



SANTA ROSA FORWARD

EXISTING CONDITIONS REPORT

Public Review Draft | December 2020



**SANTA
ROSA
FORWARD**

Plan Our Future Together

Prepared for the City by:

PlaceWorks | MIG | BKF Engineers | W-Trans | Strategic Economics | Atlas Planning Solutions | Laurie Johnson Consulting

Table of Contents

Existing Conditions Report

FINDINGS

INTRODUCTION

1.1	<i>Introduction</i>	1-1
1.2	<i>What is a General Plan?</i>	1-2
1.3	<i>How does the City use the General Plan?</i>	1-3
1.4	<i>Purpose of the Existing Conditions Report</i>	1-3
1.5	<i>Format and Contents</i>	1-4

CHAPTER 2. LAND USE AND COMMUNITY CHARACTER

2.1	<i>Land Use and Community Character Findings</i>	2-1
2.2	<i>Introduction</i>	2-1
2.3	<i>Regulatory Setting</i>	2-4
2.4	<i>Current Land Uses</i>	2-22
2.5	<i>Urban Design and Character</i>	2-26
2.6	<i>Historical and Cultural Resources</i>	2-45
2.7	<i>Affordable Housing</i>	2-47
2.8	<i>Environmental Justice and Equity</i>	2-47
2.9	<i>Santa Rosa General Plan 2035</i>	2-60
2.10	<i>Zoning Districts</i>	2-69
2.11	<i>Specific Plans</i>	2-71
2.12	<i>Sources</i>	2-76

CHAPTER 3. MARKET DEMAND AND ECONOMIC OPPORTUNITY ANALYSIS

3.1	<i>Market Demand and Economic Opportunities Analysis Findings</i>	3-1
3.2	<i>Introduction</i>	3-1
3.3	<i>Demographic Analysis</i>	3-3
3.4	<i>Employment Trends</i>	3-9
3.5	<i>Housing Market Analysis</i>	3-14
3.6	<i>Retail Market analysis</i>	3-24
3.7	<i>Office/R&D Market</i>	3-31
3.8	<i>Industrial Market</i>	3-40
3.9	<i>Hotel Market</i>	3-47
3.10	<i>Remaining Buildout Capacity versus Demand Estimates</i>	3-51
3.11	<i>Sources</i>	3-54

CHAPTER 4. TRANSPORTATION

4.1	<i>Transportation Findings</i>	4-1
4.2	<i>Introduction</i>	4-1
4.3	<i>Regulatory Setting</i>	4-2
4.4	<i>Travel and Commute Patterns</i>	4-6
4.5	<i>Vehicle Miles Traveled</i>	4-9

4.6	<i>Equity</i>	4-16
4.7	<i>Streets and Highways</i>	4-20
4.8	<i>Traffic Conditions</i>	4-24
4.9	<i>Bicycle Facilities</i>	4-29
4.10	<i>Pedestrian Facilities</i>	4-35
4.12	<i>Transit</i>	4-37
4.13	<i>Transportation Demand Management</i>	4-43
4.14	<i>Aviation</i>	4-44
4.15	<i>Sources</i>	4-45

CHAPTER 5. RECREATION, PARKS, AND OPEN SPACE

5.1	<i>Recreation, Parks, and Open Space Findings</i>	5-1
5.2	<i>Introduction</i>	5-1
5.3	<i>Regulatory setting</i>	5-1
5.4	<i>Recreation and Parks</i>	5-9
5.5	<i>Regional Open Space and Trails</i>	5-17
5.6	<i>Fire Damage and Park Restoration</i>	5-18
5.7	<i>Sources</i>	5-19

CHAPTER 6. COMMUNITY SERVICES

6.1	<i>Community Services Findings</i>	6-1
6.2	<i>Introduction</i>	6-1
6.3	<i>Regulatory Setting</i>	6-1
6.4	<i>Police Services</i>	6-12
6.5	<i>Fire Protection Services</i>	6-17
6.6	<i>Schools</i>	6-21
6.7	<i>Libraries</i>	6-37
6.8	<i>Health Services</i>	6-39
6.9	<i>Solid Waste</i>	6-44
6.10	<i>Sources</i>	6-46

CHAPTER 7. HAZARDS

7.1	<i>Hazards Findings</i>	7-1
7.2	<i>Introduction</i>	7-1
7.3	<i>Regulatory Framework</i>	7-5
7.4	<i>Wildfire Hazards</i>	7-26
7.5	<i>Geologic and Seismic Hazards</i>	7-37
7.6	<i>Flooding and Dam Inundation</i>	7-55
7.7	<i>Drought</i>	7-63
7.8	<i>Other Climate-Related Hazards</i>	7-65
7.9	<i>Hazardous Materials</i>	7-67
7.10	<i>Airport Hazards</i>	7-70
7.11	<i>Emergency Preparedness</i>	7-74
7.12	<i>Sources</i>	7-77

