

**RESOLUTION NO. 2014-156**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK,  
CALIFORNIA, APPROVING AMENDMENTS TO THE LAND USE MAP AND TEXT  
OF THE GENERAL PLAN FOR THE NORTHWEST SPECIFIC PLAN AREA  
LOCATED SOUTH OF MILLBRAE AVENUE, WEST OF DOWDELL AVENUE,  
NORTH OF BUSINESS PARK DRIVE, AND EAST OF LANGNER AVENUE IN  
SONOMA COUNTY, CA**

**WHEREAS**, the applicant, the City of Rohnert Park, filed Planning Applications proposing a General Plan Amendment (PLGP2014-0006), Specific Plan (PLSP2014-0004), Rezoning (PLRZ2014-0003), Annexation (PLAX2014-0001), and certification of the Final Environmental Impact Report ("EIR") (PLEN2014-0004), in connection with the proposed Northwest Specific Plan ("Project"), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

**WHEREAS**, the proposed amendments to the General Plan ("Northwest Specific Plan General Plan Amendments") would alter the mix, intensity, and configuration of land use designations onsite. The Project area is currently designated Commercial-R, High Density Residential, Commercial-R/High Density Residential, Industrial, and Parks/Recreation. The proposed Northwest Specific Plan General Plan Amendments are attached as **Exhibit A**; and

**WHEREAS**, the Northwest Specific Plan General Plan Amendments would amend the Land Use Map of the General Plan as provided on the amended General Plan Land Use Diagram attached to this Resolution as **Exhibit A**; and

**WHEREAS**, on September 11, 2014, the Planning Commission held a public hearing at which time interested persons had an opportunity testify either in support or opposition to the proposal; and

**WHEREAS**, at the September 11, 2014 hearing, the Planning Commission reviewed and considered the information contained in the General Plan Amendment application for the proposal and recommended its approval by the City Council; and

**WHEREAS**, the City Council has certified the Final EIR prepared for the Project in Resolution 2014-155; and has otherwise carried out all requirements for the Project pursuant to the California Environmental Quality Act ("CEQA"); and

**WHEREAS**, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the first public hearing in the Community Voice; and

**WHEREAS**, on November 25, 2014, the City Council held a public hearing at which time interested persons had an opportunity testify either in support or opposition to the proposal: and

**WHEREAS**, the City Council has reviewed and considered the information contained in the General Plan Amendment application for the proposal; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Rohnert Park makes the following findings and determinations with respect to the proposed General Plan Amendment and amendments to Land Use Map:

**Section 1.** The above recitations are true and correct and material to this Resolution.

**Section 2.** The City Council certified the Final EIR for this Project, including adoption of associated CEQA Findings, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, as described in City Council Resolution No. 2014-155, approved on November 25, 2014 concurrently with the City Council's approval of this Resolution

**Section 3.** Findings related to the General Plan Amendments. The City Council makes the following findings concerning the Northwest Specific Plan General Plan Amendments proposed by Planning Application No. PLGP2014-0006:

1. *That the proposed site is appropriate for development under the General Plan's Land Use Designations for the site.*

**Criteria Satisfied.** The proposed Northwest Specific Plan General Plan Amendments would be similar to the current General Plan land use designations but slightly reconfigured. The proposed amendments would remove the High Density Residential and Commercial-R/High Density Residential designations, and would add the Mixed-Use land use designation to the site.

2. *That the proposed General Plan amendments would be consistent with specific policies in the Land Use Element of the General Plan relative to the proposed development.*

**Criteria Satisfied.** The proposed Northwest Specific Plan General Plan Amendments are consistent with specific policies in the Land Use Element of the General Plan applicable to the Northwest Specific Plan area. The policies establish a primarily commercial development with a mixed use land use designation for commercial and multi-family uses. The proposed Project proposes no changes to the existing policies envisioned in the General Plan and is therefore consistent with such specific policies.

3. *That a duly noticed public hearing has been held to receive and consider public testimony regarding the proposed amendments to the General Plan Land Use Map.*

**Criteria Satisfied.** A duly noticed public hearing on the proposed Northwest Specific Plan General Plan Amendments was held on November 25, 2014.

4. *That the proposed Project, including the proposed General Plan amendments, is consistent with the General Plan.*

**Criteria Satisfied.** The Northwest Specific Plan General Plan Amendments, and consistency of the Project with the General Plan, are discussed in the application materials, the Final EIR, the Specific Plan, staff reports, and submittals by the Project applicant. The City adopts the conclusions and analysis of those documents regarding General Plan consistency. The Project, including the Northwest Specific Plan General Plan Amendments, is consistent with the General Plan and will result in an internally consistent General Plan.

5. *Approval of the General Plan amendment will not cause the General Plan to become internally inconsistent.*

**Criteria Satisfied.** The Northwest Specific Plan General Plan Amendments and the remainder of the General Plan comprise an integrated, internally consistent and compatible statement of policies for the City. The various land uses authorized for the Project are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, as amended. The Project is compatible with and conforms to the objectives, policies, general land uses and programs specified in the General Plan. The Project furthers the objectives and policies of the General Plan and does not obstruct their attainment. The Project is compatible with and in harmony with the General Plan goals and policies. The Project is in harmony with surrounding neighborhoods, and the site is physically suitable for the proposed Project.

6. *The City has considered and evaluated the goals, objectives and policies of the General Plan and finds that the proposed General Plan amendments are in compliance with the General Plan.*

The General Plan comprises many objectives, policies, principles, programs, standards, proposals and action plans (each, a "Policy," and collectively, the "Policies"), as well as performance standards. The City recognizes that the Policies necessarily compete with each other. The City has considered all applicable General Plan Policies and the extent to which the Project conforms to and potentially competes with each of those Policies.

The City has fully evaluated the extent to which the Project achieves each Policy, including those pertaining to compatibility of land use, protection of open space, standards regarding geology, soils and earthquake risks, hazardous materials, flood hazards and drainage, protection of water quality, protection of biological resources, transportation standards and goals, regional and local housing needs, jobs/housing balance, noise, protection air quality, protection of visual resources, standards for public services and utilities, protection of architectural and historic resources, the provision of housing for all sectors of the economic community, and the provision of employment opportunities for residents of the City. The City has also fully considered the Project's compliance with all goals, policies and

objectives in the General Plan, and finds the Project in compliance with the General Plan.

7. *The City finds that the balance achieved by the Project among competing General Plan policies is acceptable.*

**Criteria Satisfied.** The Project achieves each applicable Policy to some extent, and represents a reasonable accommodation of all applicable competing Policies in the General Plan. The Project promotes the General Plan goals referenced in the CEQA Statement of Overriding Considerations approved by City Council in Resolution No. 2014-155 on November 25, 2014 concurrently with the City Council's approval of this Resolution.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Rohnert Park does hereby adopt the Findings hereinabove; adopt and amend the General Plan Land Use Diagram and approve Application No. PLGP2014-0006, General Plan Amendments for the Northwest Specific Plan area located south of Millbrae Avenue, west of Dowdell Avenue, north of Business Park Drive, and east of Langner Avenue, as described in the **Northwest Specific Plan General Plan Amendments** provided at **Exhibit A**, in its entirety, which is attached hereto and incorporated by this reference.

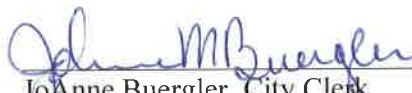
**DULY AND REGULARLY ADOPTED** on this 25th day of November, 2014.



