

EXHIBIT A

# Annual Review 2015

General Plan 2035, Growth Management Ordinance,  
& Housing Allocation Plan Ordinance

City Council & Planning Commission Joint Session

March 29, 2016





## ***INTRODUCTION***

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The General Plan addresses issues related to the physical development and growth of Santa Rosa, and it represents the community's aspirations for the future. The General Plan is required by state law, and it has a long range focus, looking 20 years into the future. It is a blueprint for the future, guiding the City's planning and zoning functions as well as the funding of public improvement projects, such as parks and streets.

*Santa Rosa General Plan 2035*, adopted in November 2009, is the subject of this report. The State General Plan Guidelines were consulted in the development of the General Plan, and the document complies with those guidelines to a high degree.

Each year, the Planning Commission and City Council review the General Plan, consistent with General Plan policy and state planning and zoning law. State law directs that an annual report be provided to the City Council on the status of the plan and progress in its implementation, including meeting its share of regional housing needs. This report is developed to assist citizens and the Planning Commission and City Council in understanding recent decisions involving the General Plan.

The annual review covers General Plan actions in 2015 and addresses General Plan implementation. The yearly review of the Growth Management and Housing Allocation Plan Ordinances is also included, following the General Plan information. Review of the Climate Action Plan can be found in the Open Space and Conservation Element section.

## ***GENERAL PLAN ACTIONS IN 2015***

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According to City policy, the General Plan can be amended three times per year. Amendments to the land use diagram and the text can be considered. Any change to the General Plan requires a hearing before both the Planning Commission and the City Council. Two General Plan amendments were considered in 2015, and one General Plan amendment was initiated by the Council.

***Ridgeline Exhibit Modification General Plan Amendment.*** The Planning Commission denied an amendment to remove a designated Ridgeline from General Plan Exhibit 7-3 located at 300 – 440 Elnoka Lane. On appeal, the City Council denied the proposal with a finding that the removal of the ridgeline designation was not warranted because the site includes a topographic feature that meets the General Plan definition of "Ridgeline," and the ridgeline is visible from the adjacent designated scenic roads as well as Annadel State Park. The Council found that the ridgeline designation does not preclude development consistent with the Very Low Density Residential (0.2 to 2.0 dwelling units per acre) General Plan Land Use Designation. The denial action occurred on April 14, 2015.

***Aston Way Development General Plan Amendment.*** The Planning Commission recommended approval of an amendment from Low Density Residential (2.0 to 8.0 dwelling units per acre) to

Medium High Density Residential (18.0 to 30 dwelling units per acre) for a 0.94 acre property located at the western terminus of Aston Way west of Petaluma Hill Road (532, 538, and 544 Aston Way). The City Council approved the proposal on September 15, 2015. The parcel was rezoned to R-3-30 Multifamily Residential.

***Southeast Greenway General Plan Amendment.*** On October 6, 2015, the Council initiated a General Plan Amendment and rezoning of the approximately 57 acre site comprised of undeveloped highway right-of-way between Farmers Lane and Spring Lake Regional Park. A year-long community planning effort associated with the General Plan Amendment and rezoning is expected to begin in 2016.



## **GENERAL PLAN IMPLEMENTATION**

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The General Plan contains hundreds of policies which guide the daily decision making of City staff, the City Council and City boards and commissions. The following addresses the progress in implementing the General Plan.

### **Growth and Development**

#### ***Residential***

Santa Rosa had 173,071 residents according to the State Department of Finance as of January 1, 2015. This represents an increase of 1.2 percent over the 2014 population of 170,974.

There were **126 residential building permits issued** by the City of Santa Rosa in 2015. Of the permits issued:

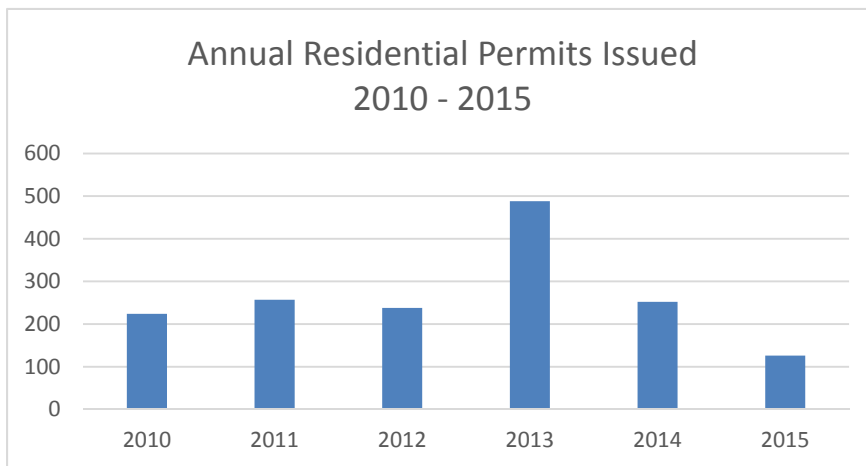
- 93 were for single family dwellings;
- 26 were for multifamily dwellings, and;
- 7 were for second dwelling units.

Of the 126 total units:

- 56 were permitted in southeast;
- 23 in northeast, and;
- 47 in northwest Santa Rosa.

There were no new units permitted in southwest Santa Rosa.

There was an overall decrease of 50 percent in residential permitting from 2014, when 252 permits were issued for residential dwellings, and a 75 percent decrease from 2013 when 488 residential permits were issued.



Notable completed residential projects:

- Social Advocates for Youth Dream Center (completed early 2016)
- Ranch Ranch (now called Annadel Apartments)



*Social Advocates for Youth Dream Center*

### *Non Residential*



*Museum on the Square*

Santa Rosa issued building permits for 99,805 square feet of new non-residential construction last year. This includes the new Nordstrom Rack retail store at Coddington, the new senior care facility in Fountaingrove (Vineyard at Fountaingrove), the **Museum on the Square renovation**, and a new industrial building on Duke Court. Notable commercial projects that were completed include the renovation of the industrial building at College Avenue and Cleveland Avenue for Northbay Motorsports (55 College Avenue), construction of a three story, 87,800 square foot mini-storage facility (Storage Pro) on Sonoma Highway, renovation of Hansel Ford, and completion of the new Target and Dick's Sporting Goods at Coddington.

### *Annexations*

In 2015, there were no annexations to the City of Santa Rosa. The overall size of Santa Rosa remains at 41.69 square miles.

## Housing Needs Information

On July 29, 2014, the Council adopted the Housing Element update, which addresses housing needs from 2015 to 2023.

The **126 units** permitted in 2015 meet the following income categories: **Extremely Low – 0; Very Low - 0; Low - 24; Moderate - 8; Above Moderate - 94**. The 24 low income units are under contract with the City for long term affordability. The following table compares the ABAG Regional Housing Needs Allocation (RHNA) numbers for Santa Rosa with building permit issuance by income category to illustrate the remaining need, at the end of this Housing Element reporting period:

Building Permit Issuance by Income Category 2015 – 2023						
Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHNA - 2015 - 2023	473	474	581	759	2,375	4,662
Building Permits Issued 2015	0	0	24	8	94	126
<b>Remaining Need</b>	<b>473</b>	<b>474</b>	<b>557</b>	<b>751</b>	<b>2,281</b>	<b>4,536</b>

## General Plan Objectives

- 1) ***Help facilitate the development of 56 extremely low-income, 56 very low income, and 68 low income units annually to meet the ABAG Regional Housing Needs Allocation.***

In 2015, 24 permits were issued for low income rental units within the Dauenhauer subdivision (Tierra Springs) in southeast Santa Rosa. The units have 55 year affordability agreements.

The Housing Authority committed \$2,300,000 in funding in 2015 in support of the **Crossroads** housing project, a proposed 79 unit multifamily apartment complex consisting of 24 Extremely Low Income units, 32 Very Low Income units, 22 Low Income units, and one unrestricted manager’s unit and located on Burbank Avenue within unincorporated Sonoma County. Construction of this project has not begun because additional funds are needed.

