

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR THE PLANNING COMMISSION
April 24, 2025

PROJECT TITLE

Santa Rosa General Plan 2050 Final EIR,
General Plan 2050 and Specific Plan
Amendments

APPLICANT

City of Santa Rosa

ADDRESS/LOCATION

Citywide

PROPERTY OWNER

Citywide

ASSESSOR'S PARCEL NUMBER

Citywide

FILE NUMBERS

PLN25-0093

APPLICATION DATES

Not applicable

APPLICATION COMPLETION DATES

Not applicable

REQUESTED ENTITLEMENTS

Not applicable

FURTHER ACTIONS REQUIRED

Council action to certify the Environmental Impact Report (EIR) and approve the California Environmental Quality Act (CEQA) Findings of Fact, Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations, and adopt General Plan 2050

PROJECT SITE ZONING

Various

GENERAL PLAN DESIGNATION

Various

PROJECT PLANNER

Nancy Woltering, AICP CEP

RECOMMENDATION

Recommend certification and approval to City Council

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SPECIFIC PLAN AMENDMENTS

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Agenda Item # 11.1

For Planning Commission Meeting of: April 24, 2025

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION

FROM: NANCY WOLTERING, AICP CEP, SENIOR PLANNER,
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: SANTA ROSA GENERAL PLAN 2050 FINAL EIR, GENERAL
PLAN 2050 AND SPECIFIC PLAN AMENDMENTS

AGENDA ACTION: ADOPTION OF RESOLUTIONS RECOMMENDING APPROVAL
TO THE CITY COUNCIL

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, recommend to the City Council 1) certification of the Final Environmental Impact Report (FEIR) and approval of the Statement of Overriding Considerations, Findings of Fact, and Mitigation Monitoring and Reporting Program; and 2) adoption of General Plan 2050 and associated Specific Plan amendments.

EXECUTIVE SUMMARY

Santa Rosa's General Plan plays the foundational role in regulating land use in the city; it is the top-level planning document, providing direction for all zoning regulations, ordinances, guidelines, and area or specific plans. The General Plan actions comprise a detailed implementation program to guide City department work programs and budgeting. The General Plan 2050 includes the Greenhouse Gas (GHG) Reduction Strategy as an appendix, which will serve as the City's strategic plan to reduce community-wide GHG emissions through 2050 and beyond.

The FEIR evaluates the potential impacts of the proposed General Plan 2050, the "Proposed Plan." An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed plan. The EIR also considers the availability of mitigation measures to minimize significant impacts to the environment and evaluates reasonable alternatives to the Proposed Plan. The draft

General Plan was developed in close collaboration with the community and with oversight and direction from the Planning Commission and City Council. In June 2023, the City released the draft General Plan for public review. In the Summer and Fall 2023, the City hosted a series of online and in-person events and activities to get input on the draft General Plan. Based on feedback, the City released an updated version in October 2024, referred to as “General Plan 2050” throughout this staff report. Minor amendments to the North Santa Rosa Station Area and Roseland Area/Sebastopol Road Specific Plans are proposed for consistency with General Plan 2050.

On September 14, 2024, the Planning Commission held a study session on the draft General Plan 2050. A Planning Commission public hearing on the Draft EIR was conducted on November 14, 2024. Staff is returning to the Commission with the final documents and recommending that the Commission recommend to the City Council certification of the Final EIR, and adoption of General Plan 2050 and associated Specific Plan amendments.

BACKGROUND

1. Project Description

The City initiated a comprehensive update of the General Plan in March 2020, with a focus on developing a General Plan that would create an inclusive, healthy city, supporting the needs of all community members. The City implemented a robust public engagement process to involve residents who had not participated in previous planning forums. This included bilingual workshops across the city's four quadrants as well as online by way of a virtual workshop; pop-ups at food courts, farmers' markets and schools; art installations; a video; an online survey; a children's coloring book; and attendance at student presentations on General Plan topics at a local high school (Attachment 4). City staff and project consultants synthesized public feedback and, with input from the City Council, Planning Commission and other City boards and committees, including the Design Review Board, the Cultural Heritage Board, the Bicycle and Pedestrian Advisory Board, the Community Advisory Board, and the Waterways Advisory Committee, developed a comprehensive General Plan update to guide Santa Rosa's development and conservation through 2050. The history and timeline for this process - including documents, video, and art projects, are posted on the General Plan 2050 project website: (<https://www.santarosafoward.com/>).

