



FIRST 2025 GENERAL PLAN AMENDMENT PACKAGE:

1) HOUSING ELEMENT AMENDMENT;

2) DUTTON AVENUE GENERAL PLAN AMENDMENT AND REZONING; AND

**3) SANTA ROSA GENERAL PLAN 2050 FINAL EIR, GENERAL PLAN 2050
AND SPECIFIC PLAN AMENDMENTS**



HOUSING ELEMENT AMENDMENT

Jessica Jones, Deputy Director - Planning

Project Description / History



Amendment to the 2023-2031 Housing Element to reflect changes to City's RHNA obligations due to a recent annexation and two clerical edits.

- 8/7/2024: LAFCO approved the annexation; recorded on 9/25/2024
- 10/18/2024: Request from County to initiate RHNA transfer
- 11/14/2024: Planning Commission approved the Lane Drive project
- 3/4/2025: Council authorized Mayor to sign joint transfer agreement letter
- 3/13/2025: Planning Commission unanimously recommended approval
- 3/20/2025: ABAG Executive Board approved transfer agreement

Housing Element Amendment

- Current 6th Cycle RHNA obligations, and the obligations with transfer (641 total units – 34 *Very Low Income* and 607 *Above Moderate Income*):

Income Category	2023 - 2031 RHNA Adopted	2023 - 2031 RHNA After Transfer
Very Low	1,218	1,252
Low	701	701
Moderate	771	771
Above Moderate	1,995	2,602
Total	4,685	5,326

- Housing Element is required to be updated.
- Proposed amendment includes:
 - ✓ RHNA transfer
 - ✓ Two clerical edits: correct title of Table 5-2 and mathematical error in Table 5-11



DUTTON AVENUE GENERAL PLAN AMENDMENT AND REZONING

Susie Murray, Supervising Planner - Development Review

Project Description / History



General Plan Amendment and Rezoning for a 5.95-acre vacant, undeveloped parcel.

- 3/14/2006: Council approved General Plan amendment from General Industry to Medium Density Residential
- 3/21/2006: Council adopted associate rezoning
- 10/18/2018: Design Review Board approved multi-family housing project
- 9/25/2024: Current applications submitted
- 1/8/2025: Neighborhood Meeting held (one attended)
- 3/13/2025: Planning Commission unanimously recommended approval

General Plan and Zoning

General Plan

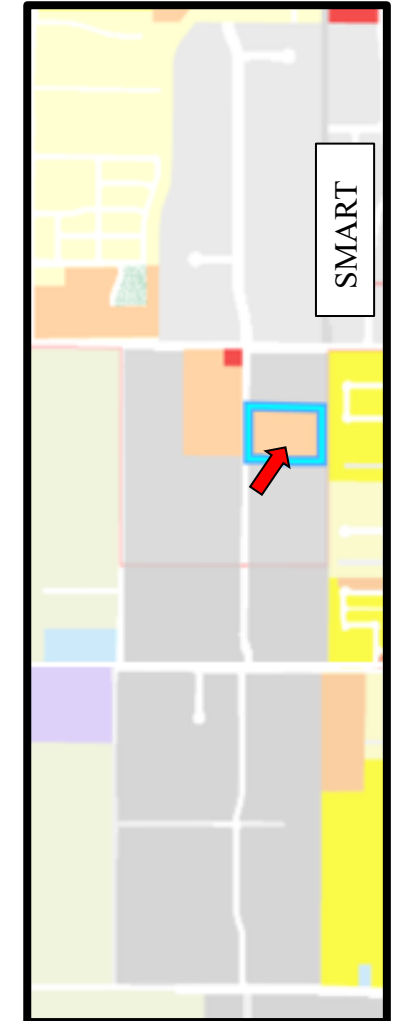
Existing: Medium Density Residential

Proposed: General Industry

Zoning

Existing: Multi-Family Residential (R-3-18)

Proposed: General Industrial (IG)



- Government Code Section 65863 (“No Net Loss” law) requires a jurisdiction maintain adequate sites to accommodate its RHNA
- Government Code Section 66300 (Housing Crisis Act) requires concurrent replacement of residential units
 - ✓ Subject proposal would result in an anticipated reduction of 86 potential units
 - ✓ General Plan 2050 includes land use changes, including an increase in density at 615/625 Acacia Lane, that will result in an addition of over 140 residential units

California Environmental Quality Act



- Mitigated Negative Declaration (MND) adopted on October 18, 2018
- Pursuant to Senate Bill 18, Tribal Consultation was completed on May 2, 2025
- Pursuant to CEQA Guidelines Sections 15162 and 15164, an Addendum to the 2018 MND was prepared
- The Addendum considered all criteria in Appendix G (CEQA Checklist)



