Annual Report on the Status of the Rohnert Park General Plan

Calendar Year 2014

Government Code Section 65400 mandates that the planning agency of cities submit an annual report on the status of the General Plan and progress on its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD) each year. The report must address the City's progress in its General Plan implementation, including the progress in meeting its share of regional housing needs. The intent of this requirement is to ensure that the General Plan directs all land use decisions and remains an effective guide for future development. The information that follows is provided for compliance with the Government Code Requirements related to the provision of an annual report on the status of the Rohnert Park General Plan.

Status of the Rohnert Park General Plan

The Rohnert Park General Plan was adopted in July 2000 and has been amended a number of times since then. The General Plan includes the following mandatory elements:

Land Use
Transportation/Circulation
Housing
Open Space (Parks and Recreation)
Noise
Health and Safety
Environmental Conservation

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every seven years.

During 2014, the following amendments to the General Plan were approved:

- ***Amendments to the land use map and text of the General plan for the University District Specific Plan Project located south of Keiser Avenue, West of Petaluma Hill Road and north of Copeland Creek were approved. The amendments alter the mix, intensity and general location of development types. The amendment would also add Public/Institutional/Medium Density Residential land use designation to the site to allow for development of residential units as well as provide open space, trails, permanent or temporary private and public storm water detention/water quality basins***

and facilities including fencing and maintenance roads. The amendments are consistent with specific policies, as amended, in the Land Use Element of the General Plan applicable to the University District Specific Plan area. The policies establish a primarily residential development with a mixed use land use designation for commercial and multi-family uses. The project site is currently designated Rural Estate Residential, Low Density Residential, Medium Density Residential, Mixed Use, Parks and Open Space.

- ***Approval of the Northwest Specific Plan including 398 residential units, 458,700 square feet of regional commercial uses, 218,200 square feet of industrial uses, 58,400 square feet of mixed-use, 100 hotel rooms and parks and open space within the 100-acre planning area.***

- ***At its meeting of November 25, 2014, the Rohnert Park City Council adopted a Resolution approving the 2015-2023 Housing Element Update. The City will implement the policies and programs listed in the Housing Element and will report on the progress annually.***

The following list represents the progress the City has made towards implementing the goals and policies of the General Plan during the review period for Calendar Year 2014. The goals are quoted directly from the General Plan. Not all goals are quoted, only those where there has been significant progress. The progress response for 2014 follows in bold italics.

Progress in Implementation of the General Plan Goals

2.4 Land Use and Growth Management

As a master planned community, Rohnert Park has a well-structured pattern of land uses. Most neighborhoods are centered around an elementary school and/or a local park. Neighborhood shopping centers are located at the intersections of major roads, serving several adjacent neighborhoods.

LU-E Encourage development of the City Center as a mixed-use activity center with a range of commercial, residential, and civic uses.

The area designated Community Center on the General Plan map is a combination of commercial, low and moderate income housing, a public building housing the Public Safety Department, Library and a park and recreation area. This area is also in close proximity to other shopping facilities in the vicinity of Rohnert Park Expressway and Commerce Boulevard. This area was developed prior to April 1, 2009. City Hall is located on Avram Avenue several blocks to the south of the City Center.

Two shopping centers to the south of the City Center were approved for exterior remodeling and are currently undergoing construction. Also, commercial development immediately west of the City Center is being remodeled. This upgrading of existing commercial development in the vicinity of the City Center is supportive of the City Center concept.

LU-G Require preparation of specific plans for strategic new growth areas with complex land use programs.

The City has approved the Sonoma Mountain Village Specific Plan, the Southeast Specific Plan and the University District Specific Plan. Sonoma Mountain Village is a combination of single-family detached homes, estate homes, condominiums, apartments, row houses and inclusionary housing. The development will also include commercial office and retail and service commercial uses. The Southeast Specific Plan is a mixture of low, medium and high density housing and retail commercial uses to serve the surrounding residential uses.

LU-I Provide a range of housing types in type and price, including large-lot homes and housing oriented to students.

Rohnert Park has a large variety of housing types and prices that cover the range from low and moderate income buyers to homes attractive to higher income purchasers. Approximately thirty-three percent of the housing units in Rohnert Park are classified as apartments with many clustered around Sonoma State University. Many of these units are suitable for student housing. The various Specific Plans provide for a variety of housing including rural estate, large lot residential, low density residential, medium density residential and high density residential.

Fiori Estates is under construction consisting of 244 apartment units. The office and recreation building for use by the residents of the complex is completed and several of the apartment unit buildings are near completion.

The Reserve, an 84-unit apartment complex on Dowdell Avenue across from Fiori Estates has been approved and plans have been submitted for building permits. Construction will commence in 2015. These are larger units with attached garage parking.

LU-K Promote a diverse range of jobs within the city.

Rohnert has a wide variety of commercial and industrial uses that provide a variety of jobs for residents of the community and the surrounding area. New commercial and industrial development since the last Annual Report on the General Plan has resulted in an increase in over 100 new jobs in Rohnert Park.

Several commercial developments in the City received approval for major façade and building renovation. Some of these shopping centers have vacant tenant spaces. Renovation of the centers will attract new businesses with an increase in employment. There was renovation of a portion of a neighborhood shopping center in the northeast section of the city resulting in a

new neighborhood market serving residents in this area of Rohnert Park and creating a number of new jobs in the City.

LU-1 Update the City's Zoning Ordinance and Subdivision Regulations contained in the Municipal Code for consistency with the General Plan, including the General Plan Diagram.

The Zoning Ordinance and Subdivision Regulations are updated on a regular basis to be consistent with the General Plan.

In June of 2013 the City approved a major revision of the Land Use Regulations in the Zoning Ordinance. The approval process for many uses was simplified to encourage economic development within the City.

LU-2 Require sites designated as Mixed Use to be developed with a variety of residential and non-residential uses, in accordance with the delineated land use program for the Specific Plan areas in this chapter.

The Sonoma Mountain Village Specific Plan, Southeast Specific Plan and University District Specific Plan provide a variety of mixed uses including residential, office and commercial as addressed in LU-G above. The Mixed-Use Zoning districts encourage the siting of compatible businesses, stores, institutions, service organizations, and residences in close proximity to one another so as to create self-sufficient neighborhoods within the City.

LU-3 Develop the University District as a mixed-use, pedestrian-oriented center.

The University District Specific Plan provides for a type of development that would encourage pedestrian access to commercial centers and recreational facilities. The Mixed-Use residential designation applies to properties within the commercial center, which will adhere to the General Plan's designation for commercial and mixed-use purposes.

University District Specific Plan was modified to change some of the type of residential units proposed. The modification will provide units that are more appealing to today's buyers.

LU-4 Develop the City Center as a mixed-use, pedestrian-oriented center.

The City Center has a variety of multi-family housing and public buildings in close proximity to commercial development that would encourage pedestrian access to these facilities. It is also in close proximity to Hinebough Creek which has an informal trail providing access to the City Center area for some residents in the city.

LU-6 Locate new Medium and High Density Residential development adjacent to parks, creek ways or other open space, in order to maximize residents' access to recreational uses.

The Sonoma Mountain Village, Southeast, and University District Specific Plans orient medium and high density areas close to and adjacent to parks or permanently designated open space.

LU-7 Encourage new neighborhood commercial facilities and supermarkets to be located to maximize accessibility to all residential areas.

Neighborhood Commercial zoning is located adjacent and convenient to residential development. In recently approved Specific Plans, commercial development is located adjacent to residential development for easy access by residents of the homes.

A new market was approved and now occupies a vacant space in a neighborhood shopping center that was vacated several years ago by another market. There is the lack of a market in this area of Rohnert Park and the replacement market will be welcomed by the surrounding residents. On-site preparations for the market have already commenced by the property owner.

The new market in the northeast corner of the City has completed renovation and opened for business serving an area in need of a local market.

LU-10 As part of the Zoning Ordinance, establish the following density bonuses for residential projects:

- Up to 25 percent bonus for projects meeting State-criteria for low and very low income housing.

In the Zoning Ordinance under Chapter 17.0.020, Footnotes H., contains Density Bonus for Affordable Housing. The purpose of this section is to comply with the state Density Bonus Law (California Government Code Section 65915) to implement the Housing Element of Rohnert Park General Plan by providing increased residential densities for projects that guarantee a portion of the housing units will be affordable to households of low or very low income. In approved Specific Plans, the density bonus may actually exceed the State requirements.

LU-10A Coordinate the adoption of each specific plan in a manner that provides for the systematic implementation of the General Plan and is consistent with the growth management and public facilities goals and policies of this General Plan.

Require that all specific plans pursuant to this General Plan include the following components:

- A land use program as specified for each Specific Plan area in the General Plan, including the maximum and minimum development for each land use type.

The one specific plan and one planned development processed during the annual review period included a detailed land use program. A range of development for each land use type was included. A detailed traffic study, prepared by a City-approved traffic/transportation planner and reasonable mitigation measures to mitigate traffic impacts resulting from the development was prepared as part of the Environmental Impact Report (EIR) for each project. The type of housing provided for in each specific plan ranges from rural Estate Residential to High Density Residential.