The overall purpose of the proposed General Plan 2050 is to develop a policy framework that creates a vision for the long-term physical form and development of Santa Rosa, while preserving and enhancing the quality of life for residents. The General Plan 2050 brings the document up to date with the latest State and federal legislation pertaining to urban development, transportation, climate

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resilience, and safety. General Plan 2050 also responds to local and regional housing needs, fosters economic growth and local job creation, enhances civic identity and placemaking, and protects sensitive natural resources. Zoning and/or land use changes supporting additional development capacity are proposed in select areas only. Proposed changes to the City's transportation infrastructure include road diets and roadway widenings, as well as planned protected bike lanes and pedestrian improvements following adoption of the City's Active Transportation Plan later this year.

The General Plan functions as the city's primary land use regulatory tool. The City's other plans, including the Economic Development Strategy and Implementation Plan, specific plans, Citywide Creek Master Plan, Bicycle and Pedestrian Master Plan (now the proposed *Active Transportation Plan*), corridor plans, Design Guidelines, and the Zoning Code, are all required to be consistent with the General Plan.

Through extensive public outreach, City staff collaborated with the community to develop a vision statement and 13 supporting ideals (detailed on pages 1-19 to 1-21 of the General Plan 2050) that bring the vision to life. The statement reads:

“Realize Santa Rosa’s Vision as a diverse, equitable, and sustainable community built on civic engagement that empowers everyone to provide and support equal and affordable opportunities to obtain housing, education, and jobs; to enjoy vibrant cultural events and arts; and to live healthy lives in resilient neighborhoods that adapt to social and environmental change.”

General Plan 2050 has also been developed to meet the following Objectives:

1. Implement the City's Vision.
2. Ensure compliance with changes in State Law, including but not limited to, developing an Environmental Justice element, and a Safety Element that is correlated with the requirements of the Local Hazard Mitigation Plan.
3. Develop a plan that accommodates a level of growth that could reasonably occur over the next 2.5 decades, and that plans for both growth and conservation.
4. Create a city with an increasingly dense urban core. Streamline future development by focusing on infill sites near transit to make the most of existing infrastructure. Ensure strong connections between land use, transportation, utilities, and other infrastructure.

5. Focus development in the 21 Areas of Change, the majority of which capitalize on infill opportunities in and around Priority Development Areas and Transit Priority Areas. Activate Areas of Change by developing complete neighborhoods that are walkable/bikeable and increasingly protected from environmental hazards.
6. Provide a range of housing types to meet the needs of all Santa Rosa residents, including multi-family structures, “missing middle” units (such as duplex, triplex, cottage court, multiplex, and live/work), and single-family residences with accessory dwelling units, within neighborhoods that are increasingly walkable/bikeable.
7. Create a cross-sector approach to integrating greenhouse gas reduction into all parts of the general plan, so that implementing the plan supports the City in reaching its climate mandates.
8. Create new opportunities for a vital, thriving downtown and entertainment district.
9. Preserve community character and environmental, historic, and cultural resources, as the city develops and becomes denser. Creatively blend old and new development to create a cohesive urban fabric and public realm.

General Plan 2050 Contents:

The General Plan 2050 covers both State mandated and customized subjects. The eight mandated elements include Land Use, Circulation, Open Space, Conservation, Safety, Noise, Environmental Justice, and Housing. The customized optional sections of the General Plan include Economic Development, Greenhouse Gas Reduction, Urban Design, Hillside Policies, Cultural and Tribal Cultural Resources, Historic Preservation, Art and Culture, Climate Resilience, Community Health, Equity, and Children and Families. Each chapter includes goals, policies and actions intended to achieve the community’s vision for the future.

Key Features and Areas of Focus of the General Plan 2050:

- **General Plan 2050 Land Use Diagram:** The proposed 2050 General Plan Land Use Diagram is similar to the existing land use diagram but adds additional housing and commercial capacity to neighborhoods across the City through zoning changes that implement the General Plan. These zoning changes are primarily within the Areas of Change.

