



- Santa Rosa 2035: General Plan
- Growth Management Ordinance
- Housing Allocation Plan Ordinance

City Council & Planning Commission Joint Session

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Community Development Department



INTRODUCTION

The general plan addresses issues related to the physical development and growth of Santa Rosa, and it represents the community's aspirations for the future. The general plan is required by state law, and it has a long range focus, looking 25 years into the future. It is a blueprint for the future, guiding the city's planning and zoning functions as well as the funding of public improvement projects, such as parks and streets.

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

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

The annual review covers general plan actions in 2012 and addresses general plan implementation. The yearly review of the Growth Management and Housing Allocation Plan Ordinances is also included, following the general plan information.

GENERAL PLAN ACTIONS IN 2012

According to city policy, the general plan can be amended three times per year. Amendments to the land use diagram and the text can be considered. Any change to the general plan requires a hearing before both the planning commission and the city council. Four amendments were considered during the 2012 amendment cycles, two which relate to adoption of new plans and two which relate to economic development initiatives directed by the city council. More detail about the plans is included later in this report.

Climate Action Plan. The general plan text was amended for consistency between the general plan and the climate action plan. The general plan now refers to the local greenhouse gas reduction target and indicates that the climate action plan is a roadmap to achieve that and state reduction targets. Other amendments included new or revised policies on energy efficiency, green building, and reducing greenhouse gas emissions.

North Santa Rosa Station Area Specific Plan. Both the general plan text and land use diagram were amended to ensure consistency between the specific plan and the general plan. The specific plan includes the area approximately one-half mile around the future Sonoma Marin Area Rail Transit (SMART) station, and the land use designations of more than 500 parcels were changed to allow for more transit-oriented development. Five elements of the general plan were also amended, with a new section in the Land Use and Livability Element highlighting important

specific plan policies.

Grocery Store Policies. This amendment updated the land use definitions for both the Community and Neighborhood Shopping Center classifications. Community Shopping Centers now refer to including a “large grocery store” rather than a supermarket or super drugstore. The classification was also changed to note that the center is intended to meet shopping needs of surrounding neighborhoods. Neighborhood Shopping Centers now refer to grocery stores rather than the food stores for consistency in definition. Land use policies addressing grocery stores and shopping centers were also amended for consistency.

Yolanda Avenue Amendment. This amendment changed 2.7 acres of Medium Density Residential and 5.46 acres of Light Industry to Retail and Business Services for 8.16 acres located at 325 Yolanda Avenue and 2532 Santa Rosa Avenue. To ensure no overall loss of Medium Density land, approximately 4.6 acres at 1865 Meda Avenue were designated Medium Density and 3 acres at the Montecito Center were designated Medium High Density. A companion text amendment notes that the Montecito Center shall include a minimum of 180 future residential units.

GENERAL PLAN IMPLEMENTATION

The general plan contains hundreds of policies which guide the daily decision making of city staff, the city council and city boards and commissions. The following addresses the progress in implementing the general plan.

Growth and Development

Residential

Santa Rosa had 168,841 residents according to the State Department of Finance as of January 1, 2012. This represents an increase of 0.05 percent over the 2011 population of 168,034.

There were **238 residential building permits issued** by the City of Santa Rosa in 2012. Of the permits issued, 96 were for single family dwellings, 138 were for multifamily dwellings, and 4 for second dwelling units. Sixty four of the units classified as multifamily are part of the Fountaingrove Lodge project, a senior congregate care facility. Of the 238 total units, 137 were permitted in northeast, 71 in southwest, and 30 in northwest Santa Rosa. There was an overall decrease of 8 percent in residential permitting from 2011 when 257 permits were issued for residential dwellings.

While the city’s pending development report from June 2012 tallies more than 5,000 proposed and approved dwelling units, many of these are not part of active development projects that are expected to be built. Many projects approved in the mid-2000s, prior to the economic downturn, remain valid due to automatic extensions of their original approvals.

Non Residential

Permitting for non-residential square footage increased over 2011, when 15,250 square feet was permitted. Santa Rosa issued building permits for 31,672 square feet of new non residential construction last year. New commercial buildings include three auto dealership showrooms, Volkswagen and Subaru on Corby Avenue and Kia on Santa Rosa Avenue. A new retail building at Montgomery Village will house the Boudin Bakery and is now under construction. The former Gottschalk's at Coddington Mall was removed to make way for a new Target retail store which was approved last year.

The pending development report shows that 1,700,000 square feet of non residential uses are proposed or have been approved, As with proposed and approved residential development noted above, it is anticipated that many of these projects will not be built.

Annexations

In 2012, there was one annexation of 3.55 acres to the City of Santa Rosa. This is the first annexation since 2008. The City of Santa Rosa encompasses 41.67 square miles.

Housing Needs Information

The 238 units permitted in 2012 meet the following income categories: **Very Low - 8; Low - 114; Moderate - 46; Above Moderate - 70**. All very low income units are under contract with the city for long term affordability. Many of the low income units are also under contract, but many are affordable based on market sales price or rent, as are moderate income units. The following table compares the ABAG Regional Housing Needs Allocation (RHNA) numbers for Santa Rosa with building permit issuance by income category to illustrate the remaining need, with less than 2 years remaining in the reporting period.

Building Permit Issuance by Income Category 2007- 2012					
Income Category	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHND - 2007 - 2014	1,520	996	1,122	2,896	6,534
Building Permits Issued 2007 - 2012	312	370	355	773	1,810
Remaining Need	1,208	626	767	2,123	4,724

**Note: 24 permits issued for low income units in 2007 were never constructed (Dauenhauer Apartments) and are removed from the Low total.*

General Plan Quantified Objectives

1. ***Help fund the development of 210 very low and 138 low income units annually to meet the ABAG Regional Housing Needs Allocation.***

In 2012, 8 permits were issued for very low income units and 43 permits were issued for low income units under contract with the city for long term affordability. This is the Humboldt Apartments project at Humboldt and 7th Streets downtown. Local housing fees and HOME funding was used to assist this project. Other units affordable to low incomes did not receive funding through the city. The city did not achieve the specific quantified objective, due in large part to the downturn in the housing market. The Housing Authority committed no funding for affordable projects in 2012.