The Housing Authority committed \$795,744 to the **Crossings at Aston** project, which is a 27 unit multifamily apartment complex consisting of 4 Extremely Low Income units, 17

Very Low Income Units, 5 Low Income units, and one unrestricted manager's unit located on Aston Avenue near Petaluma Hill Road.

- 2) *Assist in the improvement and rehabilitation of 500 units annually (extremely low, very low, and low income housing units).*

In 2015, 358 units were rehabilitated through the City's Neighborhood Revitalization Program, Section 8 rental assistance programs, and Community Development Block Grant funds.

**One hundred eighty units were rehabilitated** through the Neighborhood Revitalization Program as a result of building code enforcement measures which were cited and cleared in 2015. This includes units in these neighborhoods: Apple Valley, Aston Avenue, Corby/Olive, South Park, Sunset/McMinn, West 9<sup>th</sup> Street, and the Woods.

**Eighty two units were improved** and brought into Housing Quality Standard Code Compliance through the Section 8 rental assistance program. These improvements generally include upgraded electrical and plumbing, flooring, paint, new appliances and fixtures and removal of hazards and blight.

Ninety six units were rehabilitated utilizing Community Development Block Grant funds, 48 in the **Paulin Creek Apartments** complex, and 48 in the **Papago Court/Apple Valley** area. This includes 20 very low income units, 74 low income units, and two manager units.

- 3) *Promote development of 30 second units annually.*

In 2015, 7 building permits were issued for second dwelling units. This is the eighth year in a row that permits for second units were less than 30 per year.

Over the past few years, staff has observed interest from applicants with approved projects including second units in revising those projects to remove some or all second units. Applicants indicate that financing for developers and potential buyers of projects/dwellings with second units is more challenging than it once was.

- 4) *Preserve the existing emergency shelter beds and units of transitional and supportive housing. This includes 504 beds in emergency shelters, 351 units of transitional housing and 385 units of permanent, supportive housing.*

No emergency or transitional beds for homeless persons were lost in 2015. **Samuel Jones Hall** provides 138 year-round beds and 50 winter shelter beds between November and March.



The Housing Authority provided \$171,141 to Community Housing Sonoma County for the development of **Benton Veterans' Village**, a 7 unit low income permanent, supportive housing facility. This project received funding previously. The project plans were approved by the Zoning Administrator in November 2015.



*Rendering of Benton Veterans Village*

The Housing Authority also provided \$750,000 in Community Development Block Grant funds to Catholic Charities for acquisition of **THE BLOCK**, located on A Street across from the Santa Rosa Plaza, which consists of 6 low income housing units, a family homeless shelter with 138 beds, and a day care facility that provides referrals and services for the homeless population. The City provides operating funds on an annual basis. The acquisition allows Catholic Charities to make improvements to the site and continue providing services.

On October 27, 2015, the City Council approved a **Community Homeless Assistance Pilot Program** to allow property owners to use their properties or facilities for safe parking, the placement of portable toilets, and temporary shelter during the winter months (November 1, 2015 to March 31, 2016).

- 5) ***Preserve the existing inventory of federally and locally funded affordable units including the 873 units with the potential to lose affordability between 2015 and 2025.***

During 2015, 50 units lost affordability; 48 of these units had received local subsidies. These include 24 rental low income bond units located within Brookdale of Chanate and 24 rental low income bond units located within Marlow Apartments. The affordability term for these bond units expired.

Two Moderate income ownership units were lost and became market rate in 2015. One is located in the DeTurk subdivision; the loan provided by the Housing Authority was paid. The other unit was a density-increase program unit located in the Piner Creek subdivision; no federal or local subsidies had been provided for this unit.

The Housing Allocation Plan enabled five low income households to purchase homes in the **Orchard at Oakmont**; these five homes were re-sales, not newly acquired HAP

units. Two moderate income households purchased homes in the Mission Hills subdivision; these units were also re-sales.

- 6) *Preserve the 2,000 existing mobile homes, which are largely occupied by lower-income seniors.*

There are 15 mobilehome parks in the City that are subject to the Mobilehome Rent Control Ordinance. Of the 2,198 spaces, 1,664 were subject to rent control during 2015—22 more than in 2014. Mobile homes were preserved in 2015.

The Housing Authority received \$782,000 for the **CalHome Owner Occupied Program** that enables low income mobilehome owners to repair their homes. In January 2015, the Housing Authority entered into an agreement with Sonoma County Community Development Commission to administer the program in Santa Rosa. No loans were made in 2015, but it is anticipated that loans will be made in 2016.

### **Housing Policy Implementation**

The Housing Element identifies seven goals, 16 policies and 57 programs. Housing Element policies are unique among General Plan policies in that implementation dates and responsible entities are included. While some of the policies identify a specific year when the work is expected to be completed, other goals and policies are identified as ongoing.

Three items were identified to be completed in 2015. The items are listed below and a status is provided:

- H-B-7 Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs. Consider increasing the portion of the tax designated for affordable housing and utilize these additional funds to assist with the development of affordable units.

Time Frame: Annually through budget appropriations; consider an increase in the percentage by 2015

**Status:** In 2015, the Council held several study sessions focused on affordable housing and services for homeless people. Council Policy 00-48, established in 2004 and amended in 2006, states that 20 percent of the estimated amount of Real Property Transfer Tax projected to be received in a fiscal year shall be incorporated into the proposed budget for Economic Development and Housing (now Housing and Community Services) to provide funding for homeless and affordable housing programs. It is anticipated that Council will discuss and further evaluate this work item in 2016.

H-C-17 Evaluate reinstatement of zoning code provisions exempting sites designated Medium Density Residential and Medium High Density Residential from rezoning when affordable housing is proposed.

**Status:** This work was not undertaken in 2015. City staff are unaware of any specific sites or proposals for affordable housing where zoning consistency is a barrier, but will evaluate sites to determine if this program should be reinstated.

H-E-3 Amend the definition of “family” in the Santa Rosa Zoning Code to be more consistent with State standards.

**Status:** This item was not addressed in 2015. It is expected to be added to the next Zoning Code text amendment.

The following work items have been identified for 2016:

H-C-16 Evaluate, and consider action as appropriate, the use of “boomerang” funds, an allocation of increased property tax from former redevelopment project areas, for affordable housing projects and programs.

H-D-3 Evaluate issues of “visitability” in residential building design and develop a program for implementation of appropriate policies and/or standards.

H-D-4 Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state’s voluntary model ordinance.

## ***LAND USE / URBAN DESIGN ELEMENTS***

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### ***Downtown***

The General Plan directs downtown to be the major office, financial, civic, and cultural center in the North Bay. It also directs development of housing units to increase downtown's vibrancy. There are a number of activities and projects which are striving to meet these goals.

Despite the 2012 loss of funding for the City's Downtown Program, Economic Development staff continues to provide support to achieve City downtown objectives. Accomplishments in 2015 include:

- Designed new seasonal pole-mounted banners for Downtown and Railroad Square;
- Participated in Restaurant Week and with GO Local for July Independents Month – Shop Small;
- Supported activities and events that promote the downtown such as the annual merchant Holiday Open House;
- Curated the Downtown Virtual Map, increasing the connection to the residents' and visitors' pages;
- Promoted the Downtown Parking Validation program in partnership with the Santa Rosa Chamber of Commerce.



The **Museum on the Square** project, in the former ATT building on Third Street across from Courthouse Square, started construction in 2014 and was almost complete by the end of 2015. The building is proposed to house the California Wine Museum in the basement with a lobby and restaurant space on the ground floor and offices on the four floors above.

The **Courthouse Square Reunification** project moved forward in 2015. This project is anticipated to result in significant economic development benefits by improving downtown and spurring further private investment in downtown. In November 2015, the Council appropriated \$500,000 in funding for project design and

approved basic design guidelines and a public outreach process. Part of the public outreach process included a self-selected survey, which became the most utilized survey the City has ever conducted.

## ***TRANSPORTATION ELEMENT***

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Traffic circulation remains an important issue for Santa Rosans. Based on General Plan modeling, it is recognized that continued growth will cause congestion and affect travel times, and some areas will not meet City Level of Service standards. The General Plan supports alternative transportation modes such as transit service, bicycling, and walking to reduce auto trips.

