

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**MAY 23, 2019**

**PROJECT TITLE**

Capital Improvement Program General  
Plan Consistency

**APPLICANT**

N/A

**ADDRESS/LOCATION**

Citywide

**PROPERTY OWNER**

N/A

**ASSESSOR'S PARCEL NUMBER**

Citywide

**FILE NUMBER**

ST19-002

**APPLICATION DATE**

N/A

**APPLICATION COMPLETION DATE**

N/A

**REQUESTED ENTITLEMENTS**

N/A

**FURTHER ACTIONS REQUIRED**

N/A

**PROJECT SITE ZONING**

Various

**GENERAL PLAN DESIGNATION**

Various

**PROJECT PLANNER**

Amy Nicholson

**RECOMMENDATION**

Finding of consistency with the General  
Plan

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION

FROM: AMY NICHOLSON, CITY PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: CAPITAL IMPROVMENT PROGRAM GENERAL PLAN  
CONSISTENCY

AGENDA ACTION: ADOPTION OF RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, find that the new projects included in the Draft 2019-2020 Capital Improvement Program are consistent with the General Plan.

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PROJECT DESCRIPTION

Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) for consistency with the General Plan. There are 14 new projects to be evaluated as part of the Draft 2019-2020 CIP, including sewer and water main replacements, road repairs, bicycle lane installation, fire station reconstruction, and park improvements.

BACKGROUND

1. As part of its annual budget process, the City prepares a five-year Capital Improvement Program (CIP) that prioritizes and assigns funding for public infrastructure improvement projects. Government Code Section 65401 requires that the Planning Commission review all proposed public works projects recommended for planning, initiation, or construction during the ensuing fiscal year for conformity with the General Plan.
2. Each individual CIP project must undergo environmental review before the project is carried out. The project's sponsoring department is responsible for obtaining an environmental determination from the City's Environmental Coordinator and, if applicable, the Board of Public Utilities or City Council.

3. The principal tools used to guide planning and programming of public infrastructure improvements are the City's General Plan and the CIP. The General Plan contains numerous goals and policies that provide direction in addressing the City's short- and long-term infrastructure needs. The CIP is a five-year expenditure plan that prioritizes and sets funding for infrastructure improvement projects. Projects included in the CIP are required to be consistent with the goals and policies of the General Plan.
4. In compliance with the City Charter, the City Council holds a public hearing annually to solicit budget priorities from the community. These requests, combined with specific staff project requests, are evaluated and prioritized based on need and the amount of funding available. The CIP then undergoes a series of reviews, as identified below:
  - City Manager's Office review;
  - City Council preliminary review;
  - Planning Commission General Plan consistency; and
  - City Council action during budget hearings in June.
5. The draft 2019–2020 CIP incorporates previously developed City Council funding priorities and, to the greatest extent possible, meets the critical needs of the community and the goals established by the City Council.
6. Planning staff has completed review of this year's new CIP projects and finds that all the projects are consistent with the General Plan. Following the consistency action by the Planning Commission, the draft CIP will be forwarded to the City Council for consideration and adoption as part of the City's budget hearings scheduled for June 2019.

## ANALYSIS

The Draft 2019–2020 CIP includes projects which will further infrastructure related goals and policies in the General Plan. The following narrative highlights a few of the CIP projects and demonstrates the relationship between the General Plan and the CIP. The full list of projects, with applicable supportive General Plan policies, is included in Attachment 1 to this report.

### **Water Services**

The General Plan recognizes the need to serve existing, as well as projected, demand for water. The CIP includes maintenance and improvement projects that address the

City's water infrastructure needs.

Policy PSF-F-4      Maintain existing levels of water service by preserving and improving infrastructure, replacing water mains as necessary, and improving water main transmission lines.

