

RESOLUTION NO. 28188

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT TO ALLOW ADOPTION OF THE NORTH SANTA ROSA STATION AREA SPECIFIC PLAN AND ADOPTING THE NORTH SANTA ROSA STATION AREA SPECIFIC PLAN AND MAKING FINDINGS AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS WITH REGARD TO SIGNIFICANT IMPACTS IDENTIFIED IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE NORTH SANTA ROSA STATION AREA SPECIFIC PLAN – FILE NUMBER ST10-009

WHEREAS, the north Santa Rosa station is one of 14 stations being planned by the Sonoma Marin Area Rail Transit (SMART) agency for a start-up level of commuter rail service along the Northwest Pacific rail corridor; and

WHEREAS, the Metropolitan Transportation Commission (MTC) has determined that development of transit oriented land use plans along major transportation corridors will help increase the cost-effectiveness of the region's public transit investments; and

WHEREAS, the City has been awarded a \$400,000 grant from MTC, with \$100,000 in matching funds provided by the Santa Rosa Redevelopment Agency, the SMART Agency and the Santa Rosa General Fund, to prepare a Specific Plan and Environmental Impact Report for the area generally located within one-half mile of the planned north Santa Rosa station site; and

WHEREAS, Policy T-I in the Transportation Element of the City's General Plan calls for the City to support implementation of rail service along the Northwest Pacific Railroad; and

WHEREAS, the North Santa Rosa Station Area Specific Plan includes improvements which provide for bicyclists, pedestrians of all ages and abilities, and motorists, enhancing the existing General Plan's compliance with the Complete Streets Act of 2008; and

WHEREAS, five community workshops and numerous small group and individual meetings were held to assess the community's ideas and visions for creating a transit supportive environment around the planned commuter rail station site in north Santa Rosa; and

WHEREAS, the Draft North Santa Rosa Station Area Specific Plan was developed based on the community's vision of a transit supportive environment with: mixed-use and higher density residential development; improved connectivity; safe, attractive, walkable streets; civic, recreational and open spaces; and neighborhood serving services and uses; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the General Plan Amendment, Draft North Santa Rosa Station Area Specific Plan and Draft Environmental Impact Report on May 24, 2012 at which time all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission held two additional meetings, on June 14, 2012 and June 28, 2012, to deliberate on the staff reports, oral and written, testimony, written comments and all aspects of the General Plan Amendment and Draft North Santa Rosa Station Area Specific Plan; and

WHEREAS, the Planning Commission has recommended a number of changes in the Draft North Santa Rosa Station Area Specific Plan which the City Council considered in its review of the Draft North Santa Rosa Station Area Specific Plan, and such changes, along with changes made by the Council, are set forth in Exhibit "B" attached to this resolution and made part hereof; and

WHEREAS, the City Council authorizes City staff to make minor typographical and editorial changes to the North Santa Rosa Station Area Specific Plan as necessary for consistency; and

WHEREAS, the General Plan Amendment and North Santa Rosa Station Area Specific Plan will implement the land use intensities, development policies and public improvements that are appropriate and necessary for creating a transit supportive environment in and around the northern Santa Rosa station site; and

WHEREAS, adoption of the General Plan Amendment and North Santa Rosa Station Area Specific Plan will further General Plan land use and transportation goals and objectives that support intensification of land uses around transit facilities and corridors, improved multi-modal connectivity and circulation, and enhancement of the physical environment; and

WHEREAS, changes to the General Plan's Land Use Diagram, text and figures are proposed in order to ensure consistency between the General Plan and the North Santa Rosa Station Area Specific Plan and such changes are set forth in Exhibit "A" attached to this resolution and made part hereof; and

WHEREAS, the Planning Commission found that the amendments to the General Plan identified in Exhibit "A" are justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendments ensure and maintain internal consistency with the goals and policies of all elements of the General Plan;
- B. The proposed amendments would not be detrimental to the public health, safety, convenience, or welfare of the City;
- C. The proposed changes will not negatively impact the City's ability to accommodate the jurisdiction's share of the regional housing need pursuant to Government Code Section 65584;
- D. The proposed amendments have been reviewed in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed General Plan amendment is part of the Summer 2012 General Plan Amendment Package; and

WHEREAS, the Planning Commission considered the Final Environmental Impact Report and determined that the Commission's recommended changes to the Draft North Santa Rosa Station Area Specific Plan are adequately described and analyzed therein and the Planning Commission recommended that the Council certify the Final EIR; and

WHEREAS, the Council held a public hearing on July 31, 2012 regarding the Draft North Santa Rosa Station Area Specific Plan and General Plan Amendment at which time all persons were invited to speak or submit written comments; and

WHEREAS, the Council held one additional meeting, on September 18, 2012, to deliberate on the staff reports, oral and written, testimony, written comments and all aspects of the General Plan Amendment and Draft North Santa Rosa Station Area Specific Plan; and

WHEREAS, the Council finds that the two projects located at Assessor's Parcel Number 012-490-045 and 012-490-032, within the boundaries of the North Santa Rosa Station Area Specific Plan, known as "Edwards Office Building" and "Cleveland Retail", both of which submitted entitlement permit applications prior to the adoption of the General Plan Amendment and Specific Plan, and therefore such application should be processed according to the requirements of the General Plan 2035 that was in effect at the time of their submittal; and

WHEREAS, the Final Environmental Impact Report prepared for the project identifies two significant impacts which are significant and unavoidable and cannot be feasibly mitigated, including the following:

Impact 3.3.6 Air Quality. Implementation of the proposed Specific Plan, in combination with cumulative development in the San Francisco Bay Area Air Basin (SFBAAB), would result in a cumulatively considerable net increase of ozone and coarse and fine particulate matter. This impact is considered cumulatively considerable and significant and unavoidable.

Impact 3.13.2 Traffic and Circulation. The three Highway 101 freeway segments from downtown Santa Rosa to College Avenue, College Avenue to Steele Lane, and Steele Lane to Bicentennial Avenue are projected to operate below Caltrans' LOS standard of the LOS C/D threshold in the future, both without and with the Specific Plan. The incremental increase in traffic associated with the Specific Plan that would be added to Highway 101 is considered to be cumulatively considerable and significant and unavoidable; and

WHEREAS, the Council has considered the significant, unavoidable effects of the General Plan Amendment and North Santa Rosa Station Area Specific Plan against the benefits of adopting the General Plan Amendment and North Santa Rosa Station Area Specific Plan.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa, with regard to the significant, unavoidable effects of the proposed General Plan Amendment and the Draft North Santa Rosa Station Area Specific Plan as identified in the Final EIR, and based on substantial evidence in the record, finds as follows:

Air Quality. With buildout of the proposed Specific Plan, the projected citywide 2035 population would increase by approximately 1.8 percent compared with current 2035 population projections. This projected increase in population would contribute to a corresponding increase in citywide vehicle miles traveled (VMT) of approximately 2.8 percent compared with current 2035 VMT projections. The main basis for concluding that air quality impacts are significant and unavoidable in the EIR is that the current General Plan 2035 population and employment growth projections exceeded those included in the *2005 Bay Area Ozone Strategy* when it was adopted in 2009, indicating an increase in vehicle miles traveled relative to plan projection. It was anticipated in the 2009 General Plan EIR that the subsequent Bay Area Air Quality Management District's *2010 Clean Air Plan* would resolve this conflict. The *2010 Clean Air Plan*, however, also includes population projections below those identified in the City's 2035 General Plan based on build out under General Plan and the North Santa Rosa Station Area Specific Plan. Because this conflict persists, this remains a significant and unavoidable impact.

During the past few years the City of Santa Rosa has modified its planning policies and land use regulations to increase residential densities in the vicinity of rail and bus transit facilities and on other infill properties. This has resulted in accommodating the increase in population projected through the year 2035 within the same Urban Growth Boundary established to accommodate projected population to the year 2020. This land use pattern is designed to reduce automobile trips (and, therefore, vehicle miles travelled) and is supportive of a program of greenhouse gas reduction. This is presented as mitigation to greenhouse gas emissions, and were it not for the technical noncompliance with the *Bay Area Ozone Strategy* and the *2010 Clean Air Plan*, would serve as sufficient mitigation to reduce the impact to less than significant. Thus a basis for a finding of overriding consideration is the fact that the policies included in the Draft North Santa Rosa Station Area Specific Plan will provide a more efficient settlement pattern compared to the current General Plan for the plan area.

Transportation and Circulation. For the city to meet its mandated share of regional housing needs, as well as the additional density needed to support transit, residential development within the city and Urban Growth Boundary and surrounding transit stations must continue to be allowed, and at higher densities. Commercial and industrial development, which also generate traffic, are needed to provide services to the increased population, a tax base for revenues, and jobs for a portion of the population.

BE IT FURTHER RESOLVED that the Council finds and determines, based on the foregoing, that the benefits, such as higher residential densities and increased multi-modal connectivity that will support SMART and other transit ridership, which will be realized and achieved from the implementation of the General Plan Amendment and Draft North Santa Rosa

Station Area Specific Plan, outweigh the environmental risks associated with the adoption and implementation of the General Plan Amendment and North Santa Rosa Station Area Specific Plan, and further finds on this basis that the significant effects are acceptable.

BE IT FURTHER RESOLVED that the Council has considered the testimony on the General Plan Amendment and Draft North Santa Rosa Station Area Specific Plan and has reached consensus on issues important to the community and has determined that the Specific Plan, with the changes outlined in Exhibit "B", will provide necessary and appropriate policy guidance for increased residential densities and improved multi-modal connectivity to support SMART and other transit ridership, and the Council hereby adopts the North Santa Rosa Station Area Specific Plan as amended by changes in Exhibit "B".

BE IT FURTHER RESOLVED that, based on the foregoing, the Council hereby adopts the General Plan Amendment in the form set forth in Exhibit "A" to this resolution and directs staff to implement the North Santa Rosa Station Area Specific Plan as adopted herein, all of which shall be incorporated into a final approved North Santa Rosa Station Area Specific Plan on file in the Department of Community Development, and a re-published Santa Rosa General Plan 2035, excepting the "Edwards Office Building" and "Cleveland Retail" project applications for Assessor's Parcel Number 012-490-045 and 012-490-032, which applications were submitted prior to the adoption of the General Plan Amendment and Specific Plan, and shall therefore be processed according to the requirements of the General Plan 2035 that was in effect at the time of their submittal.

IN COUNCIL DULY PASSED this 18th day of September, 2012.