CHAPTER 8. INFRASTRUCTURE	8-1
8.1 <i>Infrastructure Findings</i>	8-2
8.2 <i>Introduction</i>	8-1
8.3 <i>Regulatory Setting</i>	8-1
8.4 <i>Water Supply and Distribution</i>	8-7
8.5 <i>Stormwater Drainage and Water Quality</i>	8-14
8.6 <i>Dry Utilities</i>	8-15
8.7 <i>Sources</i>	8-16

TABLES

Table 2-1:	Santa Rosa General Plan 2035 Relevant Land Use and Community Character Goals	2-13
Table 2-2:	Current Land Use.....	2-22
Table 3-1:	Race and Ethnicity of Santa Rosa and Sonoma County Population, 2010 to 2018	3-4
Table 3-2:	Change in Population by Age Category in Santa Rosa and Sonoma County, 2010 to 2018	3-5
Table 3-3:	Change in Households by Type in Santa Rosa, Sonoma County, and the Bay Area, 2010 to 2018	3-6
Table 3-4:	Housing Type by Tenure in Santa Rosa and Sonoma County, 2018	3-16
Table 3-5:	Multifamily Apartment Inventory and Rents, Projects Completed Prior to 2019	3-18
Table 3-6:	Units Permitted in Santa Rosa by Housing Type and By Decade, 2000 to 2019.....	3-20
Table 3-7:	Housing Unit Permits Issued in Santa Rosa as a Share of Units Permitted in South and Central Sonoma County, 2000-2019	3-20
Table 3-8:	Housing Demand Growth Estimates, 2020 to 2050	3-22
Table 3-9:	Typical U.S. Shopping Center Types and Characteristics	3-25
Table 3-10:	Retail Inventory, Vacancy, and Monthly Rents, July 2020	3-26
Table 3-11:	2050 Retail Demand Per Household and Illustrative Scenarios Based on Projected Housing Demand	3-31
Table 3-12:	Office/R&D Inventory in Santa Rosa and Sonoma County, 2020	3-34
Table 3-13:	Recently Completed, Under Construction, and Planned/Proposed Office and R&D Development in Sonoma County, 2020	3-37
Table 3-14:	Projected Office and R&D Demand in Santa Rosa, 2020 to 2050	3-39
Table 3-15:	Industrial and Flex Inventory in Santa Rosa and Sonoma County, 2020	3-42
Table 3-16:	Industrial and Flex Rental and Vacancy Rates, City of Santa Rosa and Sonoma County, 2020	3-42
Table 3-17:	Industrial and Flex Development Activity by Jurisdiction in Sonoma County, 2010 to 2020	3-45
Table 3-19:	Sonoma County Hotel Room Inventory by Opening Date, 1980-2018	3-48
Table 3-20:	Hotel Demand Estimates for Santa Rosa, 2020 to 2050	3-51
Table 3-21:	Total Allowable Buildout Under Existing General Plan.....	3-52
Table 4-1:	Existing VMT and VMT Efficiency Metrics.....	4-11
Table 4-2:	Communities of Concern Eligibility Factors and Thresholds.....	4-16
Table 4-3:	Increase in Santa Rosa's Bicycle Facilities, 2010-2018.....	4-30
Table 4-4:	Top Ten Bicycle Count Locations	4-31
Table 4-5:	High Injury Bicycle Corridors.....	4-32
Table 4-6:	Top Ten Pedestrian Count Locations.....	4-35