SANTA ROSA GENERAL PLAN 2050 FINAL EIR GENERAL PLAN 2050 AND SPECIFIC PLAN AMENDMENT

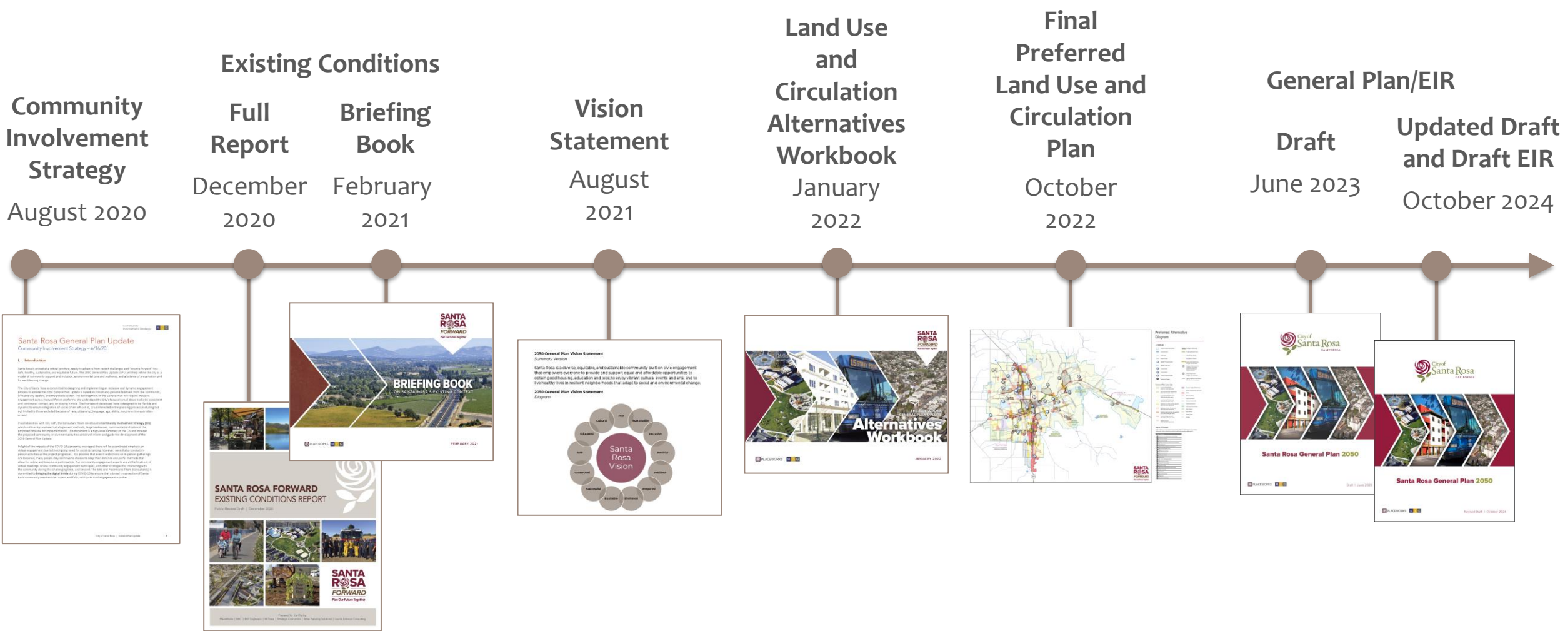
Amy Nicholson, Supervising Planner – Advance Planning
Nancy Woltering, Senior Planner – Advance Planning

