



# Santa Rosa General Plan 2050

# Table of Contents

<b>Chapter 1. Introduction .....</b>	<b>1-1</b>
<b>Context and Background.....</b>	<b>1-2</b>
Tribal Acknowledgement.....	1-11
History and Setting .....	1-11
<b>General Plan Development .....</b>	<b>1-15</b>
What Is a General Plan? .....	1-15
Plan Process.....	1-16
Community Vision.....	1-19
Preferred Alternative .....	1-22
<b>Santa Rosa General Plan 2050.....</b>	<b>1-25</b>
Planning Area .....	1-25
General Plan 2050 Approach.....	1-25
Plan Structure.....	1-31
Goals, Policies, and Actions.....	1-32
New to General Plan 2050 .....	1-33

<b>General Plan Application and Amendments.....</b>	<b>1-35</b>
How to Use This Plan.....	1-35
Amending the Plan .....	1-35
<b>Chapter 2. Land Use and Economic Development.....</b>	<b>2-1</b>
<b>General Plan Priority Areas and Populations .....</b>	<b>2-5</b>
Equity Priority Areas.....	2-5
Equity Priority Populations .....	2-6
Areas of Change.....	2-6
<b>Land Use.....</b>	<b>2-17</b>
General Plan Land Use.....	2-17
Disadvantaged Unincorporated Communities.....	2-35
Goals, Policies, and Actions.....	2-39
<b>Economic Development .....</b>	<b>2-43</b>
Existing Conditions and Market Outlook.....	2-43
Goals, Policies, and Actions.....	2-44
<b>Chapter 3. Circulation, Open Space, Conservation, and Greenhouse Gas Reduction.....</b>	<b>3-1</b>
<b>Circulation .....</b>	<b>3-5</b>
Transit Network.....	3-11
Paratransit.....	3-11
Active Transportation Network.....	3-12
Roadway Classifications .....	3-14
Scenic Roads .....	3-16
Goals, Policies, and Actions.....	3-17

## TABLE OF CONTENTS

<b>Open Space and Conservation.....</b>	<b>3-26</b>
Open Space .....	3-26
Biological Resources and Waterways .....	3-26
Citywide Creek Master Plan .....	3-27
Groundwater .....	3-27
Vegetation.....	3-27
Wildlife.....	3-27
Agricultural Resources.....	3-28
Air Quality .....	3-28
Goals, Policies, and Actions.....	3-29
<b>Greenhouse Gas Reduction.....</b>	<b>3-37</b>
Energy .....	3-38
Goals, Policies, and Actions.....	3-39
<b>Chapter 4. Urban Design, Cultural and Tribal Cultural Resources, Historic Preservation, and Art and Culture .....</b>	<b>4-1</b>
<b>    Urban and Environmental Design.....</b>	<b>4-3</b>
Goals, Policies, and Actions.....	4-5
<b>    Historic Preservation .....</b>	<b>4-7</b>
Native American Heritage .....	4-7
Tribal Cultural and Historic Resources.....	4-9
Historic Resources.....	4-10
Goals, Policies, and Actions.....	4-15
<b>    Art and Culture .....</b>	<b>4-17</b>
Goals, Policies, and Actions.....	4-18

<b>Chapter 5. Safety, Climate Resilience, Noise, and Public Services and Facilities.....</b>	<b>5-1</b>
<b>Safety .....</b>	<b>5-5</b>
Geology and Seismicity .....	5-5
Goals, Policies, and Actions.....	5-5
Flooding and Dam Failure.....	5-13
Goals, Policies, and Actions.....	5-19
Wildland and Urban Fire .....	5-21
Goals, Policies, and Actions.....	5-31
Hazardous Materials .....	5-33
Goals, Policies, and Actions.....	5-33
Emergency Preparedness and Evacuation.....	5-35
Goals, Policies, and Actions.....	5-41
Climate Resilience .....	5-42
Agricultural and Ecosystem Pests and Diseases.....	5-47
Droughts .....	5-47
Extreme Heat and Warm Nights.....	5-47
Other Climate-Sensitive Health Risks .....	5-48
Severe Winds and Storms.....	5-48
Wildfires .....	5-49
Goals, Policies, and Actions.....	5-49

## TABLE OF CONTENTS

<b>Noise .....</b>	<b>5-53</b>
Projected Noise Sources.....	5-53
Noise Standards.....	5-54
Goals, Policies, and Actions.....	5-61
<b>Public Services and Facilities.....</b>	<b>5-62</b>
Water, Wastewater, Recycled Water, Stormwater, and Solid Waste .....	5-62
Goals, Policies, and Actions.....	5-64
Education and Learning .....	5-68
Goals, Policies, and Actions.....	5-71
Police and Fire.....	5-71
Goals, Policies, and Actions.....	5-79
<b>Chapter 6. Health, Equity, Environmental Justice, and Parks .....</b>	<b>6-1</b>
<b>    Relationship to Other Chapters .....</b>	<b>6-4</b>
<b>    Health for All Residents .....</b>	<b>6-9</b>
Goals, Policies, and Actions.....	6-9
<b>    Food Access and Urban Agriculture.....</b>	<b>6-18</b>
Goals, Policies, and Actions.....	6-18
<b>    Recreation and Parks .....</b>	<b>6-22</b>
Parkland Definitions .....	6-23
Goals, Policies, and Actions.....	6-25
<b>    Children and Families.....</b>	<b>6-35</b>
Goals, Policies, and Actions.....	6-35