The General Plan calls for maintaining **acceptable traffic flows**, with a level of service of “D” or better along major corridors. While modeling is utilized to analyze specific projects and plans to measure level of service, the City also uses traffic signal timing to address levels of service. Since 2006, the City has implemented Adaptive Traffic Control technology on segments of College Avenue, Stony Point Road, Guerneville Road, and Mendocino Avenue. Adaptive Traffic Control includes enhanced signal timing technology and real time management of traffic systems. Timing modifications on these corridors were completed in 2015.

The General Plan also calls for coordination of the City’s Transportation Plan with regional entities such as the Sonoma County Transportation Authority, the Metropolitan Transportation Commission and CalTrans. Staff works with all these groups to secure funding and to develop strategic plans to implement transportation improvements.

### ***Bicycles and Pedestrians***

The General Plan directs attractive and safe streets for pedestrians and bicyclists. In 2015, **Class II bicycle lanes** were installed on **Sebastopol Road** between Dutton Avenue and Roberts Avenue and on **College Avenue** between Cleveland Avenue and Morgan Street.

Several bicycle path projects were in the design stage, including:

- Cleveland Ave between Edwards Ave and Ridgway and between Edwards Avenue and Guerneville Road (Class II bike lanes);
- 3<sup>rd</sup> Street between Davis St and B St (Class II bike lanes and sidewalk enhancements);
- W. 3<sup>rd</sup> Street between Dutton Ave and Santa Rosa Creek bridge (Class II bike lanes);
- Montecito Boulevard between Brush Creek Road and Middle Rincon Road (Class II bike lanes and sharrows).

**Pedestrian improvements** which were completed last year include a traffic signal at St. Mary Drive and Montecito Boulevard and crosswalk striping enhancements at various citywide locations. Minor striping and signing enhancements were completed at several schools as a follow up to the 2014 Safe Routes to School Program walking audits.

There are many pedestrian enhancement projects in the design stage, including:

- Traffic signal modification at Sotoyome Street and Montgomery Drive (near Memorial Hospital);
- Traffic signal installation at Mill Street and Santa Rosa Avenue;
- Minor pedestrian enhancements at 114 locations, including signage, striping, curb ramps, and/or flashing beacons.



**Highway 101 Bicycle and Pedestrian Bridge.** Development of a bicycle/pedestrian bridge over Highway 101 connecting Santa Rosa Junior College to the west has been the subject of public meetings and a feasibility study beginning in 2009. The 2010 Bicycle and Pedestrian Master Plan includes the bicycle and pedestrian bridge over Highway 101 as the top bicycle and pedestrian priority. The City Council accepted the Bicycle Pedestrian Overcrossing Feasibility Study on November 30, 2010, and directed staff to work with CalTrans on a cooperative agreement for a Project Initiation Document (PID). This document is anticipated to be completed in the March 2016.

The steps necessary prior to project construction include: Project Initiation Document (PID), environmental review, right-of-way acquisition, bridge design plans, and ongoing identification and acquisition of funding.

**Jennings Avenue bicycle and pedestrian at-grade crossing at SMART railroad.** On March 17, 2015, the City Council certified EIR for the bicycle/pedestrian crossing of Jennings Avenue at the SMART railroad crossing and selected the at grade crossing. In May 2015, the City submitted an application to the California Public Utilities Commission (CPUC) requesting approval to construct a bicycle and pedestrian at grade crossing of the SMART crossing at Jennings Avenue. The CPUC is tentatively scheduled to make a decision by summer 2016.

## ***Transit and Transportation Systems Management***

The General Plan calls for expanding transit service, coordination of transit services with other transit operators, and encouraging ridership through marketing and promotional efforts.

During fiscal year 2014-2015, **Santa Rosa CityBus** served 2,184,509 passenger trips. This figure reflects a continuing decrease in ridership in the aftermath of the February 2013 service cuts, fare increase, and changes to the CityBus transfer policy. These changes were recommended in the Transit Division's Short Range Transit Plan which was adopted by the Santa Rosa City Council in November 2012 in order to address a \$1 million funding shortfall due to the recession's impacts on sales tax revenues for transit operations. However, farebox recovery has increased, with CityBus exceeding its mandated 20% farebox recovery requirement in FY 14-15 despite the decrease in ridership. The Transit Division has carefully tracked the impacts of the 2013 changes and has developed proposals for addressing ridership losses related to these changes, in particular through the Reimagining CityBus project.

**Reimagining CityBus.** In 2015, the Transit Division launched **Reimagining CityBus**, ([www.srcity.org/reimagining](http://www.srcity.org/reimagining)), a comprehensive evaluation and planning effort that will result in a new service plan for Santa Rosa CityBus that better meets the needs of the Santa Rosa community today and into the future. The project is now fully underway with implementation of the reimagined CityBus system planned for fall 2016.

**Santa Rosa Paratransit** serves individuals who are unable to use fixed route transit due to a disability. Individuals wishing to use this service must call and schedule a ride at least one day in advance. This service picks up individuals at a requested origination and delivers them to a specified destination. Santa Rosa Paratransit, which operates **11 accessible, lift-equipped buses**, and **two wheelchair-accessible minivans**, provided 48,102 passenger trips in FY 2014-2015. Paratransit ridership was flat between FY 2012-13 and FY 2013-14 (compared with a 13% increase between FY 2011-12 and FY 2012-13), largely due to the implementation of Tier 1 recommendations from the Paratransit Efficiency Study, which included strategies for increasing the productivity of the service and addressing aspects of the service that exceeded the requirements of the Americans with Disabilities Act.

During 2014, the **My Santa Rosa CityBus real-time transit information program** was launched, offering riders a variety of platforms for accessing real-time bus arrival information by bus stop (these include web at [www.srcity.org/mycitybus](http://www.srcity.org/mycitybus), smartphone app, phone, and text). The City receive 34,505 phone calls through this system. There were approximately 5,000 visits to the web page; there is no data for use of the app.

For the convenience of customers, the Transit Division launched a **new two-hour transfer policy** that allows unlimited transfers for riders for two hours after the purchase of a ride.

A partnership of over 30 transportation providers and human services agencies in Sonoma County, led by the City's Transit Division, developed and implemented the **Sonoma Access**

program. This program provides a “One Call/One Click” call center and coordinated website ([www.sonomaaccess.org](http://www.sonomaaccess.org)) to provide transportation information and referrals for residents of Sonoma County.

Promotional efforts included the **Learn to Ride Santa Rosa CityBus** travel training program. Originally created for the senior community, the program has expanded to include local middle and high schools. For FY 2014-2015 the Learn to Ride Santa Rosa CityBus travel training program taught approximately 400 people how to read a system map, pay fares and plan their CityBus trip. These individuals participated in classes offered at the Doyle Day Camp, Creekside Behavioral Health, Santa Rosa Senior Center, Buckelew Services, Montgomery High School, Cook Middle School, and Santa Rosa Middle School.

The **Santa Rosa Free Ride Trip Reduction Incentive Program** provides incentives to encourage people to use a commute alternative to get to and from work. The Web site, [www.santarosafreeride.org](http://www.santarosafreeride.org), continues to be an effective tool for data collection and management.

The statistics for fiscal year 2014-2015 are:

Organizations registered in the program:	280
Individual participants:	1,565
Bike Trips:	26,413
Car Pool Trips:	11,277
CityBus Trips:	13,476
Sonoma County Transit Trips:	8,824
Walking Trips:	7,710
Total Trips:	67,700
Total Miles Reduced:	609,766



## ***Rail Transit***

The General Plan supports the development of rail service along the former Northwest Pacific Railroad right-of-way. The Sonoma-Marín Area Rail Transit (SMART) project is a proposed rail service line extending 70 miles from Larkspur to Cloverdale, along the NWP corridor. Two stations are planned by SMART in Santa Rosa. (Santa Rosa's General Plan shows three stations). SMART construction continued in 2015, with commencement of service anticipated in late 2016.



