOLSON, SUPERVISING PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: GENERAL PLAN AMENDMENT TO NOISE AND SAFETY  
ELEMENT

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a General Plan Amendment to update the General Plan 2035 Noise and Safety Element as identified in Attachment 1.

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BACKGROUND

1. Project Description

The proposed General Plan Amendment includes changes to the Noise and Safety Element of General Plan 2035. The text changes are shown in Attachment 1 (Changes to the Noise and Safety Element) where “strikeout” indicates text recommended for deletion, and proposed new text is underlined and in red. The City’s General Plan update (General Plan 2050), which is still being drafted, also includes language which incorporates the current LHMP as required by AB 2410.

The proposed General Plan Amendment was initiated because Assembly Bill No. 2140 (AB 2140) adopted in 2006, allows California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved local hazard mitigation plans (LHMPs) into the Safety Element of their General Plan. This adoption, along with other requirements, makes the City eligible to be considered for part or all of its local-share costs on eligible Public Assistance projects to be provided by the state through the California Disaster Assistance Act (CDAA).

The City's current Local Hazard Mitigation Plan (LHMP) was adopted by the City Council in December of 2021. The LHMP was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities.

2. Project History

On September 29, 2006, the Governor of California signed Assembly Bill 2140, which allows California cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting current, FEMA approved LHMPs into the Safety Element of its General Plan.

On November 3, 2009, the Council adopted General Plan 2035, which includes the Noise and Safety Element as one of the eight State mandated elements; and

On July 29, 2014, the Council adopted a General Plan Amendment which updated the Noise and Safety Element regarding specific safety issues including flooding, dam inundation, and fire hazards; and

On December 7, 2021, the Council adopted Volume 1 of the Multijurisdictional Hazard Mitigation Plan (MJHMP) and updated the City's Local Hazard Mitigation Plan by adopting the City of Santa Rosa Annex to Volume 2 of the MJHMP dated October 2021.

ANALYSIS

1. General Plan

The [General Plan](#) addresses issues related to the physical development and growth of Santa Rosa and guides the City's planning and zoning functions.

The required findings for approval of the General Plan Amendment, followed by a brief staff response, are as follows:

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan.

*Response: The amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan because the amendment incorporates of a reference to the City's adopted Local Hazard*

*Mitigation Plan and no goals or policies within the General Plan are proposed for amendment.*

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

*Response: The amendment consists of minor text changes to the City's Noise and Safety Element to be eligible for additional state funding after hazard events.*

- C. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and

*Response: This finding is not that relevant to the proposed General Plan amendment to update Noise and Safety Element since the changes apply citywide. Staff considered the impact of the text changes on future development and finds that the impact would be negligible since the text changes merely amplify existing policy and do not result in new requirements.*

- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

*Response: Staff found that the project is consistent with General Plan 2035 and that no additional CEQA analysis is required. (CEQA Guidelines section 15183.) This is because the proposed text changes are minor in nature and will not result in land use changes that lead to different impacts than anticipated by the General Plan 2035 Environmental Impact Report.*

Based on the above analysis, staff concluded that the findings can be made to approve the General Plan amendment.

2. Summary of Public Comments

No public comments have been received to date.

3. Issues

The main issue for a General Plan Amendment is to ensure that the changes result in a General Plan that meets state law requirements and is internally consistent. Staff has found that the proposed changes accomplish these goals and no unresolved issues have been identified.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

### ENVIRONMENTAL IMPACT

The General Plan 2035 Environmental Impact Report was certified by the Council on November 3, 2009. While the proposed General Plan text amendments involve minor changes to the text, they are within the scope of the General Plan EIR because the proposed changes do not affect expected land uses and the revised General Plan will remain consistent with the development density established by the existing general plan policies for which the EIR was certified. Based on this analysis, staff has concluded that the project does not require further environmental review pursuant to CEQA Guidelines Section 15183.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

### PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

### ATTACHMENTS

Attachment 1 – Changes to the Noise and Safety Element  
Attachment 2 – Existing Noise and Safety Element  
Attachment 3 – Local Hazard Mitigation Plan Volume 1  
Attachment 4 – Local Hazard Mitigation Plan Volume 2  
Attachment 5 – Council Resolution RES-2021-220  
Resolution 1/Exhibit A

### CONTACT

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