

# CHAPTER III

## Project Description

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### A. Project Overview

The project sponsor, The Proponents Group of the Northeast Rohnert Park Specific Plan, hereafter referred to as the Proponents, submitted an application to the City of Rohnert Park for creation of a specific plan. The Northeast Rohnert Park Specific Plan (October 2008), hereafter referred to as the Northeast Specific Plan, calls for development of a residential community of approximately 1,114 dwelling units in a variety of housing densities and types, approximately 16.5 acres of parks and bikeways, and nearly 38 acres of other open space on an approximate 275-acre site adjacent to the northeastern edge of the city.

The Proponents are comprised of the owners and optionees of approximately 122 acres of the 275-acre Plan area. The Specific Plan is divided into two stages, of which the first stage, lands under control of the Proponents (hereafter referred to as Proponents Lands), includes a phasing plan. No detailed development phasing is proposed for the second stage, representing portions of the Specific Plan area outside the control of the proponents (hereafter referred to as the Remaining Lands). The City of Rohnert Park, serving as Lead Agency responsible for administering the environmental review for the proposed project, found that preparation of an environmental impact report (EIR) was needed for the proposed project because it has the potential to cause significant effects on the environment.

### B. Project Objectives

Section 15124(b) of the CEQA *Guidelines* requires that the Project Description of an EIR contain a statement of objectives sought by the proposed project. The stated overall goal of the Specific Plan is “to expand on and conform to the concepts of the Rohnert Park 2000 General Plan and to integrate this Northeast Area within the existing fabric of the City while preserving and enhancing the unique biological and environmental areas within the two creeks that traverse the Northeast Area.”

- Develop the site to include approximately 1,114 housing units of varying types, accommodating a range of incomes; including:
  - Single-family houses on 15,000-20,000 square foot lots
  - Single-family houses on 6,000-8,000 square foot lots
  - Single-family houses on 4,500-6,000 square foot lots
  - Single-family houses on 3,600-4,000 square foot lots
  - Market-rate rental apartments
  - Affordable for sale single-family houses

- Develop active and passive parks on the project site;
- Develop a network of bicycle/pedestrian paths on-site that connects to the existing and future planned bicycle/pedestrian system in the surrounding areas;
- Enhance natural amenities on the project site, including creeks and wooded areas;
- Create a residential neighborhood with architecture that complements and enhances the existing neighborhoods;
- To implement the policies of the *City of Rohnert Park General Plan* as authorized by Section 65450 *et. seq.* of the State Government Code;
- To contribute to the availability of housing to accommodate Rohnert Park's growing population, and to do so in a manner that integrates a residential-oriented plan with adjacent plan areas and the *City of Rohnert Park General Plan*; and
- To provide adequate neighborhood facilities concurrent with increased demand, including parks, to serve new residential development.

## C. Project Site and Location

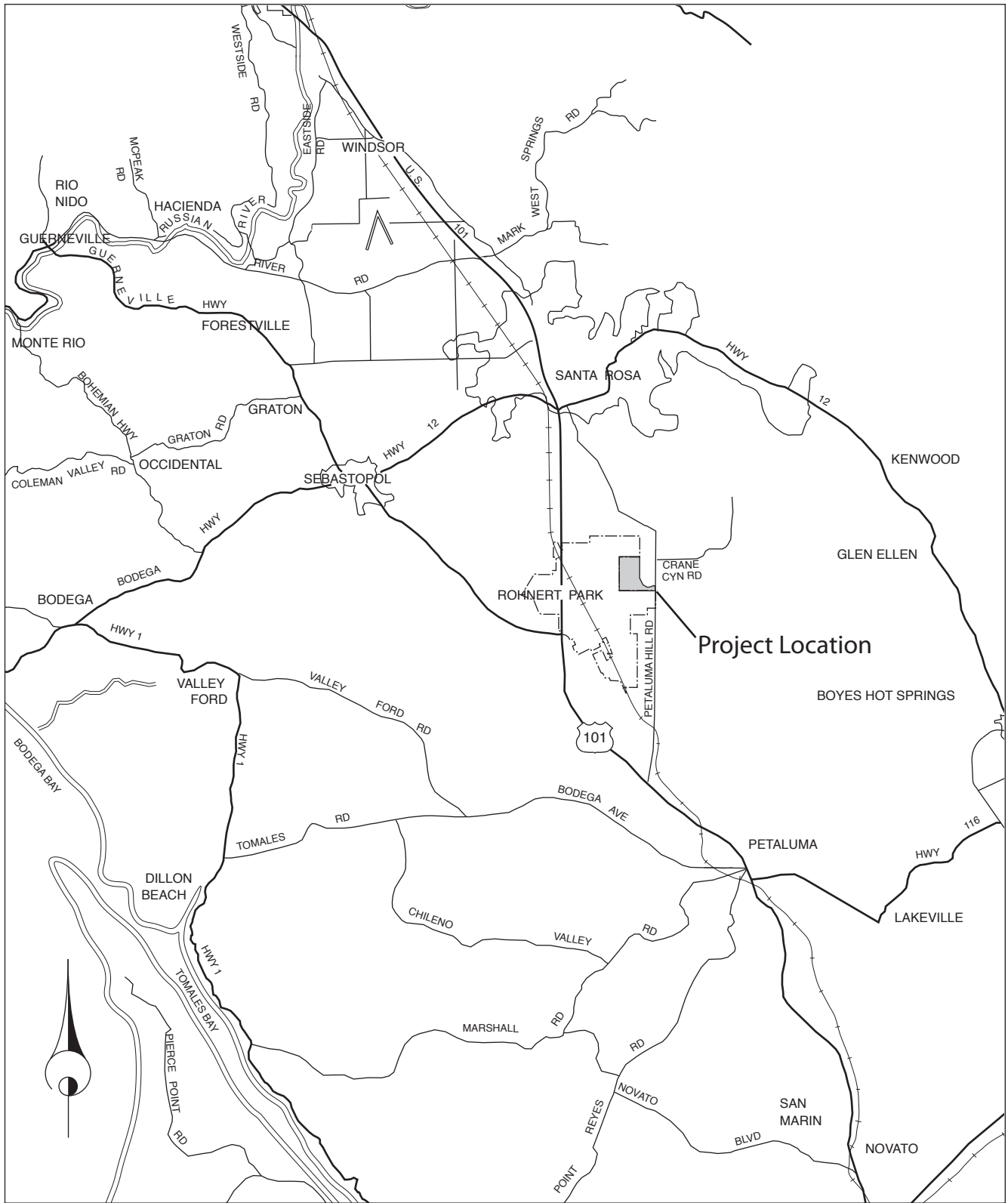
The 275-acre project site is located within unincorporated Sonoma County, abutting the eastern city limits of the City of Rohnert Park (see Figure III-1). The project site is bounded by Keiser Avenue to the south; Snyder Lane to the west; Moura Lane (previously known as Baumgardner Lane) to the north; and the City's Urban Growth Boundary, Crane Creek, and Petaluma Hill Road to the east (see Figure III-2). As shown in Figure III-2, the project site is located fully within the City of Rohnert Park Sphere of Influence<sup>1</sup>, and the majority of the project site (except a small portion of the easternmost parcel) is located within the City of Rohnert Park Urban Growth Boundary.<sup>2</sup> Figure III-3 provides an aerial photograph of the project site. The project site is primarily rural in nature, containing 16 residences and variety of barns and outbuildings, hay fields, horse pastures, and some old plum and walnut orchards. Existing residences front on, and have vehicular access from, either Snyder Lane, Moura Lane or Keiser Avenue. The project site is relatively level, consisting of a gradual grade increasing from west to east. Elevations on the site range from approximately 115 feet above sea level (asl) along the west border to approximately 160 feet asl along the east border.