An approved specific plan is undergoing modification to modify the housing types to provide housing that is appealing to today's buyers.

LU-10B Include within each specific plan, standards and criteria by which development will be phased and standards for conservation, development, and utilization of natural resources.

Recently approved Specific Plans include standards for conservation of natural resources especially creeks that run through the Specific Plan area. These are maintained as open space and designated as park land. Wetland basins have also been provided in a number of cases including specifically the University District Specific Plan.

LU-10C Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a specific plan area, even if a specific plan for the area has not been adopted.

Specific Plans/Planned Development provide for public safety facilities, parks and other facilities where required.

LU-11 Require preparation of a Specific Plan prior to approval of any development in Canon Manor, with the amount of development controlled by the underlying land use designations.

At the present time there is no interest in the preparation of a Specific Plan for the Canon Manor area. If a specific plan were prepared and approved it would include a land use map for the area.

LU-14 Require preparation of a Specific Plan prior to approval of any development in the University District.

A Specific Plan was prepared and adopted for the University District in 2006.

The University District Plan was revised including the modification in some of the types of housing units that will be provided. The change will result in housing units that are more appealable to today's buyers.

Southeast Specific Plan Area

LU-22 through LU-26 requires preparation of a specific plan prior to approval of any development in the Southeast area. Permit neighborhood park approximately five to eight acres in size. Permit neighborhood-oriented retail, offices, financial, business and personal services, and other similar neighborhood-compatible uses. Permit a maximum FAR of 0.4 for retail-only development and 1.0 for mixed use development. Only land devoted to non-residential uses shall be counted towards establishing the non-residential FAR requirements. Allow residential uses, as long as they do not front Bodway Parkway. Allow the Mixed Use area to be developed with a mix of residential and commercial uses, or with either one of those uses without the other.

The Southeast Specific Plan was approved in December 2010. Policies LU-22 through LU- 26 has been incorporated in the Specific Plan. No development has taken place since the approval of the Specific Plan.

Grading has commenced on the Southeast Specific Plan area.

Wilfred-Dowdell Specific Plan Area

LU-32 and LU-33 Ensure development is in accordance with the adopted Specific Plan for the area. In preparing and adopting the Wilfred-Dowdell Specific Plan, incorporate provisions which ensure integration of land uses and design concepts with the adjacent Northwest Specific Plan area.

The Wilfred-Dowdell Specific Plan was adopted in 2008. Plans submitted to construct a hotel and fast food restaurant in the Village North portion of the Specific Plan were approved in 2012.

The approval of the Oxford Suites/McDonalds project is in accordance with the Wilfred-Dowdell Specific Plan. Street improvements along the Golf Course Drive West frontage of the property were constructed as part of the Graton Casino. Oxford Suites and McDonald's have submitted plans for building permits.

Amy's Kitchen is currently under construction and completion is anticipated mid-year.

2.5 Growth Management Goals and Policies

Management and predictability of growth emerged as one of the salient issues that Rohnert Park residents would like the General Plan to address. Growth management policies are designed to balance competing interests, including the need for additional housing and related development, and the expressed community desires to preserve open space, maintain community character, and ensure adequate public facilities.

GM-C Ensure that growth is paced to achieve General Plan buildout over a 20-year period, representing an annual average population growth rate of one percent.

Grading has commenced in portions of the City in anticipation of new housing being constructed in 2015.

Grading and street improvements have commenced on Fiori Estates, a 244 unit apartment complex in Stadium Lands Planned Development. Construction has also commenced on the apartment buildings.

Fiori Estates has completed construction of the recreation center and office building and the apartment buildings are under construction. The required road work has been completed for access to the apartment complex.

GM-G Require all urban development in the Rohnert Park Planning Area to be located within the Urban Growth Boundary, prohibit urban development outside the Urban Growth Boundary.

The City adheres to this policy on an on-going basis.

GM-1 Prepare and adopt a Growth Management Ordinance that implements policies in this Element.

The Growth Management Program Ordinance was adopted by the Rohnert Park City Council on July 24, 2001. Because of the recent slow-down in new housing construction, the number of new residential units constructed is well under the maximum permitted by the Growth Management Program Ordinance.

The City Council held a work session on the Growth Management Program. The City Council recommended waiting until 2016 to review again.

The City performs an annual review of the Growth Management Program to evaluate conformance with the Program.

GM-9 Require that each specific plan include a Public Facilities Financing Plan that explains how streets, water, wastewater, solid waste, and parks, all meeting City standards, will be provided to the project.

A Public Facilities Financing Plan (PFFP) was adopted in 2004, updated in 2006 and 2011.

GM-20 Work with Sonoma County to ensure that all land in the Planning Area outside Rohnert Park's Urban Growth Boundary is preserved as open space.

This policy is implemented on an ongoing basis with Sonoma County.

GM-24 Undertake periodic review to monitor General Plan implementation with the first review scheduled to occur within three years of Plan adoption.

The Annual General Plan Review is performed as required by the Government Code. The Annual General Plan report will be scheduled at a City Council Meeting each year.

Community Design

This element provides the goals and policies for protecting and enhancing Rohnert Park's physical and visual character. They provide a framework for reinforcing Rohnert Park's positive attributes, such as compact form and well-defined neighborhoods, and for fostering the creation of distinctive centers with pedestrian and community orientation.

CD-D and CD-E Preserve and enhance views of the eastern ridgeline; and preserve and enhance the visual character of scenic corridors.

The Southeast Specific Plan and the University District Specific Plan have interior streets oriented in an east-west direction to provide the major opportunity for enhancing views of the eastern ridgeline from vantage points within the development. View Corridors have also been established that restrict the placement of structures and planting of trees that would block views of the eastern ridge line. For projects that require CEQA environmental documents, project impact on views from surrounding properties is an area of the environmental document that must be addressed and mitigated if there is a substantial impact.

CD-4 through CD-8 These policies relate to the protection of view corridors along Petaluma Hill Road, Snyder Lane, Bodway Parkway, Rohnert Park Expressway; and other major roadways in the City.

These policies are being implemented through the Northeast, Southeast, University District Specific Plans and Sonoma Mountain Village Planned Development. Protection of views of the hills to the east from major roadways is addressed in the CEQA document and the Specific Plans.

CD-9 through CD14 These policies relate to transition from urban to open space, clustering of residential development, landscaping along the City's eastern edge, and to ensure that design treatment at the edge of urban uses results in "soft" edges.

These policies are implemented through various Specific Plans, Planned Development and through the Zoning Ordinance.

3.2 Neighborhoods and Focus Areas

CD 15 through CD-23 Deals with procedures for design of new neighborhoods, a design standards checklist for design reviews, standards to foster pedestrian orientation of new development in mixed-use and neighborhood commercial areas, transitions between street and building, minimizing the visual dominance of garages and to establish design guidelines for Estate Residential uses to ensure new structures are consistent with the surrounding areas.

On August 14, 2012, the City Council adopted Design Guidelines that apply to all new development within the City. The Design Guidelines have been placed on the City's web site and developers of new projects are asked to review and conform to the Design Guidelines. The Specific Plans and Planned Developments that are approved for various areas in Rohnert Park include design criteria specific to the individual area covered by the Specific Plan. The Specific Plans and Planned Developments utilize the creeks as open space extending through the plan area. Townhomes, multi-family dwellings and single-family homes are integrated within the area covered by the Specific Plan. Design is also an important area in reviewing development covered under Site Plan Review, Architectural Review and Conditional Use Permits. Design Guidelines also apply to these development reviews.

All new and remodeled residential and commercial developments are reviewed to determine conformance with the Design Guidelines. Architects are encouraged to review the Guidelines prior to commencement on design plans.

CD-26 through CD-28 Design streets not only to accommodate traffic, but also to serve as comfortable pedestrian environments, allow sound walls only for development along US 101 and the NP Railroad and ensure that development standards do not result in disincentives for providing closely spaced local streets.

These policies are implemented through the review of Specific Plans, Planned Developments and as new development proposals are reviewed by planning staff. Pedestrian access from the sidewalk on surrounding streets to building entries is an important element in development review. Landscaping and meandering sidewalks, where applicable, are encouraged to enhance the pedestrian experience.

CD-31 Ensure that the University District is developed as an active, mixed-use pedestrian center, integrated and responsive to the design of the University Green Music Center, sensitive to the existing residential developments to the west, and with transitions to open space to the east.

The University District will be developed under the approved University District Specific Plan. The Specific Plan provides for mixed uses which are pedestrian oriented.

The University District Specific Plan is currently undergoing revisions at the request of the applicant.

CD-34 and CD-35 Provides detailed requirements for the Open Space Plan for the University District Specific plan.

The Open Space Plan portion of the University Specific Plan conforms to all of the design elements in the policies relating to open space. A creek buffer is provided along existing creeks.

Northeast Specific Plan Area

CD-41 through CD-43 Provides development requirements for housing and parks for the Northeast Specific Plan Area.

These policies will guide development of any potential development of Northeast Specific Plan.

Northwest Specific Plan Area

CD-44 through CD-48 These policies set standards for the Northwest Specific Plan Area including using design review to ensure compatibility of uses in areas where residential and commercial areas are adjacent.