As of mid-2012, there were 130 very low and 226 low income units which are approved but not yet built and 8 very low and 99 low income units in projects which are in the development pipeline or are being discussed with staff in Economic Development and Housing.

2. ***Assist in the rehabilitation of 50 units annually (25 very low and 25 low income housing units).***

In 2012, 871 units were rehabilitated through the city's Neighborhood Revitalization Program and Section 8 rental assistance programs.

Five hundred sixty four units were rehabilitated through the Neighborhood Revitalization Program as a result of building code enforcement measures which were cited and cleared in 2012. This includes units in the Corby/Olive neighborhood and the Woods.

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

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

In 2012, four building permits were issued for second dwelling units. This is the sixth year in a row that permits for second units were less than 30 per year. There were a number of projects approved in the early 2000s which included second units to be developed concurrently with single family dwellings such as Gordon Ranch and College Village. This trend seems to have peaked. Single family dwellings with second units are more expensive to purchase and may be less viable under current economic conditions.

4. ***Preserve the existing emergency shelter beds and units of transitional and supportive housing. This includes 501 year round and 44 winter only beds in emergency shelters, 375 units of transitional housing and 385 units of permanent, supportive housing.***

No emergency or transitional beds for homeless persons were lost and no additional beds were provided during 2012. However, funding was provided for the acquisition and rehabilitation of two supportive housing projects. This includes six beds for low income individuals at Henry House, which serves persons with disabilities and four units for very low income persons at McMinn Avenue Shared Housing.

5. ***Preserve the existing inventory of federally and locally funded affordable units including the 793 units with the potential to lose affordability between 2009 and 2014.***

During 2012, 11 units lost affordability. This includes one very low, nine low and one moderate income unit. One ownership and seven rental units were in developments where affordability terms expired during the year. The three ownership units were lost due to foreclosure or short sale.

The city was successful in preserving 200 existing affordable housing units at risk of converting to market rate last year, including 46 very low income and 154 low income units. The Housing Authority consolidated prior loans for Sonoma Creekside and approved a new loan which resulted in the preservation of 42 units, 13 very low and 29 low income, for 55 years. Through negotiation with its property owner, 33 very low and 125 low income units were preserved in the Bethlehem Towers senior development.

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

One mobile home unit which received a subsidy for mobile home space rent is no longer part of the Housing Authority's Mobile Home Rent Deferral Program.

Housing Policy Implementation

Housing Element policies are unique among General Plan policies in that implementation dates and responsible entities are included. The Housing Element directs two housing related programs in 2012. The policies are as follows:

H-C-4 Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low and low income households. *Discussion: The City Council addressed whether to pursue a commercial linkage fee when it addressed revision of the Housing Allocation Plan in 2012. The council decided to postpone consideration of a commercial linkage fee until economic conditions improve.*

H-C-19 Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities. *Discussion: This investigation did not occur in 2012 due limited staffing in the Community Development Department and the focus of planning staff resources on zoning and general plan changes to support economic development.*

In addition, there are three outstanding programs from 2011. Work has not commenced on these programs due to limited staffing in the Community Development Department and focus on council-directed work items.

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

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

H-F-6 Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process.

LAND USE / URBAN DESIGN ELEMENTS

Downtown

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

While the city’s Downtown Program, based in the Economic Development and Housing Department, is no longer funded, it continues to provide some support to achieve city objectives for downtown. Accomplishments in 2012 include:

- Maintained discounted merchant downtown shopping parking validation program;
- Created interactive downtown employee parking map to highlight options in conjunction with the “Park it Where You Work It” garage permit campaign;
- Partnered with Sonoma County GoLocal on the Shop Rosa campaign and with the Sonoma County Economic Development Board on Restaurant Week;
- Developed downtown-specific pole mounted banners, which are now in production;
- Refined city’s Downtown Web Portal and Interactive Downtown Shopping Map.

Further, promotion of Downtown in 2012 occurred through marketing support of events such as the Wednesday Night Market and holiday festivities. Downtown also hosted the 2012 Amgen Tour of California Race Start and Gala. Radio advertising highlighted downtown shopping parking validation campaigns, and the city advertised downtown’s position as the professional business hub of Sonoma County in the North Bay Business Journal. Outreach tools for Downtown included the downtown webpage, events listing, social media campaign including Twitter and Facebook pages, and the Courthouse Square information kiosk.

One new mixed use project was permitted and began construction downtown in 2012, the previously noted Humboldt Street Apartments, with 51 affordable housing units and approximately 2,500 square feet of non residential space on the ground floor.

TRANSPORTATION ELEMENT

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

The General Plan calls for maintaining **acceptable traffic flows**, with a level of service of “D” or better along major corridors. While modeling is utilized to analyze specific projects and plans to measure level of service, the city also uses traffic signal timing to address levels of service. The College Avenue Adaptive Traffic Control project was put into motion with the help of a Federal earmark in 2006, and implementation began in early 2007. In 2009, twenty-seven intersections along the Stony Point Road and Guerneville Road corridors have been enhanced with this signal timing technology through Proposition 1B funding. Mendocino Avenue from College Avenue to Bicentennial Way was completed in early 2011 using American Recovery and Reinvestment Act funding.

The General Plan also directs **traffic calming** on streets subject to high speed and/or cut-through traffic, to improve neighborhood livability. The Public Works Department has had to reduce efforts in this arena due to budget impacts, but did implement the Humboldt Bike Boulevard project in recent years to enhance bicycle travel on this north-south street.

The Sixth Street undercrossing of Highway 101 was completed in 2012, providing greater east-west connectivity for motor vehicles, bicycles, and pedestrians.