City of Santa Rosa staff have participated in development of a *SMART Commuter Rail Integration Plan* sponsored by the Metropolitan Transportation Commission. The focus of the plan is integration of existing public transit services with SMART rail service. Several activities are underway to prepare for the beginning of SMART service, including planning for multi-modal access to the stations, improvements to bus stop and pedestrian facilities, and planning for bus service to the SMART stations as part of the Reimagining CityBus project.

The Downtown Station Area Specific Plan and the North Santa Rosa Station Area Specific Plan have been adopted to ensure transit oriented development occurs to support future rail service in the City.

## ***PUBLIC SERVICES AND FACILITIES ELEMENT***

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### ***Parks and Recreation***

The General Plan directs the continuing acquisition and development of neighborhood and community park facilities, along with special use facilities, throughout the City.

**Roseland Community Park.** Roseland Creek Community Park is estimated as 19.54 acres of park land located in the southwest quadrant of the City of Santa Rosa. The City owns three of the four parcels that comprise the **community park**. A draft concept plan was updated in August 2015. The City plans to hire a consultant to develop a master plan and the environmental reports for City Council review and adoption in 2016.

**Bayer Park & Gardens**, a 6-acre **neighborhood park** that will include a community pavilion, skate park, half-court basketball court, playground, nature discovery area, picnic tables and barbeques, adult exercise equipment, parking and open lawn area on West Avenue in southwest Santa Rosa (**Roseland**) is under construction. The plan also includes an expansion of the existing community garden area, construction of a farm stand and preservation of the existing barn. The estimated completion date is fall 2016.



*Bayer Park and Gardens under construction*

**Service Hub.** The empty City-owned building located at 655 First Street is proposed to be renovated and converted to a “service hub” for consolidated City services. Construction is expected to begin summer 2016.

**Retrofitting of all community and neighborhood parks to better accommodate persons with disabilities** began in 2011 and continued through 2015. Accessible paths of travel to play areas and facilities have been a focus.

**Finali Park.** Construction of Finali Park, a 2.8 acre neighborhood park, is complete and the park is expected to be dedicated to the City by the developer in spring 2016. The park, located near Jennings and Range Avenues in northwest Santa Rosa includes picnic facilities, a community



garden, playground and a dog park.

**A Place to Play Community Park.**

The City received a grant to install a new playground at A Place to Play and it was opened on March 1, 2016.

**Prince Gateway “Spray Grounds.”**

Prince Gateway Park spray ground is under design to renovate and install a new

required restroom and shower building. Construction is estimated to begin in summer 2016.

**Galvin Park.** The Galvin Park Tennis Lighting wiring system will be replaced summer/fall 2016.

***Police and Fire Services***

The General Plan calls for **collaboration with other local jurisdictions** in the provision of some police and fire services if it improves service levels and is cost effective. Both the Police and Fire Departments work collaboratively with other local agencies where efficiencies can be achieved.

The Fire Department is part of a Joint Powers Agreement for fire and emergency medical dispatch services, called the Redwood Empire Dispatch Communications Authority (REDCOM). REDCOM provides fire/emergency medical dispatch services for most cities and Fire Protection Districts within Sonoma County. The Fire Department has Auto Aid Agreements with Rincon Valley Fire Protection District, Bennett Valley Fire Protection District and the Kenwood Fire Protection District. The Rincon Valley Fire District Agreement is designed to ensure the closest, most appropriate fire resources are dispatched to an incident regardless of jurisdictional boundaries. All of the agreements cover automatic emergency response to specific areas in which the City and the respective district share jurisdictional boundaries.

In addition to Auto Aid Agreements, the Department is a member of a joint response plan with

Rincon Valley, Bennett Valley and the California Department of Forestry and Fire Protection which covers specific wildland/urban interface areas. This plan is known as the Santa Rosa Mutual Threat Zone Operating Plan.

The General Plan calls for the addition of a new fire station in southeast Santa Rosa and for the relocation of the station on Burbank Avenue to a more easterly location to better serve the community. Due to the City's financial limitations, the development of a final new fire station near Kawana Springs and Petaluma Hill Roads called for in the plan has been delayed. The Fire Department is looking at sites in southwest Santa Rosa for relocation of the Burbank Avenue station and is considering a location closer to Highway 101 which might also serve the southeast area, but any relocation is some years away.



*Fire Station 5*

Funds from Measure O, a special tax for public safety and gang prevention passed in 2004. Since 2005, a portion of those funds have enhanced fire and emergency services by partially funding the construction of Fire Station 10 on Circadian Way off Corporate Center Parkway in the southwest area, opened in March 2006 and Fire Station 11, opened in March 2009 on Lewis Road east of Steele Lane in the

Junior College area. Measure O revenue also funded the design and

**construction of relocated Fire Station 5** from Parker Hill Road to **Newgate Court** in the northeast in August 2015 which was called for in the General Plan. The funds have also enabled the Fire Department to hire 9 additional firefighters, upgrade three fire engines and two truck companies to paramedic level and purchase needed fire apparatus.

The General Plan calls for collaboration with other local jurisdictions in the provision of some police services and to increase community contact through neighborhood oriented policing. The Police Department collaborates with neighborhood associations and schools in its Graffiti Abatement Program and conducts numerous outreach programs. The Police Department is also part of a multi-agency Computer Aided Dispatch/Records Management System. It includes Sonoma County and most of its cities and features a common records data base and access to state and federal data bases. Other collaborations occur in establishing checkpoints and saturation patrols for drunken drivers, preparing for large scale community events, and various

joint training opportunities.

General Plan response time goals and information on 2015 police and fire incidents and responses are included in the Growth Management Ordinance review section of this report.

### ***Water and Wastewater***

#### **Water**

General Plan Policy PSF-F states “ensure that an adequate supply of water is available to serve existing and future needs of the City.” To meet existing and future water supply needs, the **City’s water supply** consists of water supply from the Sonoma County Water Agency (SCWA), groundwater, recycled water, and water conservation.

#### ***Existing Water Supply***

The City has contractual entitlement from SCWA per the Restructured Agreement for Water Supply (Restructured Agreement) for the delivery of up to 56.6 million gallons of water per day (mgd) on average, up to 29,100 acre feet per year (AFY). The City has two active **groundwater wells** which provide up to 2,300 AFY of potable water. The City can also access approximately 410 AFY of recycled water from its Subregional Water Reuse System for approved uses within the Santa Rosa Urban Growth Boundary. In addition to these water supply sources, the City implements an **aggressive water conservation** program, saving over 4,500 AFY of water. In a normal water year, the total existing water supply available to the City is approximately 31,810 AFY (not including conservation). Santa Rosa’s highest water use to date was in 2004 when approximately 24,000 acre-feet was used.

The City also has a system of emergency groundwater wells which have been used historically to supplement the water supply during emergencies. The City Council’s adopted Capital Improvement Program (CIP) includes projects to provide additional water supply during emergencies and peak demand periods. Additional projects are planned to **replace old or deteriorated water system pipelines, increase fire protection** and storage, improve operational efficiencies of water pump stations, provide **emergency power generation** at critical project locations, and to maintain and repair the water system throughout the City. These and other ongoing CIP projects are designed to maintain a sufficient water supply system to match General Plan growth projections.

#### ***Wastewater***

Wastewater from Santa Rosa is treated at the **Laguna Subregional Wastewater Treatment Plant (LTP)** and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to provide sufficient capacity into the future. Planning and environmental work has been completed that designates various projects to be implemented as growth occurs that would expand the system to 25.9 mgd, which will meet General Plan projections of Santa Rosa

and the other subregional partners.

## ***OPEN SPACE AND CONSERVATION ELEMENT***

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General Plan policy supports creating new public access and open space, conservation of wetlands, vernal pools, wildlife ecosystems, rare plant habitat and waterways as well as promoting energy efficiency and reducing greenhouse gas emissions.

Waterway conservation and stewardship continued last year as directed by the General Plan. The **Creek Stewardship Program**, supported through a partnership of the Sonoma County Water Agency and the City of Santa Rosa, helped care for more than 100 miles of creeks within the Urban Growth Boundary. Over 9,400 residents, 81% of whom were youths, participated in **educational and stewardship related activities**. Volunteers contributed 4,803 hours of community service for **trail maintenance**, care of **restoration projects**, and in removing trash and debris from creeks. Approximately 1,045 cubic yards of trash and debris



*Restoration of Colgan Creek*

were removed from waterways by City staff, contractors and volunteers. Staff also distributed 50,000 pet waste bags to creek stewards who restock dispensers along the trails.