CITY OF ROHNERT PARK

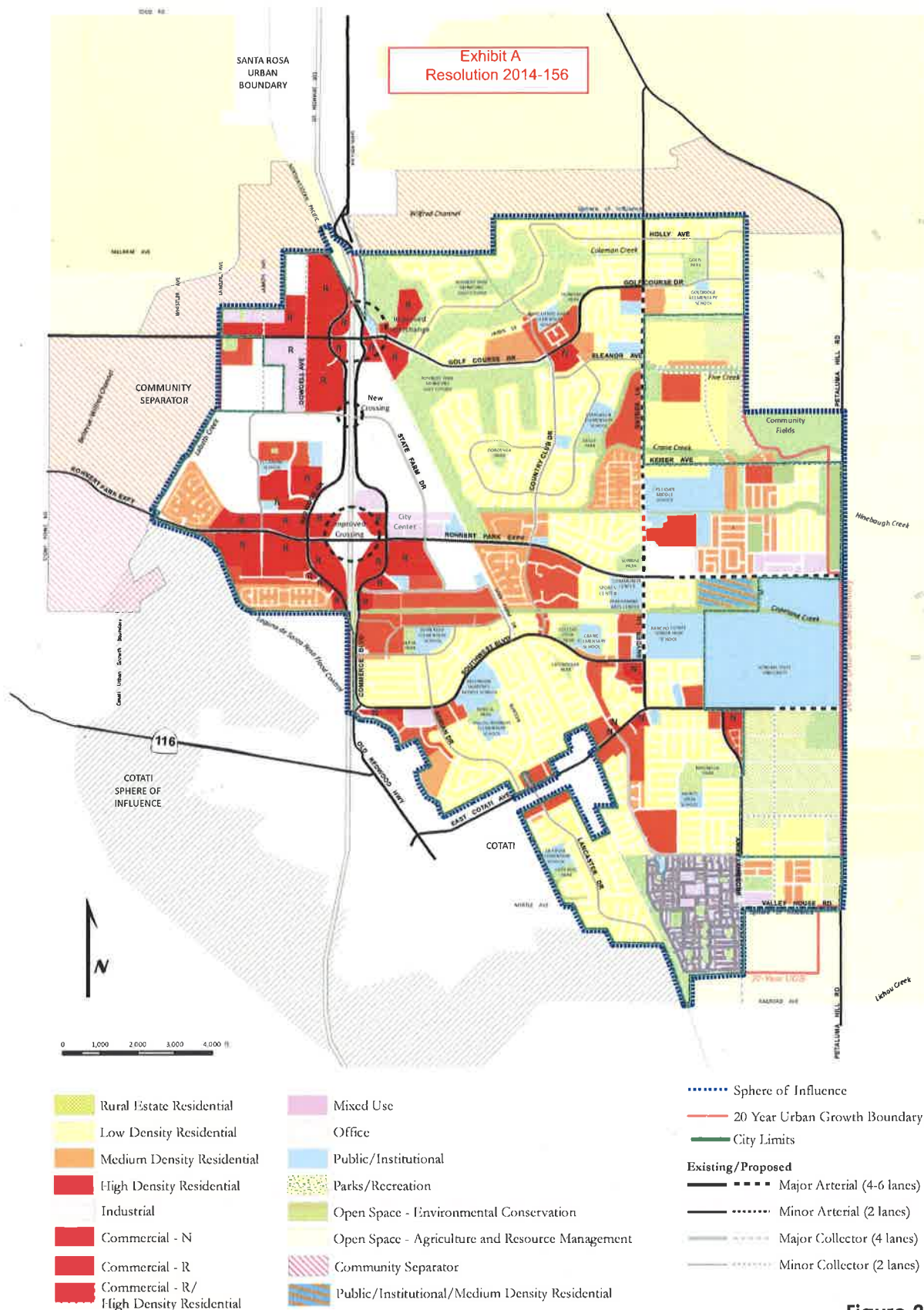
Joseph T. Callinan, Mayor

ATTEST:

  
JoAnne Buergler, City Clerk

Attachment: Exhibit A

BELFORTE: ABSENT MACKENZIE: AYE STAFFORD: AYE AHANOTU: AYE CALLINAN: AYE  
AYES: (4) NOES: (0) ABSENT: (1) ABSTAIN: (0)



**Figure 2.2-1**  
**General Plan Diagram**  
Adopted: 11/7/2000

Diagram Revisions:

11/7/2000	11/7/2000
1/23/01 Reso 2001-24	7/24/01 Reso 2001-161
8/28/01 Reso 2001-192	10/22/02 Reso 2002-247
10/22/02 Reso 2002-247	10/14/03 Reso 2003-236
9/25/05 Reso 2005-296	5/23/06 Reso 2006-142
6/13/06 Reso 2006-161	6/13/08 Reso 2008-87
8/24/10 Reso 2010-102	12/7/10 Reso 2010-133
11/12/13 Reso 2013-153	And 2013-155
4/8/14 Reso 2014-33	

All maps are intended to be consistent with the General Plan Diagram.  
Additional adjustments to other maps may be made for consistency.

Based data from County of Sonoma GIS department and the City of Sebastopol.

## 2.3 GENERAL PLAN BUILDOUT

Table 2.3-1 shows the buildout acreage of the General Plan Diagram. Approximately ~~1,364~~ **1,301** net acres would be developed within the UGB, including infill sites. An additional 50 acres would be developed for community fields outside the UGB. The table breaks out acreage by area of the city: areas inside the 1999 City limits and three areas outside the 1999 City limits, the eastside (north of the SSU campus), Canon Manor and southeast (south of the SSU campus), and the westside (west of Dowdell Avenue). Most areas that are planned for new development are residential in use, totaling about 640 acres. Amendments to the General Plan in 2010 have resulted in the designation of certain developed and undeveloped lands from an industrial designation to mixed use and parks/open space. An additional 550 acres outside the UGB and inside the SOI would be used for parks and open space. Figure 2.3-1 compares land uses in 1999 to those resulting from full buildout of the General Plan.

**Table 2.3-1:**  
**General Plan Buildout: Net Acreage of New Development**

	<i>Inside 1999 City Limits</i>	<i>Eastside</i>	<i>Canon Manor &amp; Southeast<sup>4</sup></i>	<i>Westside</i>	<i>Sonoma Mountain Village</i>
<b>Residential</b>					
Estate	0	60	204	0	0 <sup>3</sup>
Low Density	0	150	64	0	0 <sup>3</sup>
Medium Density	0	90	27	0	0 <sup>3</sup>
High Density	0	20	0	<del>450</del>	0 <sup>3</sup>
Mixed Use	20	30	7	<del>450</del>	147
Commercial	40	0	0	<del>60+541</del>	0 <sup>3</sup>
Industrial	120	0	0	<del>5515</del>	0 <sup>3</sup>
Office	10	0	0	<del>20</del>	0 <sup>3</sup>
Public/Institutional	0	10	0	0	1
Parks/Open Space <sup>2</sup>	2	155	17	<del>35</del>	27
<b>Total</b>	<b>192</b>	<b>495</b>	<b>319</b>	<b><del>183124</del></b>	<b>175</b>

1. Includes 24 acres in the Wilfred/Dowdell specific plan area.

2. Includes neighborhood parks, linear parks, community fields, and creek corridors. The community fields (approximately 50 acres), are located inside the Sphere of Influence, but outside the Urban Growth Boundary.

3. Various residential, commercial, office, and industrial uses are proposed to be integrated throughout the Sonoma Mountain Village Planned Development, and such uses are therefore collectively reflected as mixed use in this Table.

4. Assumes Canon Manor includes 188 acres of Estate Residential, 42 acres of Low Density Residential and 9 acres of Parks/Open Space.

Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan.

Source: Dyett & Bhatia

(Rev. ~~39~~ 14)



Table 2.3-2 shows the total number of housing units estimated at buildout of all General Plan policies.

**Table 2.3-2:  
Estimated Housing Units at Buildout**

<b>Existing Units</b>	
Inside 1999 City Limits	15,430
Canon Manor	110
Subtotal	15,540
<b>New Units</b>	
Inside 1999 City Limits	1,142
Eastside	2,440
Westside	850,400
Canon Manor and Southeast	950
Subtotal	5,382,493
<b>Grand Total</b>	<b>20,922,047</b>

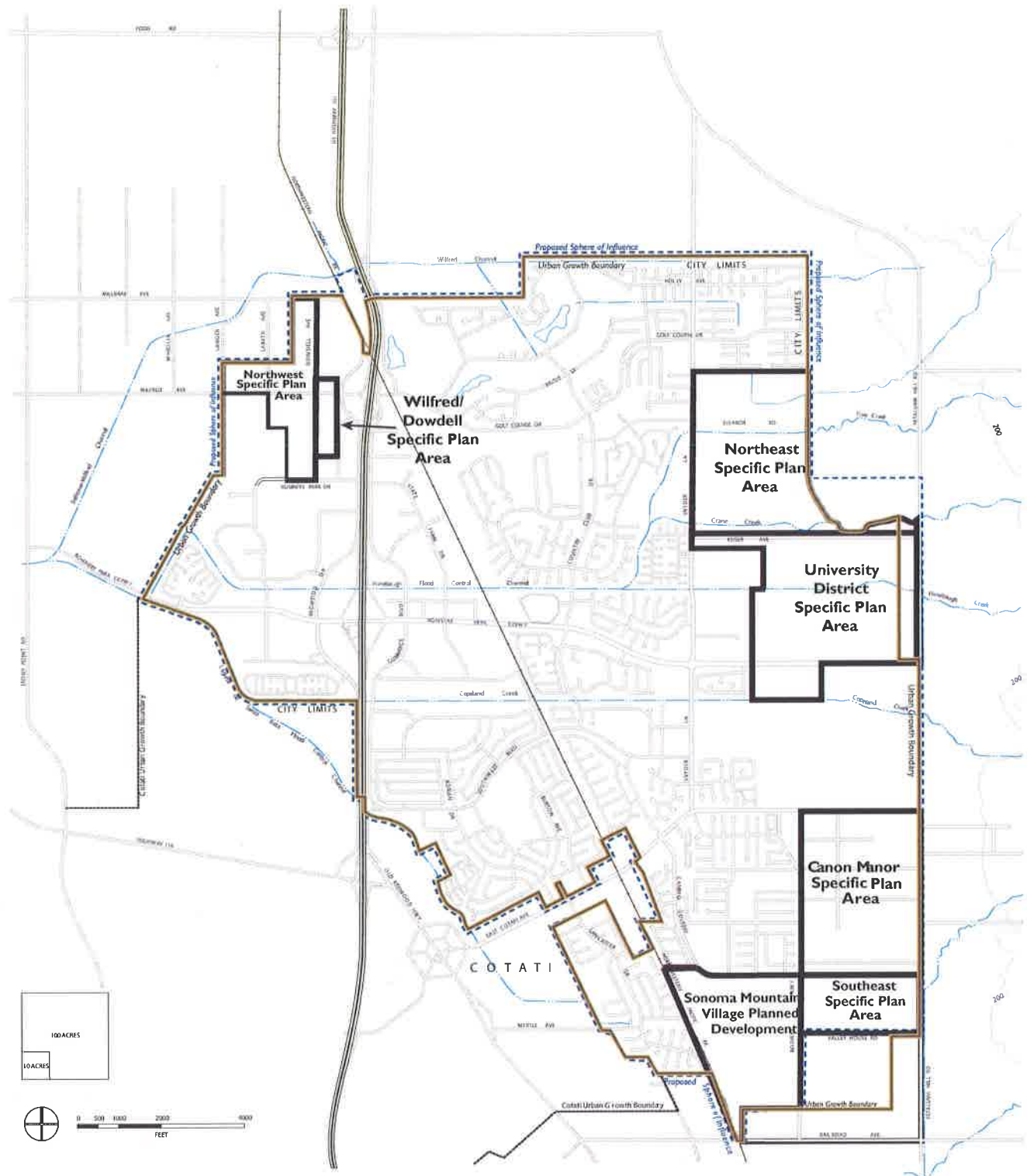
*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan. These figures do not include second residential units and reflect anticipated 55% buildout with Sonoma Mountain Village through 2020.*