General Plan 2050



General Plan 2050 Process

Milestone Documents

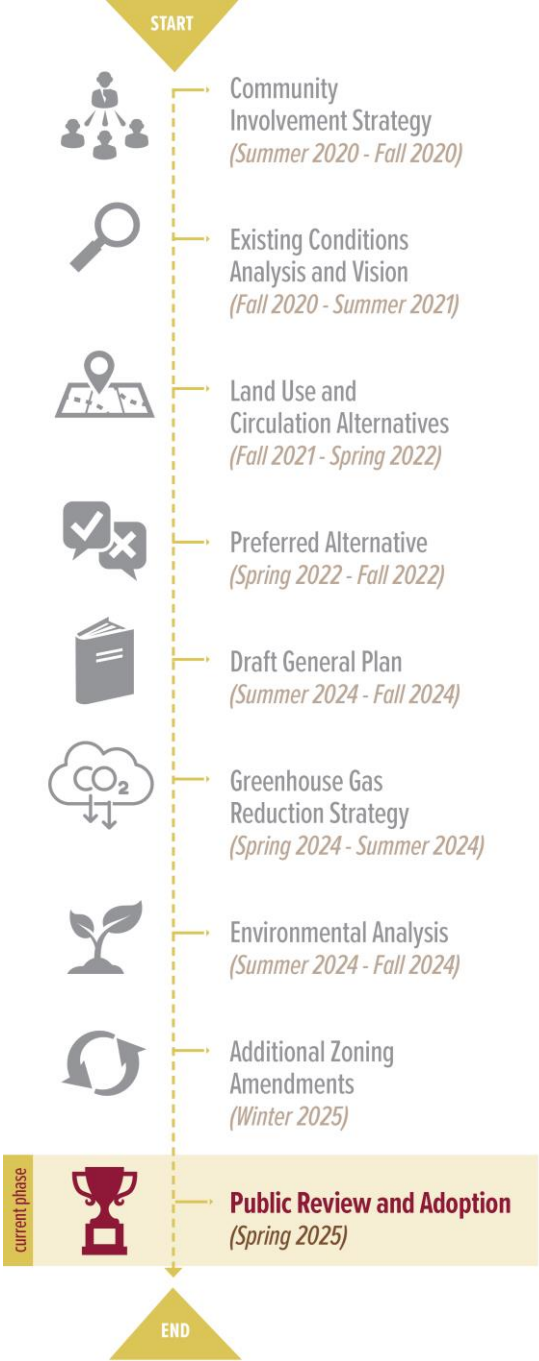


General Plan Process

Final stage of this multi-year effort

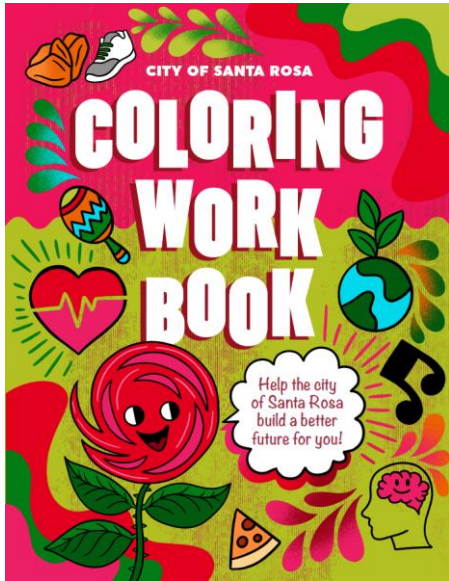
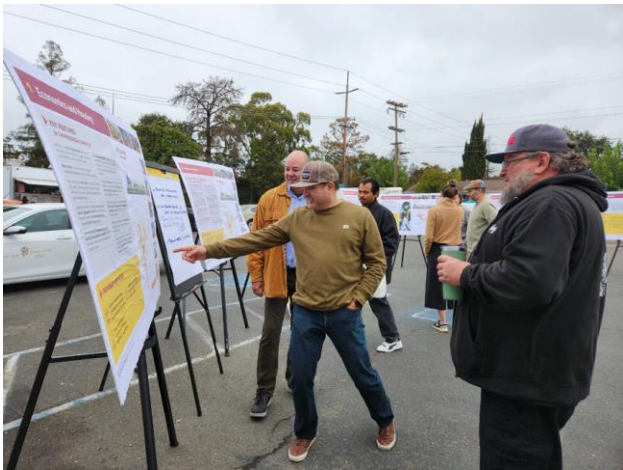
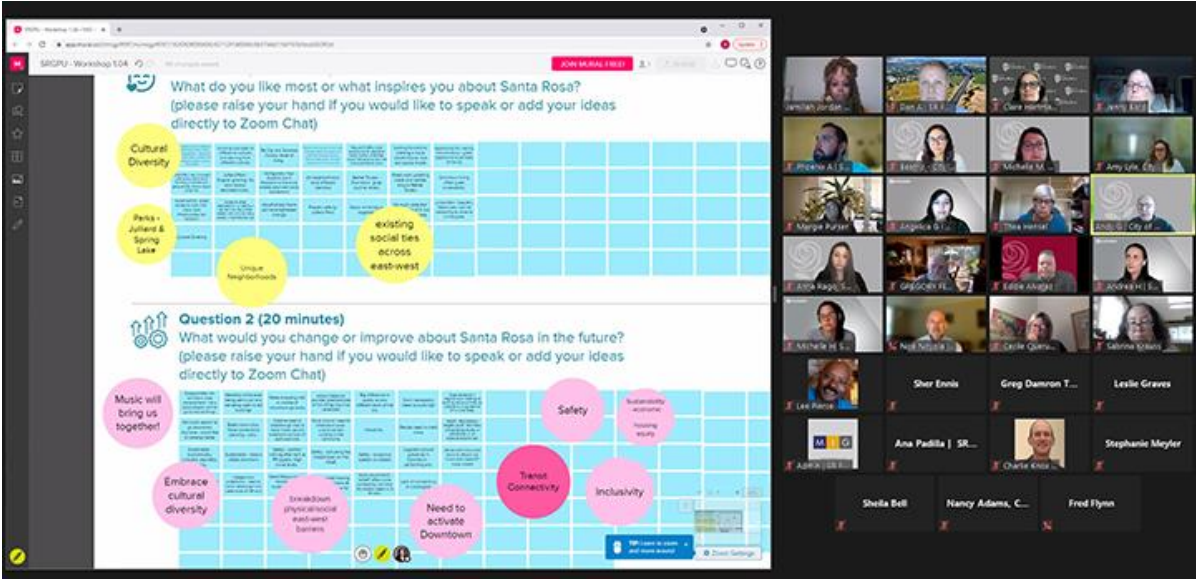