Steady implementation of the **Citywide Creek Master Plan** continued with completion of Phase

1 of the Lower Colgan Creek Restoration Project. Phase 1 restored **2,250 linear feet of Colgan Creek** near Elsie Allen High School in southwest Santa Rosa. The project transformed an engineered flood control channel to a healthier seasonal creek ecosystem with riffles, pools, and streamside vegetation. More than **1,400 native trees, shrubs, and vines** will provide shade, control erosion, and restore ecological function in the reach. The project increased flood protection, enhanced habitat, improved water quality, and provided recreational opportunities. A variety of state grants and the Storm Water Enterprise funded the project. State and local grants were also secured for Phase 2 of the restoration which is scheduled for construction in 2017. Improvements to the creek trail system that are identified in the Creek Master Plan included the installation of mileage/destination signs in the Brush Creek watershed and a series of **artful educational signs** posted along the Prince Memorial Greenway on Santa Rosa Creek. “Ours to Protect” creek identification signs are now posted at 92% of locations where streets cross over creeks.

### **Climate Action Plan**

In 2012, the City Council adopted a Community Climate Action Plan (CAP) to reduce greenhouse gas emissions in Santa Rosa. The plan includes measures to reduce emissions 25% below 1990 levels by 2020. A Municipal Climate Action Plan was adopted in 2013 to focus on reduction of greenhouse gas emissions in City of Santa Rosa operations. A Climate Action Plan Implementation Team including City department representatives has been established to implement measures from the Community and Municipal Climate Action Plans.

The emission reduction measures developed for both Climate Action Plans address a range of sectors including **energy efficiency, renewable energy**, parking and land use management, **transportation options**, waste reduction and recycling, water and wastewater, **local food**, and off road vehicles and equipment. Progress has been made in each of these areas over the last year.

*Energy Efficiency.* The CAP calls for use of the CALGreen building code for energy efficiency in new construction, energy efficiency in existing buildings, smart meter utilization, tree planting, cool roofs and pavement, energy efficient appliances. Santa Rosa utilizes the California Building Code, CALGreen, Tier 1, which establishes mandatory minimum green building standards to ensure energy efficiency in new structures. For several years, the City of Santa Rosa has partnered with the **Sonoma County Energy Independence Program**, which offers low interest financing and technical assistance to property owners for energy efficiency retrofits. In 2015, approximately 37 energy efficiency projects were undertaken in Santa Rosa using this program. The City has been installing energy efficiency features in City facilities for over two decades, including **energy efficient lighting** and heating ventilation and air conditioning units. Lighting in parks and on streets have also been retrofit to improve efficiency. **Cool roofs** have been installed on several buildings. The City **planted 104 trees** in parks during 2015, and 125 permits were issued to replace street trees that had been previously removed.

*Renewable energy.* The CAP calls for **small renewable energy installations** and renewable power generation. In 2015, the City continued to evaluate the feasibility of installation of solar panels on parking garage rooftops, issuing a request for proposals for the design and construction of **solar photovoltaic systems** on the rooftops to four public parking garages. Solar installations on City property currently produce about 710,000 kilowatt hours of green energy annually.

*Parking and land use management.* The CAP calls for more **dense and intense development near transit centers**, proximate complementary uses, affordable housing, and parking policy. The City began a process to develop a parking management plan for the Railroad Square area and an implementation plan for **progressive parking strategies** throughout downtown, including demand responsive parking rates.

*Improved transport options.* The CAP calls for an **improved bicycle and pedestrian network**, improved transit, car sharing, and telecommuting. In 2015, as noted in the Transportation Element section of this report, 2,100 linear feet of bicycle lanes were added to Santa Rosa's network, along with several other pedestrian and bicycle projects. The **Reimagining CityBus** process continued, and will result in a new service plan for bus transit in Santa Rosa. Fleet and transit staff continue to evaluate efficient buses, including electric and renewable diesel. The Sonoma County Transportation Authority commenced feasibility studies in 2015 regarding a **bike share program** as well as a **pilot car share program** in Santa Rosa, and the studies are expected to be complete in early 2016.

*Optimized vehicular travel.* The CAP calls for **facilitation of electric and hybrid-electric vehicles**, alternative fuels, anti-idling, and neighborhood electric vehicles. The City has 10 electric vehicle charging stations at City facilities: 3 at Garage 9 on D Street, 2 at Garage 12 on First Street, 1 at Lot 15 at Fifth and Davis Streets in Railroad Square, and 2 at both City Hall and the Municipal Services Center North. Grant money has been secured to provide for four additional charging stations at the City's Municipal Services South facility. State law prohibits commercial vehicles (heavy-duty diesel of 10,000 pounds or more) from idling more than 5 minutes. At schools, drivers are required to shut off vehicle engines upon arrival and to leave within 30 seconds of starting an engine. The City of Santa Rosa Public Works Department has a policy limiting idling of its motor vehicles and off-road equipment to two minutes within a 60 minute period.

*Water and Wastewater.* The CAP calls for **water use efficiency and use of recycled water** in the city. Santa Rosa Water continued to offer classes and rebates for customers to learn about and implement water saving techniques at their homes and businesses. Free water saving toilets, shower heads, and faucet aerators were also offered in 2015.

During 2015, City staff continued to participate in a working group for the Climate Action 2020 (CA 2020) project. **Climate Action 2020** is a **collaborative effort** among the nine cities and Sonoma County, headed by the Regional Climate Protection Authority, to reduce greenhouse gas emissions county-wide, and to respond to the impacts of climate change. The CA 2020 program



will result in an integrated, county Climate Action Plan. A presentation regarding the draft plan will be made to the City Council on April 5, 2016.

## ***ECONOMIC VITALITY ELEMENT***

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The General Plan calls for a positive business climate; retaining and expanding existing businesses and attracting new businesses; and maintaining the economic vitality of business locations in the City.

To **foster a positive business climate**, the City's strategic initiatives focus on supporting economic base industries, encouraging innovation and entrepreneurship, and creating a positive business climate focused on culture and communication. Tactics include providing standard business resources, guidance, and assistance in response to expansion, retention, and attraction needs, to refining the mechanics of the City's development permitting process through the **Process Improvement Action Plan**.

The **Santa Rosa Tourism Business Improvement Area** is a public-private partnership dedicated to support tourism programming that increases overnight stays, Transient Occupancy Taxes, and local sales taxes. In 2015, this program supported events including the National Heirloom Expo, County Summer, and Battle of the Brews, Santa Rosa Marathon, Wine Country Senior Games, Rate Beer Festival, and a Santa Rosa Symphony event. The **SR Out There Destination Campaign** continued with another robust year of programming, including curation of the popular Out There SR microsite, attending events with the City's welcome wagon (a mobile content collector to capture Santa Rosa stories), and broadening out the City's Out There merchandise.

Related to **retention and expansion of business**, the City responded to numerous business retention and expansion requests by providing industry data, demographics, commercial real estate and professional service referrals.

## ***HISTORIC PRESERVATION ELEMENT***

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General Plan policy calls for preserving Santa Rosa's historic structures and neighborhoods through pursuing new landmarks and preservation districts, ensuring that alterations to historic buildings are compatible with the character of the building and district, and increasing public participation in the historic preservation process.

**Landmark Alteration Permits** continue to be required for all exterior alterations to designated landmarks, and all buildings within historic preservation districts. Repair and maintenance are generally exempted from the requirements of a Landmark Alteration Permit after staff review to ensure that the project does not alter the character and appearance of the resource. There were 19 Landmark Alteration (LMA) permits filed in 2015, down slightly from 26 processed in 2014. Of those, 3 were Major LMAs reviewed by the City's Cultural Heritage Board, 5 were concept LMAs and 1 was a sign permit for a historic building, which are also reviewed by the

Cultural Heritage Board, and the remaining 10 were minor LMAs, which were reviewed by the City's Zoning Administrator. No new historic landmarks were designated in 2015.