These policies are included in the Northwest Specific Plan.

Southeast Specific Plan Area

CD-49 through CD-52 These are policies relating to the Southeast Specific plan Area.

The land use and circulation plan approved as part of the Specific Plan incorporates these policies.

Existing Neighborhoods

CD-53 Ensure that new development in existing neighborhoods is respectful of the character of existing uses and causes minimal design intrusion.

Site Plan and Architectural review is required for any new development. If the development takes place in an existing neighborhood, the impact on that neighborhood would be considered during the review process. The proposal would have to comply with the recently adopted Design Guidelines with the item going before the Planning Commission for its consideration.

Commercial Centers

Neighborhood commercial is located adjacent to neighborhoods, providing convenient shopping for nearby residents. Regional commercial, located primarily along US 101, serving a regional clientele in addition to Rohnert Park residents.

CD-55 Require all development within commercial districts to provide pedestrian amenities, including pedestrian walkways through parking lots to connect buildings on opposite sides of parking areas, sidewalks wide enough to accommodate pedestrian use, sidewalk intersection bulbs to reduce walking distance across streets, pedestrian lighting, benches, street trees, and other sidewalk amenities, and landscaping that complements pedestrian circulation and eliminates barriers to pedestrian access.

These standards would be implemented through Site Plan and Architectural Review consideration by the Planning Commission and through the approval process for development within Specific Plan areas.

The City is diligent in providing safe pedestrian walk-ways throughout commercial centers and connections between adjacent commercial areas.

All new and remodeled commercial developments are required to provide paths-of–travel and handicap access to conform to state and federal standards.

CD-56 As part of the Zoning Ordinance, maintain development standards for all development within commercial districts that include but are not limited to setbacks from front property line, landscaping, design standards for parking lots, orientation of main entrances to the street, pedestrian comfort and signage requirements.

The design criteria for parking lots, landscaping, building orientation, setbacks, pedestrian consideration and signage details are included as standards in the Zoning Ordinance. Development standards are considered during Site Plan and Architectural review of commercial developments.

Development standards are also included in the Design Guidelines.

4. Transportation Element

The Transportation Element includes policies, programs and standards that are intended to:

Maintain mobility and reduce traffic congested locations;
Improve connections between different parts of the city;
Further an integrated multi-modal transportation system that encourages transit use, walking, and biking; and
Provide incentives for travel demand reduction.

TR-A Promote safe and efficient vehicular circulation throughout Rohnert Park.

As part of the improvements related to the Graton Rancheria Casino, Golf Course Drive West was widened and improved from Redwood Drive westerly across the entire frontage of the Casino, signalization was installed at Golf Course Drive West and Redwood Drive, improvements were installed on Business Park Drive, a signal was installed at Business Park Drive and Redwood Drive and improvements.

The street improvements installed as mitigation to the traffic impacts from the Graton Rancheria Casino have resulted in adequate traffic circulation throughout Rohnert Park from Casino traffic. The improvements have also improved general traffic circulation in the City westerly of the Highway 101 freeway. Street improvements have also been installed as part of the Fiori Estates multi-family residential project presently under construction.

TR-C Build new roads and improve existing roadways, where necessary, in conjunction with new development.

As part of the Oxford Suites Hotel and McDonald's Restaurant at a the corner of Golf Course Drive West and Redwood Drive and the new Graton Rancheria Casino just westerly of the City limits, Golf Course Drive West will receive major improvements from Redwood Drive to Stony Point Road. This is necessary to handle the additional traffic generated from these new developments.

TR-1 and TR-2 Establish LOS C as the minimum standard for all arterial and collector roadway segments and intersections. Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard.

All large developments and modifications to existing developments may require the preparation of a traffic study to determine the impact on the LOS at key intersections and the development of appropriate mitigation measures to maintain a LOS of C or better. The Negative Declaration or EIR for a specific plan or commercial development will include a traffic analyses and, if necessary, mitigation measures to reflect this policy.

TR-3 through TR-12 These policies relate primarily to development within the Specific Plan/Planned Development areas and to the City's Capital Improvement Program (CIP).

These policies are implemented through the Capital Improvement Program (CIP) and under the Specific Plans and Planned Developments. The CIP is a mechanism to prioritize and undertake roadway improvements.

TR-14 Work with Caltrans to coordinate widening projects, interchange improvements and other improvements along US 101.

Caltrans has widened US 101 southerly from Santa Rosa which includes that portion that runs through Rohnert Park. The widening project includes improvements to the on and off ramps in Rohnert Park and the installation of sound walls. Golf Course Drive is being extended under Highway 101 to connect with Wilfred Avenue which is being renamed Golf Course Drive West.

The US 101 widening project has been completed including the extension of Golf Course Drive under Highway 101.

TR-15 Encourage Caltrans, the Metropolitan Transportation Commission (MTC) and the Sonoma County Transportation Authority (SCTA) to plan, fund, and implement improvements to the Wilfred Avenue interchange along US 101.

Golf Course Drive/Wilfred Avenue (Golf Course Drive West) interchange was widened during the US 101 widening project. Development under the Wilfred/Dowdell Village Specific Plan will also include improvements to Wilfred Avenue.

The interchange improvements have been completed.

TR-16 through TR-21 These sections deal with inter-jurisdictional coordination including Caltrans, Metropolitan Transportation Commission (MTC), Sonoma County Transportation Authority (SCTA), the City of Cotati, and Sonoma State University.

TR-34 Undertake a comprehensive study to evaluate and implement a multi-hub transit corridor along Rohnert Park Expressway with the following characteristics:

- Rail transit station in the vicinity of the Rohnert Park Expressway/Northwestern Pacific right-of-way.

The Smart Station in Rohnert Park will be located on the Northwestern Pacific right-of-way adjacent to where it crosses Rohnert Park Expressway.

The City of Rohnert Park has been holding meetings with SMART staff regarding the design of and access to the proposed SMART station off Enterprise Drive. The station design is also being coordinated with the developers of the former State Farm Property that backs up to the station and parking lot.

Park-and-Ride Lots

TR-35 Work with Caltrans to implement plans for the park-and-ride lot in the northeast quadrant of the Rohnert Park Expressway interchange along US 101.

There is a park-and-ride lot in both quadrants of US 101 and Rohnert Park Expressway.

The City has and will continue to work with these agencies to plan and implement improvements necessary to mitigate impacts of increased traffic congestion on major roads and intersections. As part of the widening of US 101, HOV lanes will be provided.

The HOV lanes on US 101 have now been completed and are operational.

TR-37 Provide continuous sidewalks along all existing and future streets.

Most streets in Rohnert Park have sidewalks. When development takes place on under-improved streets, the developer will be responsible for new street improvements including sidewalks.

TR-39 Update the Bicycle Master Plan to incorporate Class I bikeways. Develop locations and alignments for Class II and III bikeways.

The City has a Bicycle Master Plan that incorporates various classes of bikeways. Specific Plans provide for bike lanes where appropriate and in conformance with the Bicycle Master Plan adopted September 23, 2008.

Bike lanes were included as part of the improvements of Golf Course Drive West to the Casino.

New bike lanes on a portion of Rohnert Park Expressway between Redwood Drive and Commerce Boulevard and on Golf Course Drive are painted green in the vicinity of the major intersections for cyclist's safety.

TR-43 Establish requirements for bicycle parking as part of the Zoning Ordinance update. Ensure that secure bicycle parking is provided in conjunction with new development.

The Zoning Ordinance requires bicycle parking spaces for office, commercial, industrial and multi-family uses. There are specific standards for the number of bicycle parking spaces, location of bicycle parking and security to minimize theft and vandalism. In newer commercial development the City has encouraged the installation of some covered bicycle parking and secure bicycle parking.

A new commercial development has voluntarily installed bicycle enclosures to provide security for customer's bicycles.

5. Open Space, Parks and Public Facilities

Open space areas within and around Rohnert Park are valuable resources and provide the City a scenic setting. The Open Space, Parks, and a Public Facilities Element addresses these and other related topics. Also addressed in this Element are public facilities including schools, water service, and wastewater collection and disposal.

OS-D Maintain and enhance the Petaluma Hill Road Scenic corridor.

Development along the east side of Petaluma Hill Road will be designed to protect the view of the hills to the east from the roadway. Sonoma Mountain Village, Southeast Specific Plan and University District Specific Plan are also designed to create view corridors of the hills to the east. CEQA documents for development projects require consideration of the impact of a development on scenic views.

OS-E Maintain publicly owned open space areas in their natural state; provide public access in a manner that is compatible with the conservation of habitat.

There are a number of creeks that extend through Rohnert Park from the foothills to the east of the City and extending westerly across the City terminating at the Laguna De Santa Rosa. They have been protected in their natural state and walking/biking trails have been provided along the top of the bank on some of the creeks. The Specific Plans that include creeks in their boundaries take advantage of the creeks as open space elements with pedestrian and bicycle trails.

In 2014, a number of the creeks in Rohnert Park were cleared of rubbish and overgrown vegetation to enhance their appearance and improve the flow of runoff during winter storms. Some of the paved trails along the top of the creek bank were also improved.

OS-G Develop additional parkland in the City to meet the standards of required park acreage for new residents.