Source: Dyett & Bhatia  
08/1009/14)

(Rev.

Table 2.3-3 summarizes the buildout population and employment under the General Plan. Population and employment are based on estimates of housing units and non-residential building floor area, which are derived from the acreage estimates in Table 2.3-1.

Population is expected to increase at an average annual rate of 1.0 percent between 1999 and 2020. Approximately 10,322 residents will be added to the city, reaching a total buildout population of approximately 51,332. Whereas, jobs are planned to increase at a yearly rate of 1.9 percent under the General Plan, reaching a total buildout of 29,479 jobs. Because jobs will increase at a faster rate than population, the ratio of jobs to employed residents is expected to increase from 1.04 to 1.22.



# KEY

- Urban Growth Boundary
- Proposed Sphere of Influence

Figure 2.4-1  
Specific Plan and  
Planned Development Areas

Revised 09/14



LU-17 As part of the project approval process, require development of the non-residential component of the land use program as a condition of residential development, with phasing and intermediate check points to ensure that land uses are balanced at intermediate stages in the development process.

LU-18 Require the Specific Plan to incorporate a plan for pedestrian, bicycle, and auto connections from Rohnert Park Expressway across Copeland Creek and into SSU to integrate the University with the mixed-use area.

### Northwest Specific Plan Area

LU-19 Require preparation of a Specific Plan prior to approval of any development in the Northwest Area.

LU-20 Ensure that the Specific Plan is in accordance with the development range outlined in Table 2.4-2:

**Table 2.4-2:  
Land Use Program: Northwest Specific Plan Area**

	Gross Acreage	Housing Units Minimum-Maximum	Non-residential Building Area (1,000 s.f.) Minimum-Maximum
High-Density Residential	40-50	800-900	-
Commercial	<del>40</del> 20- 5030	-	450-480
Office	15-25	-	230-260
Industrial	55-655-15	-	520200-560220
Mixed Use	40-50	300-400 units 100 hotel rooms	50-60
Parks	2-45		
Total	170100	800300-900400 units 100 hotel rooms	1,200900-1,300980

(Rev 09/14)

LU-21 As part of land use planning for the area, ensure that:

- Dowdell Avenue is not fronted by residential uses;
- The western fringe of the site fronted by residential uses, with maximum views of the surrounding open space from individual units. Residential uses can also be located in the interior of the area adjacent or in mix with the designated Commercial uses;
- Commercial and industrial developments provide adequate transition to residential areas, and industrial developments incorporate a landscaped visual buffer at the residential edges; and

- A minimum of 2 to 4-5 acres of parkland is provided, either in the Specific Plan area, or immediately adjacent open space areas to the west.

### ***Southeast Specific Plan Area***

LU-22 Require preparation of a Specific Plan prior to approval of any development in the southeast area.

*The Specific Plan shall include a neighborhood park approximately five to eight acres in size, as specified in OS-12. Development shall be in accordance with the development program outlined in Table 2.4-3.*

**Table 2.4-3:  
Land Use Program: Southeast Specific Plan Area**

	<i>Approx. Gross Acreage</i>	<i>Approx. Housing Units</i>	<i>Approx. Non-residential Building Area (1,000 s.f.)</i>
Rural / Estate Residential	15-20	25-30	
Low Density Residential	20-22	125-130	
Medium Density Residential	26-29	230-240	
Mixed-Use Development	5-10	80-90	10
Industrial	92-104		Governed by underlying FAR for Industrial Uses (Table 2.2-1)
Public/Institutional	<1		
Parks	5-8		
Total	80	475 Max.	10

(Rev. 12/10)

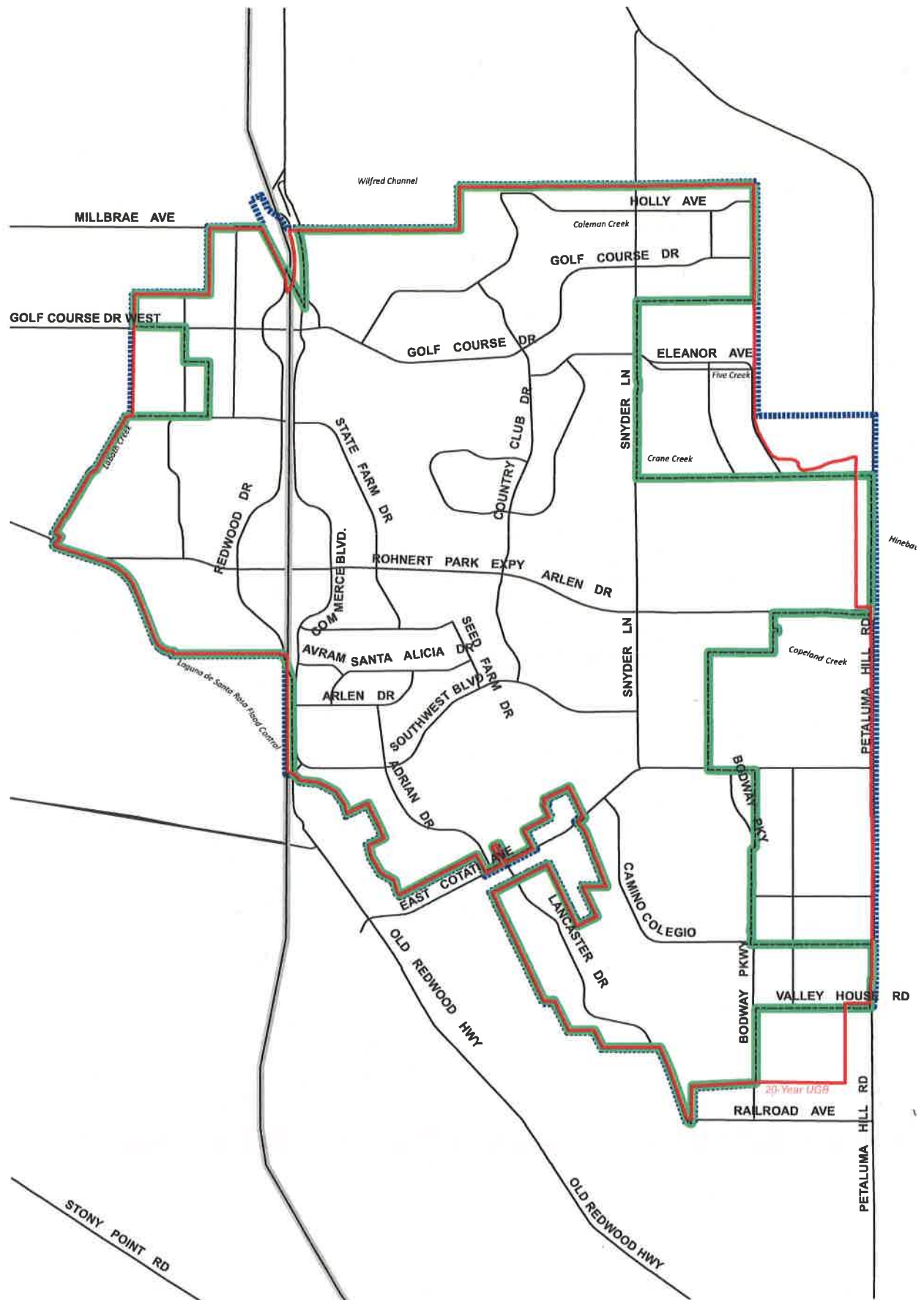
LU-23 Permit neighborhood-oriented retail, offices, financial, business and personal services, and other similar neighborhood-compatible uses.

LU-24 Permit a maximum FAR of 0.4 for retail-only development, and 1.0 for mixed use development.

*Only land devoted to non-residential uses shall be counted towards establishing the non-residential FAR requirements.*

LU-25 Allow residential uses in the mixed use area, as long as they do not front Bodway Parkway.