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

Bicycles and Pedestrians

The General Plan directs attractive and safe streets for pedestrians and bicyclists. In 2012, **Class II bicycle lanes** were installed on **Sixth Street** between A and Morgan Streets and on **Ninth Street** between Dutton Avenue and Stony Point Road. A Class I path has been developed along Colgan Creek from where it crosses Bellevue Road with Burgess Drive, in front of Elsie Allen High School. **New bicycle boxes** were installed at Sonoma Avenue and Santa Rosa Avenue, Marlow and Piner Roads, and South Wright and Sebastopol Roads. Bicycle boxes are installed in the street and allow bicyclists wait in front of vehicles when stopped at a traffic signal.

Pedestrian improvements which were completed last year include ramps and crosswalks at Tokay Street and Amethyst Way, new sidewalk on Tokay Street near Kawana Elementary School, 80 feet of new sidewalk on Alderbrook Way, a new traffic signal at College Avenue and Link Lane, and pedestrian access from Dutton Avenue to the Santa Rosa Creek path. A

pedestrian activated flasher was installed at Bellevue Avenue at Colgan Creek near Elsie Allen High School.

Design is underway for new Class I bicycle paths on Yulupa Avenue from Montgomery Drive to Hoen Avenue; Class I path on Neotomas between Ronne Drive and Lornadell Lane; Class II bicycle lanes on Sixth and Seventh Streets from A to E Streets; Class II bicycle lanes on Lewis Road between Mendocino Avenue and Humboldt Street; Class II bicycle lanes and sidewalk as part of road reconstruction on Middle Rincon Road between Montecito and Badger; pedestrian path on Chanate Road between Glen Echo and Parker Hill Road; new sidewalk on Dutton Avenue between West College Avenue and an existing sidewalk to the north; and pedestrian flashers at College Avenue and Glenn Street, Meadow Way and Kawana Springs Road, and Hearn Avenue and Old Stony Point Road. It is anticipated that construction on these improvements will commence this summer.

Highway 101 Bicycle and Pedestrian Bridge. Development of a bicycle/pedestrian bridge over Highway 101 connecting Santa Rosa Junior College to the west has been the subject of public meetings and a feasibility study beginning in 2009. The 2010 Bicycle and Pedestrian Master Plan includes the bicycle and pedestrian bridge over Highway 101 as the top bicycle and pedestrian priority. The city council accepted the Bicycle Pedestrian Overcrossing Feasibility Study on November 30, 2010, and directed staff to work with CalTrans on a cooperative agreement for a Project Initiation Document (PID). A consultant was hired and is working to prepare the PID, which is anticipated to be completed in spring 2014.

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

Transit and Transportation Systems Management

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

In fiscal year 2012, **Santa Rosa CityBus** ridership exceeded three million passenger trips for the second year in a row, at 3,024,909. Average weekday ridership now stands in excess of 10,000 passenger trips. Santa Rosa Paratransit serves individuals who are unable to use fixed route transit due to a disability. Individuals wishing to use this service must call and schedule a ride at least one day in advance. This service picks individuals up at their stated origination point and delivers them to a specified destination. Santa Rosa Paratransit, which operates 11 accessible, lift-equipped buses and two wheelchair-accessible minivans, provided 47,020 passenger trips in 2012.

In June 2012, the downtown Transit Mall was temporarily relocated from Second Street to First Street to make improvements. Operations returned to the Second Street Transit Mall in December 2012. The **renovated Transit Mall** features upgraded waiting areas, including new shelters and benches; improved lighting; upgraded and accessible restroom facilities; improved pedestrian circulation; new signage and information displays (with local and regional transit

information); and public art installations.

Implementation of the **CityBus Automated Vehicle Location (AVL)** system began in 2012. The AVL project incorporates several methods for providing real-time bus departure information to the public (e.g., signage, phone, text, and smartphone app). The AVL system will also enable real-time tracking of all buses in the CityBus fleet. The system will generate stop-level ridership data for planning purposes.

The City Council adopted the **FY 2012-2021 Short Range Transit Plan (SRTP)** in November 2012. The SRTP lays out the operating budget and plan for CityBus and Santa Rosa Paratransit services over a ten-year period. The plan development process included substantial public outreach. While the SRTP includes a fare increase and CityBus service reduction to offset multi-year losses in sales tax revenues for transit service operations, the plan also sets forth short-term and long-term goals and priorities for service improvements.

As part of the SRTP process, and consistent with general plan policy which calls for coordination of transit services among operators, Santa Rosa CityBus, Sonoma County Transit, and Petaluma Transit staff jointly drafted an appendix on inter-operator coordination efforts for inclusion in each operator's SRTP. This appendix lays out intentions for further coordination among operators to enhance transit travel in Santa Rosa and Sonoma County as a whole.

Transit Division staff completed a federally-mandated analysis of language access needs of Limited English Proficient (LEP) individuals in the CityBus service area. This effort included outreach to 12 community-based organizations serving large numbers of LEP individuals, as well as four focus groups with approximately 45 LEP CityBus riders. The analysis is being used to complete the Santa Rosa CityBus Language Assistance Plan.

A partnership of over 30 transportation providers and human services agencies in Sonoma County, led by the City's Transit Division, has begun developing and implementing the Sonoma Access program. This program will provide a "One Call/One Click" call center and coordinated website to provide transportation information and referrals for the residents of Sonoma County. While available to the entire population, the primary focus of this program will be those individuals that either have difficulty finding and using transportation or who have chosen to give up driving themselves and have little or no knowledge of what transportation options are available to them. This program was still in the development phase during 2012 with an estimated launch in early 2013.

Promotional efforts include the **Learn to Ride Santa Rosa CityBus** travel training program. Originally created for the senior community, the program has expanded to include local middle and high schools. Human service organizations have also strongly utilized the program in the last year, as the economic downturn has increased interest in discovering the benefits of public transportation for their clients and organization.