Additional parkland will be developed in the City as part of the Specific Plans and Planned Developments as they receive approval. The applicants for Specific Plans and Planned Developments are required to show the locations of the parks within their plan areas and to provide conceptual plans for the development of the parks. The Parks and Recreation Commission reviews and makes recommendations on proposed park sites and the conceptual plans within the Specific Plan areas.

The Fiori Estates apartment complex under construction will provide park amenities for its residents including barbecue facilities throughout the development, a secure dog walking area, basketball court, children's play area, recreation building and a swimming pool.

OS-7 Use creek protection zones for permanent public open space and compatible purposes including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping.

The creeks extending through the City have been placed in an OS-EC Open Space-Environmental Conservation zone. This district includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands. This district is consistent with the "Open Space- Environmental Conservation" General Plan designation. Some of the creeks have been developed with walking and bike trails along the top of the bank.

In several cases, specific plans that include a creek within its boundaries are required to include the area in and around the creek as open space. They are required to maintain the creek in its natural environment.

5.2 Parks

OS-F and OS-G Provide an integrated system of parks and trails throughout the city to meet the community's recreational needs. Develop additional parkland in the city to meet the standards of required park acreage for new residents.

The development of new parks and trails will be implemented as specific plans and development proposals are processed and approved. Approved specific plans or those in the preparation stage address the need for parks and trails for residents of the new dwelling units that will be constructed under the plan. The University District Specific Plans in the vicinity of Petaluma Hill Road are crossed by creeks that provide an opportunity for walking and bicycle trails along the top of the creek banks.

OS-10 Prepare a Parks, Recreation and Open Space Master Plan as the implementing tool for General Plan park and recreation policies and proposals.

The City has prepared a Parks, Recreation and Open Space Master Plan.

OS-11 and OS-12 As part of the update of the Subdivision Regulations, establish parkland dedication or in lieu fee at a standard of five acres of community and neighborhood parks per 1,000 new residents. Require development in high-intensity employment-generating areas such as the University District to provide additional parkland for employees at 1 acre per 250,000 square feet of non-residential development. Acquire and develop new parks in approximate locations and sizes shown on Figure 5.2.1 Parks and Schools and Table 5.2.2 New Parks under the General Plan.

The Specific Plans and Planned Developments provide parks at a ratio of at least five acres for each 1,000 new residents that will reside in the area when development is completed. The Parks and Recreation Commission recommended that the Planning Commission approve the size, layout and configuration of the Sonoma Mountain Village and Southwest Specific Plan area proposed parkland dedication.

OS-16 Expand the City's network of bike and pedestrian paths in areas of new development.

Policies regarding bike and pedestrian paths in new development are implemented through review of project applications including Specific Plans. The City's Bicycle Advisory Committee reviews project applications to ensure their conformity with existing Bicycle Master Plan. The City's Public Safety, Public Works and Recreation Departments also implement this policy on an ongoing basis. As mentioned in OS-F and OS-G above, some of the specific plans provide an opportunity to provide walking and biking trails along the top of the banks of creeks that cross the specific plan areas.

The improvements on Golf Course Drive West include bike lanes. The bike lanes on the Rohnert Park Expressway Bridge over the freeway and the approach to the bridge have been distinctively marked in green for the safety of cyclists.

OS-17 Ensure that parks and recreation facilities are safe secure areas.

All new parks and recreation facilities are reviewed by the City to assure that they are safe for children and adults. Proposed plans are reviewed by the Public Safety Department and Parks and Recreation Department.

5.3 Schools

Rohnert Park schools are under the authority of the Cotati-Rohnert Park Unified School District. School buildings and recreational facilities are available for community use during non-school hours. Parks located adjacent to schools provide additional outdoor recreational space for students.

PF-3 Require developers to dedicate any necessary school sites to the Cotati-Rohnert Park Unified School District (CRPUSD).

All new Specific Plans and Planned Developments are reviewed by the Cotati-Rohnert Park Unified School District for adequacy of schools for the project. If necessary, they can require the dedication of land for new schools.

There is not adequate land available on the west side of US 101 for additional school sites. Primarily the requirement is that new residential developments, such as the 244-unit apartment complex now under construction, provide bus service for schools on the east side of the freeway.

5.4 Wastewater

PF-7 Continue participation in the planning, financing and construction of wastewater treatment capacity expansions of the Subregional Wastewater Disposal System. Explore opportunities for increasing reclaimed water use and decreasing potable water demand.

The City is an active member of the Subregional System and is working to expand the use of reclaimed water where feasible. In newly developed areas, the use of reclaimed water is encouraged. In new development, water conserving landscaping is recommended. Where a new development includes the installation of new landscaping, reclaimed water for landscaping irrigation is encouraged if reclaimed water is available to the site.

PF-9 Require developers to install or pay for new sewer lines and other sewer improvements needed to accommodate new development.

Specific Plan and Planned Developments require the installation of new sewer lines and other sewer improvements to serve the needs of the development. The Public Facilities Financing Plan addresses the infrastructure and service needs of the City associated with General Plan buildout. New developments are required to provide and pay for the infrastructure necessary to support that development including upgrading existing sewer and wastewater systems or the installation of new systems.

Beginning at the intersection of Commerce Boulevard and Avram Avenue and continuing east to Southwest Boulevard and Snyder lane and into the existing sewer system in the intersection of East Cotati Avenue and Snyder Lane is the Eastside Trunk Sewer Project. This sewer project will facilitate development of the Southeast Specific Plan, Northeast Specific Plan and University District Specific Plan areas.

5.5 Water Supply and Conservation

PF-11 through PF-13 Monitor the operation of the municipal well field on a monthly basis to ensure that production does not exceed the recharge rates so as to result in a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary. Develop a monthly municipal well field monitoring program. Continue to collect and analyze monthly groundwater level data to assist in management and operation of Rohnert Park's municipal well field.

The City is undertaking its groundwater monitoring program by gathering groundwater data at key locations in the city. Water supply assessments that are performed for specific plans include a groundwater assessment. The City does not extract more than 2.3 million gallons a day from the groundwater wells. We are presently under that amount of withdrawal. The latest groundwater study is ongoing with the Santa Rosa Groundwater Study currently in its 7th year.

PF-15 Continue to require water-conserving devices for all new development.

All Specific Plans and Planned Developments provide for and new developments are required to include water conservation devices in residential and non-residential buildings and landscaping. This includes low flush toilets and low flow shower heads. Smart irrigation controllers including rain shut-off devices on controllers will be used on new irrigation systems. High energy appliances are also encouraged in new residential units. Drought tolerant landscape materials will also be used.

Rohnert Park has a water efficiency rebate program for the installation or use of high efficiency toilets and clothes washers. An application form and information is available on the City's web site. It also lists the make and model number of qualifying toilets and clothes washers. The program is ongoing when funding is available.

PF-16 Require non-residential uses to implement water conservation practices as a condition of development.

Under the Specific Plan and Planned Development areas, non-residential uses are required to implement water conservation practices especially in landscaped areas through the use of smart irrigation controllers and use of recycled water for irrigating landscaped areas. This also applies to new commercial developments that go through the Architectural and Site Plan Review procedures.

Where possible, all new developments are required to use water conserving devices.

A new restaurant now under construction will have a roof consisting of live plant material. The roof will also be designed to collect rain run-off and store it in a large tank structure to use for irrigation in the dry months.

PF-17 Develop a comprehensive wastewater flow reduction program for existing and new non-residential uses.

Non-residential uses are required to use devices to reduce wastewater flow similar to residential users.

6. Environmental Conservation

Rohnert Park and its environs are endowed with a bounty of natural resources, including undeveloped and developed open spaces, creeks, agricultural resources, and areas with high potential to sustain wetlands, vernal pools and wildlife. An overriding goal of the General Plan is to conserve these natural resources to ensure that future development does not adversely affect the environment.

EC-1 Undertake an inventory of historic resources to determine sites or buildings of federal, State or local historic significance.

An inventory of historic buildings has not commenced. However, Environmental Impact Reports for various specific plans include an inventory of buildings that may have historic significance.

EC-2 Insure the protection of known archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historical remains. Require construction activities and development adjacent to sites of historic or archaeological resources to avoid degradation.

A good percentage of new development in Rohnert Park will be taking place in areas approved under a Specific Plan and Planned Development area. The Specific Plan and Planned Development approval process must conform to CEQA resulting in the requirement for an Environmental Impact Report. Mitigation measures in the EIR require that a cultural resources field survey of the project site be performed prior to construction activities. If any cultural resources are discovered during ground disturbing activities, work in the immediate area shall stop and a qualified archaeologist shall be brought in to evaluate the resource and to recommend further action, if necessary. Construction crews shall be directed to be alert for cultural resources. In the event that human remains are discovered, all work in the area shall stop immediately, and the developer shall contact the County Coroner.

6.2 Habitat and Biological Resources

Several sites in the Planning Area have the potential to support wetlands, vernal pools, rare plants and wildlife and special status species.