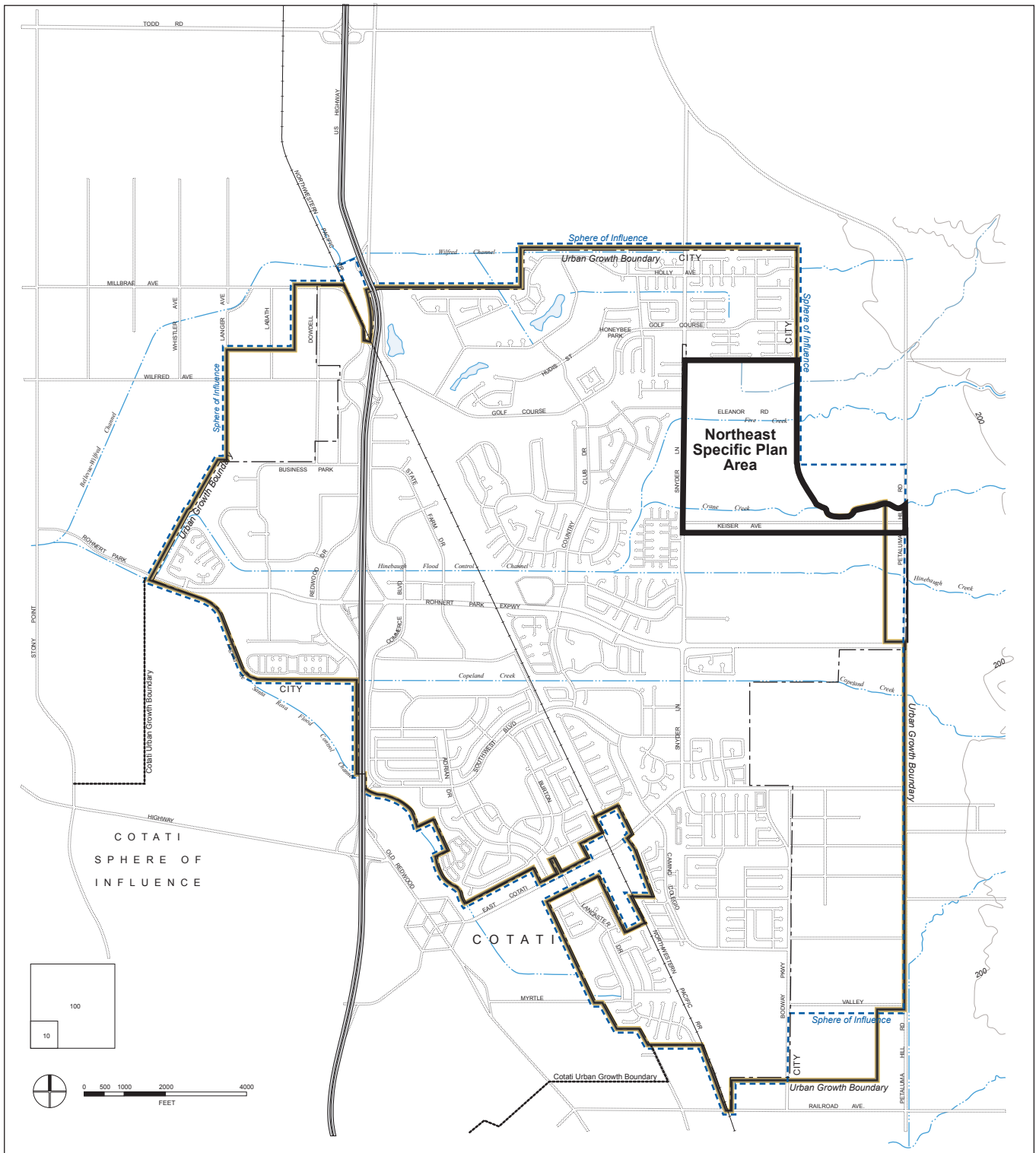
Five Creek and Crane Creek, seasonal streams, flow to the west through the north and south portions of the project site, respectively. The Five Creek channel has been artificially straightened within the plan area. A shallow ditch (Cook Creek) traverses APNs 045-222-004, -013 and -002 in an east-west direction, and then continues northward between APNs 045-222-022 and -002. Berry bushes and willow, bay, oak, buckeye and walnut trees line the banks of the major drainages.

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<sup>1</sup> The City of Rohnert Park Sphere of Influence is defined as the ultimate service area of the City as established by the Sonoma County Local Agency Formation Commission

<sup>2</sup> The City of Rohnert Park Urban Growth Boundary is the defined as the boundary within which all urban development anticipated by the City is to be contained.

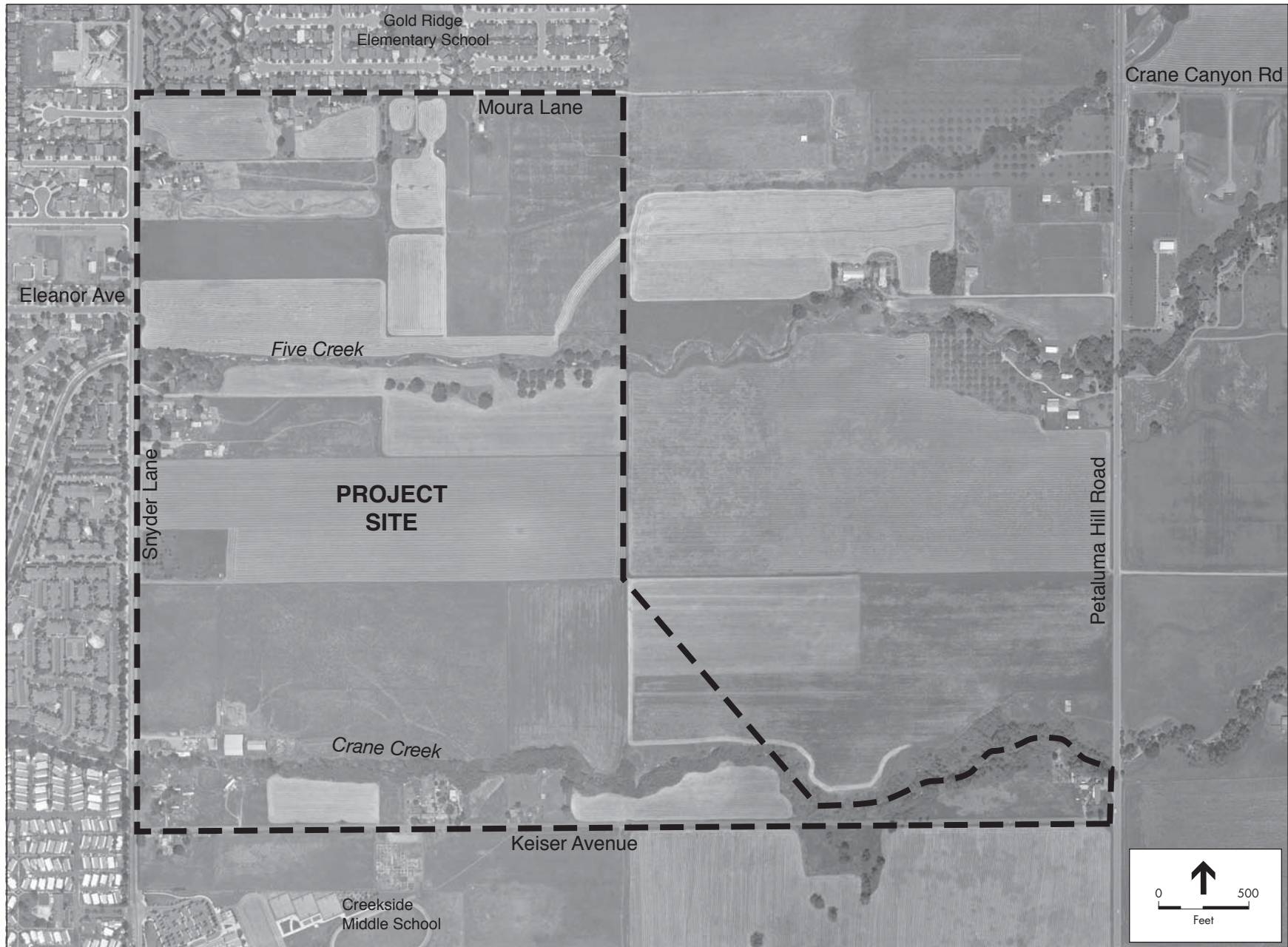




SOURCE: City of Rohnert Park

Northeast Area Specific Plan EIR . 203248

**Figure III-2**  
Project Location Map



SOURCE: ESA

Northeast Area Specific Plan EIR . 203248  
**Figure III-3**  
Aerial Photograph of Project Site

Overhead power and telephone lines serving the project site are located along Snyder Lane, Moura Lane and Keiser Lane adjacent to the site.

The project site consists of 36 parcels, under 34 separate ownerships. The Specific Plan Proponents own or control options on 11 of these parcels (045-222-002, -004, -005, -006, -007, -011, -013, -014, -019, -020 and -021; see Figure III-4), totaling 122.38 acres of the 275-acre Plan area. Table III-1 identifies the specific property ownership and parcel size within the Specific Plan area.