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

Rail Transit

The General Plan supports the development of rail service along the former Northwest Pacific Railroad right-of-way. The Sonoma-Marín Area Rail Transit (SMART) project is a proposed rail service line extending 70 miles from Larkspur to Cloverdale, along the NWP corridor. Two stations are planned by SMART in Santa Rosa. (Santa Rosa's General Plan shows three stations). SMART commenced construction in 2012, with much of the work involving upgrading of wood at-grade crossings of the track in Santa Rosa.

North Santa Rosa Station Area Specific Plan. The city received a grant from the Metropolitan Transportation Commission (MTC) in late 2009 to support the development of a station area plan for the North Santa Rosa station to be located near Guerneville Road. The North Santa Rosa Station Area Specific Plan, which addresses the area generally one-half mile around the station, was adopted by the city council on September 18, 2012. Adoption was the culmination of a year long planning process which was ongoing in 2012. The draft plan and Environmental Impact Report were released for public review in April 2012. A fifth community meeting was held to introduce the plan and provide the first of many opportunities for individuals to provide comments on the plan. The North Station Plan provides land use and policy direction for higher density, transit oriented development and enhanced pedestrian and bicycle circulation to support future ridership on the Sonoma Marin Area Rail Transit System.

PUBLIC SERVICES AND FACILITIES ELEMENT

Parks and Recreation

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

The Recreation, Parks and Community Services Department continued work to acquire property along Burbank Avenue which will become the 20 acre **Roseland Community Park and Trail**. Three of the four parcels have been acquired.

Bayer Farm on West Avenue continues to be an active community garden in a partnership with Land Paths. Land Paths provides stewardship of the garden, which includes 40 plots adopted by families. A master plan was adopted by the city council in 2011. The vision for the site is for a farm/garden atmosphere with some active recreation. Funding is being sought to implement the vision.

No new neighborhood parks opened in 2012. Santa Rosa's newest parks include Harvest Park, a 3.5-acre neighborhood park in southeast Santa Rosa which was completed and opened to the public in December 2011 and Airfield Park, 3.7 in southwest Santa Rosa which also opened in 2011. Work on Jack London Park, a 2-acre park adjacent to the elementary school of the same name in northwest, has been pushed back due to the economic downturn, but is anticipated to begin construction in 2013. A new, approximately 2.4 acre neighborhood park is in the planning

phases near Jennings and Range Avenues in northwest Santa Rosa. The park planning process is underway with master planning, construction drawings to follow. Construction of the park is anticipated this year.

Retrofitting of all community and neighborhood parks to better accommodate disabled persons began in 2011 and is expected to continue for the next few years. Paths of travel to play areas and facilities are a focus.

The first floor of the **Person Senior Wing** at Finley Community Center was opened to the public in November 2012. This 25,000 square foot addition to the Finley Community Center now offers recreation, education, and socializing opportunities.

Police and Fire Services

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

The Fire Department is part of a Joint Powers Agreement for emergency dispatch and communications services, called the Redwood Empire Dispatch and Communications Authority (REDCOM). REDCOM provides fire/emergency medical dispatch services for most cities and Fire Protection Districts within Sonoma County. The Fire Department has Auto Aid Agreements with Rincon Valley Fire Protection District, Bennett Valley Fire Protection District and the Kenwood Fire Protection District. The Rincon Valley Fire District Agreement is designed to ensure the closest, most appropriate fire resources are dispatched to an incident regardless of jurisdictional boundaries. All of the agreements cover automatic emergency response to specific areas in which the city and the respective district share jurisdictional boundaries. In addition to Auto Aid Agreements, the Department is a member of a joint response plan with Rincon Valley, Bennett Valley and the California Department of Forestry and Fire Protection which covers specific wildland/urban interface areas. This plan is known as the Santa Rosa Mutual Threat Zone Operating Plan.

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

Funds from Measure O, a special tax for public safety and gang prevention passed in 2004 will fund the planned station relocation to Fountaingrove. It has also funded the development of two new stations, Fire Station 10 on Circadian Way off Corporate Center Parkway in the southwest area, opened in March 2006 and Fire Station 11, opened in March 2009 on Lewis Road east of

Steele Lane in the Junior College area. Measure O revenue also funds a full time paramedic fire engine and the upgrade of two additional fire engines to the paramedic level.

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

General Plan response time goals and information on 2012 police and fire incidents and responses are included in the Growth Management Ordinance review section of this report.

Water and Wastewater

Water

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

Existing Water Supply

The City has contractual entitlement from SCWA per the Restructured Agreement for Water Supply (Restructured Agreement) for the delivery of up to 56.6 million gallons of water per day (mgd) on average, up to 29,100 acre feet per year (AFY). The City has two active groundwater wells which provide up to 2,300 AFY of potable water. The City also currently uses approximately 350 AFY of recycled water from its Subregional Water Reuse System for approved uses within the Santa Rosa Urban Growth Boundary. In addition to these water supply sources, the City implements an aggressive water conservation program, saving over 4,500 AFY of water. The total existing water supply available to the City is approximately 31,750 AFY. Santa Rosa’s highest water use to date was in 2004 when 23,993 acre-feet was used.

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

Wastewater

Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to provide capacity until 2035. Planning and environmental work has been completed that designates various projects to be implemented as growth occurs that would expand the system to 25.9 mgd, which will meet General Plan projections of Santa Rosa and the other subregional partners.

OPEN SPACE AND CONSERVATION ELEMENT

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

Waterway conservation and stewardship continued last year as directed by the general plan. The Creek Stewardship Program, supported through a partnership of the Sonoma County Water Agency and the City of Santa Rosa, helped care for the 90 miles of creeks within the Urban Growth Boundary. About 70 volunteer creek cleanup activities were sponsored resulting in removal of trash and debris from creeks and trail restoration. Informational signs were posted at 75 creek access points regarding trash disposal, nesting birds and steelhead trout.