EC-4 and EC -5 Cooperate with State and federal agencies to ensure that development does not substantially affect special status species appearing on any State or federal list of rare, endangered or threatened species. Require development in areas with high and moderate wetlands potential and habitat areas as well as other areas where wetland or habitat for special-status species is present, to complete assessments of biological resources.

These areas in Rohnert Park develop under the Specific Plan or Planned development process. The Environmental Impact Report that is prepared for the project prior to its consideration for

approval assesses the potential for impacts on special status species and areas with high and moderate wetlands potential. If rare, endangered or threatened species or wetlands habitat are likely to occur within the project area, mitigation measures are recommended to address the impact. Prior to commencement of construction, mitigation regarding rare, endangered or threatened species or wetlands habitat have to be addressed.

EC-7 Encourage planting of native vegetation in new development sites, parks, public areas and open space.

Native species are encouraged in landscape plans for new developments.

EC-9 As part of the City's Capital Improvement Program, incorporate a tree planting program for new and existing streets and maintenance of existing trees.

Developers of projects that require street improvements are responsible for planting street trees and/or maintaining existing trees.

EC-11 As part of the update of the City's Zoning Ordinance, establish landscape and tree planting standards, including provisions for large paved areas such as parking lots.

Parking lots for non-residential uses must have a minimum perimeter planting area of ten (10) feet in width adjacent to a Residential District and five (5) feet in width adjacent to other zoning districts. Parking lots adjoining a street must have a frontage planting area reflecting the required setback from the street. The parking area must be screened from the adjacent street with berming and/or landscaping to achieve an average height of three (3) feet above the adjacent grade of the parking area. Parking lot trees must be provided at a minimum of one (1) tree for every four (4) parking spaces.

EC-12 Protect oaks and other native trees that are of significant size through the establishment of a Heritage Tree Protection Ordinance.

A Tree Preservation Ordinance became part of the Zoning Ordinance in 2007. The Ordinance requires a tree removal permit to remove any tree that is not exempt from the Ordinance. Specific plans and new developments that require environmental review under CEQA may include a tree assessment and the requirement to retain any trees that are worth preserving.

EC-13 Maintain creek protection zones extending a minimum of fifty (50) feet from the tops of banks for creeks, with extended buffers where significant habitat areas or high biological resources exist, require appropriately wide buffers to encompass and protect the resource.

The Zoning Ordinance has a provision that creek protection zones shall be maintained for a minimum of fifty (50) feet from the tops of the bank. Where significant habitat areas or high potential wetlands exist, this setback shall be extended to protect the resource, as required by the Planning Commission or City Council at the time of project approval. Specific plans that

encompass creeks include creek protection zones, preservation of vegetation and may include walking and biking trails adjacent to the bank of the creek.

EC-14 As part of Specific Plans and Planned Developments, require evaluation and implementation of appropriate measures for creek bank stabilization, and any necessary steps to reduce erosion and sedimentation, but preserve natural creek channels and riparian vegetation.

Any Specific Plan or Planned Development that includes a creek within its boundaries shall contain provisions for protection of the creek at least as stringent or more stringent as the requirements of the Zoning Ordinance.

6.3 Water Quality

EC-15 through EC-19 Continue working with the Regional Water Quality Control Board to protect water quality. Regularly monitor water quality to maintain high levels of water quality for human consumption and ecosystem health. Work with the relevant agencies to ensure that groundwater supplies are not contaminated in the recharge areas east of the city. Protect waterways by prohibiting the dumping of debris and refuse in and near waterways and storm drains. Require new construction to utilize site preparation, grading and foundation designed for erosion control to prevent sedimentation and contamination of streams.

These policies are implemented on an on-going basis both in new development and as requirements in Specific Plans and Planned Development. The City uses the Storm Water Best Management Practices for New Development and Redevelopment.

EC-20 Prepare and disseminate information about the potentially harmful effects of toxic chemical substances and safe alternative measures, including information about safe alternatives to toxics for home and garden use.

Residents of Rohnert Park receive information about the disposal of toxic chemical substances and where they may be taken for disposal.

City residents can leave used batteries at City Hall so they are not disposed of in trash or recycling containers.

EC-21 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.

Creek setback zones are established in the Zoning Ordinance and for new developments in the Specific Plan areas. Development in these areas follow the requirements from the Regional Water Quality Control Board pertaining to storm drain runoff to creeks.

6.4 Air Quality

Rohnert Park is located in the northern region of the nine-county San Francisco Bay Area air basin. Air quality in the basin is monitored by the Bay Area Air Quality Management District (BAAQMD), which operates a regional network of air pollution monitoring stations.

EC-22 through EC-26 Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for nonattainment pollutants by implementation of air pollution control measures as required by State and federal statutes. Use the City's development review process and the CEQA regulations to evaluate and mitigate the local and cumulative effects of new development on air quality. Adopt the standard construction dust abatement measures included in BAAQMD'S CEQA Guidelines. Prohibit emission-generating facilities in the Northwest Specific Plan area or in the planned industrial areas to the southeast. Encourage new residential development and remodeled homes to install clean-burning fireplaces and wood stoves.

These policies are implemented on an everyday basis during the project review and approval process. None of the approved Specific Plans have any provisions for emission-generating facilities. New home builders are encouraged to install gas fireplaces in place of wood burning fireplaces to reduce air pollution including carbon monoxide, nitrogen dioxide and PM-10.

7. Health and Safety

This Element addresses the protection of the community from risks posed by environmental hazards as well as emergency preparedness and management. These include effects of seismically induced surface rupture, ground shaking, and ground failure, geologic hazards including landslides and subsidence, flooding and hazardous materials and waste.

7.1 Seismic and Geologic Hazards

HS-1 and HS-2 Require new construction to utilize site preparation, grading and foundation designs in accordance with site specific soil conditions. Require submittal of a preliminary soils report, prepared by a registered civil engineer. Continue requiring all new buildings in the City to be built under the seismic requirements of the Uniform Building Code and Uniform Plumbing Code.

Depending on the size of a building and the type of construction, the Building Official can require a soils report. Seismic requirements of all buildings must meet the requirements of the California Building Code. Major developments require a soils report and recommendation prepared by a registered civil or soils engineer.

7.1 Drainage, Erosion, Stormwater and Flooding

HS-3 Prepare and implement a Storm Water Management Plan to ensure protection of the surface and groundwater resources.

The City has prepared a plan that complies with EPA regulations. The City is also using the Storm Water Best Management Practices for New Development and Redevelopment prepared by Sonoma County and the City of Santa Rosa to assess the storm water impacts of new projects and to ensure compliance with Federal standards.

HS-5 and HS-6 As part of the building permit process require all development projects to comply with hydrology and drainage policies incorporated in the applicable Specific Plans. As part of the building permit process, require new development greater than five (5) acres in size to prepare and implement a site-specific storm water pollution prevention plan.

These policies are contained in the Specific Plans that cover large undeveloped areas in or adjacent to the City. They are also actions that are implemented upon applying for a building permit on larger size properties.

HS-8 through HS-11 Systematically conduct maintenance, make repairs or improve drainage facilities to minimize localized flooding during rain storms. Use the City's development review process to ensure that proposed development located in 100-year flood zones undertakes measures to provide adequate protection from flood hazards. Continue to use the National Flood Insurance Program standards and regulations as guidelines for implementation of flood damage control programs in Rohnert Park. In cooperation with the Sonoma County Water Agency, maintain flood plain areas, drainage channels, and other drainage structures and improve drainage channel capacity in ways that will preserve the natural character of habitat areas, riparian corridors, and waterways to maximum extent possible.

Rohnert Park is diligent in maintaining drainage facilities to provide maximum capacity during rain storms to prevent flooding. The City has very few areas that are designated in a 100-year or 500-year flood zone. Building construction is not permitted that would result in damage to a structure during a 100-year flood. All construction must take place above the 100-year flood level which places structures out of a flood zone. The City routinely takes steps to preserve the natural character of habitat areas.

7.3 Solid Waste Management and Recycling

HS-12 Continue to work toward reducing solid waste and increasing recycling in compliance with the Sonoma County Integrated Waste Management Plan.

The City continues to encourage the recycling of household and commercial waste and is continuing efforts to work with Rohnert Park Disposal to improve recycling services. The City

has recently approved a new location of a recycling center in a shopping center to better serve the public in depositing their recycled beverage containers.

During building demolition, the City requires that non-hazardous demolition materials be recycled in lieu of being taken to a landfill.

Under CALGreen requirements for new buildings, 50 percent of construction waste must be diverted from landfills.

HS-13 through HS-15 As part of development review and environmental analysis, ensure that new multi-family and all non-residential development comply with all recycling requirements. As part of the City's Capital Improvement Program (CIP), the Parks, Recreation and Open Space Master Plan, and other programs, explore the feasibility of installing recycling receptacles for plastic and glass beverage containers and papers in parks and other public areas. Require new multi-family residential and all non-residential development to incorporate attractive and convenient interior and exterior storage areas for recyclables into new or remodeled buildings to make recycling activities more convenient for those who use the buildings.

Recycling containers are provided to residents of all single-family and multi-family residential units for curb side collection on a weekly basis. Recycling containers are also placed in City parks and public buildings and in office areas. The provision for recycling is an important part of the development review process.

Building demolition materials that are recyclable are diverted from landfills.