- **Areas of Change:** The Plan identifies 21 Areas of Change where the City will focus efforts on addressing housing, services, connectivity, and additional infrastructure needs to develop complete neighborhoods. Areas of change were identified for focus due to the existence of underutilized or undeveloped land or a dated development pattern where new infrastructure, services and/or amenities would result in complete neighborhoods with more attractive livable environments. Complete neighborhoods, with accessible services, parks, and schools, allow people to meet their daily needs walking, biking and other forms of non-motorized travel.
- **Equity Priority Areas:** A number of goals, policies, and actions in the General Plan 2050 give priority to specific areas and/or populations in Santa Rosa where residents are most subject to economic, health and environmental burdens. Though a goal, policy, or action may apply broadly, this prioritization means that the City will first concentrate efforts on providing infrastructure and services in historically underserved communities and/or core neighborhoods to advance key aims of environmental justice, social equity, and complete neighborhoods.
- **Priority Development Areas (PDAs)/Transit Priority Areas (TPAs):** The General Plan 2050, supported by State housing laws, provides a framework for incentivizing housing, jobs, and services in Priority Development Areas and Transit Priority Areas. These areas of the City are well-served by public transportation, providing people better access to goods and services without needing to use private vehicles.
- **Active Transportation:** The General Plan further focuses on transportation improvements that emphasize transit access and better connections for bicyclists and pedestrians to create a city that is more accessible by non-motorized modes of travel. The project includes road diets in some places and road widenings to facilitate improved access and evacuation during emergencies.
- **The Greenhouse Gas Reduction Strategy:** The General Plan utilizes a cross-sector approach to reducing greenhouse gases. Measures from the Communitywide Greenhouse Gas (GHG) Reduction Strategy are integrated into all chapters of the General Plan, so that implementing the General Plan supports the city in reducing its greenhouse gases. The GHG Reduction Strategy (Appendix A) replaces the City's 2012 Climate Action Plan and guides the city in reaching State mandates for reducing greenhouse gases, including achieving carbon neutrality by 2050, the horizon year for the proposed General Plan.

- Implementation of the General Plan 2050:** To implement components of General Plan 2050, updates to the City Code, including the Zoning Code, will be required. In summer 2025, following certification of the General Plan 2050 FEIR and approval of the General Plan, staff will bring forward an implementation package. This will include refinements to the Zoning Code text and map to ensure consistency with General Plan land use designations; a proposed Missing Middle Housing overlay zone code section to support diverse housing options; and a Subdivision Code amendment to reflect changes in parkland types.
- Specific Plan Amendments:** Local streets were removed from the proposed General Plan 2050 Land Use Diagram and circulation maps since they are not factored into traffic modeling for the General Plan and may change as specific projects are implemented in the future. Removing local streets from these maps avoids the need to prepare a General Plan Amendment at a future date when additional connections may be added or removed with specific projects. To maintain consistency, minor revisions are proposed to the North Station Area Specific Plan and the Roseland Area/Sebastopol Road Specific Plan circulation/mobility text and figures to eliminate references to proposed local streets (Attachment 6).

2. Project History

March 2020	Project Commencement
December 8, 2020	City Council accepted the Community Advisory Committee (CAC) Member Selection Process and approved the CAC Organizational Framework
July 20, 2021	City Council and Planning Commission provided input on the Community Vision Statement
November 16, 2021	City Council and Planning Commission provided input on the Equity Priority Communities' Empowerment and Outreach Work Plan
May 24, 2022	City Council and Planning Commission provided input on the draft Land Use and Circulation Alternatives
October 25, 2022	City Council and Planning Commission provided input on the Preferred Alternative
February 7, 2023	Notice of Preparation (NOP) for the EIR was distributed to initiate a 30-day response period (February 7 – March 8, 2023)
February 27, 2023	Scoping Meeting was conducted to receive comments from the public, organizations and interested public agencies on the scope of the EIR