A focused update to the **Citywide Creek Master Plan**, adopted in 2007, commenced in 2012. The project is a joint effort of the Utilities and Community Development Department staff. The purpose of the update is to reaffirm and clarify plan goals and policies; ensure consistency with other city policy documents; recognize changed conditions including completed paths along waterways; incorporate and plan for waterways not previously included; reflect new planned paths; and develop criteria to assist in prioritizing projects. A draft revised plan is anticipated in spring 2013, with adoption planned for summer.

The city continues to strive for energy efficiency of its operations and to reduce greenhouse gas (GHG) emissions in the community. A community wide **Climate Action Plan** was adopted in June 2012, which identifies measures to reduce GHG emissions in Santa Rosa's Urban Growth Boundary. Plan measures address energy efficiency, renewable energy, transportation and land use, waste reduction and recycling, water and wastewater. Implementation of these measures will help the city meet the state and local reduction targets. Annual reporting is a component of the Climate Action Plan and is anticipated to be included in this report next year. The purpose of the reporting is to assess progress toward meeting local and state targets.

Development of a **Municipal Climate Action Plan**, focused specifically on city operations, commenced in 2012. This plan will identify what measures the City of Santa Rosa can take to

reduce greenhouse gas emissions which are the result of municipal operations. A draft plan is anticipated in spring 2013.

ECONOMIC VITALITY ELEMENT

The general plan calls for a positive business climate; retaining and expanding existing businesses and attracting new businesses; and maintaining the economic vitality of business locations in the city.

To **foster a positive business climate**, the city responds to business inquiries for local demographic information, industry trends, available space, and permitting assistance. The city also provides business resources on its website with start-up information, maps, and other “how-to” guidelines. The city is also an active participant in the Building Economic Success Together (BEST) program, which strives to retain, expand and attract business, create a supportive climate for business, and foster innovative businesses.

Additionally, in 2011 the city council directed staff to implement **13 actions which had been identified as supportive of economic development objectives** such as creating jobs, reducing uncertainty in the permitting process, attract major tenants, and ready commercial sites for development. During 2012, the following actions were taken to implement this direction:

- Amended land use tables for the Business Park, Light Industrial, and General Industrial Zoning Districts to increase the number of uses by right and expedite re-occupancies of existing structures.
- Rezoned the 57 acre Santa Rosa Business Park; an 8 acre area along 2nd and 3rd Street Downtown Commercial Office; the 5.4-acre Prickett’s Neighborhood Shopping Center site; and the 18-acre Montecito Community Shopping Center site from outdated Planned Development Districts to new and conforming Districts so as to increase permitted uses, expedite re-occupancies and attract investment and development.
- Amended the general plan land use designation for a portion of a site located at Santa Rosa Avenue at Yolanda Avenue to create a 12.5-acre regionally attractive commercial site ready for development.
- Amended general plan and zoning policies for three specific industries that had demonstrated an interest in expansion in Santa Rosa. These industries included: Grocery Stores; Medical Services; and Wineries/Breweries and Tasting Rooms.

From these initiatives, staff finds positive responses from business regarding the city’s permitting process, more interest from food and wine businesses in coming to Santa Rosa, and interest in leasing activity in existing vacant commercial space.

Related to **retention and expansion of business**, the city partners with GoLocal in its “Shop Rosa” campaign, focusing on local businesses; has participated in the county health department’s

Health Food System Alliance to assist in food policy development and grow Santa Rosa's position as a distribution hub; and is exploring a "Made in Santa Rosa" campaign to highlight and grow companies which make products in the city.

The Economic Development Division's core programming continued in 2012 including the Business Visitation Program, support for the Amgen Tour of California race and the GranFondo bicycle event, and the ongoing development and maintenance of the City's business web portal.

HISTORIC PRESERVATION ELEMENT

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

Landmark Alteration Permits continue to be required for all exterior alterations to designated landmarks, and all buildings within historic preservation districts. Repair and maintenance are generally exempted from the requirements of a Landmark Alteration Permit after staff review to ensure that the project does not alter the character of the resource. There were 20 Landmark Alteration (LMA) permits processed in 2012 down from 36 processed in 2011. Of those, 7 were Major LMAs reviewed by the City's Cultural Heritage Board with the remaining being reviewed by the City's Zoning Administrator. No new historic landmarks were designated in 2012.

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

The board has identified designation as a "certified jurisdiction" through the California State Office of Historic Preservation as one of its highest priorities, since this will enable the city to receive grant funding for historic preservation efforts in the future. Without this designation, Santa Rosa is ineligible to apply for many grants which identify historic preservation as their ultimate goal. The board has also identified review of the city's demolition ordinance, with the goal of incorporating more specific measures to preserve historic structures, as a priority. This year the board also expressed interest in expanded protection of the Carrillo Adobe and supporting the newly formed Santa Rosa Historical Society.

YOUTH AND FAMILY ELEMENT

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

In 2004, Santa Rosa voters passed a quarter-cent public safety sales tax initiative providing 40 percent to Police, 40 percent to Fire, and 20 percent towards Gang Prevention and Intervention Services. The Neighborhood Services Division of the Recreation, Parks and Community Services Department is addressing **gang prevention and intervention** needs by operating programs including after-school, neighborhood, sports, and summer playground programs. Programs are provided in low income, at-risk areas of Santa Rosa designated as having the highest needs.

Cycle V of the **CHOICE** (*Community Helping Our Indispensable Children Excel*) Measure O grant program ended in June 2012; funding was awarded to eight non-profit service agencies providing nine gang prevention and intervention programs while serving 3,338 unduplicated children and parent customers. Program staff provided 726,306 hours of direct service during the 12-month cycle. Agencies were eligible to apply within the following service areas: Personal Transformation Through Cognitive Development and Youth Support Groups; Short Term Curriculum Based Youth Support Groups; Social Recreational, Cultural, and Community Service Intervention Activities; Gang Mediation/Intervention Response; Outpatient Substance Abuse Services; Re-Entry Services for Adjudicated Youth; Parent and Family Support; and Domestic Violence Services to Youth and Children.