AYES: (6) Mayor Olivares, Vice Mayor Sawyer, Council Members Bartley, Gorin, Ours, Wysocky

NOES: (1) Council Member Vas Dupre

ABSENT: (0)

ABSTAIN: (0)

ATTEST: *Terri A. Quinn*
City Clerk

APPROVED: *[Signature]*
Mayor

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

ATTACHMENTS:
Exhibit A – General Plan Amendment
Exhibit B – Changes to the North Santa Rosa Station Area Specific Plan

Exhibit 'A'

GENERAL PLAN AMENDMENT

INTRODUCTION

Page 1-10:

Add the following document name to the bulleted list of city plans under section 1-6,
RELATIONSHIP TO OTHER DOCUMENTS:

- North Santa Rosa Station Area Specific Plan

LAND USE AND LIVABILITY

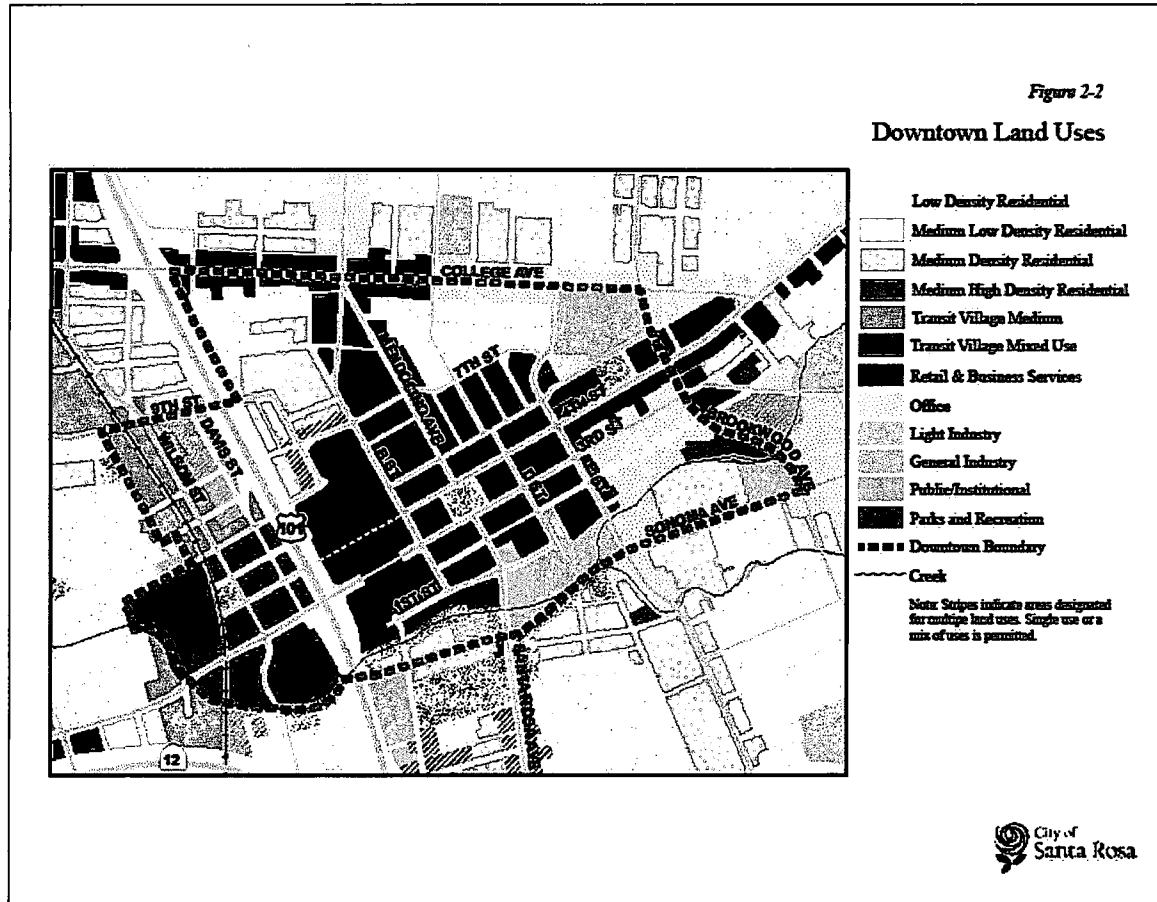
Page 2-1:

Add the following document name to the bulleted list of city plans:

- North Santa Rosa Station Area Specific Plan

Page 2-7:

Replace Figure 2-2 with the following new figure:



Page 2-15:

Amend the language and Table 2-2 under “POPULATION” as follows:

“With the development pace established in the Growth Management Element, population within Santa Rosa’s UGB is expected to reach a total of ~~233,520~~ 237,000 by 2035. (Table 2-2). Approximately ~~23,800~~ 25,225 new housing units will be developed within the UGB. However, it is not possible to predict the specific location or distribution of these housing units; market trends and/or environmental constraints will direct this growth.”

Table 2-2: Projected Housing and Population at Buildout

	<i>Existing (2007) Housing Units</i>	<i>Additional Housing Units</i>	<i>Housing Units at Buildout</i>	<i>Household Population at Buildout</i>	<i>Total Population at Buildout</i>	<i>Employed Residents at Buildout</i>
Santa Rosa UGB	71,070	<u>23,770</u> <u>25,225</u>	<u>94,840</u> <u>96,295</u>	<u>228,850</u> <u>232,360</u>	<u>233,520</u> <u>237,000</u>	<u>123,290</u> <u>125,180</u>

Amend Table 2-3 under “EMPLOYMENT” as follows:







Table 2-3: Projected Employment at Buildout

	<i>Existing (2007) Employment</i>	<i>Additional Employment</i>	<i>Employment at Buildout</i>
Santa Rosa UGB	97,980	<u>30,420</u> <u>34,120</u>	<u>128,400</u> <u>132,100</u>

Pages 2-30 – 2-31:

Add the following Goals and Policies:

NORTH SANTA ROSA STATION AREA SPECIFIC PLAN

-  **LUL-Z** *Provide for a comprehensive mix of transit-supportive land uses.*
-  **LUL-Z-1** *Support future transit improvements and ridership, and provide a significant number of new residential units, through intensified land uses and increased residential densities.*
-  **LUL-Z-2** *Support transit-oriented development in the project area by allowing adequate intensity of use and requiring pedestrian-oriented development (e.g., buildings along sidewalk, parking lots minimized).*
-  **LUL-AA** *Provide multimodal connections throughout the project area.*
-  **LUL-AA-1** *Improve connections in the project area by creating new streets or extensions of existing streets, as identified in the Plan.*
-  **LUL-AA-2** *Prioritize pedestrian and bicycle circulation improvements to promote use of these travel modes by those living and/or working in proximity to the SMART station.*



LUL-AA-3 Improve connectivity throughout the project area by creating new public or private streets that follow a grid pattern and by establishing maximum block lengths of no more than 500 feet, where feasible.



LUL-BB **Enhance quality of life in the project area by providing parks, trails, and recreational and cultural opportunities.**



LUL-BB-1 Require that new development provide pedestrian connections and public open spaces.

LUL-BB-2 Promote youth and cultural activities within the Plan area.



LUL-CC **Promote economic activity that creates jobs and supports the transit-oriented environment.**



LUL-CC-1 Expand local-serving retail and personal services uses to accommodate daily needs of station area users, visitors, employees, and residents within easy walking distance of residential areas and the SMART station.

LUL-CC-2 Encourage unique local retail and service businesses to locate within the Plan area.



LUL-CC-3 Encourage the development of new jobs in the Plan area, including “green-tech” jobs.



LUL-DD **Create active, pleasant streetscapes and public spaces.**



LUL-DD-1 Promote activity-generating retail establishments, such as cafés, coffee shops, and newsstands, near the SMART station and on the ground floor of any parking garages developed on the site.



LUL-DD-2 Provide pedestrian amenities, such as lighting, benches and canopy trees, with a consistent visual appearance throughout the project area to encourage walking, identify pathways, and make the station area a comfortable and easy place to pass through or visit.



LUL-EE **Support anticipated level of development intensity in project area with adequate infrastructure.**



LUL-EE-1 Provide utility upgrades as needed to support increased density and intensity in the area.

LUL-FF *Provide funding for public services and utilities in the plan area.*

LUL-FF-1 *Ensure that private development provides its fair share of funding for necessary improvements to public services and utilities in the Plan Area.*

HOUSING

Page 4-2:

Amend the second paragraph under POPULATION as follows:

“Santa Rosa’s General Plan projects a population of ~~233,520~~ 237,000 in the Urban Growth Boundary by 2035, as shown in Table 4-2. This represents an annual growth rate between 2000 and 2035 of 1.2 percent. This population is greater than the prior General Plan buildout projection and is attributable to projected changes in the number of persons per household from those used in prior projections as well as increases in group quarters population.”

Page 4-3:

Amend Tables 4-2 and 4-3 as follows:

Table 4-2: Population Trends, Santa Rosa City Limits and UGB

<i>Total Population</i>				<i>Annual Growth</i>	<i>Annual Growth</i>
	1990	2000	2035	1990-2000	2000-2035
Santa Rosa City	113,313	147,595		3.0%	
Santa Rosa UGB	134,228	165,850	233,520 <u>237,000</u>	2.4%	1.2%

Table 4-3: Household Trends in Santa Rosa UGB

				<i>Annual Growth</i>	<i>Annual Growth</i>
	1990	2000	2035	1990-2000	2000-2035
Total Households	53,500	62,075	94,840 <u>96,295</u>	1.6%	1.56% 1.2%
Household Population	132,145	161,755	228,850 <u>232,360</u>	2.2%	1.2%
Average Household Size	2.51	2.61	2.54		

Page 4-5:

Amend the language of the second paragraph and Table 4-7 as follows:

“Table 4-7 shows employment trends for the Santa Rosa Urban Growth Boundary area through 2035. Projections indicate that Santa Rosa will add ~~30,420~~ 34,120 jobs between 2007 and 2035. This is a significant increase given that anticipated job growth has been tempered over the last few years by the decline in the technology sector countywide, along with the general nationwide economic downturn in 2008.”

Table 4-7: Employment Trends in Santa Rosa UGB

	2000	2007	2035
Total Jobs	94,600	97,980	128,400 <u>132,100</u>
Annual Growth	n/a	1%	1%
Employed Residents	83,040	92,330	123,290 <u>125,180</u>

Page 4-7:

Amend the language of the last paragraph as follows:

“Table 4-10 illustrates these households by tenure. Ten percent of all households are of extremely low income. Of these, seven percent are renter households and nearly three percent own their homes. Such households have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance are considered extremely low-income households. Many minimum wage workers would also be considered extremely low income households. If the number of extremely low income households remains relatively stable, at 10 percent, there will be ~~9,484~~ 9,630 extremely low income households in 2035.”

Page 4-32:

Amend the language of the first paragraph after the bulleted list as follows:

“As noted previously, some of these standards represent reductions from the prior code. The city has found these requirements to be sufficient, but not excessive. Parking reductions of up to 25 percent may be granted if the review authority finds that special circumstances exist and that the proposed number of spaces is sufficient for the safe, convenient, and efficient operation of the use. Parking requirements are further reduced within each of Santa Rosa’s Station Area Plan boundaries (Downtown Station Area and North Santa Rosa Station Area).”

Page 4-50 – 4-51:

Amend Tables 4-35 and 4-36 and the language of the last two paragraphs as follows:

Table 4-35: Housing Opportunities in the Santa Rosa City Limits (continued)

Acres	187	370	77	28	69 <u>66</u>	10	62	0	1	7	811,808
Units	187	2,478	306	283	1,003 <u>956</u>	257	741	0	33	323	5,611 <u>5,564</u>
TOTAL ACRES	790	771	249	83	188 <u>185</u>	61	91	0.56	1	7	2,242 <u>2,239</u>
TOTAL UNITS	794	5,166	992	835	2,738 <u>2,691</u>	1,483	1,083	7	33	323	13,454 <u>13,407</u>

Table 4-36: Housing Opportunities in the Urban Growth Boundary

<i>Land Use Designation</i>	<i>Total Acres</i>	<i>Units</i>
Very Low Density	812,811	812,811
Low Density	446	2,985
Low Density Open Space	43	171
Medium Low Density	86	855
Medium Density	165	2,408
Medium High Density	23,19	530,456
Retail/Medium Density	16	197
Transit Village Medium	0.21	5
TOTAL	1,591 <u>1,586</u>	7,963 <u>7,888</u>

“Santa Rosa anticipates development of approximately ~~24,000~~ 25,225 new housing units at General Plan buildout in 2035 – 21,400 on vacant land and ~~2,300~~ 3,750 in the two Station Area Specific Plan areas, where most land is currently developed and will be redeveloped at higher residential densities. Santa Rosa has land available in the city limits for the identified housing need of 6,534 units to be developed. Land zoned consistently with the General Plan will accommodate approximately 7,700 units.

“The Downtown and North Santa Rosa Station Area Specific Plan areas provides additional opportunities for housing development near existing and planned transit. The Downtown station area was designated a Priority Development Area in late 2007, soon after the plan’s adoption. The North Station Plan was designated a Priority Development Area in early 2012. This designation is available to jurisdictions which are planning increased residential development around existing or planned transit. The Both plans included ~~new~~ land use

categories which provide opportunities for higher densities than prior categories – ~~60 units per acre is the new~~ there is no maximum density, rather than 30 units per acre in the Transit Village Mixed Use designation. Priority Development Area designation will allow the city to compete for funding to implement the plans. Two Santa Rosa transportation corridors are Priority Development Areas – Sebastopol Road and Mendocino/Santa Rosa Avenue. New development with increased densities around these corridors will support use of bus transit.”