Project Timeline



General Plan 2050 Community Engagement

Community Engagement



General Plan Key Features

Key Components

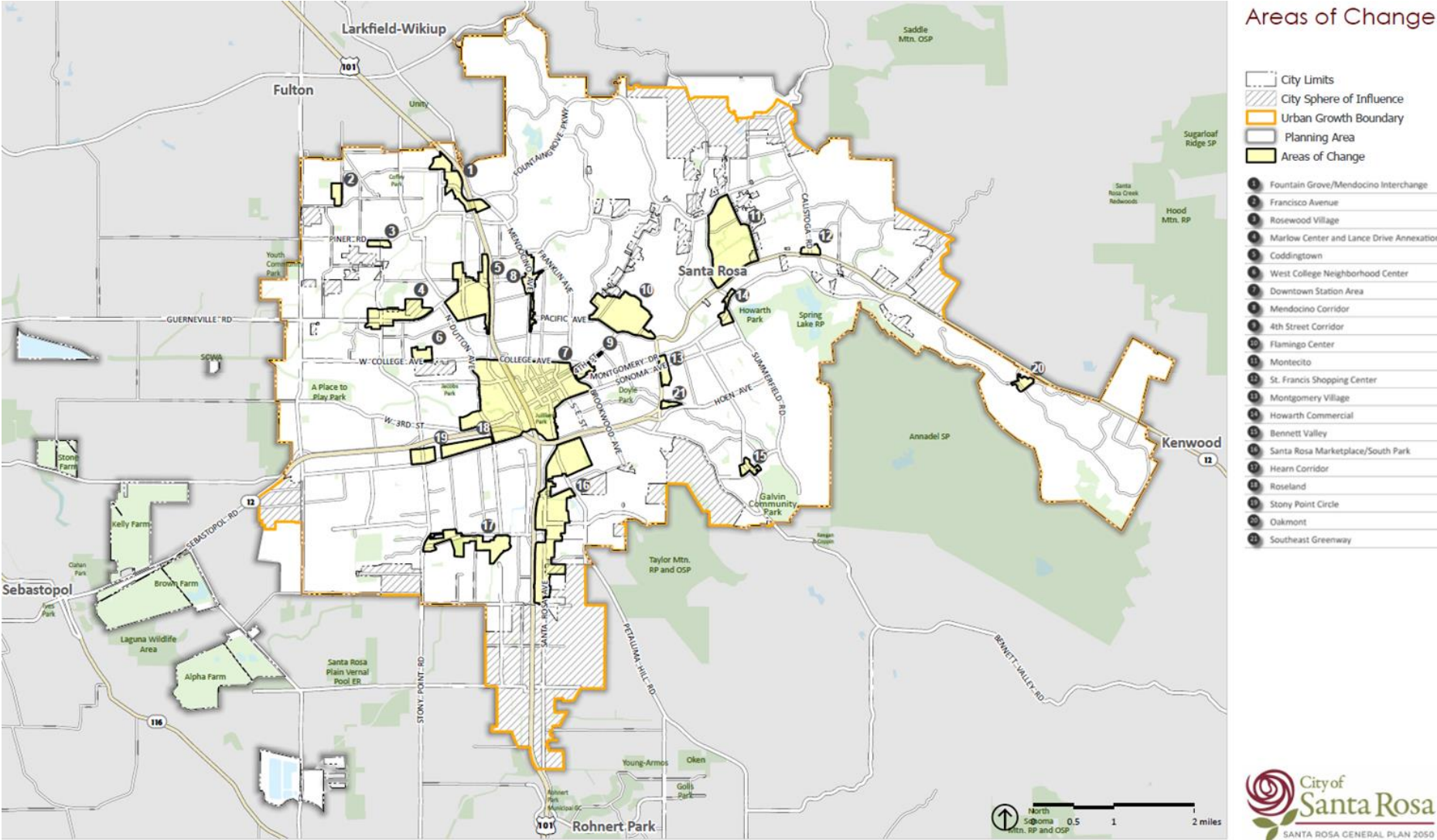
- Community Vision for the Future
- Project Objectives
- Areas of Change
- Equity Priority Areas
- Equity Priority Populations