No changes were made to the City of Santa Rosa Zoning Code or Design Guidelines regulating historic preservation in the City. The Cultural Heritage Board continues to meet once per month, as needed, to provide direction and guidance to applicants wishing to alter historic buildings or other structures located within historic districts.

The board has previously identified designation as a "Certified Local Government" through the California State Office of Historic Preservation as one of its highest priorities, since this will enable the City to receive grant funding for historic preservation efforts in the future. Without this designation, Santa Rosa is ineligible to apply for many grants which identify historic preservation as their ultimate goal. The board continues to express interest in working collaboratively with the Historical Society to identify public outreach and education opportunities.

## ***YOUTH AND FAMILY ELEMENT***

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The Youth and Family Element promotes the health, safety, and welfare of children, teens, the elderly, and their families in Santa Rosa. Child care services, youth, and senior programs are supported.

Measure O, a quarter-cent Transaction and Use public safety tax initiative approved by voters in 2004 provides 20 percent of funds collected towards Violence Prevention and Intervention Services (40 percent each funds Police and Fire services). The Recreation and Parks Department's Neighborhood Services is addressing **violence prevention and intervention** needs by operating programs including after-school, neighborhood, sports, and summer programs. Programs are provided in low income, at-risk areas of Santa Rosa designated as having the highest needs.

The **Santa Rosa Violence Prevention Partnership** began as the Mayor's Gang Prevention Task Force and is administered through the City Manager's Office. The effort has been evolving since its inception in 2003, which led to a rebranding process in 2014 to align the identity of the initiative with current efforts of incorporating a public health approach to address the needs of the community related to youth and gang violence. In 2015, the Partnership designed a Community Safety Scorecard which utilizes a public health approach to analyze community safety by also measuring other quality of life indicators across four domains: School Conditions, Economic Conditions, Crime & Safety, and Family & Community Connectedness. High needs areas were identified and targeted strategies will be developed to enhance the quality of life residents in these areas.

The **CHOICE** (*Community Helping Our Indispensable Children Excel*) grant program continued in 2015 with Cycle VII, which concluded in June 2015. Commencing with Cycle VII,

the term of the grant cycle changed from one to two years. Funding was awarded to six non-profit service agencies providing eight gang and violence prevention and intervention programs while serving nearly 3,000 unduplicated children and parents. Program staff provided 306,714 hours of direct service during the second 12 months of the cycle. Agencies were eligible to apply within the following service areas: Personal Transformation through Intervention and Case Management Services; Cognitive Behavior Change and Life Skills Education; Street Outreach Worker Services: Gang Outreach, Intervention/Mediation; Vocational/Job Training Services; Parent Awareness, Education, and Training.

The seventh annual **Gang Prevention Awareness Week** was held from September 18-26, 2015, with several events held to promote gang and violence prevention awareness. Members of the community enjoyed an art exhibition and care show at a local barbershop, a talent show and family festival at Jacobs Park/Lincoln Elementary School, a boxing exhibition at the Santa Rosa Plaza, a gang prevention training seminar for the public offered by the Santa Rosa Police Department, and a neighborhood night walk in the West 9<sup>th</sup> neighborhood. The South Park Summer Day & Night Festival was the week's culminating event.

General Plan policy calls for placement of police officers at middle and high schools to positively interact with students. The Police Department has a team of five officers known as **School Resource Officers** who work in partnership with Santa Rosa City Schools. Officers are assigned to middle schools and high schools. Each officer is assigned to one of the high schools and its corresponding middle school to provide security for students, staff, and property, as well as enforce law violations on and around the campuses.

In addition to the school program, the Police Department administers the **Gang Resistance Education and Training (G.R.E.A.T.) program**, which is an evidence-based gang and violence prevention program built around school-based, law enforcement officer-instructed classroom curricula. The Program intends to prevent delinquency, youth violence, and gang membership for children in the years immediately before the prime ages for introduction into gangs and delinquent behavior. Currently, G.R.E.A.T. is being implemented at 12 schools in Santa Rosa for 5<sup>th</sup> and 7<sup>th</sup> graders.

## ***NOISE AND SAFETY ELEMENT***

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In 2015, the City embarked on an update to the **Local Hazard Mitigation Plan**. This document will provide the City's framework to mitigate local risks to natural hazards and plan for a resilient future. It identifies specific actions the City will take over a five year period. The plan is expected to be adopted in 2016. On an annual basis, plan accomplishments will be included in this annual report.

## ***ART AND CULTURE ELEMENT***

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The **General Plan Art and Culture Element** calls for increasing public art throughout Santa Rosa, developing places for art activities to occur, and directs exploration of creating an Arts

District.

Consistent with General Plan policy, the downtown Arts District was created by the City Council in late 2006. An Arts District Business Plan was later adopted, setting goals and outlining marketing strategies to outline benefits of the district. The Council also adopted the 1% for Public Art in Private Development Ordinance, which has contributed approximately 24 new art installations in the city since 2008.



The **Santa Rosa Public Art Master Plan** was adopted by the Council on February 24, 2015. With grant funding from the National Endowment for the Arts, the planning process included broad community engagement and public participation through surveys, interviews, meetings, lectures, and workshops. In total, there were 23 public meetings that provided opportunities for the community to get involved and voice its opinion.

Implementation of the Public Art Master Plan began in 2015 with:

- **Downtown Connect** – Four artists were selected to complete temporary and permanent public artworks designed to connect pedestrians to the different parts of Downtown Santa Rosa. Projects completed in 2015 include tile installations on planter boxes, and temporary



coverings for utility boxes. Remaining projects will be completed in 2016.

- **Public Art Collection Inventory** – A comprehensive inventory project was completed in 2015, cataloging over 200 artworks throughout the city. An assessment of the collection by a conservator is planned for 2016.
- **Policy Revisions** – The Master Plan includes recommendations for revisions to the Public Art Policy that support the purpose, mission and projects described in the Plan. The amended policy will be considered by City Council in 2016.

Also new in 2015:

- **Artspace** – Artspace Projects, a national nonprofit organization, visited Santa Rosa in May 2015 to introduce their organization to residents, City

staff, and businesses. Beginning in 2016, the City and Artspace will be conducting a study of the space needs of artists of all disciplines and arts and cultural organizations and

creative and arts-friendly businesses in Santa Rosa and the surrounding region.

Continuing programs in 2015 include:

- **Santa Rosa Street Performer Ordinance.** Now in its fifth year, 76 free permits were issued in 2015. While most perform downtown, performers are allowed throughout the city.
- **Live at Juilliard.** This popular outdoor concert series celebrated its 22<sup>nd</sup> year in 2015. Each summer, free Sunday concerts bring music, food and fun to Juilliard Park.
- **Maintenance.** To care for its existing collection, the Public Art Program performs annual repairs and maintenance on murals, sculptures, mosaics, and art benches. In 2015, repair work was performed on the Tile Dragon Mural, Mosaic Poppy Wall and four Art Benches. In addition, the City hired a conservator to assess the damaged sculpture “Zag.”
- **Arts District’s Website.** Developed in 2008, weekly e-newsletters continue to provide a comprehensive overview of Arts District goals, while also promoting the arts in downtown Santa Rosa. ([www.santarosaartsdistrict.com](http://www.santarosaartsdistrict.com))

## **ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM**

The City’s Growth Management Ordinance regulates residential growth. In 2015, the Growth Management Ordinance allowed 850 residential allotments. An allotment allows the future issuance of a building permit. Growth Management allotments are available from two reserves, "A" and "B," each with 425 allotments. Reserve "A" allotments are set aside for second units, mixed use units, units affordable to very low and low income households, and qualifying units. Qualifying units, drawn from Reserve “A,” include all multifamily units, for-sale single family attached units with project density of 10 units per acre or more, and smaller single family attached or detached units with maximum lot, square footage and bedroom requirements. Reserve "B's" 425 allotments are generally for any single family unit greater than 1,250 square feet.

