

## **8. IMPLEMENTATION ELEMENT**

### **A. Introduction**

The Specific Plan will be implemented through a combination of private and public actions, although the public actions will largely be confined to the review and approvals process, while the responsibility for the development of the facilities and services within the project area will be the responsibility of the private sector. This element identifies the regulatory, financial, and development actions which are required to implement the Specific Plan. The Implementation Element is comprised of three parts, as follows:

- Actions required for adoption of the Specific Plan
- Development review and approval process
- Infrastructure improvements

### **B. Actions Required for Adoption**

The City of Rohnert Park and Sonoma County will need to undertake the following actions prior to the adoption of the Southeast Specific Plan:

- Certify the Southeast Specific Plan EIR.
- Recommend the amendment of the City General Plan and the County General Plan.
- Amend the City of Rohnert Park General Plan and adopt rezoning as necessary.
- Amend the Sonoma County General Plan and adopt rezoning as necessary.

#### **1. Required Changes to the City of Rohnert Park General Plan**

For the Specific Plan to be consistent with the City of Rohnert Park General Plan, amendments to the General Plan will be required as follows:

- Realign the proposed minor north-south collector as shown on the General Plan Diagram (Figure 2.2-1) and the Master Street Plan (Figure 4.1-1) to reflect the relationship to north-south local streets within the SESPA.
- Modify the location and area indicated for the Mixed-Use development within the SESPA, as shown in the General Plan Diagram, Figure 2.2-1, to reflect the reduced area dedicated to this land use. Confirm the square footage of development and types of land uses to be accommodated.
- Modify the size and location of the park shown on the General Plan Diagram, Figure 2.2-1 and the Parks and Schools diagram, Figure 5.2-1, to reflect the fact that it will not be located in both the Canon Manor area and the SESPA, but rather only the SESPA.

- Reconcile the location and size of the proposed major arterial which is shown on the General Plan Diagram (Figure 2.2-1) and the Master Street Plan (Figure 4.1-1) as occupying an east-west corridor which is currently developed as Valley House Road to reflect the fact that, as shown, half of the arterial would be in the City of Rohnert Park and half would be in the County jurisdiction. [It is also possible that the streets will be of a different width depending upon the findings of the EIR process].
- Confirm the number and type of dwelling units to be accommodated within the SESPA, replacing the ranges that are currently shown in the General Plan.

### **C. Development Review and Approval Process**

As stipulated in the City of Rohnert Park's Municipal Code, Chapter 17.57 SP-Specific Plan District, upon approval of the Specific Plan by the City Council by ordinance, the Plan will enter into effect. Subsequent to the Plan being approved, a Development Area Plan or Plans will be the next step in the development process. The Development Area Plan Application(s) may be submitted at any time subsequent to submittal of the Specific Plan Application, except that the entire project area or the first phase of a multi-year development may be submitted concurrently with the Specific Plan Application. Other applicable project applications, such as a subdivision map, may be submitted concurrently with Development Area Plan applications. The approval of a Development Area Plan is contingent upon a finding by the City Council that the proposed development conforms to the Specific Plan and that public infrastructure and services can be provided concurrently with the development, unless an exception is granted.

The Development Area Plan provides more specific information about the proposed development including preliminary architectural plans and elevations as well as site information on plots and landscaping. A tentative subdivision map, if appropriate, is also part of this procedure.

No architectural and design review will be required for any approvals or permits granted for development that are consistent with the development plan area within the SP district. After the initial approval and construction of the Development Area Plan, modifications to buildings and sites in the SESPA, are handled through the usual Architectural and Site review procedures.

## 9. ACKNOWLEDGEMENTS

## Appendices:

- City of Rohnert Park Southeast Specific Plan Preliminary Application, presented by Willowglen Partners, February 2002
- Project Phasing Diagram
- Results of 2001 Survey for Special-Status Plant Species, Southeast Specific Plan Area, Rohnert Park, California; Laurence P. Stromberg, Ph.D., Wetlands Consultant; May 2001.
- Final Report – Southeast Specific Plan Market Analysis, Economic & Planning Systems, Inc. February 2002.
- Updated Geotechnical Engineering Investigation – Proposed Residential Development 7279 Petaluma Hill Road, Rohnert Park, California, Southeast Specific Plan, Michelucci & Associates, Inc. December 2002.
- Jurisdictional Delineation – Willowglen Partners Property, Gibson & Skordal, LLC, Wetlands Consultants, June 2002
- Letter: from Calvin C. Fong, Chief, Regulatory Branch, Department of the Army, San Francisco District, Corps of Engineers, to Tom Skordal.
- A Cultural Resources Evaluation of the Southeast Specific Plan Area, in Rohnert Park, Sonoma County, California, submitted by Archaeological Resource Service, January 2002.
- Southeast Specific Plan Traffic Impact Study for the City of Rohnert Park, Whitlock & Weinberger Transportation, Inc. January 2003.
- Environmental Site Assessment, Phase 1 Investigation, Harris & Lee, Environmental Sciences, March 2001.
- Public Services Plan, Civil Design Consultants, Inc. April 2003.
- Addendum to SESPA Traffic Impact Study, Whitlock & Weinberger Transportation, March 6, 2003.
- Traffic Noise Assessment, Illingworth & Rodkin, Inc. April 6, 2003.