## D. Background

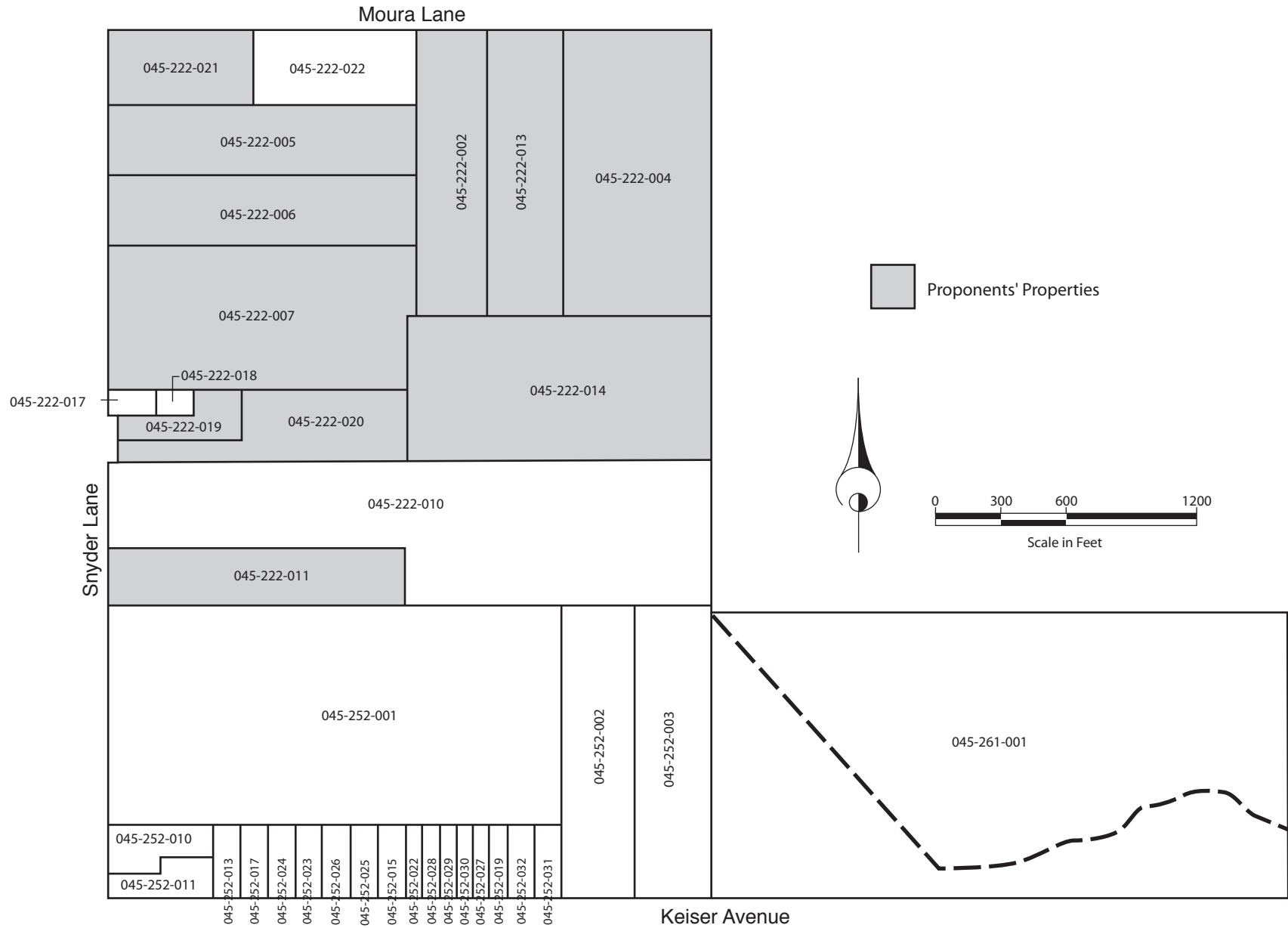
A specific plan is defined as a tool for the systematic implementation of the general plan. It establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. The Northeast Specific Plan defines the amount, type and location of development that will be permitted in the Plan area. The Northeast Specific Plan also details land use and circulation policies, standards and regulations, capital improvement requirements and design guidelines to guide development and conservation in the plan area. Specific plans must comply with the requirements of Section 65450-65457 of the California Government Code.

In 2000, the residents of Rohnert Park voted to include the Northeast Area within the Rohnert Park 20-Year Urban Growth Boundary. Also in 2000, the Rohnert Park City Council adopted an update to the *City of Rohnert Park General Plan* which designated the Northeast Area as one of six new future Specific Plan areas for new growth. The General Plan demarcated the boundaries of these specific plan areas and provided General Plan policies specific to each plan area. In 2001, the Rohnert Park City Council adopted a Specific Plan Zoning Ordinance for specific plans to conform to. (See Section IV.G, Land Use and Agricultural Resources, for a discussion of General Plan policies and Zoning requirements applicable to the Specific Plan area.)

## E. Project Characteristics

The Northeast Specific Plan calls for development of a residential community of approximately 1,114 dwelling units in a variety of housing densities and types on approximately 161 acres (excluding land for roadways), 16.5 acres of parks and bikeways, and nearly 38 acres of other open space on the 275-acre site.

The Proponents own or control options on approximately 122 acres of the 275-acre Plan area. According to the Proponents, none of the other owners of parcels within the Plan area has objected to the creation of the Plan. The Plan is divided into two “stages,” of which the first stage, lands under control of the Proponents (Proponent Lands), includes a phasing plan. No detailed development phasing is proposed for the second stage, representing the portions of the Plan area outside the control of the Proponents (Remaining Lands).



SOURCE: Brelje & Race

Northeast Area Specific Plan EIR . 203248

**Figure III-4**  
Assessor's Parcel Map

**TABLE III-1  
EXISTING OWNERSHIP AND PARCEL SIZE FOR  
THE NORTHEAST AREA SPECIFIC PLAN**

APN	Acres	Owner/Optionees	APN	Acres	Owner/Optionees
<b>Specific Plan Proponents Lands</b>					
045-222-002	10.00	Bendalac	045-222-013	10.00	Rivendale Communities
045-222-004	20.00	Hall	045-222-014	20.40	Ryder Homes
045-222-005	10.00	Tatman/BGR LLC	045-222-019	2.00	Carinalli (Rivendale)
045-222-006	10.00	Eastern Development Co.	045-222-020	6.89	Carpenter (Rivendale)
045-222-007	20.00	Ryder Homes	045-222-021	5.09	Tatman/BGR LLC
045-222-011	8.00	Rivendale Homes			
<b>Specific Plan Remaining Lands</b>					
045-222-010	32.03	Meadows Tr.	045-252-022	0.58	Cornwall
045-222-017	0.53	Gonzalez	045-252-023	1.00	Assadi
045-222-018	0.47	Mills	045-252-024	1.00	Schleth, et. al.
045-222-022	6.00	Moura Tr.	045-252-025	1.02	Leclerc, et.al.
045-252-001	46.05	Sissa Tr.	045-252-026	1.00	Otter
045-252-002	10.17	Ulibarri Tr.	045-252-027	0.58	Jackson
045-252-003	10.16	Meadows Tr.	045-252-028	0.58	Cornwall
045-252-010	2.10	Minassian	045-252-029	0.58	Bieberdorf
045-252-011	1.79	Nunes	045-252-030	0.58	Sandoval
045-252-013	1.04	Nunes	045-252-031	0.91	O'Connor Tr.
045-252-015	1.02	Hammell	045-252-032	0.91	Karim, et. al.
045-252-017	1.02	Markham	045-261-001	30.88	Ronco 81 <sup>1</sup>
045-252-019	0.62	Wilson			

<sup>1</sup> Part of a 81.6 acre parcel.

SOURCE: Proponents of the Northeast Rohnert Park Specific Plan, 2008

## Land Use Plan

**Figure III-5** presents the Land Use Diagram for the proposed Northeast Specific Plan. The Specific Plan would provide for a variety of residential land use densities currently allowed in the General Plan, including Rural Estate Residential, Low Density Residential, Medium Density Residential and High Density Residential. In addition, a new residential land use category not currently designated in the General Plan would be created: Large Lot Residential. The following is a description of each residential category proposed:

**RER:** Rural Estate Residential (density 0.5 to 2 units/acre) This type of residential housing would be detached single-family houses with a minimum lot size of 15,000 square feet (s.f.) (17,000 s.f. average) for market rate houses.<sup>3</sup>

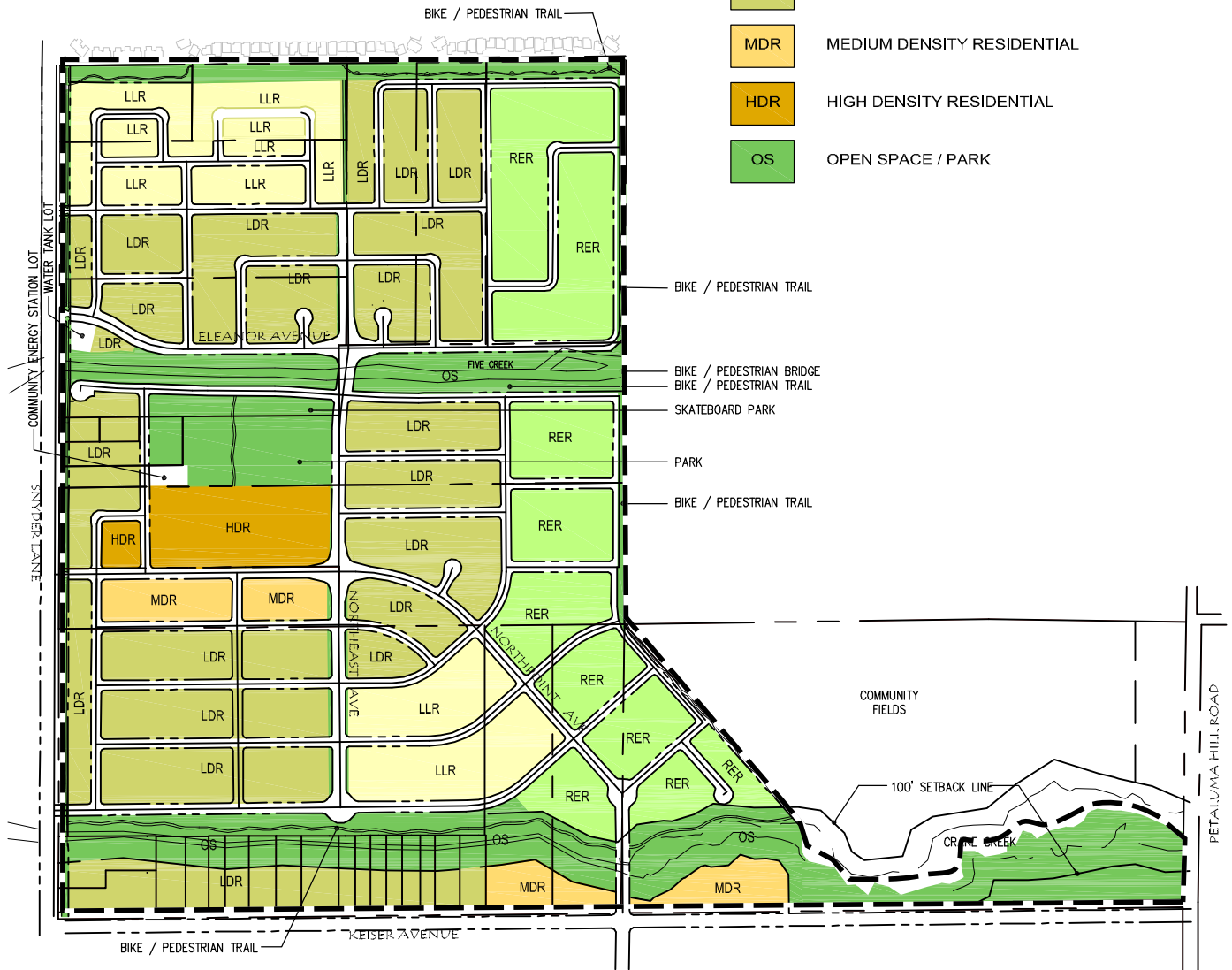
**LLR:** Large Lot Residential (2 to 5 units/acre) This type of residential housing would be detached single-family houses with a minimum lot size of 6,000 s.f. (6,500 s.f. average) for market rate houses.<sup>3</sup>

<sup>3</sup> Affordable housing lots may be smaller – see single family housing development criteria.