Page 4-52:

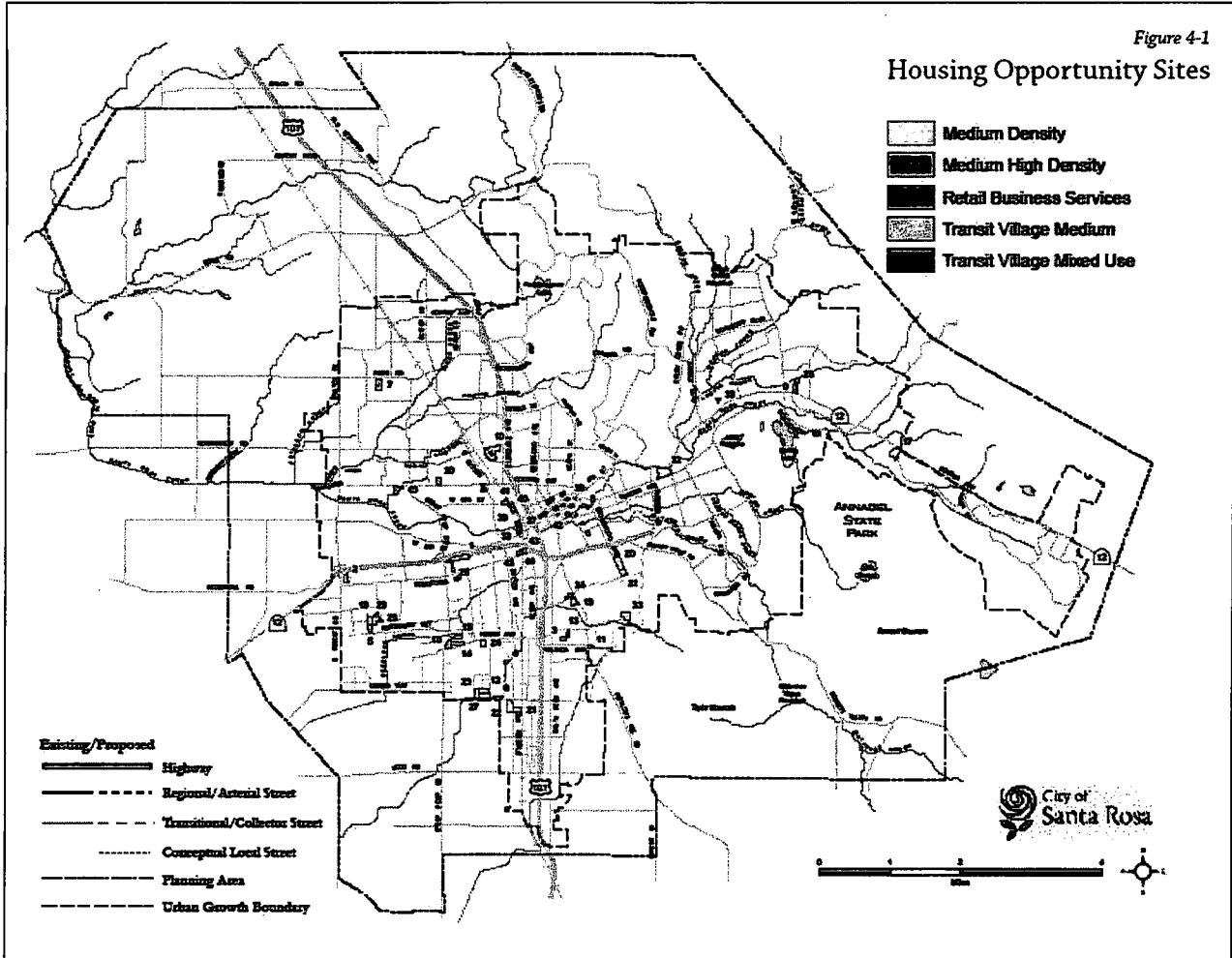
Amend the language of the first paragraph as follows:

“There are ~~188~~ 185 acres of undeveloped land designated Medium Density and 61 acres designated Medium High Density in the city limits. Of this, 119 acres of Medium Density land and 51 acres of Medium High Density land are zoned consistently with the General Plan. The Medium Density range is 8 to 18 units per acre; Medium High is 18 to 30 units per acre. There are nearly six acres of vacant Transit Village Mixed Use, with a minimum density range of 40 ~~to 60~~ units per acre, with no maximum, and three-quarters acre vacant Retail Business Services, with no maximum density range, where residential use is anticipated.”

Amend the language of the third paragraph as follows:

“In these higher density categories, sites were included if they were a quarter acre or more. An exception was made in a few cases where vacant parcels less than a quarter acre were located adjacent to other vacant parcels of the same land use category. These instances are called out in the tables in the appendix. This site inventory relies on a variety of sites to accommodate the Regional Housing Needs Allocation. Lands in Medium and Medium High Density of one or more acre in size are available to meet this need, along with sites designated Transit Village Mixed Use, Retail Business Services, and underutilized sites, described more fully below. There are ~~466~~ 163 acres of undeveloped Medium Density land on sites of 1 acre or more in the city which will accommodate ~~2,414~~ 2,367 units. In the Medium High Density category, there are 61 acres on sites of 1 acre or more which will accommodate 1,472 units. Other vacant and underutilized sites will accommodate over 1,100 units.”

Replace Figure 4-1 with the following new figure:



Pages 4-55 – 4-57:

Amend Tables 4-37, 4-38, 4-39, 4-40, 4-41 and 4-42 as follows:

Table 4-37: Medium Density Sites of Two or More Acres in City Zoned

<i>MAP KEY</i>	<i>APN</i>	<i>ZONING</i>	<i>ACRES</i>	<i>UNIT CAPACITY</i>	<i>QUAD</i>
33-32	013400002	PD	14.91	218	SE
1	125031022	R-3-15	10.13	148	SW
	10311028				
23-22	134072012	R-3-18	9.22	135	SW
17	031050062	R-3-18	9.20	134	SE
12	043121006	R-3-18	8.15	119	SW
22-21	043133013	R-3-18	6.00	88	SW
16	035191013	PD	4.75	69	SW
	035191010				
19-18	035141025	PD	4.52	66	SW
14	125551016	R-3-18	4.41	64	SW
28-27	043121007	R-3-18	4.19	61	SW
2	035063005	R-3-18	3.81	56	SW
15	125521004	R-3-18	3.35	49	SW
	125521003				
26-25	125071014	R-3-15	3.27	48	SW
6	043122007	R-3-18	2.90	42	SW
11	044460070	PD	2.29	33	SE
4	043200004	PD	2.10	31	SW
			93.21	1,361	

Table 4-38: Medium Density Sites of Two or More Acres in City Not Zoned

<i>MAP KEY</i>	<i>APN</i>	<i>ZONING</i>	<i>ACRES</i>	<i>UNIT CAPACITY</i>	<i>QUAD</i>
21-20	009410001	PI	9.70	142	SE
34-33	044180021	PD	6.34	93	SE
24-23	134042025	PI	5.51	80	SW
27-26	153080006	R-1-6-SR	5.05	74	NE
25-24	043072015	OSC	4.35	64	SW
32-31	009420001	PI	4.01	59	SE

Table 4-38: Medium Density Sites of Two or More Acres in City Not Zoned (continued)

<i>MAP KEY</i>	<i>APN</i>	<i>ZONING</i>	<i>ACRES</i>	<i>UNIT CAPACITY</i>	<i>QUAD</i>
9	153060017	R-1-6-SR	3.90	57	NE
18	041021077	RR-20	3.25	47	NW
3	044041010	CG	2.17	32	SE
			44.30	647	

Table 4-39: Medium High Density Sites of Two or More Acres in City Zoned

<i>MAP KEY</i>	<i>APN</i>	<i>ZONING</i>	<i>ACRES</i>	<i>UNIT CAPACITY</i>	<i>QUAD</i>
10	041161021	R-3-30	18.54	445	NW
5	035141025	PD	4.36	105	SW
8	009081053	PD	3.37	81	NE
30-29	035141024	PD	7.30	175	SW
29-28	035141026-	PD	1.42	34	SW
29-28	035141034•	PD	0.22	5	SW
13	044041096	PD	2.81	67	SE
7	036011041~	R-3-30	10.41	250	NW
35-34	038141035•	R-3-30	1.85	45	SE
35-34	038141033•	R-3-30	0.18	4	SE
35-34	038141008•	R-3-30	0.34	8	SE
35-34	038141036•	R-3-30	0.35	8	SE
			51.15	1,226	

~ Denotes site under annexation

• Denotes adjacent parcels

Table 4-40: Medium High Density Sites of Two or More Acres in City Not Zoned

<i>MAP KEY</i>	<i>APN</i>	<i>ZONING</i>	<i>ACRES</i>	<i>UNIT CAPACITY</i>	<i>QUAD</i>	<i>EXISTING USE</i>
34-30	010510021	R-1-6	3.53	85	NW	
20-19	044021072•	R-1-6	2.25	54	SE	
20-19	044021019•	R-1-6	1.45	35	SE	
20-19	044021035•	R-1-6	0.17	4	SE	SFD
20-19	044021071•	R-1-6	0.19	5	SE	2 SFD
20-19	044021022•	R-1-6	0.14	3	SE	SFD
36-35	182520087	RR-40	1.32	44	NE	
			9.71	246		

• Denotes adjacent parcels

Table 4-41: Other Vacant Sites

	APN	ZONING	ACRES	UNIT			LAND	
				CAPACITY	QUAD	ZONED	USE DES.	
37-36	009061050	CD-7	0.76	52	NE	Y	RBS	
38-37	010171004	CD-5-H	3.5	175	NW	N	TVMX	
38-37	010166003	CD-5-H	2.17	109	NW	N	TVMX	
			6.43	336				

Table 4-42: Underutilized or Developed Sites

	APN	ZONING	UNIT			EXISTING				LAND	
			ACRES	CAPAC.	QUAD	ZONED	USE	SERVED	TRANSIT	CTS	USE DES.
40-39	010091001	R-3-18-H	1.45	35	NW	Y	Warehouse	Y	Y	Y	TVM
40-39	010091007	R-3-18-H	1.6	38	NW	Y	Warehouse	Y	Y	Y	TVM
39-38	010171011	CD-5-H	1.5	93	NW	Y	Mostly Vacant	Y	Y	Y	TVMX
41-40	010091005	CD-5	1.83	42	NW	Y	Warehouses	Y	Y	Y	TVM
43-42	009071026	CD-10	0.59	116	NE	Y	Theater	Y	Y	Y	RBS
44-43	010184029	IG	1.9	57	SW	N	Warehouse, mill	Y	Y	Y	TVM
45-44	125123010	IL	1.63	49	SW	N	WH, damaged cars, offices	Y	Y	Y	TVM
46-45	125123004	IL	1.17	35	SW	N	Warehouses	Y	Y	Y	TVM
42-41	010101031	IL	3.22	97	NW	N	Offices, trucks	Y	Y	Y	TVM
47-46	010320029	PD	7.46	223	NW	N	Offices	Y	Y	Y	MHD
			22.35	786							

Page 4-72:

Amend Policy H-C-6 as follows:

“H-C-6 Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right.

The Transit Village Medium and Transit Village Mixed Use land use designations allow 25 to 40 and a minimum of 40 to 60 units per acres (no maximum density), respectively. Work is underway in the summer 2009 to develop zoning categories to implement these designations and to rezone properties to achieve consistency to facilitate housing development in the station area plan boundary. This action will address a shortfall of sites needed to meet Santa Rosa’s housing need.