7.4 Hazardous Materials

Hazardous materials include a large number of substances that may be dangerous to the public if improperly stored, handled or disposed.

H-16 through H-20 Promote joint, countywide programs to address the generation and disposal of hazardous materials including Sonoma County Hazardous Waste Management Plan. Develop and implement programs which provide convenient means for residents to properly dispose of household hazardous waste materials. Support efforts to establish permanent hazardous waste collection and temporary storage facility at the Central Landfill. Maintain existing signs discouraging hazardous waste dumping in storm drains in the City.

The City coordinates with the Sonoma County Waste Management Agency on hazardous waste collection events and the dissemination of information regarding hazardous material management. Signs at storm drains are maintained on an ongoing basis throughout the City.

7.5 Emergency Management

The California Emergencies Services Act (State Government Code § 8550-8668) requires each city to prepare and maintain an Emergency Plan for natural, manmade or war-caused emergencies which result in condition of disaster or in extreme peril to life. Peacetime emergencies that should be addressed by the Plan include earthquakes, fires, and floods.

HS-21 and HS-22 Maintain and regularly update the Standardized Emergency Management Plan. Conduct periodic emergency management exercises to familiarize key City personnel with their roles and responsibilities to ensure emergency facilities will function in the event of a disaster.

The City coordinates with Sonoma County to implement the City's Emergency Management Plan. The City also participates in the ABAG Regional Hazard Mitigation Plan.

8. Noise

The purpose of the element is to identify existing noise problems in the community and to provide guidance to planners and developers for avoiding future problems.

NS-1 and NS-2 During project review and approval use Office of Planning and Research (OPR) Land Use Compatibility for Community Noise Environments table to determine acceptable uses and analysis and insulation requirements in noise-impacted areas. For all residential uses, establish 45 dB Ldn as the standard for interior noise levels and 60 dB Ldn as the standard for exterior noise levels. Require appropriate siting of residential uses and/or mitigation measures to meet the standards.

The OPR standards are used to determine noise levels and as the standard for exterior and interior noise levels for residential uses.

New residential projects are required to comply with the 45 dB Ldn interior noise level and the 60 Db Ldn exterior noise level. Evidence of conformance must be provided during the review process at the Planning Commission level and City Council if required.

NS-3 Update the Noise Ordinance and the Zoning Ordinance to require control of noise at the source through site design, building design, buffering, hours of operation and other regulations for any noise-emitting use.

During project review, if there is the potential to generate noise impacts, a noise study will be required and mitigation measures will be required to reduce noise levels to an acceptable standard.

Any restaurant use that proposes outdoor entertainment that may result in noise requires a Conditional Use Permit with a noticed public hearing before the Planning Commission. Conditions can be attached to the approval to protect surrounding properties.

NS-4 Continue to require control of noise or mitigation measures for any noise-emitting construction equipment or activity.

Noise standards have been adopted in the Zoning Ordinance for all zoning districts and public and open space areas. All new construction projects must comply with the City's Municipal Code, including hours of construction. Construction equipment shall be adequately muffled and properly maintained.

NS-6 Require buffers or site planning techniques for all new development within 65 dB Ldn noise contours. However, avoid visible sound walls except along US 101 and along the Northwestern Pacific (NP) Railroad right-of-way.

During new project application review, this policy is implemented on an ongoing basis. US 101 is currently undergoing widening by Caltrans and sound walls are being constructed as part of the project to mitigate freeway noise impacts on nearby housing.

Exceptions to the location of sound walls have been made for residential developments where a sound wall is the most effective barrier to noise from adjacent commercial or industrial uses.

9.6 Housing Goals, Policies and Programs (from the recently adopted 2015-1023 Housing Element)

This Section contains the City's Housing Plan for the 2015-2023 Housing Element planning period. The following goals, policies, and programs are designed to address the existing and projected housing needs of the City of Rohnert Park.

GOAL HO-1: NEW HOUSING DEVELOPMENT

Policies

Policy HO-1.1 Residentially Zoned Land

The City shall continue to provide an adequate supply of residentially zoned land at sufficient densities to accommodate its fair share of the existing and future housing needs.

There is very little vacant land in the City zoned for housing. New housing in the City will take place primarily in the Specific Plan areas such as Sonoma Mountain Village, Southeast Specific Plan, University District Specific Plan, and Northwest Specific Plan. There is also the potential for housing on the City owned property on Avram Drive in the City Center area.

Policy HO1.2 Specific Plan and Annexation Assistance

The City shall facilitate residential development within new growth areas by assisting the preparation of specific plan and annexation applications.

The City has worked with numerous property owners in the development and approval of Specific Plans for their property. These plans include needed housing.

Policy HO-1.4 Public Facilities Financing Plan

To ensure the adequate provision of streets, water, wastewater, solid waste and parks, the City shall require a Public Facilities Financing Plan for all new developing areas to ensure all necessary infrastructure and public facility improvements are constructed concurrently with the development.

The City has implemented a Public Facilities Financing Plan for development in Specific Plan areas.

Policy HO-1.6 Housing Priorities

As part of any allocation criteria related to implementation of the City's Growth Management ordinance the City shall give priority to projects that address housing needs identified in the Housing Element and further the City's housing programs.

New housing in Rohnert Park is planned in Specific Plan areas. Specific Plan areas have been required to provide housing that addresses the housing needs in the City.

Programs

Program HO-1.B The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.

Under CEQA review for projects adequate water supply and waste water disposal is reviewed for adequacy.

Program HO-1.C The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance, and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved.

The Growth Management Program is reviewed periodically to ensure compliance with the "trigger cap". With the lack of new housing in recent years there has only been one recent review in mid-2014.

GOAL HO-2 BALANCE OF HOUSING TYPES

Goal HO-2 Provide a diversity of housing types that accommodate projected population and demographic changes and enabled residents to remain in Rohnert Park throughout their lives.

Under the Specific Plans there are a range of housing types for new residents and existing residents who plan to relocate within the City.

Policies

Policy HO-2.1 Housing Diversity

The City shall promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multi-family rental and ownership units, second units, and units combined with non-residential areas.

A diverse range of housing types are proposed under the approved Specific Plans. Mobile homes are permitted in residential Mobile Home Parks and are permitted in the multi-family residential districts subject to a Conditional Use Permit.

Policy HO-2.3 Distributed Affordable Housing

The City shall continue to ensure that an over-concentration of lower-income housing does not occur in one or more neighborhoods.

All new affordable housing will occur in Specific Plan Areas. In the Specific Plan areas affordable housing is distributed throughout residential development in the Specific Plan and not concentrated in one area.

Policy HO-2.4 Central Rohnert Park Housing Densities

The City shall encourage the mix of land use and residential densities in the Central Rohnert Park Priority Development Area (PDA) to increase the supply of housing.

If housing is approved as part of the PDA it will include a mix of residential development at a range of densities.

GOAL HO-3: PROVISION OF AFFORDABLE HOUSING

Goal HO-3 Address, to the maximum extent feasible, the housing needs of all economic segments of existing and future residents, giving highest priority to lower income households and minimizing the impact of potential governmental constraints.

The majority of new housing in Rohnert Park will take place in Specific Plan areas. The Specific Plans provide a variety of housing types including housing for lower income households.

Policies

Policy HO-3.3 Inclusionary Housing

The City shall continue to require below-market rate housing to be included as part of residential ownership projects throughout the community, as required by the City's Inclusionary Housing Ordinance.

The City requires below market rate housing under the Specific Plan approval process.

Policy HO-3.5 Avoiding Unnecessary Costs to Housing

The City shall strive to ensure that its policies, regulations and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development (e.g., long application review times).

The City approves projects that include housing on a fast-track basis. The City's application review and approval time is very short to the advantage of developers.

Policy HO-3.7 Residential Development Review Assistance

The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff and streamline the overall planning application and building process for all residential development.

Pre-application meetings are encouraged with staff from planning, building, engineering and public safety to address a proposed project. The City has a very short review period for Building Permit applications. The City prides itself on the short review period for major projects.

] **Policy HO-3.8 Affordable Market-rate Housing**

The City shall encourage the development of market-rate housing types that are affordable to low- and moderate-income first time home buyers.

New housing in Specific Plan areas requires housing for low- and moderate-income buyers.

Policy HO-3.9 Affordability in the Central Rohnert Park Priority Development Area

The City shall strive to ensure affordable housing opportunities in the Central Rohnert Park Priority Development Area (PDA) to avoid displacement of lower-income residents in the area.

Any new housing in the PDA will be required to provide a percentage of the housing for lower income residents. There is an existing apartment project in the PDA that may have some lower income residents. That project will remain under the PDA.

Programs

Program HO-3.E The City shall develop an affordable housing and anti-displacement strategy as part of the Central Rohnert Park Priority Development Area (PDA).

If housing is developed in the PDA, some affordable housing will be required. No existing housing in the PDA will be eliminated.

Program HO-3.H The City shall conduct annual meetings with the development community to discuss opportunities for collaboration between market-rate and affordable housing developers.

On request, the City meets with affordable housing developers to discuss properties available for affordable housing projects. Market rate developers of ownership housing are required to provide a percentage of the housing for low and moderate income buyers.

