

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: GABE OSBURN, DIRECTOR OF PLANNING AND ECONOMIC
DEVELOPMENT
SUBJECT: GENERAL PLAN AMENDMENT TO NOISE AND SAFETY
ELEMENT

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, approve a General Plan Amendment to amend the General Plan 2035 Noise and Safety Element to incorporate the City's Local Hazard Mitigation Plan.

EXECUTIVE SUMMARY

The General Plan Amendment consists of minor text changes to incorporate the City's previously adopted Local Hazard Mitigation Plan (LHMP) into the General Plan to comply with Assembly Bill 2140 (AB 2140). AB 2140 offers an optional state incentive for California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved LHMPs into the Safety Element of its General Plan.

BACKGROUND

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

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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.

On September 12, 2024, the Planning Commission held a public hearing on the proposed General Plan Amendment and adopted a resolution recommending approval of the Noise and Safety Element General Plan Amendment to the Council.

PRIOR CITY COUNCIL REVIEW

Not applicable.

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 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 this action does not have a fiscal impact 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 amendment involves 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

The Planning Commission held a public hearing on this General Plan Amendment during its September 12, 2024, meeting, and adopted a resolution recommending

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approval of the General Plan Amendment to the Council.

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 publishing a 1/8 page notice in a newspaper of general circulation, electronic notice to parties that had expressed interest in projects taking place in 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 (redlined)

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

Attachment 6 - Planning Commission Resolution PC– 2024-022

Resolution / Exhibit A - Changes to the Noise and Safety Element

PRESENTER

Amy Nicholson, Supervising Planner