

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION

**JUNE 11, 2020**

**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**

ST20-001

**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**

Shari Meads

**RECOMMENDATION**

Finding of consistency with the  
General Plan

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION  
FROM: SHARI MEADS, CITY PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: CAPITAL IMPROVMENT PROGRAM GENERAL PLAN CONSISTENCY  
AGENDA ACTION: RESOLUTION

---

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, find that the 16 projects included in the fiscal year 2020-2021 draft Capital Improvement Program are consistent with the General Plan.

---

PROJECT DESCRIPTION

California Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) annually for conformity with the General Plan. There are 16 projects to be evaluated as part of the fiscal year (FY) 2020-2021 draft CIP, including sewer and water main replacements, Laguna Treatment Plant pavement rehabilitation and digester reroof, Geysers pipeline evaluation and repair, traffic signal installation, park improvements, and the development of Catastrophic Reserve Studies and Strategic Asset Management Plans for the Local Operations System and the Regional Operations System.

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. California Government Code Section 65401 requires that the Planning Commission review for conformity with the General Plan all proposed public works projects that are recommended for planning, initiation, or construction during the ensuing fiscal year.
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 City's General Plan and the CIP are the principal tools used to guide planning

and programming of public infrastructure improvements. 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. The City Council, in compliance with the City Charter, holds an annual public hearing to solicit budget priorities from the community. Community requests and staff project recommendations 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
5. The 2020–2021 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 the fiscal year 2020–2021 draft CIP projects and finds that all 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.

## ANALYSIS

The fiscal year 2020–2021 draft 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 is included as 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:*

- Lewrosa Way and Slater Street from Dexter Street to Lewis Road Sewer and Water Main Replacement (Project ID 189)
- Albany Street, Milano Court, and Clement Avenue Replace Water Main and Albany Drive from Oliver Lane to Elliot Avenue, Clement Avenue from Albany Street to

Malano Court, and Malano Court Consolidate and Replace and Sewer Mains (Project ID 203)

- East Haven Drive from Eleanor Avenue to East Foothill Drive, Hawthorne Court, Iris Court, and Eleanor Avenue Replace Water Main and Sewer Main (Project ID 1684)
- Elaine Drive to Melita Road at Santa Rosa Creek Upsize and Realign to the Public Right of Way an approximately 4,600-linear foot section of the Los Alamos Sewer Trunk with Relocation of Water Main anticipated (Project ID 1904)
- Multiple locations Citywide Controller and Radio Upgrades at Water Pump Stations and Sewer Lift Stations (Project ID 2052)
- Nine community water systems Connect to City Water (Project ID 2269)
- Rock Creek Drive, Matanzas Way and Hahman Drive between Hoen Avenue and Patio Court Replace Water Mains (Project ID 2290)

### **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:*

- East Foothill Drive between Thomas Drive and Siesta Lane Replace Sewer Main and East Haven Drive from Eleanor Avenue to East Foothill Drive, Hawthorne Court, Iris Court, and Eleanor Avenue Replace Water Main and Sewer Main (Project ID 1684)
- Elaine Drive to Melita Road at Santa Rosa Creek Upsize and Realign to the Public Right of Way an approximately 4,600-linear foot section of the Los Alamos Sewer Trunk with Relocation of Water Main anticipated (Project ID 1904)
- Multiple locations Citywide Controller and Radio Upgrades at Water Pump Stations and Sewer Lift Stations (Project ID 2052)
- Laguna Treatment Plant Digester No. 2 Roof Insulation Replacement (Project ID 2320)
- Laguna Treatment Plant Interior Roadway Paving Rehabilitation (Project ID 2195)

### **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 a project to install a traffic signal to prevent excessive delay on Burbank Avenue with the addition of new residential development.

Goal T-B Provide a safe, efficient, free-flowing circulation system.

*CIP Project:*

- Hearn Avenue at Burbank Avenue / Southwest Community Park Traffic Signal Installation (Project ID 2319)

### **Public Safety Services**

The provision of adequate Police and Fire services to the community is emphasized in the General Plan.

Goal PSF-E Provide fire and police services that ensure the safety of the community.

*CIP Project:*

- Connect nine community water systems to City water service which will improve fire protection capabilities in each of the communities. (Project 2269)

### **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 increase bicyclist and pedestrian comfort for a portion of the Stony Point Road Active Transportation Corridor between Sebastopol Road and West Third Street. Specific elements of this project will be determined by the results of a study which is currently in progress.

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

*CIP Project:*

- Stony Point Road Active Transportation Corridor Plan (Project ID 2025)

### **Recreation and Parks**

The General Plan addresses the need to maintain and improve public recreation areas. The CIP includes improvements a neighborhood park.

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

*CIP Project:*

- Pearblossom Neighborhood Park Funding for Planning Purposes, with community interest in adding a dog park and other improvements (Project ID 2332)

### **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 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 advertisement was placed in the Press Democrat pursuant to 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 - CIP Project Information Sheets

Resolution 1 – CIP General Plan Consistency

### CONTACT

Shari Meads, City Planner  
Planning and Economic Development  
100 Santa Rosa Avenue, Room 3  
(707) 543-4665  
[smeads@srcity.org](mailto:smeads@srcity.org)