Year: 2010

Entity: Department of Community Development”

Page 4-110:

Amend Table 4-52 as follows:

Table 4-52: Medium Density in City Not Zoned

APN	ZONING	ACRES	UNIT			SERVED	TRANSIT	CTS
			CAPACITY	QUAD	ZONED			
009410001	PI	9.70	142	SE	N	Y	Y	Y
044180021	PD	6.34	93	SE	N	Y	Y	Y
134042025	PI	5.51	80	SW	N	Y	Y	Y
153080006	R-1-6-SR	5.05	74	NE	N	Y	Y	
043072015	OSC	4.35	64	SW	N	Y	Y	Y
009420001	PI	4.01	59	SE	N	Y	Y	Y
153060017	R-1-6-SR	3.90	57	NE	N	Y	Y	
041021077	RR-20	3.25	47	NW	N	Y	Y	Y
044041010	CG	2.17	32	SE	N	Y	Y	Y
016090013	DUAL	1.94	28	SE	N	Y	Y	
035104001	R-1-6	1.81	26	SW	N	N	Y	Y

036061064	RR-40	1.58	23	NW	N	Y	Y	Y
044041082	RR-20	1.52	22	SE	N	Y	Y	Y
037101003	PD	1.35	20	SW	N	Y	Y	Y
036061051	R-1-6	1.17	17	NW	N	Y	Y	Y
041021066	RR-20	1.14	17	NW	N	Y	Y	Y
031260007	RR-40	1.03	15	NE	N	Y	Y	
125461024	R-1-6	0.98	14	SW	N	Y	Y	Y
041021066	RR-20	0.94	14	NW	N	Y	Y	Y
031260008	RR-40	0.94	14	NE	N	Y	Y	
125521006	RR-40	0.79	11	SW	N	N	Y	Y
041021071	RR-20	0.77	11	NW	N	Y	Y	Y
148130044	RR-20	0.77	11	NW	N	Y	Y	Y
180580064	PD	0.58	9	NE	N	Y	Y	Y
180580065	PD	0.58	8	NE	N	Y	Y	Y
044041045	RR-20	0.55	8	SE	N	Y	Y	Y
180520008	PD	0.51	8	NE	N	Y	Y	Y
038172010	PD	0.46	7	SE	N	Y	Y	Y
037101038	PD	0.42	6	SW	N	Y	Y	Y
134290006	RR-40	0.41	6	SW	N	Y	Y	Y
032300001	R-1-6	0.37	5	NE	N	Y	Y	
038202022	PD	0.35	5	SE	N	Y	Y	Y
037101037	PD	0.35	5	SW	N	Y	Y	Y
036183045	R-1-6	0.34	5	NW	N	Y	Y	Y
037101009	PD	0.34	5	SW	N	Y	Y	Y
036061052	R-1-6	0.34	5	NW	N	N	Y	Y
134290004	RR-40	0.33	5	SW	N	Y	Y	Y
182510002	RR-20	0.32	5	NE	N	Y	Y	
036101041	RR-20	0.32	5	NW	N	Y	Y	Y

Page 4-113:

Add Table 4-59a as follows:

Table 4-59a: Intensification Sites North Santa Rosa Station Area Specific Plan

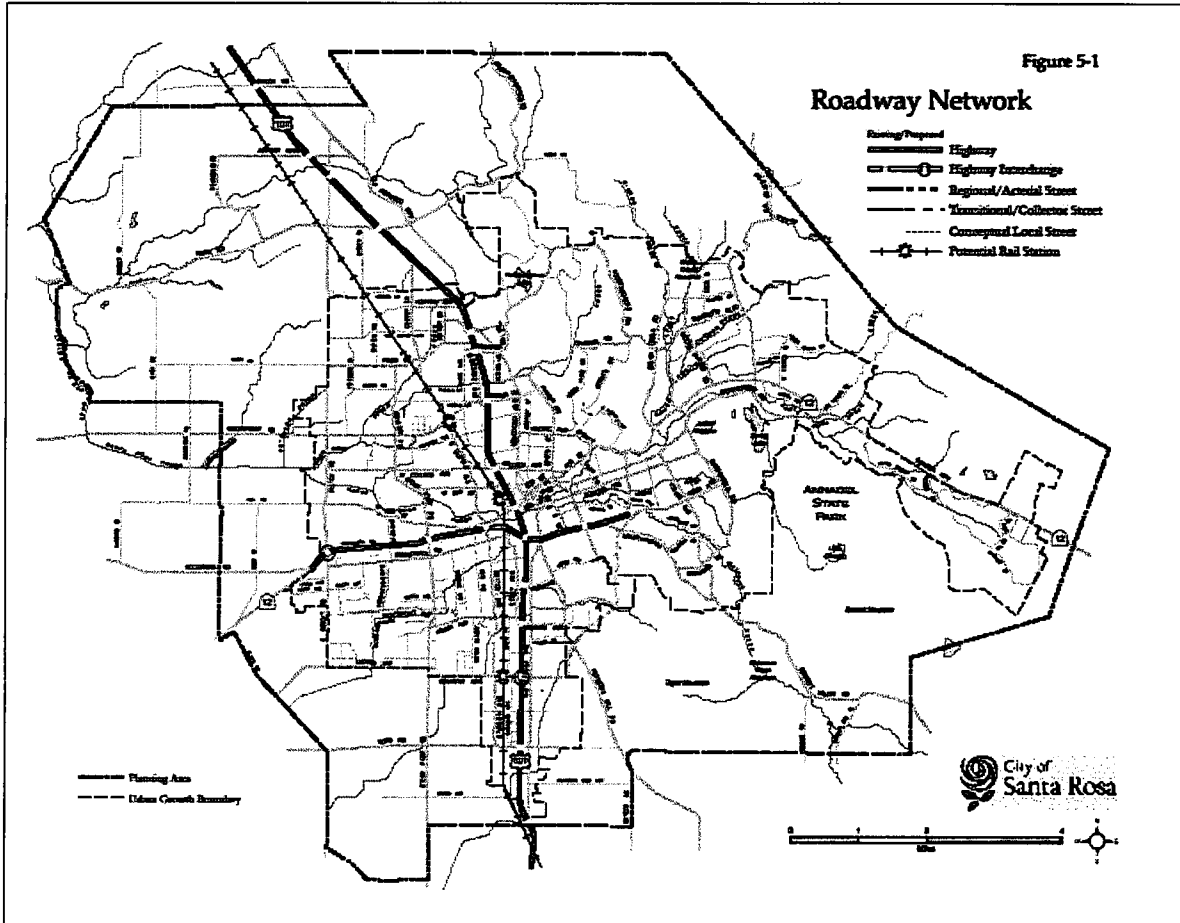
<u>CITY</u>	<u>LDR</u>	<u>MDR</u>	<u>MHDR</u>	<u>TVM</u>	<u>TYMU</u>	<u>Total</u>
<u>Acres</u>	<u>13</u>	<u>1</u>	<u>94</u>	<u>14</u>	<u>8</u>	<u>151</u>
<u>Units</u>	<u>76</u>	<u>24</u>	<u>1253</u>	<u>202</u>	<u>202</u>	<u>2240</u>
<u>COUNTY</u>						
<u>Acres</u>	<u>1</u>	<u>13</u>	<u>21</u>			<u>35</u>
<u>Units</u>	<u>6</u>	<u>192</u>	<u>503</u>			<u>701</u>
<u>Grand Total</u>						
<u>Acres</u>	<u>14</u>	<u>14</u>	<u>115</u>	<u>14</u>	<u>8</u>	<u>186</u>
<u>Units</u>	<u>82</u>	<u>216</u>	<u>1756</u>	<u>202</u>	<u>202</u>	<u>2941</u>

Note: Table includes vacant and developed land and illustrates development potential in the plan area.

TRANSPORTATION

Page 5-5:

Replace Figure 5-1 with the following new figure:



Page 5-10:

Amend the language of the first paragraph under section 5-6, BICYCLE FACILITIES, as follows:

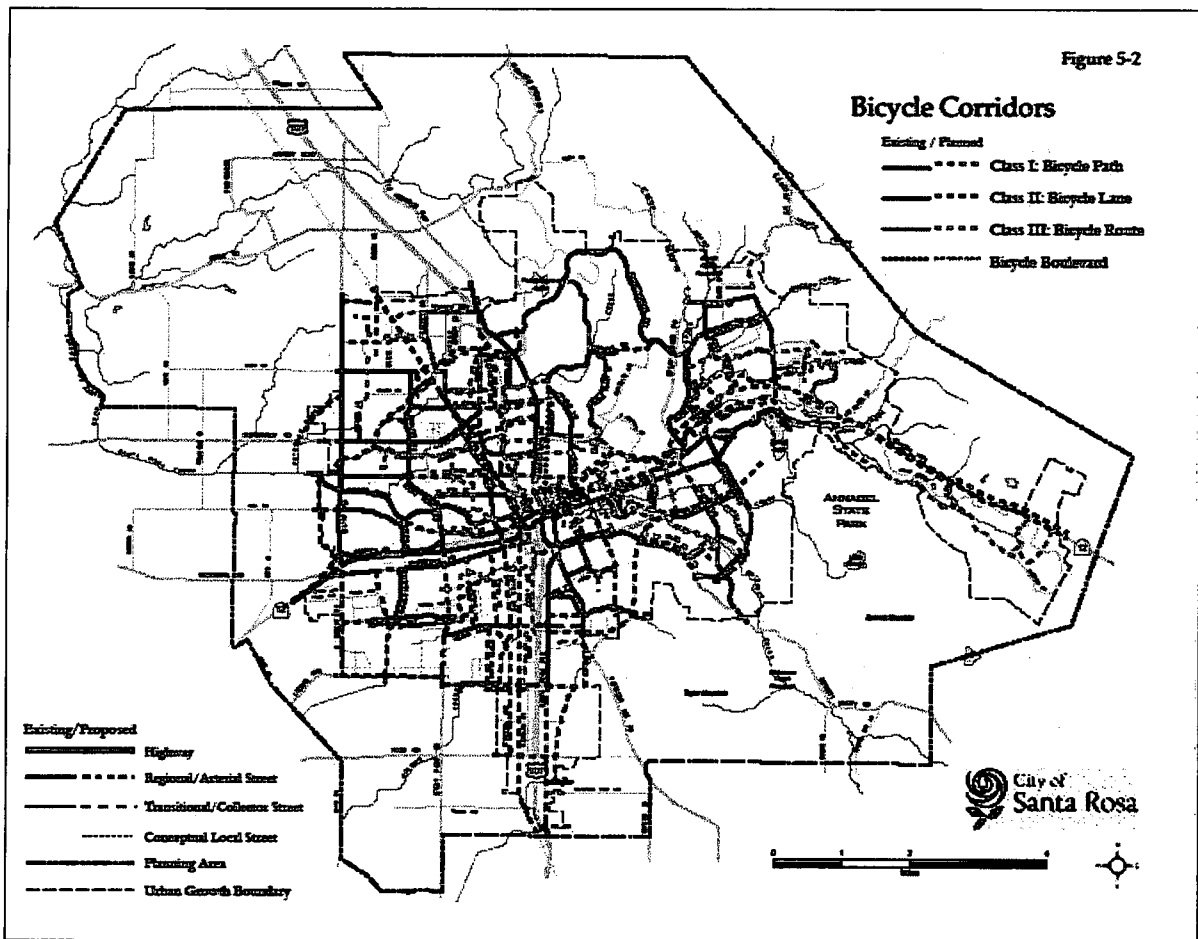
“Currently, there are approximately ~~172~~ 174 miles of designated bikeways that provide intra-area and cross-town connections to recreational facilities, employment areas, schools, and other major activity centers. Bikeways, as illustrated in Figure 5-2, are classified by one of three categories:”

Amend the language of the first paragraph after the bulleted list under section 5-6, BICYCLE FACILITIES, as follows:

“Of the city’s total bikeways, 47 miles are designated as Class III, ~~86~~ 87 miles are designated as Class II, ~~34~~ 35 miles are designated as Class I, and 5.6 miles are designated as a bicycle boulevard.”

Page 5-11:

Replace Figure 5-2 with the following new figure:



Page 5-25:

Amend the Range Avenue bullet under section Four Lane Regional/Arterial Streets as follows:

- a. “Range Avenue (from south of Guerneville Road to north of West Steele Lane; Russell Avenue to Piner Road)”

GROWTH MANAGEMENT

Page 8-2:

Amend the language in the second paragraph under GROWTH MANAGEMENT as follows:

“The Growth Management Element limits allotments to ~~24,000~~ through 2035. If all projected allotments were used, a 2035 population of approximately ~~233,520~~ 237,000 residents within the Urban Growth Boundary would result.”