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March 13, 2023	City provided notification of the Proposed Project and EIR pursuant to Assembly Bill 52 to locally affiliated Tribes - Consultation has continued throughout the project.
July 1, 2023	Draft General Plan released to the public*
Summer 2023	In-person and online workshops, pop-up events, and distribution of public survey
August 2023	Bicycle and Pedestrian Advisory Board, Community Advisory Board, and Waterways Advisory Committee Study Sessions on Draft General Plan
September 2023	City Council, Planning Commission, Design Review Board, and Cultural Heritage Board Study Sessions on Draft General Plan
October 7, 2024	Revised General Plan 2050 released and Draft EIR Circulated for Public Review
November 14, 2024	Planning Commission public hearing on the adequacy of the General Plan 2050 Draft EIR
April 8, 2025	California Board of Forestry review of the Safety Element

* Due to the volume of comments received, the General Plan was revised and re-released on October 7, 2024, alongside the Draft EIR.

ANALYSIS

Revisions to the Draft General Plan and DEIR

The General Plan 2050 Errata (Errata), Attachment 3, outlines all proposed changes to the October 2024 draft of General Plan 2050 including revisions to actions based on public review of the DEIR. In response to Commission comments, Chapter Introductions were simplified by removing Community Vision descriptions, which are fully covered in Chapter 1 and considered repetitive. References to Areas of Change, Equity Priority Areas, and Equity Priority Populations were refined to emphasize key policies and actions. Following comments from public agencies, including the California Department of Fish and Wildlife and the California Geological Survey, mitigating actions in the Safety and Conservation Section were clarified, and the Regional Faults Map in the General Plan and Final EIR was updated. Language was also strengthened regarding the City’s commitment to prepare an Urban Agriculture Ordinance based on public comment.

City staff participated in Consultation with the Federated Indians of Graton Rancheria and Lytton Rancheria, leading to General Plan revisions that highlight the Tribes' role in protecting resources within their ancestral lands. Text changes are noted in the Errata that address specific references to new development. The proposed revisions also include the City's commitment to working with local Tribes to develop and implement policies for protecting tribal cultural resources.

State law requires that the California Board of Forestry and Fire Protection (BOF)

review city and county General Plan Safety Elements prior to adoption. At a public meeting on April 8, 2025, the BOF approved the draft Safety Element to move forward toward adoption. Board members expressed appreciation for the forward-thinking policies and actions, as well as the focus on at-risk populations and the financial practicality of the proposed programs. The Errata includes revised actions and policies in the Safety Element in response to Cal FIRE comments, including strengthened language to analyze evacuation routes and locations by early 2026, and as necessary, incorporate the results into the Safety Element. Additional revisions include a new policy to address and ensure long-term maintenance of community fire breaks and public and private road clearance, and a definition of Evacuation Constrained Parcels. The Errata also includes the updated Cal FIRE Fire Hazard Severity Zone map, released on February 24, 2025, that shows Moderate, High, and Very Fire Hazard Severity Zones within the City limits.

Finally, the Errata identifies changes to the GHG Reduction Strategy to maintain consistency with the General Plan in light of revisions to General Plan policies and actions also included in the GHG Reduction Strategy.

General Plan 2050 Program EIR

The California Environmental Quality Act (CEQA) requires local agencies to evaluate a project's environmental impact before approving any action that involves their discretionary authority. Topics evaluated in the DEIR include 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, and wildfire. A Draft EIR was prepared to address the potential environmental impacts associated with the proposed General Plan 2050.

The Draft EIR was prepared at a programmatic level pursuant to CEQA Guidelines Section 15168 and is therefore referred to as a Program EIR. Program-level environmental review documents are appropriate when a "project" consists of a series of actions related to the issuance of rules, regulations, and other planning criteria. A Programmatic EIR does not evaluate impacts of future construction level projects that are consistent with the General Plan. It does allow subsequent project-level environmental review for future development to tier off the Program EIR, utilizing existing analysis and mitigation, as is applicable, and therefore, streamlines the CEQA process for subsequent projects.

