

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
April 12, 2018

PROJECT TITLE

Santa Rosa Fire Station General Plan
Amendment

APPLICANT

Santa Rosa Fire Department

ADDRESS/LOCATION

Fire Station #8 Existing: 830 Burbank Avenue
Fire Station #8 Proposed: Roseland Area

PROPERTY OWNER

Roseland Fire Protection District

Rincon Valley Fire Stations: 91 Middle Rincon
Road and 207 Todd Road

Future Fire Station #5: Fountaingrove Area

Future Fire Station #9: Southeast Santa Rosa

ASSESSOR'S PARCEL NUMBER

Fire Station #8 Existing: 125-142-013
Fire Station #8 Proposed: Roseland Area

FILE NUMBER

PRJ17-061

Rincon Valley Fire Stations: 182-540-020
and 134-111-051

Future Fire Station #5: Fountaingrove Area

Future Fire Station #9: Southeast Santa Rosa

APPLICATION DATE

9/21/2017

APPLICATION COMPLETION DATE

9/21/2017

REQUESTED ENTITLEMENTS

General Plan Amendment

FURTHER ACTIONS REQUIRED

City Council Approval

PROJECT SITE ZONING

Various

GENERAL PLAN DESIGNATION

Various

PROJECT PLANNER

Eric Gage

RECOMMENDATION

Recommend approval to City Council

Agenda Item # 9.3
For Planning Commission Meeting of April 12, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: ERIC GAGE, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: SANTA ROSA FIRE STATION GENERAL PLAN AMENDMENT

AGENDA ACTION: Adoption of Resolution

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council approve an amendment to the text and figures of the Santa Rosa General Plan, Public Services and Facilities Element, to reflect the Fire Department's updated long-term station location plan, including the location of Fire Stations #5, #8 and #9, and the elimination of two Rincon Valley Fire Protection District stations identified on Figure 6-3 of the General Plan.

EXECUTIVE SUMMARY

The Santa Rosa Fire Department uses various studies and evaluations to determine and improve levels of service and response. Through the completion of the Fire Department's 2016 Standards of Coverage and Deployment Plan, a new location for Fire Station #8 was identified to better serve the community. The General Plan's Public Services and Facilities Element needs to be updated to reflect the revised station location plan. Although a specific location has not yet been determined, the general relocation will be in the Roseland area. The Fire Department's coverage analysis also recommended a revised location for future Fire Station #9 in the southeast area.

Other changes include updating Figure 6-3 of the General Plan to reflect the temporary location Fire Station #5, which was destroyed by the October 2017 fires, and the future permanent location of the station in the Fountaingrove area. Also, to better reflect the City's fire facilities, the Rincon Valley Fire Protection District facilities identified on Figure 6-3 would be removed because they are not staffed or maintained by the Santa Rosa Fire Department.

BACKGROUND

1. Project Description

The proposed project would update the text and graphics of the Public Services and Facilities Element of the General Plan to reflect the revised future locations of Fire Stations #8 and #9, the temporary and future permanent location of Fire Station #5, and removal of two Rincon Valley Fire Stations identified on Figure 6-3 of the General Plan.

In the early 2000s, Fire Station #8 was proposed to be relocated to the west of its current location on Sebastopol Road. Based on changed conditions detailed in the 2016 Standards of Coverage and Deployment Plan, prepared by the Santa Rosa Fire Department, a new future location has been identified in the Roseland area.

It should be noted that the existing Fire Station #8 would continue to operate at the present location, until after a site for the replacement station is identified and developed.

An adjusted future location for the planned Fire Station #9 in southeast Santa Rosa was also determined, through the coverage analysis efforts; the location would be further to the south than previously depicted.

Construction of the new Fire Station #5, in the Fountaingrove area, was completed in 2016; however, the facility was destroyed by the October 2017 wildfires. Subsequently, the Fire Department set up a temporary station on Parker Hill Road. The proposed General Plan amendment would reflect the location of the temporary station, as well as a future permanent station in the Fountaingrove area.

Finally, the proposed amendment includes updating the General Plan to remove the Rincon Valley Fire Protection District facilities identified on Figure 6-3, as these facilities are not staffed or maintained by the Santa Rosa Fire Department.

2. Project History

The Fire Department completes both external and internal evaluations to determine service levels and how to meet goals and standards. The Fire Department Strategic Plan is an internally developed plan with goals and strategies to attain exceptional and efficient service. The Strategic Plan is informed by the Standards of Coverage and Deployment Plan, which analyzes the distribution and concentration of fire stations, personnel and equipment.