*CIP Projects:*

- Geary Drive, Finlaw Street, and James Avenue Sewer and Water Replacement (Project ID 184)
- Wright Street – Silva Avenue to Carr Avenue Sewer and Water Replacement (Project ID 240)
- Terra Linda Drive and Buena Vista Drive Sewer and Water Replacement (Project ID 327)
- Raegan Way and California Avenue Sewer and Water Replacement (Project ID 477)
- Corby Avenue Sewer and Water Replacement from Colgan Creek to Inglewood Drive (Project ID 2152)
- Seismic and Water Quality Upgrades for Reservoirs R9A, R16, and R17 (Project ID 2212)
- Water Pump Station 1 Retaining Wall (Project ID 2061)

### **Local and Subregional Wastewater Services**

The ability to provide existing and future land uses with adequate wastewater service is a fundamental goal of the General Plan. The CIP includes projects that replace aging infrastructure and increase wastewater system efficiency.

Policy PSF-G-2      Maintain existing levels of wastewater service by preserving and improving infrastructure, including replacing sewer mains as necessary.

*CIP Projects:*

- Geary Drive, Finlaw Street, and James Avenue Sewer and Water Replacement (Project ID 184)
- Wright Street – Silva Avenue to Carr Avenue Sewer and Water Replacement (Project ID 240)
- Terra Linda Drive and Buena Vista Drive Sewer and Water Replacement (Project ID 327)
- Raegan Way and California Avenue Sewer and Water Replacement (Project ID 477)
- Corby Avenue Sewer and Water Replacement from Colgan Creek to Inglewood Drive (Project ID 2152)

- Abandon 6 Inch Concrete Sewer Pipe in Petaluma Hill Rd - Colgan Avenue to Crystal Hill Drive (Project ID 2220)

### **Arterial Streets**

The General Plan underscores the value of orderly and balanced roadways throughout the City to provide safe and efficient access to communities. The CIP includes two projects to improve regional serving streets damaged during the Tubbs Fire or during post-fire cleanup activities.

Goal T-E: Complete needed transportation improvements in a timely manner.

#### *CIP Projects:*

- FHWA Fire Related Permanent Recovery Project (Project ID 2239)
- Post Fire PPDR AC Repair (Project ID 2258)

### **Bike Lanes**

The General Plan addresses the long-term need to develop a citywide system of designated bikeways to maximize bicycle use for commuting, recreation, and local transport. The CIP includes a project to close gaps between existing bike routes by adding bike lanes to the citywide system near downtown.

Policy T-L-1: Provide bicycle lanes along all regional/arterial streets and high volume transitional/collector streets.

#### *CIP Projects:*

- Santa Rosa Avenue Corridor Plan (Project ID 1620)

### **Public Safety Services**

The provision of adequate Police and Fire services to the community are emphasized in the General Plan. The CIP includes the re-construction of a Fire Station 5, destroyed in the October 2017 wildfires.

Goal PS-F-E: Provide fire and police services that ensure the safety of the community.

#### *CIP Projects:*

- Permanent Fire Station 5 Rebuild on Newgate Court (Project ID 2184)

## **Recreation and Parks**

The General Plan addresses the need to maintain and improve public recreation areas. The CIP includes improvements to two public parks such as installing playground equipment.

Goal PSF-B:           Ensure adequate funding for recreation and parks improvements and maintenance.

### *CIP Projects:*

- Bicentennial Park (Project ID 09767)
- Peter Springs Park (Project ID 09768)

## FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

## ENVIRONMENTAL IMPACT

The finding of General Plan consistency for new projects in the CIP is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question, a finding of consistency, may have a significant effect on the environment.

Each project in the CIP must undergo subsequent environmental review before the project is carried out. The sponsoring department is responsible for obtaining an environmental determination from the City's Environmental Coordinator, and if applicable, the final review authority such as the Board of Public Utilities or City Council.

## BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

## NOTIFICATION

A public hearing notice in the form of a 1/8 page ad was placed in the Press Democrat. This notice is in compliance with Section 20-66.020(D) which allows for an alternative to mailed notices if the number of property owners to whom notices would be mailed exceeds 1,000. Additionally, the public hearing notice was posted to the Planning and Economic Development Department's website and emailed to the City's Community Advisory Board (CAB).

ISSUES

There are no unresolved issues related to this project.

ATTACHMENTS

Attachment 1 - Capital Improvement Program Project Information Sheets

Resolution 1 – CIP General Plan Consistency

CONTACT

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