Key Findings of the EIR:

- (1) Environmental Issue Areas in which impacts were less than significant without mitigation include: aesthetics; energy; greenhouse gas emissions; hazards and hazardous materials; land use and planning; population and housing, public services, parks and recreation; and utilities and service systems.
- (2) Environmental Issue Areas with potentially significant impacts that can be reduced to less-than-significant levels with identified policies and mitigating actions include: biological resources; cultural resources; geology and soils; hydrology and water quality; and tribal cultural resources.
- (3) The project would result in Significant, Unavoidable impacts in the following Environmental Issue Areas: agricultural resources; air quality; noise, transportation; and wildfire, which are summarized below.

Agricultural Resources - Implementation of the proposed project could result in:

- The conversion of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to non-agricultural uses.
- The loss of agricultural land under the Williamson Act.

Air Quality - Buildout of the proposed project could generate operational emissions that could exceed the Air District's regional significance thresholds for reactive organic compounds (ROG), nitrogen oxides (NOx) and particulate matter (PM_{2.5} and PM₁₀), including:

- Large industrial or warehouse development projects under the proposed project could expose air quality-sensitive receptors to substantial toxic air contaminants (TAC) and particular matter (PM_{2.5}) concentrations that exceed the Air District's project-level and cumulative significance thresholds.
- Cumulative air quality impacts with respect to generation of criteria pollutant and exposure of substantial pollutant concentrations to sensitive receptors.

Noise - Implementation of the proposed project could result in:

- Construction activities associated with potential future development could expose sensitive receptors to excessive noise from construction equipment.
- Operational vehicle traffic noise increases could exceed the City's significance thresholds with implementation of the proposed project.
- Cumulative noise impacts with respect to generation of construction and transportation related noise.

Transportation - Implementation of the proposed project could result in:

- A significant vehicle miles traveled (VMT) impact for residential VMT per capita.
- A significant roadway network VMT impact associated with increasing the capacity of the arterial street network.
- A significant cumulative impact with respect to VMT.

Wildfire - Potential development over the buildout horizon of the proposed project could:

- Increase population, buildings, and infrastructure in wildfire prone areas, thereby exacerbating wildfire risks.
- Result in cumulative impacts associated with exposure of project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire due to slope, prevailing winds or other factors.

The EIR notes that while impacts are identified as being Significant and Unavoidable for the proposed project, impacts may still be determined to be less-than-significant for subsequent projects. For example, many housing projects in Priority Development Areas (PDAs) would avoid significant transportation or air quality impacts due to reduced vehicle miles traveled (VMT) and emissions, due to transit availability and nearby services.

Project Alternatives Considered:

CEQA requires that an EIR describe a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the project (CEQA Guidelines Section 15126.6(a)).

(A) No Project Alternative: In this alternative, the Current General Plan (2035) remains in effect. Development of the City would continue to be subject to existing policies, regulations, development standards, and land use designations. Alternative A would not implement the new GHG Reduction Strategy.

The No Project Alternative would not realize the new or modified Santa Rosa General Plan 2050 goals, policies or actions, including a focus on city centered growth in Planned Development Areas, Transit Oriented Communities, and Areas of Change, that were prepared as part of the Project to mitigate environmental impacts. The Greenhouse Gas Reduction Strategy, which sets forth actions to reduce GHGs to meet State mandates, would not be implemented, resulting in greater impacts related to transportation, air quality and GHG emissions. State mandates including the requirement of an Environmental

Justice element, and the analysis of evacuation routes and locations, would not be met. Additionally, because this alternative does not meet Objectives 1 through 8 and for the reasons described above, it is not considered a viable or feasible option.

(B) Increased Density Alternative: Alternative B focuses future commercial and residential growth in Priority Development Areas (PDAs). Parcels currently designated as Medium Low Density Residential (8.0–13.0 units per gross acre) in Areas of Change that are in or near PDAs would be redesignated as Medium High Density Residential (18.0–30.0 units per gross acre), creating more opportunities for higher-density housing near transit. This alternative assumes the same number of households, housing units, population, and jobs as the proposed project.