Program HO-3.I The City shall maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing and shall refer potential developers of such housing to these organizations for assistance.

The City meets with nonprofit housing organizations upon request. Developers are referred to these organizations when they ask for assistance for providing affordable housing.

Program HO-J The City shall develop a procedure to provide expedited review where possible for affordable housing development (i.e., projects in which all units are affordable to moderate-, low-, very low- or extremely low-income households).

All review processes in the City are expedient which the City prides itself on. The City has had no recent housing projects that are entirely affordable to moderate or low income households.

GOAL H-4 PRESERVATION OF AFFORDABILITY

Goal HO-4 Preserve the City's existing affordable housing stock and ensure the long-term affordability of new non-market rate units.

The City will ensure that existing affordable housing is retained. The City can no longer require new multi-family rental housing developers to provide affordable units.

Policy HO-4.2 Long-Term Resale and Rent Affordability

The City shall impose resale or rent control requirements, for not less than 45 years for for-sale projects or 55 years for rental projects, on all units that are approved through the inclusionary housing program, receive City financial assistance or state housing density bonuses to ensure that they remain affordable to the targeted income groups.

The City has always controlled ownership and rental housing developments that are inclusionary housing or required affordable units to ensure that they remain such for the required time period.

Policy HO-4.4 Mobile Home Lease Controls

The City shall continue to enforce Chapter 9.70 of the Zoning Ordinance, which controls space lease increases to protect the interests of mobile home park residents and park owners and continue to provide staffing to the Mobile Home Rent Appeals Board.

The City diligently enforces the requirements of Chapter 9.70 of the Zoning Ordinance. When necessary, City provides staff to the Mobile Home Rent Appeals Board reviewing and commenting on issues before the Board.

Programs

Program HO-4.A The City shall monitor units at risk of conversion of rental housing to market-rate ownership housing by developing a list of units at risk of

conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis.

There are currently one rental project under construction and one rental project submitted for building permit that are designed for future conversion to condominium ownership. Any future projects that have the potential for conversion will be noted.

Program HO-4C The City shall meet with owners of at-risk units who intend to opt out of a Section 8 contract to examine potential strategies to preserve or replace the units (e.g., transferring the units to a nonprofit developer).

If the City becomes aware of any owners who plan to opt out of Section 8 housing, the City will attempt to meet with the owners regarding preservation or replacement of the units.

GOAL HO-5: HOUSING FOR SPECIAL NEEDS

Goal HO-5 Provide a range of housing opportunities for Rohnert Park residents with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farm workers, the homeless and residents with extremely low incomes.

Rohnert Park presently has housing for seniors and elderly including assisted living housing. The City is diligent in providing and preserving housing for seniors, large households and residents with very low incomes. Recent apartment development has included 3 and 4 bedroom units for large families.

Policy HO-5.3 Reasonable Accommodation

The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning or building regulations when necessary to eliminate barriers to housing opportunities.

Current building codes for new housing require some accommodations for persons with disabilities. The city's land use and zoning regulations do not create barriers for persons with disabilities.

Policy HO-5.5 to 5.10 Housing for Mentally/emotionally-disabled Adults, Housing Accessibility, Senior and Elderly Housing, Aging in Place and Homeless Persons.

In summary, the City shall assist in the above categories.

The City will work with advocacy groups to find housing for mentally and emotionally disabled persons. Existing housing for seniors and elderly will be preserved and new housing encouraged for these groups. The City supports housing for seniors and the elderly. Housing experts have determined that, on average, about 1 percent of a community's population may be homeless at some time during the year. With a Rohnert Park population of 40,000, approximately 400 may be homeless during the year. The City will take measures to prevent homelessness and support efforts to provide necessary shelter.

Programs

Program HO-5A to HO-5.C Rehabilitation Programs, Funding to Prevent Homelessness and Development of Supportive Housing

The City provides information to individuals with disabilities, seniors and the elderly when requested. Because of budget restraints the City does not have funds available to provide services to the homeless. The City encourages development of housing for persons with disabilities and supports groups assisting those persons.

GOAL HO-6: FAIR HOUSING

Goal HO-6 Promote housing opportunities for all people, regardless of race, religion, disability, gender, marital status, ancestry or national origin.

Housing in Rohnert Park is available to all groups of people listed above.

Policy HO-6.1 to 6.3 Social Equity, Fair Housing and Fair Housing Information

Rohnert Park does not permit housing discrimination and takes appropriate action when it occurs. The City encourages fair housing education by all groups and organizations. Fair housing information is avail to staff and the public.

Programs

Program HO-6.A The city shall post information regarding local state and Federal fair housing programs in public places such as City Hall, the Community Center and the Senior Center and local post offices.

Information on housing programs is made available by the City in appropriate places primarily available to people who need the information.

GOAL HO-7: PRESERVATION AND IMPROVEMENT OF HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS

Goal HO-7 Preserve and improve the City's existing housing stock and character and quality of residential neighborhoods.

Policies

Policy HO-7.1 The City shall promote ongoing maintenance of the existing housing stock in order to prevent blight and deterioration of housing units resulting from deferred maintenance.

The City has a Code Compliance Officer who inspects properties that are blighted, deteriorating, have deferred maintenance or code violations. Letters are sent to the property owner to remedy the situation. If the properties are not brought into compliance further action will be taken by the City.

Policy HO-7.2 The City shall promote well-maintained mobile home parks in viable condition for continued use.

The City is limited on corrective action on mobile home parks since they come under State jurisdiction. The City will require that they be maintained in a clean and attractive manner.

Policy HO-7.3 The City shall minimize the extent of potential earthquake damage to housing.

All new housing and addition to existing housing must comply with current building codes and earthquake standards.

Programs

Program HO-7.B through HO-7.D Retrofitting of residential structures.

The City will assist home owners and owners of multi-family housing in securing structures and retrofitting.

GOAL HO-8 ENERGY CONSERVATION

GOAL HO-8 Increase energy efficiency of existing and new residential developments.

Policies

Policy HO-8.1 Energy Efficiency/Renewable Energy Features
The City shall promote the use of energy efficiency features and renewable energy facilities in the design and construction of residential developments.

The City has adopted the 2013 California Building Code which requires new residential buildings to meet a comprehensive set of standards for energy conservation.

Policy HO-8.2 Tree Planting

The City shall continue to require the planting of trees as part of residential projects to provide cooling during the summer months.

In all new residential developments tree planting is required in front yards of the dwelling units and in all landscaped street medians.

Policy HO-8.3 Retrofitting Existing Structures

The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy efficient features and renewable energy generation facilities in structures.

When improvements such as additions and remodeling of existing structures takes place the City requires energy efficient features to be incorporated in the building plans.

GOAL HO-9: ATTAINMENT OF HOUSING GOALS

Goal HO-9 Maximize attainment of the Housing Element's goals and programs.

Policies

Policy HO-1.1 Housing Element Implementation

The City shall actively lead implementation of the policies and programs of the Housing Element.

The City is the lead agency in implementation of the Housing Element. The policies and programs will be regulated by the City when development takes place.

Programs

Program HO-9.A The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall submit the Housing Element Annual Report to the CDHCD and OPR before April 1 of each year.

The City submits the required report each year prior by April 1 deadline.

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Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Rohnert Park

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	371	0	0	0	0	0	0	0	0	0		0	371
	Non-deed restricted		0	0	0	0	0	0	0	0	0		0	
Low	Deed Restricted	231	0	0	0	0	0	0	0	0	0		0	231
	Non-deed restricted		0	0	0	0	0	0	0	0	0		0	
Moderate	Deed Restricted	373	0	0	0	0	0	0	0	0	0		0	373
	Non-deed restricted		0	0	0	0	0	0	0	0	0		0	
Above Moderate		679	0	0	0	0	0	0	0	0	0		0	679
Total RHNA by COG. Enter allocation number:		1,654	0	0	0	0	0	0	0	0	0		0	1,423
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

should be 1654

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.	Facilitate residential development within the growth areas	Ongoing	Presently processing several Specific Plans and revisions of existing Specific Plans.
During the application and review process for Specific Plans, ensure that they provide for the diversity of housing types specified in the Land Use and Growth Management Element.	Promote a diversity of housing types.	Ongoing	The approved Specific Plans in Rohnert Park provide a diversity of housing types
Promote the provision of rental units or rental units for larger families.	Provide three-bedroom plus units in rental projects.	Ongoing	A large rental project currently under construction has three-bedroom units and recreational facilities for children including a tot lot and swimming facilities.
Continue to publicize openings on City boards and commissions through several newspapers.	Receive community wide representation on boards and commissions.	Ongoing	The City advertises vacancies on boards and commissions in the local newspaper and on the City web site.
Require the planting of trees as part of residential projects to provide cooling during the summer months.	Reduce the impact of summer heat on parked vehicles and provide a more pleasant living environment.	Ongoing	In open parking areas, the Zoning Ordinance requires the planting of one tree for every four (4) parking spaces. Landscaped setbacks are required in all new residential projects.
The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).	To provide housing for low and moderate income households.	Ongoing	This type of housing will be provided in the various Specific Plan areas in the City.
The City shall meet with owners of at-risk units who intend to opt out of a Section 8 contract to examine potential strategies to preserve or replace the units (e.g., transferring the units to a nonprofit developer.	To retain Section 8 housing.	Ongoing	The City will carry out this program when it is made aware of units that will be removed from the Section 8 program.