Section 21-03.140 of the Growth Management Ordinance specifies that at least once each calendar year, City staff shall prepare a report on the Growth Management program. The following covers the information required by the Ordinance. The time period covered by this report is January 1 through December 31, 2015.

- 1) **The number of building permits issued (1) with Reserve "A" allotments and (2) with Reserve "B" allotments during the time period covered by the report.**

In 2015, 126 residential building permits were issued. Of these permits, there were 53 Reserve “A,” 68 Reserve “B,” and 5 exempt from the Growth Management Ordinance. Twenty-three of the “A” units are actually “B” units in “50-50” projects, or projects which have half Reserve “A” and half Reserve “B,” type units, which may receive all project allotments from Reserve “A.”

- 2) **The number of entitlements, if any, that remained unallotted in (1) Reserve "A" and (2) Reserve "B" during the time period. The number of Reserve "A" entitlements, if any, borrowed from the next year's Reserve "A" entitlements. The number of Reserve "B" entitlements, if any, that were reserved in future calendar year entitlements.**

Most Reserve "B" allotments available have been issued to approved projects. This is due to the fact that a relatively small number of projects were issued building permits in recent years, and therefore, they did not use their growth management allotments. Staff is working with applicants of approved projects to move allotments as possible to future years.

Reserve "A" allotments remain available in 2015.

- 3) **An evaluation of the coordination of planning and development decisions, including infrastructure planning, with policies related to growth management.**

Planning and development decisions over the past year have been coordinated with policies related to growth management in that no residential development is approved without acknowledging the requirements of the Growth Management Ordinance. When a developer submits an application for residential development, he or she must indicate the type of units proposed, from which Reserve allotments are requested and for what year.

Infrastructure planning is done on a broad basis, ensuring sufficient infrastructure to serve General Plan buildout as well as individual project review requirements. Coordination of infrastructure planning with Growth Management policies has been related to ensuring adequate infrastructure to serve General Plan buildout. Thus, the relationship between infrastructure planning and the growth management program has been indirect.

The Southwest and Southeast Area Plans each addressed the infrastructure needs of the planning areas and fees have been adopted to finance infrastructure improvements in these areas. The Capital Facilities Fee was adopted in 1997 to fund public infrastructure facilities required to serve new development. Infrastructure funded by the CFF includes street widening, traffic signals, freeway interchanges, bike paths, and storm drains. The area plan development impact fees and Capital Facilities Fee were updated in 2002 and again in 2005. The Downtown and North Station Area Specific Plans also outline infrastructure needed to support development anticipated by these plans and estimates future costs.

Development impact fees are used to finance capital improvement projects. Projects programmed in the City's Capital Improvement Program (CIP) are reviewed annually by the Planning Commission to ensure that the CIP is consistent with improvements

identified in the General Plan.

- 4) **An analysis of the provision of public services, and if those services, including fire and police response, parks, water and wastewater services, have sufficient capacity to meet the needs of Santa Rosa.**

Planning is ongoing to ensure sufficient capacity to meet the future service needs of Santa Rosa. The following outlines how the above noted service needs are being met.

#### Fire Services

The Fire Department responded to 25,111 calls for service in 2015, a 4 percent increase from 2014, when there were 23,931 calls for service. Of the 25,111 calls for service, 17,057 (67.9%) of these calls were emergency medical incidents. The Department provides emergency services for fire, medical, hazardous material and urban rescue incidents. The Fire Department responded with 10 paramedic engine companies and 2 ladder truck companies out of the remaining 10 strategically located fire stations. In 2015, there were 658 fires with a fire loss of \$6,089,132.

Growth of the City continues to have a cumulative impact on the ability of the Fire Department to deliver service. For example, traffic congestion continues to delay Fire Department response times. The General Plan's fire emergency response time goal is that the Fire Department shall achieve 90% performance of arrival of the first fire company at an emergency within five minutes of notification by the dispatch center. The time goal does not include the additional 70 second standard for the dispatch center call taking and emergency medical dispatching. The Department's emergency resources arrived on scene within 5 minutes of dispatch 72% of the time. The Fire Department was not able to meet the General Plan's response time goal this year.

The citizens of Santa Rosa passed Measure O, a special tax for public safety and gang prevention, in 2004. The funding from this tax measure has been used towards the addition of three fire stations, one located in the southwest (opened 2006) and two in the northeast (2007, 2015), one of which was relocated from Parker Hill Road to Newgate Court in Fountaingrove. The revenue also funds a full time paramedic fire engine and the upgrade of two additional fire engines to the paramedic level. Due to the funding constraints, the development of the final new fire station near Kawana Springs and Petaluma Hill Roads called for in the General Plan has been delayed.

#### Police Services

The General Plan calls for expedient police response to emergency calls. In 2015, the Police Department's average response times were 6 minutes and 35 seconds for Priority One calls, of which there were 5,447 calls for service, 11 minutes and 08 seconds for Priority Two calls, of which there were 30,577 calls for service, and 22 minutes and 27

seconds for Priority Three calls for service, of which there were 19,249 calls for service.

In 2015, the Police Department had a total of 256.75 employees, 175 sworn officers and 81.75 civilian employees. The City continues its efforts in neighborhood oriented policing by assigning officers and sergeants to specific beats throughout the City including the downtown core and the Santa Rosa City schools. This strategy allows officers to become familiar with neighborhoods and communities while focusing other resources on the investigation and prosecution of violent crimes.

### Parks



Santa Rosa's park acreage includes approximately: 558 acres of developed park, 231.8 acres of acquired but undeveloped land, and 150 acres of golf course for a total of 940 acres. Santa Rosa has approximately 3.3 acres of developed park land per 1,000 population. The General Plan standard is 6 acres per 1,000, with City parks making up 3.5 acres per 1,000, school recreational land meeting 1.4 acres per 1,000, and accessible open space meeting 1.1 acres per 1,000. City staff

continues to work to ensure provision of parks and recreation and community facilities for Santa Rosa citizens.

Additional parks are in the planning and development phase, including Roseland Creek Community Park in southwest Santa Rosa, and Kawana Springs Community Park in southeast Santa Rosa. Bayer Neighborhood Park and Gardens began construction in 2015.

### Water and Wastewater Services

Provision of adequate water supply and distribution and wastewater collection, treatment, storage, and disposal services is meeting the needs of Santa Rosa in accordance with the adopted General Plan and Growth Management Ordinance.

#### ***Water***

General Plan Policy PSF-F states “ensure that an adequate supply of water is available to serve existing and future needs of the City.” To meet existing and future water supply needs, the City’s water supply consists of water supply from the Sonoma County Water Agency (SCWA), groundwater, and recycled water. In addition, the City has a very aggressive water conservation program which provides supply through reducing current



demands and assuring that future demands are efficient.

### ***Existing Water Supply***

The City has contractual entitlement from SCWA per the Restructured Agreement for Water Supply (Restructured Agreement) for the delivery of up to 56.6 million gallons of water per day (mgd) on average, up to 29,100 acre feet per year (AFY). The City has two active groundwater wells which provide up to 2,300 AFY of potable water. The City can also access approximately 410 AFY of recycled water from its Subregional Water Reuse System for approved uses within the Santa Rosa Urban Growth Boundary. In addition to these water supply sources, the City implements an aggressive water conservation program, saving over 4,500 AFY of water. In a normal water year, the total existing water supply available to the City is approximately 31,810 AFY (not including conservation). Santa Rosa's highest water use to date was in 2004 when approximately 24,000 acre-feet were used.

The City also has a system of emergency groundwater wells which have been used historically to supplement the water supply during emergencies. The City Council's adopted Capital Improvement Program (CIP) includes projects to provide additional water supply during emergencies and peak demand periods. Additional projects are planned to replace old or deteriorated water system pipelines, increase fire protection and storage, improve operational efficiencies of water pump stations, provide emergency power generation at critical project locations, and to maintain and repair the water system throughout the City. The Water Department is implementing the Groundwater Master Plan (adopted 2013) which provides a strategic road map for effectively managing available groundwater resources to meet the City's current and future water needs. The emergency well program and other ongoing CIP projects are designed to maintain a sufficient water supply system to match General Plan growth projections.