Page 8-4:

Amend Table 8-1, in Policy GM-B-1, as follows:

Table 8-1: Schedule of Housing Units Allotments

<i>Timeframe</i>	<i>Maximum Housing Allotments per year</i>
2006-2010	900
2011-2015	850
2016-2020	800 <u>850</u>
2021-2025	800
2026-2030	750 <u>800</u>
2031-2035	700 <u>800</u>

ECONOMIC VITALITY

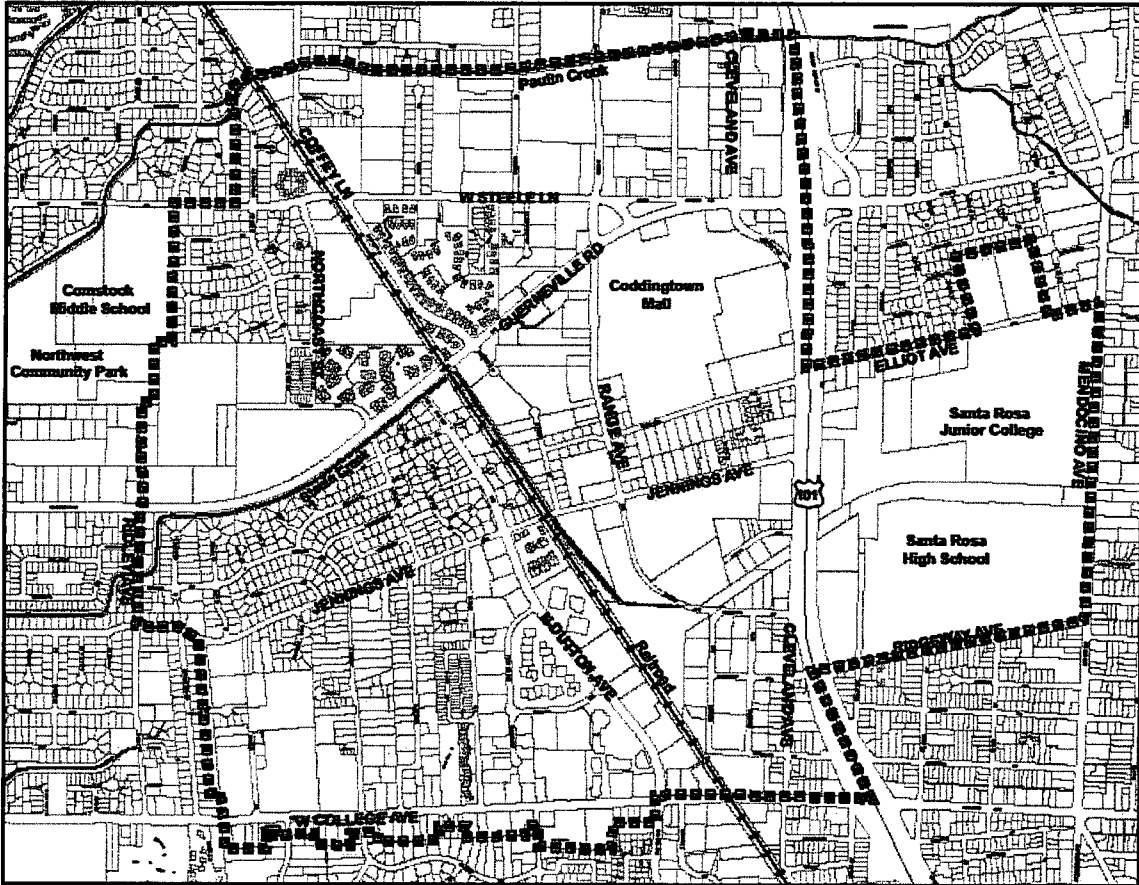
Page 10-3:

Amend the language in the last paragraph as follows:

“ABAG estimates that Santa Rosa contained approximately 93,500 jobs in 2005, which comprises 42 percent of Sonoma County jobs and 16 percent of the jobs within the four county North Bay region. The General Plan projects approximately ~~128,400~~ 132,100 total jobs through year 2035.”

LAND USE DIAGRAM

Amend the General Plan Land Use Diagram to include the boundaries of the North Santa Rosa Station Area Specific Plan:



- b. North Santa Rosa Station Area Specific Plan Boundaries are generally Paulin Creek to the north, Highway 101 and Santa Rosa Junior College/Santa Rosa High School to the east, West College Avenue to the south, and Ridley Avenue to the west.

Amend the land use designations on the General Plan Land Use Diagram for the properties located within the boundaries of the North Santa Rosa Station Area Specific Plan identified below:

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
036-111-016	1601 LANCE DR	Medium High Density Residential	Medium High Density Residential (from Northcoast St. west); Retail and Business Services (from Northcoast St. east)
036-091-005	1840 RIDLEY AVE	Very Low Density Residential	Medium High Density Residential
036-091-055	NONE	Very Low Density Residential	Medium High Density Residential
036-470-001	2503 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-002	2505 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-005	2511 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-006	2513 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-008	2517 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-009	2519 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-010	2521 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-011	2560 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-012	2558 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-013	2556 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-015	2554 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-017	2550 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-018	2544 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-020	2542 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-021	2540 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-022	2538 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-023	2536 WESTBERRY DR	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
036-470-025	2534 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-027	2530 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-029	2526 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-030	2522 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-031	2520 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-032	2518 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-033	2516 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-034	2512 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-037	2510 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-039	2506 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-470-040	2502 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-001	2541 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-002	2539 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-003	2537 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-004	2533 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-007	2531 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-009	2527 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-010	2523 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-011	2563 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-012	2565 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-013	2567 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-014	2569 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-017	2573 WESTBERRY DR	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
036-510-019	2577 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-020	2581 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-021	2561 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-022	2559 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-023	2557 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-024	2553 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-027	2551 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-028	2545 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-030	2543 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-031	2583 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-032	2585 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-033	2587 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-035	2589 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-036	2593 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-039	2599 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-040	2601 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-041	2603 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-042	2605 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-043	2607 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-045	2611 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-047	2615 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-048	2617 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-050	2621 WESTBERRY DR	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
036-510-051	2623 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-052	2625 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-053	2627 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-054	2629 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-056	2635 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-059	2637 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-510-060	2641 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-001	2698 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-002	2694 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-004	2690 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-006	2686 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-008	2684 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-009	2682 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-010	2680 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-011	2678 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-013	2676 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-014	2670 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-017	2668 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-018	2664 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-019	2662 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-020	2660 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-021	2658 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-023	2656 WESTBERRY DR	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
036-610-024	2650 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-027	2648 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-028	2644 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-029	2642 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-030	2640 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-031	2758 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-032	2756 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-033	2754 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-035	2750 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-037	2746 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-038	2744 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-040	2740 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-041	2738 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
036-610-042	2736 WESTBERRY DR	Medium Density Residential	Medium High Density Residential
015-570-002	2600 NORTHCOAST ST	Medium Density Residential	Medium High Density Residential
015-570-004	2600 NORTHCOAST ST	Medium Density Residential	Medium High Density Residential
041-021-071	2411 HARDIES LN	Medium Density Residential	Public Institutional
041-021-078	2325 HARDIES LN	Medium Density Residential	Public Institutional
041-021-083	1835 W STEELE LN	Medium Density Residential	Public Institutional
041-021-077	2363 HARDIES LN	Medium Density Residential	Public Institutional
041-021-082	2301 HARDIES LN	Public Institutional and Medium Density Residential	Public Institutional
041-021-079	2469 HARDIES LN	Office	Public Institutional
041-021-080	1 SNOOPY PLACE	Office	Public Institutional

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
015-661-056	2200 RANGE AVE	Medium Density Residential	Retail and Business Services
015-661-050	1425 W STEELE LN	Office	Retail and Business Services
015-661-051	1235 W STEELE LN	Office	Retail and Business Services
015-661-052	1213 STEELE LN	Office	Retail and Business Services
015-661-059	NONE	Office	Retail and Business Services
041-190-003	2050 STEELE LN	Office	Medium High Density Residential
041-191-001	2534 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-002	2536 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-003	2538 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-004	2540 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-005	2526 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-006	2528 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-007	2530 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-008	2532 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-009	2518 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-010	2520 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-011	2522 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-012	2524 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-013	2510 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-014	2512 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-015	2514 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-016	2516 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-191-017	1481 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-191-018	1483 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-019	1485 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-020	1487 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-021	1473 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-022	1475 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-023	1477 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-024	1479 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-025	1465 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-026	1467 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-027	1469 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-028	1471 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-029	1457 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-030	1459 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-031	1461 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-032	1463 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-191-033	2516 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-034	2518 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-035	2520 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-036	2522 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-037	2508 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-038	2510 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-039	2512 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-040	2514 PLATA CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-191-041	2500 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-042	2502 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-043	2504 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-044	2506 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-045	2488 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-046	2490 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-047	2492 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-048	2494 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-049	2480 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-050	2482 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-051	2484 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-052	2486 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-053	2472 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-054	2474 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-055	2476 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-056	2478 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-057	2464 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-058	2466 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-059	2468 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-060	2470 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-061	2456 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-062	2458 PLATA CT	Medium Density Residential	Medium High Density Residential
041-191-063	2460 PLATA CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-191-064	2462 PLATA CT	Medium Density Residential	Medium High Density Residential
041-192-001	1511 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-192-002	1513 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-192-003	1515 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-192-004	1517 GUERNEVILLE RD	Medium Density Residential	Medium High Density Residential
041-192-005	2511 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-006	2513 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-007	2515 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-008	2517 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-009	2519 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-010	2521 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-011	2523 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-012	2525 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-013	2527 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-014	2529 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-015	2531 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-016	2533 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-017	2601 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-018	2603 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-019	2605 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-192-020	2607 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-001	2600 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-002	2602 COFFEY LN	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-193-003	2604 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-004	2606 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-005	2608 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-006	2610 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-007	2612 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-008	2614 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-009	2616 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-010	2618 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-011	2620 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-012	2622 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-013	2624 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-014	2626 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-015	2628 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-016	2630 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-017	2632 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-018	2634 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-019	2636 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-020	2638 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-021	2640 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-022	2642 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-023	2644 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-024	2646 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-193-025	2634 PLATA CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-193-026	2636 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-027	2638 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-028	2640 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-029	2626 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-030	2628 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-031	2630 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-032	2632 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-033	2618 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-034	2620 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-035	2622 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-036	2624 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-037	2610 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-038	2612 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-039	2614 PLATA CT	Medium Density Residential	Medium High Density Residential
041-193-040	2616 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-001	2448 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-002	2450 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-003	2452 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-004	2454 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-005	2440 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-006	2442 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-007	2444 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-008	2446 PLATA CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-194-009	2432 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-010	2434 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-011	2436 PLATA DR	Medium Density Residential	Medium High Density Residential
041-194-012	2438 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-013	2424 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-014	2426 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-015	2428 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-016	2430 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-017	2416 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-018	2418 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-019	2420 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-020	2422 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-021	2408 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-022	2410 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-023	2412 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-024	2414 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-025	2400 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-026	2402 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-027	2404 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-028	2406 PLATA CT	Medium Density Residential	Medium High Density Residential
041-194-029	1860 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-030	1862 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-031	1864 DORADO CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-194-032	1866 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-033	1868 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-034	1870 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-035	1872 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-036	1874 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-037	1876 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-038	1878 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-039	1880 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-040	1882 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-041	1884 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-042	1886 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-043	1888 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-044	1890 DORADO CT	Medium Density Residential	Medium High Density Residential
041-194-045	2648 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-046	2650 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-047	2652 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-048	2654 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-049	2656 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-050	2658 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-051	2660 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-052	2662 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-053	2664 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-054	2666 COFFEY LN	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-194-055	2668 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-194-056	2670 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-001	2672 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-002	2674 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-003	2676 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-004	2678 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-005	2680 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-006	2682 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-007	2684 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-008	2686 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-009	2688 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-010	2690 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-011	2692 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-012	2694 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-013	2700 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-014	2702 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-015	2704 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-016	2706 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-017	2708 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-018	2710 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-019	2712 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-020	2714 COFFEY LN	Medium Density Residential	Medium High Density Residential
041-195-021	1883 DORADO CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-195-022	1885 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-023	1887 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-024	1889 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-025	1875 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-026	1877 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-027	1879 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-028	1881 DORADO CT	Medium Density Residential	Medium High Density Residential
041-195-029	1860 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-030	1862 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-031	1864 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-032	1866 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-033	1868 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-034	1870 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-035	1872 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-036	1874 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-037	1876 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-038	1878 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-039	1880 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-040	1882 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-041	1884 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-042	1886 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-043	1888 ROCA CT	Medium Density Residential	Medium High Density Residential
041-195-044	1890 ROCA CT	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-195-045	2034 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-046	2036 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-047	2038 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-048	2040 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-049	2026 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-050	2028 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-051	2030 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-052	2032 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-053	2018 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-054	2020 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-055	2022 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-056	2024 STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-057	2010 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-058	2012 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-059	2014 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-195-060	2016 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-190-009	2000 W STEELE LN	Medium Density Residential	Medium High Density Residential
041-190-001	1751 DORADO CT	Medium Density Residential	Medium High Density Residential
041-042-001	1952 STEELE LN	Medium Density Residential	Medium High Density Residential
041-043-055	1480 GUERNEVILLE RD	Office	Public Institutional
041-043-056	1478 GUERNEVILLE RD	Office	Public Institutional
041-043-030	1300 GUERNEVILLE RD	Office	Transit Village Mixed Use
041-043-031	2121 RANGE AVE	Office	Transit Village Mixed Use