**LEGEND**

- RER RURAL ESTATE RESIDENTIAL
- LLR LARGE LOT RESIDENTIAL
- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- HDR HIGH DENSITY RESIDENTIAL
- OS OPEN SPACE / PARK



LDR: Low Density Residential (4 to 6 units/acre) This type of residential housing would be attached and/or detached single-family housing with a minimum lot size of 4,500 s.f. (5,000 s.f. average) for market rate houses.<sup>3</sup>

MDR: Medium Density Residential (6 to 12 units/acre) This type of residential housing would include attached and/or detached single-family housing with a minimum lot size of 3,600 s.f. for market rate houses.

HDR: High Density Residential (12 to 24 units/acre). This type of residential housing would include townhouses and apartments.

In addition, Parks, Open Space, and Public land uses are proposed, as described below:

Parks: One eight-acre park would be located south of Five Creek. This park would be located east of the site that was anticipated in the General Plan in consideration of the four existing single-family houses in that location. The park site would be dedicated to the City upon approval of the first final subdivision map for any of the Proponents Group properties. The Proponents Group would improve approximately four acres of the community park for recreational uses, including an all-weather soccer field, baseball field, tot lot, concession stand with restrooms, and parking.

Open Space:

Greenways would extend through the community in the form of linear parks that would contain trails, benches, exercise stations and picnic areas. These trails would follow parallel to the creeks and the main roads and interconnect the parks and neighborhoods.

Public: A 0.4-acre area would be reserved for a possible “Neighborhood Energy Center” to allow for the refueling of vehicles operating on alternative energy sources, such as electricity, compressed natural gas (CNG), liquefied natural gas (LNG), hydrogen, or other alternative fuels. Another 0.4-acre site would serve as the location for a proposed Water Tank.

Table III-2, below, presents total acreage and anticipated housing units proposed, by land use category.

## Housing Program

Table III-3 presents the range of housing proposed, by land use designation for the Proponents Lands and the Remaining Lands. The housing proposed under the Specific Plan is anticipated to be a mix of market-rate, moderate- and low-income housing.

Based on the criteria in the Housing Element of the *City of Rohnert Park General Plan* (requiring 15 percent of housing units in a residential development shall be affordable to low- and moderate-income households), approximately 165 units of affordable housing are expected to be required to be built in the Specific Plan area. Thirty-two affordable, for-sale units would be provided by the Proponents on its lands. Additionally, funding would be provided to the City to leverage the acquisition and development of a larger, off-site project consistent with its Affordable Housing Plan and as an “alternative equivalent action” consistent with the City’s Affordable Housing Ordinance and subject to approval by the City Council.

**TABLE III-2  
NORTHEAST SPECIFIC PLAN LAND USE TABULATIONS**

<b>Land Use Designation<sup>a</sup></b>	<b>Use on Site</b>	<b>Acreage</b>	<b>Average Density (units/acre)</b>	<b>Estimated Units in Designation<sup>b</sup></b>
<b>Residential</b>				
Rural Estate Residential	Detached Single-Family Housing	39.0	0.5 to 2	105
Large Lot Residential	Detached Single-Family Housing	24.9	2 to 5	119
Low Density Residential	Attached and/or Detached Single-Family Housing	79.0	4 to 6	586 <sup>c</sup>
Medium Density Residential	Attached and/or Detached Single-Family Housing	9.4	6 to 12	104 <sup>d</sup>
High Density Residential	Townhouses and Apartments	8.3	12 to 24	200
Public	Water Tank Site	0.4	NA	NA
	Energy Center	0.4	NA	NA
Parks/Recreation:	Park, including Skate Park	8.00	NA	NA
	Snyder Linear Park	2.13	NA	NA
	G-Section Parkway	3.65	NA	NA
	Five Creek Bikeway	1.22	NA	NA
	Crane Creek Bikeway	1.52	NA	NA
Open Space:	Creeks and Wetland Mitigation Areas	<u>37.84</u>	NA	<u>NA</u>
	<b>Total</b>	<b>215.76</b>		<b>1,114</b>

NOTE: Acreages in land use designations do not include the acreage required for roadways, which is estimated to be between 25 to 30 percent of the gross acreages. Calculations of average densities (units/acre) are based upon gross acres.

<sup>a</sup> See Section IV.G, Land Use and Agricultural Resources, for description of land use categories.

<sup>b</sup> Estimated HDR and MDR units are calculated at the high range of allowable density. Includes 60 (max.) units over General Plan Table 2.4-4 due to inclusion of "notch" properties (30 acres) in the northeast portion of the Northeast Area that were inadvertently omitted from the General Plan.

<sup>c</sup> Total includes 16 second units.

<sup>d</sup> Total includes 8 second units.

SOURCE: Proponents of the Northeast Rohnert Park Specific Plan, 2008.

Site plans for the Proponents lands currently show approximately 427 potential lots, 32 of which are designated for affordable, on-site, for-sale units (affordable units). These affordable units shall be deemed to satisfy one-half of the Proponent's obligations under the City's Inclusionary Zoning Ordinance. The remaining one-half of the Proponent's affordable housing obligation may be satisfied, subject to City Council approval, by the dedication of land or contribution of funds for the development of affordable housing units consistent with the City's Affordable Housing Plan and the anticipated Project Development Agreement.

The remaining affordable units required (i.e., those required on the Remaining Lands), would be provided by developers of those properties in conformance with the City's Inclusionary Housing Ordinance.

**TABLE III-3  
NORTHEAST SPECIFIC PLAN RANGE AND ESTIMATED  
NUMBER OF HOUSING UNITS AT BUILDOUT**

Land Use Category Income Level	Single Family Residential								
	RER			LLR			LDR		
	Market	Mod.	Low	Market	Mod.	Low	Market	Mod.	Low
Proponents Lands Estimated Units	49	3	0	53	4	0	265	29 <sup>1</sup>	0
Remaining Lands Estimated Units	45	4	4	52	5	5	248	22	22
<b>Total Units</b>	<b>105</b>			<b>119</b>			<b>586</b>		
	Single Family Residential						Apartments		
	MDR			HDR			HDR		
	Market	Mod.	Low	Market	Low	Very Low			
Proponents Lands Estimated Units	40	8 <sup>2</sup>	0	0	0	0			
Remaining Lands' Estimated Units	46	5	5	120	40	40			
<b>Total Units</b>	<b>104<sup>3</sup></b>			<b>200</b>					
<b>Total Housing Units:</b>	<b>1,114</b>								

<sup>1</sup> 16 of the total are second units

<sup>2</sup> All 8 are second units

<sup>3</sup> 8 of the total are second units

SOURCE: Proponents of the Northeast Rohnert Park Specific Plan, 2008.

## Residential Design Guidelines and Development Standards

### Residential Design Guidelines

Since there would be multiple developers of the Northeast Specific Plan properties, a variety of housing styles would occur. The Specific Plan proposes to contain six separate and distinct architectural styles: California Ranch, Monterey, Craftsman, American Traditional, Spanish Colonial and French Country. The following provides a brief description of each style:

*California Ranch Style:* This style originated in the mid-1930's with single-story floor plans and maximizing home width. Loosely based on Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman and Prairie modernism of the 20th century.

*Monterey Style:* Predominantly two-story construction typified by simple forms, protruding balconies and simple front-to-back roofs expressed with strong wood vertical elements. This style blends the Spanish Colonial architecture of California with New England Colonial flavor of the East.

*Craftsman Style:* Originally becoming popular in the U.S. at the turn of the century, this style uses modest materials and is best presented in simple forms, often with low, broad

proportions as seen in California Bungalows, and roof forms that are cross-gabled, side-gabled and hipped.

*American Traditional Style:* Sometimes referred to as Cape Cod, this style is one that acknowledges architectural heritage originating primarily from New England and spreading through the West. The construction is almost always wood. Windows are mostly vertical in their proportion and often accompanied with shutters. Roofs are simple, with a steeper pitch, and may include the gambrel style<sup>4</sup>.

*Spanish Colonial:* This style features low pitched, red tiled roofs, usually with little or no eave overhang. These homes typically include multiple external doors, with principal windows defining various room volumes and more than one roofed porch or balcony. Wall surfaces are always stucco and plan forms are usually asymmetrical. Premium examples include inner courtyards, arched openings and wrought ironwork. Heavy wooden doors and fountains are also common design features.

*French Country:* This style uses indigenous materials such as stone and heavy timber in weathered sienna tones, some use of plaster, high-pitched roofs with flat tiles, tall narrow window openings with extensive use of shutters. The windows and shutters are occasionally rounded at the top. Colors are normally earth tones with vibrant accents. Ornate dormers and turrets are also used to enhance this style.