### ***Conditions Which Could Affect Existing Water Supply***

The Biological Opinion regarding SCWA's current operation of facilities within the Russian River watershed and short term water supply shortages due to drought conditions could affect the City's existing water supply.

In September 2008, the Biological Opinion regarding SCWA's operation of facilities within the Russian River watershed was released. The Biological Opinion determined that the operation of some aspects of the SCWA facilities will affect the endangered fish species within the Russian River watershed and required SCWA to implement certain measures over a 15 year timeframe to mitigate the effect on the fish species. The measures include, among other things, the restoration of fish habitat and the reduction of flows in the Russian River and Dry Creek. Due to the Biological Opinion requirements, SCWA's ability to meet peak water demands of all its customers during the months of June through October could be affected.

SCWA has completed construction of mile 1 of the Dry Creek Habitat Enhancement project and design of miles 2 and 3 of the project is currently underway. The Biological Opinion requires a determination of the effectiveness of the project by 2018. A successful project will enable flow rates in Dry Creek to meet the water demands of the Agency, further stabilizing the region's water supply.

The contractual provisions of the Restructured Agreement dictate how water supply reductions will be administered among the parties in the event of a water shortage. Should the requirements of the Biological Opinion affect the SCWA's ability to fulfill its contractual entitlements for water supply, the water shortage allocation methodology identified in Section 3.5 of the Restructured Agreement would dictate the amount of water supply available to Santa Rosa. In February 2014, SCWA presented the Draft Water Shortage Allocation Model Update to the Water Advisory and Technical Advisory Committees. The Update delivers two different allocations based on the severity of water supply shortage. The first allocation considers a severe water supply shortage during which water deliveries are limited to indoor water use only plus an amount for fire flow. During this condition, the City supply would be limited to approximately 13,500 acre-feet annually. The second allocation establishes reasonable requirements which represent normal or routine operations. Under the reasonable requirement scenario, the City is estimated to have approximately 22,100 acre-feet available per year.

To respond to short term water supply shortages and drought conditions, all water suppliers in California have Urban Water Shortage Contingency Plans (Shortage Plans), which define actions to meet anticipated dry year supply shortfalls. The City's Shortage Plan was adopted in 1991 and has been updated regularly, most recently by City Council in June 2011. Due to drought conditions in 2014 and 2015, the State Water Resources Control Board (State Water Board) adopted emergency conservation regulations mandating a state-wide reduction in water use of 25% compared to 2013. The mandatory reduction went into effect in June 2015. Due to the City's robust conservation efforts, the State Water Board assigned the City a 16% water conservation standard. To respond to the drought and emergency conservation regulations, the City implemented its Shortage Plan, adopting Stage 1-Mandatory requiring customers to reduce water use by 20% compared to the same timeframe in 2013. The City successfully reduced water use by 26% during the months of June 2015 through January 2016 compared to the same months in 2013.

Short-term water supply shortages are expected in Santa Rosa's climate and, while they are considered in long-term water supply planning, occurrence of dry year incidents does not negate the fact that water supply capacity is available for new development. Water supply planning is an ongoing process, and as with any changing hydrologic conditions, short term water supply shortages due to drought conditions are incorporated into the City's long-term water supply planning.

### ***Future Water Supply***

A combination of existing and additional sources comprises the City's water supply to serve the future water supply needs as identified in the City's General Plan 2035. The City's most recent water demand analysis, conducted in 2010, indicated that additional supply may be needed in approximately 2027. The additional water supply needed will be met through any combination of the following sources: continued implementation of the City's water conservation program, increased use of recycled water to offset current and future water uses which are approved for recycled water use; and possible further use of Santa Rosa's groundwater resources. Development of these additional sources of water supply will enable the City to meet projected water demand in 2035. The City is currently in the process of preparing its 2015 Urban Water Management Plan (UWMP), which will update current and projected demands as well as supply availability.

Wastewater: The City's existing wastewater collection system, including scheduled, planned, and anticipated CIP projects, services the existing and future development anticipated by the General Plan. These projects include on-going annual replacement of wastewater collection and trunk pipelines, improvements to wastewater lift stations, and maintenance and repair of the wastewater system throughout the City. Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to sufficient capacity into the future. Planning and environmental work has been completed that designates various projects to be implemented as growth occurs that would expand the system to 25.9 mgd, which will meet General Plan projections of Santa Rosa and the other subregional partners.

- 5) **A listing of any significant problems which arose during the time period covered in administering the Growth Management program.**
- 6) **A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.**
- 7) **A recommendation, if any, together with factual supporting data, as to whether the Growth Management Element of the General Plan and/or the Growth Management program should be substantially revised or discontinued.**

Due to the economic downturn, there have been fewer projects approved requiring growth management allotments. However, the growth management program was not designed to accommodate times of little building activity. Because of the large number of approved but not built projects, there are very few growth management allotments

available.

Projects which have not pulled building permits or recorded a final map by the end of the calendar year technically lose their allotments. What this means is that large numbers of growth management allotments were void at the end of 2015. While not directed by the ordinance, staff generally tries to reissue the allotments in the following calendar year.

Lack of available allotments in a time of low permitting is an issue with growth management's program design and is an artificial indicator of growth, since many fewer building permits are being issued than allotment issuance would indicate.

Since this issue does not affect the purpose of the growth management program, to meter residential development, no changes are recommended at this time.

## ***ANNUAL REVIEW OF THE HOUSING ALLOCATION PLAN ORDINANCE***

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The Housing Allocation Plan requires residential projects to pay a housing impact fee to support the development of affordable housing projects in Santa Rosa. Projects may opt to provide 15 percent of their total project units affordable to low income households on the project site, and projects of 70 units or more are required to discuss this option with City staff. Projects are also given the option to provide affordable units off-site or dedicate land on or off-site.

Section 21-02.140 of the Housing Allocation Plan specifies that at least once each calendar year, City staff shall prepare a report on the Housing Allocation Plan which shall include the items listed below.

- 1) **The number of allocated units, both on and off site, issued building permits during the time period covered by the report.**

Between January 1 and December 31, 2015, no on site allocated units were issued building permits.

- 2) **The number of qualifying units, owner/builder units, second units, very low or low income units and mixed use units issued building permits during the time period covered by the report.**

Between January 1 and December 31, 2015, the following units were issued building permits:

44 qualifying units  
7 second units  
24 units affordable to low income households

- 3) **The amount of housing impact fees collected.**

In 2015, \$1.59 million was collected in housing fees and added to the Housing Allocation Plan fund. This represents a significant increase over 2014 when \$392,400 was collected in housing fees and added to the Housing Allocation Plan fund. The revised Housing Impact Fee, adopted by the City Council in December 2013, has been in effect since early 2014. The fee for units being offered for sale is based on the housing sales price and is paid at the close of escrow. Fees for rental units are paid when the unit is ready for occupancy and are based on the unit's size.

The amount of Housing Allocation Plan fees collected since the Ordinance's adoption in 1992 is more than \$27 million, including loan repayment and interest. More than 1,600 affordable units (980 very low and 603 low) have been supported through this fee.

4) **The amount of acreage by land use category dedicated to the City.**

No land was dedicated to the City through the Housing Allocation Plan during 2015.

5) **A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.**

The Housing Allocation Plan Ordinance was revised and adopted in November 2012. The revised Housing Allocation Plan requires new residential projects to pay a housing impact fee. It allows alternative compliance through provision of affordable rental units on or off site or land dedication on or off a project site.

A companion program directed by the City Council was development of a nexus study for the housing fee directed by the Housing Allocation Plan. Nexus studies were prepared for rental and for-sale housing and released for public review in early 2013. From that work, alternative fee schedules were drafted and presented to stakeholders. Ultimately, the City Council adopted revised housing impact fees. The fee for for-sale units is 2.5% of a unit's sales price and will be collected at the close of escrow. The fee for rental units remains based on a unit's size, and increases as the unit size increases. Projects of 900 square feet, previously exempt, are now charged \$1 per square foot. These units were included in paying the fee since the nexus study documented a relationship between these units and the demand for affordable housing units.

The Council has expressed interest in reevaluating the Housing Allocation Plan in 2016.