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-043-045	2099 RANGE AVE	Office	Transit Village Mixed Use
041-043-046	1400 GUERNEVILLE RD	Office	Transit Village Mixed Use
041-043-047	1410 GUERNEVILLE RD	Office	Transit Village Mixed Use
041-043-048	1420 GUERNEVILLE RD	Office	Transit Village Mixed Use
041-043-049	1430 GUERNEVILLE RD	Office	Transit Village Mixed Use
041-043-050	2097 RANGE AVE	Office	Transit Village Mixed Use
041-043-051	1440 GUERNEVILLE RD	Office	Transit Village Mixed Use
041-043-036	NONE	Medium Density Residential	Transit Village Medium
041-043-052	2001 RANGE AVE	Medium Density Residential	Transit Village Medium
041-043-053	2001 RANGE AVE	Medium Density Residential	Transit Village Medium
041-043-044	2030 RANGE AVE	Medium Density Residential	Transit Village Medium
041-043-054	1705 RANGE AVE	Medium Density Residential	Transit Village Medium
012-440-046	1627 RANGE AVE	Medium Density Residential	Medium High Density Residential
012-440-047	1637 RANGE AVE	Medium Density Residential	Medium High Density Residential
012-440-005	1521 RANGE AVE	Medium Density Residential	Medium High Density Residential
012-440-008	1329 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-009	1325 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-010	1323 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-011	1317 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-012	1605 RANGE AVE	Medium Density Residential	Medium High Density Residential
012-440-013	1324 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-014	1320 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-015	1316 EDWARDS AVE	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
012-440-016	1312 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-022	1585 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-024	1561 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-028	1330 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
012-440-029	1600 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-030	1620 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-032	1097 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
012-440-033	1550 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-034	1558 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-035	1568 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-036	1580 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-037	1582 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-040	1573 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-041	1567 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-042	1595 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-043	1617 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-044	1621 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-045	1625 HERBERT ST	Medium Density Residential	Medium High Density Residential
012-440-050	1081 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
012-490-045	CODDINGTOWN CTR	Retail and Business Services and Office	Retail and Business Services (from drive aisle located approximately 300 ft to 450 feet north of Edwards Avenue, to the northern property line); Transit Village Mixed Use (from drive aisle located approximately 300 ft to 450 ft north of Edwards Avenue, to the southern property line)

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
012-490-024	1630 RANGE AVE	Retail and Business Services	Transit Village Mixed Use
012-490-039	1628 RANGE AVE	Retail and Business Services	Transit Village Mixed Use
012-490-033	933 EDWARDS AVE	Office	Transit Village Mixed Use
012-490-035	1281 EDWARDS AVE	Office	Transit Village Mixed Use
012-490-036	1275 EDWARDS AVE	Office	Transit Village Mixed Use
012-490-038	NONE	Office	Transit Village Mixed Use
012-490-040	1620 RANGE AVE	Office	Transit Village Mixed Use
041-141-002	1248 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-003	1232 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-004	1216 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-005	1200 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-006	1188 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-024	1160 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-025	1128 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-122-007	1054 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-122-008	1060 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-026	1100 EDWARDS AVE	Medium Density Residential	Transit Village Medium
041-141-008	1544 RANGE AVE	Medium Density Residential	Medium High Density Residential
041-141-009	1532 RANGE AVE	Medium Density Residential	Medium High Density Residential
041-141-010	1520 RANGE AVE	Medium Density Residential	Medium High Density Residential
041-141-011	1508 RANGE AVE	Medium Density Residential	Medium High Density Residential
041-141-013	1055 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-014	1037 JENNINGS AVE	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-141-015	1023 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-016	1011 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-017	969 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-018	951 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-021	941 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-022	937 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-023	921 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-141-028	1252 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-141-029	1258 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-141-030	1065 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-250-001	1803 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-002	1809 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-003	1815 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-004	1821 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-005	1827 ASPEN LEAF PL	Medium Density Residential	Medium High Density Residential
041-250-006	1833 ASPEN LEAF PL	Medium Density Residential	Medium High Density Residential
041-250-007	1839 ASPEN LEAF PL	Medium Density Residential	Medium High Density Residential
041-250-008	1845 ASPEN LEAF PL	Medium Density Residential	Medium High Density Residential
041-250-009	1856 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-010	1850 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-011	1844 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-012	1838 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-250-013	1832 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-250-014	1826 ASPEN LEAF LN	Medium Density Residential	Medium High Density Residential
041-122-022	889 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-220-001	980 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-002	982 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-003	984 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-004	986 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-005	988 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-006	990 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-007	992 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-008	994 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-009	996 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-010	998 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-011	1000 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-012	1002 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-013	1004 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-014	1008 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-015	1006 RACCOON LN	Medium Density Residential	Medium High Density Residential
041-220-018	865 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-220-019	865 JENNINGS AVE	Medium Density Residential	Medium High Density Residential
041-122-031	950 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-032	952 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-033	954 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-034	956 EDWARDS AVE	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
041-122-035	958 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-036	960 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-037	962 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-038	966 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-039	964 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-040	968 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-122-041	970 EDWARDS AVE	Medium Density Residential	Medium High Density Residential
041-161-016	1090 JENNINGS AVE	Retail and Business Services/Medium High Density Residential (striped)	Medium High Density Residential
041-161-026	1080 JENNINGS AVE	Medium High Density Residential	Medium High Density Residential
041-161-027	1421 RANGE AVE	Medium High Density Residential	Medium High Density Residential
041-161-030	JENNINGS AVE	Medium High Density Residential	Medium High Density Residential
041-161-031	1020 JENNINGS AVE	Medium High Density Residential	Medium High Density Residential
041-161-029	810 JENNINGS AVE	Retail and Business Services and Medium High Density Residential	Retail and Business Services
041-161-024	NONE	Light Industry	Retail and Business Services
012-082-015	1350 CENTRAL AVE	Light Industry	Retail and Business Services
012-072-016	55 COLLEGE AVE	Light Industry	Retail and Business Services
012-061-014	109 RIDGEWAY AVE	General Industry	Retail and Business Services
012-061-028	1250 CLEVELAND AVE	General Industry	Retail and Business Services
012-061-030	1254 CLEVELAND AVE	General Industry	Retail and Business Services
012-061-032	1236 CLEVELAND AVE	General Industry	Retail and Business Services
012-061-033	100 RIDGEWAY	General Industry	Retail and Business Services
012-061-034	1236 CLEVELAND AVE	General Industry	Retail and Business Services

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
012-085-001	1304 CLEVELAND AVE	General Industry	Retail and Business Services
012-062-038	108 CARRILLO ST	Medium Density Residential	Retail and Business Services
012-062-039	1120 CLEVELAND AVE	Medium Density Residential	Retail and Business Services
012-062-041	1116 CLEVELAND AVE	Medium Density Residential	Retail and Business Services
012-062-033	119 COLLEGE AVE	Medium Density Residential	Retail and Business Services
012-062-034	105 COLLEGE AVE	Medium Density Residential	Retail and Business Services
012-062-035	113 COLLEGE AVE	Medium Density Residential	Retail and Business Services
012-062-037	103 COLLEGE AVE	Medium Density Residential	Retail and Business Services
012-062-040	1112 CLEVELAND AVE	Medium Density Residential	Retail and Business Services
012-062-042	117 COLLEGE AVE	Medium Density Residential	Retail and Business Services

Exhibit 'B'

**CHANGES TO THE
DRAFT NORTH SANTA ROSA STATION AREA SPECIFIC PLAN**

1. Land Use

- a. Eliminate the proposed Transit Village Mixed Use land use designation along Cleveland Avenue and West Steele Lane, north of Coddington Mall, maintaining the existing General Plan land use designations; and
- b. Eliminate the proposed Transit Village Mixed Use land use designation for the property located at 1975 Cleveland Avenue, APN 012-490-032 (at the northwest corner of Cleveland Avenue and Edwards Avenue), maintaining the existing General Plan land use designation for the site.
- c. Update Table 4.3, "Development Potential by Land Use Classification", as follows, to reflect the revised development potential based on the elimination of the Transit Village Mixed Use designation as noted in subsections '1(a)' and '1(b)' above:

Table 4.3: Development Potential by Land Use Classification

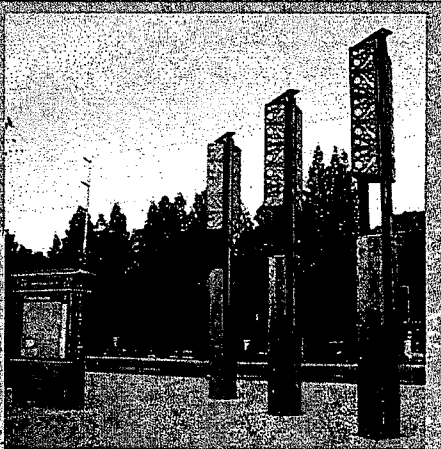
Land Use Type	Increase from Existing Conditions
Office Square Feet	802,484 <u>464,663</u>
Retail Square Feet	617,273 <u>564,253</u>
Institutional Square Feet	100,103
Total Residential Units	2,941 <u>2,680</u>
Single-Family Units	520
Multi-Family Units	2,421 <u>2,160</u>
Industrial Square Feet	128,790
Parks/Plazas	1 neighborhood park 4 urban plazas/ community garden

- d. Revise the first bullet point in Policy C-5.4 on page 6-30 (Chapter 6) as follows:

“Reduce lande width along Cleveland Avenue north of Steele Lane (road diet) to create space for bicycle lanes and to provide on-street parking in mixed-use areas.”

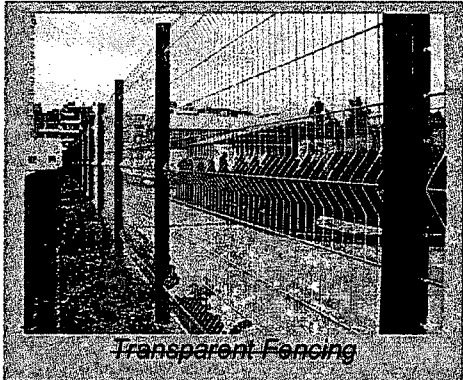
2. Design Guidelines for SMART Rail Platform and Fencing

- a. Amend the “Specific Guidelines for the SMART Station and Northside Transfer Center” on page 5-39 (Chapter 5) to eliminate the guidelines for the SMART station platform and fencing as follows:

SPECIFIC GUIDELINES FOR THE SMART STATION AND NORTHSIDE TRANSFER CENTER		
SMART Rail Platform	<ul style="list-style-type: none"> • The SMART station platform in the project area should reflect the character of the station area in its architectural design, site furnishings, paving patterns, and landscape treatment. The platform is the main focal point in the project area and should have a welcoming feel and character. • The platform should be visually appealing and easily accessible to all modes of travel. The platform should provide a visual landmark for the station area. • The design character should subscribe to the building design guidelines of this section. • The signage and furnishings should be coordinated with the streetscape palette used throughout the station area, as defined in Chapter 7, Section 7.4 Street Furnishing Standards, of this Specific Plan. • The platform should be well lit and provide wayfinding signage, a map of the vicinity, and information regarding bus transfers. Wayfinding signage should be compatible with the wayfinding/branding program that will be developed for the project area (see Implementation Action P-1). 	 <p style="text-align: center;"><i>Station with gateway features and information kiosk</i></p>

Interface with SMART Rail Corridor

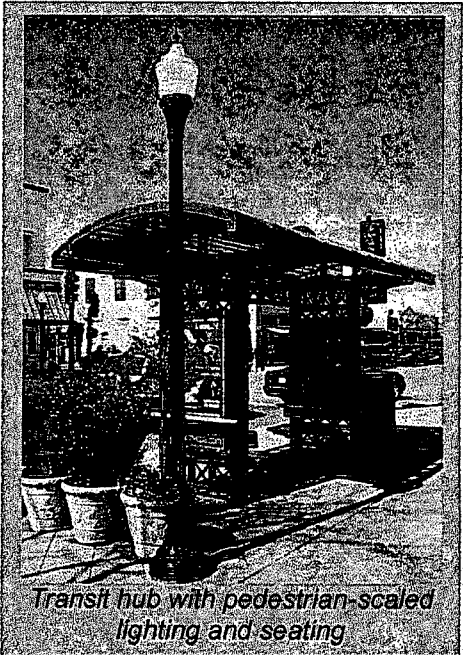
- Rail separation fencing in the Specific Plan area should be transparent and attractively designed with quality materials. See also **Policy UD-3.1** in the following section.
- Landscaping along the rail corridor is encouraged to soften the appearance of the appearance of the barrier.