Other architectural styles could be considered for the Northeast Area, subject to approval by the City Planning Commission.

Design and construction of buildings in the Northeast Area shall be subject to the City's Green Building Ordinance (Municipal Code Chapter 14.50), which became effective for all building permit applications submitted after July 2007. The Green Building Ordinance covers all new residential and commercial construction, all commercial tenant improvements, and residential additions greater than 500 square feet. The Green Building Ordinance structure includes the Ordinance itself, along with two City Council Resolutions that specify which green building rating system will apply to a specific project type, as well as compliance threshold levels. Rohnert Park uses green building rating systems from two organizations: the various LEED Rating Systems for non-residential construction developed by the U.S. Green Building Council, and GreenPoint Rated, which is a product of Build It Green, for residential development. The ordinance requires new residential construction to include enough measures to accumulate a certain number of "points" as outlined in the Build It Green rating system. The process includes submittal of an application and worksheet to the City, independent third-party verification of reductions by a certified consultant, submittal of application during design review applications, and building permit applications and post construction inspection. In addition, all homes would be plumbed for future photovoltaic installation.

The following provides a number of residential design standards that would apply to the potential architectural styles used:

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<sup>4</sup> Gambrel roof style is a ridged roof, with two slopes on each side, the lower slope having the steeper pitch.

## **Roof**

- Two-story masses to be softened by lower roof forms when possible
- Roof lines will vary in terms of framing pitches, massing, color and roof selection

## **Materials**

Elevation design would include the following:

- Roof
  - Concrete shake or slate-look
  - Premium grade thick-butt shingle style composition roofs
  - Clay or concrete S-tile or barrel tile
- Exterior Walls
  - Wood and shingle siding, plywood siding is not acceptable
  - Stucco
  - Stone, brick and wood siding can be used as wall materials or accent
- Doors
  - Stained or painted wood
  - Metal and resin composite that resembles wood
  - Authentic styles to structure
- Windows
  - Vinyl or aluminum
- Accent Materials
  - Masonry Trim: Pre-cast stone, natural stone, smooth cut river rock and brick used as a base and/or bearing appearance
  - Wood Trim: Stained or painted at walls, chimneys, gates, doors, windows, eaves, balconies, outlooks and pickets. Significant in scale and appropriate to building character
  - Ironwork: Ornamental metalwork at gates, window grilles, balcony rails and fencing. Significant in scale and shape while detailed authentically

## **Colors**

- Roof and Materials

Natural colors to emulate the appropriate historic-authentic style (i.e., slate, wood shake, clay tile)
- Siding
  - Stronger hues of earth tones, siennas, and greens
  - As a contrast to the above darker palette lighter values are also acceptable for primary wall surfaces when darker colors are used for accent and trim areas
  - Lighter pastels in yellows and blues for selected styles
- Accents

Traditional and historic colors that complement the palette of the house

## Landscaping

Use of stone, masonry, and wood accent elements should complement the materials used in the homes.

## Development Standards

A list of some of the principal proposed development standards for land uses in the Northeast Specific Plan are presented in Table III-4.

**TABLE III-4  
NORTHEAST SPECIFIC PLAN PROPOSED DEVELOPMENT STANDARDS**

	Single-Family Residential				Multi-Family Residential HDR
	RER	LLR	LDR	MDR	
<b>Density (units/acre)</b>	0.5-2	2-5	4-6	6-12	12-24 Up to 30 w/ density bonus
<b>Height Maximum</b>	35'	35'	35'	35'	45'
<b>Minimum Lot Size</b>	15,000 min. <sup>c</sup>	6,500 avg. 6,000 min. <sup>b</sup>	5,000 avg. 4,500 min. <sup>a</sup>	3,600	10,000
<b>Floor Area Ratio (FAR) Factor<sup>d</sup></b>	0.40	0.45	0.50	0.60	TBD
<b>Maximum Building Area<sup>e</sup></b>	800 + FAR x Net Lot Area	600 + FAR x Net Lot Area	600 + FAR x Net Lot Area	400 + FAR x Net Lot Area	TBD
<b>Variation</b>	At least 50% of homes shall be one story.	At least 33% of homes shall be one story.	At least 20% of homes shall be one story.	N/A	N/A
	No more than two homes of same model type can be adjacent to one another.	No more than two homes of same model type can be adjacent to one another.	No more than two homes of same model type can be adjacent to one another.	No more than two homes of same model type can be adjacent to one another.	

<sup>a</sup> Affordable lots in subdivision to be a minimum lot size of 3,500 sq. ft., minimum lot width is 35 ft. and minimum side yard setback is 3 ft. Affordable units may be built in duplex configuration in which case size of lots may be less than 4,000 sq. ft. and lot width may vary.

<sup>b</sup> Affordable lots in subdivision to be a minimum lot size of 3,500 sq. ft., minimum lot width is 40 ft. and minimum side yard setback is 4 ft. Affordable units may be built in duplex configuration in which case lots may be less than 6,000 sq. ft. and lot width may vary.

<sup>c</sup> Affordable lots in subdivision to be a minimum lot size of 5,000 sq. ft., minimum lot width is 50 ft. and minimum side yard setback is 5 ft. Affordable units may be built in duplex or triplex configuration in which case lots may be less than 15,000 sq. ft. and lot width may vary.

<sup>d</sup> Floor area of second units or porches on single family lots shall not be included when calculating FARs.

<sup>e</sup> Maximum building area includes garages and accessory structures but does not include covered porches or other roofed but unenclosed areas.

SOURCE: Proponents of the Northeast Rohnert Park Specific Plan, 2008.

Properties adjacent to Snyder Lane would have minimum building setbacks 20 feet from the Snyder Lane right-of-way/linear park. An illustrative of the Snyder Lane linear park frontage is presented in Figure 1 Appendix C. An illustrative for the G Section parkway and par course along Moura Lane is shown in Figure 2 in Appendix C. Cross section illustratives for Five Creek and Crane Creek Greenways and the eastside interface are provided on Figure 3 in Appendix C. These illustrations are intended for use as guidelines to promote continuity of design elements for linear parks in the Northeast Specific Plan while allowing for flexibility in actual design.

Section 17.06.290 to 17.06.450 of the Zoning Ordinance describes the Specific Plan Zoning District and the requirements associated with preparation, approval and implementation of Specific Plans. Among other purposes, the Specific Plan Zoning District provides for ensuring large developing areas are master planned and compatible with the existing community; and that each phase of a multi-year development is compatible with and integrated into each of the past and future phases of the development.

City approval of Tentative Subdivision Maps for the portions of the annexation area proposed for development would be required. The City of Rohnert Park would use the EIR in conducting specific design review of the project and for conformance with the provisions of the General Plan. Design and construction plans and specifications would be reviewed and/or amended and approved by the City in accordance with Section 17.25.030 of the Zoning Ordinance for Site Plan and Architectural Review and the adopted mitigation measures as specified in the Mitigation Monitoring and Reporting Program prepared for the Northeast Specific Plan.

## **Circulation System**

Figure III-6 presents the proposed public circulation system within the Specific Plan area, including public streets, proposed on-street and off-street bicycle lanes, and proposed bus stop locations.

### **Street Patterns**

A total of five vehicular access points to the plan area are proposed: four off Snyder Lane and one off Keiser Avenue. The location of the proposed University Avenue at Keiser Road has been coordinated with the advocates of the University District Specific Plan. Consequently, University Avenue would align with the extension of this road south into the proposed University District Specific Plan area.