In 2012, the City Manager's Office assumed responsibility of administering the **Mayor's Gang Prevention Task Force** (MGPTF) Policy and Operational Teams. Staff conducted a comprehensive strategic planning process in fall 2011 by conducting focus groups with youth, parents, service providers, Burbank Housing, and the MGPTF's Policy and Operational Teams to assess the needs of our community. The updated Strategic Plan for Santa Rosa's MGPTF emphasizes the need to regionalize, broaden, and strengthen local gang prevention and intervention efforts. The original five goals of Awareness, Prevention, Intervention, Enforcement and Measurements/Metrics remained as primary focuses, with the addition of Re-Entry and Regionalization. Regionalization is important since gang-involved youth within our communities do not respect the boundaries between cities and counties. Additionally, Re-Entry was included to support the Realignment Plan instituted by the State of California in October 2011 by providing services for youth and adults re-entering the community after incarceration. The new Strategic Plan was released and adopted by the MGPTF and Santa Rosa City Council in 2012 and will continue through 2016.

The fourth annual **Gang Prevention Awareness Week** was held from August 4-11, 2012 with several events held to promote gang prevention awareness. Members of the community enjoyed a movie in the park at Jacobs Park/Lincoln Elementary School, a boxing exhibition with the Salvation Army Double Punches Boxing Club at the Santa Rosa Plaza, a gang training seminar for the public offered by the Santa Rosa Police Department, with the South Park Day & Night Festival hosted by Community Action Partnership as the week's culminating event.

ART AND CULTURE ELEMENT

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

District. The Arts District was adopted by the City Council in late 2006. In addition, the Council approved an 18 month funding and implementation plan, which concluded in 2008, and also adopted the 1% for Public Art in Private Development Ordinance.

The Arts District Business Plan was developed in 2008 with over 20 recommendations for facilitation, partnerships, and sustainability of the district. This plan was adopted by the city council in June 2009. Priorities identified include operating in “maintenance mode” while available funds are identified; building on existing activities and programs and raising awareness of the district; and developing a marketing packet to outline the benefits of the arts district.

In 2012, the **Art in Public Places Program** was awarded an “Our Town” grant from the National Endowment for the Arts. This \$50,000 award will support the development of a Public Art Master Plan. Working with the Sonoma County Museum and many local arts and business organizations, the grant will be used to hire a public art consultant selected through a competitive Request for Proposals process. The consultant will facilitate community input, organize and host stakeholder meetings, and form focus groups of arts not-for-profit organizations. Santa Rosa has several plans and ordinances related to the arts, such as 1% for Public Art in Private Development Ordinance and Business Plan for the Downtown Arts District. However, it does not have a comprehensive master plan for public art. Grant activities are currently in progress and are expected to continue through June, 2014.

In 2012, the Arts District partnered with several community art organizations to provide art **events and cultural activities downtown**, including South A Street’s *Winterblast*, *Dia de los Muertos*, *Staches and Spokes*, *This Train: A Woody Guthrie 100th Birthday Celebration*, *Sonoma County Matsuri Festival*, and the *Sonoma County Book Festival*.

The City of Santa Rosa has a strong commitment to promoting arts programming and public art as well as enhancing the quality of life for residential and business members of our community. As a part of this commitment, the City passed the Public Art in Private Development Ordinance in 2006. This ordinance requires large commercial development to include art for public enjoyment with the understanding that in doing so, they are contributing to the city’s livability. In 2012, several projects opted to place art onsite, while others fulfilled their requirement by contributing in-lieu to the Public Art Fund. Projects which placed artwork on-site include: Santa Rosa Plaza, Kia of Santa Rosa, Boudin Bakery, and Manly Automotive.

Now in its third year, the **Santa Rosa Street Performer Ordinance** encourages permitted performers to showcase their talents for tips in public areas in Santa Rosa. In 2012, 185 free permits were issued. While most perform downtown, performers are allowed throughout the city. A review of the provisions of the ordinance, and the permitting process took place in April and May, 2012. Assisted by the Arts Management Class at Sonoma State University, the review included a survey of both performing artists with permits and downtown merchants. The results of the surveys, along with a careful review of the Ordinance itself, demonstrated that the Street Performers Ordinance is well written and functional as is and not in need of being amended at this time.

In 2011, the Recreation, Parks & Community Services Department formally entered into a five-

year partnership agreement with Artstart, a non-profit educational arts organization mentoring young artists in the creation of public art. Now in year two, the agreement outlines the city's involvement in the management of the program, including the hiring and supervision of Artstart staff as non-permanent city employees.

In 2012, temporary, window-front art displays were installed at 615 Healdsburg Avenue. In the spirit of the Phantom Gallery, the *Phantom Window Gallery* is a project of Arts Program that revitalizes and energizes pedestrian thoroughfares by converting vacant storefronts into temporary window front galleries. Use of an otherwise empty space brings attention and activity to an available property, showcasing a prime retail location that is available for lease. The current display at 615 Healdsburg Avenue is a collaboration between the City of Santa Rosa and six1five.

Adding more temporary art around Santa Rosa, the *Artist Billboard* Project began in 2012 with the installation of four Artist Billboards in vacant lots. The goal of the project is to present public art in surprising places. Similar to the Phantom Gallery's efforts, the Artist Billboard Project seeks to show alternative art in alternative spaces; beautify otherwise empty, sometimes derelict lots; and provide local artists unique exposure opportunities. A second rotation of artist billboards is planned for 2013.

Finally, the Arts District's website, developed in 2008, continues to provide a comprehensive overview of Arts District goals, while also promoting the arts in downtown Santa Rosa. (www.santarosaartsdistrict.com)

ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM

The city's Growth Management Ordinance regulates residential growth. In 2012, the Growth Management Ordinance allowed 850 residential allotments. An allotment allows the future issuance of a building permit. Growth Management allotments are available from two reserves, "A" and "B," each with 425 allotments. Reserve "A" allotments are set aside for second units, mixed use units, units affordable to very low and low income households, and qualifying units. Qualifying units, drawn from Reserve "A," include all multifamily units, for sale single family attached units with project density of 10 units per acre or more, and smaller single family attached or detached units with maximum lot, square footage and bedroom requirements. Reserve "B's" 425 allotments are generally for any single family unit greater than 1,250 square feet.