LU-26 Allow the Mixed Use area to be developed with a mix of residential and commercial uses, or with either one of those uses without the other.



0 1,000 2,000 4,000

All maps are intended to be consistent with the General Plan Diagram.  
Additional adjustments to other maps may be made for consistency.  
Base data from County of Sonoma GIS department, City of Rohnert Park

- Rohnert Park City Limits
- - - Sphere of Influence
- 20 Year Urban Growth Boundary

Figure 2.5-2

## Urban Growth Boundary and Annexation Area



### **City Center**

- CD-40 Use an adopted City Center Concept Plan (Policy LU-30) as the basis for the development character of the area.

*The City Center Concept Plan, in draft stages as of early 2000, envisions the center as "an attractive, family-friendly district, serving as the central community-gathering place, a focal point for cultural, recreational, business, and civic functions." The City Center should be a "pedestrian-oriented environment with City Hall Drive serving as the City's 'main street'".*

### **Northeast Specific Plan Area**

*Figure 3.2-13 shows an illustrative simulation of development along Valley House Drive.*

- CD-41 Provide a minimum of one local north-south through street, extending from Eleanor Avenue to Keiser Avenue, within the area between Snyder Lane and the collector leading to the University District linear park.

- CD-42 Provide an 8-acre park to serve as a neighborhood focal point.

*This park should be directly adjacent to either Snyder Lane or the Five Creek greenway and should be directly accessible by bicycle and pedestrian paths to the greenway.*

- CD-43 Locate the proposed High Density Residential uses adjacent to open space (the Five Creek Greenway or 8-acre park) and along the proposed north-south arterial and collector streets to increase accessibility.

### **Northwest Specific Plan Area**

- CD-44 Use design review to ensure the compatibility of uses in areas where residential and commercial areas are adjacent.

- CD-45 Foster strong design character for ~~Wilfred Avenue~~Golf Course Drive West through uniform streetscape and signage, and by requiring some parts of all development, including commercial, to be built to the edge of the properties along the street to provide street definition.

- CD-46 Provide a park ~~adjacent to Langer Avenue as transition between developed and undeveloped areas and in the North District~~ to serve the adjacent residential uses.

- CD-47 Ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and the north and beyond.

- CD-48 Ensure that a majority of internal parking is located away from Golf Course Drive West~~Wilfred Avenue~~ or is screened.



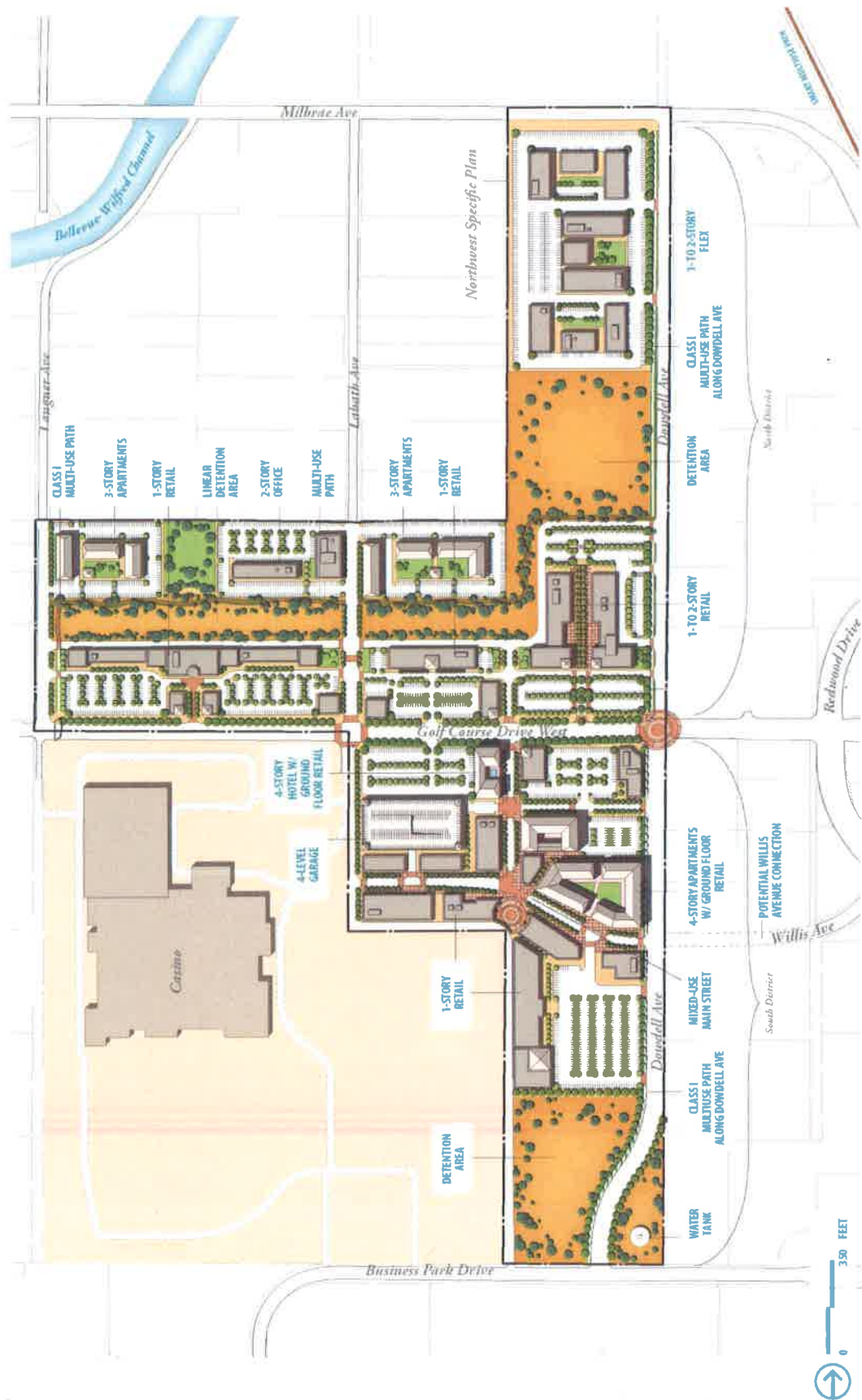
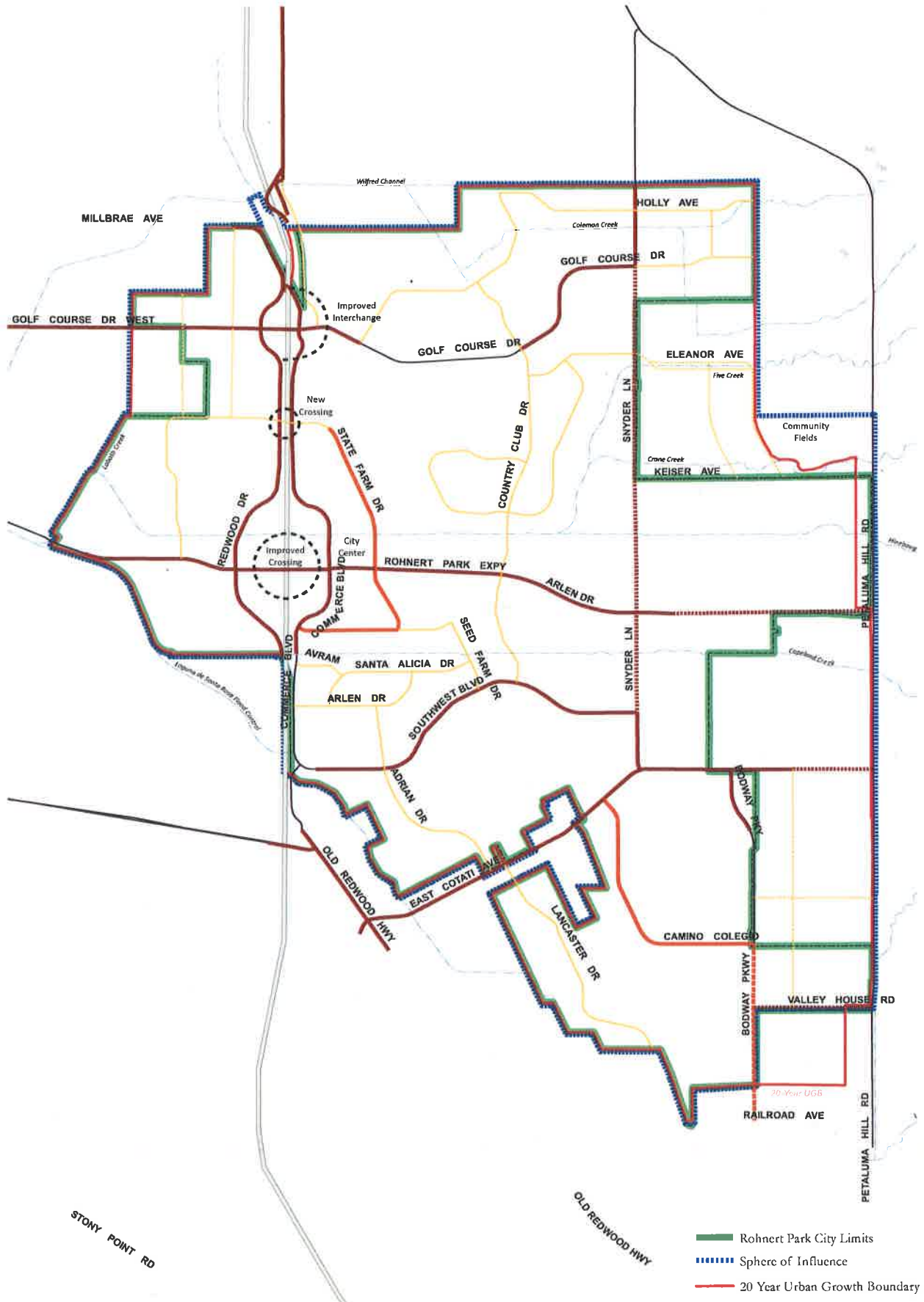