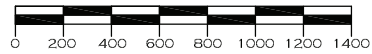
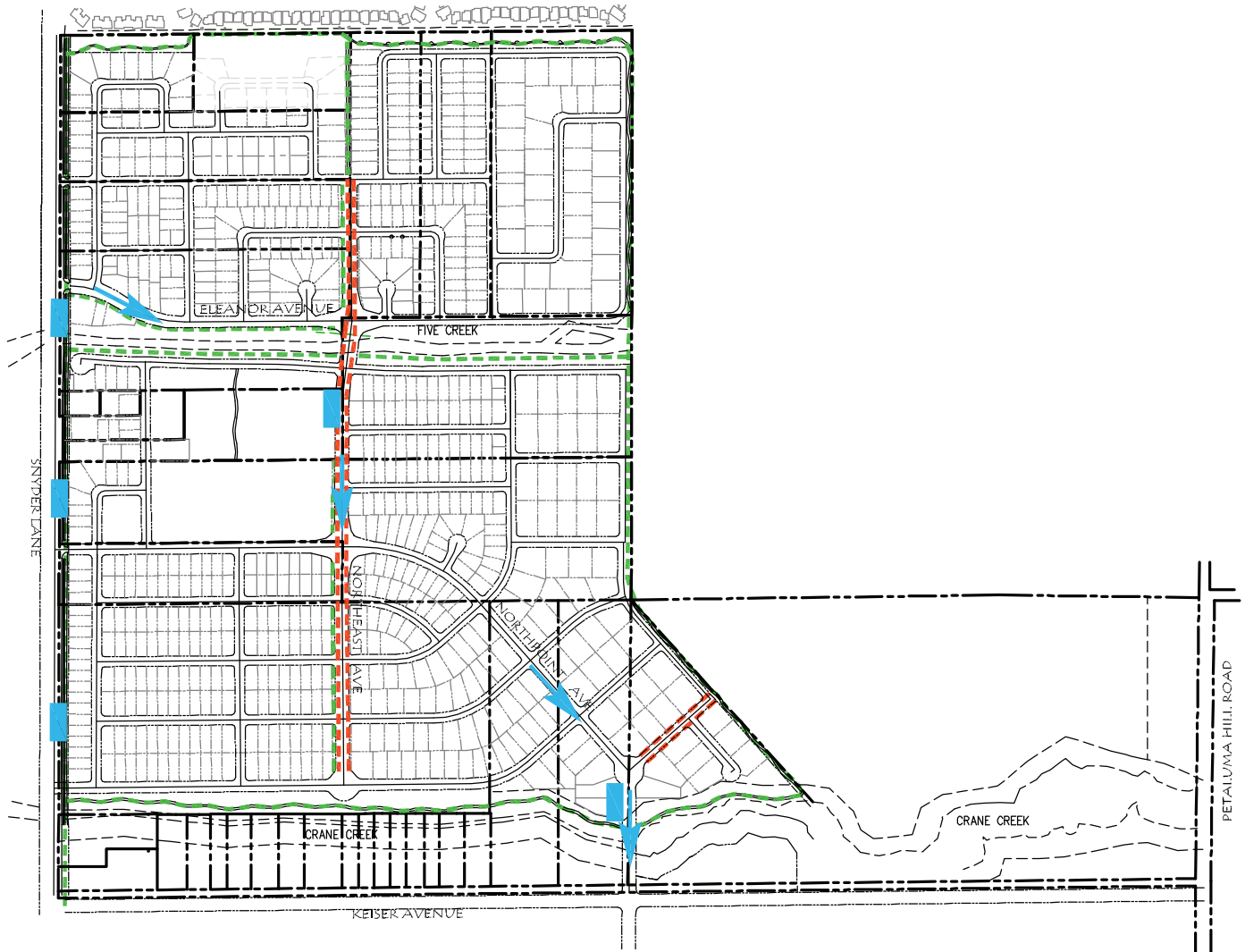
Keiser Avenue would be realigned and widened to consist of a 56-foot right-of-way containing two 12-foot travel lanes, two five-foot bike lanes, and a four-foot landscape strip and seven-foot sidewalk on each side of the roadway. The widening of Keiser Avenue would come from the south side of Keiser Avenue (i.e., from within the University District Specific Plan area), and not the north side within the Specific Plan area.

Typical cross sections of collectors and local streets proposed within the Northeast Specific Plan Area are presented in Figure 4 in Appendix C. Roundabouts are proposed at four intersections within the Northeast Specific Plan Area: 1) Northeast Avenue/Eleanor Avenue, 2) Northeast Avenue/Northpoint Avenue, 3) southern terminus of Northeast Avenue/unnamed roadway, and 4) Northpoint Avenue/University Avenue. A roundabout illustrative option is provided in Figure 5 in Appendix C. Two vehicular crossings of the creeks within the Specific Plan area are proposed: one centrally-located crossing of Five Creek and one eastern crossing of Crane Creek.



**LEGEND**

- ON STREET CLASS 2 BICYCLE LANES
- OFF STREET CLASS I BIKE PATH AND PEDESTRIAN PATH
- ➔ BUS ROUTE
- BUS STOP LOCATION



## Pedestrian and Bicycle Path Systems

All local streets would have pedestrian walks on both sides of the street. Independent off-street pedestrian and bicycle paths would be developed in the proposed Snyder Lane linear park, in the 100-foot wide parkway south of G Section, on the south side of Five Creek and north side of Crane Creek, and along the east border of the Northeast Specific Plan Area. On-street Class II bicycle lanes would be provided on each side of Northeast Avenue.

The vehicular crossing of Five Creek would contain on-street bicycle lanes and pedestrian sidewalks. In addition, a second bicycle/pedestrian-only crossing is proposed along the project site east border over Five Creek.

## Parks and Open Space

Park lands would be provided by the Proponents for the first phase of the Northeast Specific Plan Area development through dedication of portions of the Proponents' lands to the City. These lands include the eight-acre park, a 32-foot wide linear park on the east side of Snyder Lane, a 100-foot wide parkway south of the G Section, and a meandering bicycle/pedestrian path on the south side of Five Creek within the 50-foot setback. It is proposed that the eight-acre park would also include a skate board facility and communal/concession building.

Park land dedications and credits thereof in the Remaining Lands developments would be determined when development of those lands is proposed. Total park lands required to be dedicated by Proponents and Remaining Lands are shown on Table III-5 and Figure III-7.

**TABLE III-5  
PROPOSED PARKLANDS WITHIN THE  
NORTHEAST SPECIFIC PLAN AT BUILDOUT**




	Park Site	Snyder Linear Park	100-Foot G Section	Five Creek Bikeway	Crane Creek Bikeway
Proponents Land	8.0 acres	1.15 acres	2.65 acres	1.22 acres	N/A
Remaining Lands	0.0 acres	0.98 acre	1.00 acre	N/A	1.52 acres
Totals	8.0 acres	2.13 acres	3.65 acres	1.22 acres	1.52 acres

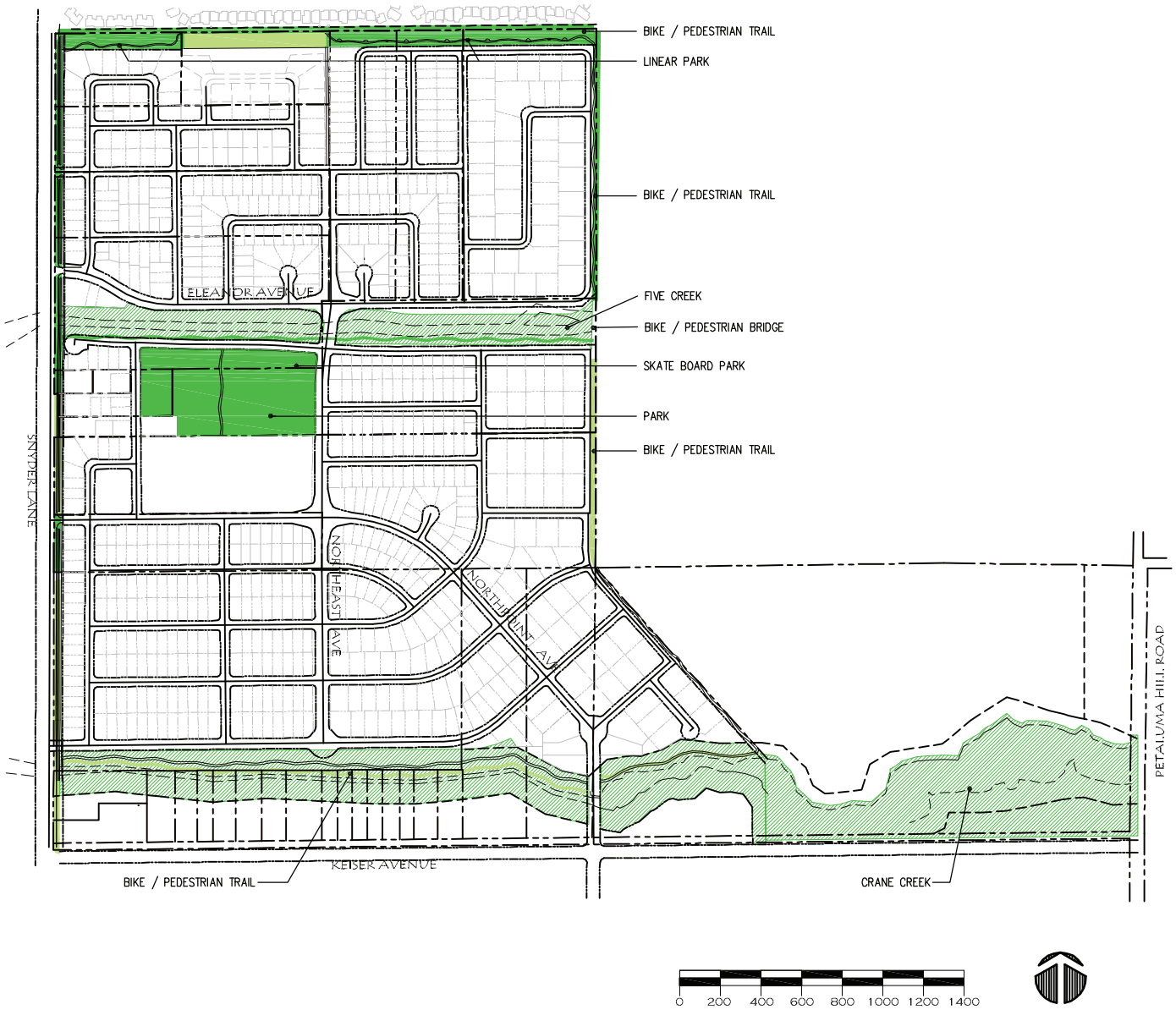
**Total of all Park Land:** 16.52 acres

SOURCE: Proponents of the Northeast Rohnert Park Specific Plan, 2008

Both of the creeks that bisect the Northeast Specific Plan Area are planned with bicycle/pedestrian paths adjacent to them. The southerly creek, Crane Creek, would have a 100-foot setback from the top of the bank to any structure or roadway pavement. Five Creek, to the north, would have a similar setback but, because of the less sensitive environmental nature of this creek, the setback would be 50 feet from the top of bank.