Transparent Fencing

Northside Transfer Center

- The Northside Transfer Center should be well lit with sufficient pedestrian-scale lighting. The transfer center should provide sufficient seating, wayfinding signage, real-time bus transit and SMART schedule information, and a map of the vicinity.



Transit hub with pedestrian-scaled lighting and seating

b. Amend Policy UD-3.1 (page 5-44) in Chapter 5 of the Draft Specific Plan as follows:

“Policy UD-3.1. ~~Work with~~ Encourage SMART and the Public Utilities Commission to ~~develop attractive~~ ensure any proposed fencing along the railroad right-of-way is attractive. Low-level open fencing is encouraged along the rail corridor that provides safety while maintaining eyes on the rail corridor.”

c. Amend Policy UD-3.2 (page 5-44) in Chapter 5 of the Draft Specific Plan as follows:

“Policy UD-3.2. ~~Work with~~ Encourage SMART to provide lighting along the railway corridor multi-use path.”

3. Bicycle and Pedestrian Bridge Clarification

- a. Replace the two lines that identify the proposed Bicycle and Pedestrian Bridge with an oval that spans from Edwards Avenue to Jennings Avenue on all maps included in the Specific Plan to indicate the possible landing locations in the general vicinity; and
- b. Add the following note to the legend of all maps included in the Specific Plan that identify the proposed Bicycle and Pedestrian Bridge:

“Note: The location of the proposed Bicycle/Pedestrian Bridge will be determined by further study.”

- c. Revise the fifth bullet point under the heading “Bicycle and Pedestrian Improvements” on page 9-3 (Chapter 9) of the Draft Specific Plan as follows:

“Bicycle and Pedestrian Bridge: A pedestrian and bicycle bridge is proposed over Highway 101 to provide a critical link from the SMART station and project area to Santa Rosa High School and Santa Rosa Junior College. The pedestrian and bicycle bridge is a component of the Santa Rosa Bicycle and Pedestrian Master Plan. ~~The conceptual location for the bridge is Elliot Avenue on the east side of Highway 101 and Edwards Avenue on the west side.~~ As of 2012, this improvement, which is part of a City-initiated bikeway project, is being reviewed by the City.

4. Funding for Public Services

Add the following policy to Chapter 8, Goal PF-3:

“PF-3.3 Require new residential development projects to mitigate impacts of the increased need for public services, including fire and police protection; paramedic services; streets and street lighting; landscaping, parks and open space; and storm drains and flood control.”

5. Building Stepbacks

Add a stepback standard of “step back all floors above 3 stories a minimum of 6 feet” to the development standards outlined in Chapter 5 for the following tables:

- Table 5.1: Development Standards for Transit Village Mixed Use
- Table 5.2: Development Standards for Transit Village Medium
- Table 5.4: Development Standards for Medium High Density Residential
- Table 5.5: Development Standards for Retail and Business Services
- Table 5.6: Development Standards for Business Park

6. **Briggs Avenue Extension**

- a. Eliminate the proposed Briggs Avenue extension between Frances Street and Edwards Avenue from the Draft Specific Plan maps.
- b. Eliminate the fourth bullet point on page 6-25 (Chapter 6) of the Draft Specific Plan as follows:

~~“Briggs Avenue extension (complete street). This street extension is a critical component of the new pedestrian-scale grid block pattern proposed south of Coddington Mall. The grid will improve access for all transportation modes and will help to disperse auto traffic and minimize impacts at any one location. The Briggs Avenue extension will be a complete street with bike lanes that prioritizes bicycle and pedestrian mobility in what will be a fairly dense development pattern.”~~

- c. Amend the fifth bullet point on page 9-2 (Chapter 9) of the Draft Specific Plan as follows:

~~“Other New Streets: The Specific Plan identifies several new streets which would be provided concurrently with new development in specific locations, including Street 1, located just west of Cleveland Avenue, Streets 2 and 3, located in the vacant area north of Guerneville Road, and the Briggs Avenue, Tolar Avenue, Lance Drive, Pawnee Street, and Iroquois Street extensions.”~~

7. **Complete Streets and Class II Bicycle Lane**

- a. Eliminate all complete streets from all of the Draft Specific Plan maps.
- b. Add a Class II bicycle lane to Edwards Avenue and the full length of Cleveland Avenue on appropriate Specific Plan maps.
- c. Eliminate the reference to complete streets at the top of page 6-5 (Chapter 6) of the Draft Specific Plan as follows:

~~“The street network within the Specific Plan area can be classified into the following street and path types, which are shown on **Figure 6.1**:~~

- 1. Pedestrian/Bicycle Path
- 2. Bicycle Boulevard
- 3. ~~Complete Street~~
- 4. Minor Street
- 5. Arterial”

d. Eliminate the narrative section related to complete streets, including the associated photograph, on pages 6-6 and 6-7 (Chapter 6) of the Draft Specific Plan.

e. Amend the sixth bullet point on page 6-8 (Chapter 6) of the Draft Specific Plan as follows:

~~“Complete streets along Range Avenue, Class II bicycle lane on Edwards Avenue, and the extension of Briggs Avenue~~ emphasizing multimodal circulation and providing enhanced amenities for pedestrians and cyclists, such as wide sidewalks, bicycle lanes, street furniture, pedestrian-scale lighting, landscaped buffers between automobile and pedestrian areas, and enhanced pedestrian street crossings.”

f. Amend the paragraph under the heading “Emphasis on Multimodal Streets” on page 6-18 (Chapter 6) of the Draft Specific Plan as follows:

~~“A primary goal of this project is to improve the functioning of streets for all transportation modes: pedestrian, bicycle, motor vehicle, and transit. As identified in Section 6.2, Street & Path Classification, a new street type was developed for this project—the complete street—to prioritize all travel modes equally. Three streets will become complete streets: Range Avenue, Edwards Avenue, and Briggs Avenue. In addition As such, Jennings Avenue will become a bicycle boulevard to prioritize bicycle mobility, and arterial streets will include bicycle lanes and sidewalks.”~~

g. Amend policy C-3.2 on page 6-28 (Chapter 6) of the Draft Specific Plan as follows:

~~“Policy C-3.2. Develop a citywide “complete streets” road designation and implement the defined improvements to the Install Class II bicycle lanes along Edwards Avenue, Range Avenue, and the full length of Cleveland Avenue Briggs Avenue corridors.”~~

h. Eliminate the reference to complete streets under the “Street and Path Design Dimensions” heading on page 7-2 (Chapter 7) of the Draft Specific Plan as follows:

“The following street and path types are included in the Specific Plan and shown on **Figure 6.1**:

1. Pedestrian/Bicycle Path
2. Bicycle Boulevard
- ~~3. Complete Street~~

4. Minor Street

5. Arterial

All streets and paths shall be designed per City standards, with the exception of ~~complete streets~~, the Coffey Lane extension (which is a combination of a minor street and a pedestrian/bicycle path), and pedestrian/bicycle paths, for which the City does not have adopted standards. Street dimensions for these street types are provided in **Table 7.1** and illustrated in **Figures 7.1A – 7.1F** on the following pages.”

- i. Eliminate the following from Table 7.1, “Street and Path Design Dimensions by Street Type”, on page 7-3 (Chapter 7) of the Draft Specific Plan:

- Coffey Lane Extension Pedestrian/Bicycle Path;
- Complete Street with Parking;
- Complete Street without Median or Turn Lane; and
- Complete Street without Parking.

Add the phrase “bike lane” to the sidewalk/planter street element title.

- j. Eliminate the following figures from pages 7-4 and 7-5 (Chapter 7) of the Draft Specific Plan, and renumber the subsequent figures and revise the references to the subject figures throughout the text of the Specific Plan accordingly:

- Figure 7.1-B: Cross Section B (Cross Section for Coffey Lane Extension Pedestrian-Bicycle Path);
- Figure 7.1-C: Cross Section C (Cross Section for Complete Street with Parking);
- Figure 7.1-D: Cross Section D (Cross Section for Complete Street without Median or Turn Lane); and
- Figure 7.1-E: Cross Section E (Cross Section for Complete Street without Parking)

- k. Eliminate the Coffey Lane Extension Pedestrian/Bicycle Path from Table 7.2, “Street Design Standards and Guidelines”, on page 7-9 (Chapter 7) of the Draft Specific Plan.

- l. Eliminate the following from Table 7.5, “Street Tree Guidelines”, on page 7-20 (Chapter 7) of the Draft Specific Plan:

- Pedestrian/Bicycle Commuter Linkage (Coffey Lane Extension Pedestrian/Bicycle Path);
- Complete Street with Parking;

- Complete Street without Median or Turn Lane; and
- Complete Street without Parking.

m. Eliminate the fourth bullet point on page 9-2 (Chapter 9) of the Draft Specific Plan:

~~“Complete Streets: Complete streets along Range Avenue, Edwards Avenue, and the extension of Briggs Avenue emphasize multimodal circulation and provide enhanced amenities for pedestrians and cyclists, such as wide sidewalks, bicycle lanes, street furniture, pedestrian-scale lighting, landscaped buffers between automobile and pedestrian areas, and enhanced pedestrian street crossings. These improvements will be constructed as a part of planned roadway and intersection improvements and individual development projects.”~~

n. Eliminate the definition of “Complete Street” from page A-1 of Appendix A (Glossary) in the Draft Specific Plan:

~~“COMPLETE STREET~~

~~A residential street with low volume, low speed where bicycles have priority over automobiles by discouraging non-local motor vehicle traffic. Conflicts between bicycles and automobiles are minimized and bicycle travel time is reduced by the removal of unwarranted stop signs and other impediments to bicycle travel. Design features include a variety of different street treatments such as traffic calming, traffic diverters, and bicycle-actuated traffic signals.”~~

8. Pedestrian/Bicycle Paths

- Eliminate the proposed Pedestrian/Bicycle Path along Steele Creek, between Ridley Avenue and the SMART station site, from the Draft Specific Plan maps.
- Eliminate the two proposed Pedestrian/Bicycle Paths along the northern and southern sides of Coddington Mall, between Range Avenue and Cleveland Avenue, from the Draft Specific Plan maps.
- Eliminate the proposed bicycle and pedestrian path south of Jennings Avenue, between Range Avenue and the proposed Briggs Avenue extension.
- Amend the last bullet point on page 3-5 (Chapter 3) of the Draft Specific Plan as follows:

~~“Cyclists and pedestrians use the interconnected pathways along the rail line and creeks both for exercise and as a transportation route to get to destinations within and outside of the project area.”~~

- a. Amend the second paragraph under the heading “Pedestrian/Bicycle Path” on page 6-5 (Chapter 6) of the Draft Specific Plan as follows:

“Pedestrian/bicycle paths are provided in the Circulation Plan ~~through Coddington Mall~~, along the SMART rail line, and along ~~the creeks~~ Paulin Creek to provide improved connections and access. See Figure 7.1-A for design dimensions.”