Section 21-03.140 of the Growth Management Ordinance specifies that at least once each calendar year, city staff shall prepare a report on the Growth Management program. The following covers the information required by the Ordinance. The time period covered by this report is January 1 through December 31, 2012.

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

In 2012, 238 residential building permits were issued. Of these permits, there were 66 Reserve "A," 92 Reserve "B," and 80 exempt from the Growth Management Ordinance. None of the "A" units are actually "B" units in "50-50" projects, or projects which have half Reserve "A" and half Reserve "B," type units, which may receive all project allotments from Reserve "A."

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

There were no unissued Reserve "B" allotments for 2012 and 2013 at the end of the year. This is due to the fact that a relatively small number of projects were issued building permits in 2012, and therefore, they did not use their growth management allotments. Staff will work with applicants of approved projects to move allotments as possible to future years.

Reserve "A" allotments remain available in 2013.

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

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

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

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

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

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

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

Fire Services

The Fire Department responded to 21,554 calls for service in 2012, a 7 percent increase from 2011, when there were 20,200 calls for service. Of the 21,554 calls for service, 14,387 (71%) of these calls were emergency medical incidents. The

Department provides emergency services for fire, medical, hazardous material and urban rescue incidents. In 2012 two of the City's ten fire stations were closed half of the year, on a rotating basis. The fire station closures resulted in an increase in response times within those response districts and in the downtown district. The Fire Department responded with nine paramedic engine companies and two ladder truck companies out of the remaining nine strategically located fire stations. In 2012, there were 427 fires with a fire loss of \$3,166,321.

Growth of the city continues to have a cumulative impact on the ability of the Fire Department to deliver service. For example, traffic congestion continues to delay Fire Department response times. The General Plan's fire emergency response time goal is that the Fire Department shall achieve 90% performance of arrival of the first fire company at an emergency within five minutes of notification by the dispatch center. The time goal does not include the additional 70 second standard for the dispatch center call taking and emergency medical dispatching. The Department's emergency resources arrived on scene within 5 minutes of dispatch 71.52 % of the time. The Fire Department was not able to meet the General Plan's response time goal this year.

The citizens of Santa Rosa passed Measure O, a special tax for public safety and gang prevention, in 2004. The funding from this tax measure has been used towards the addition of two fire stations located in the southwest and northeast in addition to the planned relocation of the Parker Hill Road station to the Fountaingrove area. The revenue also funds a full time paramedic fire engine and the upgrade of two additional fire engines to the paramedic level. The first new Measure O fire station was placed into service in early March 2006 in southwest Santa Rosa. In 2007, the city acquired property on Lewis Road near Mendocino Avenue for Fire Station 11, which opened in March 2009. Due to the city's financial situation, the development of the final new fire house near Kawana Springs and Petaluma Hill Roads called for in the general plan has been delayed.

Police Services

The General Plan calls for expedient police response to emergency calls. In 2012, the Police Department's average response times were 5 minutes and 51 seconds for Priority One calls, of which there were 5,970 calls for service, 9 minutes and 38 seconds for Priority Two calls, of which there were 27,780 calls for service, and 20 minutes and 8 seconds for Priority Three calls for service, of which there were 17,050 calls for service.

The city had a total of 172 sworn officer positions and 74.75 civilian employee positions in 2012. The city continues its efforts in neighborhood oriented policing. This strategy assigns officers to neighborhoods while focusing other resources on investigation and prosecution of violent crime.

Parks

Santa Rosa's park acreage includes approximately: 538.2 acres of developed park, 231.8 acres of acquired but undeveloped land, and 150 acres of golf course for a total of 920 acres. Santa Rosa has approximately 3.2 acres of developed park land per 1,000 population. The General Plan standard is 6 acres per 1,000, with city parks making up 3.5 acres per 1,000, school recreational land meeting 1.4 acres per 1,000, and accessible open space meeting 1.1 acres per 1,000. City staff continues to work to ensure provision of parks and recreation and community facilities for Santa Rosa citizens.

Additional parks are in the planning and development phase, including Bayer Park and Roseland Creek Community Park in southwest Santa Rosa, and Jennings/Range neighborhood park and Jack London Park in northwest Santa Rosa.

Water and Wastewater Services

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

Water

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

Existing Water Supply

The City has contractual entitlement from SCWA per the Restructured Agreement for Water Supply (Restructured Agreement) for the delivery of up to 56.6 million gallons of water per day (mgd) on average, up to 29,100 acre feet per year (AFY). The City has two active groundwater wells which provide up to 2,300 AFY of potable water. The City also currently uses approximately 350 AFY of recycled water from its Subregional Water Reuse System for approved uses within the Santa Rosa Urban Growth Boundary. In addition to these water supply sources, the City implements an aggressive water conservation program, saving over 4,500 AFY of water. The total existing water supply available to the City is approximately 31,750 AFY. Santa Rosa’s highest water use to date was in 2004 when 23,993 acre-feet was used.

The City also has a system of emergency groundwater wells which have been used historically to supplement the water supply during emergencies. The City Council’s adopted Capital Improvement Program (CIP) is scheduled to increase the number of wells to provide water supply during emergencies and peak demands. Additional projects are planned to replace old or deteriorated water system pipelines, increase fire protection and storage, improve operational

efficiencies of water pump stations, provide emergency power generation at critical project locations, and to maintain and repair the water system throughout the City. In addition, in October 2011, the Board of Public Utilities authorized the development of a Groundwater Master Plan which will provide a strategic road map for how available groundwater resources could be most effectively managed to meet the City's current and future water needs. These and other ongoing CIP projects are scheduled to retain and maintain a sufficient water supply system to match General Plan growth projections.