**LEGEND**

-  PROPONENTS PARK LAND DEDICATION
-  REMAINING LANDS PARK LAND DEDICATION
-  CREEK SETBACK DEDICATION



## Biological and Natural Resources Program

Figure III-8 presents the proposed Natural Resources Program for the Northeast Specific Plan Area. Jurisdictional wetlands have been identified on a number of the Proponents' properties within the plan area (APNs 045-222-002, -004, -006, -007, -013, -014, -020, and -021). The U.S. Army Corps of Engineers has confirmed jurisdictional determinations for all of the Proponents Lands. No wetlands were found on APNs 045-222-005, -011, and -019. Properties within the Remaining Lands have not been surveyed based on access limitations and would require complete wetland surveys prior to development. Mitigation for impacts to wetlands are proposed to be in the form of purchasing credits at mitigation banks and off-site creation.

Based on the project Proponents' consultation with the California Department of Fish and Game and the Sonoma County Water Agency, the Northeast Specific Plan proposes the establishment of a 50-foot setback along Five Creek, and a 100-foot setback along Crane Creek, to preserve and enhance habitat values of these corridors, including substantial trees.




See Section IV.C, Biological Resources, for a detailed discussion of proposed mitigation for biological resources.

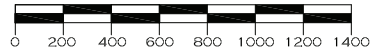
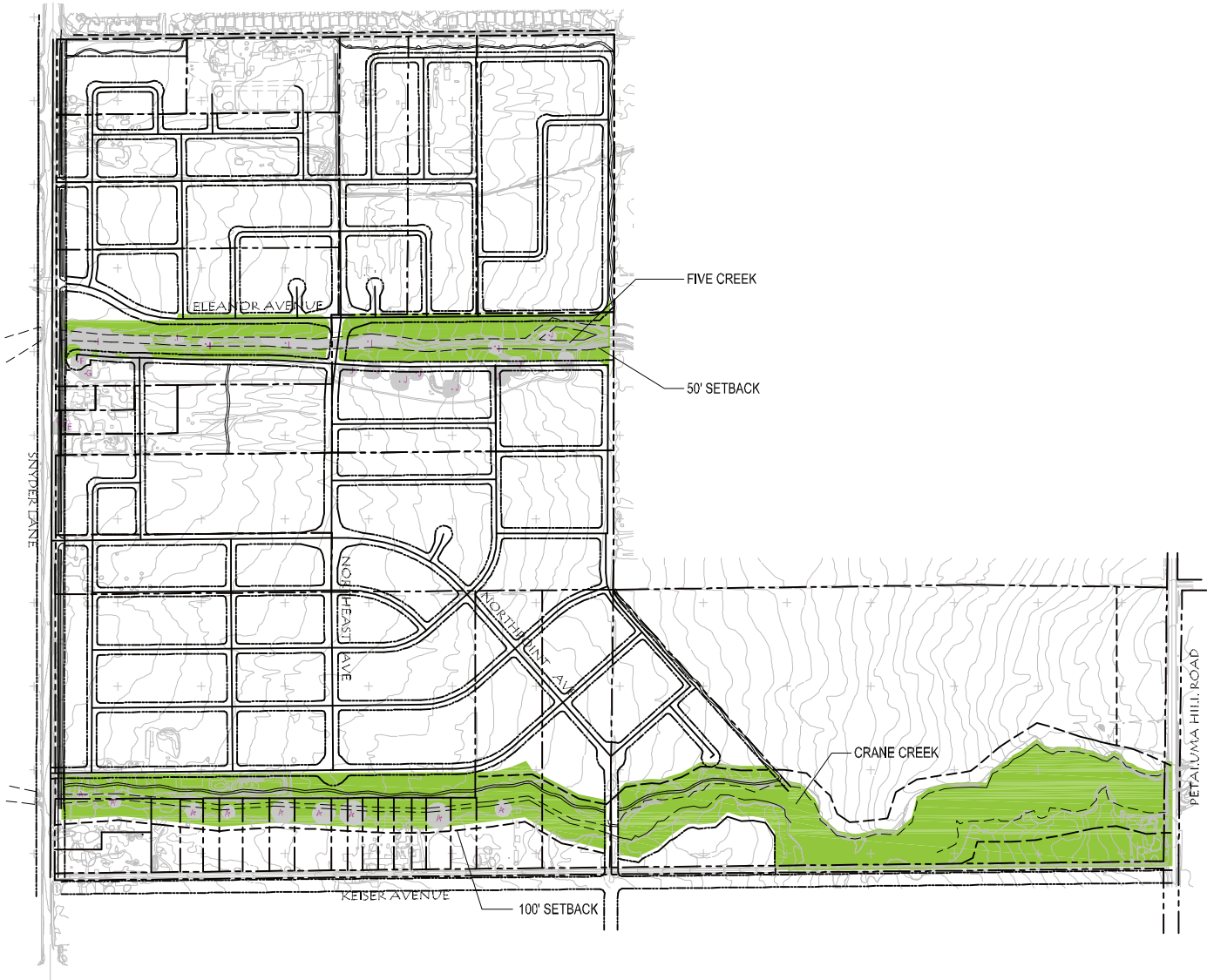
## Utility Improvements

The Specific Plan would provide for all necessary on-site and frontage potable water, recycled water, sanitary sewer and storm sewer systems within the Specific Plan area. All Specific Plan streets would be piped for, and each lot contain water meters for potable water for domestic use; as well as piped for sanitary sewer and stormsewer collection facilities. In addition, the City has determined that the Specific Plan would need to provide on-site emergency water storage for fire flow (630,000 +/- gallons) to serve the proposed project. As part of the project, the Specific Plan proposes to contain this water within a water storage tank. The tank would be partially above and below ground (approximately 13 feet above grade and 8 feet below grade, respectively), and eighty feet in diameter. The tank would be located between the proposed Eleanor Avenue extension and the Five Creek open space, and set back from Snyder Lane consistent with proposed residential set backs (i.e., minimum of 32 feet from edge of Snyder Lane roadway). Associated facilities would include an enclosed electric pump station and emergency generator to serve the tank.

All Specific Plan streets would also be piped for, and each lot contain water meters for, recycled water for landscaping (front yard only), should reclaimed water be available from the City of Santa Rosa Subregional Reclaimed Water System to serve the plan area. Irrigation of parks and roadway frontages would also utilize reclaimed water. The City has existing recycled water facilities in Snyder Lane that would be accessed by the Specific Plan. In order to offset potable water demand during the development of their properties, the Proponents will participate in financing the construction of the northerly extension of the existing reclaimed water line in Snyder Lane to Golis Park, Goldridge School, Honey Bee Park, Margaruite Hahn School, and the Westlake Springs Retirement Home.

**LEGEND**

-  NATURAL OPEN SPACE TO BE RETAINED
-  CREEK
-  SIGNIFICANT EXISTING TREES  
BECKY DUCKLES REPORT DATED SEPT. 17, 2002



The Specific Plan would also incorporate indoor water conservation measures ND3 through ND7 of the City's 2005 Urban Water Management Plan for all single and multi-family residential construction and outdoor conservation measures ND1, ND2, and ND8 on all single-family residential lots. These measures include features such as installation of rain-sensor shut off devices on irrigation systems; high-efficiency toilets, dishwashers, and faucets; and hot water on-demand systems.

The Specific Plan would connect from the project site to off-site City potable water, recycled water, sanitary sewer and storm sewer systems. The City's Public Facilities Finance Plan (PFFP) would determine the required improvements to utility infrastructure and roadways to facilitate the City's General Plan and to allocate fair share costs for these improvements to the appropriate specific plans and infill development projects.

The Specific Plan would coordinate with the City, Pacific Gas and Electric (PG&E), and the appropriate telephone and cable television providers on the installation of utilities for the plan.

## Phasing

The phasing of the Specific Plan development would be determined by the Project Development Agreement and the Growth Management Ordinance with its limitation on the number of building permits to be issued each year. The proposed phasing plan for the Northeast Specific Plan Area is presented in Figure III-9. Phasing of development would begin in the northwesterly area of the Northeast Specific Plan Area. Initially, allotments would be available only to the Proponents of the Specific Plan who would encumber their lands as security for the assessment district(s). The Northeast Area Specific Plan allotments would be awarded to these Proponents until all the Proponents Lands are fully built out. At that point owners of the Remaining Lands would be eligible for allotments under the Growth Management Ordinance. Affordable housing units will be exempted from allotment requirements. The pattern of development of the Remaining Lands would be determined upon applications received for development of those properties after the Proponents Lands have received all of their allotments.

The phasing of development would be finalized with the City during the Development Agreement process.

## F. Approval Process

This EIR is intended to provide the information and environmental analysis necessary to assist public agency decision-makers in considering all of the approvals necessary for the planning, development, construction, operation, and maintenance of the proposed project.

The City of Rohnert Park serves as Lead Agency for the proposed project under CEQA. As Lead Agency, the City is responsible for reviewing and certifying the adequacy of this EIR. The City will use the EIR in its decision-making for approving the proposed project.