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The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly and advocacy groups that represent these special needs groups.	To provide housing for individuals with disabilities, seniors and the elderly.	Ongoing	Upon request the City will make this information available.
The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities including developmental disabilities. The City shall support applications for County, State and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.	To provide housing for persons with disabilities including developmental disabilities.	Ongoing	The City routinely is supportive of housing for persons with disabilities including developmental disabilities.
The City shall post information regarding local, State and Federal fair housing programs in public places, such as City Hall, the Community Center, the Senior Center and local post offices.	To provide information regarding fair housing programs.	Ongoing	This information is available at City Hall and will be made available at other locations upon request.
The City shall continue to partner with Sonoma County Community Development Commission (CDCRP) on housing rehabilitation program for low- and moderate-income households.	To provide information to low- and moderate-income households on housing rehabilitation.	Ongoing	The City will continue this partnership.
The City shall maintain guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes.	To assist homeowners in securing their homes to foundations and providing bracing against earthquakes.	Ongoing	Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit.
The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year.	Annual Report to the CDD and OPR.	Ongoing	The City reports annually to the CDD and OPR by April 1.

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Jurisdiction City of Rohnert Park

Reporting Period 1/1/2014 - 12/31/2014

General Comments:

Supplemental to Housing Element Progress Report

Calendar Year 2014

Annual Building Activity Report Summary- New Construction

Very Low, Low, and Mixed-Income Multifamily Projects

Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired Pursuant to GC Section 65583.1 (c) (1)

No building permits were issued for unit rehabilitation during the review period.

Annual Building Activity Report Summary for Above Moderate-Income Units

No building permits were issued for above moderate-income units during the review period.

Regional Housing Needs Allocation Progress

ABAG Housing Allocation 1/1/2007-6/30/2014		**Housing Allocation Met**		**Left to Develop**	
Very Low	371	Very Low	24	Very Low	347
Low	231	Low	0	Low	231
Moderate	373	Moderate	1	Moderate	372
Above Moderate	679	Above Moderate	6	Above Moderate	673
Total RHNA	1654	Total Units	31	Total Units	1623

Total remaining by income level is 1623 units. No new units were added during the review period.

Program Implementation Status

POLICIES: HOUSING SUPPLY

HO-1 Promote residential development within the current city limits.

Program 1.1
Construction of a 244-unit apartment complex commenced. The Building Permit was issued in 2013.

HO-2 Facilitate residential development within growth areas.

Programs 2.1 through 2.3

During the review period, a multi-family project commenced construction in the city. .

HO-3 Ensure that residential sites are served by adequate infrastructure and services.

Programs 3.1 through 3.2

Financing for required infrastructure and services for new residential development will take place through a Public Facilities Finance Plan (PFFP). ***The East Side Trunk Sewer Phase 2 primarily serving the Specific Plan development on the east side of the City has been completed.***

HO-4 Promote a diversity of housing types including single-family detached and attached residences, mobile homes, multi-family rental and ownership units, second units, and units combined with non-residential uses.

New development in Specific Plan areas provide for a variety of housing types for residents of all income levels. This includes rural estate, large lot, low density, medium density and high density residential. The Specific Plans do not provide for mobile homes specifically.

GOAL: PROVISION OF AFFORDABLE HOUSING

HO-C Address the maximum extent feasible the housing needs of all economic segments of the present and future community, giving highest priority to lower income households.

The existing Specific Plans provide for housing for all income levels including low income. The residential units provide for moderate and low income households and the apartments provide for low and very low income households.

POLICIES: PROVISION OF AFFORDABLE HOUSING

HO-5 Minimize governmental constraints on the provision of housing affordable to lower income households.

Programs 5.1 through 5.5 Rohnert Park is very active in providing affordable housing for lower income households. The recently approved Specific Plans have provisions for affordable housing, especially rental housing. The City's Zoning Ordinance does not discourage affordable housing.

HO-6 Facilitate the availability of Market-rate housing to low and moderate income, first-time homebuyers.

Program 6.1 The City continues to participate in the mortgage credit certificates to qualified low and moderate income, first-time homebuyers. The City will continue to cooperate with other cities in Sonoma County regarding this program.

HO-8 Make the maximum use of resources available for the provision of housing affordable to lower income households.

Programs 8.1 through 8.5 The City continues to take advantage of all resources to provide housing affordable to lower income households. The recently approved Specific Plans have provisions for affordable housing for lower income families.

HO-9 Require the provision of affordable housing as part of residential development throughout the community.

Programs 9.1 through 9.3 Most new housing constructed in Rohnert Park will be in areas covered by a Specific Plan or Planned Development. The Specific Plans require providing housing affordable to low and moderate income families. The city has a housing in-lieu fee factor process in the Municipal Code for affordable housing.

GOAL: PRESERVATION OF AFFORDABILITY

HO-D Preserve the City's existing affordable housing stock and ensure the long-term affordability of new non-market rate units.

The City will take all reasonable efforts to preserve the affordable housing stock.

POLICIES: PRESERVATION OF AFFORDABILITY

HO-10 Preserve the affordability of the City's existing affordable housing stock.

Programs 10.1 through 10.2 The City will enforce all requirements of the Municipal Code regarding the conversion of a mobile home park.

HO-11 Ensure the long-term affordability of units developed or provided with City assistance.

Programs 11.1 through 11.4 Any units that receive City assistance have resale or rent control that guarantees they remain affordable to very low, low and moderate income households where applicable.

POLICIES: HOUSING FOR SPECIAL NEEDS

HO-12 Promote the provision of housing for persons with special needs.

Program 12.1 New special needs housing will take place in Specific Plan areas. The California Building Code requires that in multi-family developments, ground floor units are designed so they can be adapted to persons with special needs. ***The 244-unit apartment complex now under construction will have ground floor units adaptable to persons with special needs. Some of the garage parking stalls will also conform to ADA parking standards.***

HO-13 Promote the provision of rental units for larger families.

Program 13.1 In the Specific Plan and Planned Development areas, some of the apartment units will have some three bedroom units for larger families. ***The 244-unit apartment complex under construction will have three-bedroom units for larger families and recreational amenities that will be attractive to families with children.***

HO-14 Promote the provision of disabled-accessible units and housing for the disabled.

Programs 14.1 through 14.6 The City will require all new multi-family residential development to conform to the housing standards for persons with disabilities including wheelchair ramps and entry doors wide enough to accommodate wheel chairs. ***The 244-unit apartment complex now under construction will have ground floor units adaptable to persons with special needs. Some of the garage parking stalls will also conform to ADA parking standards.***

HO-15 Promote housing for the elderly.

Program 15.1 Rohnert Park has housing available for seniors and has approved conversion a portion of a senior housing facility to assisted living.

HO-16 Prevent homelessness and support efforts to provide housing for the homeless.

Programs 16.1 through 16.5 The City does not have a homeless shelter but gives money to Sonoma County Adult and Youth Development (SCAYD) to support their Homeless Prevention and to Rental Assistance Program and to Committee on the Shelterless (COTS).

POLICIES: FAIR HOUSING

HO-18 Discourage Discriminatory housing practices.

Programs 18.1 through 18.11 The City advises residents who feel they have been discriminated against on the procedures they may take to address the problem. Public services are provided throughout the City on an equitable basis. There are no neighborhoods in Rohnert Park that have an over-concentration of lower income housing. The majority of lower income housing in the future will take place within approved Specific Plan areas.

POLICIES: PRESERVATION AND IMPROVEMENT OF HOUSING STOCK

Programs 19.1 through 19.3 The City has an ongoing program for housing rehabilitation.

HO-22 Minimize the extent of potential earthquake damage to housing.

Programs 22.1 through 22.4 The City does not presently have any programs for seismic retrofitting of existing buildings or bracing for mobile homes.

HO-23 Use the provisions of California Community Redevelopment Law to ensure that a share of housing units that are rehabilitated are affordable to lower income households.

The California Community Redevelopment Law Program 23-1 CDCRP has been amended for dissolution.

POLICY: ENERGY CONSERVATION

HO-24 Promote the use of energy conservation features in the design of residential development.

Programs 24-1 through 24-2 New residential design in Specific Plan areas are subject to the City's green building/sustainability ordinance to address energy conservation. New residential building must also conform to all energy conservation requirements of the California Building Code. Substantial tree planting is required in new residential and commercial development.

HO-15 Promote energy conservation in the City's older homes.

Program 25.1 Any improvements in existing older homes must conform to energy conservation requirements where applicable.

POLICY: ATTAINMENT OF HOUSING GOALS

Programs 26.1 through 26.2 An annual progress report on the Housing Element is prepared in April of each year. The City staff is kept informed regarding affordable housing, high-density development and lower income housing.

HO-27 Use the growth management program to promote the city's housing program.

Programs 27.1 through 27.2 there are surplus units available to be constructed under the City's Growth Management Ordinance.