

CITY OF SANTA ROSA
BOARD OF PUBLIC UTILITIES

TO: BOARD OF PUBLIC UTILITIES
FROM: EMMA WALTON, DEPUTY DIRECTOR OF ENGINEERING
RESOURCES, SANTA ROSA WATER
SUBJECT: REQUIREMENT FOR STORAGE PRO OF SANTA ROSA, LLC TO
UPSIZE AND RELOCATE A PORTION OF THE LOS ALAMOS
TRUNK SUBJECT TO A REIMBURSEMENT AGREEMENT

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Water Department that the Board, by resolution, approve the requirement, through conditioning of the proposed project, for the proposed StoragePRO II New Multifamily Housing and Self-Storage Facilities project to be located at 4332-4374 Sonoma Highway to construct a portion of the Los Alamos Trunk subject to reimbursement for such work and delegate authority to the Director of Santa Rosa Water to negotiate, approve and execute a reimbursement agreement with Storage Pro of Santa Rosa, LLC for construction of and reimbursement for the required improvements.

EXECUTIVE SUMMARY

This action will allow staff to require Storage Pro of Santa Rosa, LLC ("Storage Pro") to construct a portion of the Los Alamos Trunk that is planned to be upsized and replaced as part of the City's Capital Improvement Program subject to a reimbursement agreement for such work.

BACKGROUND

The City's 2014 Sanitary Sewer System Master Plan Update identified an approximately 16,000 linear-foot section of the Los Alamos Trunk in poor condition and undersized to serve future demand. Replacement of the ageing and undersized trunk is planned to be delivered programmatically in four separate phases. The City is finalizing design of the first phase of the project that will replace approximately 5,000 linear-feet of the Los Alamos trunk that parallels Sonoma Highway from Streamside Drive to Elaine Drive ("Los Alamos Phase I Project"). Construction for the Los Alamos Phase 1 Project is slated to begin in summer of 2020 and continue through the summer of 2021.

The new trunk alignment is adjacent to the existing trunk, with some portions being relocated within the existing City right-of-way and other portions requiring modifications to existing easements. An approximately 270 linear-foot section of 15-inch diameter trunk that is slated for upsizing and replacement under the Los Alamos Phase I Project crosses 4358 and 4374 Sonoma Highway (APNs 032-010-043 and 032-010-009, respectively). The trunk traverses the back of the parcels along the southeast property lines in an existing easement that will need to be modified to accommodate the new trunk alignment. These properties are owned by Storage Pro of Santa Rosa, LLC ("Storage Pro") and are scheduled for development.

On January 31, 2019, Storage Pro submitted project planning (PRJ19-004), design review (DR19-007), and conditional use permit (CUP19-008) applications for the development of new multifamily housing and self-storage facilities on 4332-4374 Sonoma Highway ("Storage Pro Project"). This is the second phase of development at this site and includes construction of a new 3-story, 30-unit apartment building and an approximately 149,000 square-foot self-storage facility. The entitlements for the Storage Pro Project are currently under review by the Planning and Economic Development Department and it is anticipated that staff will bring forward a recommendation of approval to the Zoning Administrator and the Design Review Board by summer of 2019.

Storage Pro is anticipating that onsite construction of the project will commence by spring of 2020, potentially resulting in a conflict with the construction activities anticipated for the Los Alamos Phase 1 Project, which are scheduled to commence by summer of 2020.

PRIOR BOARD OF PUBLIC UTILITIES REVIEW

Not applicable.

ANALYSIS

To minimize potential conflicts in construction activities between the two projects, it is recommended that the Storage Pro Project be required, as a condition of project approval, to construct the 270 linear-foot section of the Los Alamos Phase 1 Project that traverses the Storage Pro properties as well as an additional 295 linear-feet to tie into the existing system at ideal locations (existing sewer manholes), with the cost of such work to be reimbursed by the City. The Storage Pro constructed section of main would then be conveyed to the City as part of the development.

The Santa Rosa Guide to Potable Water, Recycled Water and Wastewater Policy dated as of August 2014, Section III, Reimbursement Program allows the City to require a developer to install improvements of greater size, capacity, number, or length than required by the City's General Plan, Water and Sewer Master Plans, or Area Plans, and allows for the City to reimburse the developer for the cost of the additional improvements. Requiring the Developer to construct the improvements helps avoid potential conflicts during construction, ensures that neither project will delay the progress of the other, and avoids the opportunity for duplication of effort.

As an alternative, the City could choose to delay construction of the portion of the Los Alamos Trunk that traverses the Storage Pro Project properties (4332-4374 Sonoma Highway) until after construction of the Storage Pro Project is complete. This could cause a delay in construction of the Los Alamos Phase I Project. This approach would also create a circumstance where the City would need to demolish and rebuild recently constructed improvements that were installed during the Storage Pro Project. Such improvements are anticipated to include curb and gutter, paving, and landscaping.

FISCAL IMPACT

It is anticipated that the City will reimburse Storage Pro for the reasonable costs associated with installing approximately 565-linear feet of sewer trunk and four manholes. An estimate for the work will be developed and agreed upon in advance of construction. The final price paid for reimbursement will be adjusted based on actual construction quantities. Reimbursement will be made using funds allocated in the fiscal year 2018-19 Capital Improvement Program and approval of this Resolution will have no impact on the project budget.

ENVIRONMENTAL IMPACT

Pursuant to CEQA, an Initial Study/Mitigated Negative Declaration ("IS/MND") was prepared for the Los Alamos Project and circulated on February 28, 2018 for a period of 30 days. A Notice of Intent ("NOI") to adopt an MND was posted and mailed on February 28, 2018 and was published in the Press Democrat on March 13, 2018. On August 2, 2018, the Board adopted the MND, approved the project alignment, adopted the Mitigation Monitoring and Reporting Plan ("MMRP") for the Project, and the Notice of Determination ("NOD") was filed. As part of the entitlement process, Storage Pro will be required to comply with the mitigation, monitoring, and reporting requirements set forth in the adopted MMRP for the Los Alamos Phase I Project.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Draft Wastewater Reimbursement Agreement
- Exhibit A - Resolution

CONTACT

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