## Chapter 7. Housing

*Note that the Housing Element is bound under a separate cover*

<b>Chapter 8. Glossary .....</b>	<b>8-1</b>
<b>Appendix A. Greenhouse Gas Reduction Strategy.....</b>	<b>A-1</b>
<b>Appendix B. Climate Change Vulnerability Assessment Report ....</b>	<b>B-1</b>

## List of Tables

Table 1-1 General Plan Updates Required by State Law .....	1-10
Table 1-2 Buildout Capacity Accommodated in the General Plan.....	1-16
Table 1-3 Greenhouse Gas Reduction and Environmental Justice in the General Plan .....	1-30
Table 2-1 Permitted Densities/Intensities Under the General Plan .....	2-21
Table 5-1 Climate Stressors.....	5-44
Table 6-1 CalEnviroScreen 4.0 Rankings of Santa Rosa's Census Tracts with EPA.....	6-5

## List of Figures

Figure 1-1: Regional Location.....	1-7
Figure 1-2: Major Areas.....	1-13
Figure 1-3: Santa Rosa Vision Diagram .....	1-21
Figure 1-4: Preferred Alternative Diagram .....	1-23
Figure 1-5: Planning Area.....	1-27
Figure 1-6: Santa Rosa General Plan 2050 Contents .....	1-29
Figure 1-7: Goal, Policy, and Action Hierarchy .....	1-34
Figure 2-1: Visualizing the Concepts: <i>Land Use and Economic Development</i> .....	2-4
Figure 2-2: Disadvantaged Communities Under SB 535 .....	2-9
Figure 2-3: Concentrations of People of Color and People Below the Poverty Line .....	2-11
Figure 2-4: Equity Priority Areas.....	2-13
Figure 2-5: Areas of Change.....	2-15
Figure 2-6: General Plan Land Use .....	2-19
Figure 2-7: Examples of FAR.....	2-25

Figure 2-8: Downtown Maximum FAR .....	2-27
Figure 2-9: Santa Rosa Priority Development Areas.....	2-33
Figure 2-10: Disadvantaged Unincorporated Communities .....	2-37
Figure 3-1: Visualizing the Concepts: <i>Circulation, Open Space, Conservation, and Greenhouse Gas Reduction</i> .....	3-4
Figure 3-2: Transportation Network.....	3-7
Figure 3-3: Planned Transportation Network Improvements.....	3-9
Figure 4-1: Visualizing the Concepts: <i>Urban Design, Cultural and Tribal Cultural Resources, Historic Preservation, and Art and Culture</i> .....	4-4
Figure 4-2: Gateways and Corridors.....	4-7
Figure 4-3 Preservation Districts.....	4-13
Figure 5-1: Visualizing the Concepts: <i>Safety, Climate Resilience, Noise, and Public Services and Facilities</i> .....	5-4
Figure 5-2: Regional Fault Lines.....	5-7
Figure 5-3: Landslide Susceptibility Areas.....	5-9
Figure 5-4: Liquefaction Zones.....	5-11
Figure 5-5: Flood Hazard Zones.....	5-15
Figure 5-6: Dam Inundation Areas.....	5-17
Figure 5-7: Historic Wildfire Perimeters.....	5-23
Figure 5-8: Fire Hazard Severity Zones .....	5-25
Figure 5-9: Wildland-Urban Interface Areas .....	5-27
Figure 5-10: General Plan Land Uses in Wildland Urban Interface Fire Areas.....	5-29
Figure 5-11: Evacuation Routes.....	5-37
Figure 5-12: Evacuation Constrained Residential Parcels.....	5-39
Figure 5-13: Land Use Compatibility Standards.....	5-55

## TABLE OF CONTENTS

Figure 5-14: Comparative Examples of dBa Noise Levels.....	5-56
Figure 5-15: Existing Traffic Noise Levels, 2019 .....	5-57
Figure 5-16: Existing Plus Project Traffic Noise Levels, 2050.....	5-58
Figure 5-17: Cumulative Plus Project Traffic Noise Levels, 2050 .....	5-59
Figure 5-18: Schools and Libraries .....	5-69
Figure 5-18: Law Enforcement Stations.....	5-75
Figure 5-19: Fire Districts and Stations.....	5-77
Figure 6-1: Visualizing the Concepts: <i>Health, Equity, Environmental Justice, and Parks</i> .....	6-8
Figure 6-2: Healthy Food Priority Areas.....	6-19
Figure 6-3: Current and Potential Parks .....	6-33