The Fire Department's response goals include achieving 90% performance of arrival at an emergency within five minutes of notification by the dispatch center.

The review of coverage areas concluded that Stations #10, #8, and #2 are too close together, providing overlapping coverage to the area, as depicted in Attachment 1 to this report. The proposed relocation of Fire Station #8 would address emergency services coverage for growing residential communities in the Roseland area, improving response times to less than five minutes. The future Fire Station #9 location would also be shifted further south to accommodate anticipated growth in that area.

In the early 2000s, Fire Station #8 was proposed to be relocated to the west of its current location on Sebastopol Road. Based on changed conditions detailed in the 2016 Standards of Coverage and Deployment Plan, prepared by the Santa Rosa Fire Department, a new future location for Fire Station #8 has been identified in the Roseland area.

Fire Station #5 received approval in 2010 to relocate from Parker Hill Road to Newgate Court, and construction was completed in 2016. The Station was destroyed in the October 2017 wildfires and a temporary station was located on Parker Hill Road. Plans to rebuild the station are ongoing.

The application for a General Plan Amendment was filed by Fire Department on August 21, 2017.

A neighborhood meeting was held on December 13, 2017 and was attended by two residents.

ANALYSIS

1. General Plan

The proposed revisions to the General Plan are summarized below:

a. General Plan, 6-5 Fire Protection

Amend text of Page 6-8 to read as follows:

The city operates ten fire stations ~~including the Roseland contract station~~ which are strategically located throughout the community to provide timely response.

b. General Plan, 6-10 Goals and Policies, Police and Fire

Amend text of Page 6-20 to read as follows:

PSF-E-6 Develop a new fire station in southeast Santa Rosa ~~The City has a site for a station on the south side of Kawana Springs Road just east of Petaluma.~~

PSF-E-7 To better serve the community, move the temporary fire station on Parker Hill Road to a new location ~~near Fountaingrove Parkway and Parker Hill Road in the Fountaingrove area~~, and move the fire station on Burbank Avenue to a new location ~~near Sebastopol Road and Timothy Road in the Roseland area~~.

c. General Plan, Figure 6-3 – Fire Facilities

Revise the markers depicting the locations of Fire Stations #8, #9, and #5. Delete the markers depicting facilities of the Rincon Valley Fire Protection District.

2. Zoning

There are no proposed Zoning Code text or map changes related to this requested General Plan amendment.

3. Neighborhood Comments

A neighborhood meeting was held on December 13, 2017. Two local residents attended and expressed a preference for the Fire Station #8 to remain at its current location, favoring greater proximity to their neighborhood. One resident commented that the existing structure should be used in the future to house a fire station museum.

4. Public Improvements/On-Site Improvements

The proposal is for a General Plan text and figure amendment only; there are no physical changes or new development proposed.

FISCAL IMPACT

Approval of this action does not have any effect on the General Fund.

FINDINGS

Amendment of the General Plan requires that findings be made, which are discussed below. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan. The revisions to the General Plan will ensure internal consistency. Since no physical change to the existing environment will occur as a result of this project, it would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. No new development or physical changes are proposed, so a finding of physical suitability is not applicable to the project.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it will not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15061(b)(3). The action addresses planned future development outlined in the General Plan, identifies a general area for the location of future fire stations, and does not result in any change to the existing environment. The new fire station locations have not been determined, nor property been acquired, and development of the future station will require separate CEQA review.

NOTIFICATION

In compliance with SB 18, City staff referred the project to the California Native American Heritage Commission, which provided a list of local tribe contacts. Local tribes were referred project information and given the required time to respond. No requests for consultation have been received.

Notification of the neighborhood meeting was sent by mail to property owners in a radius of 1,000 feet from the existing Fire Station #8 and from the vicinity of a potential future location.

Pursuant to Zoning Code Section 20-66.020(D), Alternative to Mailing, if the number of property owners to whom notice would be mailed would exceed 1,000, the City may, as an alternative to mailing and on-site posting, provide notice by placing an advertisement of at least one-eighth page in at least one newspaper of general circulation 10 days prior to the hearing. The proposed General Plan amendment would affect properties in multiple locations in southwest, southeast and northeast Santa Rosa, therefore, a one-eighth page advertisement was placed in the Press Democrat.

ISSUES

There are no unresolved issues with the proposed amendment.

ATTACHMENTS

Attachment 1 - Response Time Maps
Attachment 2 - Proposed Text Revisions
Attachment 3 - Figure 6-3 Revisions
Resolution 1

CONTACT

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