Figure 3.3-1  
Northwest Specific Plan Area Illustrative Diagram  
Revised 09/14





0 1,000 2,000 4,000  
ft

All maps are intended to be consistent with the General Plan Diagram.  
Additional adjustments to other maps may be made for consistency.  
Base data from County of Sonoma GIS department, City of Rohnert Park

#### Existing/Proposed

- Major Arterial (4-6 lanes)
- Minor Arterial (2 lanes)
- Major Collector (4 lanes)
- Minor Collector (2 lanes)

**Figure 4.1-1**  
**Master Street Plan**

Revised 08/14

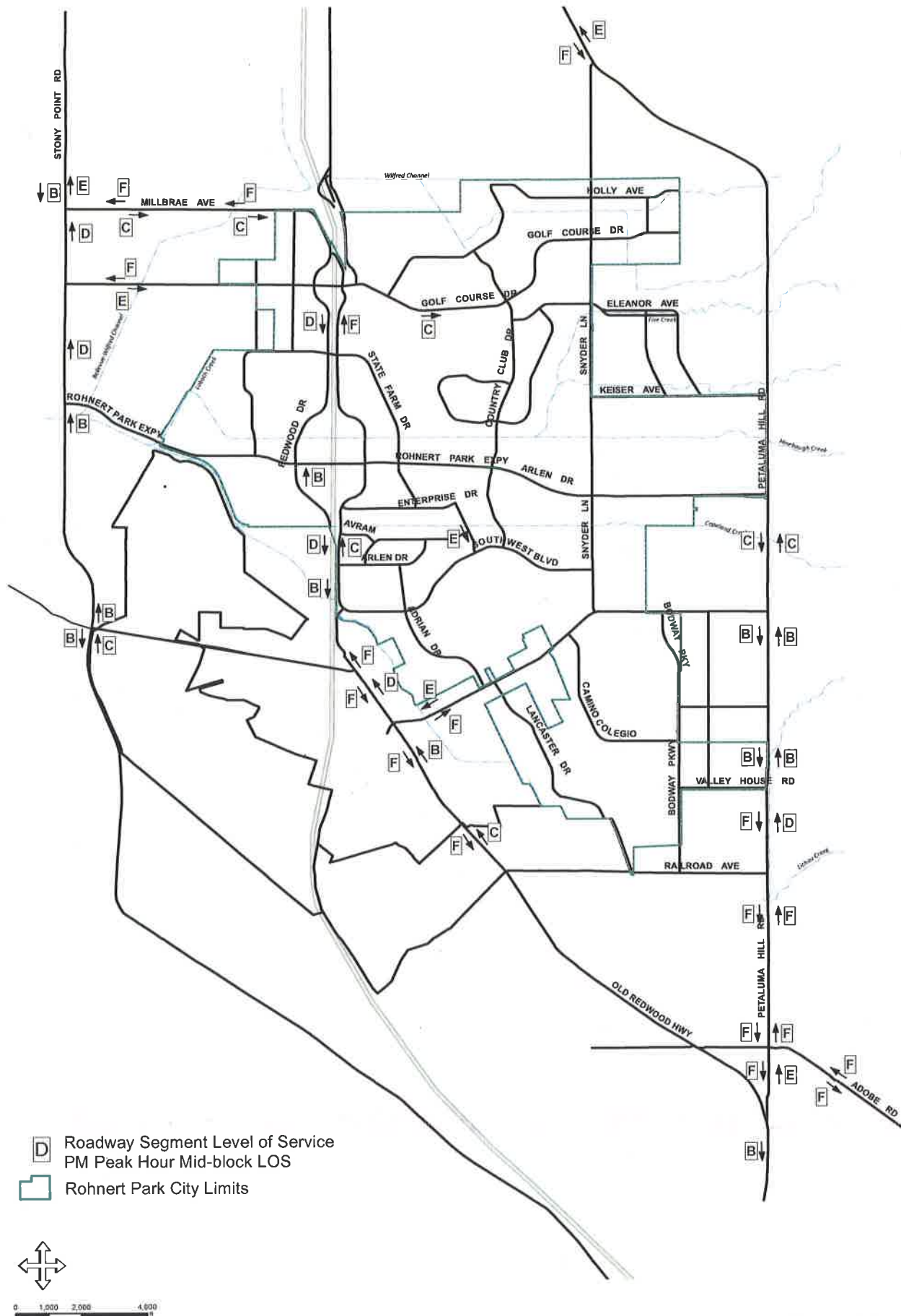


Figure 4.1-2

## Traffic Levels Of Service Under General Plan Buildout

All maps are intended to be consistent with the General Plan Diagram. Additional adjustments to other maps may be made for consistency. Base data from County of Sonoma GIS department, City of Rohnert Park

**Table 4.1-4:  
Roadway Improvements**

<i>Segment</i>	<i>From</i>	<i>To</i>	<i>Improvement</i>
<i>Infill</i>			
Rohnert Park Expwy US 101	Commerce Blvd	Redwood Dr	Widen to 6 lanes
US 101 Crossing	State Farm Dr	Business Park Dr	New Minor Arterial
US 101 Underpass	Golf Course Dr	Wilfred Dr	New Major Arterial
Snyder Ln	Southwest Blvd	Hinebaugh Creek	Upgrade to Major Arterial (widen to 4 lanes)
<i>Eastside</i>			
Snyder Ln	North side of Creekside Middle School	South side of G Section Neighborhood	Upgrade to Major Arterial (widen to 4 lanes)
Rohnert Park Expwy	Snyder Ln	Petaluma Hill Rd	Upgrade to Major Arterial (widen to 4 lanes)
Petaluma Hill Rd	1,500 feet north of Keiser Ave	Railroad Avenue	Upgrade with intersection improvements and turn lanes (remains as 2 lanes, with designation as Minor Arterial).
Eleanor Ave	1999 City Limits	Rohnert Park Expwy	New Minor Collector
Keiser Ave	Snyder Ln	Petaluma Hill Rd	Upgrade to Minor Arterial or Major Collector
North-South Spine Rd	Eleanor Rd	North side of SSU	New Minor Collector
<i>Canon Manor and Southeast</i>			
East Cotati Ave	Bodway Pkwy	Petaluma Hill Rd	Upgrade to Major Arterial (widen to 4 lanes)
Bodway Pkwy	Camino Collegio	Railroad Ave	New Major Collector
Alice Dr	Bodway Pkwy	Petaluma Hill Rd	Upgrade to Minor Collector
<i>Westside</i>			
<del>Wilfred Ave</del> <del>Golf Course Drive West</del>	<del>1999 City Limits</del> <del>Stony Point Road</del>	<del>Urban Growth Boundary</del> <del>Redwood Drive</del>	Upgrade to Major Arterial (widen to 4 lanes)
Dowdell Ave	Business Park Dr	Millbrae Ave	Upgrade to Minor Collector
Labath Ave	Business Park Dr	Urban Growth Boundary	Upgrade to Minor Collector (north of Wilfred Ave) New Minor Collector (south of Wilfred Ave)

Source: City of Rohnert Park, Crane Transportation Group

(Rev. 1209/4014)