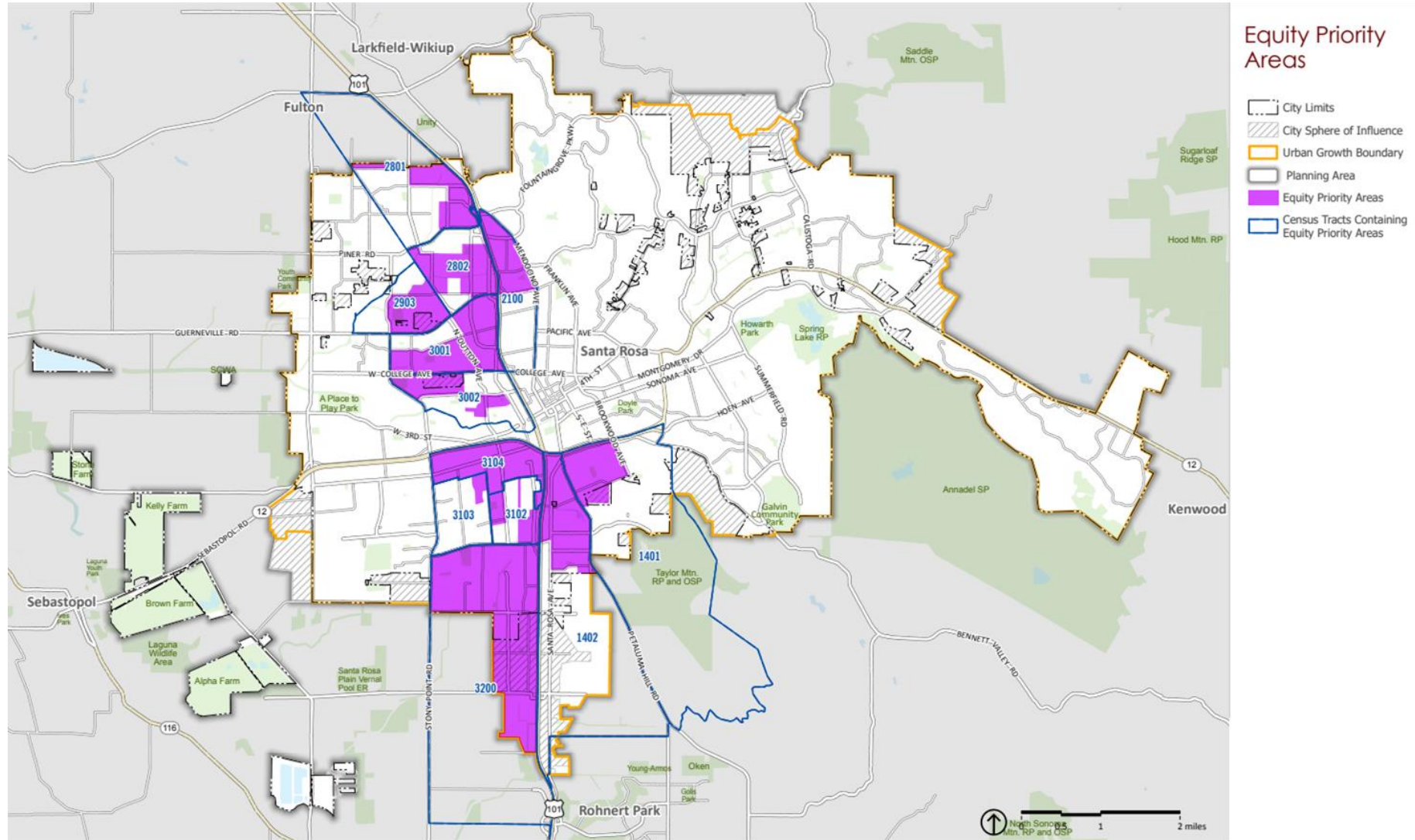
General Plan Chapters

1. Introduction
 2. Land Use and Economic Development
 3. Circulation, Open Space, Conservation and GHG Reduction
 4. Urban Design, Cultural and Tribal Cultural Resources, Historic Preservation, and Art and Culture
 5. Safety, Climate Resilience, Noise, Public Services and Facilities
 6. Health, Equity, Environmental Justice and Parks
 7. Housing (adopted in February 2023)
 8. Glossary
- (the 8 required elements are underlined)