Conditions which could affect Existing Water Supply

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

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

The contractual provisions of the Restructured Agreement dictate how water supply reductions will be administered among the parties in the event of a water shortage. Should the requirements of the Biological Opinion affect the SCWA's ability to fulfill its contractual entitlements for water supply, the water shortage allocation methodology identified in Section 3.5 of the Restructured Agreement would dictate the amount of water supply available to Santa Rosa. Under the water shortage allocation methodology, it is anticipated that the City's allocation would be 29,100 AFY, the full entitlement of the Restructured Agreement.

Drought conditions led to short term water supply shortages during the summer months of 2007 - 2009, resulting in SCWA requesting a voluntary 15% reduction in water use during the dry conditions in 2007 and 2008 and in SCWA implementing the water shortage allocation methodology and providing water allocations to its customers in 2009. To respond to such short-term dry conditions, all water suppliers in California have Urban Water Shortage Contingency Plans (Shortage Plans), which define actions to meet anticipated dry year supply shortfalls. The City's Shortage Plan was adopted in 1991 and has been updated regularly, most recently by City Council in June 2011. In response to SCWA's implementation of the water shortage allocation methodology in 2009, the City implemented its Shortage Plan and was able to successfully reduce water use to remain within the monthly water allocation provided by SCWA.

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

Future Water Supply

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

Wastewater: The city's existing wastewater collection system, including scheduled, planned, and anticipated CIP projects, services the existing and future development anticipated by the General Plan. These projects include on-going annual replacement of wastewater collection and trunk pipelines, improvements to wastewater lift stations, and maintenance and repair of the wastewater system throughout the city. Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The City Council-adopted CIP is scheduled to make various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system rated capacity is 21.34 mgd. This is expected to provide capacity until 2035. Planning and environmental work has been completed that designates various projects to be implemented as growth occurs that would expand the system to 25.9 mgd, which will meet General Plan projections of Santa Rosa and the other subregional partners.

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

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

Projects which have not pulled building permits or recorded a final map by the end of the calendar year technically lose their allotments. What this means is that large numbers of growth management allotments were void at the end of 2012. While not directed by the ordinance, staff generally tries to reissue the allotments in the following calendar year.

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

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

ANNUAL REVIEW OF THE HOUSING ALLOCATION PLAN ORDINANCE

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

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

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

Between January 1 and December 31, 2012, no on site allocated units were issued building permits.

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

Between January 1 and December 31, 2012, the following units were issued building permits:

10 qualifying units
4 second units
51 units affordable to very low and low income households (Humboldt Apartments, 8 very low, 43 low)

3) The amount of housing impact fees collected.

In 2012, \$620,180 was collected in housing fees and added to the Housing Allocation Plan fund. The amount of Housing Allocation Plan fees collected since the Ordinance's adoption in 1992 is more than \$25 million, including loan repayment and interest.

The following projects have received funds generated by the Housing Allocation Plan fee:

Project Name	VL	L	Units	Funding
Panas Place Apartments	37	29	66	\$845,725
West Oak Apartments	15	37	52	\$785,000
Cypress Ridge	85	35	120	\$1,830,650
Northpoint Apartments II	40		40	\$481,482
Jay's Place	24	16	40	\$519,718
Bellevue Ranch Self Help		56	56	\$936,000
Vintage Zinfandel	26	103	129	\$188,948
Timothy Road Apartments	19	12	31	\$137,414
Olive Grove Apartments	76	50	126	\$1,000,000
1090 Jennings	47	22	69	\$741,347
Colgan Meadows	66	17	83	\$4,147,086
1080 Jennings Monte Vista	65	40	105	\$3,743,176
The Crossings	48		48	\$1,500,000
Jennings Court (Senior)	54		54	\$1,759,683
Terracina	68	30	98	\$1,175,000
Rowan Court	61		61	\$2,047,853
Dutton Village Amorosa	109	39	150	\$386,949
Lantana Place	60	39	100	\$400,000
Acacia Lane Senior	43		44	\$22,044
Railroad Square Senior	48	19	68	\$398,444
Kawana Springs Family	26	15	42	\$250,000
Humboldt Apartments	8	43	51	\$515,304
TOTAL	1,025	602	1,633	\$23,811,823

Note: All of the projects noted above are built or approved except for Railroad Square Senior Apts.

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

No land was dedicated to the city through the Housing Allocation Plan during 2012.

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

The Housing Allocation Plan Ordinance was revised and adopted in November 2012. This revision follows the work of a Housing Allocation Plan Committee which was appointed in 2009 to identify the most effective approach to meet the city's objectives of providing housing opportunities for very low, low, and moderate income households consistent with the Regional Housing Needs Allocation goals.

The committee concluded its work in summer 2010. Two distinct viewpoints emerged in the committee's work: one supportive of development of affordable

units as part of each residential development project, and the other supportive of utilizing fees to support development of discrete affordable housing projects.

Staff presented the committee's conclusions to the city council in September 2011. The council directed staff to revise the Housing Allocation Plan Ordinance with the following components:

- Allow on site affordable rental unit provision to all projects and require discussion of this option for projects of 70 units or more, maintaining the option of fee payment for many projects;
- Require any on site provision of affordable units be rental units;
- Remove the mixed use exemption;
- Simplify off site and land dedication provisions and review other options for flexibility;
- Clarify that affordable rental units provided through a density bonus can also count as on site allocated units as required by the Housing Allocation Plan;
- Streamline and simplify the ordinance as possible.

This is the approach staff took in drafting a revised ordinance. The basic provision of the revised Housing Allocation Plan is a program which requires new residential projects to pay a housing impact fee. It allows alternative compliance through provision of affordable rental units on or off site or land dedication on or off a project site.

A companion program directed by the city council was development of a nexus study for the housing fee directed by the Housing Allocation Plan. As of this writing, the nexus study is underway and is expected to be released in early March 2013 for public review and comment. It is anticipated that a revision to existing housing fees will result from this work.