**Table 4.1-5:  
Intersection Improvements**

<i>Intersection</i>	<i>Improvement</i>
<u>Wilfred Avenue</u> <u>Golf Course Drive West/</u> Redwood Drive	Southbound: add an additional left turn lane; westbound: widen to provide an exclusive right, a combined through/right, an exclusive through and two exclusive left turn lanes; eastbound: widen to provide an exclusive right, a combined through-right, an exclusive through, and an exclusive left turn lane.
<u>Wilfred Avenue</u> <u>Golf Course Drive West/</u> U.S.101 Southbound Ramps	New intersection southbound: provide an exclusive southbound right, a combined right/left, and an exclusive left turn lane; westbound: provide two through lanes and an exclusive left turn lane; eastbound: provide two through lanes and an exclusive right turn lane.
<u>Golf Course Drive West /</u> <u>Langner</u>	<u>Westbound: widen to include separate left, through, and right-turn lanes.</u> <u>Eastbound: widen to include a left-turn pocket and shared through-right-turn lane.</u> <u>Southbound: widen to include a left-turn lane and shared through-right lane.</u>
<u>Golf Course Drive West /</u> <u>Labath Avenue</u>	<u>Westbound: widen to include two through lanes and two left-turn lanes.</u> <u>Southbound: widen to include a left lane and through-right lane.</u>
<u>Golf Course Drive West /</u> <u>Dowdell Avenue</u>	<u>Southbound: widen to include dual left-turn lanes.</u> <u>Eastbound: add a right-turn pocket.</u>  <u>Northbound: reconfigure to include separate left, through, and right-turn lanes.</u>
<u>Business Park Drive/Dowdell Avenue</u>	<u>Install a traffic signal and construct an eastbound left-turn pocket.</u>
Commerce Drive/ Golf Course Drive	Newly configured intersection southbound: provide a combined through/right and an exclusive left turn lane; westbound: provide a through/right, exclusive through, and an exclusive left turn lane; northbound: provide and exclusive right, exclusive through, and exclusive left turn lane; eastbound: provide two exclusive right, two through lanes and an exclusive left turn lane.
Rohnert Park Ex- pressway/ U.S.101 Southbound Ramps	Westbound: widen to provide one additional through lane; eastbound: widen to provide one additional through lane.
Rohnert Park Ex- pressway/ U.S.101 Northbound Ramps	Westbound: widen to provide one additional through lane.
Rohnert Park Ex- pressway/ Commerce Drive	Southbound: widen to provide an exclusive right, an exclusive through, a combined through/right, and an exclusive left turn lane; westbound: widen to provide a combined through/right, two an exclusive through, and an exclusive left turn lane; eastbound: widen to provide an exclusive right, two through lanes, and two exclusive

**Table 4.1-5:  
Intersection Improvements**

	left turn lanes.
Rohnert Park Ex- pressway/ Snyder Lane	Southbound: widen to provide an exclusive right, two through lanes, and an exclusive left turn lane; northbound: widen to provide one additional left turn lane.
Rohnert Park Ex- pressway/ Petaluma Hill Road	Eastbound: widen to provide an exclusive right and an exclusive left turn lane.
East Cotati Avenue/ Snyder Lane	None needed.
East Cotati Avenue/ Petaluma Hill Road	Eastbound: widen to provide an exclusive right and an exclusive left turn lane.

*Source: Crane Transportation Group.*



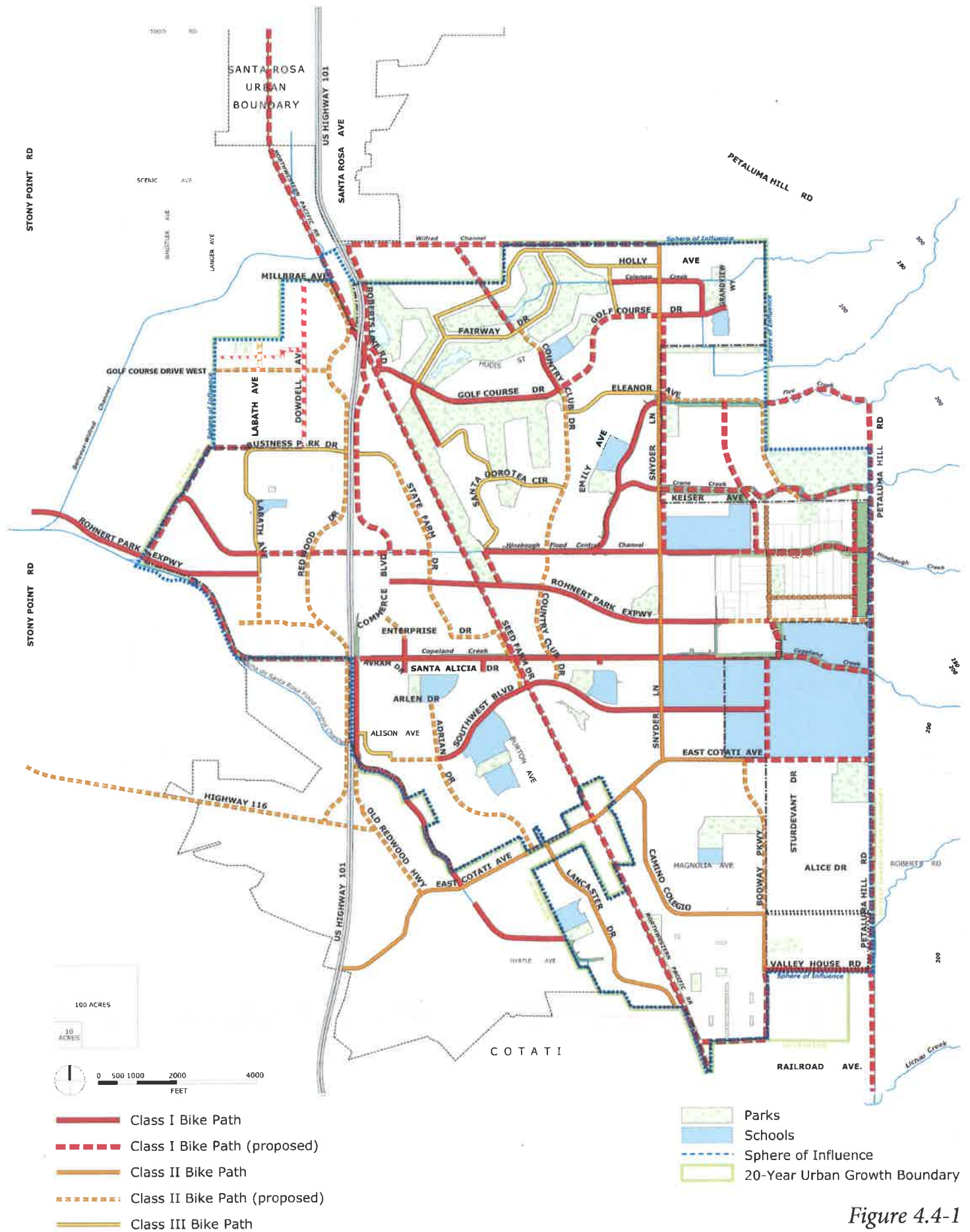
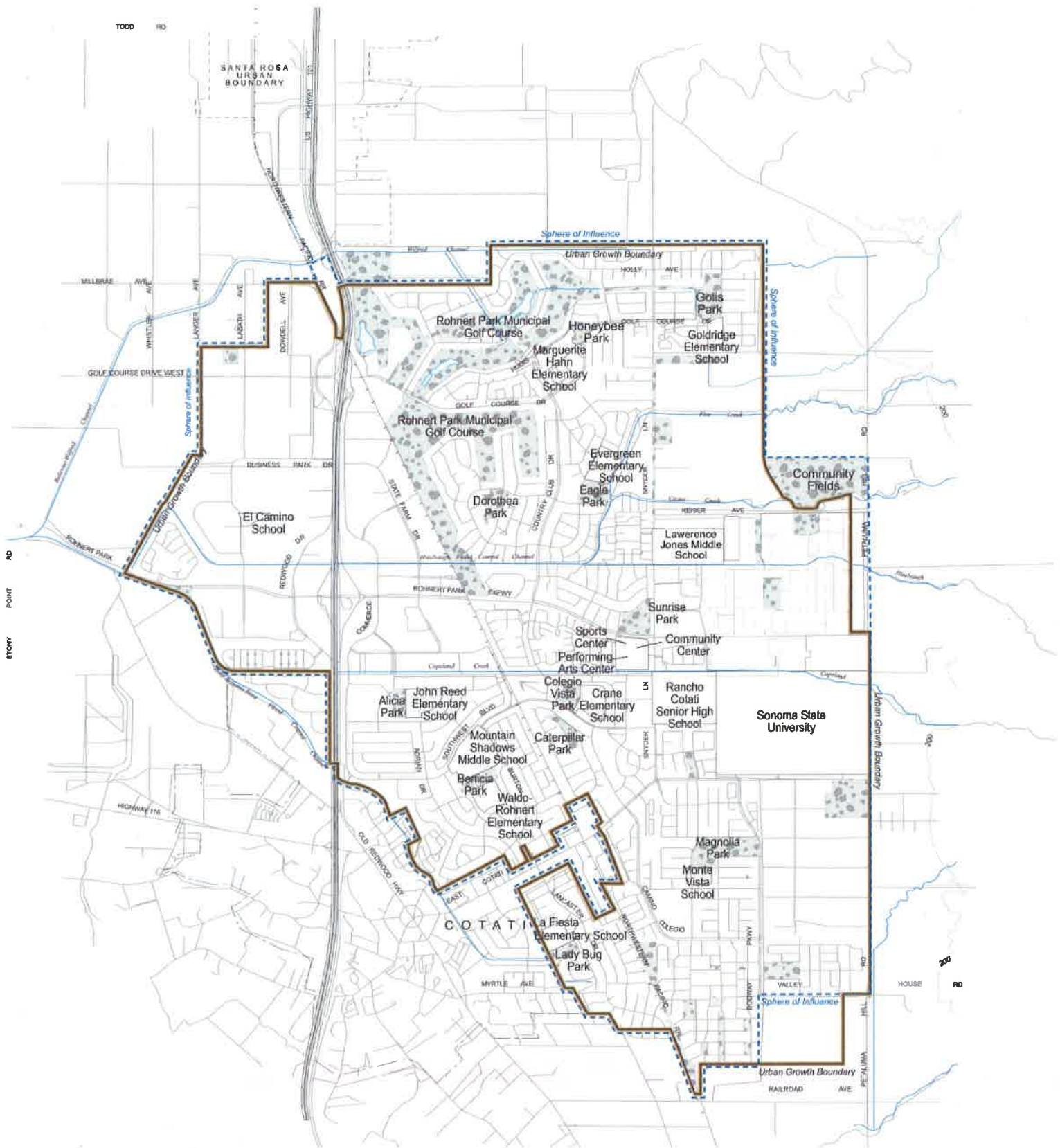