Table 4-7:	High Injury Pedestrian Corridors	4-36
Table 4-8:	Santa Rosa CityBus Summary of Service by Route	4-40
Table 5-1:	Existing Neighborhood and Community Parks and Acreages	5-11
Table 6-1:	Santa Rosa General Plan Relevant Community Services Policies	6-7
Table 6-2:	Bellevue Union School District, Enrollment, and Capacity.....	6-21
Table 6-3:	Bennett Valley School District, Enrollment, and Capacity.....	6-24
Table 6-4:	Kenwood School District, Enrollment, and Capacity	6-25
Table 6-5:	Piner-Olivet School District, Enrollment, and Capacity	6-26
Table 6-6:	Rincon Valley Unified School District, Enrollment, and Capacity.....	6-28
Table 6-7:	Roseland School District, Enrollment, and Capacity.....	6-31
Table 6-8:	Santa Rosa City School District, Enrollment, and Capacity	6-33
Table 6-9:	Wright Elementary School District, Enrollment, and Capacity	6-35
Table 6-10:	Santa Rosa Private Schools	6-36
Table 6-11:	Indicators of Community Health	6-41
Table 6-12:	Homelessness Indicators	6-42
Table 7-1:	Vulnerable Populations in the City of Santa Rosa.....	7-2
Table 7-2:	City of Santa Rosa Critical Infrastructure Summary	7-3
Table 7-3:	Santa Rosa Geologic and Seismic Hazard Identification and Discussion	7-39
Table 7-4:	Modified Mercalli Intensity Scale for Earthquakes.....	7-46
Table 7-5:	Passenger Growth by Year for Charles M. Schulz-Sonoma County Airport	7-71
Table 8-1:	Water Delivery to City of Santa Rosa from Sonoma County Water Agency, Acre Feet per Calendar Year.....	8-8
Table 8-2:	Groundwater Use by the City of Santa Rosa, Acre-Feet per Year.....	8-8
Table 8-3:	Recycled Water Use by the City of Santa Rosa, Acre-Feet per Year.....	8-10

FIGURES

Figure 1-1.	Typical General Plan Structure	1-2
Figure 2-1.	Planning Area.....	2-3
Figure 2-2.	Airport Influence Areas	2-12
Figure 2-3.	General Plan Land Use Designations.....	2-24
Figure 2-4.	General Plan Land Use	2-25
Figure 2-5.	Gateways and Corridors.....	2-29
Figure 2-6.	Santa Rosa Areas	2-31
Figure 2-7.	Santa Rosa Nonwhite Population	2-49
Figure 2-8.	CalEnviroScreen 3.0.....	2-50
Figure 2-9.	Communities of Concern	2-52
Figure 2-10.	Food Access Atlas of Low Income and Low Supermarket Access at Half-Mile	2-55
Figure 2-11.	Median Household Income in Santa Rosa, by Census Block.....	2-58
Figure 2-12.	Life Expectancy at Birth.....	2-59
Figure 2-13.	Specific Plan Areas Map	2-72
Figure 2-14.	Downtown Station Area Specific Plan Planning Area	2-73
Figure 2-15.	North Santa Rosa Station Area Planning Area	2-74
Figure 2-16.	Roseland Area/Sebastopol Road Specific Plan Planning Area.....	2-75
Figure 3-1.	Total Population in Santa Rosa and Sonoma County, 2010 and 2018	3-3
Figure 3-2.	Population Distribution by Age Category in Santa Rosa and Sonoma County, 2010 to 2018	3-5
Figure 3-3.	Average Household Size in Santa Rosa, Sonoma County, and the Bay Area, 2010 to 2018	3-7
Figure 3-4.	Annual Household Income Distribution in 2018, Santa Rosa, Sonoma County, and the Bay Area	3-7
Figure 3-5.	Median Annual Household Incomes in 2010 and 2018 for Santa Rosa, Sonoma County, and the Bay Area	3-8
Figure 3-6.	Educational Attainment for Population 25 Years or Older in 2018, Santa Rosa, Sonoma County, and the Bay Area.....	3-8
Figure 3-7.	Percent Change in Population Age 25 or Older by Educational Attainment in Santa Rosa, Sonoma County, and the Bay Area, 2010 to 2018	3-9
Figure 3-8.	Sonoma County Employment by Industry, 2009 and 2018	3-12
Figure 3-9.	Percent Growth in Sonoma County Employment from 2009 to 2018, by Industry	3-13
Figure 3-10.	Santa Rosa Employment as a Share of Sonoma County Employment by Industry, 2017	3-14
Figure 3-11.	Housing Units in Santa Rosa, 2010 to mid-2020	3-15
Figure 3-12.	Housing Units by Building Structure Type, 2018	3-16
Figure 3-13.	Average Home Sales Price, Santa Rosa and Nearby Cities	3-17
Figure 3-14.	Rents per Housing Unit in Santa Rosa and Petaluma, 2015 to 2019.....	3-18
Figure 3-15.	Building Permits Issued in Santa Rosa by Housing Type (Excluding Fire Rebuild Permits), 2000-2019.....	3-19
Figure 3-16.	Taxable Transactions per Household in Santa Rosa and Sonoma County, 2015 and 2018 (in Nominal Dollars).....	3-28
Figure 3-17.	Retail and Food Services Taxable Sales, Santa Rosa, 2018	3-29
Figure 3-18.	Taxable Transactions per Household by Store Category, 2018	3-29