- b. Amend the paragraph under the heading “Coffey Lane Extension Pedestrian/Bicycle Path” on page 6-5 (Chapter 6) of the Draft Specific Plan as follows:

“The pedestrian/bicycle path along the Coffey Lane extension will serve as a commuter-oriented linkage intended for heavy use. It is similar to a pedestrian/bicycle path, but is slightly wider and includes separate space for each travel mode. Separate travel lanes are delineated on the path for cyclists (one lane for each direction of travel) and pedestrians. The Coffey Lane path is intended to be a heavily used commuter route, whereas pedestrian/bicycle paths described in the previous section are intended more for leisurely travel and recreational purposes. The path is planned from the SMART station along the Coffey Lane extension to provide direct and convenient access to the Northside Transfer Center. ~~It continues eastward through the Coddington Mall property to the bridge connection over Highway 101. See Figure 7.1-B for design dimensions of the segment through Coddington Mall, and Figure 7.1-F for design dimensions of the segment along Coffey Lane between the SMART station and the Northside Transfer Center.~~”

- c. Amend the last bullet on page 6-7 (Chapter 6) of the Draft Specific Plan as follows:

“A pedestrian/bicycle path ~~connecting the proposed Highway 101 bridge through the mall parking area and~~ along the Coffey Lane extension. This path will connect the SMART station to the Northside Transfer Center with a direct and dedicated path for pedestrians and bicycles only. ~~The pathway is punctuated by urban plazas located at either end.~~”

- d. Eliminate the first bullet point on page 6-8 (Chapter 6) of the Draft Specific Plan:

~~“A pedestrian/bicycle path along the existing mall frontage with a pedestrian promenade that links together the northern entrances to the mall, outdoor dining areas, the proposed urban plaza, and the Transfer Center to create a seamless and safe pedestrian/bicycle connection from the SMART station, through the Northside Transfer Center, to the mall.”~~

- e. Amend the second bullet point on page 6-8 (Chapter 6) of the Draft Specific Plan as follows:

~~“A Ppaths along Steele Creek and Paulin Creek providinges opportunities for public recreation.”~~

- f. Eliminate the third bullet point on page 6-8 (Chapter 6) of the Draft Specific Plan as follows:

~~“A pedestrian/bicycle path through/along the proposed neighborhood park between Briggs and Range providing greater access and visibility to the park and decreasing the block size for non-auto modes.”~~

- g. Amend Policy C-7.1 (page 6-33) in Chapter 6 of the Draft Specific Plan as follows:

“Policy C-7.1. Create an interconnected multi-use (Class 1) trail system throughout the area that:

- Provides off-street access for pedestrians and bicyclists to the SMART station site.
- Follows Paulin and Steele creeks and provides opportunities for other public recreation activities and natural habitat protection and enhancement.
- Links areas of proposed concentrations of pedestrian activity, such as shopping areas, transit hubs, plazas, and parks.
- Links with a pedestrian/bicycle bridge over Highway 101.”

- e. Amend Policy C-7.5 (Chapter 6) on page 6-33 of the Draft Specific Plan as follows:

“Policy C-7.5. Develop a comprehensive system for bicyclists that includes the following components:

- A signage program to identify bicycle routes.
- ~~— Pedestrian/bicycle extension of Coffey Lane as the primary commuter route between the proposed Highway 101 overpass and the SMART station, minimizing vehicular conflicts.~~
- A pedestrian/bicycle bridge over Highway 101.

- A clearly defined, continuous commuter route between the pedestrian/bicycle bridge over Highway 101 to the SMART station.
- A multi-use path along the SMART right-of-way.”

h. Eliminate Policy C-7.6 (page 6-33) in Chapter 6 of the Draft Specific Plan:

~~“Policy C 7.6. Work to provide a shared pedestrian/bicycle path along Steele Creek south of Guerneville Road from east of Ridley Avenue to the SMART station. Should right of way constraints make this infeasible, consider other options including location of pedestrian and bicycle facilities on the north side of Guerneville Road.”~~

i. Eliminate the first bullet under the heading “Bicycle and Pedestrian Improvements” on page 9-2 (Chapter 9) of the Draft Specific Plan:

~~Steele Creek Pedestrian and Bicycle Path: A path along Steele Creek will provide an opportunity for public recreation and a pleasant path of travel for pedestrians and bicyclists to reach the proposed SMART station. The path will be constructed as part of a citywide pedestrian and bikeway project. Because of the limited amount of space between the edge of Guerneville Road and the top of the creek bank, the City will work to condense the existing travel lanes in order to provide a shared pedestrian/bicycle path from east of Ridley Avenue to the SMART station along the creek. However, should right of way constraints make this improvement infeasible, the City will consider other options including location of pedestrian and bicycle facilities on the north side of Guerneville Road.~~

f. Eliminate the third bullet under the heading “Bicycle and Pedestrian Improvements” on page 9-3 (Chapter 9) of the Draft Specific Plan:

~~“Coffey Lane Extension Pedestrian and Bicycle Path: A pedestrian and bicycle path, continuing the proposed Coffey Lane road extension from Range Avenue to Cleveland Avenue, through the south side of Coddington Mall, will provide an important connection between the proposed Highway 101 bicycle and pedestrian bridge and the SMART station. This improvement will be constructed as part of a development project on the Coddington Mall site and possibly combined with citywide pedestrian and bikeway projects.”~~

g. Amend the last bullet under the heading “Bicycle and Pedestrian Improvements” on page 9-3 (Chapter 9) of the Draft Specific Plan as follows:

~~“Other Pedestrian and Bicycle Improvements: As with streetscape improvements, improvements to the pedestrian and bicycle network identified in the Specific Plan, including a new paths in the area south of Jennings Avenue, through the northern side of the Coddington Mall property, and along the SMART rail line,~~

will be constructed as a part of individual development projects, with others created as a part of citywide pedestrian and bikeway projects.”

9. Implementation Action Plan

Replace Table 9.1, Implementation Action Plan, pages 9-5 through 9-7, in Chapter 9 of the Draft Specific Plan with the following revised Table 9.1:

Table 9.1 Implementation Action Plan

Implementation Action	Cost Estimate (where applicable)	Priority	Responsibility		
			Lead	Support	
LAND USE REGULATION OR POLICY (LU)					
LU-6	Pursue relocation of public library to enable the development of a mixed-use facility on the site		Mid term	CD	
ECONOMIC DEVELOPMENT (ED)					
ED-1	Develop a marketing plan which may include: <ul style="list-style-type: none"> • Updated inventory of vacant and underutilized parcels • Information on available financial assistance programs • Information on development incentives 		Mid term	EDH	
ED-2	Identify target businesses to attract to the project area		Mid term	EDH	
CIRCULATION (C)					
C-1	Coordinate with SMART for construction of a new station platform, the provision of commuter parking, and a pedestrian/bicycle path along railway		Short term/Ongoing	CD, R, T	SMART
C-2	Update City street standards with new street classifications identified in Chapters 6 and 7		Short term	T	
C-3A	On-street pedestrian and bicycle facility improvements (e.g. striping and new sidewalks)	\$1,470,000	Short term/Ongoing	T	
C-3B	Off-street pedestrian/bicycle paths	\$4,390,000		T	
C-4	Streetscape furnishing improvements	\$3,560,000	Mid term	T	

Table 9.1 Implementation Action Plan

Implementation Action	Cost Estimate (where applicable)	Priority	Responsibility		
			Lead	Support	
C-5	Street beautification program along College Avenue (short to mid-term activities including billboard removal, streetscape furnishings and street trees with irrigation)	\$50,000 (for plan) \$250,000 \$750,000 (for improvements)	Short term	T, CD	
C-6	Intersection and corridor improvements	\$4,990,000	Ongoing	T	
C-7	Coffey Lane street extension	\$980,000	Short term	T	
C-8	Other new streets (excluding acquisition and not including Coffey Lane Extension covered under C-7)	\$7,048,000	Depending on development	T, CD	
C-9	Pedestrian/bicycle bridge over Highway 101 Figures taken from Bike/Fed bridge feasibility study dated November 2010 – Figure does not include all other necessary street improvements	\$13,500,000	Long term	T	
C-10	Jennings Avenue pedestrian/bicycle rail crossing *crossing could be at-grade or overpass - TBD	\$400,000	Short term	T	
C-11	Safety improvements to auto rail crossings once SMART is active	\$750,000	Short term	T	SMART
C-12	Shuttle	\$275,000 (one-time cost) \$350,000 (annually)	Short term	Private or T	SMART
C-13	Northside Transfer Center expansion and enhancements	\$800,000	Short term	EDH, T	
C-14	Evaluate parking needs		Ongoing	CD	
PUBLIC IMPROVEMENTS (P)					
P-1	Wayfinding & Branding Program	\$50,000 (design) \$700,000 (construction)	Short term	CD	T
P-2	Neighborhood park (assumes 2-10 acres)	\$800,000 to \$3.8 Million (each)	Depending on development	R	CD

Table 9.1 Implementation Action Plan

Implementation Action	Cost Estimate (where applicable)	Priority	Responsibility		
			Lead	Support	
P-3	Urban plazas (4 plazas planned at 5-2 acres)	\$238,000 to \$800,000	Depending on development	R	CD
P-4	Water supply system improvements	\$9,720,000	Depending on development	T	
P-5	Wastewater system improvements	\$4,460,000	Depending on development	T	
P-6	Storm drainage system improvements (assumes storm drain installation for new streets only)	\$1,710,000	Depending on development	T	
P-7	Adopt-a-Planter and Adopt-a-Roundabout programs	\$20,000	Mid term	R	T, CD
P-8	Explore public/private partnerships for park maintenance	-	Short term	R	
P-8	Development of paving palette	\$5,000	Short term	T, CD	CD
FUNDING PROGRAMS (F)					
F-1	Investigate feasibility of a Benefit Assessment District/ other funding mechanisms	-	Short term	CD, T	ED
F-2	Investigate private/public partnerships for neighborhood revitalization projects	-	Short term	CD	ED
F-3	Apply for grants/secure funding to implement projects	-	Ongoing	T, CD, T	ED
F-4	Program North Station Area Specific Plan projects in CIP	-	Ongoing	U, T	CD

10. Minor Editorial/Typo Changes

- a. Correct the third bullet point under the “Landscaping” design treatment section on page 5-26 (Chapter 5) as follows:

“Development shall provide up to 10-30% of the total project area for landscaping and open space amenities such as patios, courtyards, or rooftop gardens.”

- b. Correct the last sentence in the first paragraph of the Parking section on page 6-26 (Chapter 6) as follows:

“Therefore, reduced parking requirements have been established for this area, as outlined in Section 5.1, Transit-Oriented Development Review Overview in the Development Standards Chapter of this Specific Plan.”

- c. Correct the third bullet point on page 7-30 (Chapter 7) as follows:

“Be designed as part of a coordinated palette of signage throughout the station area. ~~This should to,~~ with a common style or ‘brand’ that is developed for the area to include a consistent area logo, font, patterns, and/or color scheme. The wayfinding/branding program should consider development a theme inspired by the significant landmarks in the project area (e.g., the new SMART station, Coddington Mall, or the Schulz Museum).”

- d. Correct Policy PF-8.2 on page 8-10 (Chapter 8) as follows:

“Policy PF-8.2. Consider expansion of the existing outdoor dining area near at the northwest corner of Coddington Mall to create a more inviting urban plaza.”

- e. Correct the first sentence of the first paragraph under the “Wayfinding and Branding Program” section on page 9-1 (Chapter 9) as follows:

“The Specific Plan requires the development of a Wayfinding and Branding Program for the Specific Plan area to create and reinforce a district, recognizable ~~identify~~ identity for the area; the program will provide guidance for new development and public improvements.”

- f. Correct the last sentence of the last paragraph under the “Recreation and Parks” section on page 9-4 (Chapter 9) as follows:

“Plazas provide connectivity to pathways and commercial centers and can be designed to accommodate gatherings or events such as live music or farmers’ markets.”