PHASE 1

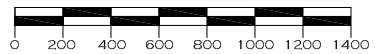
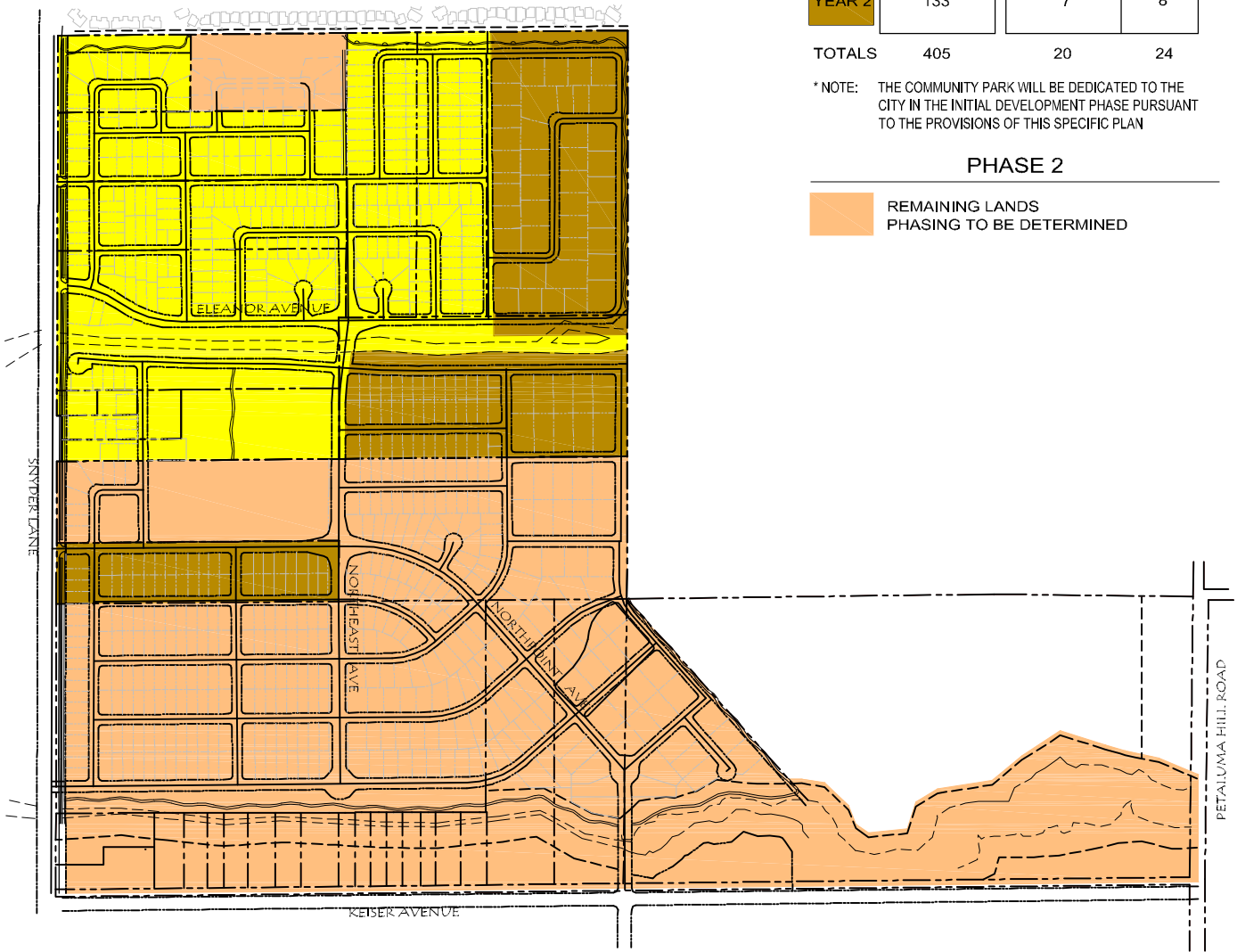
	MARKET RATE	AFFORDABLE	
	SF	SF FOR SALE	GRANNY
YEAR 1	272	13	16
YEAR 2	133	7	8

TOTALS 405 20 24

\* NOTE: THE COMMUNITY PARK WILL BE DEDICATED TO THE CITY IN THE INITIAL DEVELOPMENT PHASE PURSUANT TO THE PROVISIONS OF THIS SPECIFIC PLAN

PHASE 2

REMAINING LANDS  
PHASING TO BE DETERMINED



The following discretionary actions are required by the City of Rohnert Park for the implementation of the Northeast Specific Plan:

- General Plan Amendment: As proposed, the Northeast Specific Plan would require certain amendments to the General Plan-designated land use plan for the area, including:
  - Add a new land use category, “Large Lot Residential” (2-5 units per acre), to allow housing densities between the current General Plan residential designations “Rural Estate” (up to 2 units per acre) and “Low Density” (4-6 units).
  - Remove the “Creek Protection Zone” designation for the portion of Cook Creek in the Specific Plan area.
  - Revise the Master Street Plan and other details in the General Plan as necessary to reflect the layout of roads in the Specific Plan and the classification of each road. This includes:
    - a) Eliminate the “minor collector” designation for the road along the eastern edge of the Specific Plan area and shorten that road so it does not cross Five Creek or Crane Creek.
    - b) Change the requirement that the two roads north and south of Five Creek be a one-way couplet to two-way streets, so as to facilitate better traffic movement and eliminate the need for more creek crossings.
    - c) Recognize that the street dimensions and layouts for Northland, Northeast, Northpoint, and University Avenues through the Specific Plan Area shall follow that identified in the Specific Plan instead of the design for “minor collectors” as shown in the General Plan. The two designs differ mainly in that the Class II on-street bikeway shown in the General Plan is changed to an off-street Class I bike lane combined with the sidewalk in the Specific Plan. In addition, in order to reduce the amount of paved area, travel lanes are reduced from 15 feet to 12 feet. Bicycle paths are combined with pedestrian paths which are 10-feet wide so that bicycle traffic does not conflict with vehicular traffic at roundabouts.
  - Revise the Bicycle System Master Plan and related text as needed to reflect the layout of roads and bike paths in the Specific Plan.
  - Revise the General Plan Diagram as necessary to reflect the land use designations and pattern of development for the Northeast Area as shown in the Specific Plan. This includes adjusting the boundaries between land use designations, adding the new Large Lot Residential category, and changing roads.
  - Make other adjustments in General Plan text and figures as needed to assure consistency with the above amendments. This includes:
    - a) Revise “Urban Form and Structure” figure showing general types of land use consistent with the General Plan Diagram.
    - b) Revise details in “Land Use Program: Northeast Specific Plan Area” table under Policy LU-28, such as total parkland acreage (16.52 rather than 12 acres).
    - c) Revise “Local Neighborhood Street Section” and “Illustrative Street Section Diagram for Roadway Classifications” figures to conform to current City



standards (i.e., roadway widths, sidewalk and bikeway widths, location of sidewalks in relation to streets, location of street trees, etc.).

- Specific Plan: A Specific Plan, as defined in Section 65450 of the State Government Code, would be approved for this project.
- Prezoning: The City would be required to prezone the land in the Northeast Area according to the Specific Plan. This would serve as the necessary first step in the annexation process. The proposed Specific Plan zoning regulations would ultimately control over the underlying zoning regulations for the site.
- Annexation: The project site is not presently within City limits. The Sonoma County Local Agency Formation Commission would have to be petitioned to approve an annexation of all or portions of the Northeast Area to the City as well as expansion of the City's urban service area, as needed.
- Tentative Maps: The City would have to approve any tentative map(s) submitted to the City by the Proponents.
- Development Agreements: Developers of lands within the Northeast Area will enter into Development Agreements with the City that would insure that the City's infrastructure needs are met and the developer's allotments and fees are predetermined. Development agreements describe the obligations of the developers of the lands and the City, provide fee schedules, specify allotment schedules, determine the method of providing affordable housing and relate all of the above to an approved Tentative Map.
- Financing Mechanisms: A variety of land-based financing mechanisms, development impact fees, and negotiated development and maintenance fees will be used to finance and maintain Northeast Area infrastructure. Several land-based financing mechanisms may be used, including traditional assessment district bond financing, Mello-Roos bond financing, and Landscape-Lighting Maintenance Districts.
- Miscellaneous Land Use Permits: The City processes a variety of permits which facilitate development, such as building permits.

It is anticipated other agencies that would be involved in the review and approval of the proposed project include:

- California Department of Fish and Game: Streambed Alteration Agreement(s)
- U.S. Army Corps of Engineers: Corps-certified wetland delineations must be current for Proponents Properties, either by granting of extensions by the Corps or by re-delineation and Corps verification. Prior to obtaining a permit for the Remaining Lands, Corps-verified wetland delineations must be completed; Section 404(b)(1) Individual Permit
- Regional Water Quality Control Board: Conditional Water Quality Certification and Waiver of Waste Water Discharge Requirements
- Cotati/Rohnert Park Unified School District: Currently, the lands within the Northeast Area are within the Santa Rosa City High School District and the Bellevue Elementary School District. The Cotati/Rohnert Park Unified School District (District) has indicated that these lands should eventually be part of their district. The Proponents have consulted with officials of the District regarding an application to annex the Northeast Specific Plan Area

to the District. Since the District was successful in its appeal to annex a portion of the University District Specific Plan area to the District, the District has indicated that it will accept an application to annex the Northeast Specific Plan Area into the District.

- County Commission for School Reorganization: School district boundary changes
- Local Agency Formation Commission: Approval of the annexation of the Northeast Specific Plan Area into the City of Rohnert Park
- Rancho Adobe Fire District: LAFCO approval of detachment of the Northeast Specific Plan Area from the Fire District
- Sonoma County: Permits and approvals as necessary for the off-site improvements.
- U.S. Fish and Wildlife Service

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## References

City of Rohnert Park, *General Plan*, July 2000.

City of Rohnert Park, *General Plan Revised Draft Environmental Impact Report*, May 2000.

City of Rohnert Park, *Zoning Ordinance*.

Proponents of the Northeast Rohnert Park Specific Plan, *Northeast Rohnert Park Draft Specific Plan*, October 2008.