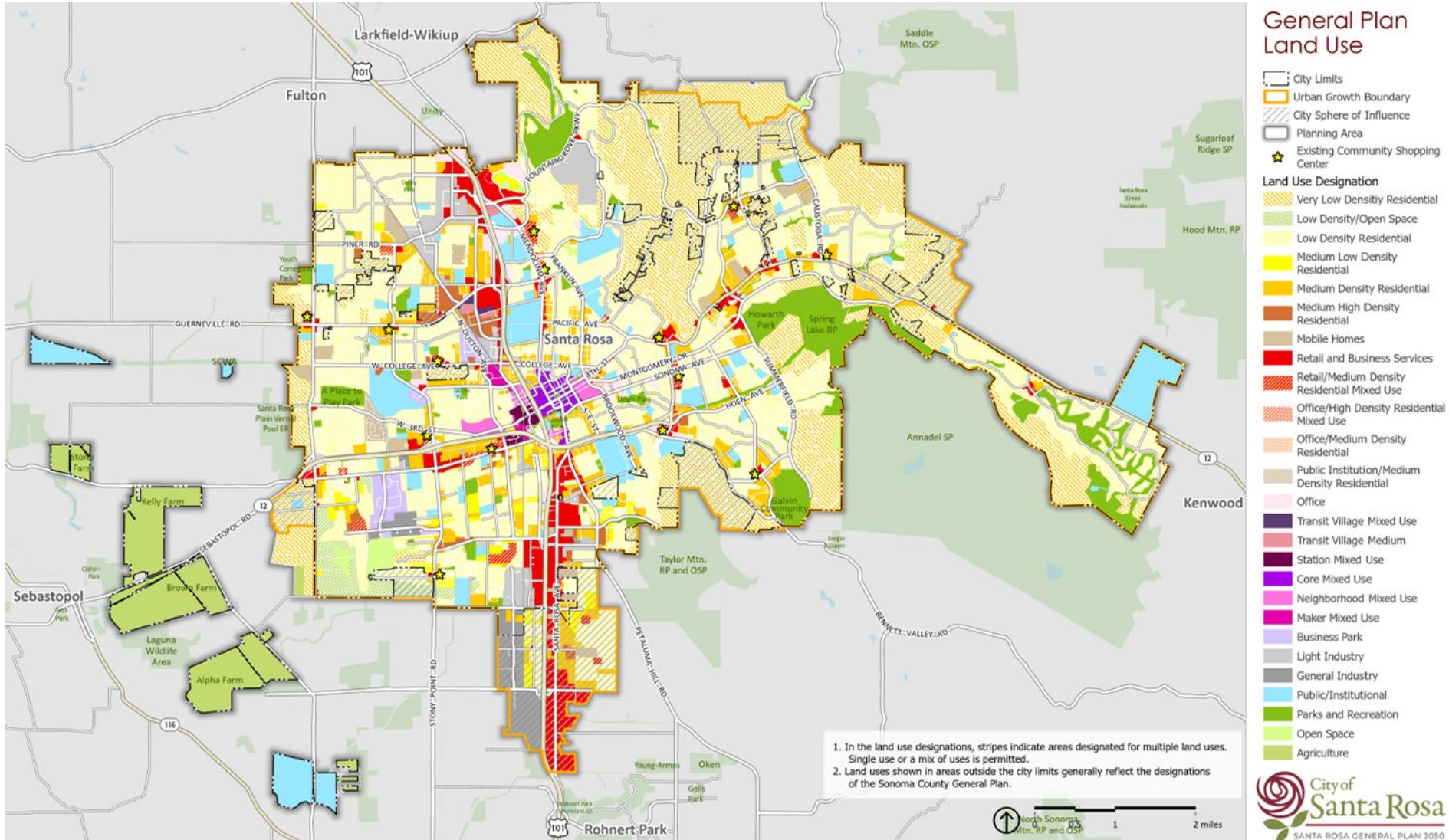
Areas of Change



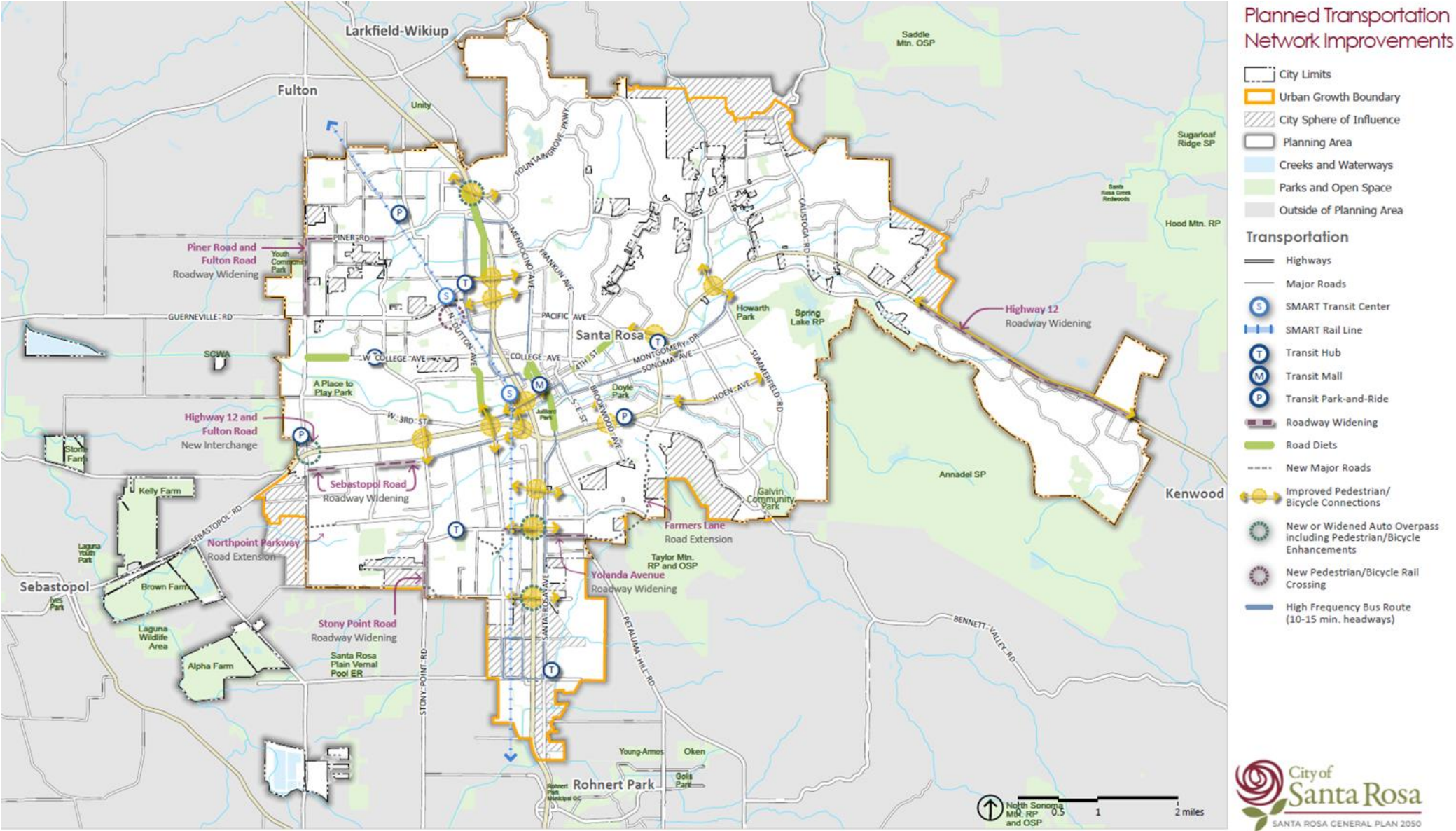
Equity Priority Areas



General Plan 2050 Land Use Diagram



Planned Transportation Network Improvements



Revisions Made in Response to Comments

Response to Planning Commission Comments

- Simplified chapter introductions to **remove repetition** of the key attributes of the Community Vision addressed by each element
- Refined references to **Areas of Change, Equity Priority Areas, and Equity Priority Populations**
 - Clarified language to ensure reference further prioritizing these areas/populations, as appropriate

Response to Agency Comments

- Revised **Regional Fault Map** to be consistent with map released February 2024
- Refined language in **Mitigating Policies and Actions** pertaining to the protection of Biological Resources
- Clarified that site specific **Biological Resource Assessments** would be prepared for specific projects, as applicable, to protect biological resources

Response to Public Comments

- **Citywide significance** level for residential Vehicle Miles Traveled (VMT) can be **addressed at the project level**
- Clarified some of the **road widenings address Evacuation needs**
- **Urban Agriculture Ordinance** –Revised “consider” to “develop”, to explicitly direct preparation of the ordinance

Response to Tribal Comments

- Refined the **Tribal Acknowledgement**
- Emphasized the **Tribes' role of protecting resources** within their **ancestral tribal areas**
- Refined **Mitigating Actions** addressing **Tribal Cultural Resources**
- Confirmed **City will work with the Tribes to develop internal policy** to protect tribal cultural resources in the city.

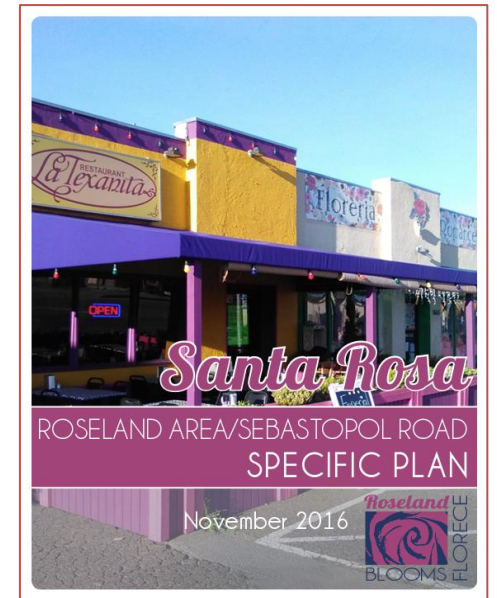
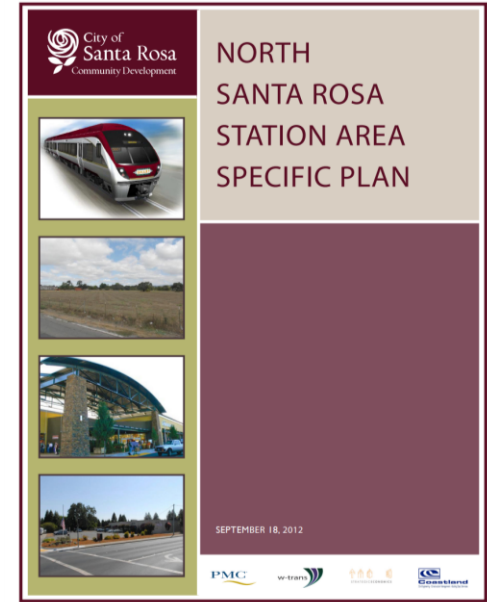
Response to CAL FIRE Comments