Figure 3-19.	Office Rents (Top), Vacancy Rate (Middle) and Net Absorption (Bottom), 2010 to 2020	3-35
Figure 3-20.	Recently Completed, Under Construction, and Planned/Proposed Office and R&D Development in Sonoma County Since 2010	3-37
Figure 3-21.	Industrial Rents (Top), Vacancy Rate (Middle), and Net Absorption (Bottom), 2010-2020.....	3-43
Figure 3-22.	Industrial and Flex Development Activity in Sonoma County, 2010 to 2020.....	3-45
Figure 3-23.	Santa Rosa TOT Revenue, 2015-2019 (In Nominal Dollars)	3-49
Figure 4-1.	Map of Commuters Traveling to and from Santa Rosa	4-7
Figure 4-2.	Travel Time to Work for Santa Rosa Residents.....	4-8
Figure 4-3.	Santa Rosa Residents Means of Transportation to Work	4-9
Figure 4-4.	Areas Within Half-Mile of Major Transit Facilities.....	4-13
Figure 4-5.	Residential VMT Per Capita in Santa Rosa	4-14
Figure 4-6.	Employment VMT Per Worker in Santa Rosa	4-15
Figure 4-7.	Communities of Concern in Santa Rosa	4-17
Figure 4-8.	Vehicle Availability for Santa Rosa Households	4-18
Figure 4-9.	Zero-Vehicle Households in Santa Rosa	4-19
Figure 4-10.	Typical Daily Traffic Volumes in Santa Rosa	4-25
Figure 4-11.	Peak Hour Congestion Levels on Major Streets.....	4-28
Figure 4-12.	Existing Bike Facilities.....	4-33
Figure 4-13.	Bicycle Level of Traffic Stress	4-34
Figure 4-14.	Santa Rosa CityBus System Map.....	4-42
Figure 5-1.	Parks and Open Space.....	5-15
Figure 6-1.	Police Stations	6-14
Figure 6-2.	Fire Stations and District Boundaries	6-18
Figure 6-3.	School Locations	6-22
Figure 7-1.	Community of Concern	7-4
Figure 7-2.	Fire Severity Risk in State and Local Responsibility Areas and Past Wildfire Areas (1950 – 2018).	7-27
Figure 7-3.	City of Santa Rosa Wildland Urban Interface Zones.....	7-29
Figure 7-4.	Simplified Geologic Map of the Santa Rosa Plain and Surrounding Highlands.....	7-38
Figure 7-5.	Probability of a Magnitude 6.7 or Greater Earthquake Between 2014 and 2043 on Major Active Faults in the San Francisco Bay Region	7-41
Figure 7-6.	The Rodgers Creek Fault Scarp in Santa Rosa can be Seen as a Gentle Rise in the Street	7-42
Figure 7-7.	Alquist-Priolo Earthquake Fault Zone Map for the Rodgers Creek Fault	7-43
Figure 7-8.	Google Earth Satellite Image of Central Santa Rosa (dated October 25, 2009) Showing the Surface Trace of the Rodgers Creek Fault in Red Lines.	7-44
Figure 7-9.	Estimated ground Shaking Intensities for a Magnitude 7.1 Earthquake on the Rodgers Creek Fault Running through Santa Rosa.....	7-47
Figure 7-10.	Thickness of the Underlying Geologic Basin Sediments in the Vicinity of Santa Rosa, and Areas of Concentrated Damage from the 1906 and 1969 Earthquakes	7-48
Figure 7-11.	Liquefaction Susceptibility of Different Ground Conditions	7-50
Figure 7-12.	Evidence of Past Landslides	7-53
Figure 7-13.	Portion of Santa Rosa Showing Areas Destroyed by the 1906 Earthquake	7-54
Figure 7-14.	FEMA 100- and 500-Year Flood Zones	7-57
Figure 7-15.	Santa Rosa Storm Drain Damage Assessment	7-59

Figure 7-16.	Dam Inundation and Failure	7-61
Figure 7-17.	Dam Inundation Areas	7-62
Figure 7-18.	Drought Conditions in California (2015–2020).....	7-64
Figure 7-19.	Identified Hazardous Materials Sites.....	7-69
Figure 7-20.	Reported Hazardous Materials Spills	7-70
Figure 7-21.	Sonoma County Airport Location	7-70
Figure 7-22.	Sonoma County Airport Safety Zone.....	7-73
Figure 7-23.	City Department Emergency Response Function Responsibilities	7-75
Figure 7-24.	Evacuation Routes.....	7-76
Figure 8-1.	Citywide Water System (2020)	8-9
Figure 8-2.	Citywide Sewer System (2020)	8-13

This page intentionally left blank.