Figure 4.4-1  
Bicycle System

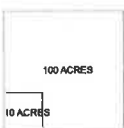
Revised 09/14





 Parks/Golf Courses

 School



*Figure 5.2-1*  
**Parks and Schools**

Revised 09/14

**Table 9.5-1:  
Residential Development – Current City Limits (from July 1, 2006 onward)**

Development	APN/Address	Zoning Designation	Allowable Density (units/acre)	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)	Approved/Constructed/Potential?
City Hall	143-061-052	R-H	24	Public/Institutional	0.77	55	Old City Hall	Y	N	A
	143-380-015	R-H	24		0.86		Old City Hall	Y	N	
	143-380-022 to -029	R-H	24		0.77		Old City Hall	Y	N	
City Center	143-051-065	M-U	24	Mixed Use	0.35	100	Old Vet Office	Y	N	P
	143-051-066	M-U	24		0.32		Vacant	Y	N	
	143-051-076	M-U	24		2.29		Parking Lot	Y	N	
Creekwood	143-021-036	M-U	24	Mixed Use	8.36	96	Mini-Storage on about 40% of site, rest is vacant	Y	N	A
Northwest	045-053-007	SP	n/a	Commercial, Mixed Use, Industrial, and Parks	5.00	398	Agricultural/grazing, rural residential, single family residential, and vacant/undeveloped lands	Y	N	P
	045-053-009	SP	n/a		5.00					
	045-053-012	SP	n/a		1.00					
	045-053-013	SP	n/a		4.00					
	045-053-014	SP	n/a		5.00					
	045-054-003	SP	n/a		1.50					
	045-054-007	SP	n/a		0.50					
	045-054-008	SP	n/a		0.35					
	045-054-014	SP	n/a		5.00					
	045-054-018	SP	n/a		7.77					
	045-054-021	SP	n/a		7.23					
	045-054-024	SP	n/a		1.00					
	045-054-025	SP	n/a		1.00					
	045-054-026	SP	n/a		1.00					
	045-054-027	SP	n/a		3.52					

Sonoma Mountain Village	<del>045-054-028</del>	<del>SP</del>	<del>n/a</del>	Mixed Use	<del>1.48</del>	1,892	Light industrial buildings and parking lots that are not in use	Y	N	A	
	<del>045-054-029</del>	<del>SP</del>	<del>n/a</del>		<del>0.51</del>						
	<del>045-054-030</del>	<del>SP</del>	<del>n/a</del>		<del>3.54</del>						
	<del>045-054-037</del>	<del>SP</del>	<del>n/a</del>		<del>0.36</del>						
	<del>045-054-038</del>	<del>SP</del>	<del>n/a</del>		<del>0.36</del>						
	<del>045-054-040</del>	<del>SP</del>	<del>n/a</del>		<del>0.50</del>						
	<del>045-054-041</del>	<del>SP</del>	<del>n/a</del>		<del>1.84</del>						
	<del>045-054-042</del>	<del>SP</del>	<del>n/a</del>		<del>2.30</del>						
	<del>045-074-004</del>	<del>SP</del>	<del>n/a</del>		<del>1.00</del>						
	<del>045-074-006</del>	<del>SP</del>	<del>n/a</del>		<del>1.00</del>						
	<del>045-074-007</del>	<del>SP</del>	<del>n/a</del>		<del>5.00</del>						
	<del>045-074-011</del>	<del>SP</del>	<del>n/a</del>		<del>1.49</del>						
	<del>045-074-012</del>	<del>SP</del>	<del>n/a</del>		<del>0.52</del>						
	<del>045-074-014</del>	<del>SP</del>	<del>n/a</del>		<del>1.50</del>						
	<del>045-074-016</del>	<del>SP</del>	<del>n/a</del>		<del>3.50</del>						
	<del>045-074-018</del>	<del>SP</del>	<del>n/a</del>		<del>15.58</del>						
	<del>045-074-019</del>	<del>SP</del>	<del>n/a</del>		<del>0.47</del>						
	<del>045-074-020</del>	<del>SP</del>	<del>n/a</del>		<del>0.26</del>						
	<del>045-074-021</del>	<del>SP</del>	<del>n/a</del>		<del>0.26</del>						
	<del>045-074-022</del>	<del>SP</del>	<del>n/a</del>		<del>5.00</del>						
Sonoma Mountain Village	<b>046-051-045</b>	<b>P-D</b>	<b>24</b>	Mixed Use	<b>98.06</b>	1,892	Light industrial buildings and parking lots that are not in use	Y	N	A	
	<b>046-051-040</b>	<b>P-D</b>	<b>24</b>		<b>76.93</b>						
	<b>046-051-042</b>	<b>P-D</b>	<b>24</b>		<b>0.15</b>						
	<b>143-150-058</b>	<b>M-U</b>	<b>24</b>	Mixed Use	<b>3.24</b>	143	Retail	Y	N	P	
	<b>143-150-009</b>	<b>M-U</b>	<b>24</b>		<b>1.27</b>						
	<b>143-150-010</b>	<b>M-U</b>	<b>24</b>		<b>1.7</b>			Y	N		

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	143-150-028	M-U	24			0.09	338	Vacant	Y	N	
	143-150-012	M-U	24			0.35			Y	N	
	143-150-023	M-U	24			0.09			Y	N	
	143-150-024	M-U	24			0.29			Y	N	
Stadium Area	143-040-116	PDD	n/a	Retail/ Institutional and Residential High Density and Park	338	14.81	338	Vacant	Y	N	A
Stadium Area	143-040-117	PDD	n/a			19.34			Y	N	
University District	045-253-007	SP	n/a	Rural Estate, Low Density, Medium Density, High Density Residential, and Mixed Use	1,645	3.06	1,645	undeveloped	N	N	A
	045-253-009	SP	n/a			1.74		undeveloped	N	N	
	045-253-010	SP	n/a			1.73		undeveloped	N	N	
	045-253-011	SP	n/a			1.73		undeveloped	N	N	
	045-253-012	SP	n/a			1.74		undeveloped	N	N	
	045-253-018	SP	n/a			66.79		undeveloped	N	N	
	045-262-001	SP	n/a			20		undeveloped	N	N	
	045-262-002	SP	n/a			20		undeveloped	N	N	
	045-262-003	SP	n/a			31.5		undeveloped	N	N	
	045-262-004	SP	n/a			10		undeveloped	N	N	
	045-131-019	SP	n/a			46.25		undeveloped	N	N	
	047-131-024	SP	n/a			29.06		undeveloped	N	N	
	047-131-025	SP	n/a			70.47		undeveloped	N	N	
	047-131-026	SP	n/a			27.64		undeveloped	N	N	
Vida Nueva	047-131-027	SP	n/a			7		undeveloped	N	N	
	143-391-052	R-H	24	Regional Commercial	24	5.1	24	Vida Nueva	Y	N	C
	143-391-093	R-H	24	Residential High-Density		1.83		Vida Nueva	Y	N	
Total							2,527,925				

The parcels below the dotted line are the Brookfield Homes parcels that have already been approved for 1,454 units. The remaining 191 units (above the dotted line) are included in the Specific Plan but not yet approved.

Source: City of City of Rohnert Park Community Development Department, 2009.

(Rev 03/09/14)



### **Northwest Specific Plan Area**

Approximately 800 to 900 High Density400 Residential-residential units could be constructed within the areas designated for Mixed-Use developmenton almost 50 residentially-designated acres in the Northwest Specific Plan Area, developed on either side of the Wilfred Avenue extensionGolf Course Drive West.

Community Design Element Policies CD-44 and CD-47 are designed to ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and north, and beyond, and that adjacent commercial areas are compatible with the residential uses.

### **Development Outside of the Current City Limits (but within the Sphere of Influence)**

Over half of the City's regional share of housing for the planning period is to be provided within the current city limits. However, significant residential growth is planned to occur in areas outside of the current City limits, but within the City's Sphere of Influence (SOI). This is an important point, since only annexation approval is needed from LAFCO, not a SOI amendment; the City had specifically initiated SOI amendments at the time of the adoption of the current General Plan in 1999 (with the updated SOI approved by LAFCO in 2002). There are several specific plans that the City and developers are actively engaged in, that are planned to be annexed and adopted by 2011; all of these specific plans are already a part of the City's adopted General Plan and within the SOI.

### ***2002 Sphere of Influence***

The City's Sphere of Influence is comprised of the area within the current City limits and five areas outside of it: the Northwest, Northeast, and Southeast specific plans, the 25-acre Wilfred/Dowdell Specific Plan area (proposed for a commercial center), and the Canon Manor neighborhood.