- Added language to assure long-term maintenance of **community fire breaks and public and private road clearance**
- Added definition for **Evacuation Constrained Parcels**
- Replaced Cal FIRE map in the General Plan, **showing moderate, high and very high fire hazard severity zones**
- **Board of Forestry and Fire Protection acceptance April 8th, 2025**

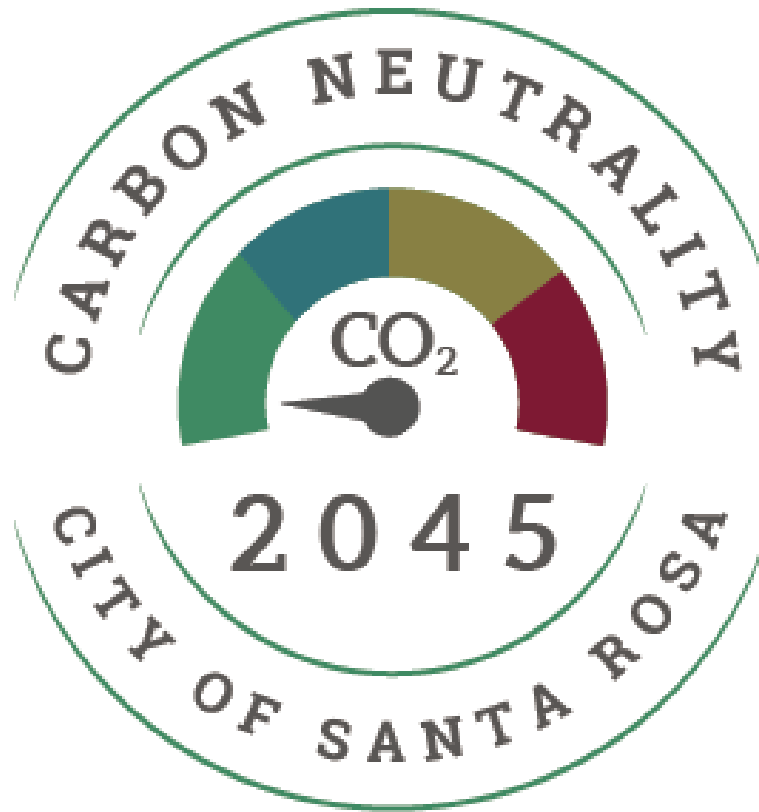
General Plan Consistency Specific Plan Amendments

Specific Plan Amendments

- Updated the **North Station Area Specific Plan** and **Roseland Area/Sebastopol Road Specific Plan**, eliminating references to local streets, to be consistent with the General Plan 2050

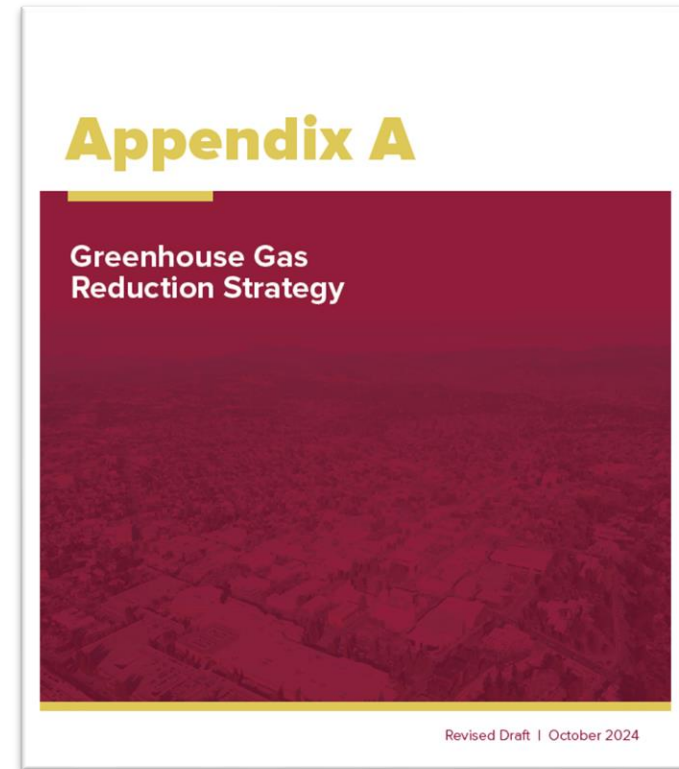


Community-wide Greenhouse Gas (GHG) Reduction Strategy



GHG Reduction Strategy - Path to Carbon Neutrality

- Meets **the State's goals for 2030 and 2045** GHG levels:
 - 40% below 1990 levels by 2030
 - 85% below 1990 levels by 2045
 - **Carbon neutrality by 2045**
- **Integrated with the General Plan** to ensure a cross-sector approach to reducing GHGs.
- **"CEQA Qualified Plan."**
- **Reviewed as part of the EIR.**