While the Increased Density Alternative would reduce significant and unavoidable impacts compared to the Project, it would not concentrate development in the City's designated Areas of Change. As a result, it would not support the creation of complete, walkable, and bikeable neighborhoods with access to local services and transit—an outcome identified as a key priority during the extensive public engagement process (Objective 5). This alternative would not offer as wide a variety of housing types across the City to meet the diverse needs of all residents (Objective 6). As the City develops and becomes denser, the Increased Density Alternative would not preserve community character and environmental, historic, and cultural resources to the same degree as the proposed Project. It would not provide the same opportunity to creatively blend old and new development to create a cohesive urban fabric and public realm (Objective 9). Therefore, the Increased Density Alternative would not meet the Project objectives to the same extent as the Project and is not a feasible alternative.

Statement of Overriding Considerations

The primary purpose of the Project is to plan for the growth and conservation for Santa Rosa over an approximately 25-year time horizon. This requires extending the State-required General Plan buildout horizon to year 2050 and updating goals, policies and actions so that they meet current State requirements and community priorities. The City has weighed the economic, legal, social and technological and other benefits of the project against the significant unavoidable impacts identified in the EIR, as described in Resolution 1, Exhibit B. The City has determined that supporting a diversity of business and employment opportunities, providing a range of housing types and opportunities within neighborhoods that are increasingly walkable and bikeable, and protecting environmental resources, outweigh the risks and adverse impacts of the Project, and therefore, in light of this balancing of benefits and impacts, the City has determined that the significant unavoidable impacts are acceptable. To approve the Project, the City

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Council will need to adopt the Statement of Overriding Considerations that recognizes that significant unavoidable impacts will result from implementation of the proposed Project.

PUBLIC COMMENTS

Issues raised in response in the comments received on the Draft EIR during the public review period that extended from October 7, 2024, through November 20, 2024, include:

- Vehicle Miles Traveled (VMT) thresholds should be strengthened.
- Planning should account for the future use of autonomous vehicles.
- The commitment to preparing an Urban Agriculture Ordinance has been reduced.
- Additional information should be provided about the ongoing South Santa Rosa Specific Plan.

All written public comments on the General Plan 2050 Draft EIR are included in Appendix E of the Final EIR (FEIR). Responses to these comments can be found in Chapter 5 of the FEIR. Additional public comments received throughout the General Plan 2050 process are compiled in Attachment 4.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund related to this item as the funding has previously been allocated for the development of the General Plan 2050 and EIR.

ENVIRONMENTAL IMPACT

An Environmental Impact Report (EIR) has been prepared for the project, in compliance with CEQA, which is described in the Analysis section above. The EIR consists of the Draft EIR (DEIR) and the Final EIR (FEIR).

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The City Council and Planning Commission held a joint meeting on October 25, 2022, on the Preferred Alternative, which was the basis of the Draft General Plan 2050. On September 14, 2023, the Planning Commission held a study session and provided comments on the Draft General Plan. The Planning Commission conducted a public hearing on the Draft EIR on November 14, 2024.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by publishing a 1/8th page notice in a newspaper of general circulation, electronic notice to parties that had expressed interest in the project, and bulletin board postings at City Hall, on the City

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website, and on the project specific website (www.santarosafoward.com). 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 – [General Plan 2050 EIR \(Draft and Final\)](#)
- Attachment 2 – [General Plan 2050, including the Communitywide Greenhouse Gas Reduction Strategy](#)
- Attachment 3 – [General Plan Errata](#)
- Attachment 4 – [Public Comments](#)
- Attachment 5 – Board of Forestry and Fire Protection Review
- Attachment 6 – [Specific Plan Amendments](#)
- Attachment 7 – [Existing Conditions Report](#)
- Attachment 8 – [Community Involvement Strategy](#)
- Attachment 9 – [Alternatives Workbook](#)
- Attachment 10 – [Preferred Alternative Diagram](#)

Resolution 1 – Certification of the General Plan 2050 Final EIR

Exhibit A – CEQA Findings of Fact

Exhibit B – Statement of Overriding Considerations

Exhibit C – Mitigation, Monitoring, and Reporting Program (MMRP)

Resolution 2 – General Plan 2050 with Errata and Specific Plan Amendments

Exhibit A – General Plan 2050

Exhibit B – General Plan 2050 Errata

Exhibit C – Specific Plan Amendments

CONTACT

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