The Canon Manor rural subdivision, an unincorporated area located immediately south of Sonoma State University, was once accessed by graveled roads and supported by individual water wells and septic systems. In the past, the subdivision was plagued by failing sewer systems and contaminated water supplies, however roads have now been paved water and sewer lines have been installed.

Potential development of the Canon Manor area as provided for by the General Plan includes approximately 113 Rural Estate Residential infill units and 191 Low Density Residential units south of Alice Drive.

### ***Expanded Urban Growth Boundary***

The Land Use and Growth Management Element of the General Plan provides for potential construction of 2,465 dwelling units outside of the City limits (but within the 2002 SOI), distributed among the various specific plan areas as shown in the following figure and Table 9.5-2.

(Rev. 08/10)



**Table 9.5-2:  
Potential Residential Development – Outside of City Limits (within Sphere of Influence)**

Specific Plan	APN No.	Zoning	Allowable Density (per acre)	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity (Y/N)	On Site Constraints (Y/N)	Approved/Constructed/Potential?
Northeast	045-222-002	SP	n/a	Rural/Estate, Low Density, Medium Density, and High-Density Residential	10	1,090	undeveloped	N	N	
	045-222-004	SP	n/a		20		undeveloped	N	N	
	045-222-005	SP	n/a		10		undeveloped	N	N	
	045-222-006	SP	n/a		10		undeveloped	N	N	
	045-222-007	SP	n/a		20		undeveloped	N	N	
	045-222-011	SP	n/a		8		undeveloped	N	N	
	045-222-013	SP	n/a		10		undeveloped	N	N	
	045-222-014	SP	n/a		20.4		undeveloped	N	N	
	045-222-019	SP	n/a		2		undeveloped	N	N	
	045-222-020	SP	n/a		6.89		undeveloped	N	N	
	045-222-021	SP	n/a		5.09		undeveloped	N	N	P
	045-222-010	SP	n/a		32.03		undeveloped	N	N	
	045-222-017	SP	n/a		0.53		undeveloped	N	N	
	045-222-018	SP	n/a		0.47		undeveloped	N	N	
	045-222-022	SP	n/a		6		undeveloped	N	N	
	045-252-001	SP	n/a		46.05		undeveloped	N	N	
	045-252-002	SP	n/a		10.17		undeveloped	N	N	
	045-252-003	SP	n/a		10.16		undeveloped	N	N	
	045-252-010	SP	n/a		2.1		undeveloped	N	Y	
	045-252-011	SP	n/a		1.79		undeveloped	N	Y	
Northeast	045-252-013	SP	n/a		1.04		undeveloped	N	Y	
	045-252-015	SP	n/a		1.02		undeveloped	N	Y	
	045-252-017	SP	n/a	Rural/Estate, Low Density,	1.02	1,090	undeveloped	N	Y	P
	045-252-019	SP	n/a		0.62		undeveloped	N	Y	

**Table 9.5-2:  
Potential Residential Development – Outside of City Limits (within Sphere of Influence)**

Specific Plan	APN No.	Zoning	Allowable Density (per acre)	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity (Y/N)	On Site Constraints (Y/N)	Approved/Constructed/Potential?
	045-252-022	SP	n/a	Medium Density, and High-Density Residential	0.58		undeveloped	N	Y	
	045-252-023	SP	n/a		1		undeveloped	N	Y	
	045-252-024	SP	n/a		1		undeveloped	N	Y	
	045-252-025	SP	n/a		1.02		undeveloped	N	Y	
	045-252-026	SP	n/a		1		undeveloped	N	Y	
	045-252-027	SP	n/a		0.58		undeveloped	N	Y	
	045-252-028	SP	n/a		0.58		undeveloped	N	Y	
	045-252-029	SP	n/a		0.58		undeveloped	N	Y	
	045-252-030	SP	n/a		0.58		undeveloped	N	Y	
	045-252-031	SP	n/a		0.91		undeveloped	N	Y	
	045-252-032	SP	n/a		0.91		undeveloped	N	Y	
	045-261-001	SP	n/a		30.88		undeveloped	N	Y	
Northwest	045-074-001	SP	n/a	High Density Residential	0.48	900	undeveloped	N	N	
	045-074-002	SP	n/a		0.26		undeveloped	N	N	
	045-074-004	SP	n/a		1		undeveloped	N	N	
	045-074-006	SP	n/a		1		undeveloped	N	N	P
	045-074-007	SP	n/a		5		undeveloped	N	N	
	045-074-009	SP	n/a		25.24		undeveloped	N	N	
	045-074-011	SP	n/a		1.49		undeveloped	N	N	
	045-074-012	SP	n/a		0.52		undeveloped	N	N	
	045-074-014	SP	n/a		1.5		undeveloped	N	N	
	045-074-015	SP	n/a		5		undeveloped	N	N	P
Northwest	045-074-016	SP	n/a		3.5		undeveloped	N	N	

**Table 9.5-2:  
Potential Residential Development – Outside of City Limits (within Sphere of Influence)**

Specific Plan	APN No.	Zoning	Allowable Density (per acre)	General Plan Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity (Y/N)	On Site Constraints (Y/N)	Approved/Constructed/Potential?
Southeast	047-111-030	SP	n/a	Rural/Estate, Low Density, Medium Density Residential, and Mixed-Use	79.7	475	undeveloped	N	N	A
	047-111-051	SP	n/a		0.1		undeveloped	N	N	
Total						2,465,156				

Source: City of Rohnert Park Community Development Department, 2009.

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### ***Southeast Specific Plan Area***

The General Plan Diagram provides for approximately 5-10 acres of mixed-use development, which could result in the development of approximately 80-90 units, 20-22 acres of Low Density Residential, and 26-29 acres of Medium Density Residential in the Southeast Specific Plan Area. The Southeast Area also includes about 15-20 acres of Rural Estate Residential land. A higher floor ratio would be allowed for a mixed-use area if it were to include residential development as part of commercial structures (1.0 as opposed to 0.4) to encourage the development of housing in this area.

A total of 475 units are proposed for the Southeast area, 72 of which would be affordable per the City's 15 percent inclusionary housing ordinance.

### ***Northwest Specific Plan Area***

~~Approximately 800 to 900 High Density Residential units could be constructed on almost 50 residentially designated acres in the Northwest Specific Plan Area, developed on either side of the Wilfred Avenue extension.~~

~~Community Design Element Policies CD 44 and CD 47 are designed to ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and north, and beyond, and that adjacent commercial areas are compatible with the residential uses.~~

~~A total of 900 units are proposed for the Northeast area, 135 of which would be affordable per the City's 15 percent inclusionary housing ordinance.~~

### **Timing of Development**

General Plan buildout is envisioned to occur by 2020, at an average growth rate of 225 housing units per year. The actual timing of development will depend on a number of factors, including:

- Market demand for housing
- Preparation and approval of specific plans
- Availability of water and wastewater disposal services, and
- Annexation approval.

### **AGENCY AND FUNDING RESOURCES**

Agencies and programs that address housing needs within the City of Rohnert Park are already in place.

### **Community Development Commission**

State law authorizes local governments to establish one or more redevelopment project areas to eliminate blight, and to expand and improve the supply of low and moderate-income housing. Redevelopment agencies may use the power of eminent domain to assemble and acquire sites for housing, both within and outside of a project area. They may also issue revenue bonds to finance infrastructure and provide long-term, low-interest loans for construction and rehabilitation. Additionally, funds may be generated by tax increment financing, which captures for a time, all or a portion of the increased tax revenue that results from greater private investment in a project area.

**Table 9.7-1:  
Rohnert Park Quantified Objectives (January 1, 2007 to June 30, 2014)**

<i>Income Category</i>						
	<i>Extremely Low (less than 30% of AMI)</i>	<i>Very Low (between 30-50% of AMI)</i>	<i>Low (between 50-80% of AMI)</i>	<i>Moderate (between 80-120% of AMI)</i>	<i>Above Moderate (over 120% of AMI)</i>	<i>Total</i>
<i>New Construction</i>						
University District			247		1,398	1,645
Creekwood Apartments			14		82	96
Old City Hall Site			55		0	55
Vida Nueva			24		0	24
City Center (mixed use)			15		85	100
Southwest Shopping Center			15		85	100
Southeast Area SP			71		404	475
Northeast Area SP			164		926	1,090
Northwest Area SP			135		765	900
Stadium Area SP			53		305	358
Sonoma Mountain Village			452		1,440	1,892
<b>Total</b>			<b>1,313</b>		<b>5,548</b>	<b>6,861</b>
<i>Rehabilitation</i>						
Owner-Occupied Housing Rehab Program	6	7	18	2	0	33
Rebuilding Together	61	66	0	0	0	127
<b>Total</b>	<b>67</b>	<b>73</b>	<b>18</b>	<b>2</b>	<b>0</b>	<b>160</b>
<i>Conservation/Preservation</i>						
	0	0	0	0	0	0
<b>Grand Total (New Construction, Rehab, and Conservation/Preservation)</b>			<b>1,471</b>		<b>5,552</b>	<b>7,024</b>
<b>RHNA 2007-2014</b>			<b>602</b>		<b>952</b>	<b>1,554</b>

Source: City of Rohnert Park, 2008.

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