GHG Reduction Strategy Objectives



1. Decrease community-wide vehicle miles traveled (VMT) and increase the use of zero-emission vehicles and equipment.



2. Reduce community-wide energy use and transition to carbon-free energy sources.



3. Achieve a zero-waste future for Santa Rosa.



4. Use water efficiently and enhance drought resilience.



5. Enhance sustainable and carbon-free practices community-wide.

A high-angle, wide shot of a bustling city plaza. In the foreground, a large group of people is gathered on a paved area, some standing in small groups, others walking. The plaza extends into a grassy area where more people are sitting or standing. In the background, there are several multi-story buildings, trees, and a clear blue sky. The overall scene depicts a vibrant, public urban space.

Environmental Impact Report

Program-Level EIR

Program-level EIR is appropriate when a “project” consists of a series of actions related to the issuance of rules, regulations, and other planning criteria

- Does not evaluate impacts of future construction-level projects that are consistent with the General Plan;
- Does allow the subsequent project-level environmental review for future development to tier off the Program EIR; and
- Streamlines future environmental review procedures.

Addressing Environmental Impacts

- Where significant environmental impacts are identified, CEQA requires mitigation by:
 - avoiding
 - minimizing
 - reducing
 - eliminating
 - rectifying
 - compensating
- CEQA allows incorporation of mitigation measures as policies and actions to protect, preserve, and/or enhance environmental resources.
- Where impacts are significant and unavoidable, the EIR includes a discussion why the impact cannot be reduced to less-than significant.

Environmental Topics Evaluated in EIR

- Aesthetics
- Agricultural Resources *
- Air Quality *
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise *
- Population and Housing
- Public Services, Parks, and Recreation
- Transportation *
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire *

*Topics found to have a significant-and-unavoidable impact.

Significant and Unavoidable Impacts

- **Agricultural Resources**
 - Convert CEQA Important Farmland to non-agricultural uses.
 - Lose Williamson Act lands.
- **Air Quality**
 - Exceed Bay Area Air District's regional significance thresholds and expose sensitive receptors to air pollution during operation.
- **Noise**
 - Expose sensitive receptors to excessive noise from construction and vehicles.
- **Transportation**
 - Exceed standards for residential vehicle miles traveled (VMT) per capita and VMT from new arterial lanes.
- **Wildfire**
 - Exacerbate risk of wildfire.

Alternatives to the Proposed Project

Alternative A: No Project

- General Plan 2035 remains in effect, is not replaced by General Plan 2050.
- No amendments to Specific Plans and Santa Rosa City Code associated with the General Plan 2050.
- Proposed GHG Reduction Strategy would not be adopted.

Alternative B: Increased Density

- Same households, residential units, population, and jobs.
- Medium Low density residential parcels in Areas of Change and in or adjacent to Priority Development Areas would be redesignated to Medium High density residential.

Statement of Overriding Considerations

- Significant and unavoidable impacts at program level do not preclude a finding of less-than-significant at the project level for future development
- The City may approve a project with significant and unavoidable impacts by issuing a “Statement of Overriding Considerations” that identifies how the benefits of the project outweigh the potential adverse environmental effects.
- The “Statement of Overriding Considerations” must be included in the record of project approval.

Public Comments

- **45-day public comment period from 10/7/2024 through 11/20/2024**
- **Comments received from:**
 - California Geologic Survey
 - California Department of Fish and Wildlife
 - California Department of Transportation
 - Sonoma County
 - Bikeable Santa Rosa
 - Members of the public
- **Concerns:**
 - Mitigation measures and mitigating General Plan policies and actions
 - Vehicle Miles Traveled
 - South Santa Rosa Specific Plan

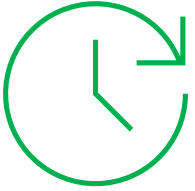
Final EIR

- Final EIR published April 2025
- Final EIR includes:
 - Comments received during the public review period for Draft EIR
 - Responses to comments
 - Changes and corrections to text of Draft EIR
- EIR consists of the Draft EIR and the Final EIR



Next Steps

Implementation



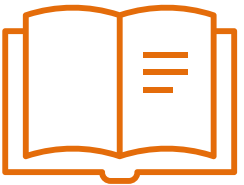
Municipal Code and Zoning Map Amendments

- Public Hearings Summer 2025



Development Review

- Project alignment with General Plan 2050



Policy Direction

- Future ordinance and policy workplan

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council:

1. By resolution, amend the 2023-2031 Housing Element to reflect a transfer of Regional Housing Needs Allocation (RHNA) units related to the annexation of 34.93 acres, and two clerical edits to correct the title of Table 5-2 and correct a mathematical error in Table 5-11;
2. By resolution, adopt an Addendum to the previously approved Dutton Avenue Residences Mitigated Negative Declaration;
3. By resolution, adopt a General Plan Amendment to change the land use designation for 3150 Dutton Avenue from Medium Density Residential to General Industry;
4. Introduce an ordinance rezoning 3150 Dutton Avenue from R-3-18 (Multi-Family Residential) to General Industrial (IG), consistent with the General Plan land use designation;
5. By resolution, certify the General Plan 2050 Final Environmental Impact Report (FEIR) and approve the Statement of Overriding Considerations, Findings of Fact, and Mitigation Monitoring and Reporting Program; and
6. By resolution, adopt the General Plan 2050 and associated Specific Plan amendments.